

NEWS OF THE BUSY HOME BUILDERS

LUMBER PRICES NOT RISING

Dealers Say Stories Afloat Are Not Warranted by Facts.

NEW IDEAS IN HOME FINISHING

Whose Balcony for the Exterior and Embossed Leather for Interior Decoration Among Latest Omaha Notions.

Statements to the effect that lumber prices are rising or are about to rise are merely cries of alarmism and pessimism. D. P. Benedict of the firm of Bulard, Hoagland & Benedict. "Some people always see things rising. They are not the people that build up a city. There seems to be a general impression abroad that lumber has risen. There has been a wide advertisement of the fact that the forests of the country are giving out and that we are using up each year much more lumber than nature produces. This is a fact, but still we have not reached the point where there is a dearth sufficient to drive the prices skyward. There is still plenty of timber and there are plenty of sawmills at work turning it into lumber. The only difficulty is in getting cars to transport it to the consumer. This is a real difficulty that we have felt and are feeling. But it has not resulted in driving the prices up. The figures bear this statement out. The lumbers which are most used in house building are, in fact, slightly cheaper now than they were a year ago. Of course, prices vary slightly from time to time, and some woods have gone up a little. But in general they are woods that are not in general demand. "Take yellow pine, for example. Seventy per cent of the lumber that goes into the average frame structure is yellow pine. It is used for the siding, for the joists, the studding. It forms the backbone of the building. This is a little bit cheaper than it was a year ago. Shingles have about the same. Other woods have gone up or down a little and the increase in one is balanced by the decrease in the price of another. "On the whole the lumber situation is very encouraging to the man who is thinking of building a home or erecting a house as an investment. He need not draw back at all because of a high price in lumber. And the supply in Omaha at the present time is good. A good supply of nearly every kind of wood on hand and can be delivered where it is wanted at once."

The stone balcony which adds so much to the architectural attractiveness of many European houses and is especially in evidence in Germany and France, is beginning to appear in Omaha. It has the double virtue of beauty and utility. It forms a surprisingly beautiful and stately set-off of the plain walls of a building that is far superior to a mere stone trimming set into the face of the wall. In addition to this it gives a balcony where the tenants of those parts of the apartment to which the balcony is attached may sit and enjoy the summer evenings. It is usually on apartment houses that this type of stone balcony is used in this country, though in Europe it is in evidence on the great majority of houses in the heart of the cities. The new apartment house being erected by Hamilton Bros. at Twenty-fourth and Farnam streets is being equipped with balconies of this kind and the effect is very pretty.

The library and den of a new home being built by a citizen of Omaha on the west side has the walls finished in embossed leather. The effect is extremely pretty and decidedly desirable for a room of this sort. The dark color of the leather and its richness is restful to the eye and to the senses. The leather blends well in its color and substance with the bindings of the books upon the shelves and the soft light shed over it from the shaded electric lamps makes the whole room an ideal one in which to rest after the day's exhaustion and in which to fix the mind upon study or to shut out the world when one has a book to read for enjoyment. The leather has the added virtue of being durable and of not showing dirt readily.

Judging by the real estate transactions, flats are becoming more and more desirable as investments in Omaha. The number of these buildings erected near the center of the city in the last year or two is surprising. An inspection of the flats within a radius of a mile from the postoffice shows nearly all of them of the most modern construction and they are growing in number at a surprising rate. They are all erected with considerable attention to beauty and sightliness, having ample porch and yard space. One building of this kind which is just being finished on Twenty-fourth street and St. Mary's avenue by A. Hansen is unique in its style of architecture. It is built of vitrified brick with the red mortar cut back half an inch from the face of the wall. The gable front of the building does not slope in straight lines, but in graceful curves like the old Dutch houses of two or three centuries ago. On the second floor some of the windows are set deep in the wall and have small panes. The whole gives the rough, rugged effect of solid strength and simplicity which is a dominant note in the architecture of the present time. The whole building with its deep front porch with heavy roof supported by brick columns corresponding to the rest of the house, is pleasing to the eye and has a solidity which will make repairs on it few.

"The sale of hard woods in Omaha has increased with leaps and bounds in the last few years and indicates the greater elegance with which Omaha home builders are finishing their houses now," said George W. Douglas of the Omaha Hardware Lumber company. "Take oak for example. Sales of this popular wood have increased more than 100 per cent in the last two years. It is necessary to carry a stock of many kinds of wood in Omaha nowadays, whereas a few years ago there was call only for a few of the commonest. This indicates the fact that people are studying the home building question here as much as they studied it in the biggest cities a few years ago. For here we get very advanced ideas from the magazines published on the subject and they call for some of the very latest woods. "We carry in stock constantly these woods for Omaha home builders: Oak, ash, hickory, maple, birch, basswood, poplar, cottonwood, elm, cypress, gum, cherry, butternut, walnut, white holly, rosewood, ebony, mahogany, lignum vitae and amarant. Mahogany is about the most expensive of these and it is one of the most in demand, which indicates that the home builders have the money to pay for the best there is."

The asbestos shingle combines all desirable qualities contained in other roof coverings," said a representative of the Keasbey & Mattison company, 1113 Harney street. "It is the greatest time saving substance that I know of. It requires no repainting and no painting. Fire does not

hurt it, water has no effect on it, the sun and rain do not warp it. Moth and rust do not corrupt it as they do most earthly things."

"A large increase in the proportion of homes heated by hot water, hot air or steam has been made during the last summer," said John Hussie of the John Hussie Hardware company. "If our business is any criterion of this increase, it is something wonderful and shows to what extent the people of the city are putting permanent improvements and the solid comforts into their homes."

F. S. Knapp has awarded contract to J. C. Bixby & Son Co. for plumbing and heating plant in his residence at 1230 South Thirty-fifth street.

The rapid advance made in reinforced concrete construction in the last few years has attracted universal attention, and a similar product, asbestos concrete shingles, lumber and corrugated sheeting, has rapidly come into general use by the largest builders and is attracting equal attention.

TIMELY REAL ESTATE TALK

Dr. Shepherd Proposes to Erect Flats on New Basis.

REAL ESTATE EXCHANGE LETTERS

Officers for Organization to Be Chosen During the Week and Nominations Already Made for the Needed Votes.

Dr. C. S. Shepherd has returned from Chicago and Minneapolis, where he got some new ideas for cottages and flats, which he will use in the future building which he intends to do. For years there has been a shortage of small flats and cottages close in and Dr. Shepherd may solve the problem of real estate men and rental agencies. The flats which Dr. Shepherd will build on his lots near Twenty-seventh and Capitol avenue will be thoroughly modern and have four rooms and a small kitchen. Each apartment will have two rooms down stairs and two up stairs. The rooms will be quite large, and a bathroom is planned upstairs which will be accessible to both sleeping rooms. The large living room will occupy the largest amount of space downstairs. The neat little dining room and kitchen will be back and to the side of the living room, giving good lights. The cellars will have furnaces and laundries. Dr. Shepherd figures that such apartments will rent for \$25, plus light and water bills. If the idea takes in Omaha, as it has in Chicago and Minneapolis, Dr. Shepherd will erect other flats in various parts of the city.

Drake's addition owes a number of improvements to Dr. Shepherd. During the last year he has erected five houses near Twenty-seventh and Capitol avenue, and sold the last one last week to George C. McIlrreen for \$2,800.

Sir Horace Plunkett, a large owner of Omaha property, who is also interested in several other American cities, will return to Omaha the first of the week, and has promised to address the members of the Real Estate exchange Wednesday. Sir Horace has been spending a week in Wyoming, where he has holdings.

Election of officers will be held by the

Real Estate exchange at the meeting Wednesday noon. A number of nominations have been made for each office and an interesting election is anticipated. As most of the offices involve some work, without compensation, every nominee is doing a strong line of electioneering.

Countess Place still attracts the home buyers, as well as the Twentieth street boulevard section about the old Trans- Mississippi exposition grounds. The following sales were made last week by Hastings & Hayden on the north side: Two south front lots on Spencer street, just west of Sherman avenue, to W. H. Cray, two lots on the southeast corner of Eighteenth and Emmet streets to Charles W. Martin and the northwest corner of Nineteenth and Lehigh to A. L. Benson.

Emmanuel Johnson has purchased the five new houses erected this year by Hastings & Hayden at the corner of Twenty-fifth and Franklin streets. Mr. Johnson bought the houses as an investment, having a firm faith in Omaha real estate.

As an evidence of the reasonable prices being made on Omaha real estate, sure to be worth more, President Bostwick of the Real Estate exchange offers the following which were sold by the firm of Payne & Bostwick last week: South front lot at 327 Bardett street for \$25, five room cottage at 899 Leavenworth street to Charles M. Clark for \$1,100, and 291 Douglas street and 29 South Twenty-eighth street, with cottages, for \$1,860 to D. F. Neff. These properties were all purchased for investment and are a fair sample of the "stuff" being offered by Omaha real estate men, who are conscious of the fact that an advance is the only possible direction the market can take.

Building increased almost 40 per cent in Omaha during the month of October, as compared with the same month last year. The number of permits was 133 and the estimated cost \$500,500.

Charles H. Morse has announced that he will build a six-story warehouse at the corner of Ninth and Harney streets, which will cost \$60,000. This building will be excellently located, as the new Deere Flow company building will be erected on one corner and the new Carpenter Paper company building stands opposite the site owned by Mr. Morse.

Just what the effect of the banks making a rule which prevented the depositors from withdrawing all their actual money last week will be is a matter of conjecture by the real estate men. Another situation will have an influence on those who have money to invest, which the real estate men count on. Securities are constantly reported as "shrinking" and referred to as "watered" in one way or another. It is the belief of leading real estate men that money will be withdrawn from the banks after the clearing house rule is suspended and invested in real estate. The same view of the situation is taken by real estate men of other cities. A number were in Omaha from Lincoln during the week and they predict big things for the real estate world after the banks clear up their difficulty. A. B. Beall of Sioux City, president of the Dumbarton Realty company, holders of a large amount of city property in Iowa, was in Omaha during the week looking after his Council Bluffs interests. Mr. Beall said: "I must be at my desk all next month, as there will be plenty of business in the real estate offices. People are not going to put their money in the sugar bowls. They will not leave it in the banks. Though the situation does not justify drawing it out in fear of loss, the investors will buy real estate when it is all over."

Proposals of various real estate exchanges throughout the country to organize a national exchange or association, with approval from the Omaha Real Estate exchange at its last meeting, and this city will be one of the first to send a delegation to any city in the United States for the purpose of effecting the organization. In the opinion of President Bostwick, the time is coming when the real estate men of all the cities will be more closely bonded together than they have been.

Omaha Real estate dealers who are large holders of South Omaha property, or who represent the owners of real estate in that city, are unanimous in expressing the belief that all South Omaha real estate will be increased in value by annexing South Omaha to Omaha. Harry Tukey, secretary of the Real Estate exchange, said: "I have talked with a number of our members. They all favor annexing South Omaha, and some of them are large property holders in that city. The cutting down of city expenses and the better public service which would be rendered would make property there worth much more."

tered upon the floor and walls. From the surface of the baked clay tile this can be removed as easily and as thoroughly as from an ordinary dinner platter. Consequently it is a small matter to keep a tiled kitchen in as sanitary a condition as a modern hospital. If, however, the floor is covered with wood, much of the organic matter that falls upon it is absorbed by the boards or passes into the cracks between them. Here it decomposes and breeds germs of all kinds from the simple "anaerobic" germ of decay, so offensive to the sense of smell by its peculiar musty odor, to other disease germs positively dangerous to human life. By covering the wooden floors with a superficial and semi-water proof material the work of keeping the kitchen looking clean is much lessened, but much dirt and moisture finds its way under the covering, where it remains for months or years until the covering is replaced because it has worn out. By merely secreting on covering up this dirt, these superficial water-proof coverings really add to the unsanitary condition of the kitchen. The floor's water-proof, germ-proof and insect-proof. Hats or shoes cannot make any impression upon it. By using rounded "cove base" tile in the corners and at the union of the floor and walls, all angles and corners which become the receptacles of dirt or organic matter are abolished. The tiled kitchen can be quite easily and safely rinsed out with a few buckets of water. In comparison with the laborious scrubbing of wooden floors, this is a great saving of domestic labor. The tiled kitchen has the further advantage of being the domestic servants' unconscious ally to live up to the cleanliness of their surroundings.

The cracks between the boards of the wooden floor, but can be easily remedied by the selection of a suitably design border or panel, worked out in tile or ceramic mosaics.

In European countries, tile is used very extensively in the reception hall. This custom is now being imitated in American domestic architecture, and today many of our finest residences have a tiled or ceramic mosaic floor and wainscoting in the reception hall in place of the hard wood polished floors and carved wooden wainscoting or wall paper. A tile hallway can be made substantial, rich and decorative. Tiling does not have to be oiled or polished, and it has not that disagreeable and dangerous slipperiness so characteristic of the polished hard wood floor. Europeans justify their custom of tiling in the reception hall, the floor to such an extent that even the rugs will slide upon it. Many serious accidents, especially to children, have resulted from the slippery polished floors in the hallways of many of our finest residences. Tiled wainscoting in the hallway and on the stairs cannot be injured by soiled hands, baggage, furniture or other things, which so often deface the most expensive paneled or paper wainscoting.

The sanitary conditions which led originally to the adoption of tiling as an ideal floor and wall covering for the bath room, are of greater importance in the kitchen. In the most careful culinary operations, such grease and other organic matter is inevitably spat-

Uses for Decorative Tile in Modern Home Building

By Charles James Fox, Ph. D.

The appearance of the floors and walls is an important feature in the interior decoration of the home. Costly carpets and rugs, rich wall paper, hard wood tile floors, paneled oak, cherry and mahogany wainscoting, are some of the coverings used to make the floors and walls attractive and ornamental. One of the most recent materials to be employed in American domestic architecture as a floor covering and wall facing is the baked clay tile. It has been used for centuries in England, France, Germany and other European countries, where inorganic and fireproof materials are given preference over wood, and where the ordinary home is built for generations rather than for years.

Twenty-five years ago tile was virtually unknown in this country, where wood was the usual building material. With the advent of the modern bath room, the clay tile made its first appearance in America as a covering for its floors and walls, which were being constantly splashed with water. The waterproof and fireproof qualities of tile, together with the facility with which a tiled floor can be cleaned, made it especially appropriate as a sanitary floor covering. The tiled bath room, however, was for a long time regarded as an expensive luxury, to be enjoyed only by the wealthy, who were able to pay for its sanitary and decorative qualities. Today a tiled bath room is looked upon as such a necessity as to be required by law in the building ordinances relating to hotels, tenement houses and other structures of a semi-public character in many of our largest cities.

It is a strange coincidence that the most decorative of all floor and wall coverings should have made its first appearance in this country in a room where decoration is not at all essential. Yet, however unintentional it may have been, the modern bath room, with its bright open plumbing fixtures, its porcelain tub and tiled floor and wall, has become one of the most attractive rooms in the house. The bath room tiling was at first unusually white, but as the colored glazed and decorative tile is just as sanitary, just as waterproof and just as durable as the plain white, it was not long before the American architect followed the example of his European confrere and took advantage of the ornamental qualities of tiling. The walls of the bath room are today often covered with sea-green and other colored glazed tiling and the floors are laid in ornamental designs executed in ceramic mosaic. The colored tile emphasizes and shows off to advantage the extreme whiteness of the bath tub and other plumbing fixtures and by a judicious use of wall paneling and floor design the clever architect can correct, wherever necessary, the faulty appearance or lack of symmetry in a bath room which is too small, too narrow or otherwise out of proportion with the rest of the house.

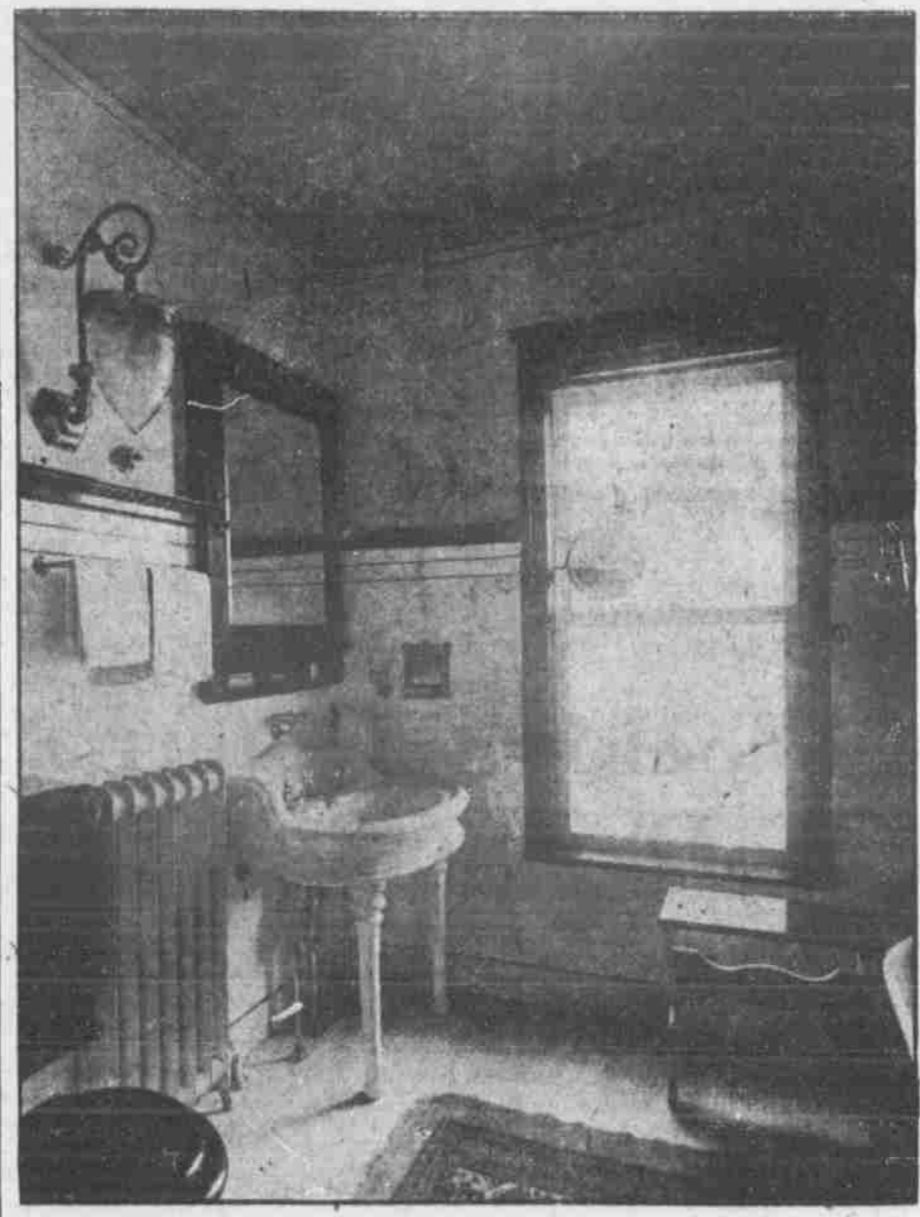
The durable, sanitary and artistic properties of the baked clay product were each made evident in the bath room tiling, and each in turn led to the adoption of this permanent floor and wall covering for other parts of the house. The durability, beauty and substantial appearance of tiling naturally suggested it to the architect or home builder as an appropriate covering for the floors and wainscoting of the vestibule. The clay, out of which the tiles are made, can be baked so hard that the steel nails of the shoe, so destructive of less permanent flooring materials, cannot scratch it any more than the steel knife scratches the ordinary dinner plate. The knocks and blows incident to concentrated traffic through the vestibule and to the carrying in and out of baggage and furniture, which soon scratch and mar a vestibule covered with less durable material, leave no trace upon the floor and wainscoting covered with the hard baked clay tile. The street dirt that is carried into the vestibule on the shoes can be easily removed by simply flushing off the floor with a pail of water. The tiled vestibule is therefore easy to keep clean, and unless it is entirely neglected, it should always have that neat, tidy appearance which is so essential to that part of the house which first meets the eye of the visitor, and upon the appearance of which the stranger may base his entire judgment of the character of the interior of the house and of its inmates.

The plastic clay material can be pressed in dies of almost any shape, and by a selection of different clays and by the addition of metallic oxides, tiles can be baked in almost every color, shade or tint. With the consequent unlimited range of form and color of the individual pieces, the decorative possibilities of the tile floor and wall are limited only by the artistic conceptions of the architect or decorator. Many tiled floors of the present day present startling examples of bad taste, both in color scheme and design; but this is the fault of the decorator or home builder and not of the material itself.

The success of tiling on the floor of the vestibule naturally suggested its use as a covering for the porch. In suburban resi-

dences, especially where outdoor living is an important feature, the porch is a much used and also a much abused part of the house. Its floor is subjected to the most trying exposure to the elements. Part of the time it is covered with rain or snow; again, it is exposed to the baking rays of the sun; and at all times when the house is occupied it is covered with more or less street dirt.

Unless it is slanted so that the rain or snow will run off it and unless it is protected by paint and other covering, wood cannot withstand this treatment without soon showing signs of wear. Consequently about the first part of a new house which betrays evidences of age and decay is the wooden porch floor. And yet, like the vestibule, the appearance of the porch is all the more important because it is seen from the street, and is unconsciously scrutinized by every visitor, while waiting for the door bell to be answered. A tiled porch is about the only one which is at once decorative and durable. If properly laid in hard Portland cement, it will outlast the building in which it is placed. It is very easy to clean and with the most superficial attention it can always be kept attractive in appearance. Owing to the danger of shutting off too much light from the rooms on the first floor it is often necessary to make the porch rather narrow. This narrowness in appearance is emphasized by



SANITARY BATH ROOM COMPLETELY TILED.

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