

TIMELY REAL ESTATE GOSSIP

Seventeenth Street Block Has Most Wall Space in Town.

THIRTY-TWO FLOORS FLANK IT

Block Between Farnam and Douglas Boasts One More Floor Than the Big Sixteenth Street Block.

Which block of downtown street in Omaha is the most imposing? When a visitor traverses the retail district of Omaha, which block impresses him as the most metropolitan in appearance?

There is one block of downtown street in which every building that flanks it on either side is seven or more stories above the street level. This is the block between Farnam and Douglas streets on Seventeenth street and it is faced by more wall space than any other block in the retail section.

The impressive character of Seventeenth street is not limited by any one stretch of 200 feet. This happens to be the only street on which the postoffice and the court house face. Besides these two public buildings, Seventeenth street claims the Brandeis and Boyd theaters, two daily newspaper buildings, the largest store building in Omaha, the Young Men's Christian association, the Young Women's Christian association and other important office and business buildings.

It is interesting to note that Seventeenth street is the only downtown street running north and south that has no cur line. For three-quarters of a mile it runs with its fine pavement unbroken by car tracks except at street crossings. In view of the increasing popularity of the

automobile, this is itself will add more and more to the value of this street each year. It is safe to say that there is no one block in Omaha where so many touring cars and runabouts line the curb all day long as this block on Seventeenth street between Douglas and Farnam.

There is just one other downtown street in Omaha that has no car line and that is Douglas street, from Fourteenth to Twenty-fourth. Real estate men predict that its long stretch of asphalt without car line will make Douglas street to Omaha what Michigan avenue is to Chicago and Fifth avenue is to New York. Minneapolis has long boasted that its main street, Nicollet avenue, is unique because it is a main street of a metropolitan city without a foot of street car track. In Douglas and Seventeenth streets Omaha has two such important thoroughfares similarly adapted for private traffic.

Having sold \$70,000 worth of real estate in the last fifteen days, A. P. Tukey & Son are of the opinion that there is nothing in the least discouraging in the real estate situation in Omaha.

Richmond addition between Fifty-second and Fifty-third avenues, Leavenworth and Jackson streets, consisting of about forty-five lots, is being graded and surveyed and it is estimated that 30,000 cubic yards will be removed when the property is brought down to a reasonable grade. This property, which is controlled by Barnes & Wilson, promises some very high and slightly locations when this and various other improvements now under way have been completed. The contractors, the Kierle Grading company, with a big steam traction engine are moving about 1,000 yards a day and property in this district will in all likelihood be ready for the market in a couple of weeks.

SNOW STOPS THE FIELD CLUB CLEANING PLAN

Owing to the snow the annual cleaning of the Field club district by the Field Club District Improvement club was postponed until next Saturday.

Homes of the Cottage Style

By Arthur C. Clausen.

WHILE it must be admitted there is always some waste room in a house of cottage style, under the low parts of the roof, and while it must also be admitted that the average person prefers a two-story house when means will permit, and that therefore a full two-story house is a little more salable, homes of cottage style still continue to be popular.

There are two notable reasons for the continued popularity of cottage styles. The main reason is the fact that they cost a little less than a full two-story house, another reason is the fact that while the average small family requires the same number of rooms on the first story, as a large family, though their size may vary, the small family does not require as many bedrooms, the size of the house being governed by the number and size of the first-story rooms, often makes the second story contain a greater amount of rooms in a full two-story house than a small family would require. The available floor space on the second floor is therefore restricted to just what is required in the way of bed rooms and the space not required is placed under low roof slants and used as closets in order to reduce the house in height and omit the expense of a large attic, which is often nothing more than a "catch-all" for cast away things that would be disposed of as soon as not needed, instead of gathered in dusty heaps, when there is no special place to put them.

There are two distinct styles of the cottage home. The oldest and most popular, by reason of the fact that it gives more room on the second story for the amount invested, is the gambrel-roofed style. Sometimes called "Dutch Colonial" owing to its popularity with the early Dutch settlers of the New England states. Its principal characteristic is the broken roof, or roof in two slants, the lower slant very steep and the upper slant quite low, the exact proportion of these slants gives either an attractive or an unattractive appearance, according to the skill of the designer. No set rule can be laid down as to the exact proportion, since it is governed by the general proportions of each home. While more labor is required in the construction of a gambrel-roofed cottage than in a straight



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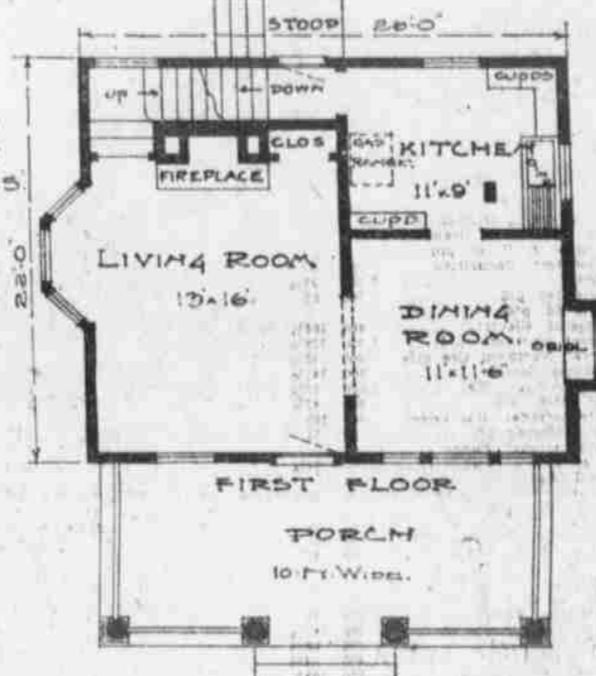
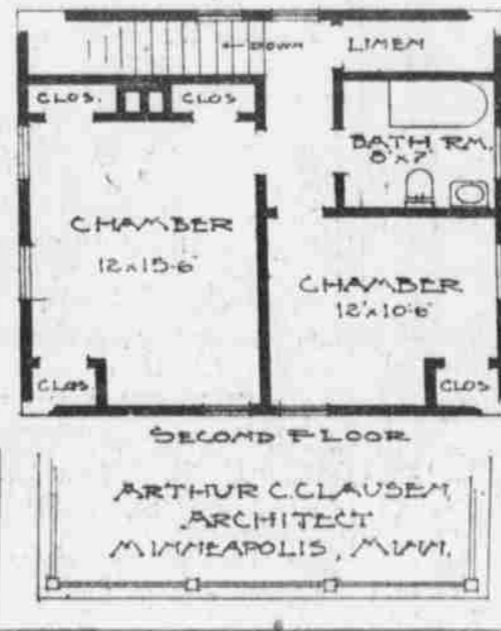
Address, Arthur C. Clausen, Architect, 1100-37-38 East 24th Street, Minneapolis, Minnesota.

gable or hip-roof, this is made up by the fact that short-length rafters can be used.

The second style is a recent development of the western bungalow and for this reason is sometimes called a "two-story bungalow." It consists of a low, sweeping, straight roof coming down over the porch with a large dormer upon it, large enough as a rule to get one whole bedroom at the front, and another dormer

of similar size for a bedroom at the rear, with the stairway and bathroom at one side, and a third bedroom at the other, the first story being planned according to the usual requirements. Such a cottage should have a very wide projection to the eaves and be kept very simple in all its details, when it is desired to obtain a bungalow effect.

Cottages are especially popular among young married couples and old folks, in each case for the same reasons. The size is adequate for their family needs and the house being small and compactly arranged reduces the labor of housework to a minimum, this being an absolute necessity in the case of older women, while the young wife having her time occupied with many social affairs, after the habit of young people, does not want to be burdened with the care of a large home. The low cost of a cottage also appeals to young people, since they are seldom in a position to conveniently finance the building of a large home. Then, too, there is always an air of sentiment about a snug little cottage, which makes the youthful prefer it to more pretentious homes.



Beautify the Farm and Create Wealth

C. S. HARRISON of York, Neb., a noted man among western florists and horticulturists, has some vivid notions touching the lack of beautiful surroundings on the ordinary farm. He expresses himself on the subject very forcefully, starting with the declaration, "Beauty is wealth. Raise a plenty of it and be rich." He continues:

A potato is often preferred to a flower when a flower proves to be worth the most. It will be recalled that \$20,000 has been paid for a single carnation, and that was but the beginning of its value. The grand Festiva Maxima peony, snowy white with drops of carmine in the center, has been worth a million.



C. S. HARRISON, York, Neb.

Take two farms. In the front yard of one is a potato patch and in the other beds of splendid flowers, the peony, iris, columbines and phloxes, giving a glorious procession of beauty from spring until fall, and besides there will be the stately concolor, the Rocky mountain and silver fir, and the blue spruce shimmering in its silver robes, besides a choice assortment of shrubbery. Which farm would bring the most?

Before me lies a postal card picture of three concolors and this is their history: Three years ago I sent 1,500 of that variety, little ones I gathered in the Rocky mountains, to T. C. Thurlow in Massachusetts. He sold hundreds at a good price. Some were left to grow to a good size. Mr. Thurlow's sons sent this photograph of three trees which they sold for \$300 each and got their cash for them. In two instances in Illinois I knew \$100 to be refused for two Colorado blue spruce.

It is finish and style that count. In Bennington, Vt., I saw a splendid matched team of chestnut horses which they told me cost \$20,000-\$25,000 for style. A pair of common horses might have as much endurance and could travel as fast. But you compare them with the arched necks, flashing eyes and dilated nostrils of the others and they fall far in the background. The high-spirited horse, matchless in form, who prances along with the light step as if stepping on the clouds, is the one that brings the price.

But he does not know himself. In the first place, he marries the landowner's girl he can find. If he buys a carriage it is no rattle trap; it must be a Daimler, new one and it must have finish. If it is not well painted and varnished he does not want it. As for cattle, he doesn't want scrub. He prefers those laid out with a square and compass—perfect in form. His pigs must be mottled in beauty, fat and plump, with those fashionable curls in their tails.

Then, he likes a good house. York is famous for its fine residences, but the finest of them are owned by retired farmers. On the farms we note that beautiful and commodious residences are being built. This is right. If anybody needs a home with modern conveniences, bath and toilet room, it is the farmer's wife. Farm houses are generally well furnished also. They are not filled up with second-class goods, but with good, fresh stock. Rugs and carpets must be good also.

deteriorate, while what he plants increases in value by leaps and bounds.

A bed of choice peonies doubles in number and value every two years. A dozen soon becomes 100, and when you have great masses of these flowers you have increased the attractions of home. And there is the resplendent iris, so long overlooked, one of the most gloriously radiant flowers on earth. They increase from two to four-fold in a year and when in bloom it would seem as if you had opened a section of paradise. And so it is with other flowers, the columbines, phloxes and perennial poppies. They grow in value with tremendous speed, and the first thing you know you have something to sell to your neighbors, not to give away any more than you would give away your pigs or cows.

Don't be content to keep your boy in the back yard wading through filth. Give him a show in the front yard, teach him to care for trees and flowers. It will make a difference with him. You and your wife will get tired. Why not take a brief daily vacation in the front yard with the most beautiful and best dressed companions on earth? When you are tired the cheer and smile of your flowers will rest you and their sweet breath will fill all the air and you will feel that you are camping very near a section of paradise. Your plantings will grow in value. If you could raise five acres less of corn and five acres more of beauty you would be rewarded in measure.

Poor Man Has Wide Opportunity. The eastern millionaire has not near as good a land as yours. I have seen his teams hauling manure from Boston and he had to pay \$10 per cord for it. He lays out thousands on his grounds and it pays for beauty is wealth. You do not have to be worth millions to raise fine things. Flowers will love the poor man as well as the rich. Then you will fall in love with these things. You will think more of your farm and be less disposed to sell it. You will think more and more of your charming trees and flowers and they will increase in value in your estimation.

There is, besides an actual worth, a sentimental value not to be disregarded. In Minneapolis a miscreant went onto a neighbor's grounds and maliciously cut down a beautiful tree. Mr. Nutting, a landscape artist, was called in to make an estimate of the damage. He estimated the actual value at \$20, but said: "That tree was like a member of the family; they all loved it. It had a sentimental value not to be ignored." He assessed that at \$20-\$70 in all—and the fellow had to pay it. So it is well to step into a higher and more beautiful world and have a higher and richer enjoyment than to be always plodding in the fields.

Now, brother, you will fix up, won't you?

PERMANENT ADDRESSES

of Chief Attractions and Things of Interest Seen at the Land Show

Arizona Booth of the big duck and the loud noise; where they gave away five acres of orange land to the lucky guest on the far of ruin. The land of flowers, oranges, grape fruit, lemons, figs, dates, nuts, olive, and alfalfa the year round. Address, New Salt River Valley Co., Phoenix, Ar.

California Los Angeles, San Diego. The Booth where you saw everything worth while and then some; including climate and opportunity. Address Los Angeles Chamber of Commerce, or San Diego Chamber of Commerce. Better still, go out and see for yourselves.

California Where you saw the famous Sacramento Valley Exhibit. Inquire about the next excursion to this beautiful country, Nov. 15. Trowbridge & Bolater, 404 City National Bank Building, Omaha, Nebraska.

California At the Tulare County Booth you saw the big citrus trees, pomelo, grapefruit, lemons and citrus fruits. You can farm for pleasure and profit in Tulare County. Address, Tulare County Board of Trade, Visalia, California.

California Patterson in the Famous San Joaquin Valley. Why not go with us and see this Paradise for Plain People. Payne Investment Company, Omaha, Nebraska.

Colorado Where you saw the Platte River Valley Exhibit, showing wheat, oats, flax and corn raised on sub-irrigated soil. Land that pays for itself in two years. We sell this land on terms of one-third to one-half cash, balance 3 to 5 years. Address, Platte River Valley Co., Colorado.

Colorado Apples, Apples, Big Red and Yellow Apples, nice clean potatoes, sugar beets, grains as grown at Ketchikan, Delta County, Colorado. "You remember" Remember also lands from \$10 per acre and upward. Address Gould and Willoughby, Ketchikan, Colorado.

Colorado Where you saw the San Luis Valley Exhibit, showing especially the big grain and field peas, unequalled for hog feed; heard about the new sugar factory; and where you learned that you can buy irrigated land in the rich valley on terms of one-tenth. Address C. A. Robinson, 1st Nat'l Bank, Denver, Colo.

COLORADO The Rio Grande Home Co., of Alamogordo, Colo., occupied Booth No. 1. This is where you saw the fine cabbage, celery and other vegetables; also 30 varieties of Colorado grasses, oats that yielded 11 1/2 bushels per acre, 2 1/2 bushels of alfalfa, choice potatoes, etc., from the Sunny San Luis Valley, Colo. Write them today!

Idaho Where you saw especially the fine Apples, Potatoes and grain raised in Marsh Valley, the "Garden Spot of Idaho." Address Downey Improvement Co., Downey, Idaho.

Nebraska Where you bought those Te Be Cos for a Nickel and the 2x Trudes for a Dime. You remember! Tracy Bros. sell more cigars in Omaha than any other house. Why? Quality! All first class dealers sell our goods. Tracy Bros. Co., 115 Douglas, Omaha, Neb.

Nebraska Shinn Lightning Rods, the booth that interested many showing the (Trade Mark) of the best in Lightning Protection. Address, W. C. Shinn, Lincoln, Nebraska.

Northwestern Where you saw the beautiful alfalfa and stock raising exhibit. You remember! Large panoramas of cattle and sheep. If interested in alfalfa raising write General Passenger Agent, Chicago and Northwestern R. R., Omaha, Nebraska, for pamphlet dealing fully with the subject.

Oregon Where you saw the attractive cycloramas of the City of Salem and the Willamette Valley created by Geo. L. Schreiber. The artist is identified with leading art clubs in Chicago and the country; He is also superintendent of drawing in the Salem free and high schools. Address Geo. L. Schreiber, 109 Div. St., Salem, Ore.

Oregon Famously fertile Willamette Valley Booth was the biggest agricultural and horticultural display. Showed irrigated fruits, nuts and vegetables. No blizzards, storms or droughts. No crop failures. Five new railroads. Write to Commercial Club Secretary at Corvallis, Albany or Salem, Oregon.

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South Dakota Where you saw the two-headed calf, the large cabbage, the flax grown on sod, and the wheat grown without irrigation. Address Ardmore Commercial Club, Ardmore, South Dakota.

Utah The booth with the six-foot wheat, the 10 bushel oats, the perfect apples, the national silver trophies won in competition against the fruit and farm sections of the world. The famous Cannonville Valley in the heart of Utah. No boom prices yet. Alfalfa's natural home. Spalding, Livingston Inv. Co., 110 Newhouse Bldg., Salt Lake City, 215 City Nat. Bk. Bldg., Omaha, Neb.

Wyoming You don't have to be rich to start farming. Land sold on crop payments. Remember the fine products of this year's crop. Address C. L. Beatty, Pine Bluffs, Wyoming.

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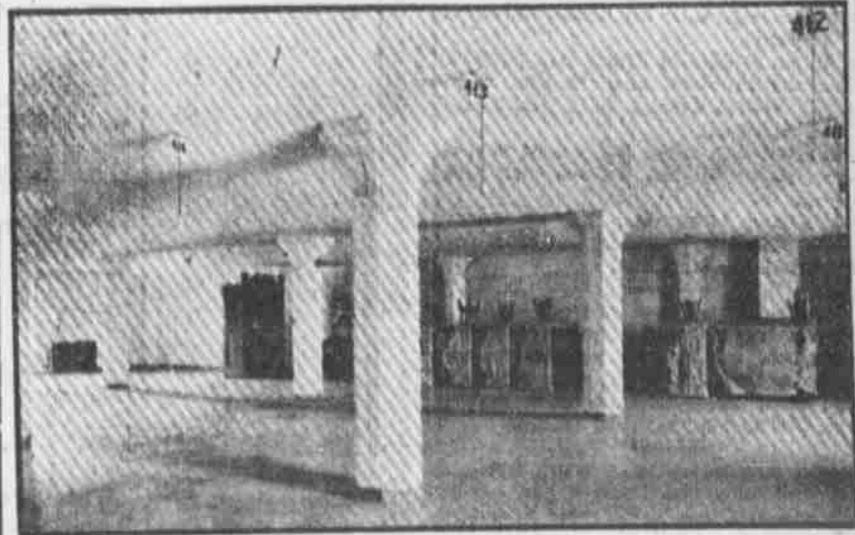
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Cheery Office Environments The Bee Building

has one of the most pleasant atmospheres of any office building in the west. The beautiful court, with the new decorations and the large fountain and the substantial appearance of the whole structure, make the offices here full of cheer and give pleasant surroundings in which to work. The building is one of the most modern, with new elevators, high class janitor service, an excellent heating and lighting equipment. The location of the building, in the heart of the business section, with up-to-dateness in arrangement and service, makes this an ideal place for the particular man to have his office. A few offices on the court and outside are vacant now.

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