

# DIRECTORY of ARCHITECTS BUILDERS and SUPPLY DEALERS HOME BUILDERS GUIDE TIMELY HINTS and SUGGESTIONS about BUILDING

## DOUGLAS STREET PROSPECTS GREAT

Not Another Omaha District Will Show as Much Building Activity This Year.

### MOSTLY SKYSCRAPERS

Not another street in Omaha has such immediate building prospects before it as Douglas street in the business section. Douglas now has immediate prospects for seven skyscrapers in a direct line within a lineal distance of four city blocks. All of these, strange to say, will be on the north side of the street.

Highest of these, of course, is the Hotel Fontenelle, which has already been in existence a few years and has become a landmark on that street. Next to it, on the west, stands the Masonic temple, with ten stories, now being completed.

### New 'Phone Building.

West of that excavation is in progress, at Nineteenth street, for the construction of the fourteen-story \$1,000,000 headquarters building of the Nebraska Telephone company. Down the hill a half block from the Hotel Fontenelle will be the Omaha Athletic club, with its ten stories. Bids are now in and the contract will be let in a few days. A half block east of this will be the fourteen-story building contemplated by the Brandeis interests, who have just obtained a long-time lease on the Beshman block, better known as the Kennedy corner, the northeast corner of Sixteenth and Douglas. One block east of this the Brandeis interests again have obtained a long-time lease on the Creighton block, where they contemplate a fourteen-story building. Immediately east of this is the site of the old Continental block, now destroyed by fire. Recent negotiations brought this site by a long-time lease into the hands of A. H. Blank of Des Moines, president of the Strand Amusement company, who plans to build a twelve-story moving picture house and other building there.

### Seven in a Row.

This completes the seven skyscrapers in a lineal distance of four blocks, and makes a prospect of changing Omaha's skyline so radically in the next twelve or twenty-four months that those who might be away a year would feel lost in the maze of new structures here.

So much for Douglas street. This street will not be the only one, however, over which the skyline will be changed. The First National bank building, in the pivotal heart of the city, of course, changed the skyline several months ago. It is again to be changed by the Wolf-Hiller hotel building of fourteen stories at Sixteenth and Harney streets. It will be changed by the ten-story automobile and garage building contemplated by the Keystone Investment company at Seventeenth and Howard streets. It will be changed somewhat by the beautiful apartment houses which are going up everywhere, and the great additions to the middle-class houses and factory plants in the section of the city given over more especially to this line of activity.

## Omaha Realtors Going to Conference at Kansas City

The Omaha Real Estate board at a meeting, Wednesday showed considerable interest in city planning and especially in being represented at the national conference of city planning boards in Kansas City May 7 to 9. Invitations were read from real estate men of Kansas City to real estate men of Omaha. One from President E. C. Sharon of the Kansas City board urged the Omaha realtors to be present. George T. Morton, chairman of the Omaha City Planning commission, told the meeting that they would be well repaid by attending. He called attention to work that had been done in Baltimore, probably the most elaborate ever attempted in this country.

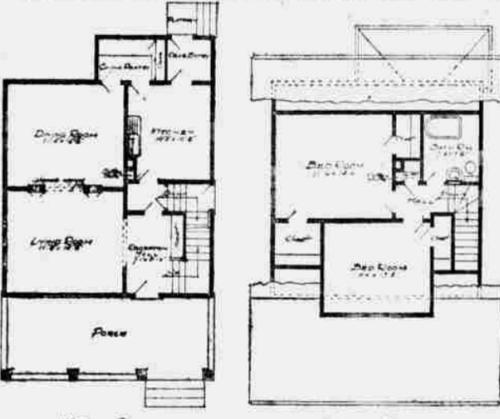
The program for the conference shows that George E. Kessler, St. Louis, will be prominent in the convention. He is known in Omaha and has advised the water board and the park commissioner as to the work here. The sentiment of the Omaha Real Estate board indicates that there would be a good delegation attending, not only to hear the program and to enjoy the entertainment offered by realtors in Kansas City, but also to see what has been done in the Country club and other suburbs of Kansas City in correct planning.

## Omaha Real Estate Board Urges Appraisal Body

The Omaha Real Estate board proposes to urge the public to consider the advantages offered by securing the services of the board's appraisal committee.

In many of the large cities all legal appraisements are submitted by attorneys and the courts to the real estate board and the appraisements are considered not only official, but authoritative. In an estate where there are four heirs and three separate pieces of property, two of them central and the third a suburban ten-acre tract, wishing to divide the property, the parties came to the appraisal committee of the board and paid the fee, which is very moderate, for the appraisal on the separate properties. Several attorneys have recently asked for the services of the committee in cases which are pending in

## Fixa's Plan for a Bungalow



This plan is one of a story and a half bungalow that has been built a number of times with varied exteriors. The general arrangement is one that is compact and it is as small a house as can be built and still keep all of the salient and important points of a well appointed home. In this small plan will be noted a china pantry with built-in cases, and a clothes chute. A grade landing leads to the basement, opening from the exterior and from the kitchen and a small reception hall, from which the main stair leads. The dining room and the living rooms

open nicely into each other, with a colonnade opening which has book-cases on living room side. The second floor has two very large bedrooms and a bathroom and opening from the hall is a linen closet and the clothes chute. Exceptionally large closets are shown on this plan. By arranging this differently three bedrooms could be worked in on this floor. For further information regarding this plan or any other plan that you may have in mind write or call Home Builders, Inc., 202 South Seventeenth street, Douglas 5013.

## Peters Trust Company Agent For Many Apartment Houses

The Peters Trust company has been appointed agent and manager of the following apartment houses: Ardmore terrace, Fifty-ninth and California, six-room apartment house to be completed May 1; Mason, Thirty-first and Mason streets, twelve five-room apartments; Potter, Thirty-third and Farnam streets, twelve apartments; Joyce, now under construction, Turner boulevard and California street; Urbana, 1317 Park avenue; Nathan, Spruce street and Sherman avenue; apartment house section of Colonial, Thirty-eighth and Farnam; a new apartment house now being built at Twenty-sixth and Dodge streets.

## Oil Companies Pay Well For Filling Station Locations

The public is impressed with the price that the oil companies are willing to pay for locations for gas stations. Two valuable corners have recently been sold for this purpose at \$25,000, the last purchase being by the Standard Oil company, in Kountze Reserve, at Nineteenth and Howard streets, sold through Tukey for that figure.

## Interest Centers on the East and West Streets

Interest in real estate circles has continued to center around Harney and Farnam, Twenty-sixth and Thirtieth streets. Douglas, Howard and other east and west streets are also affected by the same movement. Some interesting stories are told about the increasing values in these localities. A business man in the retail line who puts his spare money as fast as he gets it into real estate in 1906 paid \$7,000 for an improved property in this neighborhood and it is now being offered with a fair prospect of sale for \$30,000.

## Buy-a-Home Campaign Given Another Big Boost

The "buy-a-home" campaign was again given a boost at the last meeting of the Omaha Real Estate board. Papers from Oakland, Cal., where for weeks this has been the principal theme of discussion, were distributed.

## PROBLEMS CONFRONT ALL THE REALTORS

Disposing of Tax Questions When Sales Are Made is Annoying Thing.

### ALL SEEK LEGISLATION

The Chicago Real Estate board claims to be "the oldest and most influential in the world." This board issues monthly a bulletin, a magazine of more than 100 pages. The last one contains an address given at one of the weekly luncheons of the board on the "Real Estate Man and the Banker."

The Chicago realtors seem to have the same problems as the boards of Omaha and other cities. This is shown by the reports of their "good housing" committee and the committee on housing the negro race. They also have the same difficulty evidently that is experienced by Omaha realtors in dealing when taxes should be assumed by the purchaser and when they should be paid by the grantor, at the time of the year when taxes are not yet payable, but the date of paying is near at hand.

### An Old Controversy.

Omaha realtors have always had at this season of the year considerable controversy as to who should pay the city taxes which are not payable until May 1, and yet are liens months before. The Chicago board is trying to secure legislation specifying the date or dates that will make a dividing line between the grantor and the grantee paying taxes.

The Omaha real estate owners and real estate agents would like to see something decisive done in Nebraska, particularly covering the city tax proposition.

Omaha is said to be probably the only city in the country where taxes are paid in advance. City taxes are due May 1 and delinquent July 1 of the current year. It is a rule in most places in states and municipalities that taxes do not become payable until toward the close of the year, and are not delinquent until some time in the year following.

### Taxes Paid in Advance.

For instance, the state and county taxes of Nebraska are payable November 1 of the current year, but are not delinquent until May 1 of the following year. City taxes being delinquent July 1, the city has the money six months in advance. The whole tax system, with its varied times of payment and the different funds and taxes to be considered, show a cumbersome and expensive method of doing business, and is most inconvenient for the taxpayer.

The realtors have from year to year and from legislature to legislature undertaken to readjust these difficulties, but have not succeeded farther than a few years ago through the Real Estate exchange it was brought about that taxes should all be paid to a common treasurer and at a common office.

### DIGS UP \$7,000 IN KETTLE

Wisconsin Farmer Discovers Gold in Iron Pot Under Ground.

Seven thousand dollars in gold was the treasure John Rugowski, a truck farmer, found hidden two feet under ground while working in his garden near Manitowoc, Wis.

Rugowski struck an old iron kettle with a shovel, and digging it up, carelessly cast it aside, when he spied the glittering money.

Now the question arises to whom does the money belong, because Rugowski is only a tenant on the farm. The property is owned by the estate of the late John Meyer, which is still being settled. Heirs of the estate claim the treasure, but Rugowski intimates that possession is nine points of law, and whoever gets the money from him will have trouble.

For years the farm was owned by a man named Huck, an eccentric character, who had no faith in banks. It is he who is thought to have hidden the wealth. The property has changed hands a number of times.—Milwaukee Sentinel.

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## Carnegie Hero Fund Commission Makes Twenty-Two Awards

Pittsburg, Pa., April 27.—Twenty-two acts of heroism were recognized by the Carnegie Hero Fund commission at its spring meeting here today.

In one case a silver medal was awarded; in twenty-one cases bronze medals. Four of the heroes lost their lives, and to the dependents of two of these pensions aggregating \$840 a year were granted; to the dependent of one of the others who lost their lives, the sum of \$500 was granted, to be applied as the commission may sanction.

In addition to these money grants, in five cases \$6,300 was appropriated for educational purposes, payments to be made as needed and approved, and in ten cases awards aggregating \$5,000 were made for other worthy purposes. Payments in those cases will not be made until the beneficiaries' plans for the use of the awards have been approved by the commission.

The only silver medal was awarded to the widow of Joseph J. O'Donnell, who died attempting to save William L. Rohn from electric shock at South Bethlehem, Pa., October 22, 1916. She was also given a pension.

## Mexico Puts Ban on the Removal of Antiques

(Correspondence of The Associated Press.)

Mexico City, Mexico, April 17.—The taking from the country without government authorization of objects of art or archeological interest, which have been in the churches, has been strictly prohibited on the ground that such objects are the property of the nation. Copies or duplicates must be approved before they can be exported.

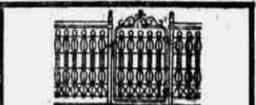
Three carloads of alleged antiquities and objects of art recently shipped from here to the United States have been stopped at Laredo under the ruling. The shipment will be examined by an agent of the director of arts.

## War Has Cost Holland Two Hundred Million

(Correspondence of The Associated Press.)

The Hague, Netherlands, March 25.—The war has cost Holland \$235,480,000, according to the latest official announcement, this sum having been spent on the upkeep of the mobilized army and navy, together with the supply of cheap food, the care of refugees, and the like.

Moreover, the rate of expenditure is rising. The last half year the cost was \$57,000,000, as against \$45,400 for the preceding six months. With the ever-mounting cost of the provision of cheap food, the figures are expected to continue their upward course in the current year.



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