Real Estate Business is on the Boom and Lots Change Hands Rapidly.

MANY NEW SUBURBAN HOMES

Proposed Paving of South Thirteenth Street Will Open Up Picturesque Residence District with Natural Woods.

That Omaha real estate is on the move was clearly shown last week when the reports for the month of January were nade up and it was found that the first month this year had doubled the first month of last year and that in January, 1910, more real estate transfers were recorded than in any month of the precedog year. The total transfers for the onth amounted to \$1,824,629, while the amount for December, the largest month last year, was \$1,410,404. The total transfers for the year 1900 were \$12,700,000, so that the first month of this year was nearly equal to the average of two months last year.

February is keeping up the gait and all indications point to a most active season in real estate circles. All classes of property are moving, not only lots for residences, but also the lots in the business

Thomas H. Matters announced last week that he would plat the Holdrege tract west of Hanscom park and build some beautiful homes, all in the same style of architecture and yet all different. This beautiful plot of ground, just across the street from the park, has been used as the Holdrege home for years. Mr. Holdrege recently sold to Mr. Matters, who has rented the big house to John L. Kennedy. Mr. Kennedy sold his home at 40th gand Harney streets to George Wright, of Council Bluffs, who in turn has rented to Mrs. John N. Baldwin. Mr. Kennedy expects to build on his recently acquired acreage in Fatracres.

The announcement of the Omaha & Council Bluffs Street Rallway company Aber h would build out West Leavenworth street as far as Elmwood park this season, was welcome news to those living in that section. The car now runs to the city limits, but will open up a new residence district beyond. Some years ago the car line extended out Leavenworth street as far as the fair grounds, which were abandoned when the state moved its fair to Lincoln. The company announces this will be the second line it will build this season and that work will commence with the completion of the line which will run across the O street viaduct and through the stock yards to West L street, in South Omaha. The company is also contemplating the extension of the Farnam treet line out West Cuming street to the city limits.

The advent of the automobile into the social life of the country is making its coming felt in Omaha by permitting many citizens to build country homes which are more accessible to and from the city in short time by the autos. Suburban residences are springing up on all sides of the city and the macadam roads are eing put to practicable use by the city folks as well as the farmers. Omaha has splendid drives leading out from the city in all directions, even a new route being talked up to the south as far as Fort The billsides north of Florence are becoming sprinkled with houses and the West Dodge district is becoming quite populous. Pressure is being brought to bear on the county to put some of the cross county roads in better shape to connect with the main avenues that lead om the city.

Omaha tuildes have been shown what may be done in winter in this climate in the way of building. Although the winter has been especially severe at times, severel large structures have moved right along rearing their high walls to the skys. The City National bank has made the greatest progress from the laymen's the basement to the top of the sixteenth story during the winter. Some progresshas been made on the Douglas county court house and the Brandels theater gressing favorably on several others, the winter months.

Should the committee of South Thirteenth street property owners succeed in securing assistance from the county commissioners, city council of Omaha and the Crook, it will make one of the most atdistricts in the state, furnishing, as it without being renewed. will, many handsome and picturesque building sites.

The large colonial home of William Ayerigg on Thirty-third between Farnam and Dodge streets, has been sold to Clement Chase. In style and finish the Latham Davis.

CAISSON CRUSHES A WALL

Big Pressure from Structure Used in Building Bank Too Much for

A. F. Smith Store. Pressure from a caleson filled with freahly laid coment, to have been a part of the supports of the new City National Rank building, pushed a hole into a side wall of the A. F. Smith wholesale jewelry house Friday afternoon, scattering coment and concrete over the interior of the tuilding. Damage will amount to about

A. F. Smith, the proprietor, and a number of employes were in the room, but luckily out of the range of the flying concrete. The stock sales, which were standing open, were poured full of cement, which had to be picked out by an expert before the safes could be closed with their valuable contents. Several empty show cases were smashed and the whole interior of the room was spiattered with the specks of cement.

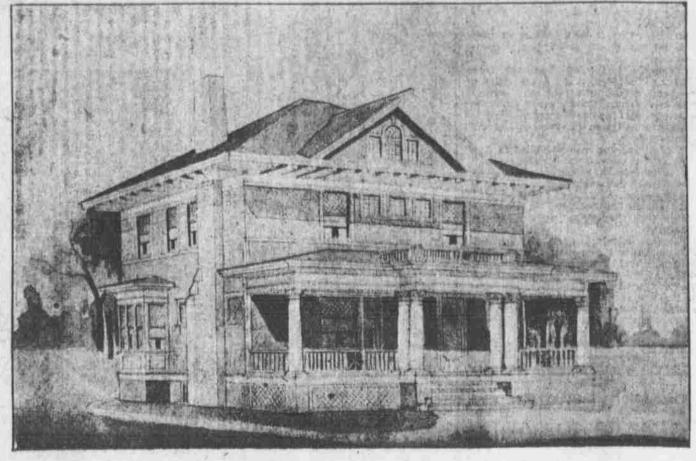
The caleson had been constructed against the wall of the jewelry house using it as one of the four sides. The bricked walls roved too weak to stand the pressure of beavy mass of cement.

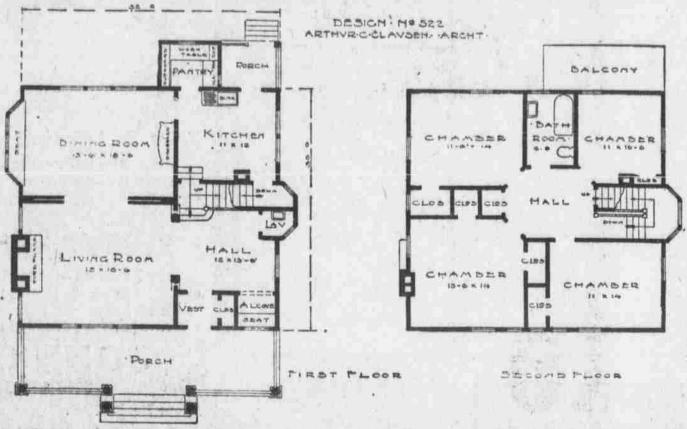
Workmen set about replacing the broken wall and had repaired the damage to the building by midnight.

A Frightful Experience

diousness, malaria and constination Quickly overcome by taking Dr. King's New Life Pills. 25c. For sale by Beaton

TRIEBY REAL ESTATE GOSSIP NEWS OF THE BUSY HOME BUILDERS





Getting Best Results in Home Building

Arthur C. Clausen, Architect.

Fireplaces.

Bu easy matter to constru fireplace that will not smoke, although there are thousands all over the country that are constantly giving trouble. To divert the greatest amount

of heat into the room and still allow the

amoke to escape up the chimney is not a difficult problem if a few simple rules in regard to the construction of the chimney threat are followed and the proper proportion between the size of the flue and the size of the fireplace opening maintained. standpoint, as the steel was put up from In trying to obtain this result with the greatest economy in fuel complications First of all, the chimney should be built sometimes arise with annoying results. higher than the nearby roof ridges, and building has been made almost ready for there should be no tree branches hanging the opening, during the winter months, over it to retard the draft. There should Last week on several days there were also be a separate fine for each fireplace. 325 workmen on the theater and office with no stove connections into fireplace building. Several garages have been built flues. If the chimney is built on the outduring the winter and work is now pro- side of the house, having an outside wall. the excavation for which was done during double wall at the back, having a twoside brickwork from cracking when the fireplace is being used during cold weather. The unsightly cracks so often seen on Omaha Park board for paving South Thir- due to the fact that in cold weather, when ences of heat and cold. The shape of the tractive driveways in Douglas county. fireplace makes considerable difference in the hills from Missouri avenue to sides reflect more heat into a room than Believue and Fort Crook, overlooking the sides that are at right angles to the front Missouri valley for many miles. This and back. An iron lining to the fireplace e most attractive suburban residence though it will last only a year or two

The back of the fireplace should incline forward, starting at a point a little over half way up the back of the fireplace; the brick arch, either flat or segmental, to strike against and reflect into the room. house is counted among the finest in The throat, long and narrow, should conand from there it can be& carried to either of the flue coming from the basement should there be one.

In no case should the flue arise directly from one side of the fireplace, since this would cause it to smoke on the opposite of the five also, should be one-tenth the area of the fireplace opening. For example, if the fireplace opening is four feet wide and two and one-half feet high, the sectional area of the opening would be ten square feet; this, divided by ten, gives a flue twelve inches square, and the throat at its opening would be three inches by forty-eight inches, both throat and five inches, or one-tenth the fireplace opening. An important consideration is the depth

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Address, Arthur C. Clausen, Architect, 1138-37-38 Lumber Exchange, Minneapolis, Minnesots.

also to lessen the danger of the floor timbers becoming ignited by fire dropping exposed to the weather, there should be a through cracks in the bricks, all fireplaces should be lined with firebrick, and a tile inch air space. This will prevent the out- flue is much better than a cement plastered or a pointed up flue. Carry the tile about two inches above the chimney-cap so that the water will not wash off the top the face of an outside chimney breast are of the chimney into the flue. The writer once saw a fireplace guaranteed not to teenth street from Vinton street to the the fireplace is being used, the brickwork smoke. It was taken from a fireplace county line, where the street will connect is expanding on the inside and contracting that was shown the writer as being made the national boulevard to Fort on the outside under the opposing influ- by a veteran mason who had the reputation of building fireplaces which never smoked; and there is no question but that The national boulevard follows the crest the amount of heat thrown out. Splayed he is entitled to full credit on this point. It would really be a difficult matter for a fireplace so constructed to smoke. The secrets in the construction of his five was coulevard is destined to become one of will also reflect considerable heat, al- the fact that he made no provision for deflecting the heat, and provided a flue with sectional area of about one-third the four feet high and very wide on all his fireplaces, there is no doubt but that Santa Claus could easily make his way down with a soffit underneath of about four and out again through such a flue. From inches, giving little surface for the smoke a practical standpoint, however, a flue so constructed is not to be considered, since nearly all the heat escapes with the smoke The deal was made through tract gradually to the center until it is of Of course, there is little heat obtained the same width as the flue at the center, from the side, the same as one would receive from a bonfire bullt out-of-doors; side required in order to bring it alongside but the fuel in such a fireplace burns very rapidly, and does not give off the amount of heat that it should in proportion to the

Another fireplace was shown the writer as having been constructed on scientific side. The sectional area of the threat and principles, and the owner could not see why it was that it smoked. In the first place, the soffit of the brick arch in front was eight inches wide. This alone would deflect some smoke into the room. Then, the back of the fireplace was curved in such a manner that the smoke would naturally be deflected forward, requiring what little would go up the chimney to

make a right-angle turn in doing so. * Many fireplaces smoke, but the remedy having a sectional area of 14 square in most cases is very simple. The common cause is the clogging up of the chimney of the fireplace. The distance from the Often a small place of board will be dropped during the construction, with rubbish face of the fireplace to the fire brick back, in it and, lodging at an angle in the when intended to burn wood, should never chimney, prove a hindrance to the draft be less than eighteen inchs; and fourteen until a brick or stone is dropped down inches for a coal grate. These are the from above to loosen and dislodge it. minimum depths; it is advisable, in either Another common cause of smoking is the case, to make them two inches deeper. The damper used in the throat. The sliding fireplace intended to burn cord wood, damper, which, when open, still closes should be at least four feet six inches half of the throat with its metal parts, The dimensions of fireplace open-should never be used. The damper when lugs vary according to the design. They open should leave the entire throat free are usually from thirty to forty-eight and unobstructed. There are several daminches wide, eighteen inches deep and from pers in the market that accompilah this twenty-four to thirty-six inches high. In easily, some of them being controlled from large ball rooms, club rooms, cafes, hotel the outside. There should always be a parlors, etc., they may greatly exceed damper in the fireplace throat, since there these dimensions, while a coal grate for a are times when it is desirable to close up bedroom or den may be much smaller. In order to avoid frequent repairs, and country, it has been observed that mos-

quitoes make their way down the opening damper is provided, this is prevented. The best kind of damper is one that is constructed to regulate the draft according to

the amount of fire needed. .The hearth of the fireplace should extend sixteen or twenty-four inches into the room, and it should be level with the floor. Unless this is specified, the mason will probably build it about half an inch higher, which will necessitate a molding to break the joint. Then, when the

made with the brick used flat side up, in is one of the most popular constructions

TOTAL BUILDING FOR JANUARY

Operations Show Increase, but Do Not Come Up to Contractors' Expeciations.

Building operations for January, 1910, are not up to the expectations, as shown by official reports from some fifty cities throughout the United States and compiled ascribed to the severe weather which prevalled during the month. Thirty cities how a gain over January, 1909, from 4 to 480 per cent, and twenty-two show a loss of from 9 to 89 per cent. The gains over 50 per cent are: Baltimore, 183; Dallas, fireplace opening. Since the latter is nearly | 84; Des Moines, 123; Duluth, 196; Indianapolis, 55; Louisville, 104; Los Angeles, 173; Minneapolis, 59; Memphis, 486; Mobile, 118; Salt Lake City, 139. The particulars are

Buffalo	418,000	553,000		- 6
Chicago	6,054,000	8,277,700	**	1.7
Cleveland	281,050	458,945		-4
Chattanooga	57,045	51,005	ii	11/2
Cincinnati	309,915	51,005 297,780	4	10
Columbus	67,215	120,338	- 10.	
Dallas	280,565	204,695	6.7	11.7
Denver	449,300		84	- 4
Des Moines		694,475 27,475	444	1.4
Detroit	61,334		123	
Declark	720:150	798,150	370	93
Duluth	97.325	48, 420	100	14
Grand Rapids	68,876	98,340	92.5	
Hartford	100,155	98,925	6	
Indianapolis	277,585	178,520	85	- 4
Kansas City	543,876	432,730	25	
Louisville	271,956	132,830	104	
Los Angeles	1.766,431	646,007	173	
Little Rock	26,850	74.188	.17	
Manchester	79,650	768,400	24.	- 8
Milwaukee	180,195	238,541	25	9
Minneapolls	002,305	877,840	59	110
Memphis	1,294,182	229,571	456	
Mobile	84,220	28,650	118	- 1
New Haven	104.015	174,900	84	- 4
Newark	483,877	630.090	64	- 3
New Orleans	317,508	216,559	46	100
	100000000000000000000000000000000000000			-
Manhattan	7,381,470	7,921,433	8	12
Brooklyn	1,913,400	3,493,476	0.000	- 4
Bronx	2,686,450	3,214,575	100	- 3
Many What	es and hom	14 000 001	20	-
	11,881,320	14,829,684	19	- 3
Oakland, Cal	297,802	557,777	177	- 4
Omaha	287,623	377,350	4	19
Philadelphia	2,131,775	1,677,025	27	- 9
Paterson	147,037	111,882	21	1.4
Pittsburg	576,925	684,614	(55)	- 1
Portland, Ore	634,110	471,415	44	Ch
Rochester	290,646	215,964	- 84	13
St. Paul	354,592	285,876	24	13
St. Louis	1,461.000	1,134,319	29	< 6
San Antonio	190,157	307,895	54	- 0
Scranton	98,705	428,128	16	- 4
Scattle		807,544	46	
Spokane	298, 195	275,169	8	19
Salt Lake City.	807,400	375,100	129	
Toledo	84,760	110.127	10	2
Tacoma				
	113,344	193,955	41	
Worcenter	113,344 81,646	145,805	22	4
Wilkes-Barre	113,344	1163,165 145,605 64,606		4
Wilkes-Barre	113,344 81.646 70,824	145,506 64,696	10	4
Wilkes-Barre	113,344 81.646 70,824	145,506 64,696	10	4

Ethics of the Real Estate Business

Some Rules of Conduct for Dealers and Points of Difference that Occasionally Arise-Relations of Agents in Dealing Between Themselves and with the Buyers and Sellers-Things One May or May Not Do.

been listening during the winter to a num- there will be a division of the commission ber of papers from its members dealing by reason of his bringing it to me before I with various points connected with the had it direct from the owner. Or the case how far is one agent obliged to disclose C. F. Harrison on "Real Estate Ethics," agent presenting to me all the possible piece of property. Is the agent obliged.

In this paper I have attempted to answer a few simple questions that are common to all of us and make no attempt to lay down general rules governing the relations of real estate agents. I have purposely refrained from any discussion of the relation of the real estate agent to his client, except as it is incidental, for the reason that another of our members is to present a paper upon that branch of real estate ethics. A number of questions have been asked by members and an answer to these questions practically covers all the points which I will try to discuss. If one agent learns that a piece of real

estate is for sale by seeing the sign of another on it, has the first agent the right to go to the owner and get the sale of the ple reason that an agent's sign on property does not mean that the agent has I am sure a little consideration will show make claim to half the commission. anyone that this is the only safe course for the second agent to pursue. To take to an agent who comes with a customer a practical case, suppose that Agent A and pounds the price. Should you pay a had his sign up on a piece of property is not sole agent, but Agent C also has the right to sell the property. While Agent B is negotiating for the property through Agent A. Agent C sells it to another party, which he has a right to do. Agent B not only loses his commission, but is put in an embarrassing situation because his cleint because what Agent B offers him, he canupon property or advertise it unless the property was in their hands exclusively. I understand that in Missouri it is a misin writing.

Another agent has a case of this kind. An outside agent sends him a printed list of descriptions of properties and lands. On examining the list, this agent finds that what is his relation to the outside agent offering the property to him.

This brings up the question which might as well be considered now, whether an agent should always offer-original lists or whether he has the right to select the property second hand from other agents' matter: How far is an agent bound in case where the ethics of the business shade former in a freak show than a good good faith of his fellow agents not to sell a into the courtesy of the business. I see no example. good faith of his fellow agents not to sell a into the courtesy of the business. I see no piece of property to a customer, because he knows that the property has giready been offered to that customer by another self should give it to another agent to sell. Most everybody knows how to do some agent. You will note that these agencies, or, if applied to, should allow another agent to offer it. I think the frank way New York Press. sub agencies, second-hand lists and general agent to offer it. I think the frank way New York Press. offering of properties to customers lead to a good deal of difficulty in adjusting the ethics of the commission.

Going back to the first point, namely, should an agent refer to his fellow agents hearth is flush with the flour, any debris and to the public, lists that are not origmade while building the fire (and there is inal, I would say it would avoid much almost sure to be some) may easily be difficulty if an agent only referred to other agents and to the public, his own original The best hearths are constructed of brick lists, but I have no fault to find with the laid on edge, but satisfactory ones may be practice of one of our best agents, who frequently advertises a list of bargains which case only about half as many bricks that are, in many cases, second hand, as will be needed. The "herring bone" pattern far as he himself is concerned, and yet by means of which, he makes very desirable sales. In this way, the agent reinforces by his personal opinion the value of a bargain of another agent and I see no objection to it from a standpoint of real estate ethics. This course, however, may lead to difficulty in some cases in the adjustment of the commission.

because he knows that the property has already been referred to him by a fellow agent? Considering the frequent, general presentation of property to customers, that by The American Contractor, Chicago. The is, where the agent takes his customer all aggregate gain over January, 1999, is a over the city and points out practically trifie over 5 per cent and this may be everything that is on the market, in a general way, it would be hardly proper to say that, because one agent had shown the customer the whole town or all that part of it that was for sale of a certain character that no other agent could single out a piece of property and sell this customer, because he had already, in a general way, been offered the property. The better opinion, I think, would be that any agent City. Cost. Gain.Loss sale because the customer had, in a general way, seen the property before. I have a client who has taken the position as a customer that he owes no obligation to the property before. S7,385 143,720 . 39 agent because the customer had, in a general way, seen the property before. I have a client who has taken the position as a customer that he owes no obligation to the property before. should be allowed to sell any customer he erty, but he has the right to buy that property from any agent who really singles his attention upon it, and leads him to purchase it. This is undoubtedly the only rule in the matter. You can see, however, how the ethics of a case of this kind shade into what might be called the courtesies between fellow agents. While it would be proper for me to well another agent's customer if the customer is willing to buy of me, though I knew that the other agent had really laid the foundation for the sale, yet it would not be courtesy for me to do so. I think it would not be discourteous to sell a customer who had been shown the whole city or all properties of a pertain character in the whole city without having his special attention called to one particular piece of property.

Another nice question lies very closely to what I have already discussed; namely, how far am I bound to divide commission with another agent who has suggested to me a property which later, without solicitation on my part, comes to me direct from the owner. A moment's consideration will show that the holding of an agent to a division of a commission, if the same could be done, simply by suggesting to him a property might lead to unfairness and difficulty. Take an example like this: I am known to be closs to a certain customer and that if he buys a certain piece of property he is likely to buy it through me. Another agent knows this also and in order to forstall me from taking the property up with the owner he comes to me and presents it to me, expecting that

The Omaha Real Estate exchange has I will sell it to my customer and that involve a good deal of real estate ethics The one recently read by Mr. might be aggravated still more by an purchases that my customer might make so that I would be obliged to share the commission because of this priority of the agent suggesting the property. I have a very good friend who frequently says to me, "Please do not embarrass me by telling me about that property," meaning by that that if I should tell him of the property he would not then be quite so free to This is another case like the one of get the property direct, a thing which he pounding the price of the owner in order

property direct? Answer-Yes, for the sim- him from another agent and afterward is selling, this method of trading will perthe same customer buys other lots from haps proceed to the end of time and probthe second agent without the first agent's ably ought not to be forbidden. one agent learned that the property was the lots sold to his customer without be. be nay. for sale through an advertisement of an- ing limited to time or to number it would other agent. Some of my friends have be impossible to know when it was safe to COLONEL C. FANNING TAKES questioned my opinion on this matter, but sell a customer for fear some agent would Another asks what is the proper attitude

man for beating you down? The answer which Agent B wished to buy. Agent A would look plain-no-and yet the fact is that this is constantly done by agents. remember a large property owner here who used to strongly object, as he said, to paying agents for beating down his price. Yet in those days when this was done there would have been very little property sold has made arrangements to purchase the if the agent had not pounded the price. property in good faith and is disappointed An agent should have some regard for the all batteries as soon as we landed. It was man who is paying him for his services, not deliver. It is very plain also that the and yet it is difficult to say where the line case would be entirely different if there should be drawn as to his right to get was a rule among agents to put no signs the price reduced in order to make a sals. Another presents a very interesting actual experience as follows: Agent No. 1 had property on which the price was \$20,000. demeanor for an agent to offer property Agent No. 2 had a customer to buy the agent said that that would not be con-

agent got together. The customer subit to the owner. The owner accepted it. This involves the point whether an agent who has charge of a piece of property is and wireless plant on Europe's Point at obliged to give to another agent the most Gibraltar, he wanted to blow himself for favorable terms and the best opportunity a message to The Bee and the Dahlman lists, then present them to the public or to buy it or whether he has a right to hold club. We had to throw him down and to other agents. This question also in- the second agent to a higher price and take his money away from him; and the volves another mofe important one, namely: harder terms than he would seek to get struggle almost killed Metz.' How far is the agent bound in good faith if the business was being done by him to recognize any list that is referred to direct with the customer. This also inhim by another agent when later, without volves the question whether an agent is him by another agent when later, without solicitation on his part, this same property obliged to divide commission with another is referred to him by the owner direct.

This also suggests another interesting sure be could sell himself. This is another matter. How far is an agent hound in case where the other of the business shade.

When a man isn't judged by his money it's by his clothes. It takes so long to save up a little money we try to spend it as quick as we can.

Most men would rather be the chief permatter. How far is an agent hound in

property is a sure seller and I do not care to divide commission on it. If you, however, can get me a net offer, so l will have my full commission, go ahead. That probably would deter the other agent from trying to sell, because his customer would practically be paying an extra com-

The discussion of the questions which you have asked me to answer you can see and real estate courtesy. I will add only one suggestion on my own motion, namely the entire offer which he may have for a under real estate ethics. If a party offers a certain sum for a piece of property to offer that full sum to the other agent or is it proper for him to make a less offer other agent if he offers a certain price will want more and if he offers a less price, the other party would then be willing to take the price he is willing to give. to get the sale through and then charging by these nice questions that ethics shade him for doing the pounding. If there was into courtesy and that only a desire to no trimming back and forth, it would be do the right thing by your fellow agent better to offer the full price and be done rather than a rule can properly govern with it, but in view of the fact that it is human nature for a man to want some-Another question is like this: An agent thing off when he is buying and to get a has a customer who buys a lot through little more than the man effers, when he

exclusive sale of the property. The only intervention. Should the first agent be | As a last word, however, on the whole way for an agent to protect himself is to paid a commission on the later sales? subject of ethics I do not think I can do have a contract with the owner, giving Answer-No. For the simple reason that better than refer you to the biblical inhim the exclusive right to offer the prop- there must be a stopping point and if the Junction. "Use few words in buying and erty. The answer would be the same if first agent could claim commission for all selling, let your yea be yea and your nay

GIBRALTAR ROCK BY STORM

Postal Cards Convey Information that Party Boosts Omsha to the World.

Colonel Charles E. Fanning has sent to Omaha friends cards giving hints of his progress about the old world. One card, carrying a picture of the Rock of Gibraltar says: "This is a great fort, said to be absolutely impregnable, but we took it by storm. Omaha people joyously welcomed everywhere. Here they opened fire from noisier than the Dahlman club on election night with the mayor of Sheeley making a speech.

John McDonald, who is with Colonel Fanning, writes to Boss Flynn:

"Fanning hasn't had his uniform on yet Arriving at Gibraltar, we almost had him unless he has the sale of it from the owner property who offered \$18,000. The first He promises now to wear the outfit in into it, but he weakened at the last minute. Egypt, but I am not betting on it. Fanning less than \$20,000. No. 2 asked if he got is the most homesick man I ever saw; his customer up to \$19,000 would the other folks will get the idea that Omaha is the 2 got his customer to offer \$19,600. The greatest place in the world. Fanning's which he exclusively represents. He asks first agent said it was no use, he would boosting proclivity is the only redeeming not submit it. Later the customer and the he won't use up all his ticket, but cut for mitted the \$19,000 and the agent submitted home as soon as we strike some port where ships are leaving for America

"When we were visiting the lighthouse

Reflections of a Bachelor.

Do Not Paint Your Frame House but cover it with Cement Mortar on Expanded Metal Steel Lath Referring to the second point, is an agent ound to refrain from selling a customer over the weather boarding. The process is not expensive and makes the house cooler in summer and warmer in winter. The saving in paint, fuel and repairs will soon pay the cost. It will give you in appearance a new, fashionable house in lieu of an old one. Any good plasterer can do the work. Consult your architect. For full particulars, address NORTHWESTERN EXPANDED METAL CO. 82 Van Buren Street, Chicago.

To Street Car Passengers

Our conductors and motormen are required to be polite and courteous towards passengers at all times, and we will appreciate it if passengers will report to us any discourtesy or incivility, being careful to give us badge number, or car number, as well as date and time of day. At the same time it is suggested that if passengers treat conductors and motormen with respect and courtesy, it will be easier for them to be courteous. A little patience and forbearance on both sides will result in pleasanter relations between passengers and employes.

OMAHA & COUNCIL BLUFFS STREET RAILWAY COMPANY