

GARDEN AND HOME BUILDERS' PAGE

ALTRUISM OF U. S. IS UNEQUALLED, SAYS H. O'NEILL

"Government Too Liberal," States Federal Alien Property Agent Before Real Estate Men.

Harry O'Neill, federal agent for alien property, addressed the members of the Omaha Real Estate board at its regular weekly luncheon at the Chamber of Commerce Monday noon.

He told of the methods of the government in sequestering the property of enemy aliens during the period of the war, and said that the properties of American citizens now residing in Germany are also subject to the same regulations.

Thus far 33 alien enemy properties have been unearthed in the state of Nebraska, several of the largest being located in Omaha. He said that the government had provided no fund for the investigation of properties and relied on the patriotism of citizens, and especially real estate agents, for information that will lead to the sequestration of such property.

U. S. Too Liberal. Mr. O'Neill is of the opinion that the government was altogether too liberal in its treatment of alien enemy property owners in America. He said that under the present operation of the law the owner could be engaged in physical conflict with our soldiers in France, doing all he could to break our form of government, yet Uncle Sam places his property under the administration of the best business men of the nation, returning it to him more valuable at the termination of the war because of expert administration, together with the income that has accrued from the investment in the meantime.

He said that it was governmental altruism that has never been equaled heretofore.

NEBRASKA CROPS PLAY VAST PART TO HELP WIN WAR

The third Liberty loan has gone over the top with a flourish and we will soon be ready for another," said C. C. Shimer of the Home Builders. Nebraska's total assessment, or quota, for the three loans was \$82,000,000; a stupendous sum and yet the subscriptions in Nebraska have gone far beyond this amount.

"Do you realize," continued Mr. Shimer, "that the value of Nebraska's corn crop alone, last year, was more than \$174,000,000 greater than the year before and other normal years?"

All other Nebraska farm crops last year brought in a war profit of nearly \$75,000,000 and the excess war profits of Nebraska live stock amounted to \$115,000,000.

"To say nothing of increased profits on farm lands and city property, or manufactured products, the total excess war profits in Nebraska amounted to more than \$350,000,000, or three times the total subscription to the Liberty bonds.

"It is out of this vast sum of excess war profits that the people of Nebraska are investing in government bonds, leaving them millions of dollars to invest in other securities and to meet other needs.

"It has required no sacrifice on our part, therefore, to subscribe for the three Liberty loans. We could easily subscribe for another \$100,000,000 without inconvenience.

"In times like these, however, the wise will husband their resources to safeguard the years immediately following the close of the war. We must use a little horse sense and take good care of our earnings. If everybody keeps busy and form habits of thrift, there should be no misgiving at Omaha's future."

Vacant Houses Scarce Here, Omaha Real Estate Man Says

"There are no vacant houses in Omaha," a real estate and rental agency man said yesterday.

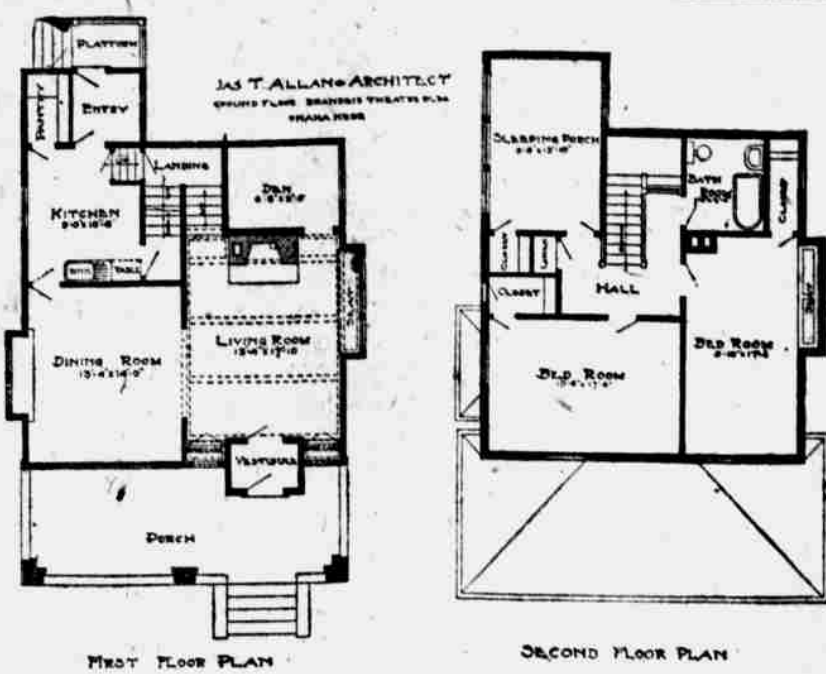
"I made a survey of the city this week with a manufacturer who is proposing to erect a plant here which will employ a large number of workmen. He says the housing of his prospective employees is a large consideration in the location of the plant.

"We went to every locality of the city and found that there were no desirable properties vacant."

Board Elects Lawyer.

Edgar A. Scott, attorney, was elected an associate member of the Omaha Real Estate board, at the last regular weekly meeting.

Attractive Features in Home Builders' Product



An attractive home, simple and economical, with large rooms, is shown above. It was erected by the Home Builders. It is a well-arranged, comfortable home of the square type. The outside dimensions are 26x28, with a nine-foot porch across the entire front. The living room is finished in oak and has a built-in bookcase on each side of the vestibule, heavy beamed ceiling, a brick fireplace and window seat.

The dining room is in the front of the house and is finished in oak, with paneled walls and plate rails. The kitchen, pantry and rear entry are finished in yellow pine. Combination stairway leads from the kitchen to the grade door and into the basement.

There are three large bedrooms, a large sleeping porch and bathroom, all finished in white enamel, with mahogany doors, on the second floor. All the modern conveniences, with a vegetable room built of solid brick, are in the basement, which is entirely cemented.



REMODELING OF MILLARD HOTEL STARTS AT ONCE

New Management Will Spend \$30,000; Public Market Will Be Completed in Short Time.

The announcement of the purchase of the Millard hotel last week by Rosoff Bros., Epstein Bros., and Weiner Bros., and the establishment there of a public market has met with the approval of the buying public, who are eager for a place where they can take baskets and obtain a complete variety of edibles.

The purchasers are spending \$30,000 in remodeling the hotel, which still is being maintained at a first class hotel, with everything in the best possible condition. Weiner Bros. and Epstein will have the management of the hotel, and the Rosoff brothers will manage the public market.

The Millard hotel for years was recognized as the leading hotel in the west. It has commodious rooms and when the new owners have completed their improvements it will again be in first class condition.

"I did not realize that we were starting such a popular undertaking," said Jake Rosoff. "Since the announcement was made by The Bee of our purchase of the Millard hotel property I have hourly been congratulated on the idea of giving the public just what they want, a place where they can do all their shopping for the table."

"We are not going to spare any expense in making this the best market between Chicago and San Francisco, and I know that with the large floor space we have at our disposal, we will be able to do it."

The most desirable furnished rooms are advertised in The Bee. Get a nice, cool room for the summer.

Members of the Omaha Real Estate board are offended at the ambiguous statement by alleged "relations" from Oklahoma that Omaha was a "sucker city," where the residents are prone to invest recklessly in "blue sky."

They say that Omaha citizens are not any more gullible than those of other communities, except that there is more prosperity here, and because of this fact, the field may be easier worked than other places.

The slur referred to a number of alleged fraudulent contracts that had been sold in this city and in various parts of Nebraska in the exploitation of Oklahoma Indian lands and which the government is now investigating.

Men Not Realtors. Several McAlester, Okl., real estate agents have been indicted in connection with the affair. They represented themselves in Omaha as "realtors."

The mistake is obvious, for the reason that no man engaged in the real estate business is permitted to call himself a realtor except when he is a member of a responsible real estate board affiliated with the national real estate board.

Persons with money to invest in real estate, rural or urban, make a mistake in patronizing the irresponsible real estate agent, of unknown identity, whose verbal representations are suit proof in court.

Real estate investments, properly made, are among the most conservative business operations and a person engaging in them should exercise the same care in selecting an agent or representative that he would in the selection of his attorney, banker or physician. The relationship is just as confidential and just as responsible.

Many Specialists Here. Omaha has a number of real estate men connected with the Omaha real estate board who are specialists in real estate values, and whose judgments are mature and skillful. They are as high in character and integrity in their business relationships as the leading lawyers and bankers of the community and just as responsible.

The thousands of dollars that are lost annually to the working capital of the community because of investments in "blue sky" farm and oil lands, or lots in rural additions to remote cities of mushroom growth, by persons whose imaginations rather than business sense get away with them, could be saved were the investors to consult with the conservative and responsible members of the Omaha real estate board, who have listed with them many real investment opportunities in city real estate and farm lands in Nebraska, Iowa or the Dakotas.

HARRISON PLANS INDEMNITY BOND FOR REALTY MEN

Charles F. Harrison of Harrison & Morton, realtors, will attend the annual convention of the National Real Estate board at St. Louis in June.

Mr. Harrison will introduce a resolution during the session to the effect that provisions be made by which all members of local boards and the national board give indemnity bonds, such as are now given by abstractors, to guarantee their transactions.

He believes that this will prove to the public the realtor has a sense of responsibility to his client and the public, and that such action, showing good faith, will place the realtor in the same public confidence that the banker or other high class business man enjoys.

J. F. Powers, Persia, Wins Cup for Best Ear of Corn

Logan, Ia., May 11.—(Special.)—Kenneth Vore, 11 years old, died of appendicitis at the home here Thursday morning. He is survived by his parents, four brothers and one sister.

J. F. Powers of Persia has won the trophy cup awarded for the best ear of corn produced in Harrison county. The State Savings bank of Logan purchased the cup and the Iowa Small Grain Growers' association awarded the prize to Mr. Powers.

Knights of Columbus will pay tribute to the memory of Julius F. Muller at St. Patrick's church Sunday morning at 10 o'clock. Requiem high mass will be celebrated, followed by a sermon. At 3 o'clock in the afternoon at the Knights of Columbus hall a program will be given. Addresses will be made by J. S. Dowell and Albert McGinn. William P. Welch will be chairman.

Frank Sellers is Arrested On Second Auto Theft Charge

Frank Sellers, convicted in district court of the theft of an automobile and sentenced to serve from one to three years in the penitentiary for the crime, and who put up a \$1,000 appeal bond for a new trial, was arrested Friday night for the attempted theft of a car.

William T. O'Hannon, 6341 Military avenue, left his car parked at 1808 Farnam street. It is alleged that Sellers entered the car and tried to start it, when a friend of O'Hannon's informed him a stranger was attempting to get away with the machine. He was turned over to Policeman Dask. Preliminary hearing was continued to May 15, and he was placed under \$1,000 bond.

Omaha Will Be Represented At Commercial Clubs Meet

Omaha will send a delegation to the annual convention of the Nebraska State Association of Commercial Clubs which meets at Alliance May 21 and 22. Commissioner Manly and John W. Gamble, chairman of the executive committee of the club, and others will attend.

REAL ESTATE MEN RESENT "SUCKER CITY" STATEMENT

Recent Slur by Land Agents, Now Indicted, Hotly Denied at Meeting of Board.

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HOME SCARCITY IN CITY CAUSES C. OF C. TO PONDER

That there is a scarcity of moderate priced houses in Omaha is becoming more and more evident as Omaha's industries grow, and there is a consequent greater demand for such homes.

A report to the Chamber of Commerce shows such a scarcity. The question is to be taken up by the industrial committee of the chamber in the hope that some solution may be found. Numerous new industries are constantly bringing in new people and it appears that the increase in population is greater than the increase in houses, especially smaller houses.

"The man who earns less than \$100 a month cannot afford to pay from \$25 to \$40 a month for house rent," said a member of the committee. "He cannot pay such rent and support even a very small family, with the present increase in the cost of living. Laboring men and their families should have comfortable homes and some plan must be devised whereby such homes may be provided at a moderate rental."

Grand Theater Property Is Sold for \$20,000

The Grand theater erected in 1914 by W. R. McFarland and Harry Rachman was one of the first fireproof movie houses in Omaha. The theater has been operated until recently by Jule Rachman, who has now enlisted in the navy. The theater business was sold in February to J. Earle Kirk, formerly manager of the Pathe Exchange in Omaha.

The Grand theater has always been a very successful institution and the building is very substantial, comprising the theater and two store rooms.

Mr. McFarland and Mr. Rachman, who are both interested in the Sun theater and the new theater which will soon be erected at the northwest corner of Fifteenth and Douglas streets, have made the sale and will consolidate their holdings in the downtown district.

Sale was made through the office of T. J. O'Neill.

Real Estate Transfers Show Big Increase Over Last Year

Report of Harry Pearce, registrar of deeds, shows a big increase in real estate for the last week over a corresponding period a year ago. From May 6 to May 11, 166 deeds for a total consideration of \$558,762.25 were filed; while in 1917, between the same dates, 150 deeds were filed for a total consideration of \$205,525.50.

Receipts of the office also show an increase as do the number of instruments filed.

Russ General Put to Death by Bolsheviki

Copenhagen, May 11.—General Rennenkampf, a Russian commander in the Japanese and present wars, has been murdered by the bolsheviki at Taganrog, southern Russia, according to the Vienna correspondent of the Lokal Anzeiger of Berlin.

CATHOLIC DRIVE FOR CATHEDRAL NEARS SUCCESS

Archbishop Harty Gratified at Generous Response to Appeals From 136 Parishes in Diocese.

Returns from 136 parishes in the diocese of Omaha in the drive for funds for the completion of St. Cecilia's cathedral are coming in daily. Response to the appeal of Archbishop Harty has been so generous that it is possible that an issue of bonds for this purpose will be unnecessary.

The archbishop in an interview Saturday expressed his appreciation of the efficient and aggressive methods with which the drive was conducted and of the wholehearted financial support by the donors. In this respect the archbishop asserted that although the drive was at the outset limited to denominational lines and no one except Catholics solicited, subscriptions were sent in by persons of other church affiliations.

Pride Reigns in Omaha. "In Omaha," said the archbishop, "there are so many who pride in their city is such that they are glad to do their part in any work that will make Omaha grow in worth and beauty. A beautiful church is a work of art and art is the gauge of civilization, the flowering of the age, the culmination of its highest power. Herein lies the reason why citizens of all denominations rejoice to see the fair temple rise to crown with beauty one of their seven hills and why many of different faith, moved by civic pride, if for no other motive, are glad to help toward its completion."

Asked if the drive for funds was not made in an unseasonable time in the face of the many drains on the people because of the war, the archbishop replied that the war has evoked an unselfishness and generosity quite adequate to all the needs of victory, and has developed a magnificent community spirit. He asserted that it is the moral element which will win the war.

"This is no time to hoard wealth; even economy must be patriotic. It is this moral element in our soldiers and in the nation backing them which will win the war."

Woman's Loan Committee Reports Nearly \$3,000,000

Final reports of the Omaha woman's third Liberty loan committee bring subscription figures up to \$2,945,850. The number of subscribers was 9,153.

Mrs. Luther Drake, treasurer, makes the following report:

No. Bonds.	Amount.
61,800	\$ 500,000
1,500	100
751	120 to \$ 400
271	500 to 1,000
141	1,500 to 8,000
40	10,000 to 50,000
	Over 50,000
	\$2,235,450
Liberty bank	710,200
Grand total	\$2,945,650

Miss Ella J. Brown, chairman ward No. 5, and her committee turned in a total of \$31,880. Of this amount \$17,850 was credited to the house-to-house canvass and \$14,030 to the church committee.

The Barrat club, made up of three night classes at Sacred Heart for the study of French, English and knitting, on last Sunday presented a \$100 bond to the nuns at Sacred Heart.

Masked Highwaymen Hold Up Citizens on School Campus

Two men were held up at the point of a gun Friday night by two masked highwaymen on the Central High school campus. Sylvester Sylvestri lost \$4.65. His partner, Adolph Menconi, was relieved of \$37. Both men reside at 713 Leavenworth street.

\$200 Realized for Red Cross By Working Girls' Dance

Working girls who are interested in Red Cross work realize \$200 for their cause Friday night, when they held a dance at De Luxe hall. Mrs. R. M. Ohaus, superintendent of the Board of Public Welfare, co-operated with the young women in the successful function.

CASH PRIZES ARE OFFERED SCHOOL PUPILS IN OMAHA

One hundred dollars, coin of the realm, divided into one grand prize of \$25, three prizes of \$10 each, five prizes of \$5 and 25 of \$1 await distribution among 34 of the brightest school children of Omaha.

Realtors of the Omaha Real Estate board, who are of the opinion that every good citizen should own his home, and who are sure that the school children of the city are in hearty accord with this view, have offered the money for prizes, and all school children in this city, attending public or parochial schools, are invited to enter the contest.

Contestants must write essays not over 250 words on "Why You Should Own Your Home." Judges will be selected to determine which are the best of these. Essays are to be handed in to the principal of the school which the contestant attends.

There are many good reasons as to why each person should own his home and the bright girls and boys of the Omaha schools can be depended on to dig them out.

Omaha Real Estate Men to Attend Meeting in St. Louis

Messrs. Slater, Nelson and Jones of the Omaha Real Estate board have been named as a hustling committee to get members of the organization to attend the annual convention of the National Real Estate board, which is to meet in St. Louis from June 17 to June 20.

Three Residences Sold. The following sales of homes are reported by the Edward F. Williams Co., this week:

Five room bungalow, 2710 Camden avenue, to Samuel O. Danielson, \$2,650.

House at 2560 Meredith avenue, to Timothy D. Dyan, \$3,900.

Five room bungalow, 4120 North Nineteenth street, George H. Heikel, \$3,350.

OLD PROPERTIES BEST BARGAINS IN REAL ESTATE

Omaha Buyers Find Splendid Offerings in Residences That May Be Remodeled on Modern Lines.

What realtors consider the outstanding investment opportunities in growing Omaha today is the purchase of old residence properties and improving them by remodeling on architectural lines, and modernizing the interiors.

There is little building being done and few new houses are going up. Most of the building permits issued thus far this spring are for additions to old properties and the erection of garages.

The demand for improved city property, mainly residences, continues without abatement. The person of experience, as well as judgment in the building game, and who knows something of real estate values in the various localities of the city, can pick up some wonderful bargains right now, and with the judicious expenditure of money in making over and modernizing old houses can readily dispose of the same at a price advance that will pay big money on the investment.

A few weeks ago a lady employed in one of the real estate offices of the city recognized such a bargain. She had some money for investment and she snapped the place up, after the owner, who was impatient to dispose of it, had failed to put through several prospective deals.

After the deed was delivered to the lady she made a few hundred dollar improvement on the place and then sold it for a net profit of \$600. The person who purchased from her had an offer of \$150 for his option on the property before he left the office in which the lady is employed.

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While talking over plans

for building or refinishing, do not forget that the selection of varnish is vital, as it will either beautify or destroy the beauty of an interior.

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Luxeberry Wood Finish on the general interior woodwork produces the best possible finish. It develops and preserves the grain and brings out all the natural beauty of the wood.

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