## NEWS OF THE BUSY HOME BUILDERS

months agents are able to offer a number

are even a number of houses which are quite desirable offered for from \$16 to \$22.

Seldom can a modern cottage be secured in Omaha for less than \$25. The reason for

the large number of houses for rent is nothing more than the building. Hundreds

from houses for which they are paying

high rent to something just as good for

less money and most anyone who desires to do so will be enabled to improve the

comforts and conveniences in the home by

ooking around a little. Good property is

ot vacant long-houses out of repair, which

rave paid for themselves many times in

rents, will probably stand empty for some

Two questions agitate the abstractors of

that an abstractor's books should be as-

exempt the same as a carpenter's tools.

and there are others, carefully and con-

to their owners. But who ever heard of the

these questions and there is talk of some

legislation at the next session which will

Seventy-Five Depositors of

A Fortunate Texan.

by Beaton Drug Co.

Estimated No. of Estimated

13,670

Buildings.

Cost.

6,561,225 3,017,045 2,665,210 2,673,776 1,942,736 1,340,105 1,738,150 1,280,033 1,246,442

Cost. Gain. Loss.

\$12,131,375

1,504,500 8,744,530 8,744,530 2,015,510 1,838,570 1,838,570 1,838,570 1,838,570 1,632,800 1,249,202 1,632,800 1,632,800 1,632,126 1,002,126 1,002,126 1,002,126 1,002,126 1,002,126 1,002,126 1,002,126 1,002,126 1,003,126

33

Building Statistics for June

against 13,675 buildings aggregating in cost most people would suppose.

13,515

It is interesting to note that New York | Milwaukee, 62 per cent; St. Paul, 43; Pater-

City is among the list of cities showing a son, N. J., 35: Columbus, O., 24; Baltimore,

gain. Permits were taken out in that city 35; Grand Rapids, 36; Worcester and Du-

in June for buildings involving a total esti- luth, each 27; Wilkes-Barre, 7; Omaha, 4;

mated cost of \$16.968,600, against \$12.121,375 Seattle, 2. Metropolitan cities other than

for the corresponding month a year ago, or New York show decreases, including Chi-

an increase of 39 per cent. Fourteen cities cage, 6 per cent: Philadelphia, 5; Breoklyn.

per cent in widely varying lo- This is encouraging, as it reflects an aur

be surprising to note that belief that the building operations of the

calities, remote from each other. It usually active condition and leads to the

building is so active in the south, masmuch entire country will soon be upon a level

as Birmingham has an increase of 134 and with the high totals of the few years just

You can't catch money spenders with

penurious looking printed matter

A. L. Root, Incorporated, 1210-1212 Howard Street, Omaha

in the list show an increase of from 2 to 72; St. Louis, 3, and Cleveland, 43.

Atlanta 8 per cent. Other increases were: past.

Transmississippi Fire.

county clerks and assessors.

subject to taxation or levy.

summer and fall.

Hundreds will move

### TIMELY REAL ESTATE TALK

Recorded Sales Show Property Prices Steadily Advancing.

DISCOUNT ON OMAHA DIRT

South Omaha Also Shows a Steady Increase in Selling Prices and Business is Generally Satisfactory.

Much interest is manifest by real estate ficalers in business property in Omaha, particularly in the vacant spots east of Sixteenth street. Increases in values are everywhere apparent and some good money is to be made in property which is at all likely to be needed for store or factory sites. One of the recent sales in the district has drawn considerable attention to the vacant lots. Only a short time ago Charles R. Sherman bought the corner at Twelfth and Davenport streets and announced that he would hold the property for some time, as he had secured the lot for an investment. Mr. Sherman paid \$6,000 for it and a week ago sold it readily to the Loose-Wiles company of Kansas City for states are at variance, I believe we could \$10,000. Other lots in the vicinity, real essummer and fall, as business is not alto- never decided the matter, but there are tial campaign. At least three other bustness houses which contemplate coming to Omaha have made building sites during the

Telephone company at Twenty-fifth and M street, South Omaha for \$19,000, which only a little more than a year ago was priced at \$8,000, shows that Omaha and South Omaha real estate is not selling at a discount, as property is in some of the eastern cities. The east is rather inclined to be accurate in sending out reports about financial conditions and even as late as July 1, many of the eastern cities reported that business and residence property was selling at a

I don't know of a sale which we have made this year, which has not brought us just what we asked a year ago, and usually a little more," said C. C. George give them further protection-both from "No investor who has a dollar tied up in Omaha real estate lost money during the

On the other hand almost al! have made money by having their money invested in such good security.

Whether two blocks of fine residences will be crected in Kountze Place this year or go over for a year, hangs on the action of the Park board in connection with the old Exposition ground track between Sixteenth and Eighteenth streets and between Pinkney and Pratt streets in the north part of the city. The Park board intends to have a large shore drive "similar to the Heyden, agents for the property, have been | enabled to sell a few lots in the tract and fine homes have been erected as soon as the deeds were given. It is the opinion of the firm that every foot of the tract could be sold within a few days if it could be placed on the market and that a new ne would be erected this year on every

Lists of "Offered for Rent" in the resi-

preceding months of the year. There was a \$9,488,534.

lecrease of 15 per cent, however, in com-

parison with the same month a year ago.

New York, including Manhattan and
The Bronx

Chicago Philadelphia

enver ....

Milwaukee

Newark

Buffalo

lattimore ... Portland it. Paul

eland

Grand Hapids.

Ricmingham

st the real estate offices and rental CARE IN BUYING REALTY agencies. For the first time in many

of moderate priced houses for rent. There Investor Has to Take Many Things Into Consideration.

HOW TO MAKE POOR LAWN GOOD

of families will move into new homes this Former Park Commissioner Craig Declares Best of Lawns Can Be Had in Nebraska as Well as in Europe.

"Buying property for a rise," said a local real estate man who knows whereof he speaks, "requires much more to be successful than the happy coincidence of a rising market. The process requires keen foresight as to the probable growth of a given locality where the property is situated. The question to be decided is, will the sur-Omaha and of Nebraska in general. The rounding real estate develop and carry up State Board of Assessment has intimated to higher figures the piece of property to be purchased? Are building operations prosessed. To this "outrage" the abstractors gressing toward the plot in question? Is it object, holding that the books used in their likely that a buyer can be found who will offices are only memorandums and should want the holding a few months or years not be taxed or at most they should be hence for a price that will represent a good While the decisions on the subject in other profit?

"To answer these and other questions retate dealers believe, will be sold during the abstractor. "The courts of Nebraska have curate knowledge of values, of the movement of business and population, the relagether quiet simply because of a presiden. good reasons for holding that a mere col- tion of transportation facilities to the relection of memorandums or data for the gion where the property lies and to other owner's use cannot be treated as property conditions which always enter into the value of real estate. Again, if the property "As to fixing any value on an abstractor's cooks, such a thing would be almost ab- ness section or among the older residences Omaha which were not very valuable for rental? With a reasonable outlay for repairs or remodeling of the building will scientiously kept, which are quite valuable it pay a higher rental? Is it so situated as to invite a higher grade tenant if it is put sician's collection of prescriptions or the ter into the intelligent purchase of property. modern newspaper office." Another questions such circumstances with a certainty of the care and burden of the family. It is Under natural conditions at this time \$1,000 tion which has yexed the abstractors out profit. There are hundreds of opportunionly twenty-four feet wide and a little over or less should completely build this design. over the state frequently has been the ties for profitable investment in Omaha. right of a county clerk to compile ab-This city is growing steadily and not sporstructs of title and receive money for his adically. A ride about the city on the street services without putting up the usual cars with a bit of intelligent 'head work \$10,000 bond. Abstractors are discussing will put any man in the way of making a good investment."

"Trying to mend a poor lawn is like 'puting new cloth into an old garment," said former Park Commissioner Craig. "The only SUIT ON OLD DEPOSIT NOTES treatment for a scraggly, mottled, weak and anemic lawn is to pluck it out like a bad Action Brought Against Hundred and eye, plow it up, roll it down, sow seed, water it, nurse it and finally be rewarded by seeing a real lawn, a lawn such as is Arthur C. Wakeley as receiver of the Nebraska Mutual Fire Insurance associaproduced by experts on the big estates of tion has brought suit against about 175 Europe. Most of the lawns in Omaha are unhealthy, afflicted with the disease of depositors of notes of the old Transmississippi Fire association of 1896. This dandellon or weak. This is because they latter association was subsequently merged do not get proper care. Some people think into the Nebraska association. The notes there is not a possibility for growing the were given to pay losses of the Transmis- velvety lawns of Europe in this country sissippi concern and all of them are to be because our climate is too hot and windy drive in Chicago," and the boulevard will collected. The original amount of the notes and cold by spells. But I do not agree. cross the tract if it is built. Hastings & in the aggregate was approximately \$10,000, Properly cared for we can have just as of which about \$1,900 have been collected. fine lawns in Nebraska as anywhere on The notes are all under \$200 each. The suit earth. Now the secret of growing such was begun in Justice Cockerell's court lawns is this: First plow up the ground good and deep. If the soil is not very rich manure it and fertilize it and pulverize the lumps and get it shaped the way you want E. W. Goodiee, Dallas, Tex., found a When all this has been done, plant the sure cure for malaria and billousness in seed. See that it is the best. Let the rain Dr. King's New Life Pills. 25c. For sale and sun do their part until the grass is well up and the loose ground is beginning to pack. Then roll it with a light roller. Don't be afraid of killing the grass by rolling it. The rolling should be repeated frequently as the grass grows' thus packing the ground snugly around the roots. Eventually the weight of the roller used may be as much as a half a ton. All this time s Building for June in the principal cities | \$62,416,692 for the corresponding month shows considerable improvement over the year ago, a decrease of 158 buildings and careful campaign must be waged against weeds. The result will be that at the end of a season you will have a lawn that will This is a good record. It should be re be the envy of your neighbors." membered that June a year ago was a high-

During the month just closed permits were water mark, or very close to it. And we The steady stream of building permits betaken out in forty-four cities, according to are therefore comparing a month of moderng issued by the city building inspector official reports to Construction News, for ate quiet with a former corresponding the construction of 18,515 buildings, involv- period of unusual activity. Building, it will shows that Omaha is continuing on its ing a total estimated cost of \$52,917,558, be seen, is on a much better basis than accustomed way and not shying at the scarecrow, panic, nor at the paper bag, money stringency. A pleasing feature of the situation is the number of permits for homes of medium price, homes for the common people, homes for that class which is the bone and sinew of any city and whose backing is a guarantee of solid growth and substantial adolescence. It is rather the quality than the total amount which indicates whether a city is having a substantial growth or whether it is not. And there is no better quality of growth than homes built by the great middle class, the class which God loves because He made goods sold across the counter. Well bought the present cost. Furthermore such strucso many of them. Omaha has already a not only is half sold but if unsold means tures will be ready for use. name among the cities of this country for an extremely good investment. To buy well By diffusing the efforts of workmen the number of homes owned by its citizens. is to buy at an opportune time-to have on In some of the large eastern cities it is hand goods that are in demand, whether is gained; one is the work is done without the exception to find the man who owns the price paid be high or low, or to buy at | undue haste and more attention is given to his own home. Here it is rather the rule or for less than cost of production; in other the perfection of details than where speed and the percentage is increasing every words, for less than the recognized fair is essential. The other advantage is that

#### MORE FINE HOMES GOING UP Dan Fuller Will Build Large Dwelling at Thirty-Eighth and Day-

enport Streets,

Dan Fuller, vice president of the Byrns-Hammer Dry Goods company, has bought for work for the same price than at any a sile at Thirty-eighth and Davenport streets, where he will erecte a fine residence. The lots secured by Mr. Fuller are employment and earnest in its desire to 62x147 feet and were secured from Whilam give full value. These certainly are factors K. Potter, receiver of the Omaha Loan and Which the wise investor should take into Trust company. The consideration was account.

Craig L. Spencer of Dakota City has sold section of land in Chevenne county, Kunsas, for \$10 per acre and bought Omaha proper y for an investment. Through J. H. ont & Son he has bought the residence at 3707 Leavenworth street for \$4,500.

Mrs. Mel Uhl has bought from Charles R. Sherman a lot between Twenty-eighth and Twent, -ninth streets on Harney for \$1,500 where the Ubis will build a home. The deal was also made by J. H. Dumont & Son who report the sale of a lot on Harney street near Thirty-fifth street ir m William O. Gilbert to D. L. Shane for \$2,500 and a lot at Thirty-first and Wright streets from E. H. Scott to J. C. Stenner.

#### TAFT THANKS NEBRASKANS Expresses Appreciation of What Mc-

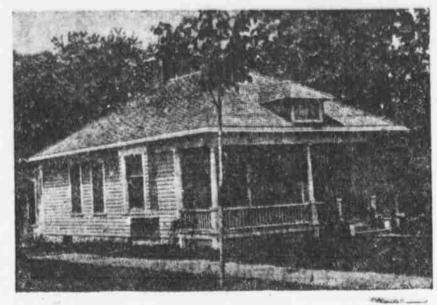
Kinley Club and Other Re-

publicans Have Done. President Isadore Ziegler of the Mc-Cinicy club is in receipt of a letter from initiative. William Howard Taft, republican presidential nominee, expressing in most cordial necessarily will show fluctuations in the terms his appreciation and gratitude of future. Sale prices will move up and down the splendid efforts exercised in his behalf in response to heavy demand or its temby the club and by all good Nebraska porary restriction. The lumber trade of ed by the McKinley club.

comination preliminaries.

## Attractive and Inexpensive Homes

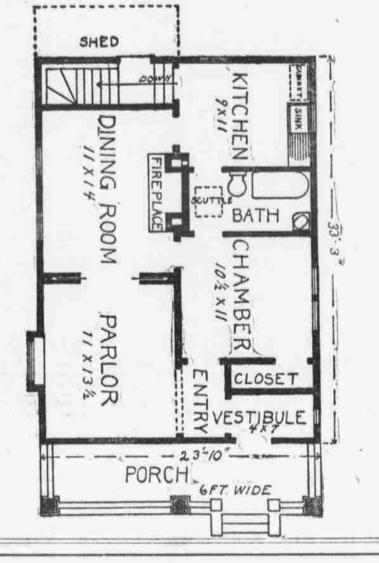
By Man L. Ecith.



A NEAT FIVE-ROOM COTTAGE FOR \$1.000.

one-story bungalow is very popular, largely necessary for the comfort and convenience for the reason that they do not care to of a family of two. The entrance is into burden themselves with details of building a vestibule in one end of which coats and beat it out in the courts," said an Omaha garding a prospective purchase requires ac- and the responsibility of keeping up a full wraps could be hung. The parlor and dintwo-story house, and then to them, even ing room are separated by sliding doors and more than to older people, the conven- the fireplace is in the dining room, making iences of keeping house all on one floor it an easy matter to warm up quickly on proves quite attractive. There is, appar- chilly mornings. As there is a door beently, no style in which the bungalow can- tween the chamber and dining room, the not be designed, but many bungalows re- heat of this fireplace will warm up this enbought is already improved, in the busi- quire a considerable outlay of money. It is, tire home well into the fall. Every provistherefore, best to figure on making the lon, however, has been made by a furnace The sale of a site to the Independent surd. There have been sets of books in of the city, does it offer good advantages bungalow home as simple as possible, and in the basement. While the exterior is then after the figures are received, if the shown with a shingled roof and lap-siding limit in price has not been reached, some on the side walls, the latter could be shinof the special features, such as pergolas. gled or laid up in rough cast cement on bay windows, etc., can be added. The de- metal lath. This, of course, would cost state taxing a lawyer's briefs or a phy- into shape? These are questions which en- sign is a very attractive little bungalow somewhat more, but would prove very atfor a young couple just starting out in life, collection of clippings and data about a It is the wise man who can invest under or an old couple who have been relieved of

Especially among the young people, the | thirty feet long, but it contains all that is tractive, more durable and, in the long run, would be a saving in repairs and painting



#### Now is the Right Time to Build

covered piles of merchandise in the ware- opportunity to profit by the exceptions nouses mean stagnation for any country. The degree of stagnation is determined someone's else property to satisfy pressing by the completeness of the close down, claims. state of idleness appeals only to those whose vision is blurred and whose mind necessary to the construction of buildings,

is distorted by false education. The science of merchandising applies to will be worth in the new relation they the buying of labor and building material bear to the other a great deal just as truly as it does to the purchase of more a year or two from now than market value.

day during a rush season in order to com-plete an unfinished piece of work. If this possible to pass through such periods withwage be far above the scale, such expenditure is not, however, justified at all the credit and real interests of the country times. Business men must c mpare the outlay with the returns.

It is possible now to secure more and bettime within the last two years. Materials are cheaper, tabor is cheaper, anxious for

Buildings put up for investment yield not to exceed an average of 8 per cent. By building at this time investors should save in to 20 per cent on the cost as compared with the cost in 1907 and the outlay that probably will be required next year. This is equivalent to the earnings on the investment for two and a half to three years. It is admitted, of course, that the demand is greatest when prices are highest, and in turn prices are high because the demand is great. Humanity has one characteristic in common with sheep, and that is each requires a leader. Frequently the excuse Brown gives for building is: "Well, Jones is a shrewd fellow and he started to build:

may be good for Jones may prove otherwise for Brown. Each individual should consider his own resources and scan closely every possible advantage. His determination to do or no to do should be formed not because of the activity of someone else but upon his own

if it is a good thing for him it must be a

good thing for me." In point of fact what

A word in regard to lumber prices: Value He says he knows that his friends in this past shows that each decade has its high state will do just as much for him in the and its low prices, but the low prices of election campaign as they did in the 1900 to 1910 will be about in line with the high prices of 1890 to 1900. There are pos- 310 Lumber Exch., Minneapolis, Minn.

Silent workshops, idle crews and dust sible exceptions, but few people have the which in substance mean the sacrifice of

> Lumber, brick, stone and other materials purchased and put into place at this time,

over a broader period a twofold advantage by keeping a majority of the people of It may be economical to pay a man \$6 a the country constantly employed the dregs out undermining or seriously Impairing -American Lumberman.

## Working plans, (2 sets), for the Bungalow design on this page with

complete specifications, Bill Material AND a year's subscription to my new and

interesting monthly magazine, JOURNAL OF MODERN CONSTRUCTION

\$5.00



a copy of my new Book of Plans 76 Attractive Homes. The above \$5.00

USE OR WANT COA MAX L. KEITH, Rogers Coal Mining Co., Pella. lows

# Omaha Loan and Building Ass'n

101 South Sixteenth Street.

## No Raise in Rent

The family that lives in a rented house is continually in fear of a raise in rent. If the house suits you the landlord knows you will not want to move, so up goes the

If you build or buy a home on our monthly payment plan you will have no fear of a raise in rent. The monthly payments—the rent—on a loan in this Association remain the same for a few years and then your home is your own.

No raise in rent. No moves. No rent at all. Our plan is worthy of your consideration.

Assets, \$2,000,000. Reserve fund, \$50,000.

G. M. NATTINGER, Sec'y. G. W. LOOMIS, Pres.

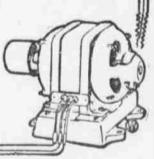
W. R. ADAIR, Ass't Sec'y.

### For the baker and candy maker

Bakers and confectioners find no method of supplying power to their mixing, kneading and stamping machinery, so cleanly, or desirable, as the electric motor. Each machine can be directly connected to motor. This does away with all dirt collecting belts and line shaft and gives you power when and where you want it, night or day.

## Omaha Electric Light& Power Co.

Tel. Doug. 1062 Y. M. C. A. Building.



#### BARRET'S SPECIFICATION ROOFS

Pitch and graved roofs put on according to this specification have weathered storms for twenty years without any cost of repairs. We use this specification in applying this character of roofing.

SUNDERLAND ROOFING AND SUPPLY CO. 1006-8-10 Douglas St. Phones: Bell. D. 871; Ind. A1225.



Dining Room Domes Chandeliers Chain Hanging Pieces Real Brass, Not Plated

QUALITY ALL THE TIME

MERICAN ELECTRIC COMPANY "The Fixture House"



#### Require Your Contractor to Give a Surety Bond Its Cost Is But a Trifle

502 South 16th St. Tet D 1418

Money to Loan On Improved Real Estate

**Euilding Loans** a Specialty

It saves you harmless from liens for material It guarantees the erection of your building strictly in accordance with the plans and specifications. It insures the completion of your home within the time specified.

J. H. MITHEN General Agent, Fidelity & Deposit Company of Maryland. 202-203 First National Bank Building. Telephones, Douglas 1278; Ind. A 1378.

Founded 1854

Incorporated 1907

## Johnson-Rowe-Daly Co. Plumbing and Heating

Contractors and Engineers Omaha, Neb. 1412 Howard St.

## ALEXANDER MUNROE

Washington Hall Bidg., 408 S. 18th St., Omaha, Neb. Agents for the celebrated GRIEN MOT AIR FURNACTES-all cast iron or all Sheet Steel.

Agent for the Jones Hot Air side wall regulators. TIN AND COPPER WORK OF ALL KINDS.

Tel. Douglas 4066.



BERGER METAL LATH PIERRE JACKSON, 615 BEE BLOG. TEL. DOUG. 4471

by 'Phone

thing, catl 'Phone Douglas 238 and make it known through a Bee Want &6.



The Journal of Modern Construction devoted to buildings is an authority on Construction and Materials. and will prove a valuable aid to all prospective builders. Regular subscription \$2.00 a year, SEND 50 CENTS

ffer applies to any plan in this book.

#### republicans. He recalls in pleasant words the county and the lumber consumers of his visit here when the McKinley club was the country shoulds remember, however. his host and the magnificent reception and that a steadily increasing demand is being entertainment given him by Nebraskans filled from a constantly decreasing supply of timber. The inevitable outcome of these Mr. Taft expresses perfect confidence as forces working one upon the other will be to the outcome in Nebraska. November 8. a higher price level. The history of years