

THE BEE'S HOME BUILDER'S PAGE

BEYSON CANNOT SEE ANY CHEAPER BUILDING HERE

Declares Country is So Far Behind it Cannot Catch Up for Years To Come.

The following statement regarding the building and home situation in Omaha, is issued by E. R. Benson, president of Benson & Carmichael, one of the biggest building firms in the city:

"I can see small hope or prospect of building being any cheaper for a good many years to come. The situation is simple, but is not generally understood. In the last five years, the country has dropped behind just about two years in building; that is, we are today two years short in all kinds of building."

"In Omaha, we are short approximately 2,500 residences alone. Suppose we should start the first of July and build the normal amount plus 25 per cent (which is hardly possible to do on account of the shortage of labor and material), and keep this rate up for eight years, we would only be back to normal. Suppose we start to build normal plus 50 per cent (which would be a physical impossibility), it would require four years to break-even."

"Material of every kind, except possibly rough lumber, is short and some kinds almost impossible to get at any price."

"A recent investigation showed that in New York City only about one-third of the building permits that had been issued in the last year were being used, principally on account of the shortage of labor and material."

"It seems to be admitted by those who know that freight rates must materially advance, and freight is one of the big items of expense in building."

"I only wish it were otherwise and have tried to figure it out, but I can find nothing to hang a hope on that we are going to see any material change for some years to come."

Plans Announced for Construction of 100 New Homes for Owners

Plans for a new type construction of fireproof homes in Omaha, to be built quickly and at a reasonable cost, were announced yesterday by Oscar A. Wiegand, architect, and Guy A. Robertson, structural engineer.

Mr. Wiegand and Mr. Robertson are the designers of the new construction. They propose to build 100 houses with five-room accommodations, for owners only. The construction is such that all modern conveniences can be included in the plans, plus absolutely fireproof construction, at a cost, exclusive of the lot, of only about \$4,350. This is declared to be considerably cheaper than frame houses of similar size and construction.

The walls will be stucco on hollow tile and the floor will be reinforced concrete finished with the best resilient plastic composition. Metal lath and plaster will be used for partitions and ceiling, making the house fireproof both within and without.

Jones Company Makes Sales During the Week

The following property was sold last week by the George F. Jones company: Flats, 531-7 South Twenty-sixth avenue, through C. D. Birkett for \$18,500; saloon building at 1702 South Eighth street to Frank Nocita for \$5,500; store building at 811 Hickory street to Eli Wirshbo for \$3,250; 3311 Howard street, house to A. Cody for \$5,500; 2122 North Twenty-eighth avenue to Fred Clarke for \$2,500.

New Refining Co. Office.

The H. A. Wolf company has leased to the El Dorado Refining company the old Ak-Sar-Ben office at 1717 Douglas street to be used as a sales office for petroleum products.

Chickens

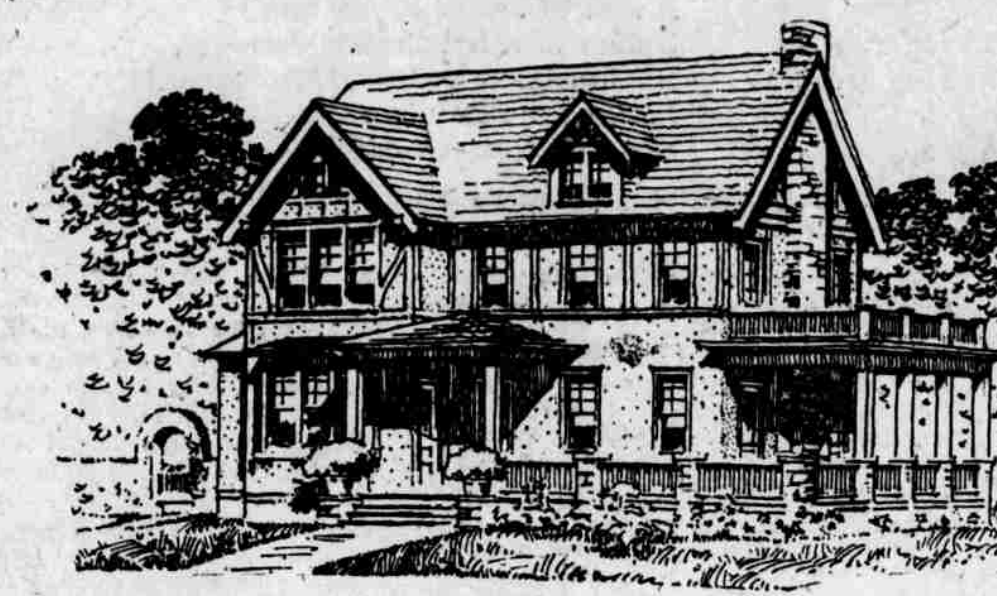
By FRANK RIDGWAY. Hatching season is about over. The incubator should be filled this week for the last time this season, except where late broilers are desired. To avoid raising culls among the chickens that are to be used as layers next winter, eggs should not be set much later than the middle of May.

Heavy losses have occurred in the broods of little chicks this spring. Rainy weather and chilly days have made it difficult for the average flock owner to handle chicks successfully.

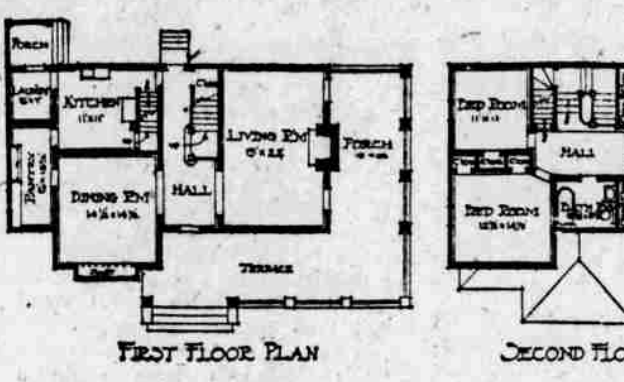
Late hatches are not usually successful. June hatched chicks are hard to raise. Hatches that come off later than the middle of June are frequently poor, requiring constant care to save them from the attacks of diseases and insects, for warm weather is ideal for the chicks' various enemies.

Even if the chicks survive, they are of little value. Cockereels hatched after the last of June bring low prices on the market, for they are not ready for sale at a good time. More disappointment is met with when the female birds are considered, for few late hatched pullets make profitable layers. The laying qualities of a flock are more important than ever before, and the per cent of cull hens, poor layers, is always higher in flocks where late hatching is practiced.

Of Half Timber and Stucco



Of half timber and stucco, this handsome cottage will make a splendid home for a good sized family. The first floor is made very attractive with an unusually large living room containing an open fireplace, a central hall, dining room, pantry, kitchen and laundry. There are four sleeping rooms, plenty of closet space and bath room on the second floor. The third floor will be divided into additional sleeping rooms if desired. —Clyde Smith Adams, Architect.



ROHRBOUGH TELLS OF BENEFITS FROM CUTTING DODGE

Builder Who Has Watched Growth of City Foresees Its Trend.

"Why did public sentiment recognize the need of grading Dodge street, and demand that the grading be no longer deferred?"

This interesting query was propounded by G. A. Rohrbough, president of the incorporated company known as Home Builders, which not only constructs dwellings, but also builds business homes, big and little.

Mr. Rohrbough has resided in Omaha for 35 years. His offices years ago were located in what was then known as the Boston store building, at Sixteenth and Douglas streets, and he watched the slow development of Douglas street and studied the influences operating to raise it to the high plane of development which recent years have witnessed.

Early in the 90s, Mr. Rohrbough bought a lot at Nineteenth and Farnam, and put up what is, now known as the Lyric building. At that time he foresaw the certain development of that neighborhood. He has been in a business which made it necessary for him to study the angles, which determine the trend of development of one part of the city or other. His early impressions of the future of Douglas street above Sixteenth remained with him, and as his business interests expanded he and his associates found opportunities for making investments in the neighborhood of Eighteenth and Dodge streets.

Mr. Rohrbough and associates and clients invested their money in the vicinity of Eighteenth and Dodge streets, a little in advance of other enterprises, which later have come to see its value. He said:

"The grading of Dodge street will work great changes in the topography of the area described, and it will also be the precursor of important structures which are already demanded by the business development of the city."

"The location of the new medical office building at Seventeenth and Dodge is one result of the grading of the street, as is the project to build a large insurance office building on the corner opposite it. It is not too much to say that the large purchase of real estate on the west side of the High school campus by Mrs. Joslyn, may have been influenced to a certain extent by the new grading project. The west end of the grading stops at Twenty-second street, at the corner of the Joslyn purchase. However, that may be, it is fair to predict that the residence section north of Dodge street will soon show rapid development made possible by the completion of the Dodge street grade, and intersections. This project might be likened to the letting down of the bars which have always been an impediment to the development of the streets described.

"My associates had the utmost faith in the future development of this locality, and we rejoice together in seeing our early predictions verified. We expect to see a still greater development within the next five or ten years in that section of the city influenced by the Dodge street grade."

Says High Rents Nullify Best Efforts of Cupid

Denver, Colo., May 22.—High rents cause low birth rates, declared Rev. Dr. H. Nutting Bascomb, pastor of the Plymouth Congregational church of this city, in a conference on "Mile High Rents" in his church.

"Young people cannot get married because they have no place in which to live and in this way the birth rate is kept below normal," he said.

"The 'old clothes' movement is the greatest joy of life. If people would develop the idea to buy only what they need and not what they want, they would not only experience this joy, but would, also, go far to reduce the high cost of living."

HOLDING A HUSBAND

Adele Garrison's New Phase of Revelations of a Wife

Questions Madge Asks Herself. "Are you ill, ma'am?" The boyish taxi driver jumped down from his seat as I put up my hand in a feeble summoning gesture. He had just deposited a fare, and as I felt almost as if he had been sent by Providence to my aid.

"For I believe I should have sunk to my knees in utter puerile weakness if I had not been able to drop limply upon the cushions of his car. "A trifle. It will soon pass," I replied, as I gave him Lillian's address.

I forced myself to compose, however, as the taxi turned into Lillian's street, tried to appear as if nothing had happened when Betty, my friend's faithful old colored cook, opened the door. "Come right in, Miss Madge," she exclaimed, with a broad smile of welcome. "I've been watchin' foh you, chile, foh de las' half hour. Mis' Lillian she had to go out unexpected like, but she'll be back directly. I spects she tuk her foot in her hand and is makin' right smaht down de evenin'.

Wondering at the queer message, I turned to enter Lillian's wonderful white and crimson living room. As I did so I caught sight of a hat and top coat in which Lillian had a masculine caller then whom she did not wish me to meet until she was with me.

How Madge Steeled Herself for Lillian's News. It was but a few minutes before I heard Lillian's signalling ring to Betty, then a low-toned question, Betty's voluble response, and a moment later my friend's quick, firm step across the living room to the rose-hued bedroom in which Lillian had kept inviolate for her small daughter in the weary years when she was deprived of her. Now Marion was its dainty priestess, but her mother generally shared the room at night, and it was the one to which I was always ushered. Lillian and I had many mutual memories of that room—confidences shared, plans made, dangers discussed in the dramatic days when I aided her in her secret service work.

"Well! Lady!" Her voice was cheery as ever, and to almost any one else in the world her face would have presented an absolutely carefree expression. But with observation sharpened by my rasped nerves I saw that the little fine lines running from nostrils to lips were more deeply etched than usual—an infallible sign of tension in Lillian—and I knew that her nonchalant look was only the mask which she can draw at will over her face.

"Very much at your service," I dropped her a courtesy. "But where is Marion? You see my hat isn't crushed nor my clothing torn. Naturally I miss my usual welcome."

She looked at me shrewdly, even as she laughed at my reference to her small daughter's tempestuous greeting of those she knows and loves. Marion is the most demure miss imaginable in greeting strangers, and one would never guess the hidden possibilities concealed behind her quiet mien.

"Gone to dinner and the movies with her little chum," she answered, and I wondered nervously if she had purposely sent the child away because there was something so important scheduled for discussion between us as to make it imperative to dispense with Marion's presence.

Commonplace Matters. "Look here, Madge," Her voice held a sharpened note. "Has anything happened? You're not yourself. I can see that."

I could have retorted with a similar assertion, but I forced a laugh and answered lightly: "Better consult an oculist, my dear. Your eyes need attention. I am perfectly all right."

Her eyes narrowed as she looked at me. I knew that I had not fooled her in the least, but she turned the conversation abruptly into another channel and sat chatting about commonplace things, while my strained nerves quivered with the unanswered questions that confronted me.

WOLF DECLARES NOW IS TIME TO BUY PROPERTY

Issues Statements in Which He Says There Will Be Greater Demand Than Ever.

Harry A. Wolf Saturday issued the following statement outlining the future policy of the H. A. Wolf company:

"The present money situation will have a tendency to increase the value of real estate, especially improved real estate. Practically all building is done with borrowed money. In practically every case men do not build with their own money. They build with borrowed money. The present difficulty in getting large loans will stop considerable building that is being contemplated."

In growing cities that situation will add to the present shortage of business and residence buildings; also in growing cities, such as Omaha, the demand for improved real estate, for business and residence, will continue to grow.

"This growing demand will increase the value of business buildings especially and will maintain, if not increase, the value of residences. "Because of this condition I regard the present buildings owned by the H. A. Wolf company as going up in value, simply because the demand for them is growing. Supply Limited. "The supply of real estate is limited definitely. Not another foot more of it can be made. Limited supply is the basis upon which the value of all real estate rests. "The money situation is retarding the supply of real estate improvements. "For these reasons the H. A. Wolf company is in the market today to buy real estate, just as actively as it ever was."

Realty Men to Study Causes and Remedies of Housing Shortage

Kansas City, Mo., May 22.—The nationwide housing situation; its causes and remedies; how builders of homes are to cope with present day prices and shortages; better homes as an aid to keeping young people on the farm, and state laws licensing real estate dealers are among the subjects to be discussed at the annual convention here June 2 to 5 of the National Association of Real Estate Boards.

Other matters to come before the convention, according to officials, will concern the financing of home building on a large scale, restricted somewhat at present because of more stringent credit regulations imposed by banks, and a campaign to show the public the benefits of owning homes.

It also is hoped, officials say, that the discussions at the convention, here will result in the adoption of a uniform housing plan, that may be followed after the present conditions have become normal through the stabilization of prices and increased building.

At a shoe store not long ago, President Thompson pointed out a pair of shoes he liked. He was told they would cost him \$15. Refusing to buy them, he purchased an \$8 pair.

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Former Omaha Man Is Making Good Selling Traffic Motor Trucks



Paul Lofgren, advertising manager of the Motorist, returned from St. Louis this week after inspecting

the factory of the Traffic Motor Truck Corporation and renewing old acquaintances with Harry H. Hawke, general sales manager, and Millard S. Binney, publicity manager, both of whom are former Omaha automobile men. Mr. Lofgren states that he just missed another Omaha man, Lewis W. Berdick, who has recently joined the Traffic organization and has charge of the Omaha zone.

"When I bumped into these Omaha men it made me feel as much at home as though I were in Nebraska," said Mr. Lofgren. "I found that the success made by Mr. Hawke in directing Traffic truck sales has placed him well near the top of the list of this country's automotive sales managers. At the sales convention in December he booked \$22,000,000 worth of orders in just 22 minutes, he has trebled the factory output for this year and has the foundation made for a similar expansion next year. At the present time the factory has a capacity of 50 trucks a day."

Woman Sells Property.

Mrs. Wilhelmina Parratt, real estate saleswoman employed by the American Security company last week sold the Thomas S. Kelly store building at the northeast corner of Eighteenth and Jackson streets, to J. H. Freiden for \$15,000. The ground is 41x75. Mr. Freiden operates a grocery store in the building.

AWNINGS

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1511 Howard St. TRY A WANT AD IN THE BEE FOR RESULTS

Believes Wages Will Follow Prices Down-But Not So Rapidly

Milwaukee, May 22.—Percy A. Rockefeller, nephew of John D. Rockefeller, predicted here today that the present drop in prices will be followed by a slashing of wages. He is here to attend the annual meeting of the directors of the Chicago, Milwaukee & St. Paul railroad. He does not believe, however, that wages will drop as quickly as the cost of living. "If prices drop 50 per cent and wages one-third it will mean a greater purchasing power of the dollar," he said. "Readjustment will necessarily have to be slow. I am not in accord with the statement that next year will see 1,000,000 out of work. The world needs building up and this country will have to supply the material."

Renovating Aluminum.

It is difficult to restore aluminum to its original finish, especially to get the frosted appearance back after it has been worn. The only reasonably satisfactory method of treating the aluminum is to dip it in a bath of water, slightly acidulated with sulphuric acid, allowing the metal to remain in for some hours. This will cleanse it as well as it can be done.