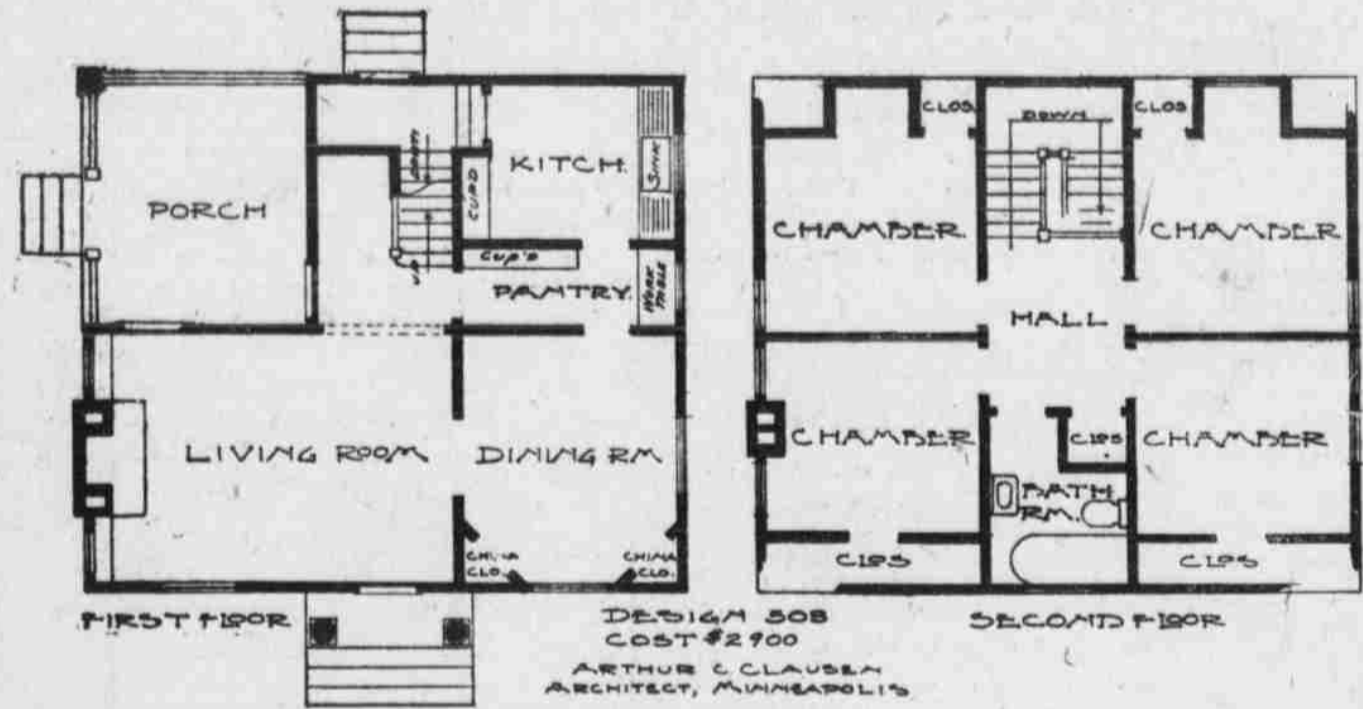
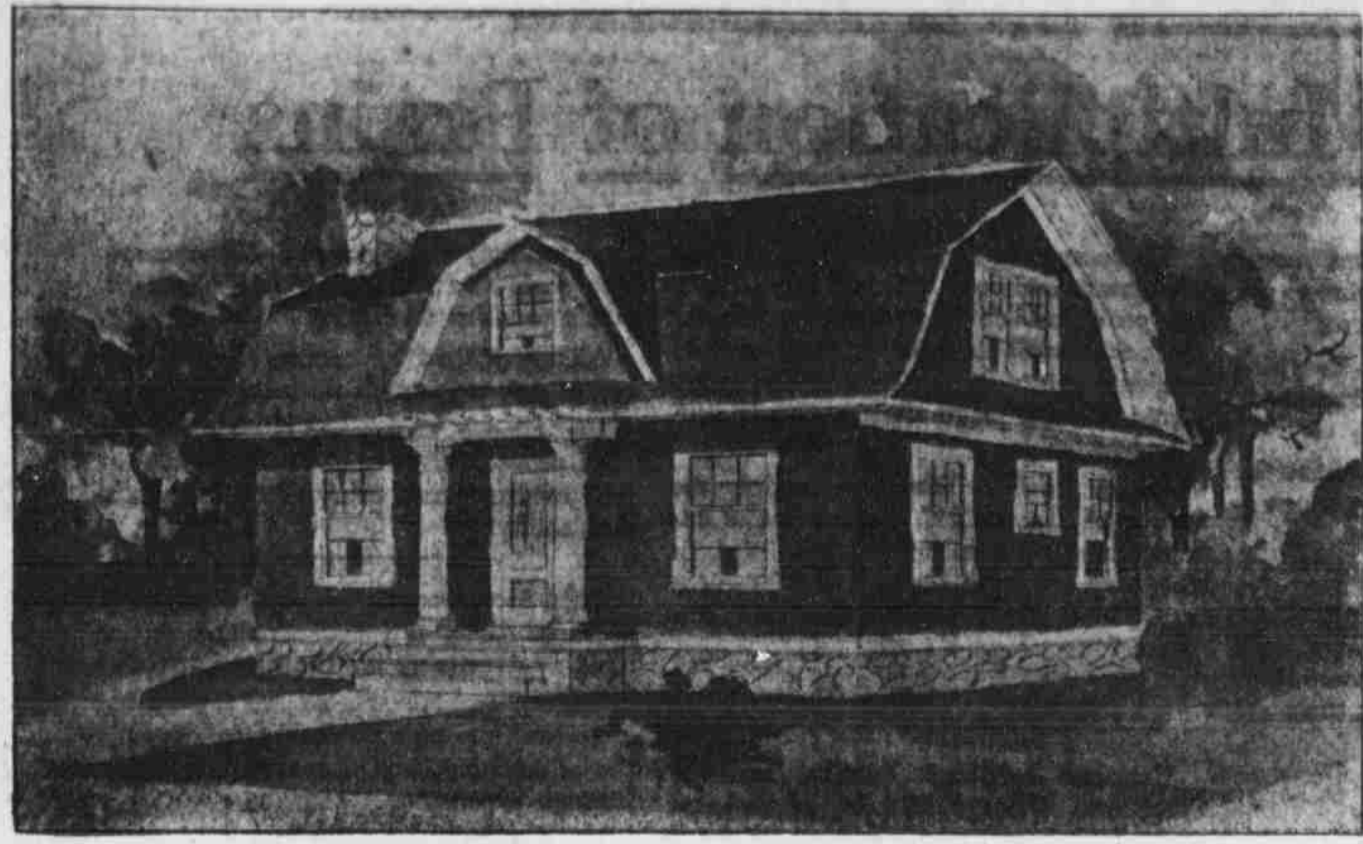


NEWS OF THE BUSY HOME BUILDERS



Letting the Contract for Building

Arthur G. Clausen, Architect

After having obtained a complete set of plans and specifications, the next thing of importance to the prospective homebuilder is to have his home properly built for him by a good contractor. It is, of course, best to have the architect superintend the construction of the home.

THE BEE'S PLAN OFFER

Through a special arrangement with Mr. Clausen The Omaha Bee is able to offer its readers the complete plans, details and specifications of the home illustrated on this page without charge for \$10.

The architect can best advise a homebuilder on this subject, by indicating who is trustworthy and who is not. Contractors as a whole are honest, capable men, who intend to do the best kind of work in the best manner known to the trade.

It is best to let the contractor for the general construction, the plumbing, heating and electric lighting separately. If all the work is let to the general contractor he will invariably let the last three items to subcontractors, whom he will in turn obtain competitive figures from and charge the owner 10 per cent for acting as middle man.

tractors and saves the 10 per cent profit which the general contractor gets for taking care of this part of the work. When it comes to writing up the contract it is best to have an attorney attend to it, since this is essentially an attorney's work.

Some people make the mistake of thinking that a specification is the building form of contract. It is not. The specification simply indicates the kind of workmanship, the kind and quality of materials and other items which cannot be conveniently shown or specified upon the working drawings.

Big Increase in Building for January

Scarcely anything could be more satisfactory than the statistics of building operations in this country for the month of January. They show a remarkable condition of activity and this is notably true of the large cities, the places which have a definite position in the affairs of the world.

self. A bond for two-thirds the amount of the contract is sufficient. The proper construction and artistic appearance of a home does not depend so much upon the proper writing of a contract or the furnishing of a bond as it does upon the proper preparation of the plans and specifications and the selection of a reliable contractor.

Bryan's Speciality

William Jennings Bryan has a habit, when speaking, of addressing his arguments to some one man in his audience. In this way, he claims, he can concentrate his thoughts much better. Of course, he does it in a manner indirect enough not to be embarrassing to the victim.

Once during one of his campaigns he addressed himself most particularly to an old farmer, who, he observed, followed all his said with marked attention. Bryan was much pleased. After the speech was over the candidate sought out that old farmer.

"What was it that struck you most particularly about my speaking?" he asked. "Wal," began the farmer, and paused seemingly embarrassed. But Bryan urged him to explain, so at last he cleared his throat and remarked:

"Mr. Bryan, you're the only speaker I ever heard whose whole set of back teeth I could see while he was speakin'."—New York Times.

TIMELY REAL ESTATE GOSSIP

Farmers Will Farm and Live in City, Says J. H. Osborne.

LAND RUSH ON IN THE WEST

Almost Every Omaha Firm Has a Favorite Tract Now Being Opened for a New Period of Intense Development.

City life for the farmer seems to be the tendency of the times, according to J. H. Osborne of the Osborne-Hansen company, who has just returned from the west, where the company has large tracts of land.

homes have been erected, while contracts have been let for the erection of twelve more. The site was formerly the home of Herman Kountze and only the old Kountze residence and the lots on which it stands remain. These are offered for sale by the firm having the sale of the property for \$35,000—said to be the greatest bargain in Omaha.

Omaha real estate dealers are planning to send a large delegation to the Missouri River Navigation congress, which meets in Yankton, S. D., in the latter part of May or early June. The real estate dealers believe the opening of the river means something to them, taking their cue from a few lines attributed to Whittier, which read: "Behind the red, square's red canoe, the steamer snorts and raves, and city lots are staked for sale above old Indian graves."

PRATTLE OF THE YOUNGSTERS.

Teacher—Johnny, can you tell me why water runs down hill? Johnny—Cause it can't walk, I guess.

Johnny—The camel can go eight days without water. Freddy—So could I if ma would let me.

Teacher—Lennie, if you were to take your father's razor and leave the steel blade open out in the grass overnight, what would happen? Lennie—It would get as result

oxidation of the steel, or what is commonly called rust.

Teacher—Quite right. Now, Willie, if you would put your mother's diamond ring in the fire, what result would you get?

Willie—It'd get a lickin'.

"Get up, Henry," called out the boy's father from the foot of the stairway, "or you'll be late to school. It's after 7 o'clock."

"Dee!" grumbled the small boy. "It gets late awful early these days!"

Mother—Were you taught to be polite in school, Tommie? Tommie—Yes, mamma, but I was taught so many things that I can't remember 'em all.

"Pop, I was the head of my class today."

"That's my bright little boy. Here's a dime for you. Now was it because you studied harder than usual?"

"Nope; 'twas 'cause the other fellow stayed home."

A little Swede boy presented himself before the teacher, who asked his name.

"Tommy Olsen," he replied.

"How old are you?" asked the teacher.

"Ay, not know how old ay have."

"Well, when were you born?" continued the teacher, who nearly fainted at the reply.

"Ay not born at all; ay got stomput-ter."

This Interests You

If you do not own your own home. You know how difficult it is to rent a suitable house in Omaha at the present time.

Why not stop paying rent and have a home of your own? This Association was organized to help you own your home as it has helped hundreds of others.

Our funds are loaned to you and are repayable in monthly payments.

Our office is located at S. E. Corner 16th and Dodge Sts., and our officers will be pleased to explain our plan.

Omaha Loan & Building Ass'n.

S. E. Cor. 16th and Dodge Streets. GEO. W. LOOMIS, G. M. NATTINGER, W. R. ADAIR, President, Sec'y and Treas., Asst. Sec'y.

Assets \$2,257,000.00 Reserve \$57,000.00

The power of the future

There is no longer any necessity for inconvenience and repairs due to frozen tanks and pipes. No matter how cold it may be, you can have a constant supply of power 24 hours every day with motors connected to our power lines.

No charge for engineering advice. Let us help you.

Omaha Electric Light & Power Co.

Y. M. C. A. BUILDING Contract Department. Both Phones.

Expanded Metal advertisement. Text: 'Expanded Metal is the ideal material for Fences, Gates, Tree Boxes, Window and Skylight Guards, Flower Trellises and all purposes common to woven wire. It is Better and Cheaper. Write for circulars. Northwestern Expanded Metal Co. 84 Van Buren St., Chicago'

Table showing building statistics for January 1909 and 1908. Columns include No. Bldgs., Estimated Cost, and Per Cent. Gain. Loss. Cities listed include New York, Chicago, Philadelphia, etc.

All that has been said heretofore about bright prospects for this year in the building industry and more, too, has come to pass. A good story does not require close analysis. Out of the forty-three cities only five show decreases, at points so remote from each other that they have little bearing upon the situation. Chicago leads the advance in the list of big cities with the phenomenal total of \$1,327,700 for the month, against \$2,570,650 for the same month a year ago, an increase of 50 per cent.

The Payne Investment company is opening large tracts of land in the North Platte valley and surveying several townships.

A large party made the trip during the week and hundreds are already in the company of the country. One of the towns which the company is to build is "Keystone," named after the park west of Benson, which the company, with D. V. Sholes, has been developing for the last two years.

Business property in the neighborhood of the Burlington and Union stations is more in demand than usual and some sharp advances in the price of building sites in this neighborhood are expected. W. J. Connell, who just completed the block known as the "Pullman Building," found so much demand for offices and business houses in the block that he has decided to double the size of the block building just south of the present block. Other building enterprises are planned in the vicinity.

Hastings & Heyden have bought forty acres on Thirty-ninth street and Curtis avenue for \$12,000 and it will be platted, improved and sold in tracts of half an acre and one-acre tracts. The addition will be known as "Vernon Heights" and will be one of the most desirable in northwest Omaha. The demand for such property continues unabated and the buyers will start an active campaign to dispose of the entire tract within a short time. There will be no less than fifty homes erected in that part of the city as a result of their activity.

Forest Hill park, the tract which was opened a short time ago between Pierce and William streets, in the southern part of the city, has now all been sold and eight new