TIMELY REAL ESTATE GOSSIP Real Estate Men Tell of Development of Farnam Street,

ų,

SOME PHENOMENAL ADVANCES

City Planning Expert Tells Some of the Things that Comprehensive Plan of City Bailding

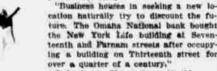
Will Do.

Here are some of the ideas of a local real estate salesman on the development of Farnam street: "Upper Farnam street presents a bod illustration of the results of the natural expansion of the business portio

T

of the city. "Several substantial buildings have recently been crected between Eighteenth and Twenty-Ofth streets on Farnam street, including the two Wend buildings. the Wellington, Sanford and Harvard hotels, the Hamilton apartments, and not less than fifteen garages. The rise in valuation five to building operations on this street was phenomenal. In 1906 the southwest corner of Eighteenth and Far-nam street was sold by the late Edwin Haney to the Woodmen circle for \$50,000 he having paid \$1,290 for the lot in 1878. A lot near Twentieth and Farnam streets was leased for a period of years on a valuation of \$700 per front foot. Lots at Twenty-second street which were offered at \$100 to \$200 per front foot have doubled and trebled in the last five years, the influence being felt as far west as Twenty-sixth street, where property of-fered at \$100 per front foot only six years ago is now being leased on a basis

of \$299 to \$299 per front foot. "In the course of time the one and two-story garage buildings and flats op Farnam street east of Twenty-fourth street will be replaced by larger build-A large retail store at Twenty, ings. d and Firnam streets today would be a loading venture, but, with the cross-town lins through un Twenty-fourth street it is not improbable that the busi-ness center of the city will be located at Twenty-fourth and Farnam streets fifty years from today.



cation haturally try to discount the fu-ture. The Omaha National bank bought New York Life building at Seventeenth and Furnam streets after occupying a building on Thirteenth street for over a quarter of a century." Referring to Sixteenth street, this man

"Only twelve years ago one of the largest retail stores in Omaha was located at the corner of Fifteenth Street and Capitol avenue, later building at Sixteenth and Harney streets. The development of Bouth Stateenth street followed. Prices of property along that street soured as a result. The trend southward on Sixteenth street will probably not continue further than Jones street, as viaduct at Leavenworth street bars further progress in that direction."

Charles Mulford Robinson of Rochester, N. Y., city planning expert, in his con-ference with the city planning committee of the Omaha Real Estate exchange last week, noted the following reasons given by his "congrestion committee" of Greater New York for advocating a city plan: First-To conserve the public health by

vement of housing condition Second-To secure the proper provision of parks, play grounds and open spaces, I e., their proper distribution, appropristehess of size and adaptability to local rade

Third-To make possible the proper de velopment of the sewerage system, adapting the size of the sewers to the nature of the demand that would be made upon them. Fourth-To do the same thing as to

water distribution Fifth-To secure a rational and effec-

tive transit system. Sixth-To avoid waste of money in acguiring land for future public purposes Seventh-To promote industrial effielency by the wise location of factories Improvement of their transporta-







real fuel,

### MR CLAUSEN'S BOOK

The Art, Science and Sent

which are combined the old-time partor, sitting room and sometimes the library. The living room is invariably connected with the reception hall by a large open-ing. In large country homes, bungalows ing. In large country homes, bungalows or homes of craftsman style the living 10, 1et room is also the reception hall. This change of affairs has developed out of the fact that there is a feeling prevalent me should

be built on a more formal, simplify and homelike plan. We always feel more at home and more honored upon entering a home for the first time to be taken into There is something in the first that brings the family living room, where a more out the heart of the man, and especially homelike atmosphere prevails than is to the woman. To be confidential be found in the formal parlor or reception easy as the fire flickers low and there

reception hall of some sort, the separate on the porch at eventide, that brings out those tender sentiments which the sun in library or den is popular. Every living room sho

ting room was a sort of family workshop.

where mother and daughters spent much of their time with the family sewing.

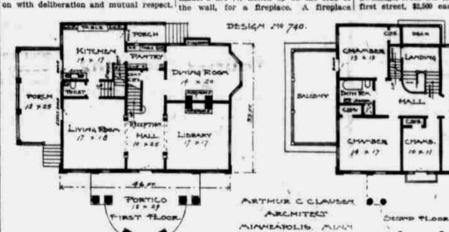
The day of small parlors is past and

we now have the large living room in

throughout the nation that hon

Replace. It is true that they are not absolutely necessary in this day of inceria when the state of the state of the state of the state modern heating plants, but they bring back boyhood days when eider and apples baking in a row were sweeter than they puritan principles. There is nothing which are now. Around it gathered the family and the state of the

baking in a row were sweeter that this puritan principles whether than to see a beau-are now. Around it gathered the family traditions, and before its blazing fire they were repeated to each succeeding generation. Here discussions are carried maker's art (7) nailed up on the side of maker's art (7) nailed up on the side of first street, \$2,500 each.



Loans and Deposits. INCREASE IS MOST GRATIFYING Statements Compare Most Favorably with Those of Last December and Also for Corresponding Date Last Year. Improving business conditions are re-flected in the statements of the Omaha and South Omaha national banks, made at the call of the comptroller for February 30. Large gains in deposits and loans are shown over the last previous statement and also over the correspond-ing statement of a year ago. Total deposits on February 20 wer \$5,683,00%, which is \$1,000,544 greater than deposits at the time of the December statement, and \$3,900,530 greater than desits at the time of the statement of last year-March 7 Total loans and discounts on February were \$1,455,925 greater than at the De cember statement and \$1,911,094 greater than at the March statement. Following is a table of compariso the present statement. In respect to deposits and loans, with the December tatement: Deposits. posits. Feb. 20, '13. Dec. 3, '1. E12.019.200 \$12.095.47 11.701.620 \$1.095.47 13.701.620 \$1.091.71 19.609.097 19.273.81 al. 6.209.077 19.273.81 al. 6.209.077 \$1.25.87 5.204.565 \$412.651 5.206.562 \$412.651 5.007.673 5.001.165.67 t'1. 1.447.204 1.456.67 t'1. 1.447.204 1.456.272 Perint National Pirst National U. S. National. Merchanis' National. City National Peckers' National Book Yards National. Nebraska National. Live Stock National. Corn Exchange Nati. 11.021.711 10.027.1.011 10.027.1.011 10.027.1.011 1.020 1.411.051 1.2208,100 0.411.460 1.428.547 1.456.122 Totals. Discounts should be of masonry, and built to burr 0ec. 5.11. 1,598,557 7,123,143 7,081,193 4,532,024 1,538,495 1,831,123 4,130,373 1,136,475 1,136,475 Feb. 30, 11. naha National Omaha National Pirst National Merchants' National Packers' National Stoch Tards National Stoch Tards National Live Stock National Corn Exchange Nat' 1,004,127 7,004,127 4,054,219 1,748,229 1,677,769 4,121,294 1,122,008 1,017,255 1,241,143 The modern living room should also have good wall spaces for plane, daven-port, book cases, etc. It is quite cusfort, book cases, etc. It is quite cus-tomary when a reception hall is separate from the living room, to have either a very wide cased opening or a wide open-ing containing columns between, so that in the effect of distance the library, the \$66,543 1,107,800 .\$37,768,985 \$36,313,063 Totals..... ception hall and living room are practhealty one. This arrangement, especially when the dining room is openly connected when the ching room is openly connected with either hall or living room, gives even a small home the appearance of being of good size. The column pedestals can be used as book cases with glass doors on DR. BENJ F BAILEY used as boos cases with gass boost of one side. When rooms are openly con-nected they should invariably be finished with regard to each other in wall decora-tion. The wood-work to be the same SANATORIUM Lowerber Res This institution is the only one in the central west with separate buildings situated in their own

BANKS REFLECT BIG BUSINESS

Show a Substantial Gain in Both



F ET US PUT A PIANO in your home, one that you can depend upon giving you perfect satisfaction.

You couldn't add anything to the furnishing of your home that would be more productive of

pleasure to all -- Home is not complete without

Our Great Stock of high grade pianos offers you better assortments for selection than any other store in the west.

If you knew how easy it will be for you to

have a nice instrument in your home you

would certainly make your selection at once.

## **Our February Clearance Sales Offer**

you some rare bargain opportunities this week in New and Used Pianos-See them.

Wheat & Son\$45.00 Kimball\$75.00	Wm. Knabe \$150.00
Singer\$95.00	Stultz & Bauer, \$160.00
Camp & Co \$98.00 Peek & Co \$100.00	
Payments arranged to suit Douglas 2600. Te	convenience of purchaser. lephone, Ind. A-1131.
HAYDER	BROS



hall. For those who still adhere to a separate hearth, like the pale glow of the moon

om should contain a all its radiant glory fails to bring forth,

match

Building Permits. E. H. Larsen, 475 Seward street, alter-ation. \$509; August Burdin, 5509 North

**Automobile Storage** 

In a small home especially, it is wise to be chary in the use of colors. A home really looks more attractive, homelike and artistic when reception hall, living room and dining room have all the same woodwork and all the same style of furniture, as to design, and wood-work to

CHAMBER

CHAMBER

14 . 17

Teb. 25, 1912

•

.......

ample grounds, yet entirely distinct and rendering it possible to classify cases. The one building being fitted for and devoted to the treatment of noncontagious and conmental diseases, no others be ing admitted. The other Resi Cottage, being designed for and devoted to the exclusive treatment of select mental cases, requiring for a time watchful care and sp

cial nursing.

### THE OMAHA SUNDAY BEE: FEBRUARY 25, 1912.

who recently returned from a five weeks trip to California, says that he does not vant his real estate friends here to think that he goes to California for his healt? or pleasure, but goes there on business as well. The last trip he sold twentyfive residence lots in the city of Ontario, let contracts for putting down cement walks, curbing and grading, in their ad-dition, planted seven and one-half acres in peaches and started to build two five room bungalows in Ontarlo, which has a population of about 6.000, and is located about thirty-eight miles cast of Los Angeles. The city of Ontario does not graded, curbing all put in and the streets olled, which does away with the many unsightly streets and makes a beautiful looking city.

at this time of the year. Many people the First National. seem to want new homes." What afficers of the present Corn Ex-

County Decides to

better than at any time for several years [1,395,577 ahead of its nearest competitor,

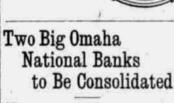
y Decides to Pay Dr. Connell Bay Br. Connell Pay Dr. Connell

ment of \$5.863 secured against the county by Health Commissioner Ralph W. Conby Health Commissioner Ralph W. Con-nell for fees for recording births and deaths. The county rejected the bill and Connell appealed to the district court. Judge Estells sustained him. County Attor-torney English and Deputy County Attortorney English and Deputy County Attor-torney English and Deputy County Attor-ney Magney said the county might win on an appeal to the supreme court, but they did not think it likely. Harte was of a different opinion.

lature to so alter the law that a salarted health commissioner or other officer shall not receive additional pay for recording births and deaths.

# Taft Headquarters

Headquarters have been opened by the Omaha Taft club in the Patterson block, Seventeenth and Farnam streets. Three rooms have been secured and a com-mittee is now getting them fitted up in comfortable shape for the reception of all friends of the president Someboly will be at the rooms all the time to re-ceive visitors, and later on regular con-ferences of the committee will be helds weekly to further the Taft cause. Thiose active in the committee stress, a server weekly to further the filt clust finde to rob; Anton Branda, breaking and en-confidence that Nebraska will be found tering; James Lee, assault and battery. In the faft column when the primary vote is counted and that Douglas county and house a few nights ago. Omaha will lead the line.



The Omaha National bank and Corn Exchange National bank are to be consolidated under the name of the Omaha National, greatly adding to the resources accept an addition until the streets are of the Onaha National, which is already one of the strongest institutions Omaha.

According to figures returned at the whing div. "Business has been rushing here on his for a statement on condition at the close return to the office," says Mr. Heyden, of business on February 20, the Omaha "and the outlook for real estate busi-ness in Omaha looks very encouraging, the city, having deposits of \$12,019,309, or

Against the opposition of Commissioner A. C. Harte the Board of County Com-missioners has voted to pay the judg-ment of 55.53 secured against the county by Health Commissioner Raiph W. Con-

### Commissioner Best will ask the legis- Koontz Enters Plea to Charge of Murder

Ezra Koontz, the railroad man wh Headquarters Opened in Omaha accompanied by his attorney. A. W.

On 25th Street, between Chicago and Cass Streets, there are 6 occupied houses and in 5 they take The Bee.

Telephone Douglas 4163 and Ind., A-1335

TWENTY-FIFTH STREET

Block 243.

Do your customers

live here

Advertisers can cover Omaha with one newspaper.

when those up North are shivering-Winter is one long joy

ing the pure, fresh salt-laden air from the Gulf-you can fish or sail in the great Gulf, motor, play golf or tennis-always something to do outdoors, always some sport that will add

A Winter spent at Galveston will pass like a day. You'll so thoroughly enjoy it that you'll want to add another month

Katy. Trains from your city make good connections at Kansas City with The Naty Hyer-a tast limited train splendidiy equipped with free reclining chair cars, Pullman electric-lighted standard and observation sleepers. It runs over the Katy all the way, so there is no danger of missed

have but to make known what you have for sale in this column, and you will be surprised at the speed with which some bargain-hunter will swoop down upon you.