TIMELY REAL ESTATE COSSIP

C. D. Armstrong and A. H. Walsh Form a New Sales Company.

WHOLESALE DISTRICT BIG THING

Must Expand Whether or Not Union Pacific Gets Permission to Extend Teachs Up Jackson Street, ms Destrod.

Two business changes of general interest are announced. Charles a), Armstrong has vesigned the vice presidency of the D. V. Sholes company to engage in business for himself in partnership with Arthur H. Walsh and S. F. Bostwick has severed relations with the Payne, Bostwick & Slater company and is in business now by himself with offices in the City National bank

building. The Armstrong-Walsh company, as it will be known, will be incorporated in a day or two. The company's offices will be in the Brandels theater building, the address being 210 South Seventeenth street. Accordingly for next door neighbor the new firm will have the Byron Reed com-

members of the firm are well known in Omaha and Nebraska. Mr. Armstrong has been in the real estate business here for ten years, nearly all this time

wholesale and jobbing district on Jackson modern bath room or heating plant. street. The matter has not developed much

the north with rapid encroachment upon money through the constant saving of re-riety of styles, some of them an ornament the least admirable part of Omaha and pairs. There are a hundred and more ways to any room. Bath tubs do not vary so predictions have long been current that in which an incompetent plumber can slight much in shape, but vary a great deal as to the inhabitants of this district would be- his work and not have it noticeable to the price and quality. They range in price fore long be forced to go somewhere class average man until the house is plastered, from \$18 to \$125, and, as one plumber put Just for the present this movement has use. As a rule it is not until the decora- cheap tub as an expensive one." But the stopped a little, although new wholesale and depot buildings are going up in this neighborhood, and the movement probably soon, will be resumed because the wholesale district is bound to expand in almost every direction except east, where location is undesirable even if possible.

The jobbing houses of Omaha are growing with tremendous strides. Each year the big houses increase their business 15 to 35 per cent, and as new territory is settled to the westward the business will grow even faster. Many of the jobbing houses are now and have for some time been cramped for room and more floor space is imperative. This is no mere wordy boast. Only last week it was announced that the Lee-Glass-Andreesen company will double its present building and the Kingman Implement company announced that It must have much more room. Several houses have likewise definitely stated that they must build bigger homes, and others not yet announced are known to be planning bigger facilities. This is true of several along the Tenth street viaduct and of others also in the neighborhood.

The question was raised at last Wedner day's meeting of the Real Estate exchange as to whether the exchange deserves the

here," said D. C. Patterson, chairman of from their fastenings, the enamel peals off the committee on revision of the by-laws of the tub and the floor is torn up by an-Mr. Patterson was asking members for advice on the subjects desired by his committee to report upon.

"I have examined the by-laws of other pules for conduct of sales and deals on

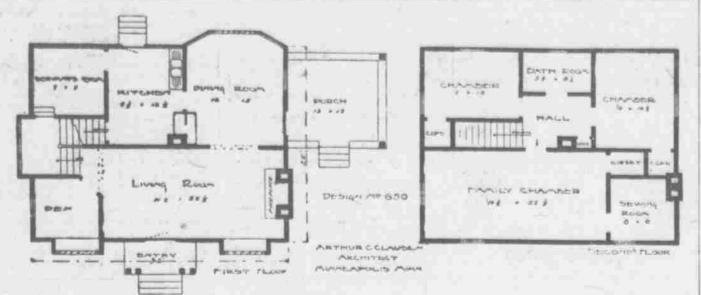
swered, but the topic will be up at the has not figured on good work. coming meeting.

Mr. Patterson was considerably in evi-

troubled getting rid of and Mr. Tate

flarge holdings in the central part of Flor-Min in Chay, Putsam, Bradford and Alaislegraph from that section to the effect

Plumbing



E can hardly realize that there was once a time when the idea. of having plumbing in a home and all the sanitary convenlences which go with it was both ridiculed and condemned. with the Sholes company, and has been In some cities the doctors declared it was vice president of this for five years past. not sanitary and in several instances health Mr. Walsh came here from Lincoln a few laws were passed prohibiting it. Such is years ago to manage the real estate de- the skepticism which all great improvepartment of the Benson-Myers company, ments have to battle. We are going Before that he was manager of the Mar- through very much the same program with shall-Waish company of the capital city, vacuum cleaner today. Many people think which did a real estate and insurance it impossible to properly clean a house without the old-time druggery with every-The new firm, which will have a large thing in the house turned topsy-turvy. working capital, will make a specialty of Still, it is done with less work and inconseiling real estate and fire insurance. A venience than giving a home an old-fashgood deal of business already has been loned daily sweeping, and done better, too. The prophecy is that in a few years a home will not be considered complete with-The biggest real estate subject affoot is out its vacuum cleaning system and it the Union Pacific's project for a new will be considered as indispensible as the

There are some things which go into the the last few days owing to the opposition construction of home in which one can of some property owners to trackage up vary the quality without noticeable effects, this thoroughfare, but that it will ultimately come about, and before very long them. If the difference between letting the is wanted, or the architect's services are at that, there is not much room for doubt. The wholesale district must expand, and at once, although its present areas are large. No objection will be registered to increased trackage up the alley between Jackson and Leavenworth, and sooner or later tracks must run west up Jackson.

If the difference between letting the poorest or best plumber in the city do your work is only a matter of \$50 or \$75, give it to the best plumber and pay him his price. You will find that it will not only be a saving of as much or more expense later on, but will in fact prove a good investing the house. If something special is wanted, or the architect's services are not available, it is better to make selections from the homes of friends who have given them practical use than to accept the dealer's word for them or select from saving of as much or more expense later on, but will in fact prove a good investing the house. If something special is wanted, or the architect's services are not available, it is better to make selections from the homes of friends who have given them practical use than to accept the dealer's word for the nouse. If something special is wanted, or the architect's services are not available, it is better to make selections from the homes of friends who have given them practical use than to accept the nouse. If something special is wanted, or the architect's services are not available, it is better to make selections from the homes of friends who have given them practical use than to accept the nouse. If something special is wanted, or the nouse. If something s The wholesale district has expanded to ment, paying you a good return for your tories (wash basins) come in a great va-

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two elements, dnt and soap grease, are responsible for most of the stoppage in a plumbing system,

There is probably a greater variety in the cost and quality of plumbing fixtures than anything else in the building business. It is best to leave their selection (when the cost is limited) to the architect, who will specify goods consistent with the size be found on all of the best fixtures. Lavabecause or warehouses taking place there. papered and the plumbing given practical it, "A man can take as clean a bath in a

main point is how many more baths a man can take in one tub than in another. A tub costing from \$30 to \$50 is a good, serviceable tub, having a guarantee on the enamel and is good enough for the average man. Anything coating more than this is for style. It is folly to buy a fixture which is not guaranteed by the makers, a shere waste of money. low-down tank tollet is the only kind now used in modern homes. A toilet should be selected for the quantity of material and its noiseless qualities. Some tollets make a noise like a cataract, others are almost unheard in the next room. The sink should always be large and enameled inside with a twelve-inch back. enameled fron drain board is not practical. Those who have them regret the fact, for they berak too many dishes. Vetroware wash tubs are the best, but cost more than slate or stone tubs, which are more commonly used. A drain in the laundry floor is always convenient. The down spouts when not connected with the cistern should be connected with the sewer and always carried around the outside of the basement wall. They should never be connected with the sewer pipe in under the house, since a heavy rain will someimes back water out of the basement fix-



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tions are ruined, the plastering falls, the "We talk of everything but real estate carpets rulned, the fixtures come loose other plumber during subsequent repairs that a homebuilder finds that he made a mistake in letting his contract to the man with a low price instead of to the man with exchanges," said he, "and I find that most of them have to do chiefly with a sood reputation. This is not saying that the man who happens to submit the lowest the floor of the exchange. These exist estimate is not competent, for he may be largely to promote actual business, while simply the lowest of several competent our body has been working along other men, but very often a home builder will lines somewhat, although, of course, most obtain estimates from everyone he can, and in this case the low man is often the one Mr. Patterson's question was not an- who will get the largest profit, because he

Whenever it is possible and does not interfere with the arrangement of rooms dedence at the last meeting. A new mem- sired, it is best to place the bathroom ber, Mr. Tate of the Tate-Erhart firm, plumbing, kitchen sink and laundry tubs made his maiden speech and in conclu- all on one stack. This arrangement is the sion submitted an offer "to be of any cheapest, but when doing so would mean assistance I can to other members of to plan the entire home different than the arrangement desired, then a home-Mr. Patterson vose and said he had builder is justified in varying from this 300 lots or so which he had been rule, for the cost of an extra vent shaft is not a great item, not enough to stand could obligo by buying them at a good between a homebuilder and a desirable arrangement of his rooms. Another good rule to remember is that the toilet should Besmon & Carmichael, who represent always be placed as near the perpendicular stack as practicable and have as little horisontal run of the toilet waste pipe beshun counties, in the heart of the garden tween the fixture and stack as possible. and agricultural dutriot have report by Also have as few bends in the waste pipe leading from the tub as possible. It is no damage was done by the storm in that in these bends that lint and soap grease gather and stop up the passage. These



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roads converge here and every opportunity is present for any alert man who seeks comfort, case and plenty

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A Really Poor Showing

200 are only now available and in building proof, absolutely fireproof construction. circles there is much gratification over the fact that of the total expended, some \$500,-600,600, over 73 per cent was for "fire-resisting buildings' an unusually high perpentage.

Experts now explain that that figure is micleading, in that many take it to mean "fireproof" buildings. By "fireresisting" it appears the authorities mean everything that is not wholly of wood, frame construction be of wood, are so and tin roofs, though all their floor and partition construction be of wood, are socalled, buildings that could only "resist" fire a very little while. As a matter of fact, the really "fireproof" construction, that is, buildings with wails of stone or brick and all the framing of steel protected with hollow firsproofing tile or some substitute protection, only amounted to 14 per cent of the whole. And in most of these the owners only aimed at protecting the structure, they did not encione the stairs and elevators, protect the windows or do half the very necessary things to mave the lives and contents in those buildings. The hollow tile will protect the steel and the external wall will not burn, or the roof, but the tenants' furniture and papers and property can all be destroyed. These men have occupied those buildings under the impression that they are safe, and they are fairly so as far as the owners' interest is at stake, but not insofar as the tenants'

Complete reports of building operations in interests are concerned. Of the really firewhere fire can do but a very small percentum of damage to building or contents, only a handful were built in 1909, acr roely 31/2 per cent of the entire expenditure. And the disquieting feature about it all is that while our population has increased 74 per cent in thirty years our fire losses have increased 134 per cent in the same period.



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