

TIMELY REAL ESTATE GOSSIP

Big Talk in the Southwestern Section of the City.

CAR LINE IS NOW ON THE WAY

What Residents Have Desired for Years Now Well Under Way and Values Are Taking Jump.

There is big talk in southwest Omaha of real estate booms since the car lines have begun to build toward that section. There is a reason for this. Long have the residents in that section of the city and just outside the city limits there, felt that the future of their section was bright if ever a car line would reach them. Now the car line is started. Already track is being laid. From Forty-eighth and Leavenworth south it is planned to Poppleton, thence west on Poppleton to Fifty-first, thence south on Fifty-first to Lincoln avenue, thence west on Lincoln avenue to Center street to Kuser's park. This means a six-mile path of improvement and immediate development. Already the track has been laid practically to Poppleton from Forty-eighth and Leavenworth. The rest is promised and work is going ahead.

Values Rise Fast. Already, those holding lots along the line of improvement and along the lines of proposed improvement are asking two and three times as much for their lots as they did before the car line was assured.

Wilmer R. Blackett, living at Forty-sixth and Lincoln avenue, bought his place three and a half years ago. His is a modest little house. Of course he is a hustler, and has done a wonderfully lot of improvement on the place. He has planted orchards, and has set out the finest of small fruit. But taken aside from the improvement he has put on the place, his place is looked upon as worth today double what he gave for it, and Blackett says: "It's not for sale. It's not for sale, for I waited three and a half years for a car line. I walked a mile to the car line for three and a half years, and now that the car line is coming I am going to stay to enjoy it."

Large Tracts Bought Up. But there are others besides the owners of modest cottages in the outskirts who have seen the possibility of advance in prices and have taken advantage of it for speculative purposes. Thus N. P. Dodge some time ago acquired a considerable tract of ground that is to be benefited by the money the car company is spending on extensions. George & Co. got in time to acquire some good tracts that will be benefited and will be sold at a substantial advance. Harrison & Morton have for years owned tracts in this section, and have waited for the improvement. The old Morton homestead itself lies at Forty-sixth and Center streets, where its value will be materially enhanced by the coming of the car line.

Develop Sewer System. Another thing that is to aid the development of this particular section of the city, is the sewer system. From Forty-sixth and Harney to Fifty-fourth and Lincoln avenue is an open sewer. The proposition is to close this, and the improvement clubs of that section of the city are working on a movement for parking the entire course of the sewer. They desire to have a parking system made of either side of Saddle creek, which is practically the course of the sewer. This would make a beautiful winding park and driveway along the creek for a dozen blocks, that would materially help the general effect of the locality.

Many Sales of North Side Property Are Reported by Martin

Business is picking up with Charles W. Martin & Co. The following sales were made in the last month by Charles W. Martin & Co., who are finding a very great activity in vacant lots and homes on the north side: Frederick W. Hanson, lot in Belle Isle addition, on Kansas avenue, fronting on the park, on which he will build a large house for his home; consideration, \$1,500. Dr. S. McCleughan, a new home in Belle Isle addition, on Kansas avenue; consideration, \$1,400. A. Marshall bought a bungalow in Laurel addition at 207 Laurel avenue, for a home; consideration, \$1,350. H. O. Rye, a new home in Hollywood addition, on Browne street; consideration, \$1,350. Dr. J. C. Boukup, two lots in Belle Isle addition, on Kansas avenue, which will be improved later; consideration, \$1,300. O. M. Janowski, lot on Crown Point avenue, in Belle Isle addition, which will be improved later; consideration, \$1,200. Wilton Kello, a new bungalow in Hollywood addition, on Browne street, for a home; consideration, \$1,200. E. D. Maxwell of the Fairmont Creamery company, a new bungalow on Browne street, in Hollywood addition, for a home; consideration, \$1,200. H. R. Schroeder, an east front lot on the "Frettiest Mile," in Norwood addition, on which he will build later; consideration, \$1,200. L. V. Clark, a lot on Kansas avenue, in Belle Isle addition; consideration, \$1,150. George C. Advers, a lot on Crown Point avenue, in Belle Isle addition, to be improved later; consideration, \$1,000. James A. Blaha of the Woodmen of the World, a new home on the "Frettiest Mile," in Norwood addition; consideration, \$1,000. A. F. David, a new home in Hollywood addition, on Browne street; consideration, \$1,000.

MONMOUTH IMPROVERS ARE FOR SCHOOL PLAYGROUNDS

At a meeting of the Monmouth Park Improvement club a resolution was passed favoring equipped playgrounds at all school grounds, however, opposing a district and separate bond issue for such a purpose. The club favored that playgrounds and public schools should be jointly taken care of in the matter of expense accounts.

ALSATIAN APARTMENTS SOLD TO ELMER WILLIAMS

The biggest real estate transaction of the last week was the sale of the Alsatian apartments on Farnam hill for \$20,000. The building contains twelve apartments. It is a four-story building. Elmer Williams, president of the Grand Island State bank, is the purchaser. L. D. Spaulding & Son will handle the property in the future.

BUILDING OPERATIONS SHOW DECIDED INCREASE

Building operations in Omaha increased considerably during July, when 139 permits were issued and operations cost \$482,625, as against 121 permits and \$382,522 in July, 1913. The total expenditures for buildings in Omaha to August 1, this year, has been \$1,382,295, as against \$1,471,548 for the same period of 1913.

Apartment Here About the Same as in Other Places

One often hears people from Chicago, Milwaukee, Kansas City, St. Louis and other cities east of Omaha say that rents on apartments are much cheaper in those cities than they are in Omaha. While passing through some of these cities recently, the writer looked into this matter to a limited extent and found that in Chicago, for instance, there were a large number of very good apartments that had been built in undesirable locations that were renting far below what similar buildings in Omaha would rent for. However, if these buildings had been well located in Chicago, the rents would have been as much, if not more, than well located buildings in Omaha. In Milwaukee, four-room apartments in first-class residence districts, are renting from \$40 to \$60, and that is about the same rental that these buildings would bring in Omaha if they were well located. The apartment houses in eastern cities on the whole are very well arranged and are equipped in a first-class manner, the same as apartments in this city, but on the whole, the rooms in apartment houses and floral decorations in apartment houses and floral decorations, Omaha apartments show up as well as those in other cities, and it was the writer's general impression that tenants are receiving as much for their money in Omaha as in any other city.

Big Garage to Be Built Near the New Fontenelle Hotel

The American Security company consummated a deal with Dr. Harold Gifford, before leaving for Europe, for two lots, located on the southeast corner of Eighteenth and Dodge streets. Glover & Spain sold this week the south one-half of these two lots along the alley, opposite the Fontenelle hotel, to Ed Callahan for \$20,000. Mr. Callahan intends to put up one of the most modern and complete up-to-date garages in the middle west. It is the intention of the American Security company to construct a building on the north one-half of the inside lot fronting on Dodge street, between Seventeenth and Eighteenth, immediately. They have two or three prospective tenants figuring on the building at the present time. Other sales by Glover & Spain: Residence at 112 North Thirty-first avenue, from Mrs. A. J. Sherret to John M. Burnett, consideration \$4,750. Residence at 2092 Burt street, Dundee, from George Hamannsen to L. J. Greer, consideration \$4,500. Cottage at 224 Hamilton street, from Francis White to David Miller, consideration \$3,000. Vacant lot, sixty-foot frontage on Thirty-first street, near the corner of Dewey avenue, from O. S. Redick to C. Kopold for \$1,500, where Mr. Kopold intends to build a duplex brick apartment at once.

DELEGATES NAMED TO CONSOLIDATION MEETING

The delegated meeting on consolidation of county and city governments in Omaha and Douglas county is to be called at 2 o'clock in the afternoon of August 5 in the council chamber of the city hall. Thirty delegates have been chosen from various parts of the county and from various improvement clubs and other organizations. If there is any organized opposition to the movement it has not yet appeared, for W. H. Green says he has the promise of co-operation from about every one he has approached on it. Even the city and county officers, he says, are favorable to it. The county officials will have a delegate as will the city officials. The meeting is to organize a league to work for publicity and education along the lines of effort that must be pursued in order to bring about the consolidation. The Real Estate exchange is in favor of the movement as a matter of saving in taxation. The farmers of the county are for it also as a means of cutting down public expenditure and therefore reducing taxes. Business men are for it, for practically the same reason.

AUDITORIUM BONDS FINALLY TURNED DOWN

Now that the city council has finally refused even to submit another bond proposition for the purchase of the Auditorium, the property will likely be put to private use before very long. Harry Tubbs, who has taken an option on the property at \$100,000, will not say just yet whom he will purchase it for or what will become of the property. Commenting on the matter of the city turning down the proposition to submit bonds for its purchase, he said he was not sorry that the city refused. He says he has plans with regard to it.

BUSINESS MEN PLANNING ANOTHER BOOSTER TRIP

Within the next two weeks the automobile enthusiasts and business men of the city expect to complete plans for another good fellowship and good roads run out into the state. There is talk now of having this one about the middle of September. The other one was shortened by the rains, which made it impossible to cover all the territory mapped out. Just what direction the new run will take is not yet decided.

CHARLIE LANE SAYS CORN IS STILL DOING FINE

General Freight Agent Lane of the Union Pacific, in from Denver, having come across the greater portion of Nebraska during the day time. He noted the condition of corn along the Platte river and reports it in good condition, making rapid growth and earing well. Mr. Lane is of the opinion that the corn crop along the line of the Union Pacific will be about normal in yield and that the quality will be up to the average.

FONTENELLE BRICKED UP SEVEN STORIES

Brick work on the new Fontenelle hotel is now above the seventh story, which gives the huge structure a semblance of form and forecasts the handsome appearance it will make when completed. The brick work is now higher than the tops of any of the nearby buildings, and yet there are seven more stories to be enclosed.

ROOFS MADE OUT OF CLAY

Burned Tile Costs More, but Adds Much to Home's Attraction.

COVERING MUST BE PLIABLE

Texture of Materials Should Be Such as to Stand Contraction and Expansion Under Cold and Heat Influence.

By R. E. SUNDEBLAND.

With the advent of more permanent construction for houses, which has brought into general use such materials as stucco and brick for the outside walls, attention has naturally been directed to the development of suitable, permanent, durable roof covering. For beauty and durability nothing approaches burned clay roofing tile, with its peculiarly attractive architectural lines and its richness of colors. But tile roofs are for those who are not seriously limited in the matter of building cost, for the added investment is very considerable. No one, however, will question the advisability of using genuine tile, if possible to afford it. For a time sheet metal manufacturers undertook to furnish metal shingles made in design to imitate real tile, but this was not a successful venture for several reasons. The imitation was very apparent and sheet metal, even though galvanized, was found to be corrosive and the material of insufficient thickness to endure. Metal being a rapid conductor of heat and cold, failed to provide adequate insulation.

Covering Must Be Pliable.

Solid, stiff, thin shingles, or slabs, made wholly or in part of asbestos, came into the market ten or fifteen years ago. In cost such material is somewhat lower than clay tile. A very serious difficulty in connection with all solid, hard, unyielding roofing materials is that when nailed tightly to the roof serious damage is apt to result from expansion and contraction of the roof structure.

The roof of a house undergoes exceptional and oftentimes sudden changes of temperature, with the result that the problem of contraction and expansion becomes a serious one. It is evident that no roofing material, if tightly nailed, which is not sufficiently pliable and elastic to "go and come" as the roof structure contracts and expands, will suffer damage. Shingles made of Portland cement have been manufactured in a more or less experimental way, but it has seemed impossible to provide in them the necessary resiliency or elasticity. Recent developments, however, indicate that this problem may soon be solved and a new use for cement thus created.

Use Is Limited.

With cement shingles, as with those made of asbestos, the architectural or decorative possibilities are limited, because of their gray color, which is not usually considered attractive from the architectural standpoint.

Relief from the expense and disadvantage of wood shingles will not come, however, from tile or slate or any of the high cost roofing materials, because most folks cannot afford to make the necessary additional investment. The latest development in this line of activity is asphalt rock-faced shingles. Asphalt is one of the old time-tried roofing materials. The process of saturating felt with asphalt was the beginning of the "built-up" or sheet roofing business. Then came the process by which such roofing could be surfaced with finely ground materials, such as slag, flint, granite, slate, etc. So serviceable did this material prove that an enterprising manufacturer decided to cut it up in the size of shingles. That was ten years ago, and during the interim high-grade asphalt shingles have come into general use, adding greatly to the beauty of residences, because of the rich green and red colors and at the same time providing the other elements of serviceability which have been so distinctly lacking in wood shingles.

In many cities fire ordinances prohibit the use of wood shingles, except in outlying districts where the houses may be widely separated. In Grand Rapids, Mich., for instance, 75 per cent of the residence roofs are now covered with asphalt shingles. Such roofs possess beauty of color, insulation against fire, freedom from cost of repainting, greatly increased insulation against heat and cold and probably double the length of service.

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SALES MADE BY VOGEL REALTY CO. LAST WEEK

Sales made by the Vogel Realty agency for the week ending July 31: H. N. Monson sold to Ulysses G. Eggleston, 6-room cottage at Thirty-fifth and Boyd streets. Price, \$1,300. A. L. Jolley sold to Mabel Williams, 6-room cottage at 2211 North Twenty-sixth avenue. Price, \$1,450. A. Koppenhaver sold to Charles M. Dodson, 6-room cottage at 6311 North Twenty-seventh street. Price, \$1,000. Thomas Larsen sold to George Wheeler, 6-room cottage at 2319 North Twenty-eighth avenue. Price, \$1,350. Sadie Rector sold to William A. Treiber, 6-room cottage at 8711 North Twenty-ninth street. Price, \$1,000. J. M. Condon sold to William Walker, 6-room cottage at 4625 North Twenty-sixth street, South Omaha. Price, \$1,000. F. E. Simpson sold to Mason Deveraux, 6-room cottage at 2623 Wirt street. Price, \$1,000. H. N. Monson sold to Samuel Baker, 6-room cottage at Thirty-fifth and Boyd streets. Price, \$1,250. A. L. Jolley sold to Mrs. Nettie Hayden, 6-room cottage at 2522 North Fortieth street. Price, \$1,200.

HASTINGS & HEYDEN REPORT NUMEROUS SALES

The continued activity in property in the office of Hastings & Hayden is quite remarkable considering that last week was the last week in July. It is quite evident that people of Omaha are commencing to appreciate the stability and sureness of advance in Omaha property. Hastings & Hayden report the following sales for the week: Willis J. Barber and Lillian E. Barber purchased lot 3, replat of lot 12, Benson Acres, for \$600. Samuel Jones purchased lots 4 and 5, Hart's subdivision. Lena Peterson purchased lot 24, Benson Acres, for \$275. Harry Van Hagen purchased tract 23, Benson Acres, for \$200. Walter McComb purchased lot 2, block 1, Glendale, for \$300. Alfred J. Anderson purchased lot 2, block 2, Glendale, for \$225. Fred E. Harrow purchased a house and lot in Home Acres addition for \$1,750. C. F. Moeller purchased tract 70, Benson Acres, for \$1,100. J. L. Lewis purchased the west half of lot 2, Benson Acres, for \$300. Allan E. Hamilton purchased tract 23, Benson Acres, for \$1,100.

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Well located real estate purchased today will steadily increase in value and within the next five years will allow today's purchaser to take a substantial profit after paying a good rate of interest on the investment in the meantime.

The greatest fortunes have been made in real estate and Omaha offers greater opportunities than any other city of its size in the country. People are listening to the call of common sense and are buying now while prices are within reach, and as others are reaping the profits from investments made a few years ago, so will they profit by the healthy, stable growth of this great commercial and agricultural metropolis.

Think this over. Turn to the real estate columns and note what the real estate men say. Call on them and get full information about the possibilities in different sorts of real estate. Then you will buy Omaha real estate.

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