

TIMELY REAL ESTATE GOSSIP

Rental Agencies Are Troubled by Former Pink Section Dwellers.

REAL ESTATE IS MORE ACTIVE

Large Number of Small Sales Are Recorded During Week—Building Activity Is Confined More to Dwelling Houses.

Since the closing of the pink section, real estate companies which do a rental business have been confronted with a problem that has caused them a great amount of worry and trouble. While reports that a certain proportion of the dwellings of the proscribed district have left the city were true in part, real estate men say that, nevertheless, a majority of them have remained in Omaha.

The question of a lease to a tenant now is involved with a stipulation as to what purpose the tenant will put the place on which he or she obtains a lease. One company has drawn up a form which all lessees are required to sign. It stipulates that if any evidence that a property is being used for an immoral or doubtful purpose, the lease contract becomes void.

When the news that the vice district was to be closed came out, we expected a certain amount of trouble. But the reality is worse than our expectations," said an agent. "It seems that we have to investigate every deal that is made to the very last resort. Many of the leases are made through second or third parties, and it is difficult to tell just what sort of a tenant a man is getting. It is a certainty that those persons who lived in the district have to keep from housing them and their business knowingly."

A firmer tone prevailed in the real estate market in the last week, a condition, due, in all probability to the tendency of the thermometer to remain cool at a distance from record-breaking heights. Most every dealer reported an increased number of inquiries, and a growing indication of interest in property for speculative purposes.

The building reports showed no structures of particular moment contracted, but at the building exchange are reports of plans for various buildings which would indicate that the summer season will not be remarkable for an absence of activity along this line. The interest of contractors at present is confined mostly to figures on school houses, new ones and remodeling, which the school board will contract for completion in time for the opening of the school year.

A small brick store building, one story high, at 2910 North Sixteenth street, was sold last week by C. Schaub to J. C. Vizard. George & Co., who made this deal, also sold a house belonging to Mrs. C. E. Coleman at 2508 Shirley street, to T. Almen, the consideration being \$1,000. Other deals made by this company were the transfer of a two-story house at 801 Fiftieth avenue from Clyde W. Drew to Thomas F. Doyle for \$5,000, and a lot on Cass street, near the boulevard to J. A. Beaton for \$1,500. Mr. Beaton plans to build a home there.

"The Bunkers," the home of A. J. Love on Rose Hill, near the Country club, has been sold to J. Clarke Cott for a consideration of \$10,000. The Cott family will move into the new home this week. Mr. Love has bought the old home of Dr. J. E. Summers on Thirty-second avenue. "The Bunkers" is one of the most attractive homes in Omaha. It was the first house built on Rose Hill, three years ago, when the Country club was organized.

Among the deals listed last week were the

following by the O'Keefe Real Estate company, in the Omaha National bank building: The home of C. L. Waldron was sold to E. H. Kendall for \$4,000. William Quaid bought the home of H. W. Dunn for \$2,500 and Dr. A. R. Hull sold a residence to W. A. Gordon for \$2,500.

Improvement of the outlook from three apartment houses at Sixteenth and Yates streets prompted R. G. Strehlow to buy the lot and three houses at the northeast intersection of the same streets. The lot is ordinary sized. The three houses will be remodeled and repaired. Mrs. Margaret C. Dodge was the former owner of this property. The deal was for a consideration of \$5,750, through the Payne & Slater company.

Joseph Janous now is erecting a small brick store on Sherman avenue north of Clark street on a lot sixty-six feet wide which he bought of E. P. Bobyshell for \$2,500, including a small house. Among other deals made by the Payne & Slater company were the following: Miss Blanche Westgate to Corlies F. Hopper, a lot in Dundee for \$600; the Pantel Realty company to Miss Eleanor Bivvial, a small house at 406 Hamilton street for \$1,450; Erhard Corner to Andrew Petersen, a cottage at 204 South Twenty-fourth street for \$2,100.

The Omaha Concrete Stone company has bought five lots at Twenty-eighth avenue and the Belt line from D. A. Johnson. The deal involved \$5,000. Fred Mengedot will improve several brick houses in the 1600 block on Maple street at a cost of \$10,000.

John M. Walsh, manager of the new Woodmen of the World building, who came to Omaha to accept the position with the Woodmen of the World, has bought from Norris & Martin a lot in Norwood addition, on which he will build a home at once. The lot is fronting on Miller park and cost \$900. R. H. Van Husen of the Bankers Life Insurance company has bought from Norris & Martin a beautiful corner one block east of Miller park in Norwood addition. The consideration was \$2,000. Harry W. Dotson has bought from Norris & Martin a lot on Thirtieth street between Blunney and Wirt streets, consideration \$400.

NEW LIGHTS FOR BEE BUILDING

Omaha Firm Secures Contract for Installing a New System of Lighting the Corridors.

The Burgess-Granden company has secured the contract for installing new lighting fixtures in the Bee building. The system which they will install is known as Special Inductive Lighting and is the first work of this kind done in Omaha. The work of this kind done in Omaha. The halls and corridors will have these new lights and they will be made especially to order to conform with the new interior finish of the building.

Rich Man is Killed While Picking Coal

Christian Miller, While on Illinois Central Tracks, is Run Down by a Train.

NEW ATHENS, Ill., June 17.—Although the possessor of hundreds of acres of valuable Illinois farm lands and an independent fortune, the parsimonious habits of Christian Miller, 51 years of age, at this place, cost him his life on the Illinois Central railroad tracks today as he picked stray pieces of coal.

While he bent at his task, Miller's impaired hearing prevented him from the shriek of the Illinois Central flyer as it bore down on him.

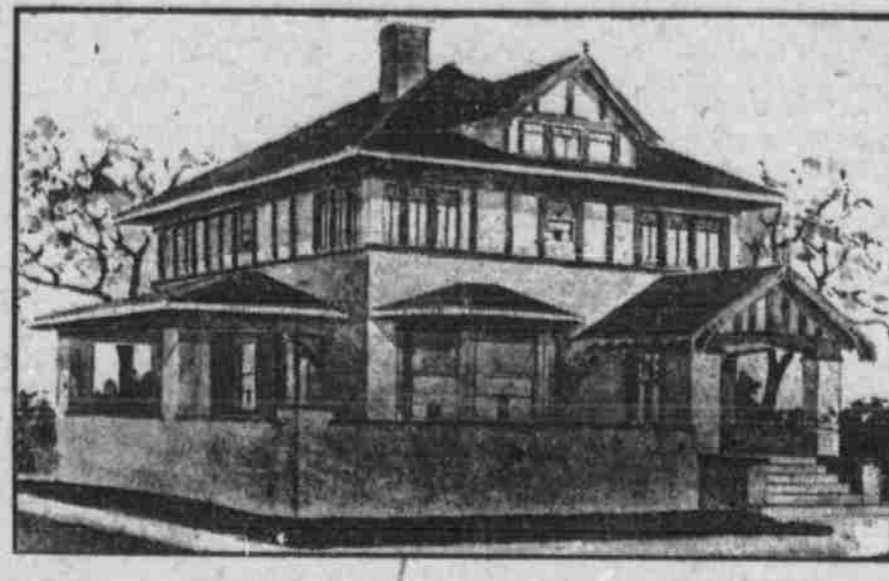
Florida to Go Into Commission.

WASHINGTON, June 17.—The battleship Florida, now nearing completion at the New York navy yard, today was ordered placed in commission on September 18. Its sister ship, the Utah, is expected to be ready on August 1. These two dreadnoughts will be the greatest in the American navy.

THE HOME BUILDERS PAGE

The English Domestic Style

Arthur C. Clausen, Architect.



MR. CLAUSEN'S BOOK

"The Art, Science and Sentiment of Homebuilding." 30 chapters, 200 illustrations. It covers a wide range of subjects, including the planning of bungalows, suburban and city homes, costing from \$2,000 to \$25,000, listing contracts, choosing materials, proper design of entrance, windows, fireplaces, etc. New third edition, price, postpaid, \$1.00.

Address, Arthur C. Clausen, Architect, 1138-37-38, Lumber Exchange, Minneapolis, Minnesota.

constructed of concrete blocks or hollow clay tiles coated on the outside with a veneer of cement, surface to be given a rough cast dash to relieve the monotony of the sameness in a smooth wall. The millwork in the English design, if true to original conceptions should be very simple, and for this reason, inexpensive. The American idea seems to be inclined to have more or less carved ornamentation upon the cornice work, barge boards, doors, etc., taking the very few examples existing in England of elaborately carved woodwork as a model. It is questionable, however, whether elaborately carved panels increase the beauty of the half timbered English style and the average man who builds with limited means should certainly eliminate this excess ornamentation, for it is very expensive. Like art glass work, it only looks well when done by skilled artists, whose prices are justifiably much higher than those received by the ordinary artisan.

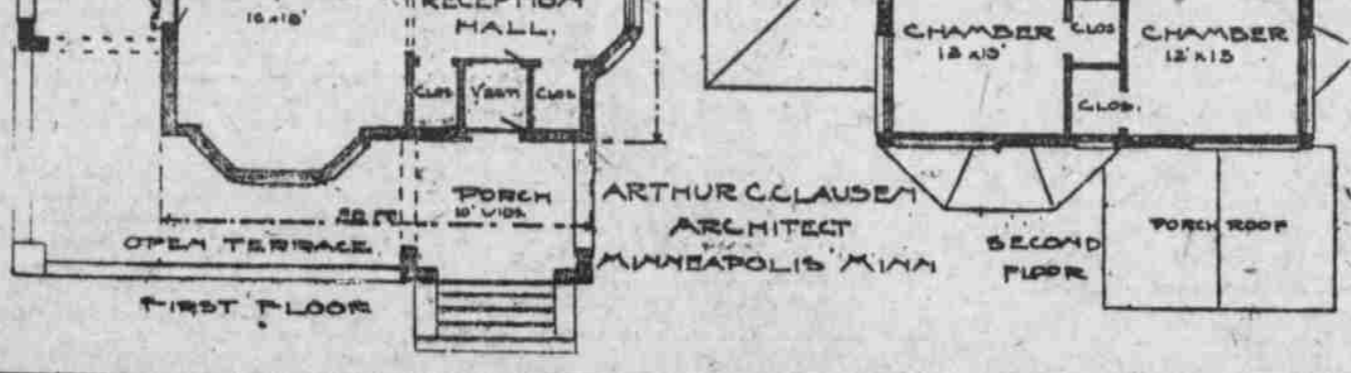
The interior of an English home should be very plain, unless one is building a home of Tudor Castle style, in which a great deal of wood wainscoting, beamed ceilings and carved ornaments are permitted, for buildings of this description are very expensive, and should not be considered by those whose means would not permit them to do it justice.

The English domestic style, although appropriate to any lot of suitable width, is the only style which can be harmoniously adapted to a hillside location. Bungalows and colonial homes, also homes of the Mission and Craftsman style, can be located on level ground or ground made level by terraces, but homes in the English style is adaptable of any location, owing to the easy adaptability of the exterior, designed to any or all conditions within or without the home.

THE two most popular styles of domestic architecture in this country are the colonial or Georgian style, and the English half-timbered style, both of them of English origin. The colonial style gets its most popular name from the fact that it was extensively used during the colonial period of this country. It being a popular fad in England at that time. England, however, returned to its half-timbered style of domestic architecture and since the colonial days, for the sake of variety, it has been extensively used in this country.

Since England and American tastes, habits, mode of living, religion and ideals are practically the same, it is quite natural that the English half-timbered style should appeal to Americans as being an ideal style in which to design homes suited to American family life.

In colonial architecture and other classical styles a certain symmetry must be retained which sometimes makes it difficult to fill certain requirements with reference to the arrangement of rooms and windows. In the English style, it is not necessary to consider the exterior to as great an extent, while arranging the rooms to meet all family requirements and the requirements of location. It is a style which permits of many bays, unique entrances, towers and dormers of many shapes. These things can not, of course, be designed so as to present a conglomerate appearance, and must bear



Building Notes of the Week

The heating plant for the home is an item that is frequently very carelessly purchased by the home builder. Frequently it is let in the general contract without regard to the size or kind of furnace or the proper location of pipes and registers. The scientific installation of a furnace is a great part of its value as a heater.

The John Hussie Hardware company of 2607 Cumby street, give this branch of their business special attention and furnish estimates and advice free of charge to prospective builders.

The beautiful home of Mr. Jerome Magree is being artistically decorated by Mr. Charles L. Benova, Barker Bros. Paint company are furnishing the material.

The elegant country home of Mr. George H. Payne in Fairacres is being tastefully decorated. Barker Bros. Paint company are furnishing the material.

Fence was supplied by the Anchor Fence company during the past week to the following: James Augalar, 1460 South Twelfth street; John Kramer, 1460 South Twelfth street; A. E. Thor, Twenty-third and Vinton streets; E. S. Hall, 234 Corby street; J. C. Kinnard, 322 Sherman avenue; Carl Peterson, 2015 Cass street; R. Yechout, South Omaha; C. L. Cosie, Council Bluffs.

Window and door screens were furnished by the Omaha Window Screen company in the past week to the following: Drescher Bros., Twenty-second and Farnam streets; Eldredh, 117-19 South Twenty-sixth avenue; D. L. Shane, 119 South Thirty-fifth avenue; E. C. Hopkins, 5119 Cass street; T. O. Putnam, 5022 Isard street; T. P. Parker, 5011 Davenport street, and about fifty residences fully equipped with window and door screens for the Cassel Realty company.

The Ideal Cement Stone company report a large business for the last week.

For the last ten days the Omaha Van and Storage company has been receiving many household goods at its fireproof building.

Advertisement for Alaska Refrigerators, featuring an illustration of a refrigerator and text: 'IF YOU HAD TO PAY MORE FOR ALASKA REFRIGERATORS... \$9.50 to \$36... The Sanitary Kind... JOHN HUSSIE HARDWARE CO.'

Advertisement for Omaha Window Screen Co., featuring an illustration of window screens and text: 'PORCH WINDOW and DOOR SCREENS Made Up and Put Up Omaha Window Screen Co.'

Advertisement for Washable Wall Paint and Barker Bros. Paint Co., featuring text: 'Washable Wall Paint We are distributors for the two leading brands of washable wall paints—Flatone and Keystona... Barker Bros. Paint Co. 1609 1/2 Farnam Street. Doug. 4750; Ind. A-3821.'

Advertisement for Modern Homes Construction Co., featuring text: 'HOMES ON EASY TERMS We build modern homes to order and in the location you select... Modern Homes Construction Co. 639-640 Paxton Block, Omaha.'

Advertisement for Scott Awnings and Scott Tent & Awning Co., featuring text: 'Home Comfort during the hot mornings or scorching afternoons can be yours if your house is fitted with SCOTT AWNING... Scott Tent & Awning Co. Phone Douglas 338. 314-316 South 12th St. Between Farnam and Harney Streets.'

Advertisement for Gordon Fireproof Warehouse & Storage Co., featuring text: 'Let Experts Do Your Moving... We'll do it quickly. We'll do it quietly. You'll have no regrets... GORDON FIREPROOF WAREHOUSE & STORAGE CO. 216 South 17th Street.'

Advertisement for Anchor Fence Company, featuring text: 'Ideal Cement Stone Co. For Best Quality in Cement Stone... Anchor Fence Company 207 N. 17th St., Omaha Telephone Red-814 Time and Place to Buy Fencing'

Advertisement for R. E. Long, featuring an illustration of a fence and text: 'PLUMBING THAT WILL SAVE MONEY R. E. LONG 4004 North Twenty-fourth Street'

Advertisement for Miller, Stewart & Beaton Co., featuring text: 'Summer Freshness In Every Home To make your home a cool, inviting place for this summer and secure at the same time a distinctive atmosphere it is necessary to have your decorating plans placed in the hands of experts... Miller, Stewart & Beaton Co. THE TAG-POLICY HOUSE Established 1884. 413-15-17 South Sixteenth Street.'

Advertisement for Omaha Van and Storage Co., featuring text: 'WHERE YOUR HOUSEHOLD GOODS WILL BE SAFE OMAHA VAN AND STORAGE CO. ABSOLUTELY FIREPROOF'

Advertisement for C. R. Heflin Co., featuring an illustration of a key and text: 'C. R. Heflin Co. 1816 Douglas, Upstairs. We duplicate All Kinds of Keys. Trunk keys and door keys fitted at your home. Tel. Douglas 2974.'