

TIMELY REAL ESTATE GOSSIP

Vacant Homes Are Left by Removal of Cudahy Employees.

SEVERAL RESIDENCES ARE SOLD

Week in Real Estate Ends in Showing More or Less of the Lethargy Which Has Existed Since Warm Weather Set In.

It has become no uncommon thing to hear the following remark when a sale in residence property is reported in real estate circles:

"That was one of the Cudahy houses." Not meaning that the Cudahys were owners of the residence in question, but that they were the possessions of men who were in the general offices of the company, who now have moved to the new headquarters of the packing institution in Chicago.

About eighty families left Omaha with the removal of the Cudahy offices. Upon the approximation of a dealer who is thoroughly conversant with conditions in Omaha residence property, this meant that in the neighborhood of seventy-five houses were left vacant. Of this number about sixty were the property of the former tenants. These houses were listed with real estate men to a great extent, and the sale of a "Cudahy home" is frequent. They range in price from \$3,000 to \$10,000.

Among the so-called "Cudahy homes" which were sold last week was the home of Will E. English at 1514 South Thirty-third street, which was sold to William G. Nicholson, auditor of the traction company, for \$5,000. Mr. Nicholson will make his home in the former English residence.

The week last passed, while still showing more or less of the lethargy which accompanies hot weather, indicated a firmer tone in residence property. Perhaps it was the cool days of the fore part of the week which resulted in this condition. Whatever it was, all dealers reported an increased interest in inside homes and suburban lots.

In downtown property, that is in the business section, activity is practically nil. Several deals of consequence are hanging fire, but in the words of George Cohan, the principals with the money are in the mood to wait and say, "What's the use." It is not an absence of money that holds down deals in the higher priced property. Neither is it lack of confidence in Omaha. The bank vaults are full of money, principals in the realty market have good surpluses, and from natural conditions there is no explanation of the lethargic situation. A dealer succinctly summed up the situation by saying:

"Like Micawber, everybody is waiting for something to turn up."

M. W. Salmon of Kansas City, has obtained from the Glover Realty Syndicate, the brick building and lot at 1118 Dodge street. The building is one story high, but plans are being made to increase its size. The lot and building was bought by Mr. Salmon for \$4,000. The Omaha Printing Ink company will occupy the structure after it is remodeled.

Among the sales of residence property was the purchase by Simon Rosenthal of two houses, one at 714 South Seventeenth street, and the other at 814 South Seventeenth street. The deal involved \$2,500. Mr. Rosenthal will occupy one of the houses. He obtained the other as an investment.

vestment. The Glover Realty syndicate acted for the former owner.

Other deals made through this company were: Harry Schmidt of Council Bluffs, bought three cottages, 1239-41-43 North Eighteenth street for \$3,150; John Mayhew, a lot in University Place for \$250, on which he will erect a home immediately; Louis Jankowski, two lots at Forty-fifth and Hamilton streets for improvement at \$600; the property at 323 Pacific street sold to P. F. Andress for a home at \$1,700; and a lot in Dundee to Miss Lillian Drew at Fifty-first and Hurt streets.

Bliss made by Hastings & Hayden in the last week include the transfer of a six-room bungalow on Fourteenth avenue between Lothrop avenue and Emmet street for \$3,600. W. S. Sleeper was the buyer. Harry A. Scogin bought through the Hastings & Hayden company a house at 1529 South Twenty-fifth avenue for \$4,000. A lot in Shull's second addition sold to A. J. Howell, 711 South Seventeenth avenue for \$350.

A new addition known as Marian park, will be opened by the D. V. Sholes company within a month or two. This plat contains 230 acres. It is north of Bellevue on the Bellevue boulevard. It will be cut into tracts of from three to ten acres, intended for country homes.

W. A. Gordon of the Expressman's Delivery company bought a small piece of ground facing Davenport street between Tenth and Eleventh streets from Miss Anna Wilson. The consideration was \$3,500. This lot gives Mr. Gordon control of the entire half block in which it is located, with the exception of a piece 90x50 feet in size facing on Douglas street. The plot he bought from Miss Wilson was 47x30 feet in size.

George W. Platner of the Platner Lumber company, bought a piece of ground representing seven lots from Fred Blake and H. D. Reed. The lots are on the west side of the Belt Line and on the south side of Farnam street at that intersection. The property cost Mr. Platner \$7,000. He will utilize it for a lumber yard in the future.

M. F. Lorenzen has sold to Dr. Charles G. Elmore for \$14,250 cash the block of three brick dwellings at 109-113 North Nineteenth street. The sale was made through J. H. Dumont & Son. Dr. Elmore is a prominent physician of northwest Nebraska who believes in Omaha. He has added this property to his other permanent investments in this city, which are quite extensive.

MANY EXCURSIONISTS PASSING

Eleven cars of educators of America arrived in Omaha at 1 o'clock Saturday afternoon. The party spent two hours here, eating lunch and doing a little sightseeing about the city.

The teachers came in on a Northwestern special and left over the Union Pacific for San Francisco, where the annual convention of the National Educational association meets July 3 to 14.

Most of the party preferred to sit still because of the heat of Saturday afternoon in Omaha. However they declared it was just as hot every place as in Omaha and there was at least a breeze blowing here. A special car from Minneapolis came in over the Milwaukee and left on the Rock Island, bound for San Francisco, with the representatives from Minnesota aboard.

A special train carrying the California delegation of 510 to the annual meeting at Atlantic City, N. J., will pass through Omaha July 6.

THE HOME BUILDERS PAGE

"The Tailor and the Cloth"

Arthur C. Clausen, Architect.

WHEN a man wants a suit of clothes, it is necessary for him to select his tailor and to select the cloth. The tailor whom he employs is chosen partly on the price he charges, but mostly for the reputation he has for making good clothes, for, no matter how good the cloth, a poor tailor means an ill-fitting and poorly-made suit. The cloth is selected according to personal preference, its fitness to the owner's social standing and pocketbook. A man who wants a cheap, everyday business suit might not be quite so particular in selecting his tailor and seriously consider the man who would charge the lowest price for doing the work; but suppose a man were to have a suit made for which he expected to pay in the neighborhood of \$3,000. Would he not, under such circumstances, have the very finest tailor he could obtain and expect to pay more for such a man's work than his clerk would pay a tailor for making an ordinary business suit?



MR. CLAUSEN'S BOOK

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Address, Arthur C. Clausen, Architect, 1135-27-28 Lumber Exchange, Minneapolis, Minnesota.

It should be very much the same when it comes to building. When a man is building a shed, barn or other small building of not very great importance, most any fair carpenter can do the work in a satisfactory manner, but it is a mistake when a man is building a beautiful home to have it built by the cheapest contractor he can find. The cheapest price obtained for the building of a house very often means cheap work, done by a cheap class of labor, under the supervision of a contractor who is compelled "to pick the bones" in every way possible to realize a profit on his work. This does not mean that the lowest contractor in every instance is not a capable man, but is a warning to prospective home builders that the reputation of a contractor should be ascertained before letting a contract, which can easily be done by interviewing some of those for whom he has built in the year or two past.

Too many home builders are inclined to place all contractors in one class. They will go to the best lawyer in the city when in need of legal service, and engage the best physician when in need of medical attention, but when it comes to taking estimates upon the cost of a house, they will invite every contractor of whom they know to bid upon the work, expecting to do business with the man furnishing the lowest estimates, apparently not realizing that there is a greater difference between the skill and integrity of the best and poorest contractors than there is between the best and poorest of any of the well-known professions. It has been the writer's experience that the majority of contractors are willing and want to do first-class work, but there are some, however, who will risk their reputation for the sake of getting orders and figure on doing an imperfect piece of work for a man who is not willing to pay for the price of good work. There are still others who seem to be so constituted that, regardless of the price they receive, they

can not see the advisability of treating their customers fair and square, and these are men whom any home builder must avoid, if he wants peace of mind and satisfactory results, and the only way to find such men out is to ask them for numerous references and then look them up, preferably houses that have been built for a year or two, so that the effect of wear can be inspected and note taken of how it compares with other work of a similar nature.

A good example of what results from carelessness in letting contracts, which recently came to the writer's notice, may serve as a warning to prospective home builders. A gentleman who as a matter of courtesy we will call Mr. Blank was determined that his house should not cost over \$5,000, although his architect had frequently told him that it could not be built properly for that amount. A neighbor of his had built a house of approximately the same size within that amount, and he could see no reason why he could not do the same, in spite of the fact that he wanted his house more elaborate in every way. He received a number of estimates from contractors, very few of whom he knew anything about. Some of them were first-class men, some were otherwise. One man sent in an estimate of \$4,000. The next lowest estimate was nearly \$1,000 higher, and Mr. Blank was delighted and decided to let the contract to the lowest man.

He did not go to the trouble of looking the man up at the time. Well-prepared plans and specifications, and his own unquestioned shrewdness as a business man, he thought, would be sufficient to make Mr. Contractor do the work properly. When the foundation was partially complete, the building inspector condemned it and investigation proved that it was not made according to the speci-

fications. It, therefore, had to be done over again. When the main frame of the building was nearly complete Mr. Blank discovered, through a friend in the lumber business, that he was not receiving the grade of lumber the specifications called for, but after considerable discussion this matter was settled between him and the contractor and the work continued. When it came to finishing the building up, Mr. Blank was so exacting in his demands for the best workmanship that the contractor finally abandoned the job altogether. It was then found that many of his bills for material and labor had been unpaid, for which liens were put upon the building, resulting in several expensive lawsuits before the entire matter had been adjusted. Nearly two years after construction the paint had commenced to peel off and much of the woodwork of the interior had gone to pieces. Altogether the house had cost him nearly \$7,000. This is not an uncommon experience among home builders who do not look up their contractors and entrust work amounting to thousands of dollars to incompetent and often ignorant men.

FINANCIAL STATEMENT OF THE Omaha Loan & Building Association July 1, 1911

Table with columns for ASSETS and LIABILITIES. Assets include Loans on First Mortgages, Stock Loans, Interest due from Members, Real Estate, Foreclosures Pending, Furniture and Fixtures, McCague Building, Contract sale Douglas Block, Sundry persons and accounts, Cash on hand and in Banks. Total Assets: \$4,392,769.25. Liabilities include Running Stock and Dividends, Paid-up stock and Dividend, Loan Stock and Dividends, Due sundry persons on account Incomplete Loans, Earnings Douglas Block Sale, Reserve Fund, Undivided Earnings. Total Liabilities: \$4,392,769.25.

Dividends for the year at 6% per annum amount to \$205,099.52. The past year has been one of continual prosperity with the Association; our gain in Assets being \$725,664.76. The Reserve Fund and Undivided Earnings amount to \$118,572.40. The continued growth of the Association made it necessary for us to secure larger quarters. In July, 1910, we purchased the building at the Northwest corner of 15th and Dodge Sts. for a permanent home for the Association. We moved into our new and spacious office rooms on January 23rd. Our depositors rejoice with us, not only in the neatness of our equipment and the convenience of the location of our new office, and even more in the fact that these are only the outward expression of the financial stability already demonstrated by years of growing and successful business. In our new quarters we expect to continue to grow in size and strength and to be of even greater service to our customers and general public than at anytime in the past.

Officers and Directors: G. W. Loomis, President; W. S. Wright, Vice-Pres.; W. R. Adair, Sec. and Treas.; J. T. Helgren, Asst.-Sec.; John H. Butler; E. A. Parmelee; Charles E. Black; Millard M. Robertson; W. Scott King.

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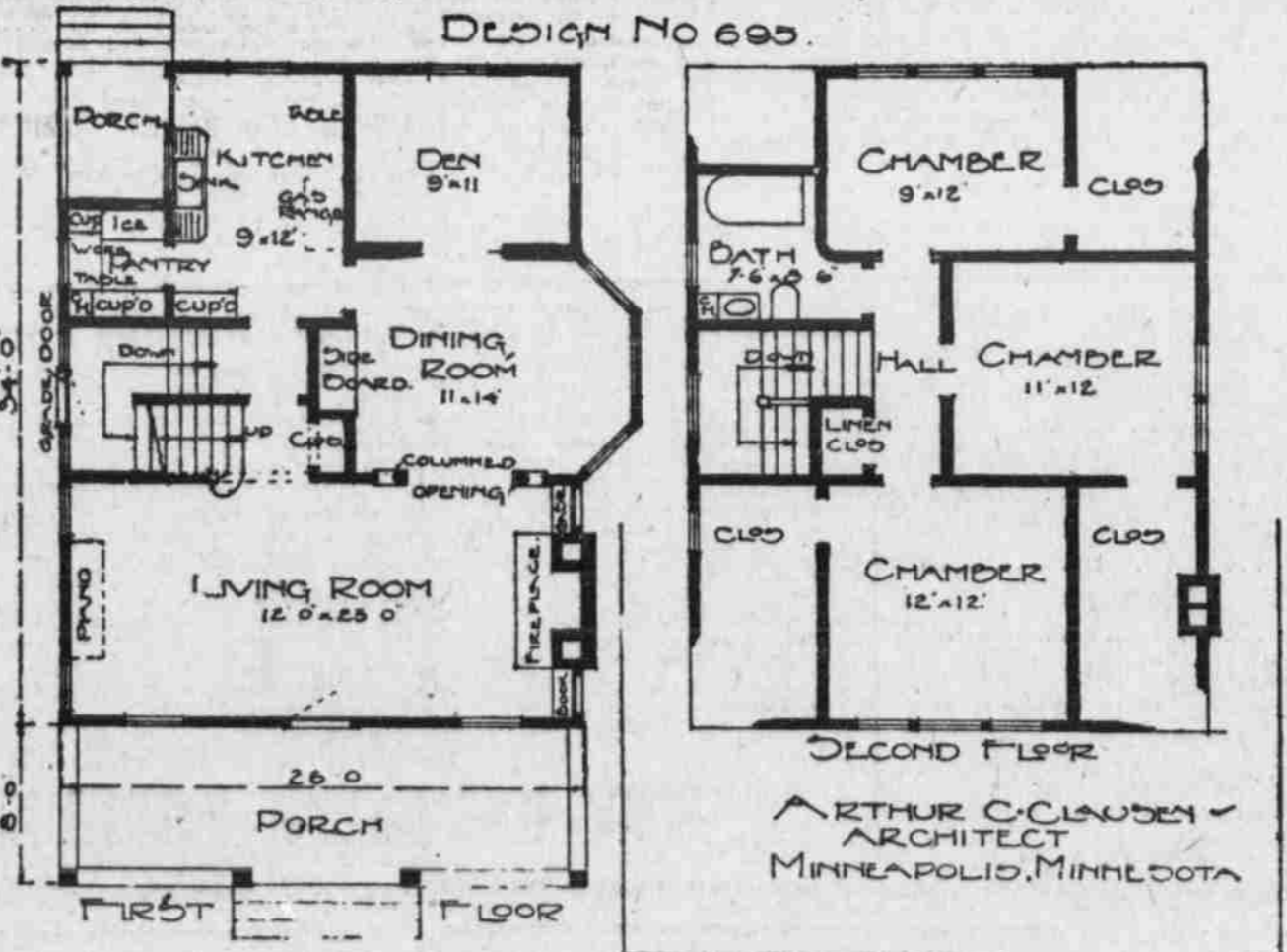
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Building Notes of the Week

Omaha people who are planning to spend their summer vacation out of town realize the value of storing their furniture and household goods where it will be safe. The separate locked private vaults of the Omaha Van and Storage company are very popular. Cement stone that lasts is the kind most desired. The Ideal Cement Stone company reports a big demand for its waterproof cement stone blocks. A good substantial fence adds greatly to the outside appearance of a residence. The Anchor Fence company reports that it is busy putting up fences in all sections of the city. C. R. Hefflin, the key man, reports a big business of duplicating keys. Many out-of-town people send their keys in to him to be duplicated. Floral designs in wall paper are popular among Omaha home furnishers this summer according to Miller, Stewart & Beaton company. The H. K. Hartman Electric company of 315 South Fourteenth street report that many Omaha people are taking advantage of the numerous electrical household supplies they are putting out. This company has a reputation for doing splendid work in electric wiring. They have just completed wiring the old Hayden residence at Thirty-fifth and Farnam streets for T. J. O'Brien. N. E. Trux is erecting at Fifteenth and Cass streets, this city, one of the most modern and up-to-date laundries, and is facing the exterior with the Hydraulic-Press Brick company's white enamel brick. The contract for the David Cole creamery has been let to F. P. Gould & Son of this city and will be faced with a red facing cover of the Hydraulic-Press Brick company. Bridges, Hove & Co., of this city have the contract for the Walter Brandes building at South Omaha, and will use the No. 200 of the Hydraulic-Press Brick company. The Hydraulic-Press Brick company is shipping brick for the facing of the new Presbyterian church at Dunbar, Neb. Mr. M. A. Wilson of Creston, Ia., is building a very fine residence, which will be faced with two shades of Hydraulic-Press brick. Mr. L. A. Schlosser of Falls City has the contract for the new Methodist Episcopal church at Sterling and has placed his order with the Hydraulic-Press Brick company for the facing brick. The Hydraulic-Press Brick company have commenced shipping the grey brick for the new Normal building at Kearney. Worth Knowing. Recently invented suspenders are broadened at the front to resemble a vest, making two garments in one. One hundred thousand dollars has been spent by an English concern for apparatus to test airship's propellers. Nebraska National Guard Armory, 45-11 South Twentieth, alterations, \$2,500; Hans Block, 253 South Thirtieth, brick theater building, \$2,500. Persistent Advertising is the Road to Big Returns.