

# Building and Construction



## BRICK STRUCTURES INCREASE

General Tone of Buildings is Being Rapidly Improved.

## FACED BRICK IS POPULAR

Many of the New Homes of Omaha Are Made More Beautiful by the Use of Stylish Material.

Omaha seems to be destined to become a city of brick houses. If the present increase in brick construction continues.

That there has been of late in the west marked increase in the use of brick for building purposes is apparent to the most casual observer. Brick is the oldest known building material. Its worth has never been subject to serious doubt or debate. No other manufactured product suitable for structural purposes presents to the artisan the same complete, integral, ready-to-use unit.

A brick comes from the kiln a finished article. It is loaded into the car and transported to customer. When unloaded at the building site it is precisely the same as when the burner pronounced it "done."

Now alone is required the skillful hand of the mason to give it place in the wall, held only by a bond of mortar to bear its

heavy load and perform its function, having been woven into that fabric called masonry, the most dependable, most pliable, most durable and therefore the most desirable construction known to modern building science.

Other materials have come and gone but brick lives on forever, free from uncertainties, independent of that element known as "human fallibility." Impossible of cheating or being cheated, the perpetual building material. And it is this reliability that in greatest measure accounts for the impregnable position held by brick as a building material. Omaha is reputed as being conservative, safe and sane in its preference as to types of construction.

### Omaha is Progressive.

Omaha architects are distinctly progressive and well informed and as yet they have not "fallen" for the lure of quick, flimsy, uncertain and so-called cheap modern methods which have prevailed in many cities. Massive piers and foundations of masonry support our best buildings; foundations whose broad footings rest secure upon the solid earth, never to yield a hair's breadth no matter what winds or waters or conflagrations may rage.

But Omaha is not typically a city of brick as is Denver, whose ordinances prohibit frame construction within its limits.

The builder in Omaha can build most firmly if he so wishes. For this very reason it is a credit of investors responsible for the business and other important buildings, not overlooking residences, that masonry is common rather than uncommon.

Figures are not available with which to present in dollars the value of the brick work in buildings erected in Omaha within a period of ten years, but to any one who has kept open an observing eye, it is easily apparent that the increase in the use of brick has been marvelous.

In no department of masonry is this fact so noticeable as in the use of face brick for residences. Here, as in no other sort of construction, is the tendency toward the use of brick so well emphasized, because Omaha has been accustomed to see frame dwellings erected by the hundreds with hardly a single brick house to break the monotony.

### Many Brick Residences.

A drive through the streets of the residence sections of Omaha will open the eyes of any doubter. Fairacres, for example, is a brick settlement. Not one of the many beautiful homes erected in this most charming suburb is of frame. Masonry has a complete monopoly in Fairacres.

The Field club district, which started out to be a frame community, has undergone a striking change of heart, and in addition to the numerous handsome all-brick residences are a dozen or more half-brick (shut waist) houses or stucco exteriors, in which fine face brick have been used in a conspicuous and generous manner.

Perhaps the most striking example of artistic all-brick work in the Field club district, if not in the whole city, is the now almost completed English style brick residence of H. E. Sunderland at Thirty-seventh and Pacific. This house has attracted much favorable comment, largely because of the tapestry effect worked into the exterior walls of fine masonry.

And what is true of these sections applies to every important residence part of Omaha. The use of brick is increasing because brick is superior to other building materials. The cost of building of brick is commonly thought to be very high. This is a mistake.

To build of brick veneer does not cost to exceed 20 per cent more than frame. Suppose, therefore, the contemplated investment in a frame house is \$5,000. If the builder adopts the brick type of house the cost may run up to \$6,000. Where will the extra \$1,000 come from? It is undeniable that building and loan associations would rather increase the loan to the amount necessary to change from frame to brick than to carry the lower risk on the cheaper construction. Insurance is less on the brick structure. The comparative cost of repairs and upkeep discounts the frame investment at the start. Occupants of the brick house enjoy comforts quite unknown to those who inhabit the frame building. Passersby praise the looks of the most modest brick house.

### Increase in Values.

Building lots usually increase in value quite perceptibly in ten years' time. If the building is frame, the depreciation is not less than the increase in land value—a flat loss of such increase to the owner. If the building is of brick the idea of depreciation is hardly suggested to the buyer. The owner therefore saves cost of upkeep, repairs and worry and also saves and realizes the natural increase in the value of the realty.

A brick property is always saleable, while a frame property frequently fails to attract a buyer except at heavy loss. It is these facts which are turning the minds of Omaha home builders to the use of brick and Omaha is destined to be a city of beautiful brick buildings.

Another factor in this change of ideas on the part of builders is the recent development in the art of making fine brick. Today 100 colors, kinds, styles and shapes of face brick are available where none but smooth, dry press red, buff and grey were formerly offered. Progressive brick manufacturers and dealers are in a large measure responsible for the present general interest in brick as a building material.

### More Bridges Made of Steel.

Character of Modern Bridges Are Changed as the Years Roll Round—More Permanent.

Competing with the bridge contractor of Minneapolis, Kansas City and the concerns situated in the western coast cities for the bridge building trade of the great western country, the Omaha concerns have always managed to land a great deal more than their share of the contracts, and in fact have supplied the greater part of the bridges which span the rivers and creeks of Nebraska, Iowa, South Dakota and even of Kansas and Wyoming.

Omaha has no firms which manufacture bridges in the city, although the Standard Bridge company maintains manufacturing plants at Red Oak, Ia., Plattsmouth, Neb., and at one or two other points. At these places the bridges are manufac-

tured to fill the contracts which are secured at the Omaha office.

The business carried on by most of the Omaha firms is essentially a contracting business. These firms send representatives to the lettings which are held by the various county boards of supervisors and township trustees and commissioners and the fortunate bidder closes a contract to furnish to that county or township all the bridges they may require during the period, generally a year, at a certain price per lineal foot for each kind of bridge.

Then as the counties or townships call upon the firms for bridges, they, in turn, place a contract for their manufacture with some iron and steel manufacturing company.

Time was when practically all the bridges, large or small in this section of the United States, were made of wood and this condition still holds largely true of Nebraska. It is only very recently that the bridges in this state, even those over the Platte, began to be constructed of steel.

In most of the other states, however, steel has, in the last decade, come rapidly to the front as a bridge building material, especially in Iowa where only the smallest bridges are made of wood. It looked for a time, a few years ago, as though concrete, with its rapid development, would supplant the most costly steel in bridge construction work, but it now shows much less indication of doing so. Today concrete is used much with steel for the building of such parts of the bridge as the floor or substructure, but for the remainder of the bridge it has not proved satisfactory.

There are reasons for this. The main reason is that in many parts of the country the facilities for making concrete work cheaply are not at hand. Such work requires an abundance of gravel and sand and when it is not present, for every cubic yard of concrete construction, about 500 pounds of material must be shipped which, as will readily be seen, cuts down considerably its advantage over steel from the standpoint of cost.

Another thing which has worked against the adoption of concrete more universally is the fact that in many places contracts have been let for concrete work to irresponsible or poorly equipped contractors who have, by faulty foundation and competition, these days, in places where material suitable for concrete is abundant.

The amount of contracting business which passes through the various Omaha bridge firms will total between \$1,500,000 to \$2,000,000 in value for a year. The amount of steel consumed and lumber used is enormous. One of the companies which reports a yearly business of approximately \$200,000, uses 300,000 tons of steel and about 3,000,000 feet of lumber in the same period.

And the business is every year increasing.

on this point, local manufacturers are agreed, but as to the amount of that increase their guesses vary. One especially optimistic bridge man places his firm's increase for this year at 30 per cent, but most of the manufacturers are a bit more conservative in their estimates.

The bridge contracting companies in the local area are the Canton Bridge company, which has a branch office here in the Paxton building, the Standard Bridge company in the City National bank building, the Western Contractors' Supply company in the Brandeis building, the Nebraska Bridge Supply and Lumber company in The Bee building, and the Western Bridge and Construction company, also located in The Bee building.

## FAIR WARNING ON FIREWORKS

Kansas City Plans to Head Off the Deadly Noise on Fourth of July.

A new ordinance for the regulation of the sale and use of fireworks the Fourth of July is to be introduced in the council of Kansas City by Alderman Louis Oppenstein. The ordinance will be a copy of the Chi-

cago law. It is the purpose to enact it now so that dealers may be prepared before laying in their stocks for next year.

It is believed the Oppenstein ordinance will be accepted. Under the terms every dealer must make application for a license before June 15, setting forth where the fireworks are to be for sale. Toy pistols, toy cannon, blank cartridges, firecrackers exceeding two inches in length, torpedoes exceeding three-fourths of an inch in diameter, chloride of potash and sulphur, and any explosive more powerful than black gunpowder are barred.

A feature of the ordinance that is expected to make it effective is a provision that every dealer taking out a special license for the fireworks must put up a cash bond of \$250 which may be forfeited when he violates any provision of the ordinance. No dealer is allowed to sell fireworks prior to the first day of July and after the Fourth.

No device for exploding other substance than the common black gunpowder for the purpose of making an unusually loud explosive is permitted. The fire warden is to have supervision of the place and manner of keeping and displaying fireworks

stocks. The storing and sale of fireworks is prohibited in the following places:

Where paints, oils or varnishes are manufactured or kept for sale or sale.

In carpenter shops or drug stores; in buildings where kerosene or other product of petroleum is sold or in any building in which dynamite, gun cotton, nitroglycerin, petroleum or any of its products or compounds containing any of the said substances are kept or sold.

In any building or place where tar, pitch, rosin, turpentine, hay, cotton or hemp is manufactured, stored or kept for sale.

In any building illuminated by any artificial light other than gas or electricity.

In any building in which dry goods of any kind or other light materials of a combustible nature, except flags, paper lanterns, paper balloons or decorations are kept on the same floor and within fifty feet of any firecrackers or other fireworks offered or exposed for sale.—Kansas City Star.

Division. Tommy—Pop, does the earth go round? Tommy's Pop—Yes, my son, but it wouldn't if it was divided among all the people who want it.—Philadelphia Record.

## J. C. MARDIS COMPANY

General Contractors

REINFORCED CONCRETE WORK A SPECIALTY

OMAHA OFFICE  
415 HANCOCK BUILDING

DES MOINES OFFICE & WAREHOUSE  
2, 4 & 6 E. NINTH STREET

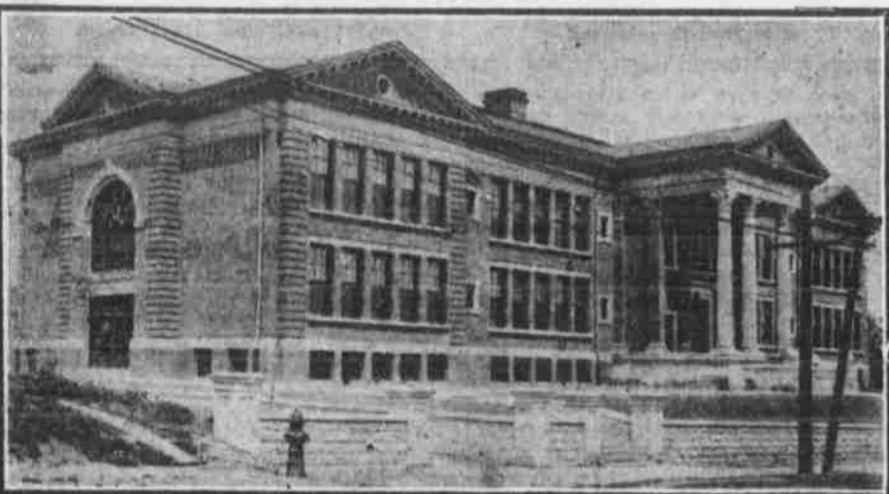
OMAHA, - - - - - NEB.

## HUGH MURPHY CONTRACTOR

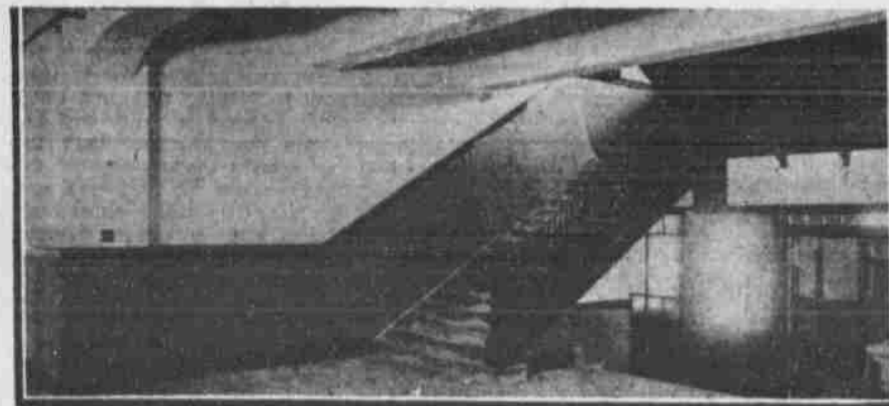
PAVING AND PUBLIC WORKS

OMAHA, NEB.

HOWARD KENNEDY SCHOOL—1910.



W. K. FARRIS, Omaha, Contractor.



Interior, Nearing Completion, Showing Concrete Construction. ALBERT C. ARNDT, Omaha, Designing and Supervising Engineer.

## J. P. GUTH

ARCHITECT

DESIGNER OF

Dreibus Candy Co.'s Building.  
Krug Brewing Co.'s Bottling Dept.  
Omaha Casket Co.  
Hauben's Building.

515-17 Paxton Block

## Caldwell & Drake

Contractors Douglas County Court House

Now under construction by this firm:

	Contract Price
Lebanon, Ind.—Court House	\$246,000.00
Springfield, Mo.—Woodruff Office Building	300,000.00
Springfield, Mo.—McDaniel Office Building	120,000.00
Springfield, Mo.—Frisco B. R. Office Building	100,000.00
Springfield, Mo.—Sansone Hotel	80,000.00
Tulsa, Ark.—Tulsa Hotel	376,000.00
Canfield, Ohio—Hospital	112,000.00



Now under construction, \$1,200,000. Court House, Youngstown, Ohio.

## Three of Omaha's Modern Fire Proof Buildings

Constructed by Our Reinforced Concrete Specialists



## Parsons & Kiene

GENERAL CONTRACTORS

OMAHA

The Development of the Cement Industry during the past decade is one of the marvels of the age.

During this time concrete has come to be recognized as the ideal building material for heavy work, on account of its moderate cost, durability and the many possibilities it allows for moulding into various forms of architectural beauty. We specialize in concrete construction work.

Cement Construction Insures a Fireproof Building.

Let Us Furnish Your Plans For Reinforced Construction.



UNDER CONSTRUCTION



UNDER CONSTRUCTION