

NEWS OF THE BUSY HOME BUILDERS

AUTOS FOR HOME BUILDERS

Chug Wagons Help Enlarge the Desirable Residence District.

FUTURE HOUSES NOT OF WOOD

Omaha Contractor Predicts Scarcity of Timber Will Force Builders to Resort to Cement, Brick and Stone.

"The automobile is a great factor in the modern building world," said a real estate man. "Fifteen years ago a man could not build a suburban home anywhere except within hearing of the car. He had to be within reach of the line to the city and in inclement weather he was at a great disadvantage. Today a man can build his home where he likes. He steps into his automobile and after an exhilarating spin is in the city. He doesn't have to worry about catching a car and he doesn't need to worry over the state of the weather. With the improved roads which intelligent co-operation is bringing about suburban residences are going to grow more and more in popularity. Nor does it need to be a rich man who can afford one. The suburban residence combines the charm of country life with the convenience of the city. I dare say Omaha has expanded more in the direction of its several beautiful suburbs in the last ten years than it did in all the previous years of its existence. Homes are now being built at all prices from \$1,500 to \$50,000 on the suburbs leading out of the city. And the man who hasn't an automobile is able to take advantage of the street car lines and in the future, with the expansion of the lines to the neighboring cities, the opportunity for this class of residences will expand more and more."

The St. James Orphanage at Benson is being wired for electric light. For a long time the institution was unable to get connection with the city electric grid, but the construction of a new line of wires brought this to a possibility and the American Electric company has the contract for the work and is pushing the wiring of the building to completion with the greatest possible dispatch.

A. P. Wood & Son will erect a large modern, sanitary dairy barn on West Leavenworth street, where they will conduct a thoroughly up-to-date dairy plant. The building material will be furnished by the Updike Lumber company.

An Omaha contractor who keeps a weather eye on statistics and prophecies as to the future declares that the home of the future will be built of cement, brick, stone or some other substance, but not of wood. "This country is extravagant in its use of lumber as it is extravagant in the use of everything else," says this man. "Statistics show that every year about one-third of the United States uses about six times as much lumber as he ought to use. The forests of this country produce only about ten cubic feet of lumber per acre per annum. To keep up with the demand they ought to be producing at least thirty cubic feet. Several of the timber areas of the country have reached and passed their period of greatest production. Now the northwest states and the southern states are at the peak of lumber production, but they are also being drained as fast as saws and axes and knives of men can cut the trees. "Crops of good lumber are not of rapid growth and the man who looks at the lumber question must remember the generations that are to come. He must not be like that selfish individual who pompously demanded, 'What has posterity done for us?' The average age of trees felled for lumber is 150 years. Therefore a man planting trees now for lumber could not hope for a crop until his children's children were middle-aged men. "In other countries the timber supply is guarded and the growing trees are to some extent for the generations that are to come. Some such arrangement must be made for the coming generations in America if we are to have even wood for the most necessary purposes. "As in Europe, the trend here will soon be to build with the more permanent and in view of the present prohibitive price of lumber, the less expensive materials, namely, cement and brick and stone."

M. Hamling, the tile contractor, has just finished a beautiful piece of work in the floor of the Nebraska National bank at Norfolk. The floor is of small tile, with the name of the bank worked into it in colors and an outline map of the state of Nebraska. The work called for the greatest skill in the laying of the floor.

Some of the furnace men report a decided increase in business outside the city. Cox Bros. have just installed two furnaces at Lyons and report many orders from surrounding towns.

Dr. Ralph, Twenty-sixth and Capitol avenue, has just placed a contract with Cox Bros. for two furnaces to be installed at once in his double flat building at the above address.

Contract for wiring and fixtures for the seven Partridge & Redwig flats at Twenty-sixth and Dewey has been awarded to the American Electric company.

The residence of George W. Platter at Thirty-sixth and Dewey avenue is being wired for lights by the American Electric company.

G. W. Loomis will build six two-story flats at Thirtieth and Mason streets. The lumber will be furnished by the Updike Lumber company.

R. C. Peters is building two very handsome houses at Thirty-sixth and Woolworth, the electric wiring of which will be done by the American Electric company.

James May is beginning the construction of a modern residence at Twenty-seventh and Woolworth avenue. The furnace contract has been let to the John Hamme Hardware company. The same concern is installing a furnace in the home of Frank Plank of the city comptroller's office. Mr. Plank is making extensive improvements on his property.

M. Hamling has just completed the fitting work in the new residence of William Hayward in Nebraska City. This house is considered the finest and most complete home in Nebraska City. Extensive tile work was done in toilet rooms and baths. The house has one luxury found in few homes however modern. This is a plunge of considerable size. The inside of the plunge is of enameled iron and the ledge is of marble. It is of such size that a man can swim around in it with considerable freedom.

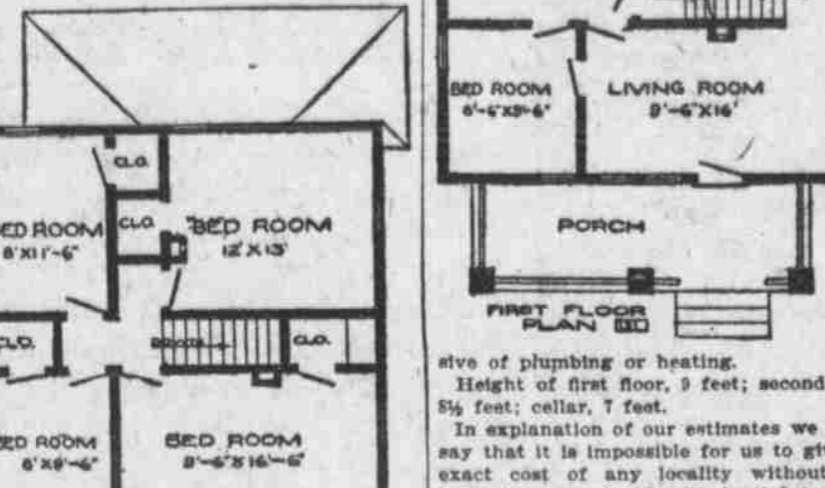
A new gravel roof will be put on the South Omaha city hall in a few days by the National Roofing company. The same company has just begun placing a tile roof on the new Union Pacific commissary building at Eleventh and Leavenworth streets.

A Twentieth Century Cottage



The design which we illustrate this week is particularly adapted for building in the country on account of its extreme simplicity and the ease and cheapness with which it can be constructed. The foundation is finished in four large rock above grade and three-inch piping for remainder of building. If cheap, cement blocks could be used for foundation above surface and concrete mixture below grade. The large open cornice and eaves provide both with its immense pillars give this home a finished appearance. We invite your careful attention, particularly to the size of the rooms on the first floor and the conveniently located doors between the different rooms. The stairs are so placed as to permit a direct entrance to them from either the living room or the kitchen.

The second floor has two large and two small chambers, one of which could be used as a bath room, and if needed two rooms could be finished in the attic. This house can be built for \$2,100, exclusive of plumbing or heating.



Height of first floor, 9 feet; second floor, 8 1/2 feet; cellar, 7 feet. In explanation of our estimates we would say that it is impossible for us to give the exact cost of any locality without first becoming acquainted with local prices and conditions. We would suggest in this capacity that you either see your local contractor or write us and we will send you a list of questions and at a small expense figure for you the exact cost of any building. In response to numerous requests we have prepared a book containing a number of views and complete floor plans of moderate priced houses. This will be sent prepaid upon receipt of 25 cents; stamps not accepted. Address all letters to Home Builders' Department, Omaha Bee, Omaha.

Building Record For May

Building for May makes a pretty good showing. During the month permits were issued in all times in many buildings in process of construction in Philadelphia as in any one of the other five or six large cities. There were some startling increases for the month. It is to be expected that San Francisco will show marvelous increases. The total number of permits in that city for May was 420, involving a total cost of \$5,928,874, against 118 buildings aggregating \$788,918 from May 15 to June 1, 1906, a year ago, an increase of 646 per cent. Remarkable increases are to be found in Milwaukee 303 per cent, Pueblo 175, Cincinnati 111, Minneapolis 61, and New Orleans 60 per cent. It should be noted that building in St. Louis is beginning to show a falling off. The record for the report part has been one of wonderful activity. The decrease for May is, however, moderate, only 3 per cent.

Table with columns: CITY, 1907, 1906, Gain, Loss. Lists cities like New York, Chicago, San Francisco, Philadelphia, etc., with their respective building statistics for 1907 and 1906.

The table is somewhat difficult of analysis. In this respect it is in wide contrast with almost any previous month for a long time past. It is spotted. One would think that the showing should be better. The larger cities show in many instances a falling off. In New York operations decreased 22 per cent. Chicago 2, Brooklyn 3, Pittsburgh 21, while Philadelphia has over twice as many permits as the highest of any in the list.

The Happy Hollow club has placed a large order with the Burgess-Granden company for new electric light fixtures at the club's new home. The fixtures will be in harmony with the other rich appointments of the club house.

J. W. Dorr, president of the National Roofing company made a trip to Kansas City last Monday. A. H. Reed, secretary and treasurer of the company made a business trip to Sioux City Wednesday.

The interior of the Young Men's Christian association building is now practically completed. The elegant electric fixtures and chandeliers, which are so important a part of the decorations, were installed by the Burgess-Granden company.

The B. L. Carter Corlies works shipped a metal ceiling to western Nebraska the last week for a peculiar purpose. The purchaser wants to put it in his shed house. Alvin Nicholson of Marsland, Neb., is the buyer. He is a wealthy ranchman and recently completed the shed house. But he wasn't satisfied and finally found that what he wanted was a metal ceiling. He wrote to the Omaha firm at once for the best quality of ceiling in the market and it has been forwarded to him. It measures 23x20 feet.

Two of the store rooms in the Range building will be furnished with metal ceiling. The same firm has the contract for the metal ceiling in the Nebraska Cycle company's store at Fifteenth and Harney streets.

Notwithstanding the unreasonable weather, the concrete work on the Carpenter building at the corner of Ninth and Harney streets has progressed in a very satisfactory manner. The contract is in the hands of P. B. Burness, who has had considerable experience in concrete construction in Sioux City and elsewhere.

W. A. McKey will build a modern dwelling at the corner of Twentieth and Wirt streets. He has placed his order for material with the Updike Lumber company.

PAINTING THE NEW HOUSE

Some Seasonable Suggestions for Painting New Houses—Best Time and Method.

At this season of the year a good many new houses are being started, or are under way and one of the first questions naturally that comes up is the kind of paint that is to be used. Right here it is well to state that if there is any anxiety for economy, it should not be exercised on the first coat. It is just as bad to use cheap or inferior material for the priming or foundation coat as it would be to attempt to build a substantial house or a foundation wall of poor stone of crumbling brick, laid up in the lack of adhesive properties. In the first place, the priming, or foundation coat, must be made of an elastic material that will expand and contract with the wood surface to which the paint is applied and that will not have a tendency to crack and peel away from the surface. It must be made so fine that the particles will enter into the pores of the wood and get a grip there, in the same manner that plaster is held to the laths upon which it is spread, by entering between them and filling the voids. The best paint, being composed largely of zinc white, has a tendency to dry to a hard and somewhat brittle paint film, should not be used as a priming, because it is not sufficiently elastic, and will perish by cracking away from the surface, leaving the bare wood exposed. Neither is ochre a safe paint to use for priming. It is true that large quantities of cheap ochre are sold under the name of "priming ochre," but they almost invariably fail to give satisfaction. As a rule these are made from an inferior grade of native ochre, and all clayey, being cheapen them, are largely adulterated with barytes. This latter material possesses little or no pigment value, but is used because of its cheapness, its weight and its nonabsorbent properties, which make it possible to mix a large quantity of paint containing a good percentage of barytes with a very small proportion of oil. With oil at 44 cents a pound and barytes costing 1 1/2 cents, the economy to the manufacturer in using a large proportion of barytes in any paint sold by weight is soon apparent. Even were the ochre pure, its value as a primary paint is very small, because all clayey, it is an absorbent of moisture, and after the oil begins to perish by oxidation, the ochre takes up moisture, which softens and destroys the paint film. On houses originally primed with ochre, after a second or third painting, there is often exhibited a marked crack in the upper corners of the joints, owing to the old ochre priming; and the only way this can be corrected is by burning off all the old paint and starting afresh. Mineral brown, which is an oxide or iron paint capable of being ground very fine, would make an excellent priming coat, but for the reason that its color is objectionable for use under light tints, since it takes so many coats to cover it well enough to hide the strong dark reddish brown of this pigment. Its wearing qualities are seen upon freight cars, barns and other structures where this pigment is extensively employed. The ideal priming paint is pure white lead ground in linseed oil, and thinned with linseed oil, with enough turpentine to cause a greater penetration into the pores of the wood and sufficient Japan drier to dry or oxidize within a reasonable length of time—so as to avoid the danger from sudden showers. Where the lumber is soft and spongy a little or no turpentine is needed, but where the lumber is hard or close grained, about four or five gallons of raw linseed oil, and one gallon of Japan drier, from one-half pint to one pint of the best quality of Japan driers (according to the weather conditions) will be about the proper proportions for mixing 100 pounds of white lead priming. The lead should be emptied into a large tub and broken up as thoroughly as possible by means of a wooden paddle, with a portion of the linseed oil. The keg from which the lead was taken should be scraped out as much as possible and thoroughly rinsed out with the turpentine before the latter is added to the paint. The balance of the oil and drier, because the oil and the whole mass is thoroughly stirred to incorporate the ingredients. It is advisable to add about one-eighth to one-quarter of a pound of pure lamp black in oil to the partially broken up lead, before putting in the balance of the oil in order to bring the mass to a lead color. This will cover up discoloration in the wood and make it possible to produce a better job with two or three coats of paint than if pure white were used for priming. If warm colors are to be used, about a quarter of a pound of amber may be used instead of the lamp black. Many carpenters insist that the painter shall prime the woodwork as soon as it is erected. They seem to think that this is necessary in order to prevent the wood from splitting. As a matter of fact, much better results are obtained by allowing the work to stand for some time before it is primed. No harm whatever can come to the house if a brush is not touched to it until after the plastering has been finished, and it will be a benefit, rather than otherwise, for the moisture from the damp plaster will have a tendency to cause blistering of the paint. But the more important is the fact that very little lumber on the market today is thoroughly seasoned. In the old days of rafted lumber the sap acids were soaked out of the wood and painting might be done at once. Now the lumber, if seasoned at all, is merely kiln dried, and the acids are left in the wood, to be liberated by the moisture from the plaster. The acids affect the paint destructively and the paint perishes prematurely. Far better to wait until the rain has had a chance to beat upon the lumber and soak the sap acids out of it. The boards may become discolored, but the paint will hit the darkened wood and will cling to it much longer. No painting should be done while the surface is damp from rain or dew, but the boards should be perfectly dry. Neglect of this will cause peeling or blistering. Summer time should be allowed between coats of paint or primer. The coats should become thoroughly dry and hard before applying the subsequent coats. At least a week should be allowed, if possible. For economy's sake many persons specify two coats of paint. This is really sufficient for new work. Three coats of paint, put on at fairly close intervals, will far outlast the same quantity of paint applied to the surface in two heavy coats and will afford a greater measure of protection. But, as the labor cost will be 50 per cent greater for the three coats than for two, and as labor forms the larger part of the cost of painting, many persons insist upon two-coat work. The use of a lead colored priming coat, made from white lead tinted with lamp black, as mentioned above, will enable very fair work to be done with two coats, better by far than that which can be done with one coat. The question of what shall be used for the final coat will depend very much upon the ability of the painter to mix colors. The old-fashioned painter, who served a four years' apprenticeship and learned the

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