

TIMELY REAL ESTATE GOSSIP

Community Factory Building Would Help Real Estate Business.

WOULD BRING MORE FACTORIES

Offer of the Auditorium to the City Brings Out Many Estimates as to the Value of the Property.

Discussion among the real estate men as to the Commercial club's plans for erecting a community factory building for small manufacturing concerns indicates a general belief that the plan, if successful, will lead to the increase in the number of manufacturing concerns in Omaha and a benefit to the real estate business. What the scheme means for Omaha is told in the following statement made by Commissioner Guild and Chairman Harry A. Tukey of the real estate committee of the club:

"Wherever a factory building has been constructed for the housing of a large number of small concerns it has proven a good investment for those putting their money into it. In Haverhill, Mass., Cincinnati and other towns where this has been done, and second, third and fourth buildings have had to be put up to accommodate the demand for factory space in small units.

"If this plan goes through in Omaha, and there is no uncertainty about it at the present time, it means that a small outfit wanting 1,000 feet of more of space will be provided with the same in a strictly modern fireproof building, well lighted and heated, with freight and passenger elevators, good provision for power at low rates, etc., located on trackage of course, so that those needing this facility will have it. Just where it will be located has not been determined, but it will be where most advantageous for the average light manufacturer.

"At the present time many factories are scattered around Omaha in the most inadequate and very often unsanitary surroundings. The idea was developed not only on their account, but as much or more for the newcomer who, on looking over the city for available space, finds nothing that appeals to him. The result is he goes on to some other town and Omaha loses a new industry. During the last week we have had a practical demonstration of Omaha's needs in this respect. Two hat and cap factories with which the Commercial club had been in correspondence lost no time in shipping their goods to Omaha when their excellent manufacturing and distributing facilities were brought to their attention. Without any formality they just put their stuff on the cars at Springfield, Mo., and Indianapolis, respectively, and landed here with their goods, looking for a location.

"That was where the real estate committee was up against it. They have both been provided for, but a factory building, built with the idea of getting maximum facilities at a minimum rate of rental would have appealed to these people more readily than the miscellaneous locations shown them. It is to Omaha's credit that factory space is scarce, and it is a good advertisement for the town to show that there is not an idle smoke-stack within its limit. That is all very well for the man who is here, but hard on the fellow who wants to come here and hard on the industrial committee to take care of him when he has to have an immediate location. History has shown that if a man cannot get what he wants in a hurry, he wastes no time on the ground, but goes elsewhere.

"In the other towns where such a building has been constructed, the stock has largely been subscribed in small amounts by people who desired a small investment in real estate in their home town. In these cases the stock paid above the average rate of interest secured on buildings, and with the basis of rentals in Omaha, success for the building is assured at the start. The proposition, however, is not dependent on these small investors entirely, as several prominent business men have already signified their willingness to take stock in amounts of \$50 and upwards."

"Since the board of directors of the Auditorium has offered the building to the city at \$200,000, the public has been given all sorts of opinions as to what the property is worth, the estimates ranging all the way from \$125,000 to \$450,000. One man, at a meeting of the original board of directors last week, declared the ground value alone worth \$100,000, as it embraces four lots and one lot in the middle of the block immediately to the west was sold two or three years ago at \$4,000. Others maintained this was not a good argument, for the lot that was sold at \$4,000 had on it a good building that could be utilized for general commercial purposes, while if the Auditorium lots were to be used for anything but Auditorium purposes, the owner would be put to the expense of removing the Auditorium before he could make any improvements. Many of the stockholders, who have long considered their stock subscriptions a gift to the city, are now hoping to realize 75 to 75 cents on the dollar.

"The real estate business has been quiet for the last week and is expected to continue so for another week or two, due to the holidays. No real estate man expects to do much business during the holiday season.

HEAVY STORM IN WYOMING MAY COME HERE MONDAY

Chances are good for this section of the country being visited by a blizzard about Christmas day. According to reports received by the Northwestern railroad offices, a blizzard of unusual severity is coming out of Wyoming, headed this way.

Railroads reports received show that one of the worst storms in the history of the state is centered in the vicinity of Casper and extending 100 or more miles in every direction from that point. From eight to sixteen inches of light snow covers the ground and it is being driven along by a sixty-mile per hour wind, which is blowing from the northwest. All of the snow plows on the Wyoming division of the road have been ordered to the portions of the line where the blizzard is raging, and there they are bucking the snow. The cuts along the railroad are filled with snow. The thermometers register from zero to 20 degrees above.

Railroad men are inclined to regard the storm along the Wyoming lines of the Northwestern as being local, as they have received no advice of a blizzard in that state.

The Union Pacific reports cold and clear weather over the whole of the Wyoming division, while along the Burlington the weather is fair all along the lines as far west as Sheridan. The weather is cold, with temperatures ranging from zero to 20 degrees above.

Brandeis Stores

will be

Closed All Day MONDAY Christmas Day

We extend to the men and women of Omaha and vicinity the Compliments of the Season.

J. L. BRANDEIS & SONS.

A Merry Christmas

to all our friends and customers

Fry Shoe Co.

16th and Douglas St.



Best Sport News in The Bee

THE HOME BUILDERS PAGE

"The Little Things"

By Arthur C. Clausen.

AS SIXTY minutes make an hour, so a multitude of little things, each appropriate in its kind and location, make the perfect home. The entire planning and designing of a home might be treated under the head of "The Little Things."

For example: The swinging of a door might seem a trivial matter, to the average homebuilder, still how often a door hinged on the wrong side proves an annoyance. Doors should always swing into a room, in such a manner as to permit seeing the most of the room, when the door is standing straight in. For example: If a door is close to a side wall, when it is hinged to the side nearest the wall, on opening it, one walks into the main part of the room. If the knob is on the side nearest the wall, one sees but little of the room when opening it, and must so clear around the end of the door in order to get into the main part of the room.

Also, the location of wall furniture, such as pianos, davenport, beds, bureaus, etc., should be taken into consideration, when planning the swing of the doors. For this reason, each room should be furnished in an imaginary way on the floor plans, before the location and swing of doors, and the location of wall lights is determined, and the carpenter should then be carefully watched to see that they follow the drawings.

For example: In a home recently built, one of the bedroom doors contained a large mirror. This door was shown so hinged, upon the floor plans, as to make it impossible for it to conflict with another door nearby. The carpenter when putting on the hinges thought that he might improve on matters by hinging the door on the opposite side, with the result that almost the first time the door was opened the plate mirror struck the knob of the other door and was shattered.

The proper location for all kitchen fixtures and furniture is an important matter, for nothing is more annoying



MR CLAUSEN'S BOOK

"The Art, Science and Sentiment of Homebuilding."

Thirty chapters, 300 illustrations. It covers a wide range of subjects, including the planning of bungalows, suburban and city homes, costing from \$2,000 to \$20,000, letting contracts, choosing materials, proper design of entrance, windows, fireplaces, etc. New third edition. Price, postpaid, \$1.00.

Address, Arthur C. Clausen, Architect, 1126-27-28 Sumner Exchange, Minneapolis, Minnesota.

than a poorly planned kitchen. At present, however, we will merely consider the location of the sink. A good light in the sink is very necessary and for this reason it should be near a window, and the light fixture should also be where it shines directly into the sink. That it

BENNETT'S Everything for Everybody

THIS store extends to everyone the hearty greeting of the season and wishes to thank all who have helped to make our Christmas business the greatest in our history. We also take pleasure in

Announcing Our Great Pre-Inventory Sales

Beginning Tuesday morning and continuing throughout the entire week. Nearly every department of the store is prominently concerned. For the opening day of these sales we feature

A Tremendous Clearance of Women's Garments, All Toys at Half Price, Sales of Handkerchiefs and Women's Gloves, Sale of Slippers for Men and Women, Sale of Soiled Books and Stationery, All Watches at 20 Per Cent Discount, All Diamonds at 10 Per Cent Discount, And All Other Jewelry at 25 Per Cent Off, Also other smaller items various kinds.



DRS. MACH & MACH Successors to BAILEY & MACH DENTISTS

Neatest equipped dental office in Omaha. Highest-grade dentistry at reasonable prices. Porcelain fillings, just like the tooth. All instruments carefully sterilized after each operation. Corner 16th and Farnam Sts. THIRD FLOOR, FAXTON BLOCK

sink board, by the left hand. The height of the sink rim from the floor is always a hard thing to determine. Thirty-four inches is the accepted standard. Thirty-four inches is a little too high. When the servant is "built for speed" it is a little too low. When the wife does her own work, she should designate the height to suit herself.

Closets seldom fare well in the planning of a home. They are usually placed in odd corners, which could not be very well used for any other purpose. While it is not necessary to give them the consideration given to the important living rooms, still the fact should be borne in mind, that closets are a necessary part of a home, and that it is very annoying to not have them of sufficient size, location and number to accommodate the family's needs. Each closet should be provided with two shelves set high, and two hook strips. When a closet is very large, a tier of shallow drawers, four feet long, in which to lay garments full length, and not many garments to each drawer, is a splendid thing.

A unique idea to double the capacity of a closet is to place a row of hooks all around near the ceiling and then fasten smooth sticks, resembling broom sticks, to wooden hangers, so that many garments can be hung high out of the way, by means of the sticks, which are permanently fastened to each hanger.

A coat closet should be provided on the first story, and here is an appropriate place to have a half length mirror in the door, for the benefit of the ladies, so that they will not have to put their hats on with the aid of reflection in the hang-pictures on the wall.

PLUMBERS WILL HOLD THE COUNTY FOR DELAY

Notice that J. J. Hanighen & Co., plumbing and heating contractors on the new county building, will hold the county responsible for damages suffered by reason of the county building dynamite explosions and by reason of the general delay of construction work was served on the Board of County Commissioners in a letter from Hanighen & Co.

In the letter Mr. Hanighen declares that delay on construction of the building caused the holding up of the plumbing and heating work, and he was forced to rearrange his entire business on this account. He estimates his damages from the dynamite explosions at \$500 and says the county is responsible, for the damage was done to work completed by him and approved by the architect.

Mr. Hanighen asks a settlement of his claims. The board will take up the matter at its committee meeting next Friday. Protest against the manner of completing wood finishing in the new building was filed with the board by the Tri-City district council of the United Brotherhood of Carpenters and Joiners of America. This matter also will be taken up Friday. The letter says some of the work is of a very poor character, but ventures the opinion this is because of orders given by those in charge rather than because of incompetence of the carpenters who are doing the work.

CITY HALL OFFICIALS REMEMBER MAIL CARRIER

John A. Metcalf, 323 Templeton, who for two years has brought tidings of good, bad and indifferent repute to the city officials in his capacity of letter carrier, was given a token of recognition for loyal service yesterday when the fourth floor officials presented him with a liberal donation in money to buy his Christmas dinner.

Those who made the donations were Gas Commissioner Charles Crowley, John Grant Peas, inspector of weights and measures, Charles Witherell, building inspector; Bob Wolf, boiler inspector; Richard Schneider, license inspector; George W. Craig, city engineer; Pete Dowda, assistant in the engineer's office, and L. Weitzel, plumbing inspector.

Dangerous Surgery In the abdominal region is often prevented by the use of Dr. King's New Life Pills, the painless purifiers. For sale by Boston Drug Co.

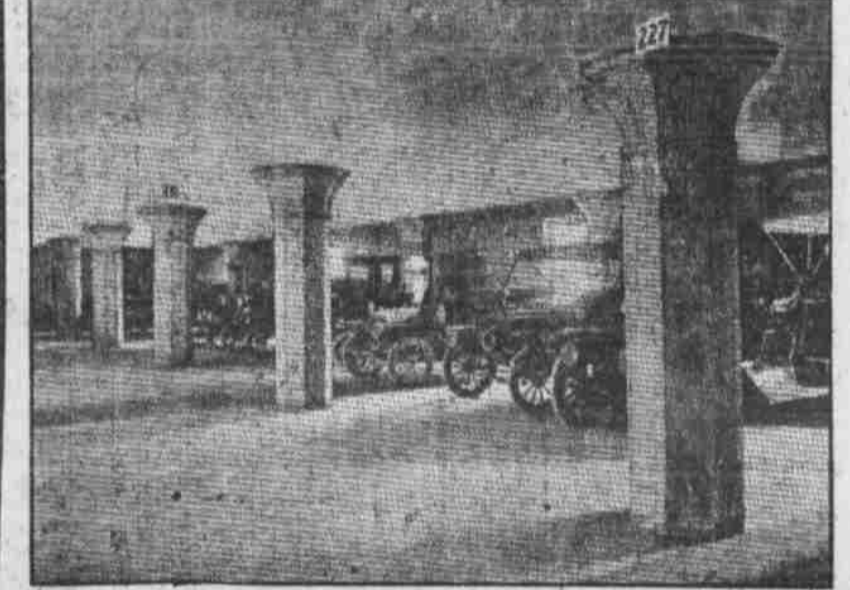
Our Wish to All!



Close All Day Monday CHRISTMAS DAY

WATCH FOR GREAT SALE EVENTS IN MONDAY'S PAPER. HAYDEN BROS.

Automobile Store Room



OMAHA VAN & STORAGE CO. ABSOLUTELY FIREPROOF Main Office—806 So. 16th. Branches—309 So. 17th & 1120 No. 19th Sts. Telephone Douglas 4163 and Ind., A-1335

7% Guaranteed on Home Builders Shares

Phones, D 3867; A 3867. 309 South Seventeenth Street, Omaha

The Best Known Office Building in Omaha.

There is great advantage in being in a building which people can find easily. No building in Omaha, or as a matter of fact, in the entire west, is as well known as

The Bee Building

Every man, woman and child in Omaha knows where it is and everyone who has ever been here knows how to find it. This is only one of the many advantages in having an office in

THE BEE BUILDING

- Room 320—Is a choice corner office having a north and west exposure, making this space attractive at any season of the year, on account of good light and ventilation. We will arrange this space, 12x12, suitable for tenant, and there being a vault in the room, it affords extra protection for valuables. Rent per month \$40.00
Room 410—Has a south and west exposure which makes a well lighted office, 12x12, 29 1/2 feet in site. We are only asking 75c a square foot for this space which is very cheap rent, considering location and all conveniences furnished by The Bee Building. Price, per month, \$18.00
Room 510—Don't pay for desk room space when you can rent a private office for the same amount. This room is 8x14, has a large window on the court, affording plenty of light and ventilation. Price per month \$10.00
Room 640—Size 5x19-6, having a frame and glass partition across center of room making two good sized offices with every convenience, and the rental price only, per month \$18.00
Room 421—This room is located near the elevator and has a total of 135 square feet of floor space. This is a very desirable small office and location is convenient. Rental, per month \$17.50
Room 407—Is 12x19 1/2 feet and has two large windows on the court. Rental price, per month \$17.50

THE BEE BUILDING CO.

Bee Business Office. 17th and Farnam Sts.

E. J. DAVIS HEAVY HAULING Safe Hoisting a Specialty 1818 Farnam Street Tel. Doug. 353

The Twentieth Century Farmer is the leading agricultural journal of the west. Its columns are filled with the best thought of the day in matters pertaining to the farm, the ranch and the orchard, and it is a factor in the development of the great western country.

