

TIMELY REAL ESTATE GOSSIP

Value of Omaha Real Estate Increases Eight Million Each Year.

IT PAYS HIGH INTEREST ALSO

Conservative Estimates Are that the Annual Increase is from Five to Eight Per Cent Each Year.

The most conservative estimates made by the best posted real estate dealers of Omaha that city property is increasing from 5 to 7 1/2 per cent in value each year, as well as paying rates of interest which are not exceeded by the best industrial and other stocks.

With an assessed valuation of \$132,000,000 the increase of 6 per cent per annum, which is the estimate for the last three years, means about \$8,000,000 each year, or \$24,000,000 during the three years.

Back in the real estate business again, George F. Bemis, former mayor of the city, has taken the agency for some large tracts of Cheyenne county lands and has found the demand healthy from the start.

Richard Evans has just let contracts for his new residence in Fairacres, those let amounting to more than \$17,000, with some smaller contracts to let as the house nears completion.

Whether the laws for taxing mortgages are changed and filing fees collected in lieu of taxes or not, the Omaha Real Estate exchange is on record as favoring the fee system and endorsed a bill at its last meeting providing for the collection of one-half of 1 per cent on every mortgage at the time of filing.

George F. Shepherd has bought from Hastings & Heyden two lots on the southwest corner of Sherman avenue and Spencer streets 12x105 feet and will erect several six-room cottages at once.

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Rejuvenating the Frame House

The newest thing is the "overcoated" house. This fashion started on the Atlantic coast and its advance has been so rapid that we may expect an early invasion of the transmississippi region.

To those who are not informed we will explain that the overcoated house is an old frame building with siding covered with cement mortar on metal lath, which is attached to the weather boarding on vertical strips to create an air space.

It is well known that Portland cement gets harder with time and exposure and an overcoat structure, it is said, will last in good order for centuries if a tight roof is maintained.

With the many advantages and the cheapness of the process there seems a reasonable probability of its general adoption, and we may soon see town and farm buildings disappear in wood and emerge as stone.

The artistic point of view, there is a fascination in the prospect that the unsightliness of the unpainted and decaying frame dwelling and out buildings may be eliminated from the landscape, which, combined with the certainty that the additional calls on the plasterer, carpenter and painter will bring prosperity directly to them and indirectly to other trades in the various communities, we are disposed to welcome the "overcoated" house.

stockholders, though they are held in the name of the associations. Thus when money is put into the building and loan associations and taxes paid on the capital stock it would be double taxation at once to also tax the mortgages or collect fees on them.

PLANS FOR MONSTER SHIPS

Strides of the United States as a Naval Power and the Cost.

While other nations are steadily increasing year by year their naval budgets, the United States is making big strides in the same direction. It has been estimated that a new battleship every year would mean an actual increase in the available fighting force of the country of one battleship every five years.

Aside from the enormous appropriations of approximately \$125,000,000 for the ordinary care and maintenance and drill of the navy as it stands, congress has already decided to spend \$34,719,582 on increasing the navy this year by bodily adding to it. And each new increase, of course, implies a corresponding increase hereafter in the upkeep of the fleets.

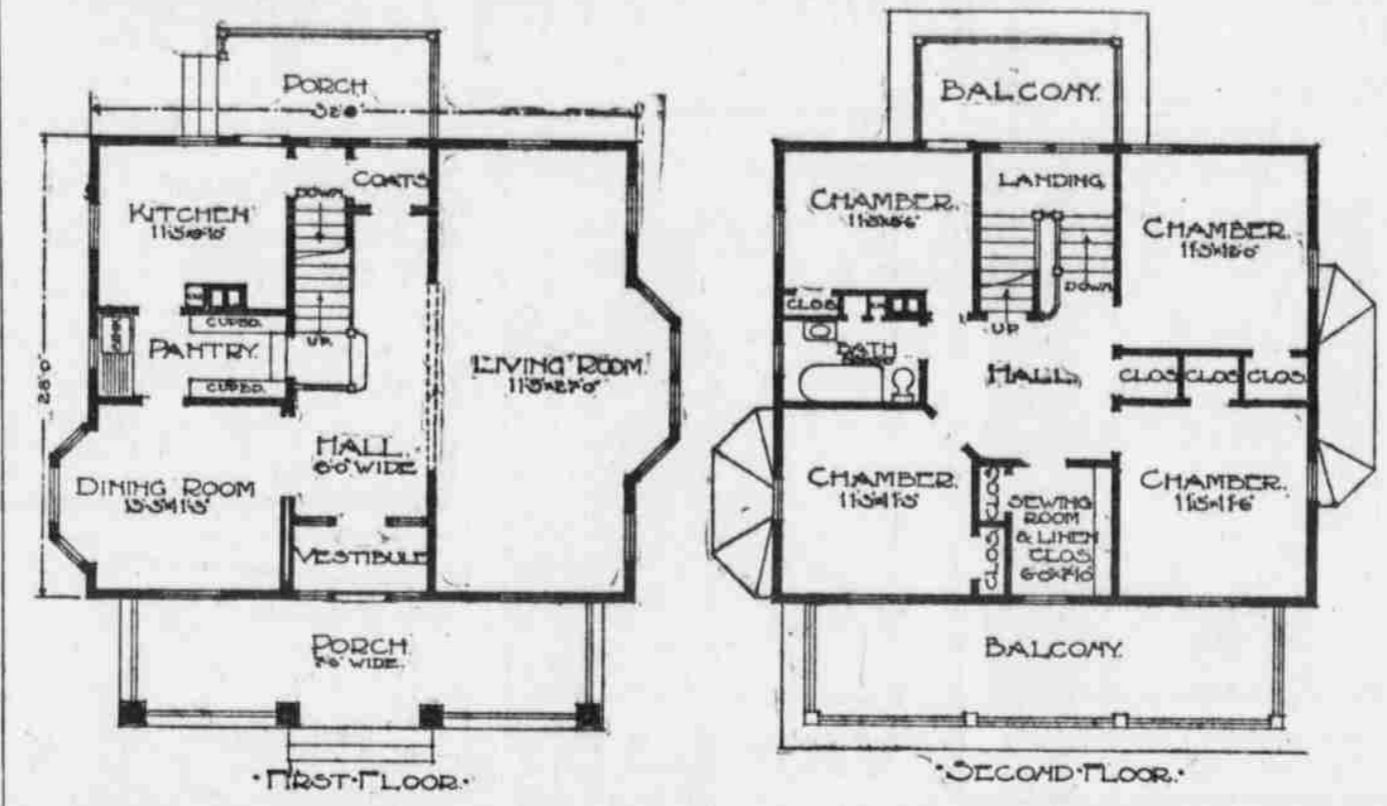
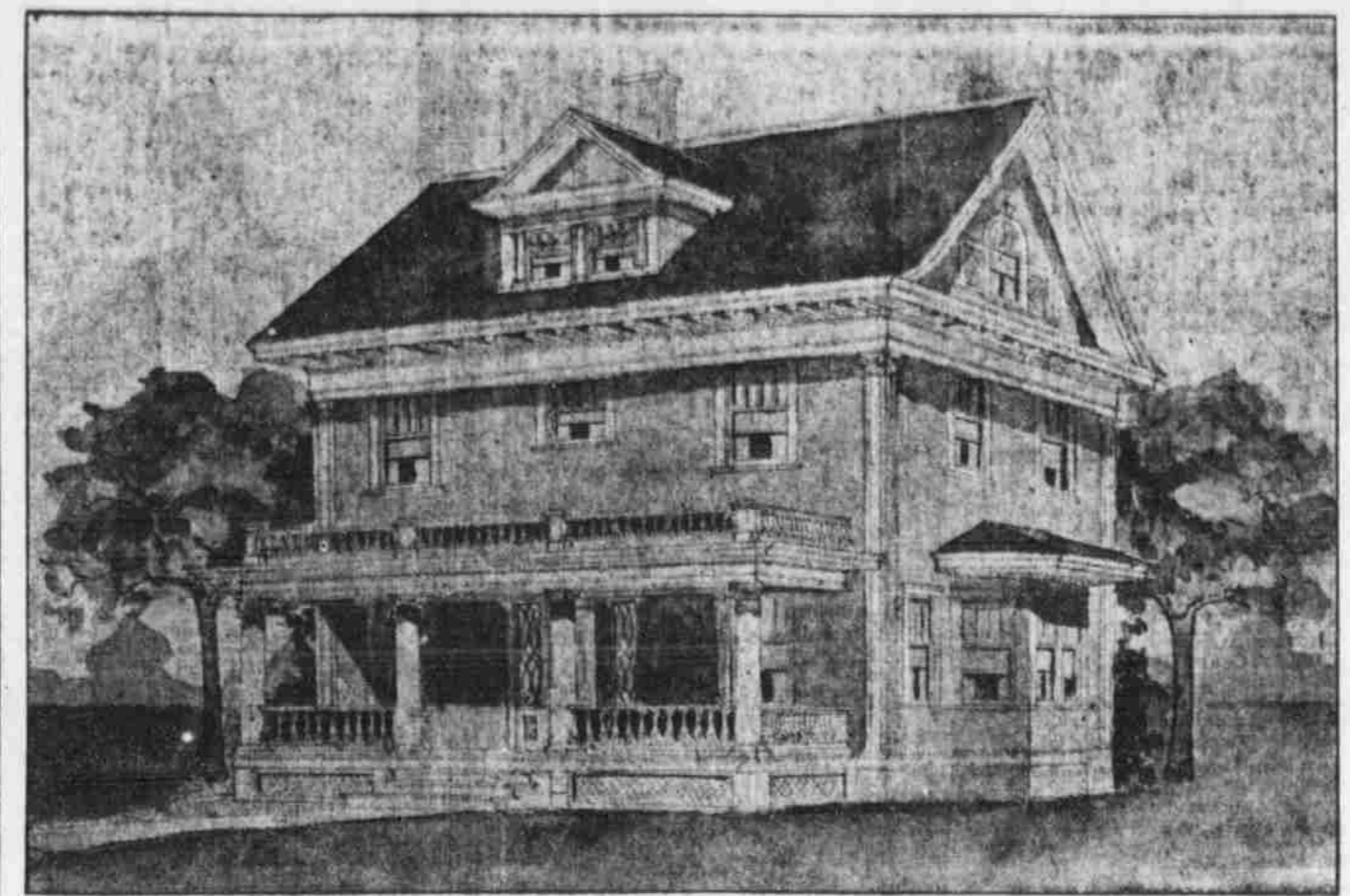
For some years to come each of these military leviathans will mean an added \$2,000,000 to the naval budget, that sum being required for carrying on the work on them. And the smaller boats will mean annual expenditures in proportion.

The plans for these 25,000-ton ships represent a steady advance in every direction on the fighting ships of past years. Ten years ago the largest ship the navy could boast of was the Alabama type, a comparatively insignificant frigate of about 11,000 tons, out of commission these days.

Today the largest ship in the American navy is the Connecticut, a battleship of only 15,000 tons displacement and an armament of four 12-inch guns. The ships now in process of construction are of the Florida and Utah type, with a displacement of about 21,000 tons and a much heavier armament and armor.

So the awful oath, "Gee Whittaker," originated in New Britain, Conn., where the late George Whittaker was once chief of police. Robert Peale, founder of a police system, contributed still more liberally to the language, from his name are derived the terms "Bobbie" and "Peeler."

NEWS OF THE BUSY HOME BUILDERS



Owner, Architect and Contractor

Arthur C. Clausen, Architect.

There is an old saying that "two heads do better than one," signifying that it is always best to take counsel with someone else before attempting a thing of importance. This is especially true in regard to the proper construction of a 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. Mr. Clausen is the author of a well illustrated book, "Home Building Plans and Problems," containing, besides many designs for modern homes and extensive articles on home building, over 130 designs for entrances, fireplaces, picture-groups of windows, stairways, kitchen and pantry arrangements, etc. Special price to readers of The Bee, 50 cents. Send all orders to Arthur C. Clausen, architect, Studio, 1012 Lumber Exchange, Minneapolis, Minn.

architect the amount he desires to spend, give him a general idea of the number and arrangement of the rooms and then leave the rest to him if he would have the best results. It is said that a client of Lincoln's once told him in a slangy manner, "I'll be hanged if I don't plead my own case," to which Lincoln promptly replied, "You will certainly be hanged if you do."

Almost as Good. Little they came up to his father with a very solemn face. "Is it true, father," he asked, "that marriage is a failure?" His father surveyed him thoughtfully for a moment. "Well, Ikey," he finally replied, "if you get a rich wife it's almost as good as a failure."—St. Louis Times.

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Keasbey & Mattison Co. A. A. Avery, Mgr., Omaha, Branch, 1213-1215 Harney Street.

This Name Means Safety The electric wiring in that new house of yours must be put in properly. Nothing is so safe as electric wires, properly installed. When not put in right, they're dangerous.

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Anchor Fence Co. 5,000 Feet Iron Fence 30,000 Feet Wire Fence 2 1/2 c per lineal foot and up Tree Guards, Trellis, - - everything in Lawn and Cemetery Furnishings. Phone Red 814 - - 205 North 17th St.

A HOME TO SUIT A rented house seldom suits you and you usually take it temporarily or because you cannot get a better one. Did you ever think of building a home to suit you? It can be done. We have the plan. The payments you are now making as rent will, in a few years, erect and pay for just such a home as you want. Call and see our secretary.

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

Pay for What is Used Electricity costs only when it works for you. No Expensive boilers to keep up over night. No coal burned for steaming up Monday, or after Holidays. No shut downs for cleaning flues, or for repairing boilers. The motor is always ready and power costs only when machines are actually in use. Write or telephone us today.

Omaha Electric Light & Power Co. Y. M. C. A. BUILDING Contract Department. Both Phones.

FOR RENT -- APRIL 1st 3rd Floor Paxton Block Now Occupied by Women's Christian Association, Will Divide to Suit Tenants. W. FARNAM SMITH & CO., 1320 Farnam St. Tels.—Doug. 1064; Ind. A-1064. ROOM 645 PAXTON BLOCK - TEL. DOUG. 1893