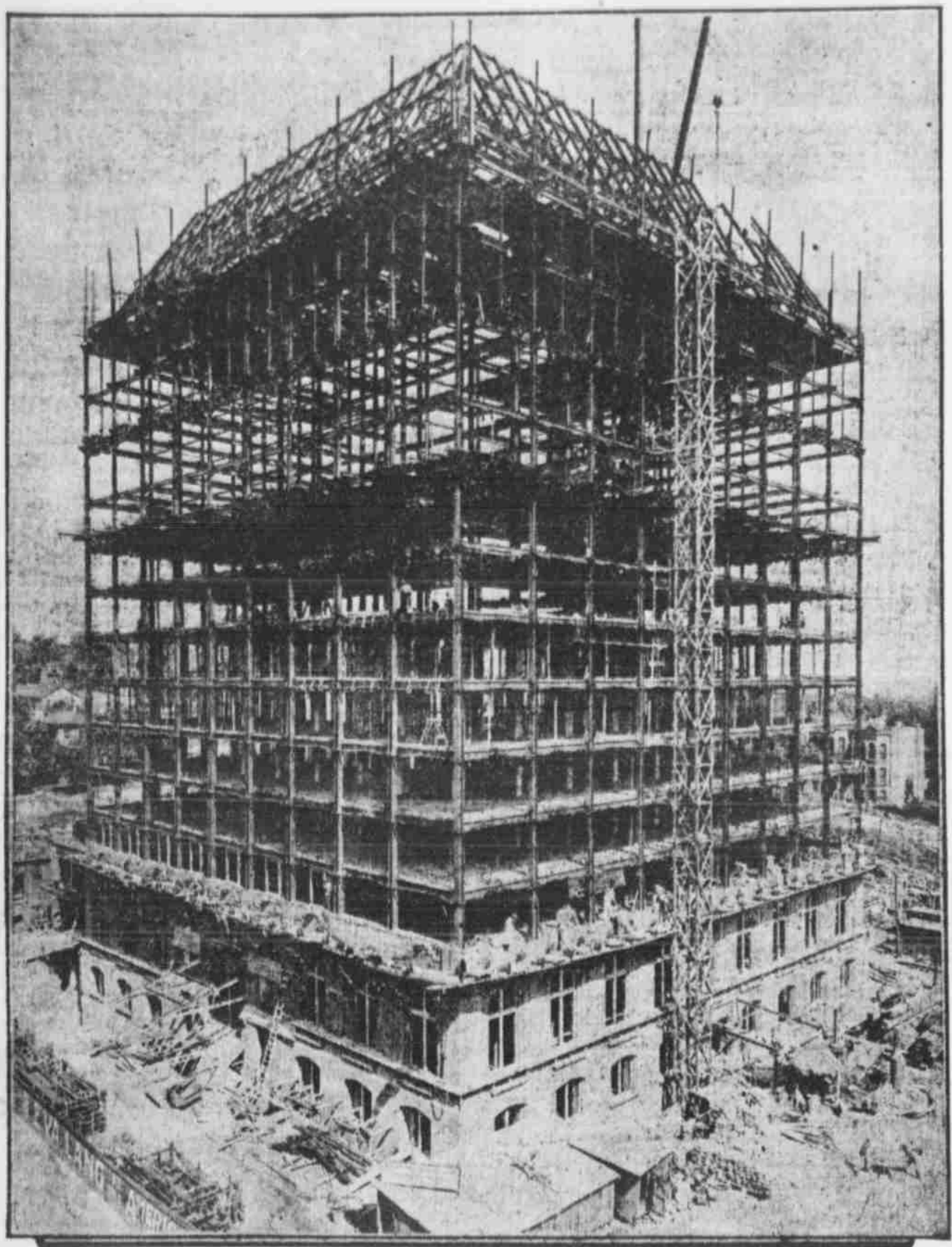


Steel Frame for the Fontenelle Hotel as it Stands Today



TIMELY REAL ESTATE GOSSIP

Need of City Planning is Again Urged by Real Estate Men.

TELL WHY IT IS NEEDED

Point to Purchase of Property to Defeat Location of Apartment House by the Home Owners.

The incident last week of ten citizens clubbing together and paying \$1,500 each to buy a piece of property in order to keep an apartment house from being erected in the center of a splendid residence district, it is said, emphasizes again the urgent need of a system of city planning. Two lots at the corner of Thirty-ninth and Dodge streets were about to be sold to parties who expected to build apartment houses upon them.

The residents who had built homes in the neighborhood, and had done much to keep up the appearance of that particular section of the street, felt that an apartment house in their midst would spoil the general appearance of that residence section. They felt that it would reduce the value of their respective properties.

Their only recourse was to buy the property to save themselves. It cost them more than \$15,000 jointly to get the vacant ground.

"If it had been a livery barn that was to be built there the case would have been the same," said a real estate man. "If anyone wants to build a garage or a livery barn, or a blacksmith shop next door to you, what recourse have you in most residence sections of the city? That is why we need city planning on a large and comprehensive scale."

Like Building Restrictions. Real estate men are coming more and more to realize that the newly laid out residence sections that sell best and most rapidly are those on which the building restrictions are such that every man who buys may know exactly what may or may not be built in the immediate neighborhood. Such restrictions can be made legally. They are made in many instances, and it is having its effect upon the better class of buyers.

Many residence districts are now platted and so restricted as not only to keep out dwelling houses of less than a given size, but to keep out barns, public garages, stores, blacksmith shops and in fact, everything except dwelling houses.

Usually this restriction is fixed for only a given period of years. As to whether such restrictions can be made perpetual in the respective deeds, there is some question among real estate men. The case is cited, however, of the town of Lyons, Neb., laid out by Mr. Lyon many years ago. In granting deeds to the various lots within the city limits he stipulated that no saloon should ever be permitted on any of the ground. For many years this was a matter of contention. Many tried to establish saloons in the city and were repeatedly driven out. Long after the death of the founder of the town the matter of whether such a provision would hold was still being contested in the courts. It is but a comparatively few years ago that the supreme court of the state of Nebraska decided the provisions valid and that through all time there shall be no saloons in the town of Lyons, Neb., in accordance with the provision made by Mr. Lyon in transferring the original deeds.

Omaha at Pittsburgh. Omaha may draw the meeting of the convention of the National Association of Real Estate exchanges within a few years. Omaha has never asked for the convention. It has, however, always been well represented at the conventions. At the convention that closed a few days ago in Pittsburgh, Omaha was represented by sixteen delegates. If every city in the United States had been represented with such delegations in proportion to its population, Pittsburgh hotel accommodations

ONE OF THE SUBSTANTIAL REAL ESTATE MEN OF OMAHA.



A. L. Reed

With Byron Reed Company.

tions would have been pressed to their limit.

In spite of this large delegation from Omaha, Omaha was seeking nothing. This is a fact of which Omaha real estate men are proud, that they are able to go to that convention from year to year seeking no selfish ends for Omaha, loyal only to the association.

This year, however, members of the delegation are returning secure in the belief that when Omaha finally asks for this convention it will get it with little opposition. They declare there is the warmest feeling toward Omaha in the whole association.

In the meantime, Omaha will entertain the whole of the eastern delegations to the association when they pass through the city in 1915 on their way to the convention in Los Angeles. That was all arranged at Pittsburgh. The Omaha bunch let it be known on the floor of the convention that the delegates passing through to Los Angeles are to stop off and be guests of the Omaha real estate men and the Omaha business men for a day or between trains.

Made Their Presence Felt. The Omaha crowd tagged themselves at Pittsburgh, so there was never any doubt as to whom was from Omaha. They wore arm bands and were among the few that wore arm bands. The consequence was that Omaha was well advertised.

Frank H. Myers dipped down to Pittsburgh for just a day from other business he had in the east. He got there just in time to deliver his five-minute talk about the merits of Omaha. The contest was on the day he got there, and he had been chosen by Omaha real estate men to be the spokesman for the Nebraska metropolis. He arrived in time to relieve C. P. Harrison of a lot of embarrassment. In the morning of the eventful day, Myers had not appeared. The Omaha delegation held a hasty conference and decided that C. P. Harrison was to deliver the five-minute talk in case Myers should not appear. The crowd gathered in the hall for the speeches. Harrison watched the door and longed for Myers to appear. Myers had written his speech and had drilled on it. Harrison was largely unprepared. The speaking began. Harrison still watched the door. "At last I saw Myers' big fine figure enter," Harrison says. "Believe me, I felt relieved. The general was on the ground, and I would not have to talk." Many of the delegates have not yet

returned from the east. Some remained in Pittsburgh a few days longer. Others went to New York. Others visited other points in the east. Byron Hastings and E. H. Benson, both of the firm of Hastings & Hayden, will likely return Monday.

HASTINGS & HAYDEN REPORT MANY REALTY SALES

Many sales reported since July 1 by Hastings & Hayden show that there is still good demand for Omaha real estate, considering the past hot weather. They report the following sales in the last ten days:

Gertrude E. Wrasse of Tekamah, Neb., purchased a lot in Glendale addition for \$225.

Lambert Barr purchased house, No. 2963 Maple street, for \$2,550.

Nels J. Peterson bought a tract in Benson Acres for \$1,150.

Orma Hubbell purchased an acre in Benson Acres addition for \$700.

Ludwig Rispier bought a tract in Benson Acres for \$1,100.

George Deal purchased house, No. 4215 Manderson street, for \$1,200.

Emma Carson bought house, No. 4610 North Forty-first avenue, for \$2,600.

Lillian E. Byrnes purchased a tract in Benson Acres for \$650.

Peter Hirbica has bought the southwest corner of Thirty-third and California streets for \$5,000.

Willis J. and Loretta Barber purchased a tract in Benson Acres for \$860.

SCHOOL BOARD OFFERS SEVERAL LOTS FOR SALE

At a meeting of the school board, held Friday, the secretary was authorized to offer for sale the pieces of property mentioned below:

Twentieth and Izard streets, 264 feet by 152 feet, which has been rented to C. W. Hill company for the last five years. The lease has expired.

Pacific street, between Ninth and Tenth streets, frontage of 122 feet by 147 feet deep.

Frontage of 33 feet on California street, between Eighteenth and Nineteenth streets, 122 feet deep.

One hundred and twenty-six feet by 225 feet, corner Forty-third and Cassell streets, Ambler place.

The board does not feel that it should hold property for rental purposes that may never be used as school sites, and the money derived from this sale probably will be used for improvements and needed additions to other school buildings.

TUKEY GETS AN OPTION TO BUY THE AUDITORIUM

Harry Tukey of A. P. Tukey & Son has an option on the Auditorium as a result of a meeting of the board of directors of the Auditorium company a few days ago, the day after the company had held an election, giving the directors authority to sell to the first bidder making a reasonable offer.

The Tukey option contains a proviso, that if he gets the property he must once more offer it to the city at a bond election. Mr. Tukey says if it is again offered to the city at a bond election it will be offered at about \$100,000. If then the city does not take it, he says he has men who will handle it, making use of the property for other than auditorium purposes.

SHELTON CORNER ON WEST DODGE BOUGHT BY COOPER

The Shelton corner at Twenty-fifth and Dodge streets has been purchased by H. Cooper. A. J. Miller was the former owner. The Shelton flats and the Shelton family hotel are on this corner. There are two lots.

What do you do with your savings?

The best investment in the world is Real Estate if properly located.

Real estate is accepted as the basis of all values and the safest of all securities—in other words, the best security on the earth is the earth itself.

If you have a little money laid by and wish to purchase a home in which to live or as an investment, investigate some of the offers in the real estate columns of the Classified Section today.

Invest your idle money safely

It is sometimes a problem to get the greatest profit from your surplus money and yet have it safely invested.

Stocks are unreliable and are bound to fluctuate more or less.

Good real estate is profitable and absolutely safe. It grows in value each year if intelligently purchased.

Stop that eternal rent bill

Make a start today to own your own home. A small cash payment and a conservative monthly amount will enable you to buy a home and live in it rent-free.

You will not only be saving money by buying a home, but will have an asset when it is paid for and a place which you can call your own to live in in your old age.

Read the real estate columns

The Bee publishes today offers of property of all classes. The best bargains and the most bargains are always advertised in The Bee, and those published today are well worthy of your investigation.

Telephone Tyler 1000

THE OMAHA BEE

Everybody Reads Bee Want Ads