TIMELY REAL ESTATE GOSSIP

Effect of Land Show is Apparent Among Agents.

PREPARE FOR NEW BUILDING

Razing of Old Structures on Site of the Woodmen Block Begins—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 project which had a start and was short lived several weeks ago in this connection, was the attempt made by several dealers to establish a syndicate agency, with the purpose of representing all sorts of interests, without reference to locality.

A situation which is causing considerable comment among the realty men is the prevalence of vacant cottages. It would appear 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 of employment.

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.

No word has been given out thus far as to what opinion has been reached by the legislative committee on the attack which was made in the recent meeting against the bill to increase the salaries of county officials. Several members of the exchange brought the question to a head when they declared that to raise the salary of county commissioners from $1,800 to $2,400 would be an unnecessary and improper bit of legislation.

It was the consensus of opinion that whether or not such a move was good was a question which should be investigated. The definite terms of the bill were not known to the exchange members and for this reason the legislative committee was directed to investigate it and report facts to the exchange at large.

City Attorney Rine caused somewhat of a stir in the early part of the week by announcing that he would immediately institute mandamus proceedings against the railroads to force them to begin early construction of the Bancroft and Dodge street viaducts or show good reason for not doing so. He held a conference with Attorney Brogan of the Missouri Pacific railroad, which did not swerve him from the intended action. Mr. Brogan has filed a motion for a continuance.

The wholesale interests received good news from Postmaster B. F. Thomas last week in the latter's announcement that the new postoffice station for the wholesale district would be open for business by March 1. The new station is to serve exclusively the wants of the district which is bounded as follows: On the north by Capitol avenue, on the south by Bancroft street, on the west by Fourteenth street and on the east by the Missouri river. Postmaster Thomas has notified headquarters at Washington that the station will be ready to go into operations on the above mentioned date.

Wrecking work on the old building at Fourteenth and Farnam streets which is to give place to the forthcoming new Woodmen of the World building was begun in the early part of the week. Great headway is being made.

Among the real estate transfers of the week was that in which J. B. Porter bought two acres at the corner of Benson and Fairacres streets in Fairacres from the Dundee Realty company. The consideration was $3,000. Mr. Porter expects to build on the ground soon.

Henry Schmidt closed a deal, purchasing the northeast quarter of the northwest quarter of section 23, township 16, about eight miles northwest of the city, Friday. F. D. Wead was the former owner.

Hot Water Heating Plant

Arthur C. Clausen, Architect.

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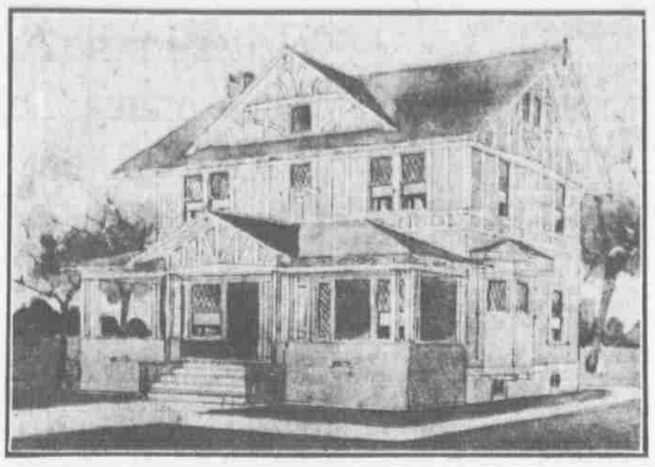
"The Art, Science and Sentiment of Homebuilding."

30 chapters, 300 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, letting contracts, choosing materials, proper design of entrances, windows, fireplaces, etc. Price, postpaid, $1.00.

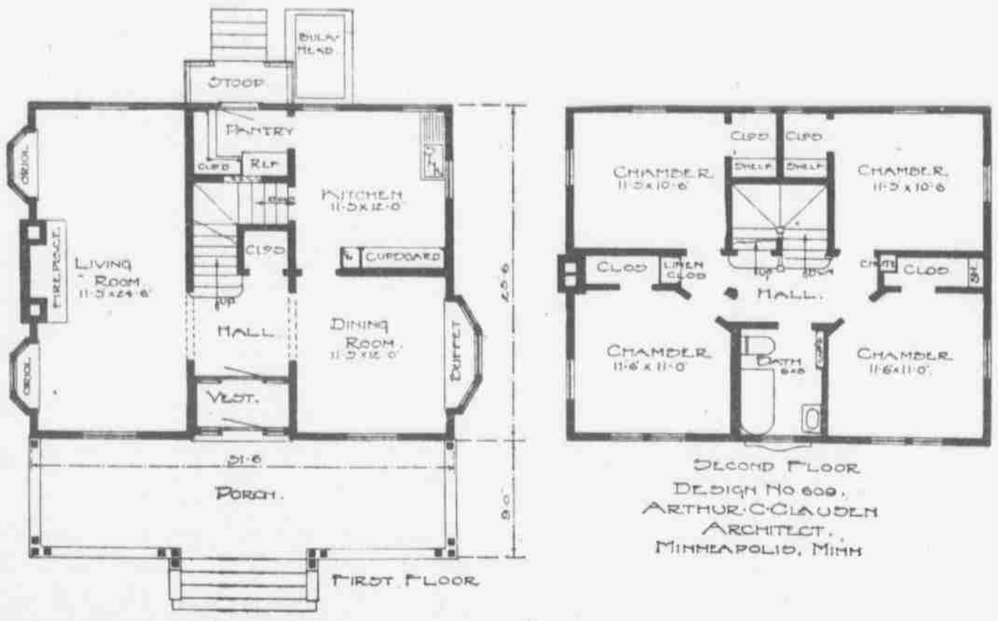
Address, Arthur C. Clausen, Architect, 1136-37-38 Lumber Exchange, Minneapolis, Minnesota.



A MAN who planned 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 he had put in considerable more radiation, more and larger radiators than a heating man had told him was necessary, still his home was not properly heated, in fact some of the radiators on the second floor would not heat up at all. The trouble was in the basement.

Many people do not realize that a complicated net work of pieces with many bends in them will greatly retard the circulation of the water.

In this heating plant, the plant was located near the center of the house, and an individual pipe branched out from the boiler head for each radiator. One pipe, in order to dodge around certain posts and girders, made seven turns before it reached the radiator. It is needless to say this radiator was never warm.



The man had gone on the theory that the pipes should be distributed directly from the boiler, in the same manner as hot air heating pipes, and this is where he made his most vital mistake.

All opinions to the contrary notwithstanding, a hot water boiler should be placed near one side of the house, preferrably the north side. From this, two main pipes should be carried out, one for the supply of hot water and the other for the return circulation. In order to force water through a radiator from one end, it must go out the other. This can only be done by providing two pipes for each radiator.

Since all of the radiators are or should be located along the outside walls of the house, these two main pipes in the basement should also be carried near the outside walls, so that the supply pipes can go directly up from the main, to the radiators, requiring but one turn in so doing. In this manner, all of the hot water in the boiler is forced out by natural circulation, through one pipe, which varies in size according to the number of radiators and supplies.

All of the water discharged from the radiators is collected in one pipe, and discharged into the boiler at one place. This insures an easy and natural circulation with fully 40 per cent less friction than is obtained in a plant poorly laid out as the plant previously described.

Since hot water expands with heat, there should be a small tank above the top of the highest radiator, on the second or third floor, as the case may be, and this should have an overflow pipe near the top of the tank, so that if the water is heated to the boiling point it will not overflow the tank, but be carried off from the tank to some convenient plumbing fixture. The water should never be allowed to boil, for this creates steam and the struggle of steam and water to occupy the same space in the pipes causes detonations that greatly jar the pipes and sometimes spring leaks. This overheating of the boiler can always be avoided by placing a thermostadt in the principal rooms on the first floor, which, having an automatic devise connected to the thermometer, controls the dampers, opening and closing them as the heat in the room becomes more or less than required for comfort.

The advantage of a hot water heating plant over a steam plant for a home is the fact that it requires less fuel and less attention. It is practically noiseless and healthier. The advantages over a hot air plant are very much the same, with emphasis on the point of health. A hot air plant necessarily keeps the dust in the room stirred up and this, of course, is not healthy.

The only disadvantage in a hot water heating plant is the fact that when the home is left for a few days in the winter the water must be drained off, but this is a simple matter and by providing a hand pump in the basement it can be easily filled up again.

Where city water is available, the system can be quickly filled without pumping.

In order to make perfect drainage possible, all pipes or radiators must grade back to the boiler. Hot water heating pipes can safely be put in partitions near the outside walls. If the pipes are thoroughly tested before the plaster is put on there is little chance of their ever leaking afterwards, provided that they are not allowed to freeze and that a thermostadt is provided to prevent steam generating in the pipes.

All water contains some alkali and this alkali gathers in the crevices where the pipes join, sealing them tight. In locations where the water is too alkali to drink as it comes from the wells, nothing but cistern water should be used for the heating plant, for an excessive amount of alkali in the water will sometimes restrict the size of the pipes at the bends and retard the circulation in the course of a few years.

Everything considered, a hot water heating plant is the most healthful, convenient, cleanly, economical and therefore the most practical system for the heating of homes.

Increase in January Building

Building operations for January show an increase over the corresponding month a year ago. According to official reports from 73 cities to Construction News, permits were taken out for the construction of 11,428 buildings, involving a total estimated cost of $44,036,593 for the month just closed, against 10,737 buildings involving a total aggregate cost of $42,932,318 for the same month a year ago, an increase of 691 buildings and $1,104,275 or 3 per cent. This is a far better showing than most people had anticipated as they were afraid that there might be a falling off. Everything from every direction, however, indicates that building will continue upon the same active basis that has characterized operations throughout the county for the last decade. The figures in detail are as follows:

Cities—	1911 No. of Bldgs.	1911 Estimated Cost.	1910 No. of Bldgs.	1910 Estimated Cost.	G'n	Loss
New York, Boros. Mann. & Bronx	347	$14,280,377	414	$ 9,967,920	43	..
Chicago	407	3,143,200	482	6,084,200	..	48
Philadelphia	785	2,537,460	564	2,131,775	22	..
Los Angeles	820	2,104,875	759	1,766,431	19	..
San Francisco	381	1,617,678	453	1,768,380	..	8
St. Louis	406	1,355,655	427	1,461,000	..	7
Washington, D. C.	315	1,278,952	354	1,041,774	23	..
Detroit	379	1,249,800	198	717,655	74	..
Brooklyn	223	1,136,765	346	1,912,400	..	41
New Haven	60	1,012,325	44	104,015	873	..
Portland, Ore.	413	999,616	338	624,110	60	..
Newark	242	938,691	105	482,877	95	..
Memphis	219	848,725	244	1,294,182	..	35
Pittsburg	179	594,065	187	576,925	3	..
Cleveland	344	564,122	183	281,059	100	..
Cincinnati	850	545,350	459	309,915	77	..
Seattle	790	506,905	386	1,274,975	..	60
Houston	138	485,285	116	513,865	..	6
Baltimore	149	470,166	221	976,221	..	52
St. Paul	140	443,954	184	354,592	25	..
Richmond	86	440,228	27	101,832	332	..
Atlanta	318	430,017	332	406,377	6	..
Oakland, Cal.	246	388,669	252	297,082	31	..
Kansas City	216	373,010	194	543,876	..	31
Fort Worth	...	325,027	...	279,647	16	..
Omaha	76	322,700	78	287,630	12	..
Oklahoma City	99	303,280	130	538,178	..	43
Worcester	61	298,810	45	93,760	219	..
Minneapolis	166	286,280	178	692,395	..	52
Buffalo	129	274,000	137	418,000	..	35
Birmingham	266	270,000	254	189,848	43	..
Sacramento	...	268,025	...	161,700	61	..
Denver	140	267,325	127	449,200	..	40
Milwaukee	174	256,775	81	180,195	42	..
Jacksonville	116	248,666	101	139,670	78	..
San Diego	162	219,500	110	153,170	36	..
Hartford	68	192,255	31	100,125	92	..
Indianapolis	168	186,295	125	273,585	32	..
Dallas	129	178,259	105	380,565	..	53
Louisville	139	138,817	88	271,954	..	49
Columbus	98	123,189	38	67,285	83	..
Spokane	104	120,940	107	298,145	..	59
Cedar Rapids	16	115,000	15	177,000	..	35
New Orleans	...	114,135	...	317,508	..	64
Toledo	77	105,396	34	84,760	24	..
Lawrence	23	101,930	23	104,150	..	2
Stockton	29	101,790	18	33,630	203	..
Albany	117	98,493	74	70,480	40	..
Wilkes-Barre	33	95,001	26	70,224	35	..
Norfolk	51	94,316	53	185,511	..	50
Tacoma	159	94,141	141	113,344	..	18
Davenport	4	79,300	9	22,100	259	..
Little Rock	60	76,717	63	86,880	..	12
Paterson	65	72,893	29	147,037	..	50
Grand Rapids	48	72,375	48	68,876	5	..
Scranton	30	71,718	34	97,805	..	27
Wilmington	26	68,015	11	32,414	110	..
Berkeley, Cal.	34	66,500	41	66,500	..	..
Salt Lake City	28	66,400	30	897,400	..	93
Springfield, Ill.	24	64,125	22	30,200	112	..
Peoria	24	63,240	4	10,175	521	..
Pueblo	14	60,817	6	6,275	871	..
Chattanooga	178	58,452	163	57,645	..	1
Charlotte, N. C.	28	48,245	81	86,173	..	54
Ft. Wayne	17	36,700	11	23,700	55	..
Portland, Me.	18	21,250	12	19,750	..	78
San Jose	...	20,040	...	49,040	..	59
Mobile	19	19,100	24	84,305	..	77
Lincoln	17	17,150	16	27,925	..	40
Des Moines	14	16,875	27	61,331	..	72
Troy	18	16,150	15	21,750	..	26
Terre Haute	19	15,800	38	24,125	..	74
South Bend	10	11,425	3	8,000	43	..
Totals	11,428	$44,036,593	10,737	$42,932,318	3	..

Of the seventy-three cities included in the foregoing there were gains in thirty-eight, while in thirty-four there was a loss. New York leads with a big increase, 43 per cent, while in Chicago there was a decrease of 48 per cent, thus completely turning the tables upon Chicago for the past year's record, Chicago having shown a big increase for last year, while in New York there was a conspicuous decrease. There were some remarkable increases, conspicuous because of the fact that in some of the cities building has been going ahead continuously upon an enormous scale, and one would think that it would be but natural that there should be intervals of quiet. There were increases in Philadelphia of 22 per cent, Los Angeles 19, Washington 23, Detroit 74, New Haven 87, Portland 60, Newark 95, Cleveland 104, Cincinnati 77, St. Paul 25, Oakland 31, Fort Worth 16, Omaha 12, Worcester 219, Birmingham 43, Sacramento 61, Milwaukee 42, Jacksonville 78, San Diego 36, Indianapolis 42, Hartford 92, Columbus 83, Toledo 24, Stockton 203, Albany 40, Wilkes-Barre 35, Davenport 259, Springfield (Ill.) 112, South Bend 43.

As will be seen, the interior cities and New England are prospering. The same conclusion must be reached relative to the leading cities of the south, while southern California is making a wonderful record in point of building construction, and the same thing must be said of Portland, Ore., where the increase is 60 per cent.

THRIFT OVERREACHES ITSELF

Wee Harry Lauder Becomes Separated from a Big Bunch of Money.

Harry Lauder, little Scotch comedian, the greatest exponent of simon pure thrift Broadway ever knew, the man who never let a guilty penny escape, has been "separated, disentangled," as it were, and as a result he is out just $25,000. A Boston financial Napoleon induced the wee Scot to invest $25,000 in copper stock which is worthless. Getting $25,000 from Lauder brands him as a youth deserving of the title, "Napoleon of Finance."

To illustrate Lauder's frugality this story is told of how Gus Klen, a British music hall favorite, once heard that Harry was saving more money than he (Klen) was saving. He went to Lauder's room to ask how 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 signed:

"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 room—I brought it over with me."

On another occasion he was with a drinking party and instead of liquor he took cigars, for which those who treated him paid 50 cents apiece. 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 fifty-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, dem 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 Rastus' frock coat.—Harper's Weekly.