landlord's dream became a reality, and

NEWS OF THE BUSY HOME BUILDER

How One is Chasing the Other in Omaha.

DEMAND FOR HOUSES UNABATED

Handreds of Houses Going Up All Over the City and Yet the Supply is Not Up to

"Well, if Omaha doesn't have that 20,000 by 1910 then I miss my guess and all the signs that the real estate business yields as to population have gone wrong," declared a real estate dealer of the city last decided remark from the scarcity of houses In the city. Taking this as his text, he preached a sermon regarding the popula- building will cost about \$5,000 tion of Omaha, which, he said, is leaping ahead with kangaroo-like jumps.

"Why, just think of all the houses that have been erected in this city in the last few years. Contractors and all the workmen they could get held of have been working summer and winter, week days and Sundays, building houses. Very few dwellings have been burned or pulled down, and yet the demand for houses today is unprecedented in the memory of the oldest inhabitant. Houses are almost as scarce now as they were when Bill Snowden constructed the first dwelling in the city, back in 1864. Today there are almost no houses for rent in the city and people are at their wits end to find a place to keep house. A new house is rented long before it is finished. Some of them are actually leased before the walls are up. Plats are gobbled up and occupied before the workmen have finished putting the roof on. Getting houses is almost as strenuous a game now as playing 'pussy wants a corner.' And there year ago, a decrease of 1,141 buildings and decrease, however, when one takes into is no sign of a letup in this scarcity of \$41,307,423. The figures in detail are as fol-

Omaha is to have another metropolitan feature in the way of rest parks. The Board of Park commissioners held a meetng last week at which the subject was discussed. The plan is to buy small tracts of land in different parts of the city. preferably the more thickly settled districts, fit them up as parks and playgrounds, where the people can go and find relief from the flercest heat of the summer days and nights. In the larger cities of the world these rest parks are common and act as ventilators to the congested part

There is a greater demand now for cottages or small houses than for any other type of dwelling. This is said to be due to the high prices and rents which rule. A seven-room house in a district between mile and two miles from the center of the city is now worth from \$4,500 to \$6,000. Four cottages were sold last week within this radius, at Twenty-second and Grace streets, for \$6,250, or \$1,560 each. These were bought by Dennis McGrath from Dr.

A race against time is being made for the completion of the Brandels building. The contractor who has the interior work will have to pay the Brandels Bros. \$100 May for every day he runs over Septem-, while he will receive \$100 a day for every day he cuts off the time allotted to Naturally, the job is moving along crease. New York leading with 34 per higher and in keeping with the increasing just about as fast as it could go. There cent, Chicago 15 and Pittsburg 41, while of activity the cost of material and wages are 200 carpenters on the work and they the other large cities Philadelphia saved has advanced to an extent never before alities. don't lose any time while they are on duty, the day with a gain of 2 per cent. Even known. It was to be expected that there The owners are determined that the build. St. Louis, which has recently experienced would be a mild letup and it would not be ing must be completed by September 1 if a boom the like of which was never before surprising if it were to be greater in order integrity can accom- known. who are to occupy the rooms have been for years, remained stationary. promised possession on that date.

There is to be continued and unrelenting buildings larger than usual, has a gain of in building, will then go shead with their war on the weeds which flourish so hixur- 64 per cent, and Topeka 63, nor is building plans. fantly in Omaha. Four inspectors have on the north Pacific coast less active. The been busy the last week serving notices on property owners to cut the offending vegetation. The city has been laid out into districts and a strict account is to be kept on a plat of the city of just what property owners have been notified. If any prosecutions follow this, proof that notice was served will be useful.

"One thing the Omaha home builders have not learned," said a man who has observed the heaviles of dwelling to man with the corresponding month a year ago. In Kansas City, Milwaukee, Buffalo, Dubling to the heaviles of dwelling to man with the corresponding month a year ago. observed the beguties of dwellings in many During the month just closed permits were ing from 34 to 74 per cent, the latter in lands, "is the value of a bit of greenery In the front of a house. The ideal of Construction News, in forty-five cities for in Pittsburg of 11 per cent, Detroit 58, Inbeauty of some builders seems to be to the construction of 12,192 buildings, involv- dianapolis 124, Omaha 18, Louisville 18, Atplaster all the ground in front of the ing a total estimated cost of \$65,765.694, lanta 37, Columbus 29, Allegheny 59, Birapartment house or flat with cement. This against 13.721 buildings aggregating in cost mingham 76, Topeka 167, San Antonio 182, makes a brilliant and almost unendurable against 13,721 buildings aggregating Chattanooga 214, Terre Haute 75, Davenport glare under the summers' sun, a slippery a decrease of 529 buildings and an increase of stone in the winter and a of \$684,90%, or 1 per cent. It is believed this barren waste always.

Now, in England or France or Germany they do things differently. The fronts of their apartment houses are pleasing to the eye and they cost no more than the cement. beplastered front yards of some of our apartments. Suppose the house stands back only ten feet, that ten feet can be laid out in a grass plot and surrounded by a hedge or an iron fence if desired. This is pleasing and restful to the eye, cooling to the senses and brings into the middle of the city a bit of country life that is as restful as a cageful of birds."

"Brick sidewalks when properly laid make the best of walks," said an Omaha. "People who have them must watch carefully, though, or the grass will grow up Washington. between the bricks and make them un-Newark Indianapolis sightly. To remedy this the grass should be pulled up just after a rain and the cracks sprinkled with salt or gasoline, preferably the latter. This will prevent the grass from growing again. On Lothrop street I poticed that one of the property Buffalo, N. Y. owners has not only kept the grass from between the bricks, but has cut a space three inches wide between the bricks and his lawn. This he has filled with white stone crushed very fine. It prevents the grass growing out over the edges of the walk and the contrast between the green grass, the white stone and the red brick Allegheny is very pretty."

Residents of smaller town surrounding Topeks Omaha are beautifying their lawns with Chattanoogs ornaments far more than the people of city, according to a representative of The Omaha Stove Repair works. Next to well paved streets and well kept lawns there is nothing that adds with so little expense and such great permanence to the beauty of a street as an iron flower vase in keeping with the size of the lawn it is

9512 Harney street; C. W. Sovenson, 2912

of fence for all its properties throughout | H. D. Frankfurt, architect.

It is not often we find the artist and musician seeking the prosaic atmosphere commercialism. George Barker, the artist and accomplished violinist, now juggles bags of cement and rough concrete locks with as much zest as he formerly wielded the brush and the violin bow. What was formerly a livelihood is now a recreation. Mr. Barker is the secretary and treasurer of the Nebraska Concrete Reinforcing company-and that is no small distinction even for an artist.

M. H. Brown, merchant of Cozad, Neb. has engaged H. D. Frankfurt, the architect, to draw plans for a fine colonial residence. It will have all the modern He drew the inspiration for his appliances, private water system, hot water heat and modern appearance. The foundation will be of concrete and the

> C. W. Martin of Hastings & Heyden te o be located at Twenty-second and Fowler.

in cost \$303,663,752 for the same period a

New York, including Manhattan and Bronx. Brooklyn

h.....

hicago..... hiladelphia

St. Louis..... Detroit.....

os Angeles Los Angeles
Washington
Seattle
Pittsburg
Portland, Ore.
Milwaukee

uffalo.

Rochester

Allegheny . Mobile

San Antonio... Grand Rapids Lincoln, Neb.

dianapolls

pany. The latter has adopted this brand | hot water heating system will be installed. day-Mr. Williamson has adopted it as a

The contract for painting the new in as many flats, while the dumbfounded Brandels store has been awarded to M. L. Endres. Work on the exterior will be started at once.

Stork and the Fints.

There is at least one apartment house manager who believes it is a losing game to try to exempt children and other unnecessary annoyances (7) from apartments. Mr. Williamson of Pittsburg was seized with the idea, not an original conception. however, of building a fine apartment house n which the niew of cat, bow-wow of dog by Socrates "accept with complacency the would never be heard, and much more important still, the cooing or walling of 'young hopefuls' and the noisy clamor of Briefly, he decreed that from the Winona apartments children, cats and dogs should be prohibited. The idea impressed Pittsburgers favorably, and Mr. Williamson had no trouble at all in becoming a landlord. having plans drawn for a typical bungalow His eight strictly down-to-date apartments were occupied in every case by newly mar-The foundation will be of cement blocks, ried couples. Everything was levely, the

There is no occasion for wonder at the

consideration the record breaking pace of

building in this country for a decade. The

Bidge

|Gain| Loss

Building Record for Six Months

Building operations for the first half of north coast cities make a splendid showing.

the year show a falling off of 13 per cent Portland leading with a gain of 78 per cent,

in comparison with the corresponding Scattle 47. Spokane 62, Tacoma 23, while

period a year ago. Permits were taken out Los Angeles, the most conspicuous point

in thirty-four leading cities according to in southern California, has a loss of 27 per

official reports to Construction News for cent. In some of the interior cities there

\$3.866 buildings, involving a total estimated were heavy gains. Indianapolis, 46 per cent.

cost of \$264.361,228 during the half year just Minneapolis 22. San Antonio 48, Detroit 18

Bldge

Building Record for June

1907.

Bidgs

New York, including Manhattan and Bronx.

Chicago San Francisco Philadelphia St. Louis

Sansas City, Mo

Cost.

963 \$13,904,760 923 9,743,530 896 7,043,850

2.891,378 2.131,765 1.976,915 1.540,386 1.461,183 1.394,915 1.038,133 958,967 825,260 812,535 771,864 683,786 359,418 176,110

Cost.

2,263 864,256,618 5,196 36,503,572 5,094 31,032,500 8,963 22,775,275 4,678 12,823,792 2,677 7,313,100 3,784 7,261,238 2,039 6,787,790 4,389 6,358,938 1,981 5,881,869 2,071 5,704,889 1,944 5,195,296 2,519 5,060,405 2,132 4,956,670

closed against 69.338 buildings, aggregating Allegheny 17 and Davenport 8.

for a few months, he were a satisfied smile But lo! not many months after the house was filled and everything running smoothly horrors! the stork arrived off the Winona BUILDING AND POPULATION from the Northern Pacific and Burlington with cement plaster exterior. The interior apartments and speedily effected a landing finish will be of quarter-sawed oak. A Within three months from that eventful noint from which to date coming events in his life-seven bables had been deposited landlord has set watch on the eighth one. The sudden transition from the 'Honey-

noon Flate" to "Storkdom," as the neighbors call the new building, has jarred upon the nerves of the particular landlord, who like all the rest of us, dislikes to have his pinns go to "smash." As he can not canthe lease of his tenants, which, owing to my neglect of statistical investigation. contains no forfeiture clauses covering the case in point, Mr. Williamson must needs make virtue a necessity and as suggested

When he builds again he will doubtless limit his tenants to old maids and bachelhildren of all ages should be excluded. ors. In the meantime the incident may well bring a smile to the face of President

Monthly Payment Homes.

Analysis of house buying on the monthly payment plan has developed the interesting information that only 2 per cent of those who enter upon such ventures fatt to carry their deals to fruition. An expert who has looked into facts and figures in all parts of the country save his investigation has shown that when the family once realizes that the property belongs to is, even if only the earnest gum is paid, the husband and wife and children at once begin to take better care of everything. They plant trees, shrubs and flowers, lay, out garden patches, and flower beds, and keep everything in repair. They know that from now on there will be no more complaints to make to the agent when the rent is paid about repairs and other necessary things about the place.

After acquiring a home on the monthly installment plan the purchaser begins to feel his responsibility, and so does the family. They realize that monthly notes are to be paid, and though they may have been living modestly, they begin to econoften have themselves with enough money ahead to take up several notes in ad-

vance and save interest. When this is done the greatest lesson in conomy that can be taught to a householder has been learned. He has learned smoking, to live on plainer but as wholeplished what he set out to do-buy a house keep the dirt away now."

-would never go back to renting if he had to live the life over again and undergo hardships twice as great-Says Skyscrapers Lean.

"There are probably very few skyscrapers in St. Louis that are not out of nlumb a trifle," said a St. Louis elevator constructor the other day. "Most all of them lean to one side a little, although this does not show in any way and is not at all threatening.

"There are a large number of things which are apt to cause this. It is generally due (if very excessive) to a shifting foundation or a subway, or jarring of the earth in its vicinity. It is not only in St. Louis (in fact this city is among the very best for building skyscrapers) that this is the case. One of the older skyscrapers of the city is out of plumb almost twenty inches from top to bottom; yet, perhaps, very, very few of the occupants are aware

"The way I have of knowing of this is very simple. In installing a new paslenger elevator in a modern office building, of course, we are compelled to figure and plan the same as the architect or contractor, and our job is a very delicate The elevator of an office building is like clockwork and its efficiency depends greatly upon the soundness of the walls. and floors of the structure in which it is to be built.

'In setting in the 'slides' we use a long cord to ascertain perfect evenness, which is done by attaching a piece of metal at the end. Thus from the top floor to the basement this cord is hung and we can easily tell when the slides are absolutely perpendicular. We can also tell if the building is out of plumb in the same way, and it is generally the case that after a large building has been up for any length of time it begins to settle a bit on one side or other and ultimately throws out the entire equilibrium of the building. 'Just because a building is a little out

of plumb, however, is no sign that it is dangerous or that it will not last just as long as it is expected to."

Bath Tubs for the Tenement. Sociological students in Chicago have learned a fact which has importance for builders and landlords generally. Perhaps they know it now, but their knowledge has omize and save up. In a short time they not done as much good as might have been wished.

The discovery is that the workingman

wants a bath tub in his home. "We don't sak for charity," a working man's wife told one of the social settlement investigators. "We can pay moderate ren to master himself, perhaps to forswear and people don't need to go out of their way to provide so many things for us out some food and be satisfied, because he side our homes. But we do want bath knows he is doing it for a good purpose. tubs in our homes-not a fine porcelair It is safe to say that a person who has tub, but a plain one that will help us and gone through these trifles, which may our children to keep clean. There is so seem a hardship at first, and has accom- little encouragement, so little chance to

Twentieth Century Bath Rooms By Charles James Fox, Ph. D.

Only a few years ago the modern bath, with; and modern science, urged on by In all of the big cities there was a de- | totals have been mounting higher and tial as to be specified by law in the build-

ing regulation of many American municip-

When through the extension of modern plumbing and of municipal water and sewerage systems bath rooms first became general many old houses were modernized plish the task, for a number of the tenants has been making remarkably high records to a normal basis when many people who by converting one of the smaller rooms have had building in contemplation for a into a bath room. The convenience was But there are no indications of a letup in long time, but because of the abnormal cost, so great that naturally a house without it the smaller cities. Mobile, because of two of labor at this time have not felt justified was supposed to be incomplete. Careless plumbing, and especially neglect of the floors and walls of the bath room, however, soon turned this "modern conventence" into a positive source of danger to the inmates of the house. The plumbing coting were of wood, often covered with carpet or some other unsanltary material The noxious gases that arose from the pipes and the decomposing animal matter that had been absorbed by the wooden floor, which was constantly splashed with Building for June in the leading cities per cent, while St. Paul lost 30 per cent. unclean water, bred all kinds of microorganisms from the simple germs of decay. which caused the wood to rot and to emit a disagreeable musty kind of smell, to the ages personal cleanliness. taken out, according to official reports to Mobile, while there were handsome gains disease germs which were dangerous to human life. It seemed like the irony of floors and walls and its scientific plumbing, fate that a modern convenience like the can easily be kept in as sanitary condition private bath room, one of the greatest as the operating room of the modern hosaids to personal cleanliness, should be the pital. The bath room of today may be cause of dangerous diseases. Such, however, was the case and many times when plumbing fixtures which have not yet been The Pacific coast cities continue to show the physician discoverd a contageous disis pretty close to the high water mark for remarkable activity. Spokane leading with the month of June. The figures in detail an increase of 442 per cent. San Francisco

com, with its open plumbing fixtures and necessity, made it possible to retain and its tiled floor and walls, was regarded as even augment the comforts of the bath a luxury to be enjoyed only by persons room and the same time to eliminate its of wealth. Today at least one first-class dangers. Modern plumbing became sanibath room in every house is looked upon tary plumbing; the bath room fixtures as absolutely necessary to the health, as were so arranged that no gases could arise well as the comfort, of the family. The from the pipes and the old wooden covtiled both room, with its nonabsorbent and erings which boarded up the fixtures con germ-proof floors and walls, which less cealed the dirt and absorbed all kinds of than a generation ago was found only in septic matter in the water which was the houses of the American millionaire, spilled upon them were abolished and their is now regarded as such a sanitary essen- I place was taken by the modern open plumbing in which all parts of the fixtures are exposed to the atmosphere are easily reached by the scrubbing brush and offer no refuge place for bacteria. The wooden floors, which absorbed all kinds of foreign animal and vegetable matter, which were apidly being attacked by the germ of de cay, and the cracks between the boards of which were literally filled with dirt. were replaced by the inorganic, nonabsorbent, germ-proof tiled floors and wainscoting. Water spilled upon the tile floor could not be absorbed and any dirt that might remain after it had evaporated or been wiped up could easily be removed by the most superficial washing. In fact a was not sanitary and the floor and wains- tiled bath room can quite safely be flushed out with a hose, and with little effort it is possible to keep the tile floor as clean as a dinner plate. With the scientific plumbing and inor

ganic, nonabsorbent floors and wainscoting the modern bath room became sanitary. and instead of being a source of disease it contributes greatly to the healthfulness of the family in proportion as it encour-

The present day bath room, with its tiled made more convenient by the addition of even invented, and it may be made more ease in the house he traced its origin to decorative by the use of elaborately colthe unsanitary condition of the bath room, ored tile on its floors and walls, but it is difficult to conceive of its being made more oo great a convenience to be dispensed sanitary.

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The private bath room, however, was

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dence properties is shown by the orders to cities of any particular class. Cities period of activity in Los Angeles has been being received by the Anchor Fence come which ordinarly reflect similar conditions of unusual duration, but this does not Among these during the last week because of proximity and the general trend mean, however, that it has come to an were Dr. Upjohn, who will have an iron of affairs show widely different aspects, end. Sait Lake City is plunging ahead at fence built around his quarter-block prop. For example, New York, including Man. an enormous rate, the gain for the month erty at Twenty-sixth street and St. Mary's hattan and the Bronx, shows a loss of 25 being 711 per cent. This is due to the con-Quinn. 1402 Sherman avenue; H. B. Foy. Market Market Brooklyn has a gain of struction of two large buildings, each at an 30 per cent. Chicago has a moderate gain. estimated cost of \$500,000. Nicholas street. Mr. Brown, the quick amounting to 5 per cent, while St. Louis. The prospects of a continuance of activity lunch man, is having a fence placed around where there is about one-third as much are fairly good, building news coming in in his new property at Twenty-first and Call- building, has a loss of 31 per cent. Singular a considerable volume, while there are no fornia streets. The Anchor Pence company as it may seem. Philadelphia suffered a tangible evidence of a material deis also getting large contracts for fence loss of 5 per cent. Minnespolis gained 46 crease.

Total

13,192 \$62,765,604 13,721 \$62,086,702 An interesting feature of the compilation | infortunate note in this connection is the Extensive improvement of Omalia resi- is the proguin and losses are not confined decrease of % per cent in Los Angeles. The

267, Portland 119, Tacoms 104. The only

No. of Bldgs

1906.

Cost.

871 \$18,584,785 011 7,439,110

|Gain | Loss

5%

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