

TIMELY REAL ESTATE GOSSIP

Omaha Becoming Famed as City of Beautiful Homes.

DECEMBER RECORD IN TRANSFERS

Closing Month of Old Year Saw Greatest Number of Sales and Building Permits—Snow Troubles in the Suburbs.

That Omaha is really the city of beautiful homes, is becoming recognized all over the country, especially since the establishment of the publicity bureau of the Commercial club, which has sent out many photographs. During the last week three of the largest periodicals of the country have written to Omaha for photographs of some of the fine residences for which Omaha is becoming famous.

The Ladies Home Journal, which each month has a page of beautiful home, has written for a dozen photographs which it wishes to use and Leslie's Weekly also wants some for publication.

President Taft was taken for a drive past several of the public schools of Omaha and on that drive an effort was made to have the procession pass several of the pretty residence districts. The president remarked on the beauty of some of these and especially of the fine appearance of the houses belonging to the people of moderate means. Residence districts are fast being paved and trees are reaching shade-tree proportions until Omaha is really entitled to all the praise which is heaped upon it. With all the publicity which is being given the matter, the world will soon come to recognize Omaha as a city of beautiful homes.

Despite the cold and snow which covered the community during December, that month made the record of the year in the matter of real estate transfers and also in the number of building permits. The transfer account was helped along on the last day, when deeds were filed for the transfer of the New York Life insurance company's building to the building company of the Omaha National bank. The amount was \$75,000, and helped materially to swell the total. On the same day deeds were filed for the transfer of the old United States National bank building, and the day before the deeds were recorded for the new Woodman of the World site at Fourteenth and Farnam streets. It made a grand finish for a big year.

Suburban residents with long stretches of sidewalk have had their hands full this winter in keeping off the snow, which has fallen at regular intervals, the time being regulated by the cleaners. It seemed as though the next snow came along just as the last was shoveled off. Owners of vacant property in Omaha also found they had an additional tax on their property when the chief of police ordered all walks to be cleaned.

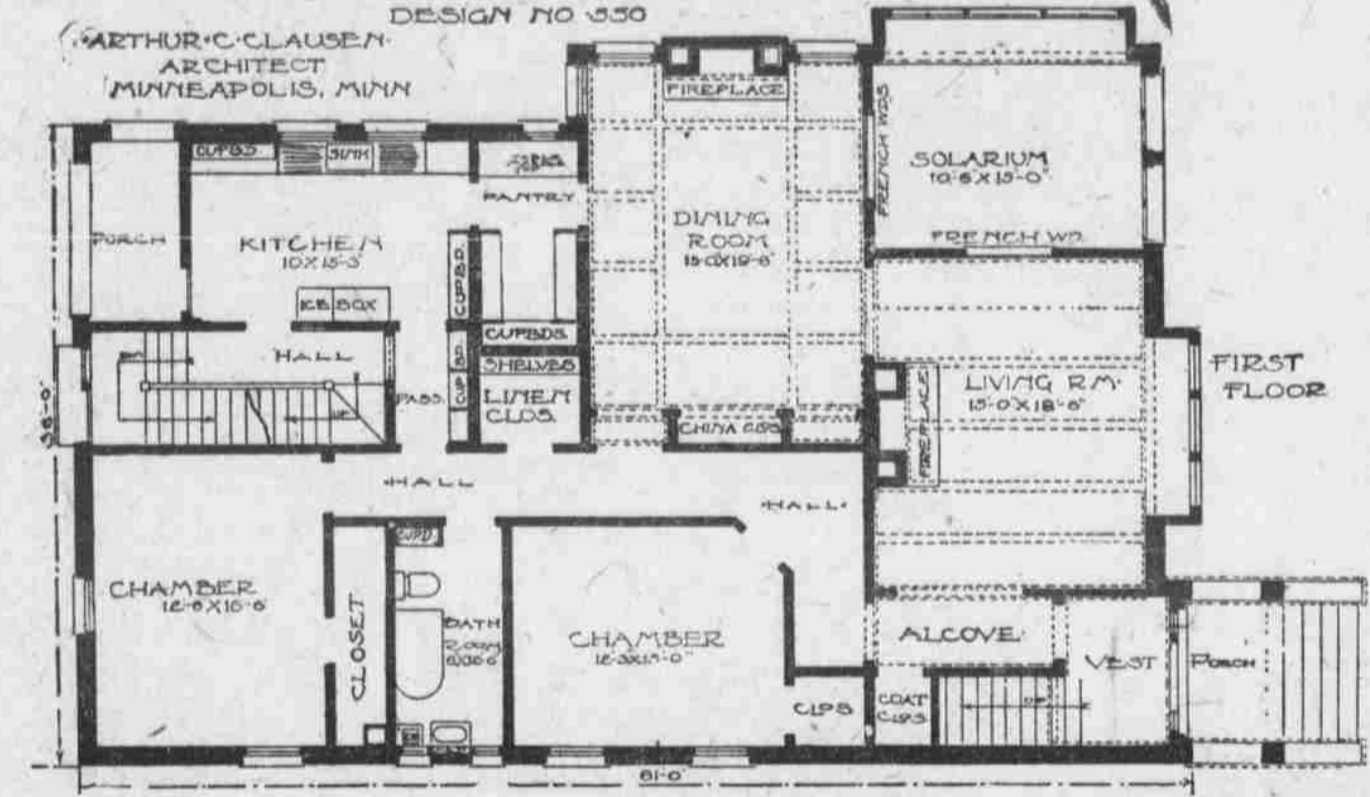
All indications point to the coming season being the heaviest record in the matter of building in this city. Hundreds are buying lots on which to erect homes and besides there are several large building operations which are only waiting for spring before work will be begun. The Union Pacific headquarters building will be started early in the spring and besides a new mill will be built in the spring. Some work will be done on the Woodman building during the summer, as it is so specified in the contract with the business men who put up the bonus. Twenty new residences were announced in one day last week, showing that there will be considerable activity in that line.

A move toward the establishment of a new trade center comes with the moving of the Smith Premier Typewriter company into its new home in the John L. Kennedy building at Eighteenth and Douglas streets, just completed.

"We are getting away from the congestion of the old location at Sixteenth and Farnam streets," said M. O. Plowman, manager. "There are several business enterprises to locate up this way and there will be plenty of room for the growth of the new center."

The two upper stories of the Kennedy building will be occupied by the Nebraska Telephone company.

NEWS OF THE BUSY HOME BUILDERS



Getting Best Results in Home Building

Arthur C. Clausen, Architect.

**Duplex Houses.**  
The duplex house, which is becoming a popular and profitable investment, is the outgrowth of the flat and bungalow idea. For many years the modern flat has been considered the most conveniently arranged home to live in and care for, although at the sacrifice of some pleasures which can only be had in a detached house. The great single fault of all flats in flat buildings has been the fact that the assemblage of a number of homes under one roof makes it necessary to string the rooms out in a long row with the light and air coming from only one side. When the rooms face the west the flat becomes very uncomfortable in the summer, since it is impossible to get away from the bright

**THE BEE'S PLAN BOOK**  
Through an arrangement with Arthur C. Clausen, architect, the readers of The Omaha Bee can obtain a copy of his beautiful book, "THE ART, SCIENCE AND SENTIMENT OF HOME-BUILDING," for one dollar.

dependent from both flats so that when the kitchen door is locked, the tenant has locked the flat, so far as interference on the rear is concerned. In the attic, it is advisable to finish off several rooms where the space will allow two of these can be used as servant rooms for the use of both tenants and the other two can be extra rooms to accommodate the family over-flow when unexpected visitors arrive. Duplex houses have this advantage over the flat building. It can be built, when properly designed, in a first class residence district without incurring the displeasure of surrounding property owners, since as an improvement it increases the value of property instead of decreasing it for homebuilding purposes, which is usually the result of the building of a regular flat building in a residence district. The second floor being identical with the first floor has something to do with reducing the cost in such items as doors, windows, side-boards, fire places, etc. The more you can repeat the same design of a certain feature the cheaper they become. That is why it is not advisable to have two great a variety of sizes in doors and windows.

Building Statistics for December

Notwithstanding the heavy snowfall and the coldest December in years, building operations in the principal cities of the country were far ahead of the corresponding month a year ago. Permits were taken out in fifty-one cities according to official reports to Construction News for the erection of 7,740 buildings, involving a total expenditure of \$43,282,465, against 7,329 buildings, costing \$37,065,146 for December, 1909, a decrease of ninety buildings and an increase of \$6,217,319, or 18 per cent over the same month a year ago. This is a highly satisfactory showing, and particularly so when the cold weather and the tremendous activity of the preceding months is taken into consideration. The figures in detail are as follows:

Table with columns: City, Estimated, No. of Bldgs., Estimated Cost, Per Cent. Increase/Decrease. Lists cities like New York, Chicago, San Francisco, etc.

hot glare of the summer afternoon sun without going out of the flat. People used to living in flats but knowing by experience some of its shortcomings and having become accustomed to the conveniences of a home all on one floor naturally look upon the one-story bungalow with favor when they consider building a home for themselves. Here we have all the advantages of the flat with none of the squalor, need not be strung out on a long row, and light air and a view from all sides can be obtained. It can be placed on as good a lot and made as picturesque as one chooses.

From the real estate man's standpoint the standpoint of a man who has a small amount of money to invest in a way that will insure a good income, the one-story bungalow is too expensive compared with the returns to warrant building with the investment idea in view. Out of this condition has grown the duplex house, which is nothing more or less than a two-story bungalow. It furnishes two complete homes, each on one level, dividing the cost of the roof, foundation, lot and part of the general construction between them. Each flat bringing in as much rent as two separate bungalows built on separate lots, each including the expense of its own foundation and roof. One of the principal advantages of a duplex house is that if properly designed it has the appearance of a private home. In order to carry out this idea it is advisable to have but one entrance. This is one of the few exceptions in which an entrance at the corner of the house is advisable, for since the stairway would be for the use of the second-story tenant only, to place it in the center of the house would be cutting the first floor flat in two. The commonest way in which to provide a porch for each tenant has been to place a two-story porch on the front, but this is now becoming so common that a duplex house can usually be recognized by this feature.

The design accompanying this article shows a pleasing variation from the usual methods by using the English domestic style with brick for the first story and half-timber work for the second story, thereby overcoming the idea of complete repetition for both stories. The rear stairway should extend from the attic to the basement and be entirely independent from both flats so that when the kitchen door is locked, the tenant has locked the flat, so far as interference on the rear is concerned.

FEDERAL COURT MEETS SOON

Jury Term May Be Called for First of February—Many Old Land Cases.

It now looks as though there may be a jury term of the federal courts in Omaha about February 1. It is the wish of the Department of Justice to dispose of the old land cases now on the docket which have been hanging over for two or more years past. The Mabray cases may also be tried during this term, as many of the ninety defendants indicted at the last term of the federal courts here are already under arrest or bond, and it is possible that the Omaha indictments may take precedence over the Iowa indictments for many of the same parties, the trials of which are set for March in Iowa.

A Bloody Affair

Is lung hemorrhage, Stop it and cure weak lungs, coughs and colds with Dr. King's New Discovery. 50c and \$1.00. For sale by Beaton Drug Co.

TRAINS COLLIDE ON BRIDGE

Burlington and Northwestern Mixup High Above Missouri River.

FOUR PASSENGERS ARE INJURED

Cars Remain on Trestle and Avert Terrible Accident—L. B. Davis of New York Is Painfully Hurt.

The Burlington passenger arriving from Kansas City was struck in rear-end collision by a Northwestern train while crossing the Missouri river bridge at 7 o'clock Friday morning and four passengers in the rear Pullman of the train in front were injured. The smash-up resulted in a delay of nearly an hour.

L. B. Davis, a traveling salesman from New York, was perhaps the most seriously injured. He is confined to his hotel room under orders from his physician, who fears that the patient has received a dangerous concussion. Mr. Davis was rising from his seat when the crash came and was thrown over in the next apartment, striking on his head.

He retained consciousness and when the train reached the depot continued on his way to the hotel. "It's a funny situation," remarked the injured passenger. "I may be very dangerously injured indeed, and it might only be a strain of my neck, so I don't know whether to feel bad or not."

A year ago Mr. Davis was injured in a wreck and did not discover it himself until two days later when he found that he had sustained severe injuries to his ankle. The Burlington train, according to the statement of passengers, was standing on the bridge waiting for the block signal when the Northwestern crashed in from behind. The rear Pullman on the Burlington dived up and wavered as though to fall from the bridge for an instant and then fell back onto the tracks.

A woman who was standing in the aisle when the trains struck was thrown to the floor and laid half the length of the car, sustaining bad bruises but no serious injuries otherwise.

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WELTH ORIENT CRUISE February 5, 1910, by S. S. "Grosser Kurfuers", 73 days, including 34 days Egypt and Palestine. \$600 up, including hotel, shore excursions, etc. FRANK C. CLARK, Times Bldg., New York.

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Ladies' O size Watch; solid gold filled, 20-year, guaranteed case, fitted with Elgin or Waltham movement—Our special sale price... \$10.00  
Gentlemen's 16 size Watch; solid gold filled, 20-year, guaranteed case, fitted with Elgin or Waltham, 15-jewel movement—Special sale price, at... \$11.75  
Same as above in 18 size... \$9.75

**SOLID GOLD JEWELRY**  
Solid Gold, Plain, Roman Finish Cuff Links—Regular price \$4.50—Extra special... \$1.98  
Solid Gold, Plain Roman Finish Scarf Pins—Regular price \$2.50—Extra special... \$1.19  
Solid Gold, Plain and Fancy Brooches—Regular prices \$3.50 to \$25.00, now... \$1.75 to \$12.50

**CUT GLASS**  
Brilliant, Perfect Cut Nappies, several sizes and designs—Regular prices \$2.25 to \$3.50, special... \$1.49  
Extra Brilliant Berry Bowls, 8-inch size—Regular price \$5.00 to \$12.00—Extra special sale price... \$4.49

**ROGERS SILVER CHEST**  
Only a few more of these fine Sets left—26 pieces; 6 knives, 6 forks, 6 table spoons, 6 tea spoons, 1 butter knife and sugar bowl, in a fine oak, satin lined, combination chest—Regular price \$13.25—Our special sale price... \$5.89

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THE OMAHA BEE, Omaha, Neb.