

M. V. O. B. IS REALTY BOARD'S SLOGAN

Exclusive Attention to Affairs Concerning Themselves Only Will Be Guiding Policy.

EXCHANGE BLUNT OPINIONS

The Omaha Real Estate board is going to attend to its own business after this.

That is, by a report of the executive committee adopted at the last meeting, the general policy was established of discussing real estate matters alone in the meetings henceforth, and leaving other public questions to be handled by the organizations, boards and commissions especially organized for that purpose.

The report was submitted by Harry A. Tukey, Edward R. Benson and Harry A. Wolf. The report went into considerable detail and provoked not a little heated discussion. There was some talk of gag rule, and of an attempt to shut off all debate on any question of such subjects as electric light ordinances, and gas franchises, but the report carried just the same.

Alternative Mentioned.

W. T. Graham wanted to leave the matter in the hands of the members as to whether they wanted to discuss a given subject at a time when it should come up. "I am willing to trust in the good judgment of these members," he said, "as to whether we should discuss a subject or not."

"It is merely a matter of establishing a general policy," insisted Tukey, "not that we are bound absolutely by this."

Charles Grimmell wanted to know what subjects discussed in the past or likely to be discussed in the future were especially obnoxious to the committee. "I'd like to have the committee tell us what it is getting at."

E. R. Benson said he had been staying away from real estate meetings for a long time because they did not discuss things of interest or profit to him, and because he could put in his time more profitably in the office at that hour.

Reason for Absence.

C. C. George declared this open discussion was bringing to the surface the reasons why many had been staying away, and that it ought to be taken as a lesson to the board to get down to business in the future and discuss real estate matters. He declared himself in favor of the report.

So, with some variations, revisions, amendments and modifications, it was finally adopted. The principal points are as follows:

The committee believes that the board is organized primarily for the consideration of real estate questions, and that for several years past it has unconsciously grown into a negative rather than a constructive body.

A great many questions are brought up for discussion outside of real estate business and questions in fact that should be considered by the other civic bodies of the city, of which individually members are members, and we believe this board should not take issue on anything foreign to the real estate business and that the other questions should be taken up by the members of the civic bodies that are formed primarily to consider general questions.

Watch the Laws.

Legislative Work.—The committee recommends that the president appoint a committee to watch new bills introduced into the legislature and that the board subscribe to the bureau which issues the bills, and that all bills introduced affecting real estate business be reported on by this committee, and further that this committee should report the need of whatever new laws, if any, are required to advance the welfare of the real estate business.

Taxation.—The committee should be appointed to study tax questions in general and this committee should report at frequent intervals. This committee should report questions of taxation and principles thereof for the education of the members. The basic value, however, of taxation is a quadrennial question for which the city has just been made and before the next four years come around the board should be in such position that it can best assist the assessor in obtaining a fair and equitable valuation of real estate.

City Planning.—The city planning problem is at present in the hands of competent planning board, whose chairman is one of our members, and we believe the interests of the city will be well taken care of and that the chairman of the planning board should report to the real estate board at frequent intervals the progress of the work.

Get New Industries.

New Industries.—This is a question which the Commercial club is making a very live issue and another one of our members is chairman of this committee. We believe he should call upon this board for active assistance, for it is far better to co-operate with one active committee like this than to attempt independent work. We would especially like a report from him as to the housing question for working men, and believe it is possible to secure trackage at very reasonable prices in Omaha and that there is a large amount of same to be had.

Street Signs.—This is one of the minor and inexpensive questions, but in all a very important one, as it will be one of the first steps to enable the visitor to know Omaha, and we recommend that a committee be appointed to see that the city commissioners seeing that street signs be immediately taken to mark all street corners.

Better Appraisements.

Appraisements.—We appreciate the amount of good work that the recent appraisement committee has accomplished, but we feel that it is a very small percentage of what should be done by our real estate board. For some reason there has not been sent to this committee the important values which have been determined. This is probably due to the fact that the board itself has not gained the full confidence of the citizens and property owners which it should. We believe a committee should be appointed which would be authorized to give copies of all appraisements asked of it and that the existence of such committee be advertised at frequent intervals and especially for the individual members refer to this committee all the inquiries for such appraisements, with the exception of those which come from their own clients who desire the personal opinion of the member to whom they apply.

In this connection the board itself should have frequent appraisements made at the open meetings for the education of its members.

Want Co-operation.

In closing the committee wishes to say that it would like to have the co-operation of every member of the board, and that each member take it upon himself to work out some detail of the real estate business which would be instructive to the other members and when called upon by the president for his views to freely impart same. We believe that should any one class of business be that the member interested in that particular line should not feel that it is the thing to keep quiet about, but should frankly take it before the exchange, and have an open discussion on same for the benefit of all. There is much to be learned from the past, but we believe the things directly connected with the real estate business, such as commissions and what seemed the small question of changing advertising on the rental property and the like have done well. The board should be conducted along the line of a school for ourselves and especially for the younger men who are continually coming into the business, in order that they may have the full benefit of the knowledge of the older members.

The membership of the board itself should be displayed more prominently and made of more value. Investors should understand that if they deal with any one member of the real estate board they are absolutely protected from trickery of any kind and that any disputes they may have with an agent will be taken up with the board and settled to the satisfaction of all concerned. We recommend that the board spend considerable money in advertising its membership and making the same more valuable.

BUILDING OWNERS AND MANAGERS MEET

Talk Legislation and Make Plans for the National Convention in September.

DISCUSS SOME PROBLEMS

A movement is on foot to secure the reduction of the fire insurance premiums on buildings owned or managed by members of the national association and local associations of Building Owners and Managers. This was brought out by Mr. Loomis at the last meeting of the Building Owners and Managers of Omaha at the Commercial club rooms. On November 24 a special meeting of the Omaha association is to be held to consider the advisability of the Omaha association contributing toward the expense of such a campaign.

In the general discussion of apartment house problems that followed at the last meeting, Ernest Sweet advocated a law compelling builders to provide enough land for apartment houses to insure plenty of light, air, grass and trees.

Co-Operative Plan.

The possibility of clubbing together and buying supplies on a co-operative plan was also discussed as one means of overcoming the constantly increasing cost of merchandise entering into the management and service of apartment houses. No definite action was taken on this matter. Some wanted to seek an apartment house law that would permit managers to hold furniture for back rent, and others wanted to start a movement to gain for apartment house owners and managers the privilege of buying plumbing supplies at wholesale prices. This latter met general approval.

The several committees to have charge of the local end of the national convention when it comes to Omaha in September, 1917, are:

Arrangements—Paul W. Kuhns, chairman, Howard G. Loomis, Ed O. Hamilton, Charles D. Armstrong, George T. Morton.

Finance—Ernest Sweet, chairman; R. C. Strehlow, F. H. Myers, Wallace, Entertainment—Hugh Wallace, chairman; L. C. Sholes, F. T. B. Martin, Irons, Sorenson.

Automobiles—William R. McFarland, chairman; C. D. Glover, A. T. Elmer, Clay Thomas, George T. Porter, A. M. Gebelt, Harry Wolf.

Registration—R. O. Babcock, chairman; A. C. Kennedy, A. A. Remington, A. B. Mason.

Publicity—Edwin S. Jewell, chairman; John Crawford, L. R. Wilson, A. A. Allwin.

Reception—R. H. Hastings, chairman; H. W. Potter, E. M. Slater, L. Pettigill, W. G. Spain, F. D. Weed, John W. Robbins, W. T. Graham, Fred Mengedoth, J. N. Hunter, John E. Miles, W. B. Drake, Richard Tizard.

New Apartments Are Rented Just as Soon As They Are Built

Hastings & Heyden report that their building operations for the year are about finished, having built the Berkeley, the Milton, the Idalia and several other apartment houses during the year of 1916. They report that almost all of the apartments were rented before the buildings were completed.

"The Melrose," at Thirty-third and California streets, has thirteen apartments, consisting of seven three-room apartments and six four-room apartments. This is an "L" shaped building on a corner lot.

"The Idalia," which is the most expensive building they constructed during the year, is more highly finished. There are twelve apartments besides janitor's quarters.

"The Milton," with twenty apartments, is located at Nineteenth avenue and Jones streets and will be ready December 1. All apartments are now rented with the exception of five.

"The Berkeley" was completed in the middle of the summer and is entirely rented, consisting of thirteen apartments and located at the northeast corner of Nineteenth avenue and Jones street.

Build Costly Homes In Lockwood Plat

The asphalt paving for Lockwood addition was completed this week. This property was platted late last spring and has developed into a highly improved addition.

The property lies adjacent to the Dundee district on the high ridge to the south between Howard and Leavenworth streets, between Fifty-first and Fifty-third avenues.

The ground was laid out with wide streets and large lots, none less than fifty feet frontage, and many of them seventy-five to 150 feet frontage.

The improvements have been installed with an idea of permanency and consist of a complete sewer system, a complete water system, gas mains, wide permanent sidewalks, combination curb and gutter, and a three-layer heavy asphalt paving and underground light conduits. Electric lamp posts, similar to the adjoining Dundee district, have been installed over the entire property. Wide parking spaces and private recreation parks have been provided.

According to Shuler & Cary, the agents for the property, about two-thirds of the building sites have either been sold or reserved up to this date, and a number of homes are being planned costing from \$10,000 to \$25,000. One home costing \$10,000 is now under construction.

Pigs and Answith In Road Dilemma

M. J. Answith of Denver was the victim of a peculiar accident on the Dodge street road a few miles from Omaha. A pig crossed the road in front of his car, and to avoid hitting it, he ran the machine into the side of a bank. He was thrown from his seat to the road. The car was not damaged, and Mr. Answith got only slight bruises.

TO ADDRESS STATE MANUFACTURERS—Chief of Bureau of Foreign and Domestic Commerce speaks here this week.



FARMERS GATHER IN OMAHA THIS WEEK

State Convention of Co-Operative Grain and Live Stock Association to Be Held.

HENRY CLARKE TO SPEAK

The fourteenth annual convention of the Nebraska Farmers' Co-operative Grain and Live Stock State association will meet at the Hotel Rome November 21, 22 and 23. There will likely be not less than 700 in attendance.

The convention will be addressed by Henry T. Clarke, chairman of the Nebraska State Railway commission, on "What the commission can do for the grain shipper and what it cannot do," and by Prof. H. C. Filley, representing the United States Department of Agriculture and the University of Nebraska, whose address will deal with the services that the university and the department can render to the grain grower. J. B. Swearingen and J. W. Holmquist of the Omaha Grain exchange will also address the convention.

The matter of greatest interest aside from the addresses will be the car famine, car distribution and a probable embargo on the exportation of grain. Constructive work, having for its object the placing of more cars into the equipment of the railroads, will be taken up. The method of distribution of cars in times of shortages will also receive attention and the state legislature will probably be asked to perfect the present law on this subject.

Oppose Embargo.

Any embargo on the exportation of grain will be opposed, it is said, because during the present car shortage grain dealers with their elevators will be unable to avoid financial disaster that is sure to go with the demoralized market such an embargo will produce.

The present grain storage law will come up for attention and recommendations will be made to the legislature to strengthen it. The state scale inspection law, if it can be called a scale inspection law, will receive attention. J. S. Canaday of Minden is president and J. W. Shorthill of York is secretary of the association.

Hastings & Heyden Make Benson Sales

Recent acreage sales in Benson Gardens and West Benson made by Hastings & Heyden are as follows: Edgar H. Palmquist purchased two acre tracts in West Benson for \$1,500.

Robert H. Helms purchased an acre tract in Benson Gardens for \$900.

Mary J. E. Robinson purchased lot 9, block 2, West Benson, for \$245.

Edward Turner purchased a half acre in Benson Gardens for \$450.

Marie Victor purchased an acre in West Benson for \$650.

Herbert Fritz purchased lot 25, block 5, West Benson, for \$300.

Gust W. Tanner purchased an acre in Benson Gardens for \$825.

Herman R. Ochiltree purchased an acre tract in Benson Gardens for \$900.

Charles W. Beard purchased an acre tract in Benson Gardens for \$650.

Marjorie E. Jones purchased five acres in Benson Heights for \$2,500.

George M. Schofield purchased an acre tract in Benson Gardens for \$1,450.

Charles F. Harland purchased 1.88 acre in Benson Gardens for \$1,450.

Joe Phajon purchased an acre in West Benson for \$625.

Marie Schroeder purchased three acres in Benson Gardens for \$2,500.

Hazel Nelson Grosjean purchased an acre and two-room house in Benson Gardens for \$1,150.

Ella J. Brown purchased three and a half acres in Richland Acres for \$5,000.

Other recent sales made by Hastings & Heyden are:

A. B. Cramer purchased two lots on the boulevard in Waverly Park addition for \$1,150.

William H. Beeman purchased lots 82 and 84, Roscoe addition, for \$600.

Charles W. Faulkner purchased 1914 Ames avenue for \$2,400.

Morton Ehrenreich purchased a lot in Waverly Park for \$650.

Arthur L. Frederick purchased a lot in Waverly Park for \$775.

Homer A. Stephenson purchased lot 14, block 2, Waverly Park, for \$775.

Hjalmer Nelson purchased lot 3, block 2, Waverly Park, for \$775.

DR. PRATT TO TALK AT FIRST SESSION

Chancellor Day and Frank Coffey Will Also Address Nebraska Manufacturers.

PLAN IMPORTANT PROGRAM

A delegation of sixty-five manufacturers from Lincoln is to arrive in Omaha November 21 to attend the session that day of the Nebraska Manufacturers' association convention at the Hotel Fontenelle. This will be the opening day of the two sessions planned for the state association.

Dr. Ewing E. Pratt, chief of the bureau of foreign and domestic commerce, is to speak that afternoon at 2 o'clock. The Lincoln delegation is especially anxious to get here for the opening day to hear him. He is to speak on the development of foreign and domestic commerce and on the industrial condition after the war.

For the Ladies.

Ladies attending the delegates will be registered also at the secretary's desk at the Hotel Fontenelle where information will be given as to the entertainment features planned for them.

C. D. Marr of Fremont is president of the association. J. W. Steinbart of Nebraska City and Omaha is vice president. A. C. Scott of Omaha is treasurer, and Herbert E. Gooch of Lincoln is secretary.

The meeting will open formally about 11 o'clock November 21. After Dr. Pratt speaks in the afternoon, Chancellor Samuel Avery of the University of Nebraska is to speak.

Dinner and Dance.

That evening a big dinner is to be given at the Hotel Fontenelle, with some special entertainment features following, provided jointly by the Omaha Manufacturers' association and the Omaha Commercial club.

W. H. Young, manager of the traffic bureau at Fremont, is to speak, on the morning of the second day, giving an analysis of the present freight rate tangle in Nebraska. George Wrightman, secretary of the Iowa Manufacturers' association, is then to talk on the elimination of waste in fire insurance rates. Frank M. Coffey of Lincoln, deputy labor commissioner, will then talk on the compensation law and its needs. In the afternoon C. B. Towle, past president of the association, is to talk on the need of greater co-operation.

Several Building Deals Announced During Last Week

The last week brought forth a completion of the plans for the new Athletic club building; saw the breaking of ground for the new Prettiest Mile clubhouse north of Miller park; brought forth the announcement of plans to build an addition to the Keen hotel, and saw the purchase of a tract of ground by the Omaha County club for the enlargement and extension of its clubhouse.

Fred Busch also bought a strip of ground adjoining his present transfer and storage plant at 1114 Douglas street, where he intends to build an addition to the present establishment.

One of the largest sales of the week was that of Chauncey J. Wiltsie of Fullerton, when he sold to Alex Beck, the Omaha contractor, the northwest corner of Twenty-second and Douglas street, where Mr. Beck will probably build apartments. He paid \$36,000 for the ground.

Cold Today Warm Tomorrow

Take advantage of this changeable weather to have your clothes cleaned.

We can give you very prompt service now, while work is slack.

By having your suits, overcoats, jackets, waists, dresses, etc., cleaned regularly, you will get enough more wear out of them to more than pay for the cleaning.

IT PAYS—TRY IT

THE PANTORIUM

"Good Cleaners and Dyers" 1513-15-17 Jones St., Phone Douglas 963.

Branch Office, 2016 Farnam St.

SOUTH SIDE 4708 South 24th St., Phone South 1283.

N. B.—We pay Parcel Post one way on all out-of-town orders.

Heavy Hoisting E. J. DAVIS

1212 Farnam St. Tel. D. 353

REPAIRS AND SUPPLIES FOR STOVES, HEATERS, FURNACES AND BOILERS

PROMPT SERVICE—MODERATE PRICES WATER FRONTS AND WATER HEATING ATTACHMENTS OMAHA STOVE REPAIR WORKS, 1206-S Douglas St. Phone Tyler 20

Room Advertisers

Read These Figures

During the month of October, 1916, THE BEE published

104% More

Room To-Rent Advertisements than in the same month of 1915

During the first ten months of this year THE BEE published

76% More

Room To-Rent Advertisements than in the same months of last year

During this same ten months' period one of the other two Omaha papers made a very small gain and the other took a loss in "Rooms to Rent" advertisements.

Read These Stories of Success

On this page are a few of the actual ads recently run in THE BEE that enabled the people who inserted them to rent their vacant rooms---to secure good tenants at a cost of only ONE CENT PER WORD.

Read How You Can Profit Too!

You people with empty rooms fill them. Make them pay their way. Make them give you revenue. You're entitled to it—but you've got to get busy and collect it. Put your "Rooms to Rent" ad in THE BEE and you'll GET the extra revenue your vacant rooms ought to give.

All you have to do is call Tyler 1000 ask for Mr. Addison, he does nothing but take care of Room Advertisements. It will only cost ONE CENT PER WORD—much less than the other Omaha papers charge for the same service—and you'll rent your rooms. Act NOW!

Call Tyler 1000 Today

2214 LEAVENWORTH ST., \$4.50; three housekeeping rooms, en suite.

Mr. C. L. Young, 2218 Leavenworth, says: "I rent my rooms on the first or second insertion of my ads in The Bee."

SOUTH 29TH, 1829—Elegant furnished rooms, with or without board; strictly modern; also garage. Harney 2754.

Mrs. A. E. Klotz—"The Bee always rents my rooms in two or three insertions of an advertisement."

COMFORTABLE large room, suitable for two; \$5 week. 2216 Douglas St.

"Rented my rooms in one day."—Chas. Gutta, 2216 Douglas St.

EVERYTHING homelike. Private family. Modern room. \$2.50. 223 N. 23d St.

J. F. Harned, 223 N. 23d. This ad was ordered to run one week. Rooms were rented in three days. Thanks The Bee for good service.

1911 DAVENPORT—Clean, modern rooms; three and one-half blocks from postoffice; reasonable.

Mrs. Crandall says she is well pleased with the results The Bee brings her.

S. 36TH ST., 925—Large, nicely furnished room, strictly modern; good board; in private family; suitable for married couple or lady. Harney 2991.

Mrs. Leslie, 526 S. 36th Ave., believes in running a good descriptive ad in The Bee. She gets results, too.

110 SO. 26TH ST.—Modern single housekeeping or sleeping rooms; free guest. Harney 7417.

"Rented all my rooms from three insertions of this ad in The Bee."—Mrs. L. Wright, 110 So. 26th Ave.

2 WELL furnished front rooms, modern; private family. 559 S. 26th Ave. Doug. 9105.

Mrs. Daisy Whisman, 559 S. 26th Ave. Rented her rooms through The Bee and is highly pleased with The Bee service.

ATTRACTIVE room, white furniture; cretonne covering, modern home walking distance; serve breakfast; everything above average; good service. Harney 3193.

Well pleased with the returns The Bee brought her to this ad. Rooms were rented. Mrs. West, 2631 Harney St.

2225 DODGE—Nicely furnished apartments, en suite or single. Tyler 1296.

Mrs. B. A. Brown says Bee advertising suits her fine. It gets results and the rate is low.