

TIMELY REAL ESTATE TALK

Pronounced Drift of Good Homes to the Suburban Hills.

COMBINE HEALTH AND PLEASURE

Movement to Put Real Estate Business on Higher Plane by Agreeing Upon a Code of Ethics—Some Trips Proposed.

When Omaha people first began to look to the hills and bluffs that surround the city on every side, for their residences, scoffers said it was only a fad and would not last.

"Just wait," they said to the pioneers in the simple life of the suburbs, "you will soon find what it means to come two or three or five miles to business every morning."

The announcement that next spring a new tract will be opened just this side of Happy Hollow club to be sold to people of means who want to go out beyond the confines of the aristocratic West Farnam district, is one of several evidences that the movement toward the edge of the city was not a fad, but a movement that would last.

Real estate men point to several recent developments in Omaha as the cause for this outward exodus. Ten or fifteen years ago when street car service was not as good as it is now it behooved a busy man to keep his habitation as close to his place of business as possible. The conviction grew that the only desirable residence property was that close in and near the best street car lines. This feeling became so strong that it took several years to get it out of people's minds even after the street cars began running with regularity and close together. New business men are beginning to realize that a mile or two of additional distance from town means only an additional ten minutes on the car and that this can profitably be consumed in reading the newspaper, both morning and evening.

Plenty of Slightly Places.

"Omaha is surrounded on all sides by admirable building sites that are high, beautiful and slightly," said a real estate man, "and Omaha people have not yet begun to realize the possibilities that lie in these hills for homes. Those who have been cooped up in town all their lives do not realize the desirability of having a little garden and be master of a real suburban farm. Dozens of men and women, run down by the rush of city life, have built up their health by simply living out

in the quiet suburbs. Some day all these hills will be dotted with homes."

One of the important factors in inducing people to move out is the boulevard. These beautiful driveways ramifying out in the slightly parts of the city have served greatly to call people's attention to desirable building sites. As the boulevard system increases in length, realty dealers predict the movement to the suburbs will increase more and more.

The movement to place the real estate business on a higher plane than that of mere bargaining between men is being given hearty support by local dealers. This movement has culminated in the national organization, of which the Omaha Real Estate exchange is a member. This organization, besides being educative, is ethical. One of its purposes is to secure the establishment or the recognition of a code of ethics which shall govern real estate men in their relations to one another and to their clients. Some real estate men see in the success of the national organization an indication of progress from the sordidness of mere trade to the ideals of a semi-profession. They say it means a long step toward the era when the real estate business will be conducted on a high plane of ethics.

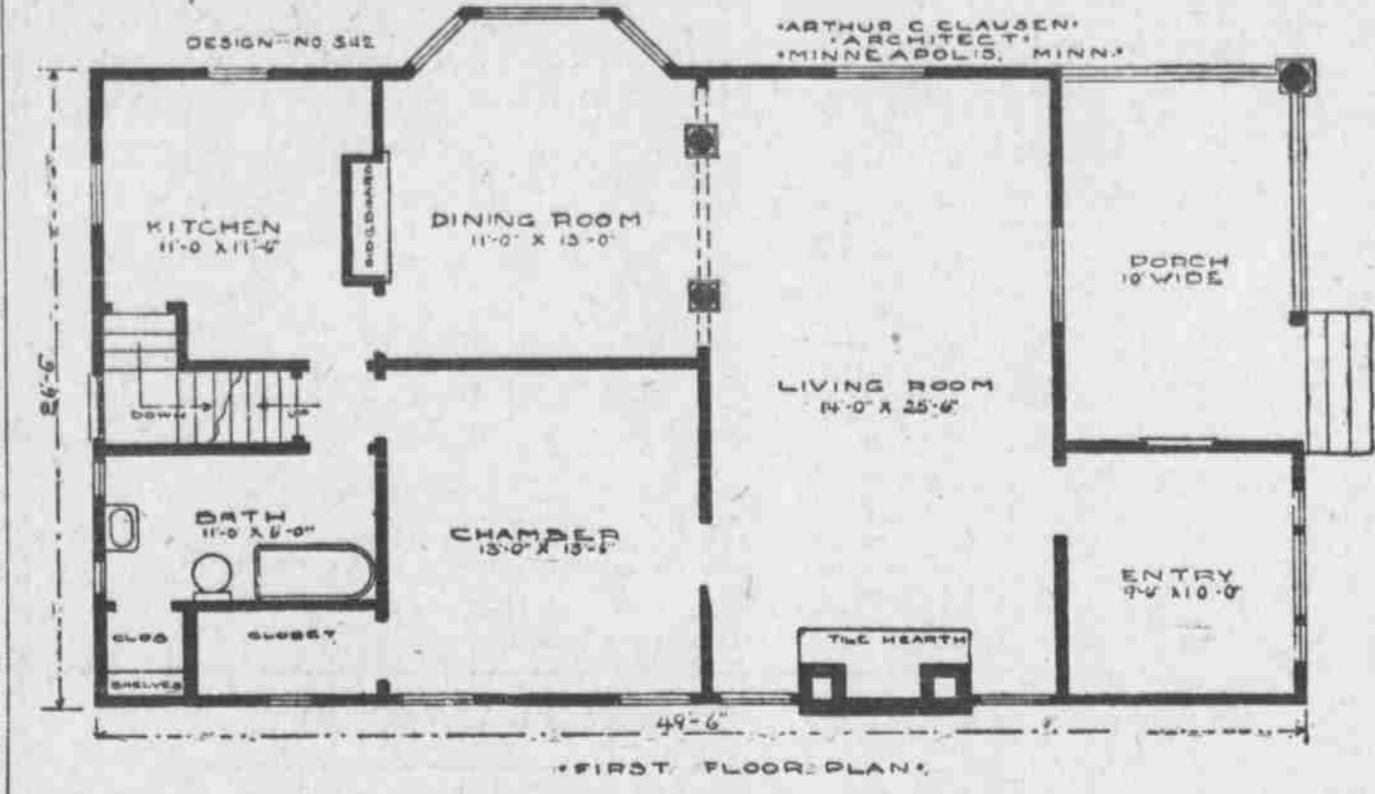
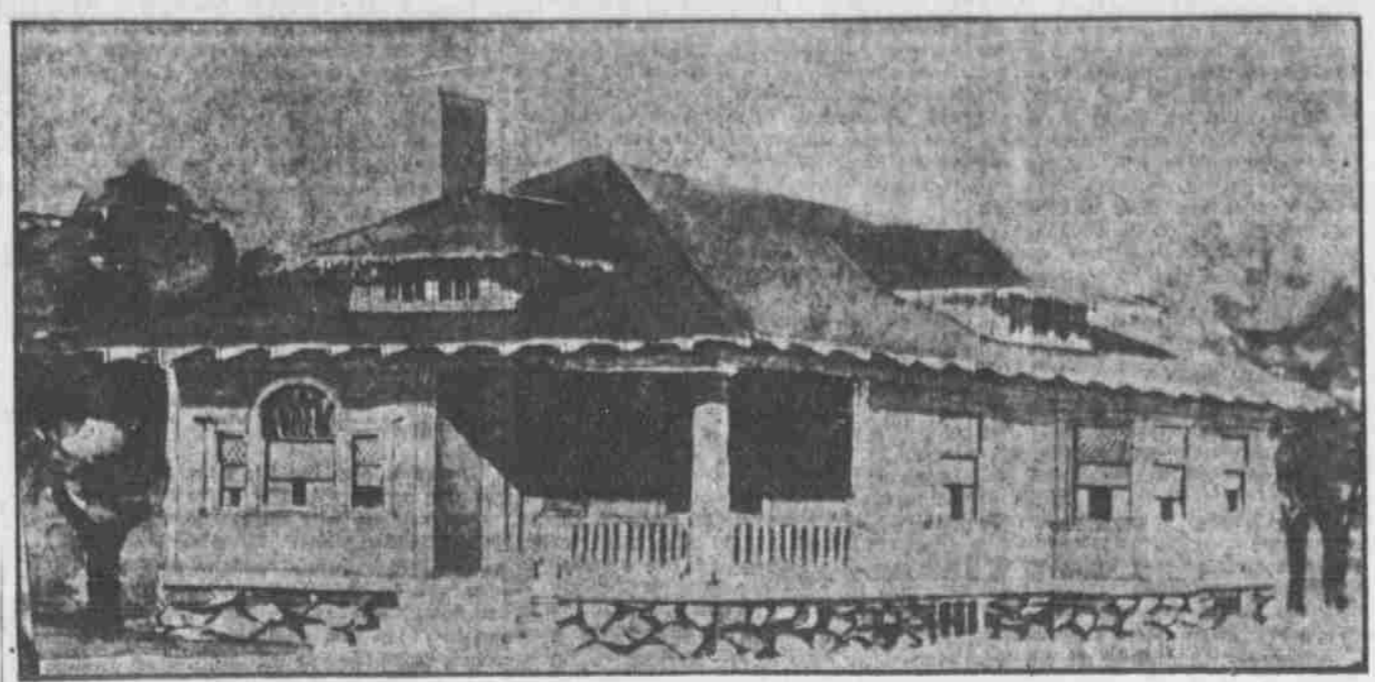
Another example of the new feeling in the business is the proposed trip of the Omaha real estate men to Kansas City next month to be the guests of the real estate men of that city. The visit is made for the purpose of studying the conditions in Omaha's big sister city to the south.

"The live real estate man can pick up ideas wherever he goes," said one dealer, "and he grows by coming in contact with other men who are selling real estate in other parts of the country. No man needs to know the conditions under which other cities have developed more than the man who is dealing with the development of his own city every day. Kansas City has many things of unusual interest to a real estate man, one of them being its boulevard system, which surpasses anything else in the west."

It is hoped to make up a party of twenty or twenty-five. An unusual sale of lots in Creighton's First addition, south end west of Hancock park, is reported by D. V. Sholes & Co. The addition contains about 300 lots, and of these nearly all are gone, and it is believed they will all be sold by the end of winter. Six of the lots were disposed of this week to prospective builders.

A week from next Wednesday the Real Estate exchange will hold its annual election of officers. The nominations were made last Wednesday. F. D. Wead was named for president and most of the other officers were renominated for their present positions.

NEWS OF THE BUSY HOME BUILDERS



Selection of Building Materials

Arthur C. Clausen, Architect.

WHILE there are a great many things necessary to make a home complete and satisfactory they can all collectively be placed under three heads, good plans, good labor and good materials. It cannot be said that any one of these three is more important than any one of the others, all must properly perform the parts assigned them in the construction of a home and each reflects greatly on the other. If the plan is that of an attractive and convenient home, if the contractor is honest and therefore employs competent labor, and buys good material, both contractor and architect are given more credit by the owner, his family and friends, than if the contractor were to shirk his duties toward the proper construction of the home and not use sufficient care in selecting his employees, even though the materials they use, be good. Or, if the contractor should deliberately "skin the job" or "kick the bones" to speak with familiar trade expressions and purchase inferior materials, even though he employs competent help. The contractor receives more credit for building an attractive home than he would for building an unattractive one, no matter how competent his help or how good his materials, and in any case the owner profits or loses according to his selection of architect and contractor.

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is used they should be featured down with screws instead of nails.

To go back to cement walls. There are several ways in which the finish coat can be applied. One is what is called a carpet float or almost smooth finish. Another is a pebbled dash made by throwing small pebbles and gravel onto the fresh cement wall where it adheres. The common way of treating a cement wall is what is known as a dash or overcast, made by mixing cement and sand or cement and finely crushed rock and dashing it on the wall. Some masons make this mixture in a pail with plenty of water and use a bunch of switches with which to spread it. More rugged effects are obtained, however, by using a small trowel with a little less water in the mixture and throwing it with a swinging movement against the wall. It takes a man who uses his head as well as his hands to do this class of work in the best manner. If the dash is not evenly distributed, leaving great mounds of cement in one place and a bare wall in another, the effect is very poor. When properly applied, especially when some coloring pigment is placed in the mortar, the effect is very pleasing and will, no doubt, be permanently popular.

Just a word in conclusion about roofs. Roofs are of tile, slate, shingles or composition roofing. The list is made according to both durability and price. For a fine home a tile roof is without a doubt the most appropriate, provided that the exterior walls of the home are of masonry. To place a tile roof on a frame house never looks well. A slate roof makes a very satisfactory roofing material provided that the right kind and thickness is obtained, for slates when used in a cold climate crack easily under the influences of frost and slides off. The use of shingles as a roofing material is too well known to require a description further than to say that it is extensively used and for a moderate sized home, the most practical roofing material. It is best to dip the shingles instead of brushing them. If shingles are dipped there full length in coal tar oil, a very penetrating oil, used to a large extent as a protective on posts that go into the ground, they become an almost permanent roofing material, the oil giving the shingles a pleasing dark-brown color. There are a great many kinds of roofing composition made of a mixture of tar and felt, asbestos and tar, burlap and tar and fine sand, etc. They are easily applied and each will last many years. When it comes to looks they are not to be considered for an artistic home with the possible exception of an asbestos slate that is generally coming into general favor.

CELLAR OF FIRST IMPORTANCE

With Dampness Banished it is the Foundation of a Happy Home.

A warm, dry cellar is literally and actually the foundation of a warm, dry, well ventilated house. The evolution of the cellar is an interesting study in the slow development of human intelligence. It was devised originally simply as a subterranean, frost-proof pit or cave, under the house, in which could be stored first wines, and later apples, potatoes, cabbage and other perishable fruits, together with milk, butter and cheese. Next it was utilized, when the absurd insufficiency of stoves and fireplaces for heating purposes was recognized, as a convenient place to put the furnace. Then it was raised above ground to make the furnace draw better, and lighted and ventilated, until now it has become one of the most important sections of the house from a sanitary point of view. It should be cleaned, lighted, heated and ventilated, winter and summer, as carefully and scrupulously as any other part of the house. When this is done, we are rid at one stroke of dampness, with all its well known rheumatic, tubercular and other disease breeding tendencies, of bad smells from decaying vegetables, accumulations of dirt in dark corners, leakage of sewer and other pipes, which are now in plain sight instead of buried in the earth, of cold floors and all the injurious effects which come from dampness and moist decay all through the house. The complaint that heating the cellar has spoiled its use for storage purposes is simply a proof of its advantages. Nothing could be more utterly unsanitary in this

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