

### TIMELY REAL ESTATE TALK

Suburban Homes Are Coming In for Much Attention Now.

#### SEVERAL RECENT SALES IN POINT

Tracts Outside City Sold to Business Men, Who Will Have Fine Homes Away from the Turnout.

The vacant lots in Kountze place are being rapidly developed, and a great many fine new homes are being built. Ben Robt. & Co. have just finished excavating for his new duplex house on Spencer street, between Nineteenth and Twentieth streets. Albert N. Eaton has finished excavating for his nine-room home at the northwest corner of Eighteenth and Spencer streets. J. A. Bryans has started work on an eight-room home on Emmet street, between Nineteenth and Twentieth. Neese is just completing the foundation for his nine-room house on Blinney street, between Sherman and Eighteenth. W. C. Ross is building an eight-room house on Lothrop street, between Nineteenth and Twentieth streets. William H. Bodeman is building a beautiful bungalow on Emmet street, between Nineteenth and Twentieth. Hastings & Heyden are starting three more seven-room houses on Lothrop street, between Twenty-second and Twenty-fourth, two of the three just completed on this street having been sold. Charles W. Martin of Hastings & Heyden will shortly move into his new eight-room house at the northeast corner of Eighteenth and Emmet streets. J. P. H. has just completed and moved into his eleven-room house at the southeast corner of Nineteenth and Spencer streets. Mrs. L. Lucas has just completed and moved into her eight-room house on Spencer street, between Nineteenth and Twentieth. C. C. Cannam is just completing an eight-room house at the southwest corner of Nineteenth and Lothrop. F. C. Newcombe of the Wagner & Buchanan Lumber company has just started an eight-room house on Wirt street, between Sherman and Eighteenth. E. A. Rogers is building a seven-room house at Twenty-second and Emmet streets. F. M. Boyle is building a seven-room house on Pinkney street, east of Twenty-second. Dr. P. R. Mullen is building an eight-room house at the corner of Nineteenth and Pinkney. M. J. Kenney has just completed a six-room house on Pinkney street, between Eighteenth and Nineteenth. F. C. Wilmoth is just completing his two apartment building on Emmet street, between Eighteenth and Nineteenth. F. H. Malone is building an eight-room house on Spencer street, between Eighteenth and Nineteenth. C. J. Wonder is building a nine-room house on Lothrop street, east of Twenty-second. C. E. Shepard is building two seven-room houses on Lothrop street, between Twenty-first and Twenty-second. B. A. Chappel is building a seven-room house on Pinkney street, between Eighteenth and Nineteenth. Mrs. C. G. Fendrick has just completed an eight-room house on Emmet street, between Nineteenth and Twentieth.

Suburban residence property around Omaha has been going like hot cakes during the last week, and many prominent Omaha people have bought extensive tracts on which to build suburban homes. With the advent of automobiles into general use many homes have been built at a considerable distance from the car lines, and certain outlying districts have been transformed from farm districts into acre property with graded streets lined with shade trees.

George & Co. have had a busy week and have made several large sales of suburban property. John L. Kennedy has bought twelve acres in Fairacres, west of Happy Hollow, for \$12,000 and will build a home for himself in the near future.

George N. Peck, manager of the John Deere Plow company, has bought nine and one-half acres in Fairacres, on which he expects to build a suburban home. Nathan Merriam has bought two acres in Fairacres and will build, and Harry V. Burley bought a ten-acre tract last week on which he will build a new home.

East of Fairacres and south of Happy Hollow is the new beautiful home built by R. R. Evans, which is nearing completion. Mr. Evans has moved 100,000 yards of dirt this summer and his home is on the highest pinnacle in that section.

The contract has been let for grading Fifty-second street from Dodge to Hamilton and this will give better access to a district which is rapidly being filled with new homes.

The foundation has been started for the new sixteen-story building which the City National bank is building at the corner of Sixteenth and Harney streets, and work will be pushed as rapidly as possible. The Illinois Central is the first tenant to sign

a lease for space and will have its offices on Sixteenth street next to the main entrance to the building. The Illinois Central has also contracted for 1,000 feet of floor space on the upper floors for its freight offices.

Many business concerns are seeking locations in Omaha and all available space is grabbed as soon as it is free for a tenant. The question now bothering real estate men and investors is which way the business center of Omaha will move. Some years ago this problem was up and the movement was started south by the erection of the Bennett Company building at Sixteenth and Harney. Again must business find an outlet and again is it spreading out from the main center. Automobile concerns take possession of property on Farnam street as soon as a new store is built, or as soon as some other tenant vacates.

An effort is now being made to have business move west on Douglas street and many new stores will be open for occupancy on that thoroughfare in a short time. J. L. Brande & Sons are erecting the new theater and store building on the corner of Seventeenth and Douglas streets, and this will have quite a number of store buildings. J. L. Kennedy is building on the southwest corner of Nineteenth and Douglas streets, and he will soon have some stores ready for occupancy. O. C. Redick last week bought the corner of Nineteenth and Douglas streets from M. G. Maul for \$28,000 but he has not decided to build at present. E. A. Cudahy has some property on Douglas street, but he has not decided whether he will build at present or not.

Hastings & Heyden have sold the St. Louis flat building, 53-551 South Twenty-sixth avenue, to George A. Stoltenberg of Benson for an investment; consideration \$5,000. Seven-room cottage at 141 Madison avenue to Ezra E. Koontz, for a home; consideration, \$3,200. Another one of the new seven-room houses in Kountze place, 233 Lothrop street, to John S. Gallup for a home; consideration, \$1,700. The southeast corner of Sherman and Emmet street to William McKenna, which will be improved. A five-room bungalow on Camden avenue, between Twenty-fourth and Twenty-fifth streets, to Thomas E. Creighton for a home; consideration, \$2,750.

The Payne Investment company had another party out in the Scott's Bluff country this week, running excursions weekly. Sales to the amount of \$50,000 were made, running the total up over \$1,000,000 since May 4. Threshing has begun along the valley and some great crops are being harvested, one farmer reporting seven and one-half bushels of wheat to the acre, weighing sixty-three pounds to the bushel, or over sixty bushels to the acre by weight. The sugar company is pushing work on the new building and has shipped in machinery for the manufacture of cement brick, which will be used in the superstructure. The Chicago, Burlington & Quincy evidently anticipates a big crop of sugar beets, as new sidings and beet dumps are being built at different points between those now in use. This season's crop will be shipped to Colorado factories.

The Anchor Fence company has begun work fencing the Detention house. This tract comprises twenty-five or thirty acres.

George J. S. Collins has the contract for the erection of a six-story reinforced concrete hog pen for Armour & Co. in South Omaha. The building will be erected at an outlay of \$20,000 and will be completed within two months.

Milton Rogers' son has just fitted out the jewelry store of Leffert in Council Bluffs in a pretty tile floor.

The savings department of the United States National bank has been provided with a tile floor by Milton Rogers' son.

The bank at David City has been fitted out with tile floors by Milton Rogers' son.

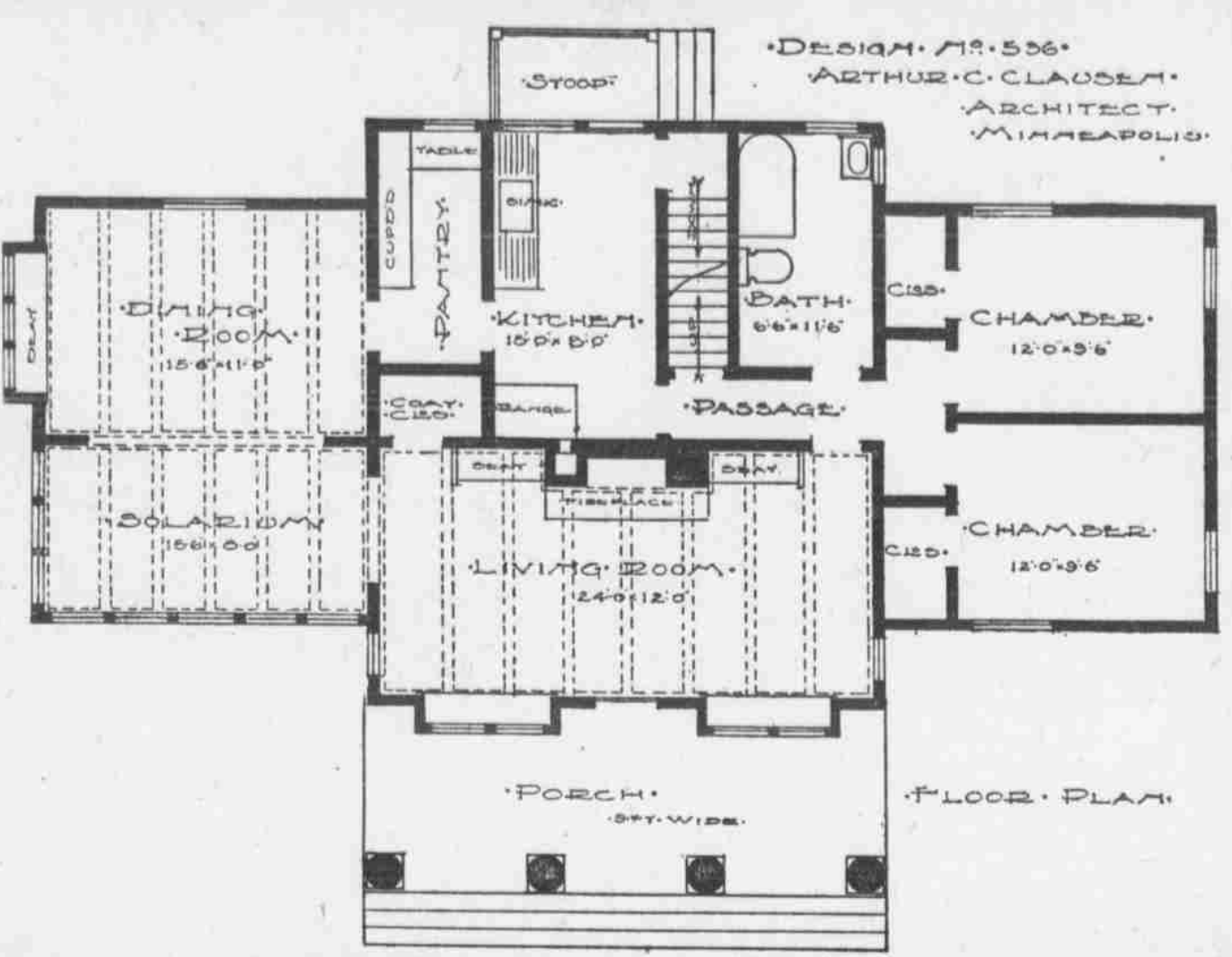
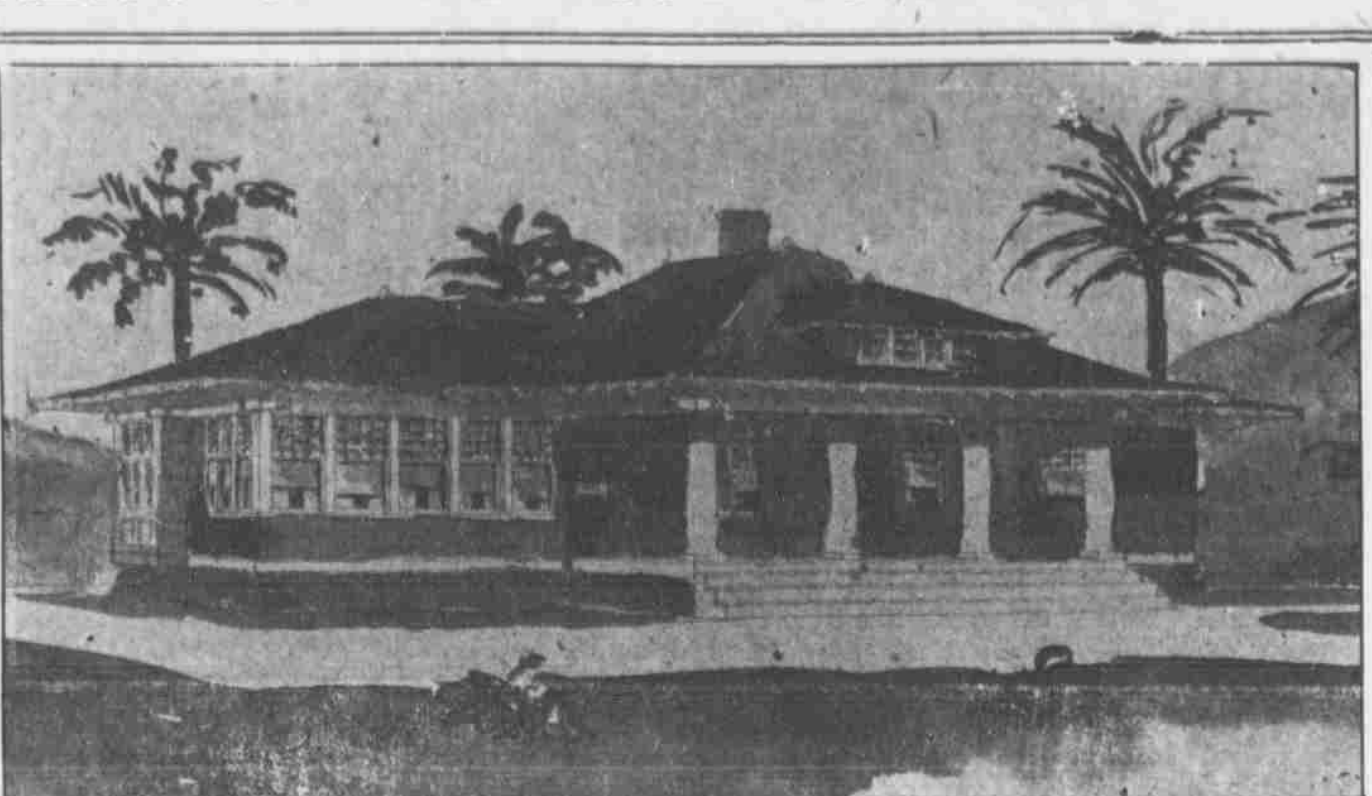
#### GOOD NEWS FOR AUTO MEN

Pre-st-O-Lite Plant is Now Being Put Into Shape in This City.

M. Moscovitz, representing the Pre-st-O-Lite company, is in Omaha to arrange for the Omaha branch of the plant in the new concrete building which has been erected for the company at Eleventh and Seward streets.

This will be welcome news to automobile owners in Omaha, because it has been almost impossible to secure any of the lights in this city for some time, and as this is the light most generally in use, they have been put to considerable inconvenience. The company has plants at Boston, New York, San Francisco, Cleveland and Toronto. The entire middle west will be supplied from the Omaha plant.

## NEWS OF THE BUSY HOME BUILDERS



### Practical Construction and Designing--The Front Door

Arthur C. Clausen, Architect.

(Editor's note: This is the first of six articles which Mr. Clausen will contribute on the practical construction and designing of important parts of the home.)

Few people fully appreciate the value of first impressions. Many go through the world playing the game of life "catch-as-catch-can" and wonder why they fail. Nowhere do we receive impressions more lasting than those received upon entering a house for the first time. "Well begun is half done," may be straining the point, but a good beginning certainly goes far toward accomplishing the purpose of acquiring the object in view, which in this instance is: A good impression. The beginning for a good impression in a home is the entrance. If the impression here is good it will go a long way toward making one overlook a lack of paintings on the wall, fine furniture in the parlor and other unessential but welcome luxuries.

The front door or entrance is, so to speak, a part of the interior adorning the exterior of the house. It should stand out as a mark of welcome to the passerby and be an indication of cordial hospitality within. The entrance is a key to the interior, an index of what is to come, where one receives his first impression, be they good or bad. Keeping out thieves and weather, it should also invite friends. The front entrance being the principal means of ingress and egress should be made to feel its dignity. To accomplish this there are many ways, the adoption of each depending upon the social standing of the owner, the size and design of his home and the size of his pocketbook. Thus, while we must allow that a six-foot six-inch door would look all right in a layman's cottage, we would not tolerate it in a paternal home, here the door must be eight feet or more to be in good proportion to the straight-backed dignity and tall silk hat of the owner.

The design of the entrance should be distinctly in the adopted style of the house. A beautiful design for a colonial house is the so-called Venetian type. It gives a cheerful aspect to a house, has a broad open-faced welcome and admits an abundance of light to the hall. The lights can be leaded or divided with decorative sash bars into a number of different designs. Let me emphasize this point of keeping all things in harmony. If the style adopted can be carried out in the furnishings of the house, so much the better, but at least keep the house itself exclusively in one style. It is on this point that the young architect too often fails. He is more anxious to please his client and get his money than he is to please himself. If your client comes to you wanting a porch like "Jones" or a dormer like "Browns," or a roof like "Greens" and bay windows like "Smiths," when all would be out of harmony to each other, don't let him have it that way. Take the time to educate him a little. He won't like the results when built and will come back at you with a "Why didn't you tell me so?" no matter how many times you may have done so. Just recently the writer was requested to design a house with the first story cobbles, the second story English half timbered with shingles between, a colonial portico on the front and a mission front door with "Lart Navau" glass in it. It is needless to say that they did not get it. A little extra time spent with a client to obtain good results is a cheap way of advertising.

The old Deerfield door, belonging to the class known as entablature doorways, looks especially well for a side driveway entrance or a front entrance where the porch is very high or does not exist, the door opening directly on the street. The door knocker is no longer of practical use in this day of modern invention, but it serves to bring up memories of our grandparents, and is often a very pretty ornament. To be too utilitarian or conventional often loses to a home the sentimental

#### THE BEE'S PLAN OFFER

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qualities that make it inviting and home-like, which is the principal result to be attained. Pretty side or rear doorway, that was a favorite with our grandparents, is made by placing a vertical lattice about thirty inches wide extending outward on each side of the door and across the top; overgrowing the whole with old fashioned roses, transforming by nature's aid a mere hole in the wall into a beautiful entrance with the added fragrance of an effusion of flowers.

I cannot limit the exact dimensions of a front entrance, depending as it does upon so many conditions. Its proportions therefore can only be spoken of in a general way. It must not be narrow or of a stinging appearance, for that would be the first impression one would receive of the owner. It should rather be broad and generous in its aspect, even to a fault. Carved in Latin over the entrance of an English chateau are these expressive words, "My door is wide, my heart is wider." These words express precisely the idea I wish to impress, one would then receive of the owner. It should rather be broad and generous in its aspect, even to a fault. Carved in Latin over the entrance of an English chateau are these expressive words, "My door is wide, my heart is wider." These words express precisely the idea I wish to impress, one would then receive of the owner. It should rather be broad and generous in its aspect, even to a fault. Carved in Latin over the entrance of an English chateau are these expressive words, "My door is wide, my heart is wider." These words express precisely the idea I wish to impress, one would then receive of the owner.

If there are no sidelights or windows in the hall, it is best to admit light through the door in some of the many other ways. The lights can be made of crystalline or other obscure glass if desired; but for the sake of looks it is best to use clear, plain or bevel plate glass for the door lights with plate (preferred) or double strength glass for the transoms and side lights. If the outside trim of your house is painted and the inside finished in natural woods, make the door of the natural wood finish on both sides; the outside panes, sash and casings of the entrance like the trim, but the inside casings, etc., the same as the door and other inside finish. Never "mix" on the door, making the inside of

one color or wood and the outside another, as it cheapens it in appearance.

The vestibule is necessarily a part of the entrance, as its size, shape and location depends entirely upon the arrangement of the plan a few remarks will suffice. The usual form is a rectangular box a little wider than the entrance, but it is best to make it more of an ornament or of some use other than a mere place to pass through, and afford double doors to the weather. A small entrance vestibule is an eternal nuisance. A vestibule should be at least large enough to accommodate both the guest and the hostess at the same time. If it is not, mark the following program. The inside door must be left open to allow the hostess to back in while her guest enters. She must then gently push her guest to one side while she passes her and goes and shuts the open outside door; she is then at liberty to return and shake hands. In the meantime her baby catches cold. Not a very good "first impression" do you think?

A splendid arrangement is to have the interior entrance a repeat of the exterior, while on both sides of the vestibule are coat closets, one each for ladies and gentlemen. The doors of these closets should have a mirror panel of two-thirds, or all of the length. Never project a square box vestibule out on the porch. It suggests a cramped condition of the plan within, being, as it is, fairly crowded out. A good substitute for a vestibule is to make the partition twelve inches thick to prevent a hitting of the knobs. Make the outside storm door a counterpart of the permanent one and replace it in summer with a screen door.

After having studied the front door problem and having arrived at a conclusion of what is desired, due attention must be given to the interior doors that they may conform in design and be in harmony with the entrance door.

In conclusion: For sliding doors use door hangers that are held to the tracks and can not jump off. Use three strong hinges on outside door and two hinges for interior doors. Have your hardware in harmony with finish and design of entrance and other doors and windows. Cylinder locks are the best. Veneered doors are better than solid doors if made right and a better grain of wood can be obtained. Make side and top styles to panel doors five inches; bottom rail the height of baseboard; muntins between panels not less than three and a half inches. In wide doors having considerable glass, top and side styles should be six inches for strength. Thickness of veneered doors, two and a quarter inches, solid doors inch and three-quarters thick. Provide pantry doors with ball bearing swinging hinges and metal push plates on both sides. It is preferable to make the pantry doors an inch thick. In the average house, the best width for front door is three feet to three feet six inches; for interior doors two feet six inches to three feet. Keep casings at the top of doors on a line with top of window casings. Usual height for interior doors is seven feet, but can vary. All doors on one floor, however, should be made the same height. Bed room and closet doors are sometimes two feet six inches by six feet six inches. Height of entrance door varies with the design, but it is best when possible to make them the same height as the interior doors.

Position for Bluffs Man. FORT DODGE, Ia., Sept. 4.—(Special Telegram.)—Harry Curtis of Council Bluffs will come here September 15 as Young Men's Christian association secretary, filling a vacancy extending for six months. He will assume charge of building the new association building, valued at \$50,000, the amount being already secured and a fine centrally located site being in view as a donation.

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