

TIMELY REAL ESTATE GOSSIP

Some Pointers as to Values in Omaha Real Property.

HARRY TUKEY GOES ON RECORD

Secretary of Real Estate Exchange Returns Categorical Answers to Pertinent Questions from Dallas Exchange.

The Real Estate exchange of Dallas, Tex. is possessed of a desire to learn comparative conditions as respects real estate in the various large cities of the United States...

Name of city, Omaha. Population 1900 census, 102,555. Conservative estimate present population, 110,000.

What was the highest price paid for business property in this city during the year of improvement? Within the last two years? Two thousand dollars, Sixteenth and Douglas streets. No sales of most valuable property. Highest appraised at \$2,500 to \$3,000 per front foot.

What is the average worth of your switch property within a reasonable distance from the business center? About \$100 per front foot.

What average net return do investors expect in purchasing downtown property? Five to seven per cent.

What is your most expensive residence property worth? One hundred dollars a front foot, although slightly higher offers have been made for special pieces.

What is good residence property worth, with all improvements, outside of your highest priced residence property? Fifteen to \$6 per foot, depending entirely on the location.

What are the prevailing rates on (a) first-class business loans? (b) second-class residence loans? (c) deferred payments in the purchase of business and residence property? (a) Five per cent. (b) Six per cent. (c) Six per cent.

How are money conditions this year as compared with eighteen months ago, both as to the amount of money offering to lend and the rates? The rates asked for loans are about the same as twelve or fifteen months ago. Bank clearings are larger than they were at that time, and there is considerably more money in circulation than there was a year ago.

How are general real estate conditions with you as compared with eighteen months ago? General real estate conditions are better today than they were one year ago and about the same as eighteen months ago. There is a large demand for homes, and any good business property offered is being taken up. Three or four large office buildings are planned, and construction will start on them in a very short time.

The week just over was quieter than the preceding, which included announcements of four large new office and store buildings. It is not to be expected that such a showing can be made every week, nor would it really be desirable. Sales the last week, however, did not show badly compared with those of a year ago.

O. A. Scott has begun excavation for a double residence in Kountze Place at the northeast corner of Eighteenth and Wirt streets. There will be six rooms and a reception hall in each apartment, one apartment fronting south on Wirt street and the other one fronting west on Eighteenth street.

A. G. Johnson has just begun excavation for an eight-room strictly modern two-story house in Kountze Place on Lothrop street, between Eighteenth and Nineteenth, to cost in the neighborhood of \$4,500. It will be oak and birch finished, tile bath and vestibule, hot water heat. Mr. Johnson is building this for his home.

The apartment house at 1708-10 Burt street built by E. J. Jobst is just about completed and will be ready for tenants in a few days. The apartments, of which there are eight in the building, are as modern in construction and finish as any in the city. George Co. have taken leases on some of the apartments.

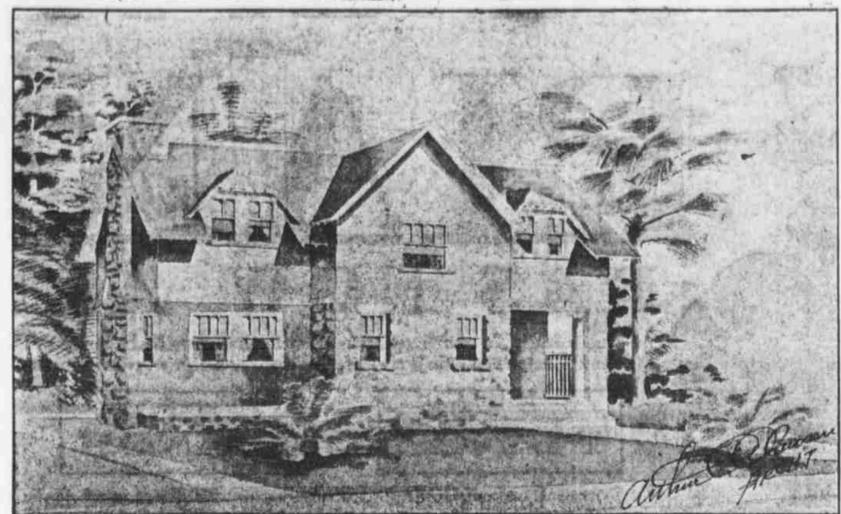
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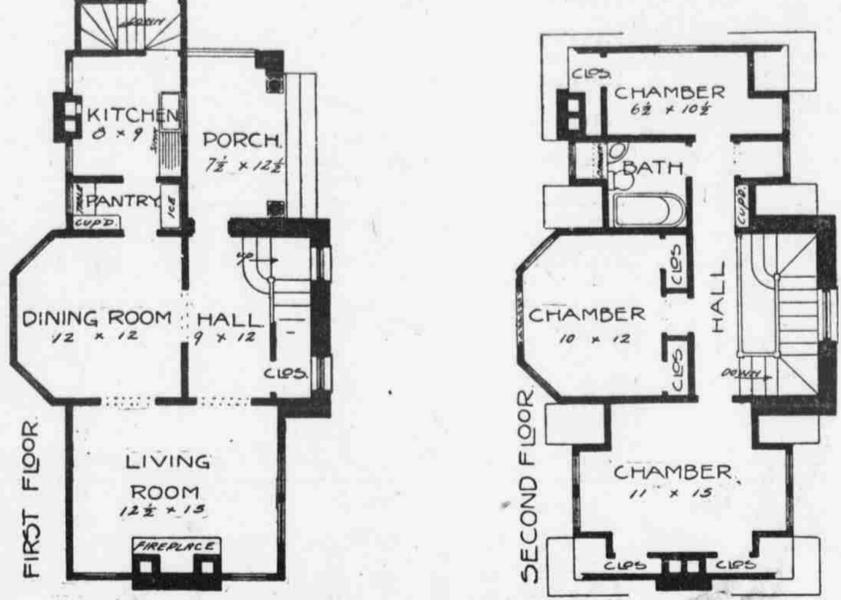
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NEWS OF THE BUSY HOME BUILDERS



Design No. 64. A very informal home-like arrangement of rooms is one of the attractions of this home.



ARTHUR C. CLAUSEN, Architect

The Proposition of Dormers

Arthur C. Clausen, Architect.

The dormer first came into use in about the fourteenth century and derives its name from the fact that, then as now, it is usually used as a means of admitting light and air to a dormitory or bed room. Strictly defined it is a vertical face of wall projecting from the inclined face of the roof. It may be set back on the roof or may be a continuation of the face of the wall carried up above the cornice or eaves.

Dormers are of many different designs, shapes and sizes, in fact rarely does one see dormers on two houses which are just alike. It is therefore not intended nor possible to present designs or descriptions of all the many styles. There are a few general considerations that can be applied to any dormer or group of dormers, no matter what the design, and these will be dealt with in detail.

Dormers are generally used to admit light and air to those parts of the attic, which have bed rooms enough to be serviceable as bed rooms, pleasure rooms or store rooms. In some forms of roof construction they are the same purpose on the second story of the house, there being practically no attic. This is particularly true of the quaint looking gambrel roof houses. If the light and air they admit was all that was required of dormers, their construction would be an easy proposition. They also form a very important part of the design of the house, sometimes constituting the whole of its individual characteristics.

Dormers are used singly, in groups or in connection with gables and portico pediments. In the latter case there is usually one dormer at each side of the gable or pediment. In this position they should not look as though crowded in, but should have plenty of room on each side. Dormers beside gables or pediments should be in good proportion to them. They are generally of a tall type and should have miniature gables. They should not be too tall, neither should they be so narrow that they present an unattractive appearance. They should be wide enough to let one stand in them without experiencing a crowded feeling because of the close proximity of the walls, and the ceiling inside should be high enough so that one won't have to 'duck' his head when standing there. Their exact size depends somewhat upon the size of the house or the size of the gable or pediment which they supplement.

Dormers in a group are sometimes given considerable prominence. This is especially true of that type of houses which have a long slope of roof carried continuously over the porch. This form of roof construction gives a cottage appearance to the home, does not interfere with the vertical walls of the second story and gives a splendid opportunity for a dormer effect. Groups of dormers look well on the cottage type of house. For dormers extending over the porch their exact location can be found as follows—This applies to most dormers: Having decided on the pitch of the roof, the dormer should be placed just where the window sill will be thirty inches low, or less, if desired, from the floor inside, and three inches from the roof at front of the dormer outside. Dormers are grouped in many ways, often using three dormers in a row, and occasionally we see two dormers of similar design placed some distance apart and the space between filled in with a supplementary dormer made by extending the face

THE BEE'S PLAN OFFER

Through a special arrangement with Mr. Clausen, The Omaha Bee is able to offer its readers the complete plans, details and specifications of the home illustrated on this page without charge for \$10. Mr. Clausen is the author of a well illustrated book, 'Home Building Plans and Problems,' containing besides many designs for modern homes and extensive articles on home building, over 130 designs for entrances, fireplaces, picture groups of windows, stairways, kitchen and pantry arrangements, etc. Special price to readers of The Bee, 50 cents. Send all orders to Arthur C. Clausen, architect, Studio, 1013 Lumber Exchange, Minneapolis, Minn.

of the dormers across, filling up the gap between, placing several windows in it and putting a penthouse roof on the middle part, thus making it practically all one dormer. A penthouse roof is the same as a shed roof, one slant from front to rear. Hip or gable windows in a row should always have the same pitch roof. When there are three independent dormers in a row the middle one should be a trifle larger than the other two, unless they are far apart. If it is made the same size in reality it will look smaller to the eye. Never make a roof dormer so large that it looks like a third story addition to the house. The 'eyebrow' dormer is intended only to obtain air and light at some point on the roof where it is not desired to give the dormer prominence. The 'eyebrow' window should never be too high in the middle and should join the roof with a curve and not an angle at each side. A plain, hip-roofed dormer, with two windows, is a common but good type. A good cottage dormer, when used singly, is one with a regular bay window front with three windows in it. The front of the bay and the window in it should be wider than the sides. Owing to the slant of the roof the side window sills will be higher up from the floor than the front window sill. Plasters and even small columns are often used with good effect on dormers. Then we have the colonial dormer with half or engaged columns at the corners, a gable above and a round top window, the window projecting up into the gable. A semi-circular, or segment arch gable is sometimes used in formal colonial work. Some dormers look well with the sides spread out in a graceful curve on each side of the bottom. When the chimney leaves the roof near the eaves a dormer is sometimes placed behind it, projecting out and containing windows on either or both sides. This is admirable in some cottage styles. Tin flashing should be carried partly up the sides of a dormer, the same as on the side of a chimney. While the writer realizes that the proper study of dormers is a rather complex problem to the average home builder, it is desired that the reader should come to realize that the proper designing of dormers, the same as all parts of the house, is not accomplished in a hit or miss manner, but that every part of the house is designed according to recognized rules of proportion. It is, therefore, far better and also a saving of cost in the end to have all such matters properly handled by one who has made the designing of homes and buildings a life study.

Remarkable Gain in Building

Building operations throughout the country for the month of November are far beyond what the most hopeful could possibly have anticipated. They are far in

Table with columns: Town, No. Bldgs., Est. Cost, No. Bldgs., Est. Cost, Gain. Lists various cities like New York, Chicago, Philadelphia, etc.

ing period in years, and it illustrates to a high degree the force and recuperative possibilities as well as the enterprise of the people of this country. The figures in detail are given above. A glance at the gain and loss columns must certainly attract and hold attention of every one who is interested in building construction. Out of the thirty-seven cities it will be seen that thirty-four show gains of from a per cent to as high as 33 per cent, while there were losses in only four cities, and in as many points as removed from each other as possible. A significant feature of the statement is the recoveries in the large cities, Chicago leading in its particular class with a gain of 294 per cent; New York City, including Manhattan and the Bronx, 135 per cent; Philadelphia, 114; and Brooklyn, 111; St. Louis, 73; Louisville, 22; while the percentage of gains in the other cities is of a highly satisfactory character. The decreases include Memphis, 38 per cent; Detroit, 35; Atlanta, 25; and Newark, N. J., 15 per cent.

MARKED REVIVAL OF LANGUAGE

No Less Than Nine Neglected Tongues Infused with New Life.

There are no less than nine almost forgotten tongues which since the beginning of the nineteenth century have retaken their places, politically and in literature, among the languages of modern Europe. The nine are Greek, Rumanian, Bulgarian, Servian, Magyar, Czech, Finnish, Norsk and Flemish.

This list does not include Gaelic, which is new experiencing reactivation in some parts of Ireland at the hands of the Gaelic league, nor Polish, which achieved a political and literary revival in Galicia. The nine languages first named are now used by 50,000,000 of people—a fact which does not suggest much likelihood of the approach of a universal language. At the beginning of the nineteenth century the statesmen of Europe almost without exception, held that the extinction of the smaller languages, which had already ceased to hold a place in courts or general literature, was desirable on political grounds. In Europe, French, English, German, Spanish, Portuguese, Italian, Russian, Turkish, Dutch, Danish and Swedish were the only languages recognized as European, either in an official or literary sense. The last five were almost unknown outside of their own lands, and even there they were nearly without literary use. French was the universal language of diplomacy and of the educated classes everywhere in conversation. In Hungary and in Poland, even before the loss of independence, Latin was the official language of public business and law, and German or French that of conversation for the educated classes. The national tongues in both those countries had a position not unlike that of Irish in Ireland during the eighteenth century.—Chicago News.

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