

CONTEND TENANTS SHOULD MOVE LESS

Dwellers in Apartment Houses Would Save Money for Both, Say the Owners.

WOULD ALTER THE CONDITIONS

If tenants in apartment houses moved less they would save money for themselves and for the apartment house owner.

The Omaha Building Owners and Managers Association knows this. The association deplores the frequent moving of tenants, but has thus far been unable to prevent it. Seeking to get some light on the reasons and to find some method of checking this condition, the association discussed the problem at its last meeting.

George Porter delivered the principal address. He held that the frequent moving is due to one of three things—poor location, poor arrangement or poor management. He stated that apartment houses in this city are due to the fact that the buildings did not fit the neighborhood or was either too good or not good enough for the lot. He further stated that the size of the closets is a far more important matter than the size of the rooms. Mr. Porter further contended that stingy service was responsible for more moving on the part of apartment house tenants than was generally realized.

Mr. Porter stated that tenants are not so anxious to move as some people think. He said that an apartment house is similar to a dairy, in that the more you feed into it, the more cream you will be able to get out of it.

Construction Evolution. W. R. McFarland remarked that there seemed to be an evolution in the construction of apartment houses which was tending toward the local plan of operation and to the erection of larger buildings and of buildings in groups. He contended that the arrangement had much to do with tenants moving, calling attention to the fact that while agents are always blamed, they are not always responsible for mismanagement. Mr. McFarland contended that ordinarily agents could be relied upon to realize the largest results possible from the material put in their charge.

Byron Hastings contended that apartment house tenants as a rule are inclined to insist upon conveniences that the owner or manager is not able to provide. He further stated that not only more porch space, but also individual porches are now being demanded by the renting public, and that this new feature not only makes apartment buildings more costly to build, but makes old buildings become out of style. Mr. Hastings stated that tenants often innocently spoil the service of the building by becoming too well acquainted with the building employees. Mr. Hastings contended that notwithstanding the fact that a large number of apartment buildings are now being planned and under construction, the normal healthy demand was not more than one-half supplied. He further explained that the Omaha building code requires that apartment houses be built of iron, concrete and brick, and that this fire-proof construction makes Omaha apartment houses better than the ordinary apartment houses of other cities.

Ed Hester said that if apartment house owners and managers failed to give good service, they would not only lose their tenants, but would deserve to lose them. He further stated that tenants frequently move because of styles in apartments and apartment houses change and people feel that they must keep up to date in their place of residence. He stated that tenants move to new buildings to avoid house cleaning and because owners and managers of new buildings offer concessions in price which are very attractive and sometimes more than cover the moving expense.

Moderate Rents Best. Charles L. Mattson averred that unreasonably high rents caused the tenants to move in some cases, and his experience has been that moderate rents that can easily be justified pay best in the long run. Mr. Mattson stated that fair rents would ordinarily be found in buildings that are built for permanent investment, and that the high rents prevail in buildings that are built by speculators.

R. C. Strellow reported that improved service, special garage accommodations and a community club house has changed his situation from twenty-one apartments vacant last year to one vacant at the same time this year. He contended that the owner or manager should anticipate tenants' needs in order to anticipate the greatest satisfaction would result where the owner or manager keeps in close personal touch with tenants.

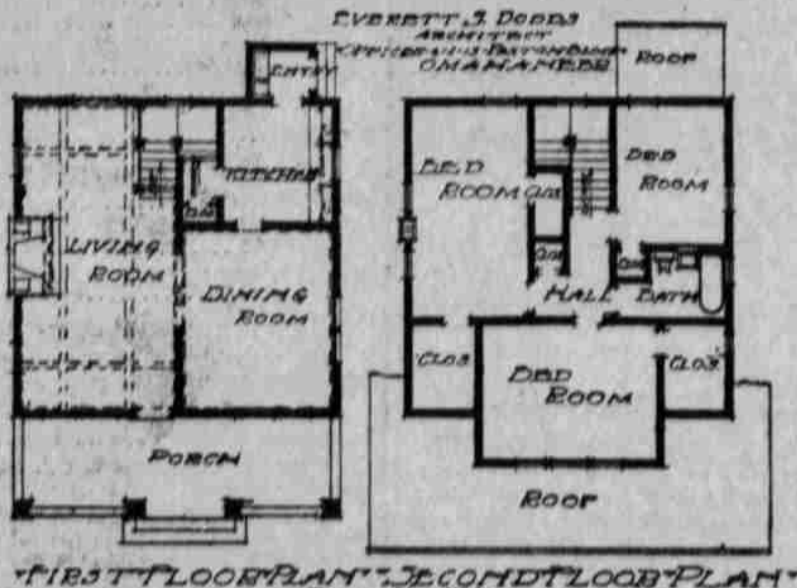
Ernest Sweet asserted that he has tenants that have moved out of his buildings and then moved back again three times in five years. He stated that tenants occupying small apartments especially are inclined to move to avoid house cleaning and that owners and managers could save much waste by giving this matter more consideration and by undertaking to find a remedy. Mr. Sweet advocated an annual thorough inspection of all buildings and the prompt repairing of all defects.

It was announced that C. A. Patterson, publisher of Buildings and Building Management and manager of the National Association convention to be held in St. Louis, September 12 to 15, has appointed Hugh Wallace manager of the entertainment feature which the executive committee, authorized to be given on this occasion.

Body of Missing Boy is Found in Swamp. ALBANY, N. Y., April 15.—Partly clothed, the body of William Clark, a year old, who disappeared from his home here March 25, was found today in a swamp six miles west of the city. The discoverer advised that the boy was murdered. Coroner Hastings said he believed him the victim of a desperate person. Friends believed the boy had been kidnapped. A week ago the boy's aunt, with whom he lived, received a letter demanding \$5,000 ransom. Clark's relatives are poor.

FIVE THOUSAND ACRES NEAR MUSCATINE FLOODED. MUSCATINE, Ia., April 15.—By night the Dwyer section district, lying directly opposite Muscatine and comprising some 5,000 acres of ground, will be an inland sea. With the break in the levee, water is now pouring into the fields. Virtually all of the live stock in the flooded area has been saved by means of rafts. The animals of many breeds and colors will be a complete loss.

Convenient Modern Six-Room Bungalow



The house illustrated today is a modern, six-room, story and a half bungalow, built in work table and cupboards to take the place of the old fashioned pantry. On the second floor there are three large bedrooms with good closets, and a bath room. This home is very well suited to a small family where three bedrooms are sufficient to meet their requirements. Any further information will be cheerfully furnished by the architect, Everett S. Dodds, 613-13 Paxton block, Omaha.

Brevort Place Is To Be Platted and Put on Market Soon

One of the big additions to be graded and put on the market this spring and summer will be Brevort Place, lying directly west of the Institute for the Deaf in Omaha.

This ground is the property of the International Realty Associates, an international investment company consisting of certain enterprising members of the National Association of Real Estate Exchanges.

When officers of the Associates were in Omaha nearly a year ago on a tour looking for investments, they bought Brevort Place and later bought some business property in Kansas City. This company has the reputation of making money on every addition it buys and plans. It has the reputation of making big money, and it is expected that it will make good dividends out of its investment in Brevort Place.

Byron Hastings is one of the directors. It is the duty of Mr. Hastings as one of the directors of this international organization to look after the development of the company's property in Omaha, where he happens to live. Mr. Hastings told the petitioners last week that the petitions for the grading of Spencer street have been signed and that work will commence immediately.

The International Realty Associates is increasing its capital stock, and a number of Omaha real estate firms are subscribing for nice blocks of this stock. Harrison & Morton are taking ten shares; George & Company, ten shares; W. T. Graham, two shares; W. H. Thomas, two shares, and a great many other firms locally are taking more or less of the stock. In the past this stock has proven a good investment, as the company has made some big money in developing additions in Detroit and other cities.

None of the stock is for sale except to real estate men, members of real estate exchanges and of the National Association of Real Estate Exchanges.

"West Benson" Has Been Created from Post Farm Tracts

The third acreage sub-division of 100 acres of the 400-acre Post farm west of Benson will be known as "West Benson," which is being sub-divided into one-acre tracts, half-acre tracts and two blocks.

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OMAHA CONCERN DRAWS SCHOOL PLAN

Architectural Contracts for Three Towns Awarded to Bankers Investment Company.

NEW ACADEMY FOR SIDNEY

Three architectural contracts for school buildings to be erected in the state have just been awarded to the Bankers' Realty Investment Company of Omaha. One is a combination grade and high school for Ewing, Neb., another a similar building for Yutan, and the third a 12,000 academy at Sidney, Neb. All are to be built this year.

Now that the Blackstone family hotel is nearly completed, there is a rumor that the Bankers' Realty Investment Company is contemplating handling through its building organization another large building operation in the West Farman district.

The school building at Ewing, together with the furnishings, is to cost about \$25,000. This building will be two stories and basement and will be constructed of brick, with stone trimmings, and will be steam heated. It will be modern throughout, having a large gymnasium with spectators' gallery, and showers, lockers, manual training room, domestic science room and an especially arranged kindergarten room.

Modern Yutan School. The plans for the school at Yutan call for a building of two stories and basement of brick construction, with Bedford stone trimmings. It will be steam heated and modern throughout. It will cost when completed about \$20,000.

In the basement there will be located the gymnasium, the manual training room, the domestic science room and the heating plant. On the first floor there will be four grade rooms, with wardrobes, toilet rooms, library and offices.

On the second floor there will be a double auditorium, with four class rooms and a science room and laboratory.

The plans for St. Patrick's academy at Sidney call for a steam-heated building of brick construction. It will cost about \$20,000. The plans for this building are already completed and contractors' bids are being taken.

SUNDERLAND COMPANY HAS NEW DEPARTMENT HEAD

J. H. Ferris, formerly connected with the Phillip Carey Manufacturing company, Cincinnati, O., is the new manager of the roofing department of the Sunderland Machinery and Supply company. He has had a long experience in this field of industry, his knowledge of composition and built-in roofing especially being of benefit to prospective builders.

Mr. Ferris declared that he was greatly pleased with the building activity in Omaha and vicinity and opportunity for the application of such roofings as those in which he is especially interested. His family will move to Omaha in the near future.

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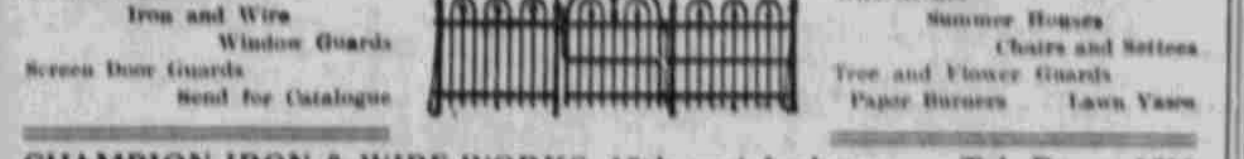
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