TIMELY REAL ESTATE GOSSIP

Effect of Land Show is Apparent Among Agents.

PREPARE FOR NEW BUILDING

Bazing of Old Structures on Site of the Woodmen Block Beginson Several Big Transfers Are Recorded.

Many interesting topics cropped up for gossip among the local real estate men last week. For one thing, the realty men received the announcement that Omaha is becoming an important center for western land agents. The fact was made known, and generally commented upon, that a number of western land concerns had established agencies here as a direct result of the Land show.

The news relating to this transpired at the weekly real estate men's luncheon at the Commercial club Wednesday. Interviews which indicated the popular attitude to western land agencies in Omaha, since the meeting have been without exception a stamp of gratification and approval.

The presence of a dozen more land agencies in the city as the result of the recent Land show is declared to be a power toward advertising the city as a land market to the advantage of the already established dealers as well as to that of the new comers.

A number of agents whose present operations relate to Nebraska and Iowa land have indicated they are in the field for connections with western land interests.

A situation which is causing considerable comment among the realty men is the prevalence of vacant cottages. It would uppear from first glance that the population to a marked extent is becoming a flat dwelling population. Omaha could stand a great many more flat buildings and apartment houses, it is said, but those which have already been built in the last year have made an inroad into the cottage tenants. The last week has seen a widespread activity in the renovation of dwelling houses. Painters and carpenters by the score have been called into action considerably ahead of their regular working season, and the vacant places are taking on a new aspect of the spick and span sort. Though Mr. Groundhog on his appearance a fortnight ago seriously declared there was going to be bad luck in weather conditions, a few good days have come and gone and the general belief is that the out-of-doors worker will get his full share

In the plans for residence buildings contemplated by a number of persons for erection this spring can be seen a marked tendency in favor of the English bungalow style. This report comes from the architects. It would indicate that a small bungalow craze has developed.

The proposition for the enactment of a mortgage tax law, such as is in effect in Minnesota, was brought up before the Real Estate exchange at the last meeting, and is still in the hands of the legislative committee for investigation.

to what opinion has been reached by the hot air heating pipes, and this is where legislative committee on the attack which he made his most vital mistake. was made in the recent meeting against the All opinions to the contrary notwithstandbill to increase the salaries of county of ing. a hot water boiler should be placed ight the question to a head when they the north side. From this tw

whether or not such a move was good was viding two pipes for each radiator. to the exchange at large.

railroads to force them to begin early con-struction of the Bancroft and Dodge street. All of the water discharged from the radition for a continuance.

way is being made.

week was that in which J. B. Porter bought the fact that it requires less fuel and less two acres at the corner of Benson and attention. It is practically noiseless and Dundee Realty company. The considera- plant are very much the same, with em tion was \$1,000. Mr. Porter expects to build phasis on the point of health. A hot all on the ground soon.

Henry Schmidt closed a deal, purchasing not healthy. the northeast quarter of the northwest. The only disadvantage in a hot water quarter of section 12, township 16, about heating plant is the fact that when the cight miles northwest of the city. Friday home is left for a few days in the winte F. D. Wend was the former owner.

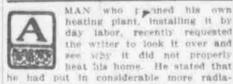
Hot Water Heating Plant

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Address, Arthur C. Clausen, Architect, 1136-37-38 Lumber Exchange, Minneapolis, Minnesota

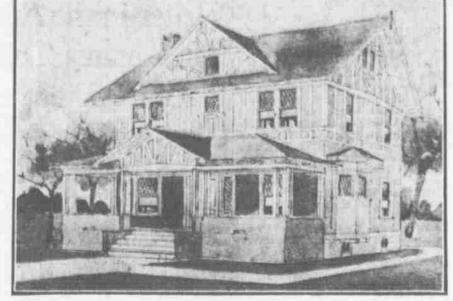


MAN who prined his own heating plant, installing it by day labor, recently requested the writer to look it over and see why it did not properly heat his home. He stated that

tion, more and larger radiators than a heating man had told him was necessary, still his home was not properly heated, in is a simple matter and by providing a hand erating in the pipes. floor would not heat up at all. The trouble filled up again. was in the basement.

plleated net work of pieces with many ing.

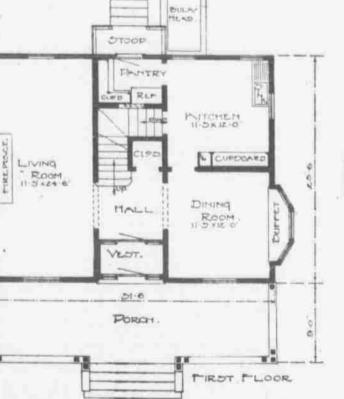
A project which had a start and was cated near the center of the house, and pipes can safely be put in partitions near restrict the size of the pipes at the bends short lived several weeks ago in this con- in individual pipe branched out from the the outside walls. If the pipes are thor- and retard the circulation in the course of nection, was the attempt made by several boffer head for each radiator. One pipe, oughly tested before the plaster is put a few years. dealers to cetablish a syndicate agency. In order to dodge around certain posts on there is little chance of their ever leak. Everything considered, a hot water heatwith the purpose of representing all sorts and girders, made seven turns before it ing afterwards, provided that they are ing plant is the most healthful, convenient, of interests, without reference to locality, reached the radiator. It is needless to say not allowed to freeze and that a thermo- cleanly, economical and therefore the most this radiator was never warm.



fact some of the radiators on the second pump in the basement it can be easily

All water contains some alkali and this aikall gathers in the crevices where the Where city water is available, the sys- pipes join, sealing them tight. In loca-Many people do not realize that a com- tent can be quickly filled without pump- tions where the water is too alkall to drink us it comes from the wells, nothbends in them will greatly retard the cir- In order to make perfect drainage pos- ing but cintern water should be used for sible, all pipes or radiators must grade the heating plant, for an excessive amount In this heating plant, the plant was lo- back to the boiler. Hot water heating of alkali in the water will sometimes

stadt is provided to prevent steam gen- practical system for the heating of homes



CHAMBER. CHAMBER. DECOMP PLOOR

DEDIGH No 609. ARTHUR CCLAUDEN ARCHITECT. MINHEAPOLIO, MINH

No. of Estimated No. of Estimated G'n Loss

The man had gone on the theory that the pipes should be distributed directly No word has been given out thus far as from the bofler, in the same manner as

ficials. Several members of the exchange near one side of the house, preferrably

The definite terms of the bill were not be located along the outside walls of the month a year ago, an increase of 691 buildknown to the exchange members and for house, these two main pipes in the basethis reason the legislative committee was ment should also be carried near the outdirected to investigate it and report facts side walls, so that the supply pipes can go directly up from the main, to the radiators, requiring but one turn in so do-City Attorney Rine caused somewhat of a ing. In this manner, all of the hot wastir in the early part of the week by an- ter in the boller is forced out by natural nouncing that he would immediately in- circulation, through one pipe, which varies stitute mandamus proceedings against the in size according to the number of radiators

viaducts or show good reason for not do-ing so. He held a conference with Attorney charged into the boiler at one place. This Brogan of the Missouri Pacific railroad, insures an easy and natural circulation with which did not swerve him from the in- fully 40 per cent less friction than is obtended action. Mr. Brogan has filed a mo- tained in a plant poorly laid out as the plant previously described.

Since hot water expands with heat, there The wholesale interests received good should be a small tank above the top news from Postmaster B. F. Thomas last of the highest radiator, on the second or week in the latter's announcement that third floor, as the case may be, and this the new postoffice station for the whole- should have an overflow pipe near the sale district would be open for business by top of the tank, so that if the water March 1. The new station is to serve ex- is heated to the boiling point it will not clusively the wants of the district which overflow the tank, but be carried off from is bounded as follows: On the north by the tank to some convenient plumbing Capitol avenue, on the south by Bancroft fixture. The water should never be alstreet, on the west by Fourteenth street leved to boil, for this creates steam and and on the east by the Missouri river. If co the struggle of steam and water to oc-Thomas has notified headquarters at cupy the same space in the pipes causes Washington that the station will be ready detonations that greatly jar the pipes and to go into operations on the above men- cometimes spring leaks. This overheat ing of the boiler can always be avoided by placing a thermostadt lw the principa Wrecking work on the old building at rooms on the first floor, which, having Pourteenth and Farnam streets which is an automatic devise connected to the ther to give place to the forthcoming new mometer, controls the dampers, opening Woodmen of the World building was begun and closing them as the heat in the room in the early part of the week. Great head- becomes more or less than required for comfort.

The advantage of a hot water heating Among the real estate transfers of the plant over a steam plant for a home i Fairacres atreets in Fairacres from the healthier. The advantages over a hot air plant necessarily keeps the dust in the room stirred up and this, of course, I

the water must be drained off, but thi

Increase in January Building

Building operations for January show an ings and \$1.194,275 or 3 per cent. This is a iding month a far better showing than most people had declared that to raise the salary of county should be carried out, one for the supply year ago. According to official reports from anticipated as they were afraid that there commissioners from \$1,800 to \$2,400 would of hot water and the other for the return 73 cities to Construction News, permits were might be a falling off. Everything from be an unnecessary and improper bit of circulation, in order to force water through taken out for the construction of 11.428 every direction, however, indicates that a radiator from one end, it must go out buildings, involving a total estimated cost building will continue upon the same active It was the consensus of opinion that the other. This can only be done by pro- of \$44,036.533 for the month just closed, basis that has characterized operations against 10,737 buildings involving a total throughout the county for the last decade. question which should be investigated. Since all of the radiators are or should aggregate cost of \$42,982.335 for the same The figures in detail are as follows:

Cition	No. of Bldgs.	Cost.	Bldgs.	Cost.	58 M N	20,750.00
Cities-	1.00	\$14,280,377	414	\$ 9.967.920	43	19
New York, Boros. Mann. & Bronx. Chicago		3,143,200	482	6,054,300	5.5	48
Philadelphia	785	2.597,460	764	2,131,775	91	600
Los Angeles		2.104.875	759	1,766,431	19	100
San Francisco	1.00	1,617,618	453	1,768,389	100	5
St Louis	406	1,355,655	427	1,461,000	14	7
St Louis	315	1.278,952	354	1,041,774	23	9.90
Detroit	24.0	1.249,800	198	717,655	74	44
		1,136,765	346	1.019.400	873	41
New Haven		1,012,325	- 44			0.0
Portland, Ore.	413	990,616	235	631,110	60	1.0
Newark	676	938,691	105	482.877 1.294.182	96	75
Memobia	219	846,725	244	576,925	- 10	1.7.44
Pittahurg	11.0	594,065 564,122	187	281,659	100	553
Cleveland	- 277	545,330	459	309.915	77	**
		506,005	986	1,274,975		190
Seattle	138	485, 285	116	513,865		6
Houston	149	450,166	201	976,221		153
		443,954	184	354,592	- 95	- 11
St. Paul	86	440,228	27	101 832	352	- 22
Richmond	318	430,017	332	40%,377	6	
Atlanta Oakland, Cal	246	388,669	252	297,052	31	
Kansas City	CD GCD	378.010	194	543,876	72	31
Though Milliones in		325,027	1633	279,647	16	- 1
Compha	76	332.700	78	287,630	13	100
Okiahorna City	99	303,280	130	538,178	000	43
Okishoma City Worcester	41.	298,810	45	93,769	219	
The Course of the Party of the Course of the	1156	£56,250	178	602,395		52
\$411 F (1) 177	to Keet	274,000	397	418,000	8.0	35
I DEL MANTEN DE LOGISTES CONTRACTOR DE LA CONTRACTOR DE L		270,000	254	189,548	45	0.61
Sacramento		268,025	232	161.700	61	2.5
TAMES AND THE PROPERTY OF THE	1 A 1857	207,225	3.27	449,300	1.0	40
Milwaukse	174	265,775	81	180:105	42	44
Jacksonville	116	248, 660	101	179,600	78	
Jacksonville	162	219,500	310	153.170	36	< +
Hartford Assessment Commencer Commencer	A4 (66)	102,255	31	100,155	98	
Tendition is triouting	168	186 295	125	273.588	32	2.6
Dalias	129	178,259	165	350,565		53
Louisville	OC 1687	138,817	HS	271.934	11	40
	. 98	123 189	38	67.265	93	3.5
Spokane	., 104	120,940	107	298,145	1.5	50
Cedar Rapids	16	115.000	15	177.000	1.0	35
Spokane Cedar Rapids New Orleans	TC 117	114,135 10),396	24	317,508 84,700	2.0	64
		101,300	22	104,150	24	7.5
T. (0.347304) VI (746)		101,790	18	83.630	202	12
Stockton Albany	117	98,493	78	70,450	40	
The second of th		95.003	26	70,324	85	
Norfolk	53	94.316	53	185.511		50
-Tacoma		94,141	141	113.344	- 11	16
Davenport	. 4	79,500	9	22,100	259	-
Little Rock		76,717	(3)	86.880		12
The farmaces	60	72,893	29	147:017		30
Grand Darddy	45	72,375	41	63.876	5	
Scranton	30	71.710	24	RT:805	- 00	127
Wilmington	56	68.015	21	22.478	110	
Berkeley, Cal.		64,500	41	# 46,303		
Berkeley, Cal. Salt Lake City Springfield, Ill	28	66,400	20	897-130		93
Springfleid, III	24	64 125	- 22	20,503		-
Peoria	24	63.240	- 6	10,175		- 22
Pueblo	14	60,317	- 6	8.275	811	10.0
Charlotte, N. C. Ft. Wayne	178	56.452	163	57,045		1
Charlotte, N. C.	38	48:245	81	86,173		-04
Pt. Wayne	17	36,700	11:	23,700		
Portland, Mc. San Jose	18	23,250	12	19,550	-30	78
San Jose	10.0	20,040	677	49 010		- 66
Mobile	19	19,100	24	84.246	100	-77
Lincoln	37	17,150	18	37,923	1 00	40
Des Moines Troy	39	16,875	27	61,331	4.5	7.5
Troy	18	10,150	15	21.750		259
Terre Hattle	A 1878	10,800	34	74.105	G.	7.6
South Rend	39	11.425	- 3	5.000	43	100
Totals	11.425	841,095,591	10,737	\$42,972,115	7	

phia of 23 per cent, Los Angeles 19, Wash- where the increase is 6) per cent.

Of the seventy-three cities included in ington 23, Detroit 74, New Haven ST, Portthe foregoing there were gains in thirty- land to Newark in Cloveland 101 Cincheight, while in thirty-four there was a nati II, St. Paul 25, Onkland It. Fort Worth

There were name remarkable increases. As will be seen the interior cities and conspicuous because of the fact that in New England are prospering. The same some of the cities building has been going conclusion must be reached relative to the ahead continuously upon an enormous scale. leading cities of the south. While southern and one would think that it would be but California is making a wonderful record in natural that there should be intervals of point of building construction, and the quiet. There were increases in Philadel- same thing must be said of Portland, Ore.,

THRIFT OVERREACHES ITSELF

Wee Harry Lander Becomes Sep nented from a Hig Bunch of Money.

ligrey Lauder, little Scotch comedian the greatest exponent of simon case fight Broadway ever knew, the man who never of a multip pentry verape, has been "separated, disentangled," as it were, and as a result he is out just \$25.00 A Boston financial Napoleon induced the wee Scot to invest \$25,000 in copper which is worthless. Getting \$35,000 from Lauder brands him as a youth deserving of the litle, "Napoleon of Pinance."

To illustrate Lauder's translity this story is told of now Ous Elem, a British music hall favorite, once hesed that Herry was raying more money than he (Eler) was saving. He went to Lauder's room to ask on he managed it.

"Wait till I blow out the candle," said Lauder, "and I'll tell you." Another time, when Lauder was in New York, he was in a wine-buying party at the Astor. Everybody but the Scot bought wine. When it came his turn to buy he

"Well, boys." he said. "it's my turn to treat. Come along with me. I've got a fine bottle of old Scotch up in my roombrought it over with me."

On another occasion he was with drinking party and instead of liquor he took cigars, for which those who treated him paid 50 cents aptece. Harry put all but one in his pocket. He spent two hours smoking that one. After the drinking was over the little comedian went to the cigar counter and said to the man In charge: I say, man, wud ye mind givin' me 10-cent cigars for these fafty-cent ones?" The exchange was made and Harry went to his room with five times as many cigars as he had at the start.-New York Press.

His Alibi.

Rastus had been caught red-handed.

"Poaching again, Rastus" said the colonel, gravely. "I am afraid Rastus, that you're a bad egg."

"Yassah, dass what I is fo sho, cunnel." said the old man. "I's jesta plain bad aig. cunnel." "So you admit it, do you?" demanded the

colonel. "Yassuh—I admits it, cunnel, becuz ye know, cunnel, dom bad aigs nebbah poaches, suh," said the old man. Whereupon the colonel let him off with no other punishment than a tolerably swift impact between the toe of his own boot and the tails of Uncle Bastus' frock coat—Harper's Weekly.



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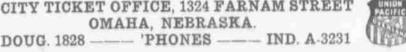
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NOTE PRONES: Dong. 1604 A-1803

York there was a consplcuous decrease, 41.

loss. New York leads with a big increase. 16. Omaha 12. Worcester 219. Birmingham il per cent, while in Obicago there was a 43, Sacramento 61, Milwauken 42, Jackson ecrease of 48 per cent, thus completely ville 78, San Diego 36, Indianapole 12, urning the tables upon Chicago for the Hartford 92 Columbus 83, Toledo 24, Stockpast year's record, Chicago having shown ton 20, Albany 10, William-River 25, Davenbig increase for last year, while in New port 130, Springfield (III.) 112, South Band