Development of Building and Loan Association in United States.

NEBRASKA NEAR BIG LEADERS

Effect of Tornado on Associations in Omaha and How They Handled the Crisis-Instructive Statistics.

MILWAUKEE, Wis., Aug. 5 .- (Special.) -The assets of the building and loan associations of the United States are now \$1,130,949,465, held by 6,379 associations with a total membership of 2,518,442.

These facts featured the annual report at the twenty-first annual convention of the United States league of local buildtwo days' session in this city today.

per cent over the previous year. The ratio of expenses to receipts was a fraction under 1 per cent. Nebraska surpasses all western states

in assets, with a total of \$25,946,108. These are the figures for the fiscal year ending June 20, 1912. The total for the fiscal Fear ending June 30, 1913, now being compiled, will go well over \$30,000,000. Only seven states outrank Nebraska in building and loan business, namely: Pennsylvania, Ohio, New Jersey, Massachusetts. Illinois, New York and Indiana.

The following table shows, by states, the number of associations, total menibership and total assets;

		Total			
State.		M'ber	Total		
	Anna	ship,	Assets,		
Fennsylvania	1,630	477,690(4	213,360,000		
Ohlo	640	396,482	205, 445, 204		
New Jersey	600	219,419	106,554,997		
Massachusetts	140	172,001	74, 484, 048		
Xillnois	593	172,456	74,457,79		
New York	237	151,019	59,040,511		
Indiana	調賞	147,200	61,101,921		
Nebrasita	65	68,460	25,946,10		
California	81	30,021	24,866,57		
Michigan	. 67	47,119	22,030,43		
Louisiana	86	40,350	19,077,27		
Kentucky	110	48,000	18,498,41		
Dis. of Columbia	- 20	32,231	17,716,10		
Kansas	50	43,913	14,930,94		
Missouri	124	31,151	14,023,03		
North Carolina.	119	26,069	9,581,65		
Wisconsin	62	35,290	8,692,83		
Minnesota	65	12,710	6,664,22		
West Virginia	45	13,400	5,931,66		
lows	42	19,052	8,715,61		
Maine	37	11,118	4,901,39		
Connecticut	34	3,901	2,978,23		
Tennessee	15		2,783,47		
North Dakota	9	4,315	3,520,56		
New Hampshire.	17		2,202,27		
Dklahoma		3,190	1,116,61		
Montana	16		1,097,09		
Dther states	970	214,382	129, 24, 31		
Totals	6,170	2 518 442	\$1,135,949,40		

The Omnha Tornado.

The effect on building and loan associ-March 25-6, twin links of the same disastrous storm, were described and disof the Conservative association, read an of these blanket policies. able and informing paper on the Omaha

tire destruction. According to Mr. Gilmore's statistics, 600 homes were totally destroyed. The property loss, real and personal, he placed between \$3,500,000 and the borrowing members of The Conserva-

Mr. Gilmore described the fears entertained by people generally during the sorrowful hours following the storm as to money for home building in Omaha and lowing details of how the situation was

and set all minds at rest was that both the large associations of the city-the Conservative and the Omaha-with aspots of \$13,500,000, carried what was termed "blanket tornado" policies of insurance, the purpose of which was to naure all members of these associations against the losses of those borrowing their own specific tornado policies. The Nebraska Savings and Loan association, had been destroyed, with \$750,000 resources, had adopted the This foresightedness of association of the company rebuilds rule a number of years ago that it would make no loans without tornado insurance. and it was, therefore, amply protected. When these facts became known the pubat once saw wherein the associations amounted to approximately \$15,000; where would not would not many thought that the policies would not in the building up of the city than it had been in its building.

Approximately 600 buildings on which would not have suffered particularly the associations had loans were affected; had they not had this protection, as 236 (some total losses, some not) carried their reserve funds amounted to practheir own specific ternado insurance, and tically 1400,000, yet the result was to as a rule, as the ambition of the insur- bring direct and timely aid to sufferers, race companies was to make prompt and through the insurance companies, where liberal settlements, the owners in these the reserve funds of the associations instances were soon able to proceed to would not have been used for that pur the restoration of their homes.

The 234, who suffered partial losses were the public mind the fact that the building snabled to proceed with repairs by means of additional association loans where the 600,000 of resources in their care, are real estate exchange boosting Omaha at securities and circumstances warranted seeking to wisely safeguard every intersuch procedure, or by the withdrawal of aut of their members, as well as to be funds from their loan or savings certi. a real force in the development of the over the 1,100 mile trip through the Canficates, or by assistance from friends, or city's growth and in the upbuilding of adian wheat belt will be shown at the by public relief or second-mortgage (with-

yut interest) loan fund.

Approximately 100 buildings on which ar the borrowers. The value of these risks. For that reason the policies held they were there With Omaha arm bands buildings approximated \$150,000. It was in connection with these properties that the blanket terms of policies saved the sociations had secured specific terms of facts about Omaka in pamphlets, circuits and according to the policies are the building as sociations had secured specific terms of facts about Omaka in pamphlets, circuits and according to the properties of the building as sociations had secured specific terms of the building as specific terms of the building as specific terms of the building day; not only for the association, but, policies from practically all of their bor-

then was a new thought in most minds. ditional protection of this nature has Creigh, J. F. Miles, W. H. Smails and with Regina, which, they say is called the was first worked out in Omaha by been afforded to all the associations opservative Savings & Loan association and S. J. Henderson, state agent of the insurance Company of North America, shortly prior to what is termed to Company of North Pelphone of the Comains as the "Bellavus cyclone" of the policy carried by the terms of this policy, upon bayment of an agreed premium the insurance company indemnifies the association as a state of the policy carried by the conservative was the continued the "ultimated for the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued to the policy carried by the Conservative was the continued their stay for a long vacation. New York Telephone company at James and in the north and east. They continued their stay for a long vacation. Note that the continued their stay for a long vacation. Note the continued their stay for a long vacation. Note that the continued their stay for a long vacation. Note that the continued their stay for a long vacation. Note the continued their stay for a long vacation. Note the continued their stay for a long vacation. Note the continued their stay for a long vacation. Note the continued their stay for a long vacation. Note the continued their stay for a l insurance Company of North

SAVING AND HOME MAKING st.000 of which value was rep resented by the improvements and \$1,000 by the lot, and the improvements were totally destroyed, then it would be necesmary for the association to sell the lot through foreclosure proceedings, or by ecuring a deed from the owner, and to apply the proceeds of the sale of the lot to the balance unpaid on the mortgage. If the lot brought \$1,000, that amount would be applied on the \$1,000 of the policy carried by The Conservative mortgage and the insurance company would pay to the association the ultimate

loss, in this case, of \$1,000. Plan of Settlement. Under the policies carried by the two Omaha associations referred to, it was growing at the rate of a little over not necessary to harnes and follow up \$100,000,000 annually. Official reports from the debter by foreclosure proceedings, by twenty-seven states and estimates from securing a deficiency judgment against the remaining states, show assets of him and by the issuance of orders of execution against other property owned by him, if any, but only to exhaust the security mortgaged to the association of Secretary Fr. F. Cellarius, delivered in each particular instance where there was a liability on the part of the insurance company. If the debtor voluntarily ing and loan associations, which closed turned over the \$1,000 lot, for instance. for the extinction and settlement of his The receipts of all associations for 1911 \$2,000 debt, then the time consumed in assregated \$75,69,200, an increase of 10.6 settlement, as well as the amount of loss, was less, and in a few cenes, where the debtors could not hope to rebuild, this plan of procedure was followed. As a matter of fact there were very few cases of this latter kind, as borrowers were allowed, as hereinafter explained, to 'redeem' their own lots.

At first there was some

standing, and perhaps some ill feeling as to the operation of this plan of protection, particularly on the part of borrowing members whose properties were affected. Some conceived the idea that there was a discrimination against them and that they should be protected as well as the investing members. Others felt that they had contributed toward the payment of the premium of this policy as members of the association (the premiums having been paid out of the ordinary earnings of the associations) and yet were not privileged to share in its benefits. Those were soon satisfied. as a rule, however, when they learned that directly and indirectly this policy was for the benefit of borrowers as well as other members. As borrowers in the state of Nebraska they are obliged to carry a \$100 stock for each \$100 of loan and are required to make regular monthly payments on said stock. To the extent of their stock value, there was therefore protection to the borrowing members. Furthermore, as many of these expected to rebuild and would naturally come back to their own association, they were pleased to find that the reserve fund of the association had been protected in the face of so great and unexpected a calamity as that which occured.

Helping the Borrower. But more directly and eminently more satisfactory to the unfortunate borrowing nembers, there was this in their favor, that through the liberality of the insurance companies the borrowers of The Conations of the Omaha tornado of March servative and Omaha associations were and of the Ohio and Indiana floods of permitted to redeem their own lots, as it was termed, and to effect a settlement of their debts at less than face, and even cussed by delegates from the devastated to restore their own homes through funds districts. George F. Gfimore, president paid into the associations under the terms

For instance, one borrower, having disaster, interesting in descriptive fer- \$3,000 loan on property appraised at \$4,500, tures, statistical details and the manner was permitted to redeem his lot for \$1,000 in which the associations handled a situ-ation critical to their membership. cash. This left a loss of \$2,000, which was paid by the insurance company. The tion critical to their membership.

The outright loss of life by the tornado money thus received by the association in and about Omaha, Mr. Gilmore placed from the insurance company was used by at 100; the injured at 355, many of whom this particular borrower, together with died afterward, and the number rendered money from the public relief funds, for homeless at 2,179. In Oniaha proper, 1,779 the rebuilding of a new home on the same damaged all the way from the loss of a was built in this way as stood on the few window lights or a chimney to en- ground before. In many others the new home was not pretentious, but just as comfortable and often more modern

Operating on this plan, eighty-five of

tive and Omaha associations were enabled to rebuild practically through funds coming from the insurance companies in pay ment of ultimate losses under their blanthe effect on associations supplying the ket policies; aided, of course, in almost every instance by additional funds from their ability to withstand losses then a leighty-five could not have been reinstated in homes at all without the assistance coming from these blanket policies "A fact which at once allayed all fears into the associations cash in an agreed amount and took a release of the associations' 'mortgages, the insurance company paying the difference. In this way the protection virtually amounted to specific or individual tornado insurance to at least eighty-five borrowers, and was of the greatest possible benefit when it was found that there was not enough funds imbers who did not or would not carry in the hands of the public relief commit tees to rebuild for those whose homes

> clais greatly aided in the prompt rebuilo ing of the city.

The losses to the insurance companies, under the terms of their policies. would be even a greater tower of strength be sufficiently large to cover the total losses accruing to the associations.

While it is true that the associations association officials of Omaha, with \$15,-

nado policy appears to be past. One ex- which the Empress is one, were in Winthe associations had loans were total perience was sufficient for the com-snipes for the convention and made spewith no specific insurance on panies concerned, since the compensation cial pictures of the Omaha delegation for same either in favor of the association to them was not nearly large enough to display in Omaha. as will be explained herein later, for the rowing members. Tornado insurance has known at every point they touched. been very easy to write in Omaha since The blanket ternade insurance protectiast Easter-day. At least \$10,000.000 ad-

Utilising the Telephone.

Home-Builders and Home-Furnishers

New Temple of Scottish Rite Masonry Nearing Completion



BEAUTIFUL STRUCTURE AT TWENTIETH AND DOUGLAS MAY BE DEDICATED DURING THE EARLY WINTER.

Jan. 1

Record of Building Operations

Building conditions throughout the country for July were practically the same as for June. The official reports of building permits issued by sixty cities, received by the American Contractor, Chicago, reach a total value of \$55,228,194 for the month, compared with \$65,245,719 for July, 1913, a decrease of 15 per cent. The July statement is a shade better than that for June, which showed a decrease of 15 per cent Of the sixty cities, thirty-four shows decrease in activity, the balance a gain. Among the cities that make the more notable gains for the month ad. Thursday noon the firm had the are Cleveland, 49 per cent; Dalias, 135; Harrisburg, 153; Hartford, 58; Seattle, 119; Tacoma, 267; Troy, 190, and Wilkesbarre, 198. The heavier losers comprise Atlanta, 66 per cent; Baltimore, 49; Chicago, 41; Cincinnati 40; Des Moines, 71; Duluth, 51; Memphia, 55; Milwaukee, 40; Nashville, 59; Richmond, 89; Rochester, 45; Salt Lake City, 64; San Francisco, 42; South Bend, 73; Springfield, 70. It is interesting to note that New-York makes the best statement in several months, a loss of only 9 per cent. The heavy shrinkage at Chleago and Omaha was due to the idleness of the

For the seven months ending July 21 the building permits issued in fiftyseven cities reached a total value of \$355,204,400, compared with \$357,575,331 for the corresponding seven months last year, an increase of 8 per cent. Details are as follows:

City. July, 1915.	July. 1912. G	Pet.	OHE	to Aug.	to Aug.	Pet.
Akron \$ 707,265	\$ 664,130	G	One.	\$ 1,539,370	\$ 2,762,900	28
Albany 216,770	419,341		25	2,185,555	2,655,261	1. 14
Atlanta 434.043	1,089,551	44	0.8	4,664,291	3,546,720	31
Haltimore 394,098	781,500	4.4	43	5,775,493	4,455,381	39
Bridgeport 193,627	*********	3.5	1,0	*******	*********	40 00
Cedar Rapids 319,000	315,459	1	144	1,180,000	1,090,450	8
Chicago 6,0%,000	10,265,500	**	41	63,924,600 - 5,543,006	51,158,300	B
Cincinnati 682,430 Cleveland 2,746,360	971,014	49	192	13,557,150	4,972,526 9,034,198	20
Columbus 411,945	7,888,901 473,883	90	1	3,118,745	3,025,005	THE RESERVE
Dallas 800,250	247,700	102		5,966,355	3,153,317	82
Denver	454,030	1.0	*36	1,811,845	3,415,025	
Des Molnes 781,164	458,650	- 45	71	1,688,479	1,452,816	9
Detroit 2,646,455	2,638,255	20	-	18,981,085	16,651,075	21
Duluth 236,413	481,015	-	13	2,894,472	1,529,063	89 .
Evanaville 122,990	85,312	44	**	1,170,584	705,773	00 .
Grand Rapids M2,782	204,998	18	100	1,691,097	1,409,085	20
Harrisburg 408,655	161,655	15	4.8	er serme	The freezence	Service 6
Hartford 970,665	676,050	58	2.0	3,116,000	5,222,635	100
Indianapolis 1,120,556	1,280,612	**	12	A,381,470	5,276,563	1 ,
Kanaaa City 857,475	834,206	184	3	6,125,920	7,012,054	1: 3
Los Angeles 3,324.214	3,585,014	100	-1	21,233,004	18,299,288	17
Manchester 162,035	194,248	2.6	17	1,044,154	1,152,833	
Memphia 304,366	690,610	(43)	68	2,816,290	3,700,682	. 3
Miiwaukee 7,817,077	2,021,476	64	40	8,007,399	9,988,039	. 2
Minneapoits 1,034,970	879,965	29	44	6,985,670	7,179,230	
Nashville 56,055	138,707	9	63	1,811,427	700,142 3,196,918	80
New Haven 364,496 New Orleans 563,600	374,700 379,295	46	4.4	3,457,998	2,401,797	49.00
DAMA OLYGRIBATION DOGODO	010,000	339	2976	0,101,100	0,7070,124	22 .
Manhattan 9,165,641	7,149,320	28	14.0	52,006,714	74,331,759	3
Brooklyn 2,896,035	3,962,534	100	27	21,525,679	25, 293, 681	1
Bronx 1,300,138	3,591,495	200	64	17,412,885	24,552,289	22. 7
New York 13,351,816	14,763,368	- 45	9	90,045,278	124,847,700	. 1
New York 12,351,816 Oakland	1,010,444	112	35	4,616,947	4,424,730	2 4
Omaha	869, 220	4.0	21	2,447,548	2,878,950	i
Paterson 235,800	212,616	- 19	- 20	964,411	1,375,010	120 3
Peoria 185,275	244,000	- 55	18	1,472,149	805,008	83 .
Philadelphia 2,490,700	1,456,800	1	793	24,677,185	22,806,005	. 8
Pittaburgh 177,138	1,186,745	100	24	9,905,144	6,615,732	81
Richmond	1,334,696	100	69	2,610,819	4,850,290	- 4
Rochester 511,735	981,165	120	45	8,897,099	7,625,975	1
St. Joseph 57,400	92,373	43	- 23	840,355	679,000	.2 2
St. Louis 1,045,710	1,734,665	1	UD	10,412,307	13,613,168	1
Salt Lake City 149,740	410,185	160	64	1,109,478	1199,450	4
San Antonio 344,965	215,695	. 14	100	********	********	Sec. 1
San Francisco 1,415,819	2,482,725	93	62	12,939,055	14,880,998	0 44 1
Scranton 135,510	104,627	- 3	8.61	815,443	807,085	1
Seattle 1,414,620	645,325	1770	2.0	6,624,090	6,498,315	21
Bhreveport 158,761	139,669	22	1851	887,775	683,291	20 .
Floux City 176,000	264,499	97	14	1,276,228	1,676,532	100 2
South Bend 67,830	213,798	- 20	73	595,664	191,958	1 4
Springfield 81,076	276,176	891	70	487,984	711,802	44 8
Syracuse 341,375	349,755	F 800	2	2,765,810	2,545,429	9
Tacoma 529,559	144,194	267	1 64	1,947,998	944,423	196
Toledo 671,005	977,590	0	1.0	2,604,942	3,832,906	44
Торека 115,177	18,882	46	(0)	540,910	530,420	** ·
Troy	86,236	193	82	6,326,421	18 007 451	11.
Washington 603,705 Wilkesbarre 633,449	879,941	198	40	2,179,503	18,097,421	
Wilkesbarre 633,449 Worcester 383,999	212,608 652,193	7.50	41	8,121,214	8,600,410	
15 CT CURLET 1 (1) 11 (1) 000, 500	**************************************	450	-	C) Miles Marie	0,000,110	100 5
Totals\$56,228,194	986,345,719	100	15	\$385,504,400	\$367,876,381	8 .

Small Advertisement in Bee Negotintes \$20,000 Deal.

BACK FROM WINNIPEG

Five of the Omaha Delegation Have Returned from National Couvention-Many Traveling

Through Northwest. Motion pictures of the members of the However, the day of the blanket tor- tives of the Starland theater circuit, of enough

Five of the delegates returned from

them and will not return to Omaha before

Some of the delegates were disappointed that C F. Harrison did not carry off the trophy cup for his speech on Omaha and the work of the Omaha exchange. Springfield, O., and Portland, Ore., tied for the prize in the contest and each exchange will be allowed to keep the cup six months. The work of these two exchanges outshown that of Omaha according to the judges, although Harrison's speech was considered among the best because of the facts he gave it about his home town. He gave a short talk on Omaha resources and touched upon the work of the relief committee after the tornado. Nearly every city in the country was represented in the contest and a few of them, of course, were able to put up reports above the average. Omaha Empress theater this week. Rrepresenta- was one of these, but not quite good

Fifty-neven of the eighty-three exchanges in the national association were represented at the convention. There are 6.000 members in the association and nearly 1,000 attended the meeting. To be exact, there were 1.100 delegates, visitors and women in Winnipeg

Returning to Omaha the delegates declare their satisfaction with greater emphasis than before. While there are some good cities in Canada, they say none of them is as good as Omaha in any cial tour of Canada's wheat fields to of very similar conservative business come back to work. The other delegates methods; it suffered a tornado a year are now scattered through Canada, along and a balf ago and came out of it

exchange, "and we were proud to hear It named after Omaha."

Rec Ad Makes \$20,000 Deal. The small Bee ad has turned the trick again. Toland & Linahan advertiseed exclusively in last Sunday's Bee a Douglas county farm. Early Monday morning a man came to their office to answer the deal closed and the cash ready to give to

The farm is six miles west of Benson two miles from the macadam road. It was sold through Toland & Linaban for Elmer S. Redick to George N. Rose. The farm contains 160 acres.

Meets Again in September. September 10 is the date the Real Estate exchange will resume business. The members want to get back in time to make a whirlwind finish fight against the gas compromise. Many of the members are now taking their vacations, me of whom were in the delegation hich went to the national convention

The Persistent and Judicious Use of ewspaper Advertising is the Road to

Would Be There.

The theater in the small town was the topic being talked of by a merry party of actors and playwrights when Augustus Thomas recalled the experience of a New York manager with the owner of a playhouse over in New Jersey. "The manager had made arrangements to rehearse a new production in the Jersey house," said Mr. Thomas, "and when everything was in readiness he telegraphed as follows:

"Will hold a rehearsal in your theater at 3 o'clock tomorrow afternoon. Have your stage manager, stage carpenter, assistant stage carpeuter, property man, chief electrician and all stage hands present promptly at that hour."

"Three hours later the manager swayed some and seized the seitzer siphon on receiving this answer:

"All right. He will be on hand."—Philadelphia Telegraph. Would Be There.

GUARANTEED ON YOUR MONEY IN OME BUILDERS' SHARES

This Means that the **Dollar You Deposit** Today Earns a Dollar, or Doubles in Ten Years.

7% 7% 7% 7% 7% 7% 7%

A few dollars invested in Home Builders' Shares each week or month will make you independent in the years to come. This is a duty you owe to the future of

7% 7% 7% 7% 7% 7%

WHY Home ? BECAUSE

It is safe, non-speculative, certain and guaranteees you 7% plus builders' profits. The base of Home Builders' Shares is the real estate first mortgage; safest security in the world. Safe enough for you? Certainly.

7% 7% 7% 7% 7% 7% 7%

Shares or as many and as often as you wish,

AMERICAN SECURITY CO. Fiscal Agents for

HOME

B. W. Cor. 17th & Doug. Sts., (Authorized Capital, \$100,000)

PERMANENT TRUSTEE SAFE INVESTMENTS

Of First **Importance**

in making your will is the naming of an Executor. Appoint the Peters Trust Company whose Charter is perpetual, and your estate will have the best attention. Ask us for any information you desire upon the subject.

> PETERS RUSTCO 1622 FARNAM STREET OMAHA, NEBRASKA.

Outdoors

Outdoors is the place for you this hot weather. Get into the woods off by the lake-that's the real vacation. One of our

Camping Outfits

including tent, cot and chairs, will fix you up for the outing and it won't cost much.

Scott-Rawitzer Mfg. Co.

Eleventh and Harney. Douglas 338 and 882.

BUILDING LOANS Money to loan to build houses, to improve business property or to yexisting loans. Borrowers may pay from 10 to 20 per cent on loans interest dates. Interest ceases on amounts when paid.

Loans closed promptly. Your business solicited.

W. H. THOMAS & SON

Good Paint is Cheap Always

IT IS ECONOMY TO BUY THE BEST PAINTS. GOOD PAINT ALWAYS LOOKS CLEANR AND BETTER, AND INVARIABLY LASTS LONGER. THEREFORE OUR REPUTATION AND EVER

The Paint Men You Know

Barker Brothers Paint Co.

16091/2 Farnam St.

GROWING BUSINESS.

Tel. Douglas 4750.



Play Tents, \$3.50 Couch Hammocks PORCH CURTAINS, **AWNINGS**

Nebraska Tent & Awning Co. 1701 LEAVENWORTH PHONE DOUGLAS 3641.

E. J. Davis SAFE MOVER

Heavy Hauling 1212 Farnam PHONE DOUGLAS 353

Main Office and Warehouse, 219 M. 11th St. W. A. Gordon, Pres.

J. A. Dowling, Sec'y D. C. McDowell, Treas. W. W. Moller, Gen'l Mgr.

GORDON FIREPROOF

WAREHOUSE & VAN. GO

Branch Office: 216 S. 17th St.

Why Not Save Money

Our second hand lumber is bone dry. \$12 to \$18 per M. Iron Beams, Columns, and Lintels, 1 1/2 per lb., good as new. Plumbing and all kinds of machinery. Bargains only.
H. GROSS LUMBER & WRECKING COMPANY.

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Have you read the want ads yet-today?

1868——HY-TEX BRICK— The Standard Hydraulic Press Brick Co. 1302 3 W. O. W. Face Brick