

TIMELY REAL ESTATE GOSSIP

New Farnam Street Building Will Be Handsome Structure.

EXCHANGE FOR APPRAISALS

Will Not Again Look Up Question of Listings Until a Week from Coming Wednesday—Kountze Place Home Sold.

A handsome building than most people realize is going up on the south side of Farnam street between Eighteenth and Nineteenth streets. This is "The Wellington," which is being erected at a cost of \$100,000, by G. E. Barker and C. W. and P. T. B. Martin.

The building, which will be completed about July 1, will be of semi-fireproof construction, structural steel and dark brick with light terra cotta facing and trimmings. The entrance halls to the elevator and stairs will be of marble. The general style will be early Tudor.

Four stories are to be located on the first floor of the building, which will cover the full lot, 60x112. The second and third floors have been leased to Harold Hamilton, who will conduct a rooming house and hostelry. Some transients will be accommodated, but a number of other rooms will have permanent lodgers, of whom some have already rented rooms. Mr. Hamilton may install a cafe in the first floor in one of the store rooms.

The fourth floor and half of the fifth may also be leased for the same purpose, but is yet not definitely determined. The Moser-Lampman business college has taken the sixth floor and half of the fifth. So with the exception of the stores the building is about filled up before the foundations have been completed. Such is the demand for a Farnam street location.

The contract for the foundation walls and the first floor boarding has been carried out by J. C. Mardis and is nearly completed. The new Omaha Structural Iron company, the Towle-Pratt concern, has the contract for the erection of the steel.

The Real Estate exchange took an important step last week when it voted for official appraising of property through a committee of the exchange. This committee will probably work mostly for non-resident inquirers, but anyone can of course apply. In the case of non-residents applying directly the fee will be cut in two, half going to the exchange, the other half to the appraiser. If a member lists property for appraisal he will get 25 per cent, the committee 20 per cent and the exchange the remaining 55 per cent. The amount of the fee, which will vary somewhat with the value of the property, will be settled later.

Harry Tukey, secretary of the exchange, raised the point that the present by-laws, now undergoing revision, are ambiguous with respect to commissions on sales. The old rule was 5 per cent on the first \$1,000, or under, on more than \$1,000, as follows: Five per cent of the first \$1,000, as follows: On balance up to \$10,000 and not exceeding \$50,000; the fee was 25 per cent for \$50,000, and over, 20 per cent.

November 20, 1910, the fee rule was modified to read as follows: On all sales of \$1,000 or less, five (5) per cent on the full amount, as follows: On all sales of more than \$2,000, and five (5) per cent on the first \$2,000, and two and one-half (2 1/2) per cent on all over and above that amount.

A minimum commission of \$25 to be charged on all sales of \$500 or less.

Mr. Tukey, Wisconsin, maintained that the new rule overtook entirely sales over \$2,000 or left them at 2 1/2 per cent, the intention never having been to charge more than 2 per cent.

His essay resulted in a chorus of remarks to the effect that most members were not worried by \$2,000 sales or over and that Mr. Tukey himself was the only member who in recent time had effected such a sale.

A handsome home in Kountze place has changed hands, Richmond Anderson having sold his home at Twenty-second and Wirt streets to Emily C. Nordstrom for a consideration of \$3,500. The residence stands on two lots and is famous for its lightness, because Mr. Anderson has made a sort of private park of the grounds, having planted many flowers and shrubs and grown them with great success. The sale was made by George A. Co.

The Real Estate exchange will hear C. F. Adams of Brooklyn Wednesday and is not likely again to take up the question of official listings until a week from today. There is considerable sentiment for the scheme, but the question has not been answered as to who shall do the work, keeping the lists and informing members what property has been listed. It will be a great deal of work and will necessitate regular clerical help.

Omaha Gets Boost in Eastern Paper on Its Business

Wonderful Showing Made by Omaha is Set Forth in Remarkable Figures.

Omaha gets a big boost on the front page of a recent issue of "The Christian Science Monitor" of Boston, a daily newspaper, the name of which indicates its purpose. The Omaha correspondent of this organ has sent and had printed the following boost:

As a result of a series of seasons of successful agriculture in Nebraska, the city of Omaha is closing one of the most prosperous years in its history.

The government census shows Omaha has 24,000 persons inside the old city limits. Unlike some other cities, Omaha has never been able to take in suburbs. South Omaha, which is so intimately connected with Omaha that 75 per cent of the mail of South Omaha business houses goes through the Omaha postoffice, is a distinct corporation and has 20,000 population. Across the river Council Bluffs has 20,000, and there are within five or six miles of the business center of Omaha almost 200,000 persons.

Omaha is satisfied, however, with a population increase of 22 per cent in ten years, when business, as shown by the bank clearings, has increased 217 per cent. Banking about thirty-fifty in population, the bank clearings make the city rank first in the business world.

Nebraska has produced this year 200,000,000 bushels of corn worth \$2,900,000. It produces corn worth more than all the gold in need in a single year in the United States and Alaska, and worth more than the tobacco crop.

In the business world Omaha will take second place as a primary corn market, and about fourth place as a grain market. The live stock receipts show the city to be the largest sheep market in the world, the records of all other markets being broken when for several days more than 60,000 sheep a day were received, the record day being 60,000 head in twenty-four hours.

The creameries of Omaha make it the largest butter manufacturing point in the United States, and the plant of the American Smelting and Refining company made a record which placed Omaha in the front rank with the largest refinery in the world.

The Planning of a Suburban Home

Arthur C. Clausen, Architect.

THE planning and designing of suburban and country homes is the most interesting study in domestic architecture. The narrow dimensions of the average city lot do not permit of a great amount of originality in planning or picturesque treatment, but in the suburban home where lots are sometimes acres wide the amount to be spent is the only limit to the designer's ingenuity. The American country home was originally little more than a rustic lodge or camping place for father and sons, but as the desirability of being in the country away from the smoke and noise of the city became apparent the country home assumed a more dignified aspect and is now considered the ideal all-the-year-around home for the entire family. The only objection now existing to the home out in the suburbs, and by that meant living practically out in the country, is the distance between a man's home and his business. This should offer no obstacle when street cars are handy. If a man must take a car to go to the place of business it matters little after he is in the car if he must ride ten minutes or thirty minutes and living farther out on the line is sure of having a seat.



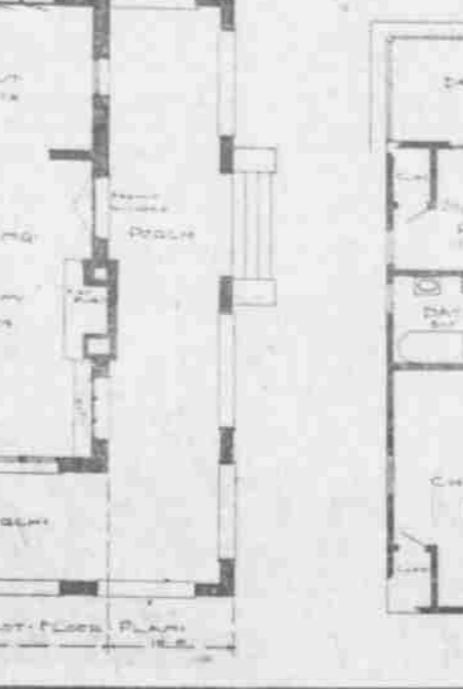
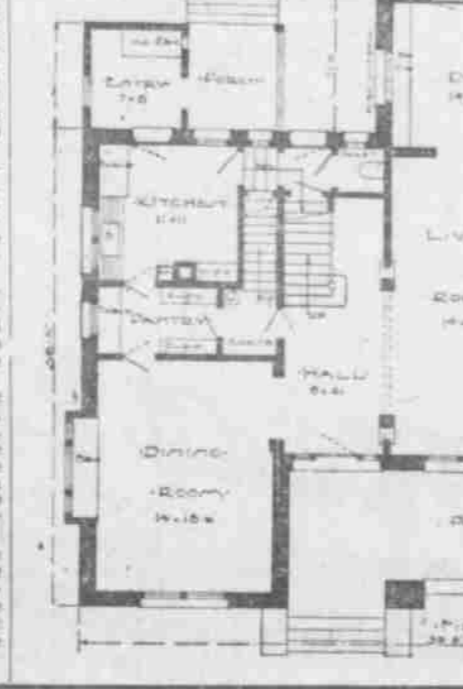
The principal characteristic of a suburban home is an informal, somewhat rambling appearance, the exterior being a straight forward expression of the simple needs within. Situated usually in a pleasant spot, but should not predominate. In all good architecture utility and beauty should go hand in hand, neither should be sacrificed for the other. The suburban home more than any other is capable of fulfilling this ideal. A designer has the greatest advantage in designing a country home, it is essentially all front. It can therefore be treated for the effect it will give in perspective, and a home when viewed from two sides are seen as far more attractive than a "city front," designed to be seen from the front only with the sides left plain and unattractive. There are two things that are inseparable from a suburban home; one is the fireplace, the other the porch. To build a suburban home without a large porch would be as much of an anomaly as Romeo and Juliet without a Romeo. There is something about the fire of an open hearth or the pale glow of the moon on the porch at twilight that brings out those tender sentiments which the sun in all its radiant glory fails to bring forth. As the fireplace is the center of family life in winter, the porch is the beginning and end of it in summer. For this reason the porch should be of generous size. While the size of a city lot usually decides the location of a porch, on a suburban home the porch can be placed anywhere that fancy or convenience makes it desirable. In the country a porch is usually looked upon as a sort of outdoor living room and is furnished with rugs, easy chairs, a reading table, couch and other things intended to invite weary hearts from the city's busy struggles to relax into that state of complete comfort and contentment which always acts as a physical panacea to mankind. A pair of French windows opening into the living room and porch adds much to the informal homelike atmosphere. A large living room in any home, city or suburban, is considered preferable to cutting up the space into parlor and sitting room, but this informal arrangement offers one objection—there is no place for private conversation, where the man of the house can smoke, converse and play games with his friends without annoying the younger members of the family in their youthful diversions. This condition has resulted in the creation of the family den as a sort of auxiliary to the living room. If the heart of the family has a hobby it is a splendid place for such things. There is a man in St. Paul who has a large collection of old shoes and pipes relics of departed friends and relatives which were the heart of life in his wife until they planned a new home and the architect suggested a den for her husband's hobby. The attractive appearance of suburban homes leads some home builders to try and build them on city lots, but this is not advisable unless the lot is very wide.

MR. CLAUSEN'S BOOK

"The Art, Science and Sentiment of Housebuilding."

30 chapters, 50 illustrations and a thousand facts on the planning and designing of every kind of home. It covers a wide range of subjects, including the planning of bungalows, suburban and city homes, little cottages, choosing materials, proper design of entrance, windows, fireplaces, etc. Price, illustrated, \$1.50. Address, Arthur C. Clausen, Architect, 1135-37-38 Chamber Exchange, Minneapolis, Minnesota.

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NEW SCHEME FOR GARBAGE

Some Councilmen Favor the Minneapolis Plan of Using for Fuel.

WOULD FURNISH THE LIGHTS

Junketing Trip May Be Taken to Minneapolis to See How the Scheme is Being Worked Out in That City.

Members of the city council want to expend \$200,000 in a plant that will generate from burning garbage enough power to light the streets of Omaha and furnish heat to municipal buildings. On the recent trip to St. Paul during the convention of the League of American Municipalities a number of the councilmen saw the working of the Minneapolis plant which lights and heats the city workhouse with the power from cremating the garbage and refuse that would otherwise have to be dumped and be a menace to the health of the city. Omaha garbage is a menace and the councilmen intend to try to remedy the condition.

"As soon as we get our present difficulty straightened out with the police judge in regard to hauling garbage we can begin to consider the plan," said W. S. Sheldon. "An expenditure of about \$100,000 will be necessary probably, but the garbage problem is a very serious one and I am sure after seeing how Minneapolis solves it that the crematory is the best possible way. It would not only be a benefit to the city but a source of positive gain to the city as the lighting bills are now about \$15,000 and this could be made large enough to do away with them."

FORT LEAVES FOR THE WEST

Will Make a Tour Over the Territory Recently Placed Under His Jurisdiction.

Gerrit Fort, passenger traffic manager of the Union Pacific and Oregon Short Line, left Saturday for the west to make a tour of inspection to see over the ground of the Oregon Short Line, which has just been put under his control. Mr. Fort will make a trip of two weeks duration.

The management of the Oregon Short Line passenger business is already being handled by the Omaha office, the order giving Mr. Fort control having gone into effect December 3.

Ugger, Fetter, Bunker—That is what advertising in The Bee will do for your business.

The Overcoated House is the Coming Fashion

By this simple and inexpensive process an old frame house may be made to look like new stone dwelling and last much longer. It will be more comfortable in winter with less fuel and much cooler in summer.

Apply Expanded Metal Lath and plaster with Cement Mortar, under directions, sent free to any address upon request.

Northwestern Expanded Metal Co., 84 VAN BUREN ST., CHICAGO, ILL.



People Have Always Thought Ovens NECESSARY to Meat Roasting

THOUGH FULLY recognizing the self-evident fact that ovens Dry and Shrink Meats and cause them to lose their flavor, people generally have gone on the supposition that ovens were NECESSARY to the operation of ROASTING MEATS, even though this Shrinkage and Waste in Meat Baking is common to ALL OVENS---All stoves! And it always will be!

BECAUSE—All good ovens MUST HAVE dry, equalized top and bottom heat in order to bake and brown FLOUR FOODS evenly. DRY HEAT sucks up moisture wherever it finds it—in MEATS, as in FLOUR FOODS. Four foods require such treatment. MEATS LOSE from 16 to 50 CENTS on the DOLLAR in consequence of it! YOU'VE HEARD THE REASON. Do you want a REMEDY?

THE REMEDY IS IN THE ROASTER

THE "TRIPLE-TRICK" COMBINATION broil-roasts meats without losing one spoonful of their precious juices—Does not dry them—hence NO BASTING is EVER DONE or NEEDED. USES NO WATER—so meat juices are not drawn out, vaporized and LOST in STEAM. SO LITTLE FUEL IS NEEDED that the melting fats from roasting meats NEVER EVEN MOKE. The "TRIPLE-TRICK" ROASTER COMBINATION is USED ON ALL STOVES, absolutely and utterly independent of ALL OVENS—thus, SAVING enormously in FUEL and HEAT and obviating all discomfort necessary for STOOPING or LIFTING a roasting pan and making it possible to ROAST MEATS as often as one desires, hot weather or cold weather, small roasts as well as large, with little or no attention—LITTLE FUEL and less heat than when boiling them.

See the Cooking Demonstration at the Office of the Omaha Gas Co. All This Week
The "Triple Trick" Roaster is The Bee's newest premium, given with subscriptions.
For full particulars, telephone Tyler 1000--The Omaha Bee.