IT PAYS HIGH INTEREST ALSO

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

the best posted real estate dealers of Omaha that city property is increasing from 5 to 7% per cent in value each year. as well as paying rates of interest which sources. are not exceeded by the best industrial and other stocks. This makes Omaha city PLANS FOR MONSTER SHIPS property such a safe investment and such promising speculation at the same time, that it is little wonder money is flowing in from all corners of the state to be invested in apartment houses, flats and business property.

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. Some dealers maintain the increase is even more than \$8,000,000, and will be found, on close examination and consideration to be fully \$10,000,000 per annum for three years just At either figure the property owners are making money and the outsiders fortunate. Because the state is prosperous they receive good prices if they desire to that of England. Our actual appropriasell and if they hold the property they get 7, 8 and even 9 per cent net for interest and the assurance that they will share in the general increase in values. Nothing has had a tendency to increase values as much as the good crops produced in Nebrasks, which have filled the banks with money and given country bankers, business men and others extra money to put into real estate. Not a few have come to

Back in the real estate business again, George P. 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. During the week Mr. Bemis sold Joseph McCleneghan of Omaha 640 acres of land west of Sidney for \$7,000. Mr. Bemis has just published his "catalogue of Nebraska Farm Lands," in which he has listed good farms in almost every county in the state, which he has for sale. The catalogue and price list makes a pamphlet of some size, there being more farms listed than could be described in a whole issue of a newspaper. Besides the farms, Mr. Bemis is securing a large list of outside city property for sale and sold during the week the postoffice building at Essex, Ia. Mr. Bemis says be is back in the business to hustle as he has in the past and means to get what is coming his way, as he has tried to do for over forty years while in the business in Omaha.

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 trial it is hard to say. Chairman Tawney completion. Mr. Evans' property is one of of the appropriation committee of the house several large residences which are being in a speech recently estimated it at \$12,000, erected in the district and Fairacres ... 000, owing, he said, to the recent lowering to be one of the real big suburbs of Omaha. of prices on the part of the shipbuilding It is one of the arguments why the people on West Dodge street want a viaduct over by Chairman Foss of the naval committee, the belt line and Missouri Pacific tracks. who said that the Navy department had as-With twenty-five trains daily crossing sured him that the total cost per battleship and automobiles, it is held to be only a that the truth will be shown to lie somequestion of time until it will cost the railroad company or the street car company more than the \$75,000 which a viaduct would cost, to settle personal injury cases.

Hastings & Heyden two lots on the south- could boast was of the Alabama type, a factory. When this proves to be the case cer streets 124x105 feet and will erect sev- about 11,000 tons, out of commission these eral six-room cottages at once. The lots days. Five years later marine architecture were sold for \$2,500 and are among the de- had advanced to the stage represented by sirable lots in the neighborhood. Spencer, the Ohio and her sister ships, with tonnage Wirt, Binney and Lothrop streets continue of about 12,500. to enjoy the same progress which was noticeable on the streets during 1908. M. navy is the Connecticut, a battleship of Cole has started a new home on Lothrop, only 15,000 tons displacement and an armabetween Nineteenth and Twentieth; Captain ment of four 12-inch guns. The ships now Henry Dunn has started a new home on in process of construction are of the Florida Pinkney street, between Twenty-first and and Utah type, with a displacement of Twenty-second streets; Mrs. Catherine C. about 21,000 tons and a much heavier arma-Wonder has just finished excavating for a ment and armor. The two ships voted this new seven-room house to be erected for a session of congress push the displacement home on Lothrop street, between Twenty- forward by over 4,000 tons, and give the first and Twenty-second; four new resi- heaviest armament and probably the best dences, two of which are bungalows, are arranged armament of any ship yet debeing completed by Hastings & Heyden on signed. Pinkney street, between Twenty-second and The two ships as specified in the act Twenty-fourth streets; J. A. Landen is shall "in all respects be similar" to the completing a new residence on Spencer, be- ships authorized last year-and this, in the tween Twenty-second and Twenty-fourth interpretation of the Navy department, streets; O. A. Scott is completing a new twelve-room double house on the northeast ference in weight, there will be the fightcorner of Eighteenth and Wirt streets, ing equipment of eight 14-inch guns, or ten while axcavations have just been completed 12-inch guns, arranged so that all of them for a new store building on Sherman avenue, just south of Binney street.

Whether the laws for taxing mortgages are changed and filing fees collected in lieu of taxes or not, the Omaha Real Estate system and endorsed a bill at its last meet- the steaming radius will be added to by ing providing for the collection of one-half many miles.-New York Times. of I per cent on every mortgage at the time of filing, excepting the mortgages of certain banks and the loan and building associations. Many dealers desired that no exceptions be made whatever, but a savings and loan association official explained why the mortgages of such organizations should be exempt. They belong in reality to the Transcript.

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

house.

strips to create an air space.

hot rays in the summer.

economy of food expenditure.

house without fear of damage or disturb-

cut stone exterior.

stockholders, though they are held in the noney is put into the building and loan associations and taxes paid on the capital Value of Omaha Real Estate Increases stock it would be double taxation at once to also tax the mortgages or collect fees

Chesper money is coming. That is what the heads of bit title and trust companies are telling their clients and agents. Vice President Frank Balley of the Title Guarantee and Trust company of New York City said during the week that the whole country is entering a period of easy money, as the nation is growing richer. While we have not the habits of thrift which have The most conservative estimates made by made the French rich, we have natural resources which as developed promise to make this nation one of the richest, if not the richest, in the world in capital re-

Strides of the United States as Naval Power and the

While other nations are steadily inreasing 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. In other words, while four battleships wear out every five years there would be five new ones to take their place.

This country is almost definitely bound now to a two-battleship program, and two who hold property in Omaha are considered | before many years what difference now exists between our naval strength and tion for this purpose this year is meas urably heavier than England's, while Germany, France and Japan are all about 33 % per cent short of us.

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 \$38,719,595 on increasing the navy this year by bodily adding to it. And each new increase, of ourse, implies a corresponding increase hereafter in the upkeep of the fleets. And much of this additional appropriation will go to ships of such extraordinary tonnage and such tremendous battery armament that their ordinary expenses, and particularly their allowance for target practice, will be out of all proportion greater than that of ships already in commission.

The naval program for the year is, briefly, seventeen ships. Two of these will be monster 25,000-ton battleships in armament and size, second to none affoat, if they will not be when launched the heaviest ships for fighting purposes. The rest of the program is devoted to five fleet colliers and ten boats of the torpedo class-five destroyers, four submarine and one subsurface torpedo boat. There are no cruisers, the policy of the navy now being to concentrate its effective fighting force in enormous hulls driven by high-power engines of unusual steaming radius.

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. As to what the companies. But these figures were disputed not exceed \$10,250,000. It is probable where between the two estimates.

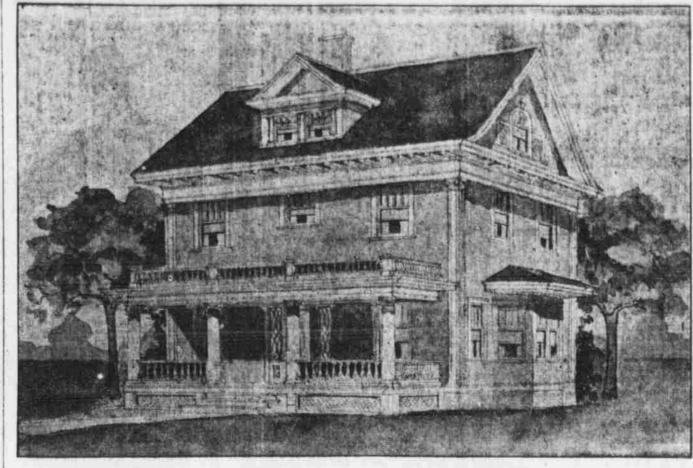
The plans for these 25,00-ton ships represent a steady advance in every direction on the fighting ships of past years. Ten George F. Shepherd has bought from years ago the largest ship this country comparatively insignificant ironclad of

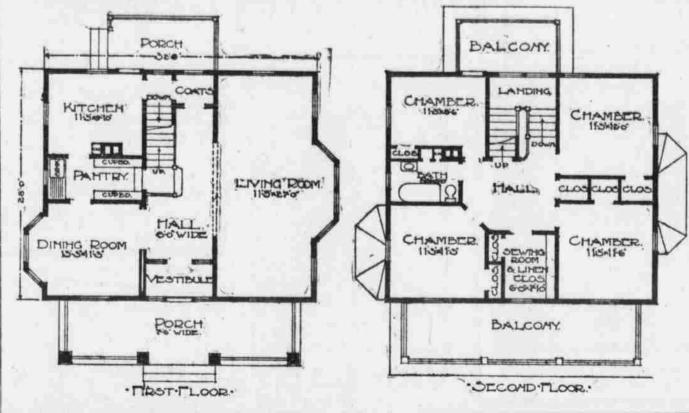
Today the largest ship in the American

means just nothing at all. Besides the difcan be brought to bear on either broadside and four of them fore and four aft. Besides these big guns there will be, of course, smaller rapid-fire guns for torpedo defense. The thickness of the armor on the new ships will be measurably increased with exchange is on record as favoring the fee the increased tonnage of the vessel, while

Gee Whitnker!

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 hor Here we find three heads necessary to properly carry out the work. The owner and his family constitute one head to which is added in counsel the architect and contractor. Strange to say, however, that even when these three heads get together there is something wrong in the relation of these three men and it usually comes from their not having a correct understanding of the duties of each other. The owner will sometimes try to do things which ought to be left to the architect. The architect may not be competent and the contractor may attempt to take his place as adviserin-chief to the owner. This too frequent state of affairs always has but one resultan expensive home of poor construction

plan and design. First, some one member of the family should be its spokesman. This point is often still unsettled when the architect is engaged and causes him no end of annoyance. When members of the family cannot agree on certain arrangements they invariably each try to persuade the archioften hampers him and prevents him from doing his best work. The planning of the home in most cases, however, is left to the wife, since she must occupy it the most of anyone and it is more closely identified with her existence than any other member of the family. The children will some day leave it to build homes of their own end the husband is there but little of the time. This fact is in most cases recognized.

The principal difficulty then arises from the lack of knowledge of the wife's or owner as to what the duties of the architect are. Some consider him as a mere draughting machine to do their bidding without comment. Others recognize his superior knowledge and experience of all matters pertaining to building and leave the many details of the plan and design to his judgment. This is the way it should be tion of the plans. Here is where the owner

again falls by attempting to be his own contractor, but more of this later on. does not appeal to his artistic fancy or wants something that will not look well or him sufficient reasons why, and suggest The finish coat may be rough, pebble a better arrangement as a substitute. Then certain way even if it be not the best, it is then the duty of the architect to give Wood laths as a holding device have been him what he wants, make it look as well and not the architect's. The owner who bears in mind that the architect is a professional man, a man whose advice should a fascination in the prospect that the un- be accepted as final as the legal views of his attorneys, and a man whose only object is to extend his reputation by pleasing

The owner should state promptly to the is to be built and what the contract in

Clausen The Omaha Bee is able Arthur C. Clausen, architect. Stu-o, 1013 Lumber Exchange, Minne

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,' will certainly be hanged if you do." Home tect is invariably a man of strong imagia- basket, but watch that basket." ation. He can see each home he plans just as it will appear when built. In fact, it is this gift of nature, which must be bern in a man, for it cannot be acquired. combined with incentive and artistic talent and a natural liking for mathematics and mathematical accuracy, that makes an architect possible.

All good designing is done in the head material.

Now a word or two about the contractor. Architects and contractors for the most and the results from this method of pro- part come from the common people, some cedure are invariably satisfactory to the are honest and some are not, this being owner in the end provided that a good true in every profession or line of husicontractor is selected to construct the ness. When an owner has not chosen his building according to a proper interpreta- men wisely and has the misfortune to deal with both a dishonest architect and a dis honest contractor the situation becomes sericus. If the architect is honest, but It is an architect's duty to give an owner | the contractor otherwise, the situation is what he wants or what he even thinks he far better, especially if the services of the wants. It is the owner who must occupy the former are retained in superintending the gets harder with time and exposure and an home and who pays for it and he is a very home. When both men are honest and overcoat structure, it is said, will last in narrow minded architect who takes an ar- capable the owner has nothing to fear, coast and its advance has been so rapid good order for centuries if a tight roof is bitrary stand against an owner in regard especially if both are being paid enough to anything that the latter wants which to warrant their special attention to the work. Contractors are often the cause of annoyance to both the architect and owner through their frequent attempts to supercede the architect's advice to his client. Owners should remember that no matter how capable or experienced a builder the contractor may be, he is not a designer. He has not the above given qualities and special education along certain lines which make an architect. A competent builder never attempts to draw plans. In the first place if he is a competent man he is invariably too busy to give his time to this work from which he gets nothing. The principal contractors invariably have architects design their own homes. In fact, the only reason any contractor has for at tempting to make a set of "carpenter plans" and suffer the inconvenience of no both the owner and the observing public having things properly arranged for him and that in attempting this he serves the in detail is the fact that he knows that owner's interests as well as his own, will the owner cannot with the scant informa invariably have a better home than the tion given him get an intelligent competi man who considers his architect as merely tion bid or even have a means of holding a convenience in the way of laying out him to a contract through the absence of the means of knowing in detail just what

cludes. For every thing not mentioned beforehand or not indicated in these "carpenter's plans" the contractor will invarioften amounting to half the amount of the contract. Have your plans properly drawn, then let your contract to a reliable builder at a fair price that will enable him to build your home without having to "pick the bones" in order to realize a builder recently expressed himself in these a reasonable price for good work I will with fellows who want something for nothprice which will give me an honest profit expects to get then I don't want the job.' blame for poor work than the contractor through not allowing him the compensation builder to attempt to be his own contractor ing more than it should and poorly built.

Little they came up to his father with very solemn face.
"Is it true, father," he asked, "that mar-riage is a failure?"
File father surveyed him thoughtfully for

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Rejuvenating the Frame House The newest thing is the "overcoated" This fashion started on the Atlantic

transmississippi region. To those who are not informed we will explain that the overcoated house is an old able probability of its general adoption. frame building with siding covered with and we may spon see town and farm is not practical it is his (architect's) duty cement mortar on metal lath, which is at- buildings disappear in wood and emerge to frankly inform him of his error, giving tached to the weather boarding on vertical as stone.

The effect is pleasing to the eye, as the dash or trowelled smooth, the latter being if the owner insists on having things a appearance at a little distance is that of a regarded as the best taste and the whiter cements have the preference. It is said that buildings so treated are

warmer in winter with half the fuel and tried and found unreliable, and the small as possible under the circumstances and much more comfortable under the sun's mesh steel lath best adapted for the pur- if the results do not suit the owner, which They do not need painting and vines and running roses may be trained against the

The same system applied to stables and other outbuildings for unimal shelter will ing frame dwelling and out buildings may bring added comfort to the occupants, with be eliminated from the landscape, which, Those inclined to doubt the permanency tional calls on the plasterer, carpenter and of the plastic application are assured that cement worker will bring prosperity dithe material which stands the hard usage rectly to them and indirectly to other and climatic severities when placed in a trades in the various communities, we are pavement, may safely be trusted on the disposed to welcome the "overcoated"

It is well known hat Portland cement

that we may expect an early invasion of the | maintained, With the many advantages and the cheapness of the process there seems a reason- structural knowledge. When an owner

pose, the lime in the mortar being a chem- is often the case, the fault is the owner's ical preservation of the lath from cor-From the artistic point of view, there is

sightliness of the unpainted and decaycombined with the certainty that the addi-

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 change 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, picturesque 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. Stu-

architect the amount he desires to spend.

The home is first built in imagination, the architect's drawings being merely the systematic means of conveying the workman the instructions which will enable him to paint this mental picture with material An architect is an artist who paints with

ably want an "extra," the bill of extras profit on the work. A perfectly reliable words: "When a man wants to make me give it to him, but I cannot do business ing. If I can't close up a contract at a and enable me to give a man what he This is the sentiment of most builders, for the majority of them are honest, capable men, but they must get a living out of their trade and the owner is more often to which good work requires. For a home

to which Lincoln promptly replied, "You invariably has but one result-a home costbuilders have often-well not exactly been The higher price which an owner has to hanged-but have no doubt felt like it pay for labor and material always exceeds tect to render a decision in their favor after seeing the results of not following a contractor's profit. Better follow Mark and the embarrassment of the situation their architect's advice. A successful archi- Twain's advice, "Put all your eggs in one Almost as Good.

a moment.
"Well, lkey," he finally replied, "if you get a rich wife it's almost as good as a failure."—St. Louis Times.

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