

### REALTY MEN HEAR OF NEW ORLEANS

Harrison Tells of His Efforts at Being Omaha's Orator at the Convention.

#### INVESTMENT COMPANY WINS

C. L. Mattson made a formal report to the Real Estate exchange in regard to the trip made by the Omaha delegation to the convention of the National Association of Real Estate Exchanges at New Orleans. Mr. Mattson said the breakfast conferences and the evening conferences were very instructive and interesting besides the regular convention sessions.

#### Used Year-Old Figures.

C. F. Harrison, president of the local exchange, also made an informal report on the meeting. Mr. Harrison is the man who delivered a five-minute address at the convention in competition with other delegates delivering five-minute boasts for their home town in competition for a silver cup.

Mr. Harrison said that the International Realty associates, the investing company auxiliary to the national association, has decided to issue more stock, and that of the sum to be issued he asked to have \$5,000 reserved for the Omaha men who might want to take it.

He said also that President Upham of the International Realty associates was next year to be allowed \$4,000 a year for his services, whereas in the past he has given a great percentage of his time to this work, making thousands of dollars for the associates and doing it all gratis.

### Farm Land Values Are Increasing by Leaps and Bounds

WASHINGTON, April 8.—Farm land values are increasing almost by leaps and bounds.

Figures made public today by the Department of Agriculture show that values for the United States, taken as a whole increased 25.7 per cent in the last four years and 11.5 per cent last year. The figures are based upon reports from the department's field agents.

The value of farm lands, without improvements, is estimated at \$45.50 per acre, compared with \$40.95 a year ago; \$40.21 two years ago; \$38.19 three years ago, and \$36.23 four years ago.

Increases have been general with one or two notable exceptions in the northwest. The exceptional increases of last year are attributed in part to the reaction in the south following last year's temporary depression and to the stimulus of war prices, particularly of grain.

The percentage increases in the last year by sections are: North Atlantic states, 19; eastern part of north central states, 9; western part of north central states, 11; south Atlantic states, 19; south central states, 11; and the far western states, 11.

### COUNTY REFUSES TO PAY FOR PAVING OF WEST L STREET

If taxpayers living on L street between Forty-fourth and Sixtieth want that stretch of roadway paved, they will have to bear the burden themselves, was the decision of Judge Wakeler in district court J. B. Root, in behalf of neighbors, asked the county to pave the road and the request was turned down.

## Magnificent New Blackstone Family Hotel on West Farnam Street is Now Rapidly Nearing Completion

With a few steel girders still bare, and with the concrete in some places still in the rough, the Blackstone family hotel at Thirty-sixth and Farnam streets, is nevertheless finished as far as outside appearance goes, and looms on the heights today as one of the most imposing and classical structures in the city of Omaha, and perhaps one of the very finest west of Chicago.

It will be a month or two yet before this structure will be ready for its tenants. But the construction has gone far enough so that a clear idea of its beauty and magnificence may be gained.

Built of steel, concrete, brick, and terra cotta, it is absolutely fireproof, and positively handsome in all its markings. In outline the building looms up against the skyline viewed from any part of the city, and the outline is always graceful and lasty. With the red brick face and the white glazed terra cotta trimmings around every window, every door, and every cornice, the face of the building is truly imposing.

This structure is owned by the Blackstone Holding company, and planned and constructed by the Bankers Realty Investment company.

Roughly speaking the structure is to have a huge "U" shaped lobby, a main dining room to seat 500, two private dining rooms on the same floor, the first 15 apartments of from one to six rooms each, or 240 rooms in all, an enormous lounge room, a dance hall of 20 by 90 feet dimensions, and three spacious roof gardens overlooking the entire city and the country for a distance of twenty or thirty miles.

The main entrance on the east leads into the big "U" shaped lobby. At one end of the lobby is the main entrance to the main dining room, which has a seating capacity of at least 500. Two private dining rooms are provided for, and the serving kitchen is on the same floor but completely shut off and hidden from the view of the dining room.

Dropping immediately below is the sub-basement in the basement where the refrigeration equipment is installed and where the vegetables and all supplies are received.

Also in this basement, which is in fact on a level practically with the street, are to be the servants' dining room, the



The Blackstone Family Hotel - Bankers Realty Investment Company Architects - Building Contractors

servants' living rooms and sleeping quarters. Here the servants are to have their own lockers and shower baths, and every modern convenience.

The barber shop, shaving parlor, and ladies' hair-dressing parlors are to be on this floor, together with the big billiard room.

The sub-basement is the electric vacuum cleaning power plant and equipment, together with the boilers for furnishing water power in any emergency that may be imagined in connection with the city water supply.

Coal rooms, absolutely dust proof, are constructed of concrete. The latest equipment in the way of garbage burners is already installed.

Special attention has been given to

the windows with a view to getting an abundance of natural light throughout all the apartments.

Many of the apartments have solariums or sun rooms which in every case are finished with red tile floors.

The three floors nearest the top of the building are given over to the larger apartments. Here all apartments are from three to six rooms.

The spiral eighth floor is given over to two vast rooms. One is the lounge room, twenty-five by seventy feet, with a huge fireplace in the center.

The other is the ball room, forty by seventy feet.

Leading off of these rooms are the three roof gardens. These overlook the eastern, northern and southern part of the city with so commanding a view that one may see not only all of the eastern half of Omaha, but may see the Missouri river in forty places, and may view a chain of bluffs on the Iowa side for perhaps forty miles.

The central one of these three roof terraces, is to be roofed in during the winter and made into a solarium.

### WILL DECIDE WHY TENANTS IN APARTMENT HOUSES MOVE

The question has arisen, "Why do apartment house tenants move so often?" Some claim that apartment house tenants do not move often, while others insist they do. If apartment house tenants do move every year or two, there certainly must be economic waste for both the landlord and the tenant. Where there is waste there must be a cause and should be a cure.

The Omaha Building Owners' and Managers' association is planning to take a look into this question at its regular monthly meeting to be held at the Commercial club rooms Tuesday noon, April 11. George T. Porter, well known apartment house manager, will lead the discussion by reading a short paper outlining some conclusions based on his experience.

The following apartment house managers have been invited to join in the discussion: W. H. McFarland, Ed O. Hamilton, Byron Hastings, Brower McCague, Ed Slater, Charles L. Mattson, R. C. Sirehow and Ernest Sweet.

As this question is of interest to both the building managers and the renting public, and as apartment house managers are not agreed upon the subject, the meeting is sure to be lively and interesting.

### REALTY MEN TO HELP IN BELGIAN RELIEF WORK

A committee of real estate men, consisting of W. Farnam Smith, W. H. Thomas and J. H. Dumont, has been appointed by the Real Estate exchange to co-operate with the Commercial club committee on the matter of helping the Belgians in the "Buy It and Leave It Campaign" which is being expounded in Omaha by Eugene Van Voorhies of New York. Mr. Van Voorhies was before the exchange at the last meeting, outlining the plan for Belgian relief and outlining the needs of Belgium, stating how many tons of provisions it takes every day to keep these people from starving.

### Old School on the South Side is to Be Used no Longer

After a visit to the old South Central school on the South Side, Members Council Fry and Reed of the Board of Education decided to abandon the building for further use as a school.

When the children return to the school next Monday morning, they will be assigned to other South Side schools, according to their respective places of residence.

The school board will consider at an early date the proposition of a new building for the South Central district.

The building is twenty-nine years of age and has been condemned by the city building department.

### White Already Has Spent Prize Money

What would one suppose J. S. White would do with the \$25 in gold he received as a prize for the best list of answers as to why persons should join the Commercial club?

What would any man do with money that came easy and unexpectedly that way?

Some would drink. Some would gamble. Some would buy a new muff or spring dress for wife.

J. S. White took the \$25 in his hands just long enough to make sure of what gold felt like, and then turned it right back to the Commercial club treasury in payment of the initiation fee for another man in the Cady Lumber company, of which Mr. White is president. Thus the club not only keeps the \$25, but gains a new member besides.

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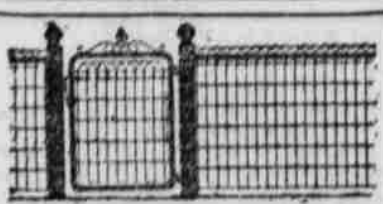
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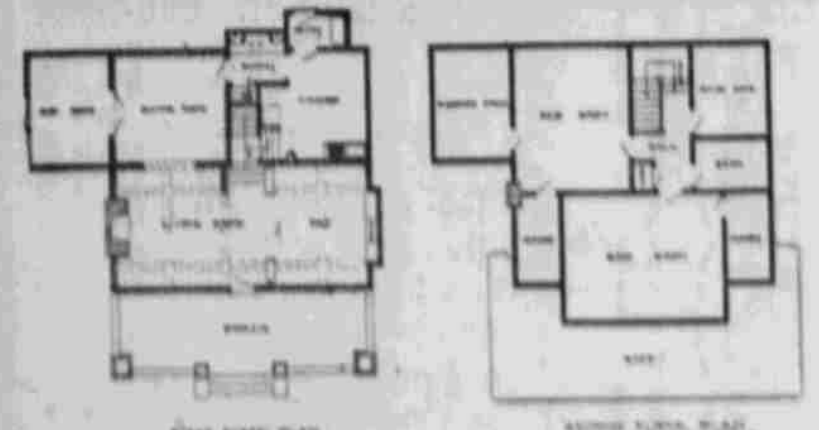
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