TIMELY REAL ESTATE GOSSIP

Omaha Exchange Considering Listing Property for Sale.

NON-MEMBERS NOT BARRED

Any Tract or Lot May Be Scheduled, According to Tentative Plan—New Department House Nears Completion.

The Omaha Real Estate exchange bids fair to become a real "exchange." The committee on bylaws will report the coming Wednesday a paragraph which shall establish listing rules. One proposition is that owners of property shall list with the exchange direct, the term to be three to six months. A fee shall be paid on listing and the list shall be given all members. Then when the property is sold, the member selling shall receive 75 per cent of the commission and the exchange itself 25 per cent of the commission.

A second listing plan proposes that any member who has exclusive agency for a piece of property may list it with the exchange. A member who then sells the property shall get 45 per cent of the commission, the lister getting 45 per cent and the remaining 10 per cent going into the exchange's treasury. The two propositions deal, it will be seen, with members and nonmembers and both are likely to be adopted.

Establishing of such listing will do much to facilitate sale of property and will therefore be generally welcomed by those who like to see an active market. The Omaha Real Estate exchange did try such a scheme some years ago. It did not amount to much then, not because the plan is not a good one, but because the exchange had only a few members. Now that it is large and strong the listing plan will undoubtedly be productive of quicker sales than would otherwise be made.

The men who put up the City National bank building may well feel that their labors have been properly appreciated. The general public testified in person, 30,000 visiting the building a week ago, due in a large measure to judicious advertising of the reception. Editorial congratulation was given by the newspaper of Omaha which carries the most real estate ads and takes the deepest interest in realty; the Real Estate exchange passed formal congratulations and chose as its new head the president of the City National bank building and now the Commercial club has come to the front with a resolution by the executive committee, which says:

"Resolved, That in the construction of the City National bank building Omaha has made a great forward step in the matter of modern buildings; that the Commercial club of Omaha, through its executive committee, recognizing this, does hereby commend the City National Bank Building company for its enterprise and extends best wishes for future success."

With the completion, about January 1, of the Colonial apartments, the largest building of the kind in Omaha will be at the convenience of those who prefer not to do their own janitor work, or at best to trust to the mercies of a "houseman," if one can be afforded.

The Colonial will be about the thirty-fifth or thirty-sixth of these modern apartment houses in Omaha. In the count are included only real apartment houses. There are several hundred more "apartments" which are not really apartment buildings, though they contain "apartments." It is probable that the new Colonial will strike the top notch in rentals. The apartments are eight rooms each and will be about $100 a month. The next highest is the apartment building put up by Charles Beaton, where the six-room and room for maid apartments command $75 a month.

The Colonial will be the closest approach Omaha knows to a real apartment hotel such as have made Goethe and Schiller streets in Chicago famous, and which are being built all over the country, but particularly in the east. The renting of the Colonial will be done by Payne & Slater.

The National Real Estate Dealers' Journal in the December issue contains a history of the Omaha Real Estate exchange written by R. A. McNown, a local newspaper man. The article gives the exchange credit for much activity in public affairs and pays particular attention to tax reforms which the exchange fought for. A paragraph or two on this point says:

Perhaps the most important service of the exchange on behalf of the public was that which in 1902 shifted to the public service corporations of the city a large part of the burden of taxation that had previously rested upon real estate. Before that time the properties of the water company, gas company, electric light company, telephone company and street car company, all of which owned valuable franchises, in exchange for which they paid nothing, were taxed only nominally, the result being that business and residence lots and dwellings had to pay more than their just share. After a long fight, through a series of appeals to public authorities and the courts, the exchange succeeded in getting the franchised corporations taxed on a more equitable basis. The exchange's tax committee in this fight comprised F. D. Wead, C. C. George, Charles L. Saunders, H. D. Reed, C. F. Harrison, S. P. Bostwick, J. S. Knox and B. R. Hastings. They were assisted by W. G. Ure and John N. Frenzer, who rendered valuable help, Mr. Frenzer raising the money necessary for the campaign.

This victory was followed by the inauguration on the part of the exchange of a campaign for the proper assessment of railway property in Omaha, a campaign which extended over five years and was conducted before three successive state legislatures before success was attained. Formerly the railroads' taxes on Omaha terminal property were nominal, but now, although their property is still not taxed as high as other property, they pay an amount which noticeably relieves other property holders. The value of the exchange's work in these two tax battles is told in a testimonial signed by a number of prominent bankers and business men in favor of F. D. Wead and Byron R. Hastings, exchange members and candidates, though unsuccessful, at the November election for state senator and state representative, respectively.

Sales by Hastings & Heyden during the week included a lot to John W. Klossner at Twenty-fifth avenue and Woolworth, a lot to James G. Fort in Dundee and a lot to C. D. McLaughlin on Larimore street between Thirty-first and Thirty-third streets. All of these will erect homes. Harry Evernden bought a bungalow at Nineteenth and Manderson streets.

Mental Influence.

"How far is it to Gloomyville?" we asked of the native who is leaning over the gate.

"Ten miles, straight ahead," he answers.

"But we met a man a little way back and he said it was only two miles."

"Short, fat man, drivin' a flea-bitten sorrel hoss?"

"That's the man."

"Did ye meet him or pass him?"

"We passed him."

"Thought so. He's drivin' a balker I traded him, an' he didn't want his hoss to know how much furder it had to go."—Chicago Post.

It Revolted Him.

William Loeb, jr., at a dinner in New York, referred with a smile to the harsher and harshor penalties, even to imprisonment, that are now to be inflicted upon smugglers.

"They take it hard, very hard, these smugglers," said Mr. Loeb. "Revolted at the size of their fines, they make me think of George White, the chicken thief.

"'What!' shouted George reproachfully on hearing his sentence. 'What! Ten dollars for stealin' that chicken? Why, judge, I could a' bought a smarter hen for 50 cents.'"—Washington Star.

HOUSE OF VANISHING ROOMS

Remarkable House Built by Man With a Remarkable Name.

A remarkable house, planned and built, by a man with the name of Adam Ini Rout, is to be found ornamenting a big, tree shaded lot in Evanston, a suburb of Chicago. The builder occupies it, along with his wife and little daughter.

The house is of stucco, 35 by 39 feet, cost $1,600 to build, and contains by an ingenious arrangement five rooms and a bath. The ground floor has a living room, 19½x12 feet, bedroom, 11x10½ feet, bathroom, 8x5½ feet; kitchen, 12x8 feet; closet just outside the bathroom, 5x3 feet, and guest room, 7½x5½ feet.

Even the most careful figuring will not succeed in compressing all those measurements within the space of 32x39 feet. That is because of certain arrangements which led a writer in "Country Life in America" to call it "the house of vanishing rooms."

Exactly in the middle of the ground floor is a base burner stove, which upon a supply of four tons of coal, warms the entire house all winter. Over the main floor is a large attic, now used for storage, but two rooms can be finished off there if the downstairs supply proves inadequate.

There is a curious closet between the bathroom and the sitting room. One half is a clothes closet, the other a stairway leading to the attic. When shut up these stairs are a tier of boxes serving as clothes hamper, hat boxes and so on. Pull the lower one forward and they form a first rate flight of steps.

Under this closet a door leads to a fair sized compartment built below the floor—there is no cellar—and giving additional storage room.

The roomy bookcase if approached from the rear, that is via the clothes closet, is a linen chest. There is an automatic gas heater in the attic which supplies hot water to kitchen and bathroom.

The visitor staying to dinner wonders where the dining room is, and whether he is expected to eat in the kitchen. His youthful hostess has disappeared some time since and he hears sounds in the kitchen that tell him a meal is in process of preparation.

The kitchen is attractive enough for any one to mistake it for the dining room, but when the critical moment arrives the host pushes a button in the hospitable mantelpiece of the living room, the burlapped wall beneath the mantel slowly rises and disappears, and the dining table in all its splendor of china and glass and snowy napery appears through the opening, and when well on the living room side the partition silently resumes its wonted place again; then chairs are drawn up and you sit down to enjoy the repast.

At the end of the meal the table is gently pushed back into the other room the way it came, awaiting the pleasure and leisure of the mistress of the house to clear it up.

Perhaps the greatest marvel is when the guest room appears out of the empty wall. A large, roomy couch is rolled over to the windows, and the panel behind it adjoining the bookcase by the touch of a button again swings out into the room. It may be swung out at right angles to make a larger room, but is usually left at a three-quarter angle, turning in slightly, and there you behold the guest chamber.

It is a pretty room with its fresh muslin curtains at the window, snowy counterpane on the bed, low, comfortable chair and high builtin dresser, which is in weathered oak to match the rest of the furnishings. When this panel is closed the space is only large enough to hold the bed, chair and dresser (which is built into the panel), but when opened out it gives a guest room of very fair dimensions and a screen placed across the three-foot opening made by the folding out of the wall allows plenty of privacy. In the morning the wall is pushed back into place and the living room resumes its normal size again.

TEMPLE OF THE SCOTTISH RITE

Imposing and Ornate Structure, to Cost a Million, Projected in Washington.

When, on December 1, ground is broken at Sixteenth and S streets, northwest, Washington, D. C., the initial step will have been taken toward the erection of the new temple of the Ancient and Accepted Scottish Rite of the Freemasonry for the southern jurisdiction of the United States. The building is expected to be the handsomest of its kind in the world.

Grand Commander James D. Richardson says nothing will be spared to make the new temple second to none in point of architectural beauty, both inside and out.

The men selected to pass upon every detail in construction and ornamentation are men whose reputations in the art world are both national and international.

If the purposes of the supreme council are to be carried out the new temple will reflect artistically and symbolically the council's Masonic glory in being the parent of the world's councils.

The cost of the new site was $164,000 and the cost of the new temple when completed has been estimated at $1,000,000. The entire project has been placed under the personal control of Grand Commander James D. Richardson, who, in making his preparations, has kept in close touch with each of the active inspectors general.

"The temple is not a one-man idea," said Mr. Richardson, "but the result of the best thought in the art and architectural world."

John Russell Pope of New York City, assisted by Elliott Woods, architect and superintendent of the capitol, have worked diligently in completing the plans, which have been approved by the supreme council of the rite.

These plans provide for an imposing structure, classic in design, of white marble, with a frontage of 156 feet on Sixteenth street by a depth of 187 feet, with a gilded dome rising 150 feet from the street level. The plot of ground is 217½ feet on Sixteenth street by 213 feet deep on S street, with a thirty-foot alley in the rear.

Leading from the sidewalk to the temple will be a symbolic plaza of granite the full width of the building, with three steps to the first rise and five steps to the second, before the terrace is reached. Across the terrace will be two other rises of seven and nine steps, respectively, which will lead to the ornate massive portals of the entrance. The whole will form an entrance symbolic of the Masonic degrees.

On S street there will be a stretch of greensward parking seventy feet wide. A similar parking on the other side of the building will be fifty feet wide. The structure will consist of three stories, a basement and a sub-basement.

The entrance will be flanked on each side with two giant sphinxes. On the terrace will be symbolical and allegorical statuary. Over the arched entrance to the temple will be a golden sunbrust, the rays of which will flash from the symbolic double eagle and triangle of the thirty-third degree.

Above it and running across the entrance will be the inscription.

"Temple of the Scottish Rite, founded in the United States in the year 1801 by the Ancient and Accepted Scottish Rite Freemasonry, maintained and cherished from generation to generation by the brotherhood for the good of fellow men and the glory of Almighty God."

Above the level of the inscription will rise great columns, thirty-three in all, each thirty-three feet high, which will surround the building on three sides and support the entablature, from which rises the golden dome. Entrance to the structure will be through a spacious vestibule leading to an atrium 68x70 feet, at the far end of which will be located the grand staircase leading to the temple or cathedral floor.—Washington Post.

WANTED

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C. E. McQUOWN, Secretary BUHL COMMERCIAL CLUB, Buhl, Idaho.

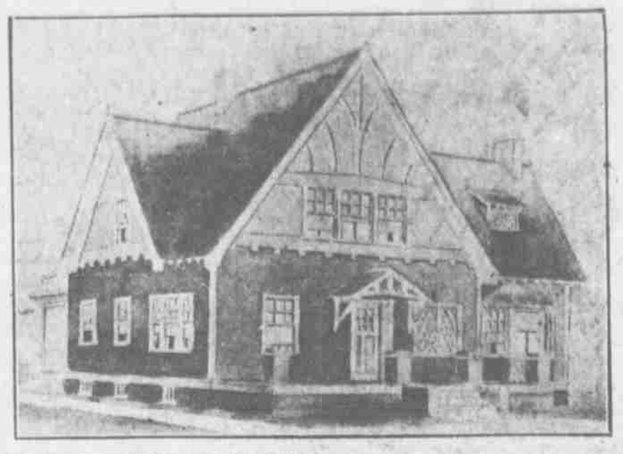
Up-to-Date Home Planning

Arthur C. Clausen, Architect.

THE planning of a modern home today is a far different matter from what it was fifty or even twenty-five years ago. The constant adding of modern conveniences is making the planning of a modern home more difficult every year.

Starting with the basement, the modern home should contain separate rooms for the heating plant, fuel, laundry, vegetable room, canned fruit room and basement toilet. If the home is large the basement sometimes contains a pleasure room used either as a bowling alley, billiard room or gymnasium. If hot air heat is to be used the furnace should be as near the center of the house as possible, but if hot water or steam heat is going to be used the boiler can be located anywhere that is within easy reach of the fuel bin. The fuel bin should be located where most convenient to reach from the outside. The laundry should be large enough to allow for the hanging up of the family washing, should be handy to the stairs and located when possible where the laundry tubs will be on the same plumbing stack as the kitchen sink and bath room. The vegetable room should contain bins and the fruit room tiers of strong shelves.

The first floor will, of course, vary in plan according to the requirements of the family. Instead of the first floor being cut up into small rooms which we used to call the parlor, sitting room and library or music room, these rooms are now thrown together into one large living room. A small den is often provided as a sort of auxiliary to the living room for a study, writing room or private conversation. In the c[illegible]r climates the sun room or solarium has taken the place of the conservatory. The sun room can be built into one corner of the house off of either dining or living room, but usually projects from the house like a porch, the entire wall space on the three exposed sides being taken up by windows. The living room should always contain a fireplace, one that does not smoke, and built to use not merely being an adornment to the room. One woman known to the writer lined her fireplace with silk hand-painted with roses, and had the andirons gold-plated because she thought that without these embellishments it looked too commonplace. Such inappropriate elegance looks ridiculous. A fireplace should be built to serve the useful purpose for which it was originally intended, and while it can be made a very attractive feature in the home it should not be used for this purpose alone. It should always be lined with fireclay brick, for no other will resist the alternate heating and cooling as well. If there is a den the books are usually kept in it, but if the den is lacking an attractive arrangement for the bookcases is to place one on each side of the fireplace mantle shelf high.

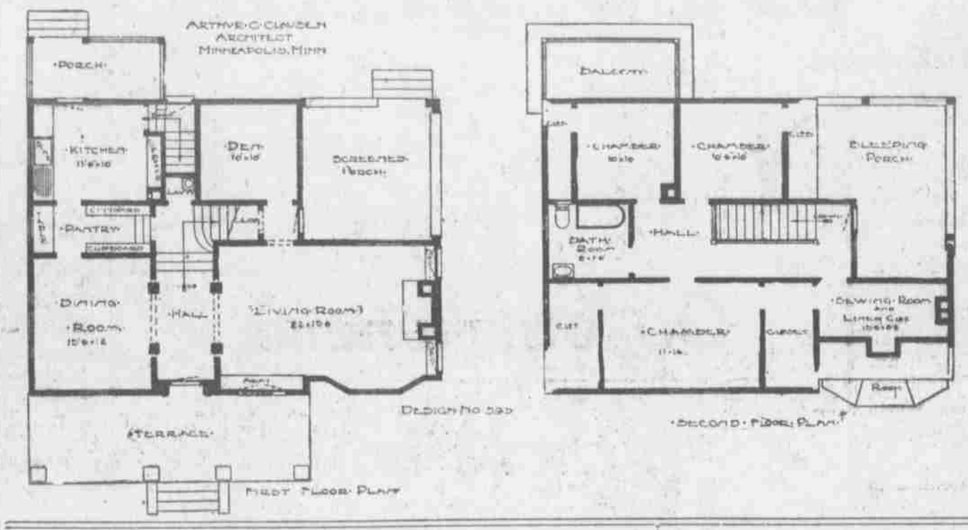


A dining room should never be less than eleven feet wide and should be several feet longer than this to permit extension of the table. If a sideboard is built in, it should have two wide shelves in the lower part on which to lay the tablecloths. These should be enclosed with doors. There should also be one large shallow drawer for doilies and napkins and another drawer divided into compartments for knives, forks, spoons, etc. The upper part of the sideboard can be designed purely for ornamental purposes, or it may be enclosed and be fitted up with shelves for china. The latter arrangement is the most advisable in a small home. Especially if no pantry is provided for.

Whether there be a pantry or not depends upon the size of the home and whether or not the lady of the house does her own work. A woman who has the cares of a growing family and does her own work seldom wants to take many extra steps through a pantry when going back and forth between the dining room and kitchen. When there is a servant to do the kitchen work then it is desirable to have a pantry in order to keep out the kitchen noise and the conversation between the servant and the deliverymen or her friends.

The modern kitchen should contain a large white enameled sink, a cupboard for cooking utensils, the stove, a slop sink with a wash-down tank, the refrigerator and a marble top table with flour bins and cupboards under.

Each chamber should have plenty of light and air. When possible there should be windows on two sides. To each chamber there should be at least one good-sized closet with hook strips, a shelf and a hanging pole. Chambers should be very carefully planned so that proper wall spaces are preserved for the beds and other wall furniture. Throughout the house proper wall spaces should be provided for the radiators. In the living room where the wall space is all needed low radiators should be placed under the windows and not too near the fireplace lest the heat be drawn up the chimney.



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Foibles and Fancies.

Many a fellow who marries in haste has to hustle.

The dreams that go by contraries are those we waste too much time over.

Many a girl feels that a man isn't good enough for her, but is too good for some other girl.

Few of us really love our neighbors as we love ourselves. We are quite content to love them as they love us.

The things that are impossible to describe are the things that we always talk up friends to death about.

Some fellows think they are such hot stuff that they always want to jump from the frying pan into the fire.

When a woman says she will, she will; also, when she says she won't.

The great problem of life is how to catch up with our good intentions.

When a man has been married five years and still talks back, he's a pretty independent sort of cuss.—New York Times.

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