

Real Estate Dealers and Home Builders Report Considerable Activity

TIMELY REAL ESTATE GOSSIP

Original Omaha Plan Good, but Additions Faulty, Says Morton.

CITY PLAN BILL BEING DRAFTED

Much Good Residence Property Spoiled by Lack of Orderly System Like that of Chicago, Says Real Estate Man.

The original planners of the downtown business district of Omaha made a good plan, which has needed practically no change since, in spite of the great growth the city has made," said George T. Morton, in his address to the Real Estate exchange at the regular meeting Wednesday. "The mistakes came in the additions that were planned afterward. The original plan was made comprehensive enough, and with enough foresight so that practically no changes were necessary in the way of widening streets in the business district, and this has saved the city a great expense that many other cities have had to meet."

Mr. Morton, as a member of the Civic League, most interested in the drafting of the city plan commission bill, which it is proposed to submit to the legislature, was invited by the exchange to speak of the bill and the needs of Omaha in the way of a city plan.

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who laid out Chicago, kept it constantly before the people that they could not plan too big, because they were going to grow at the tremendous rate for a country, and that a wonderful city was to spring into existence. The result is that little change has been necessary in the business district from the first," he said.

Growth Without Assistance. Speaking of Omaha's growth, with a lack of comprehensive plan for the residence districts, Mr. Morton said: "Omaha has grown in spite of anything we have done to beautify it, not because of anything we have done. We have been negligent. But the city has such natural advantages, lying as it does in the great agricultural center, that it has grown to be a great city in spite of us. The country was rich in production, a market was needed, and we just grew in spite of ourselves. The demand for homes was crowded upon us."

"The secret of the success of the German cities is the plan of the city from center to circumference. They plan from the standpoint always of the community welfare. But we are too much inclined to regard this as free America, and say, 'I own this lot, I will build whatever I please on it and leave the lot in whatever shape I please.'"

For Building Restrictions.

"One thing that our bill seeks to do is to place certain restrictions upon the development of a district so that there shall be some regularity about it. For example, we want a restriction that will provide for residences being built a given distance back from the curbing of the street, so that there will be uniformity, and so that the one man will know whether his neighbor has a right to crowd out upon the sidewalk and shut him off."

"A good city plan would perhaps leave some of the residence district ungraded to a certain extent. The downtown business district, of course, should be graded. There we must have level streets, broad streets and rectangular lines. But in the residence district this is not necessary. As soon as you grade the residence districts all down to a dead level, widen the streets and make rectangular lines everywhere, the business district has a tendency to creep in. And that always pollutes the residence district. A residence district has a right to have a few hills and broken lines. It adds to the picturesque and gives it a more retired atmosphere, which is desirable for residence districts and is discouraging to little stores and business houses that would gladly creep in."

"We have here in Omaha seen good residence districts of costly homes being ruined by the introduction of stores and business houses. We have had to abandon mansions and turn them into stores and office buildings."

"If we could have some of the hills back again in the residence districts, there is hope of us but could see where we could have saved thousands of dollars, and we could plan streets and drives through them that would be much more beautiful and make the residence district more desirable. I have seen in a circular road for Omaha which advertised the fact that in making Omaha 10,000,000 yards of earth had been moved. Now, it is safe to say that 1,000,000 of that was necessary and that the moving of the other 9,000,000 was waste."

Lots Left Far Off Grade.

Mr. Morton said in his own experience he had received many letters from non-resident owners of lots who wanted their lots put on the market. He said he had in many cases found that these lots had been purchased years ago before the grading was done and that the grading of the addition since had thrown them ten feet or fifteen feet below grade.

"The result is that the fellow's lot is often worth less than half what he paid for it a decade ago when he thought he had a speculation. Now, that is not good advertising for the town. When we write back to a fellow like that and tell him his lot is in a ditch; that it will take \$500 to fill it in and bring it to grade, he either believes we are trying to swindle him or that the man who sold him fifteen years ago when the lot was on the level with others was a grafter, and such a man usually writes back to us telling us in plain words what he thinks of the town. Now, much of this ruining of lots by cutting down and filling in is unnecessary to preserve the beauty and value of a residence district."

"I have looked up some figures and find that in the last ten years there have been planned in Omaha 4,500 acres of ground. That means 55 acres a year. If we should go out today and look over all of these additions we should find that a half of those lots we wouldn't take as a gift and pay the taxes on them. That is simply because they were planned to sell and no comprehensive city plan was followed. Good, available residence property was ruined and made worthless."

Wilson of Ashland Buys the Hudson

There seems to be a demand for first class apartment houses and well located investments. Hastings & Heyden have sold to T. B. Wilson of Ashland the Hudson apartment on Twenty-sixth avenue, between Douglas and Farnam streets for \$20,000.

The Hudson was constructed about a year ago and is considered one of the better apartment houses in the city. Mr. Wilson purchased it for an investment and may move to Omaha later.

Moving Picture Theater Enlarged

The Diamond theater, moving picture house of which O. E. Finch is proprietor, 2115 Lake street, is being enlarged. It has had a seating capacity of 450, which will be increased to some 700. An addition twenty-five feet long is being built on the rear.

VOGEL REALTY COMPANY REPORTS SEVERAL SALES

The following sales were made by the Vogel Realty agency last week: Blanche Pettit, 1214 North Fifteenth street, four-room bungalow, price \$1,500; Laura McGee, 309 Decatur street, five-room cottage, price \$1,500; Claude E. Marvin, 1219 North Fifteenth street, four-room bungalow, price, \$1,500; Robert B. Petty, 302 North Fortieth street, five-room cottage, price \$2,200; Dr. J. M. Keys, sixteen-room residence in Bemis Park, price \$2,000.

See Want Ads Are the Best Business Boosters.

ACTIVE IN LOCAL AND NATIONAL REAL ESTATE AFFAIRS.



Byron R. Hastings

Trades Following Economic Conditions

"As a rule the trades that are made nowadays have their explanation in economic conditions," said Charles E. Williamson.

"The builder, rather than carry his finished product through another season will take for it some money and another parcel of lots with which to continue in his branch of business. The newcomer to Omaha, having land, will trade it for income-producing property here, where he can employ himself in its management; or, again, an owner of a number of small properties, or such as are in need of improvement to make them properly productive, will exchange them for some large single investment which promises to pay him a better net income. Where deals of this kind can be arranged they are mutually satisfactory, and cost less to both than where money is introduced as the medium of exchange."

"In a market that affords such a vast variety of elements, and that is so constantly growing and expanding as is the real estate market in Omaha, it is inevitable that there should be many legitimate opportunities for such exchange."

Green Is Going to Winter in California

W. H. Green and wife are to leave in a few days for San Diego, where they will spend the winter. Mr. Green, one of the real estate men of the city, spent several months in California and Texas last year. He likes the vacations and always brings back new ideas of how Omaha ought to improve itself. Last year, after seeing the auto races at Los Angeles, he came back and lectured the Real Estate exchange on the necessity of building an auto speedway in Omaha to make Omaha the center of a great activity like auto racing. Before the year was out, such a speedway in built here. Green modestly claims no credit for it, for he has invested no money in it. He did not even promote the thing, but somehow it followed on his suggestion.

Simpson to Talk About Playgrounds

Under the auspices of the United Improvement clubs, Playground Expert Simpson is to talk on playgrounds and Omaha's need of them in the council chamber in the city hall Monday evening. The meeting will be called at 8 o'clock. The United Improvement Clubs is an organization of six of the improvement clubs of the city. It is extending a general invitation to this talk to all other improvement clubs, and to the general public.

Home Builders Add To Capital Stock

The Home Builders' company, Seventeenth and Douglas streets, has filed amended articles of incorporation authorizing the issuance of another \$100,000 of capital stock, making the total \$300,000. Secretary C. C. Shimer reports a good business in the last four months. He asserts that building contracts aggregating \$1,000,000 are now under way and that other contracts for some \$1,000,000 worth of residence buildings are being negotiated.

CARNS GATHERING DATA ON OMAHA PLAYGROUNDS

Supervisor R. L. Carns of public school athletics is securing statistics dealing with playground space, which will be used by the Board of Education as a basis upon which to work when purchase of additional grounds is being considered. "The minimum play space is placed at fifty square feet per child, and we want to know how Omaha compares with other cities," says Superintendent E. U. Graft in a circular to principals asking for information. Mr. Carns desires.

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Real Estate Exchange Votes to Keep Out Of Political Game

It took some little time in the Omaha Real Estate exchange to turn down the invitation of the United Improvement Clubs to co-operate in the selection of a ticket for the city commission next spring. The United Improvement Clubs asked the exchange to do this. At once a half dozen members of the exchange were on their feet declaring the organization should not go into politics. Others wanted to know whether the exchange was to be a wishy-washy organization, afraid to tackle any subject that was alive. Some declared old members of the exchange did not take up lively questions. The executive committee, which was asked to report an advisable action on this invitation, reported in favor of rejecting the offer of the improvement clubs, explaining that the Real Estate exchange did not care to get into the field of endorsing or selecting any set of candidates for any office.

W. T. Graham held that the exchange might turn down the improvement clubs if it cared to, but should not go so far as to declare itself against endorsing a candidate for any office. He insisted this matter should be left open for the exchange to act on in the future as it saw fit. But he was voted down.

Senator N. P. Dodge, Jr., asserted that if the exchange wanted to throw off its coat and get into politics and play a leading part in every public question that came up, he wanted to come back into the membership, but if it merely wanted to meet to talk shop, he was not interested, and did not propose to attend the meetings.

NEW PRESIDENT OF THE STATE MANUFACTURERS' ASS'N.

F. S. Knapp

CREIGHTON TAKES HOLIDAY

Wednesday Only Half-Day Session Will Be Held.

FORMAL WELCOME OF RECTOR

Rev. F. X. McMenamy Will Attend Celebration of School in Honor of His Name Day.

The Thanksgiving holidays will begin at Creighton university Wednesday. The arts college will have a half session, and classes will be dismissed at noon. The professional departments will hold regular classes. School will be resumed on the following Monday.

One of the big events of the year will take place shortly after renewal of classes. Rev. F. X. McMenamy, who was raised to the position of rector of the university this year, will be formally welcomed at a celebration to be held in the university auditorium on the afternoon of December 2. The affair will be in honor of the rector's name's day, the feast day of St. Francis Xavier, after whom Rev. Father McMenamy was named, which falls on December 3, which will be declared a holiday to the students. At the celebration will be representatives of all departments, who will deliver congratulatory addresses in behalf of each department of the school. The enrollment of the arts college, where the rector comes in more active contact with the students, is now 455.

DR. DESPECHER MISQUOTED IN SPEECH ON EUROPEAN WAR

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RAILROAD MEN OPEN UP THEIR NEW CLUB HOUSE

A bunch of some fifty local railroad men went to Fort McConnell yesterday afternoon where last evening they officially opened the club house there, built on the site of the old building destroyed by fire some four weeks ago.

Fort McConnell is west of Valley and in big cottonwood grove on the banks of the Platte river. At the formal opening of the club house there was a supper and a dance, a stage affair. The party will return to Omaha today. P. M. Hennessy, commercial agent of the P & O Island, is at the head of the social affairs committee.

Crawford and the County Dads Fall Out Over Some Pie

A deadlock exists between the Board of County Commissioners and County Judge Crawford over the question of what man is to receive the appointment of constable and bailiff in his court. The judge has served notice that if the board refuse to appoint a man acceptable to him the appointee will not be allowed in his court.

The judge, who declared he had been given to understand by three members of the board that his choice would be accepted as a matter of courtesy to him, gave the board the name of the man he desired appointed. But Commissioner Lynch, who had just returned from out of town and knew nothing of the situation, was the only member who expressed himself in favor of allowing the judge to choose the man.

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It tones the stomach—brings back the appetite—assists digestion and assimilation—promotes liver and bowel activity—prevents bloating, heartburn, indigestion, biliousness and malaria. Get a Bottle This Very Day

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DR. CLARK WILL SPEAK AT CENTRAL HIGH SCHOOL

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POULTRY SHOW AT BENSON

Fanciers and Owners of Fine Birds Are to Exhibit Their Specimens.

BIG ENTRY LIST ASSURED

Four Days This Week Best Fowls of Douglas County Will Be on Exhibit, Competing for Prizes.

The poultry industry in Douglas county is expected to receive a boost when the Douglas County Poultry Breeders' association holds its first annual show at Benson, Wednesday to Saturday inclusive, this week.

Probably there are few people in Omaha who realize that some of the foremost breeders of fine poultry in the middle west have their plants in Douglas county. Not only is Omaha a center around which breeders of fine birds have established their plants, but across the river in Iowa there are also to be found a large number of poultry farms where the best of pure bred stock is raised.

Many of these Iowa breeders have notified the association that they will show at the coming meeting.

The Douglas county poultry show will open its doors at 1 o'clock Wednesday afternoon, November 25. Judging starts at 2 o'clock. Guy E. Schreff of Lincoln has been chosen to award the ribbons.

No Names on Coops.

All birds are to be displayed in coops owned by the association, and no names or printing of any kind will be allowed on the coops until after the judging has taken place. Heat, water and care are furnished free by the association. Ribbons and prizes will be awarded Saturday evening. A sales room will be established for the use of breeders who care to dispose of stock.

Entry blanks and premium lists are being distributed by Henry Knudson, Benson, who is superintendent of the show. He reports that he has already received a large number of entries. Besides the ribbons, many special prizes are being offered by different breeders and firms interested in the success of the show. Among these are settings of eggs from fine stock, including those of ducks and pheasants, a loving cup, an

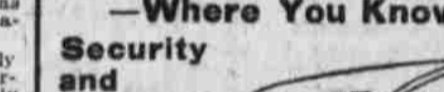
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THE BEE BUILDING COMPANY

17th and Farnam—Office Room 105.

incubator, packages of lice killer and a pure bred pig. Among the special features of the meeting will be the expending demonstrations each evening by C. W. Yeomans, poultryman of Cherrycroft farm and a graduate of the Iowa State Agricultural college at Ames.

The Want Ad Columns of The Bee Are Read Daily by People in Search of Advertised Opportunities.