

TIMELY REAL ESTATE GOSSIP

Prediction Made Garages Will Move to Residence District.

ONE BUYS ON NORTH TWENTIETH

Attempt of the Realty Exchange to Appraise Property Fails, but Better Luck Is Expected Next Time.

It is predicted by some real estate men that within two or three years most of the automobile garages in the city will locate in the residence districts. This was gained fresh momentum last week when the Byron Reed company sold a site for a commercial garage at Twentieth and Locust streets to the National Automobile Training association, which will offer quarters to cars in the neighborhood and also conduct its training school for chauffeurs. It will care for both gasoline and electric cars.

Several other garage companies are said to be thinking of locating in the residence districts and a number of real estate men are busy offering them properties.

The movement was started a month ago by the Electric Garage company, which has a big garage now in course of construction at Forteth and Farnam streets,

"It's all right for the other fellow to do it, but not for me," was the sentiment that developed at last week's meeting of the Real Estate exchange when it was attempted to appraise property. In accordance with resolutions passed at the previous meeting of the exchange, each member wanted other members to appraise property in the neighborhoods with which they were most conversant, but each one wanted to get out of appraising anything in the neighborhood with which he was most conversant. "I have a deal on now in that neighborhood and I don't want to spoil it," he would say. However, the special appraisal committee appointed two weeks ago is expected to bring in a report next Wednesday or the following Wednesday, that will bring up a lively discussion and the ideas of members as to the value of properties in various districts.

Lower Farnam street business men are congratulating themselves on the magnificent appearance of the steel framework of the new Woodmen of the World headquarters building, towering up eighteen stories at Fourteenth and Farnam streets. Most of them feel that the bonus they gave to the Woodmen to locate at that point was money well spent.

Three lots at the southwest corner of Thirtieth and Pinkney streets, on which are several small houses, have been transferred from John Farrell to G. A. Palmer and by him to J. C. Palmer.

There is a steady demand for Omaha property according to the report of sales made by Hastings & Heyden for the last thirty days, which have been on the average of one sale a day, as follows:

Let in Shull's addition. Two and a half acre lot, just south of Woolworth to Thomas M. Cronin for \$657.50; lot in Lincoln Heights addition to Samuel Mayes for \$400; two half-acre lots in Home Acres addition, northeast of Fort Omaha, to S. M. Sadel for \$1,000; fort in Flarney street, between Thirtieth and Thirty-first, to George C. White of Sutherland, Neb., for \$2,000; one acre lot in acre Gardens addition, northeast of Fort Omaha, to E. W. Hawk for \$600; another lot in the same addition to E. J. Jensen for \$500; one to John L. Hawk in the same addition for \$500; one acre lot to Jessie M. Minick in the same addition for \$500; two lots in Calter Place, one fronting on Thirty-first, between Fowler and Larimore, for \$600, and one on Larimore, for \$600; two room house and half acre in Home Acres addition to A. A. Pratt for \$1,000; two room house in Venetian Heights addition, north-west of Fort Omaha, to J. L. Davis for \$600; lot in Florence to A. Samlors for \$125; lot on Farnam street, between Twenty-sixth and Twenty-seventh streets, to George Larson for \$800; two half-acre lots in Home Acres addition to J. F. Fisher for \$75; southwest corner of Thirty-first avenue, Old Place, to George F. Frady for \$375; lot in Hillside addition to R. McManama for \$400; one acre lot in Acre Gardens addition to John F. Hallberg for \$500; three lots in Florence to Edward Seibod for \$400; two half-acre lots in Home Acres addition, a four-room house to E. E. Sinkey for \$1,500; and front lot on Thirty-first avenue, between Larimore and Fowler avenue to Ernest Weeks for \$250; new six-room modern house in Pleasant Park to Mrs. G. Griffin for \$2,500; two half-acre lots in Venetian Heights addition to Bert Muth for \$1,144; house at 221 Franklin street, to Mrs. Marcelline Dour for \$2,000; lot 4, block 3, Drake's addition, to Otto Schneidewind for \$1,000; lots 2 and 3, block 2, Hillside addition, to Jennie Woodhall.

Burlington Depot to Be Opened Monday

The Burlington has set Monday morning, next, at the date for opening its new out-bound freight-house, at Eighth and Farnam streets. The hour is 9 o'clock. The opening of the Burlington freight house will be something of a function. Members of the Commercial club have been invited and President Cole is down for a talk. An address is also scheduled for General Freight Agent Spensbury, but in the event he should be out of the city, which may be possible, his place on the program will be filled by either Assistant General Freight Agent Montmorency or Johnson.

While the business men and others are going about the building, which is 500 feet long and about 300 feet wide, at convenient stopping places sandwiches, punch and cigars will be served.

TOBY WOULD SEARCH THE POLICE OFFICERS

Toby Parker, a would-be detective, was arrested by Detective Murphy and Sullivan at Tenth and Farnam streets, at which place he was stopping passersby and searching them. He was pulling off this stunt when Sullivan and Murphy came around the corner at Tenth street. Parker immediately walked up to the two officers and flashed a badge on them. He told them he was looking for some stolen property and they would have undergone the humiliation of being searched. Parker was soon rustled off to police headquarters where he was charged with impersonating an officer.

WOLF STARTS ERECTION OF A \$20,000 BUILDING

Harry Wolf has started the construction of a \$20,000 brick building on the south side of Conning street between Sixteenth and Seventeenth street.

Building Operations for November and Last Eleven Months

Building statistics from forty-four representative building centers throughout the country, as reported to and compiled by The American Contractor, Chicago, show a loss of 4% per cent for the month of November as compared with November, 1910, whereas the last eleven months show a loss of 2% per cent, as compared with the same months of the last year. The losses and gains are about evenly divided among the cities listed. Net sales of over 50 per cent were made in: Baltimore, 45 per cent; Birmingham, 24; Dallas, 23; Grand Rapids, 21; Hartford, 19; Manhattan, 18; San Francisco, 13. Particulars will be found in the following tables:

MONTH OF NOVEMBER.		
City.	1911.	Per Cent.
Atlanta	416,508	574,613
Baltimore	654,883	429,939
Birmingham	791,906	211,260
Buffalo	600,000	847,000
Cedar Rapids	300,000	267,000
Chattanooga	63,830	75,524
Chicago	7,174,000	8,232,700
Cincinnati	534,990	489,380
Cleveland	1,671,250	1,151,022
Columbus	241,519	256,500
Dallas	697,270	520,000
Denver	421,209	403,655
Detroit	1,276,673	1,474,838
Grand Rapids	231,023	128,635
Hartford	367,944	216,800
Hartford	247,570	160,000
Kansas City	645,767	1,462,465
Los Angeles	1,797,233	2,228,633
Manchester	115,197	84,650
Memphis	409,411	475,215
Minneapolis	99,572	87,000
Newark	898,964	696,225
New Haven	504,345	489,670
Philadelphia	9,497,175	3,551,096
Brooklyn	2,789,889	2,633,100
Bronx	2,188,205	10,736,555
New York	14,478,279	16,820,731
Oakland	721,215	659,546
Omaha	129,127	100,000
Paterson	307,317	401,966
Pittsburgh	111,024	154,056
Pittsburgh, Ore.	639,148	1,011,890
Rochester	2,012,985	1,118,285
St. Louis	1,281,253	1,220,000
Pauls	780,660	764,108
St. Louis	1,611,662	1,306,622
Salt Lake City	660,400	209,990
San Francisco	1,617,877	992,553
Seattle	1,175	1,000
Spokane	167,225	186,745
Toledo	122,697	157,425
Wilkes-Barre	197,915	382,360
Worcester	76,986	164,455
Total	14,788,320	14,166,669
LAST ELEVEN MONTHS.		
City.	Jan. 1 to Dec. 1, Per Cent.	
Atlanta	5,581,218	6,744,282
Birmingham	3,451,974	3,694,693
Buffalo	8,970,000	8,734,000
Cedar Rapids	1,783,450	1,601,669
Chattanooga	1,039,938	1,286,727
Cleveland	98,464,400	98,464,400
Cincinnati	12,873,900	12,784,755
Columbus	14,663,877	13,233,482
Dallas	4,538,641	4,651,762
Denver	5,359,963	5,284,312
Des Moines	5,714,910	5,714,910
Detroit	12,710,200	10,625,790
Grand Rapids	2,291,192	2,144,411
Hartford	5,698,114	4,204,314
Indianapolis	7,590,059	7,634,711
Kansas City	12,873,750	12,784,755
Manhattan	104,692,000	101,467,120
Memphis	35,064,355	37,807,862
Bronx	22,223,077	44,561,580
New York	161,389,749	153,836,652
Oakland	6,696,958	6,398,023
Okla. City	2,681,361	2,586,493
Omaha	5,281,863	6,140,138
Paterson	5,544,143	5,544,143
Pittsburgh	10,839,479	12,152,235
Portland, Ore.	16,125,564	15,040,578
Rochester	8,693,770	9,756,683
St. Paul	21,873,700	19,687,700
St. Louis	3,221,100	4,124,000
San Francisco	19,706,045	19,549,793
Scranton	1,528,460	1,959,688
Spokane	3,240,700	5,748,824
St. Louis	1,500,000	1,486,486
Toledo	5,589,779	3,129,461
Wilkes-Barre	1,867,579	1,866,267
Worcester	4,715,968	4,080,631
Total	156,153,933	150,590,225

WOODMEN SMOKESTACK IS NOW ALL IN PLACE

The last section of the steel smokestack for the Woodmen of the World building has been put in place. It is a tube seven feet in diameter, extending from the furnace room in the basement to a point twenty feet above the roof, its top being almost 300 feet above the curb.

The smokestack comes in sections sixteen feet long. These are hoisted into place and riveted together with an inch in thickness, thus forming a solid cylinder from the bottom to above the top of the building.

COUNTY RECEIVES BIDS TO DECORATE BUILDING

Bids for decorating the new county building interior have been received and opened by the Board of County Commissioners. M. L. Endres and Fuchs, Son & Blundell bid \$15,669 each to decorate the rotunda and all halls, corridors and lobbies. Endres bid \$10,000 for additional decorative work. Contracts will not be let until the board has thoroughly considered the bids and the bidders.

F. D. WEAD MAY BUILD AN UNIQUE STRUCTURE

F. D. Wead contemplates the erection of a unique building at the southwest corner of Seventeenth and Dodge streets, if he can secure the requisite number of tenants. He says he wants to erect there a three-story building like the one at the northwest corner of Twelfth and Grand avenues, Kansas City, with plate glass fronts in all three stories.

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THE HOME BUILDERS PAGE

How to Save Money When Building

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contractor to take figures on his mill work for future delivery, at a more favorable time to the mill contractor, who knows that he has a long, quiet season in which to get the work out; and the same situation confronts every man who would furnish material for the building.

General business conditions, of course,

have considerable to do with the cost of building. Cement, for example, being lower in price at present than it has been for some time prices in general, however, have been going steadily up for years, and will probably not decrease materially unless there is a general panic, and no one would wish for that.

The different materials used in building construction have a great deal to do with its cost, especially those used on the exterior of the building. In spite of the greatly advanced price of all lumber products, siding and shingles are still the cheapest for the exterior of homes. Cement stucco on metal lath comes next with an increase in cost of from 1 per cent to 2 per cent, according to the availability of sand. Brick veneer costs from 5 per cent to 8 per cent more than siding, and solid brick walls approximately 10 per cent more. The exact amount, of course, varying to some extent according to locality, the kind of brick selected, and the amount of the mason's wages. These are all things, however, in which a man gets value received, but procrastination in homebuilding matters is expensive. In most cases unnecessary, and in all cases means an unfortunate extra expense, which neither increases the conveniences, attractiveness or stability of the home.

Assuming that a certain house would cost at the lowest figures obtainable in May or June the round numbers of \$5,000, the same contract could be let for approximately \$50 less in December, or \$300 to \$400 less in January, as compared with May or June.

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