

# THE BEE'S BUILDERS' PAGE

## DETAILS HISTORY OF MINNE LUSA

Charles Martin Tells of Some Work Involved in Platting Addition to Omaha.

### MUCH MONEY EXPENDED

The ground comprising Minne Lusa addition to Omaha was first granted by the government to Hannah Lambert, widow of a revolutionary soldier, and to Paul Stickney, a veteran of the war of 1812, under the military land grant act. This is a bit of history disclosed by Charles W. Martin, who platted the addition, in his talk to the Omaha Real Estate board last Wednesday noon.

Hannah Lambert assigned her warrant to John A. Hall and Paul Stickney assigned his to A. B. Malcolm, and the Florence Land company bought the two quarters from Hall and Malcolm. These things happened back in the fifties.

The Florence company then borrowed money and mortgaged the land. The mortgage was foreclosed and the court ruled the defendants should pay principal and interest at the rate of 40 per cent, which of course they were unable to do. The property was sold under the hammer and bought by James Monroe Parker for \$1,977.04.

Another foreclosure suit followed in 1857 on the other quarter and Parker again bought this.

"Mr. Parker was far-seeing," said Mr. Martin in his review of the history of the land, "as he seemed to anticipate the coming of a man who would want to buy this ground on easy terms, for in his will he gives to his trustees power to sell and convey the full and absolute title and also empowered them to receive in payment for such conveyance such reasonable payment as may in their judgment be sufficient to secure the ultimate payment of all the purchase money and to take notes secured by mortgages upon the property for the balance of the purchase money, payable at such times and in such installments and at such rates of interest as they may deem best, etc."

### Tells of His Own Work.

Mr. Martin reviewed his toil and troubles in connection with the purchase, platting, grading and service in developing the addition. He showed that where he had figured on spending \$8,000 for grading he actually wound up by spending \$24,650. He reviewed the session with the city engineer, who was willing to complete a big storm sewer through the addition, only to find that there were at the time no funds with which to do it. He went over the history of the contract whereby he got twelve miles of cement sidewalks laid and showed how he got sanitary sewers at a cost to him of \$20,950. He said he got the gas company to install five miles of gas mains at a cost of approximately \$20,000.

The speaker traced the work of installing the electric light and telephone systems and how the Metropolitan Water district created water districts for each lot and assessed the cost to the property at the rate of 30 cents a front foot with an additional cost to Martin of \$1,856. He traced through the development of the lighting systems and the various services and improvements that led many real estate men to remark at the close that Martin's talk was one of the most interesting and instructive that the board had ever heard from one of its fellow members.

## Shuler & Cary Block on Farnam To Be Improved

Schuler & Cary have bought of the Home Real Estate and Investment company a block of ground between Farnam and Howard streets and between Fifty-second street and Fifty-third avenue, for the sum of \$20,000. The Home Real Estate and Investment company is the holding company of the Metz brothers.

This block in conjunction with the adjoining block owned by Clyde F. Drew will be developed this spring and placed on the market by early summer. This forms the connecting link between Happy Hollow, Evanston and Lockwood and is the only undeveloped plat of ground in this restricted district.

Restrictions will be placed on this conforming to the other three mentioned properties which surround it. Residences will be required to be built of brick, brick veneer, stone or stucco and must be two full story buildings.

The entire west slope of Dundee, including this new tract, west of Fifty-second street, extending from Leavenworth on the south, and north to beyond Underwood avenue, is restricted for permanent residences, no frame buildings being allowed.

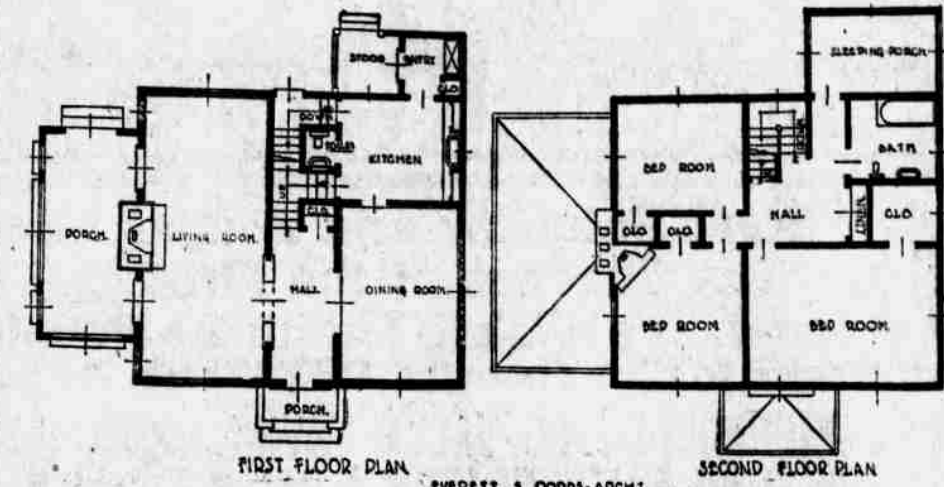
The street improvements and landscaping on the new tract will be complete and in line with what has been done in other properties in this locality.

These two blocks comprise the highest ground south of Dodge street and the building sites will have a splendid view of Happy Hollow and Elmwood Park.

## "Ruth Apartments" Last Word in Modern Service

Fireless cookers and cedar chest closets, an absolutely new feature with Omaha apartment builders, will be part of the permanent appointments of the Ruth apartments, Twenty-first and Webster streets, being built by H. Gross of the Gross Wrecking company of Omaha. Fourteen three and two-room apartments with marble floors and wainscoting, Murphy disappearing beds and built-in cabinets complete the three-story building, which will be ready for occupancy about July 1.

## A Modern Colonial Home



The house illustrated this week is one that is well adapted to the needs of a family of any size as the rooms are amply large to meet almost any requirement. A small vestibule porch leads to the main reception hall, the main porch being off the living room on the south side of the house. The main rooms, living room and dining room open off of the hall with large cased and pedestal openings. The architect has not forgotten the cloak closet near the front of the house off the hall, nor has he wasted money in the cost of two separate stairs to the second floor. The kitchen is directly off the dining room in the rear of the house and has everything that a housekeeper wants in the way of built-in cupboards and sink with ice room and broom closets handy. On the second floor there are three large bedrooms as are plainly seen from the plan, well supplied with ample space and handily arranged to the bath. A large sleeping porch is built over the projection in the rear of the first floor. Any one desiring further information relative to the cost of this house or the designing of a new home should get in touch with the architect who will be glad to render his services. Everett S. Dodds, Architect, 515 Brandeis Theater building, Omaha, Neb.



## FARNAM STREET PROPERTY ACTIVE

Many Sales at Record Prices Have Been Announced in Last Few Days.

### LONG LEASE NEW FEATURE

Farnam street property has never shown a much greater period of activity than it has shown during the last two weeks, and real estate men feel that the spring realty activities are showing remarkable spurts, particularly in Farnam street deals.

Among the more recent is the sale of the Easton Young property at Thirty-third and Farnam streets, and the sale of the Wilkie Mitchell corner at Fortieth and Farnam.

By paying \$100 a front foot for the sixty-six feet at Fortieth and Farnam streets, N. P. Dodge set a new record of western Farnam street values. Hitherto, the best informed real estate men in the city say, no such prices have been paid for Farnam property that far out.

Again the payment of \$60,000 for the Young property at Thirty-third and Farnam streets by David Cole marks a handsome Farnam street sale just closed. This property is 195x182. This ground is vacant. The lot has a 195-foot Farnam front facing north, and a 182-foot Thirty-third street front facing east.

These are only a few of the sales that have come to light within twenty-four hours, while within the last ten days a whole flock of important Farnam street sales have been made.

The lease of the Joseph Hayden home on a long term contract to Joseph Barker was an important Farnam deal, and marked something rather new in Omaha property deals in beginning the long-term lease activities on residence property.

Then came the transaction in which Myles Standish leased the Richard Hall residence, adjoining the Hayden property. Again a long-term lease on residence property was made.

Dr. Holovitchner followed close by purchasing the Frank Burkley property, a row of brick flats at Twenty-fifth avenue on the south side of Farnam, with a sixty-foot Farnam front.

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## ENDRES APPEALS TO PROPERTY OWNERS

May First Significant Date for Those Who Owe Taxes to Douglas County.

### MAKE PAYMENTS BY MAIL

County and City Treasurer Endres calls attention to the fact that 1916 county taxes, if not already paid, become delinquent after May 1. A penalty of 10 per cent attaches after delinquency.

The treasurer's office has announced that for the benefit of all those who are too busy to visit the court house or who desire to avoid the annoyance, confusion and delay frequently experienced by persons who postpone the payment of their taxes until the rush period, which starts about April 10, the treasurer will gladly mail a complete statement of all unpaid taxes against any and all Douglas county property.

An invitation is extended to all property owners to avail themselves of this opportunity and all those who desire to do so should mail a written request to Treasurer Endres, giving correct description of property, name of addition and number of lots and blocks and address to which statements should be mailed. This should be done within the next two weeks if possible.

Treasurer Endres says he is planning a number of improvements in the office equipment.

## Seed Time

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C. C. Shimer, Secretary

## Large Attendance Expected at the Builders' Meeting

Charles E. Doty of Cleveland, president of the National Association of Building Owners and Managers, was a guest of the local association last week. He spoke before the building owners and managers at their meeting at the Commercial club. He congratulated Omaha on having won the national convention for the coming summer, and declared it would be perhaps the most heavily attended convention the national body has yet held.

Mr. Doty prophesied a larger attendance than he had ever hoped for, because of the interest stirred up in local activities in the various associations, and also of the tours of Mr. Staats, who is representing the National association in its special insurance campaign, and who at the same time is talking national as well as local association privileges and duty, and who is especially boosting attendance of the national convention.

Mr. Staats has already made a southern trip, including Memphis, St. Louis and Oklahoma City, and is now making another trip including Dallas, Pueblo and the coast cities.

**EVERETT S. DODDS ARCHITECT**  
515 Brandeis Theater Building

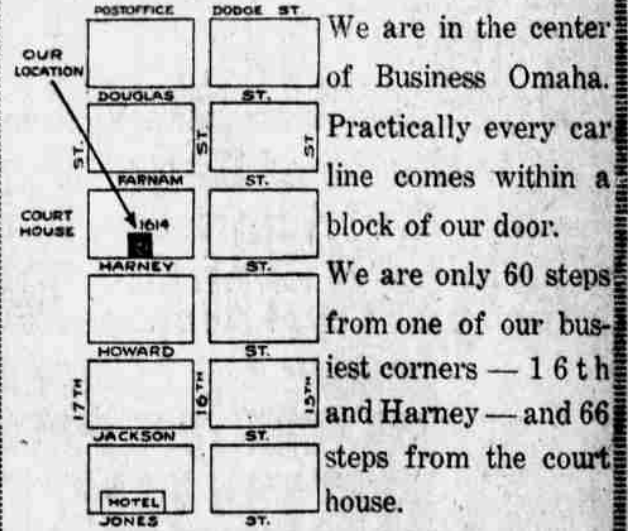
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