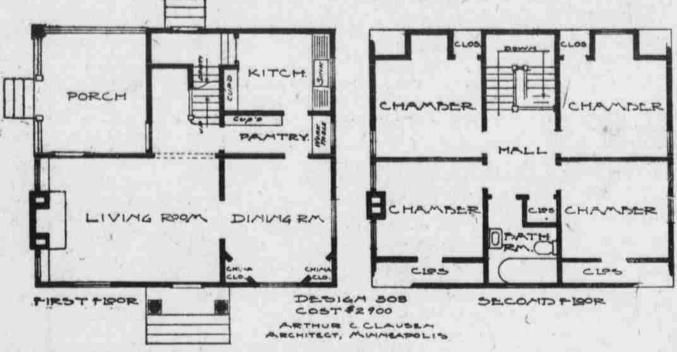
OF THE BUSY HOME BUILDERS





Letting the Contract for Building

Arthur C. Clausen, Architect.

After having obtained a complete set of plans and specifications, the next thing of mportance to the prospective homebuilder is to have his home properly built for him by a good contractor. It is, of course, best to have the architect superintend the construction of the home. Contractors are not architects; they have not born in them that sense of proportion and color called artistic talent upon which depends o much the proper appearance of the home, and will sometimes overlook important matters affecting the looks or stability of a home, or both, when it would cost them no more to have made it the better way. Then, too, workmen will often make mistakes not intended by their employers which would not meet the artistic requirements of the architect, but would be passed off as "just as good" by the contractor. These and other reasons make it advisable to retain the architect's services after the plans are made. It is a fact, however, that very few homes costing less than \$5,000 have a trained superintendent to oversee the work. In such cases it becomes doubly important that a competent and thoroughly reliable contractor be given the contract for the home or building.

The architect can best advise a homebuilder on this subject, by indicating who is trustworthy and who is not. Contractors as a whole are honest, capable men, who intend to do the best kind of work in the best manner known to the trade. It is upon the kind of work they do that depends their reputation, good or bad, and they are often unjustly accused of trying inferior work, which is the most expensive to "akin the job" by ill-tempered or unreasonable people, when their motives were of the best. There are, however, black Some of his poor work is apparent while It is being done, but by far the greater portion of it does not show itself until a

THE BEE'S PLAN OFFER

Through a special arrangement with Mr. Clausen The Omaha Bee is able to offer its repders the complete plans, details and specifications of the home illustrated on this page without change 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, picturesque 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, Mann.

to whom he would let the contract. Bedoing work cheap does not necessarily recommend him, for it often happens that the man who does work cheap does cheap or kind in the long run.

It is best to let the contracts for the gensheep in every fold. Probably the most ex- electric lighting separately. If all the work eral construction, the plumbing, heating and asperating man that one can attempt to do is let to the general contractor he will inbusiness with is the dishonest contractor. variably let the last three items to subcontractors, whom he will in turn obtain competitive figures from and charge the owner 10 per cent for acting as middle man. year or more after the home is complete. When the owner obtains his own bids on It is not until the plastering falls down, heating, lighting and plumbing he has the the doors go to pieces, the plumbing leaks, opportunity of selecting his own subcon-

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to woven wire.

which the general contractor gets for taking care of this part of the work. When it comes to writing up the contract it is best to have an attorney fill it out. It is then selection of a reliable contractor. done right. Architects have to know the rudiments of a great many trades and professions, but they are not lawyers and cannot be expected to know any more about the technical pitfalls of the law than a lawyer does about the strength of building

materials.

Some people make the mistake of thinking that a specification is the building form of contract. It is not. The specification simthe heating plant falls to work, the cellar ply indicates the kind of workmanship, the floor crumbles or the finish rubs off the kind and quality of materials and other wood that the owner realizes that he has items which cannot be conveniently shown been "buncoed" and wishes he had let his or specified upon the working drawings contract to the man whose bid was \$300 Whether a contractor should be put under higher and save the additional expenditure | bonds to complete his work in a satisfactory of this amount afterwards, to say nothing manner depends largely upon his reputaof the annoyance. To not let the contract tion and financial standing. Remember, if to the lowest bidder is, of course, not fair he does not pay his hills for materials or or just. The owner should, therefore, be labor you will have to do so, for in the sure and invite to submit figures only men eyes of the law he is your agent. The house is on your land and he has merely cause a contractor has a reputation for made a convenient arrangement to act as your agent and build it for you. If you intend to require your contractor to furnish a bond you should so inform him be- I could see while he was speakin'."-New fore he bids or else stand the expense your

to have an attorney attend to it, since this self. A bond for two-thirds the amount of is essentially an attorney's work. The blank the contract it sufficient. The proper conform of contract which some architects struction and artistic appearance of a home carry on hand covers the average home or | does not depend so much upon the proper building pretty well, but each contract va- writing of a contract or the furnishing of ries to some extent in its requirements and a bond as it does upon the proper preparaeven when a blank form is used it is best | tion of the plans and specifications and the

Bryan's Specialty.

William Jennings Bryan has a habit, when speaking, of addressing his argu ments to some one man in his adulence In this way, he claims, he can concentrate his thoughts much better. Of course, he does it in a manner indirect enough not to be embarrassing to the victim.

Once during one of his campaigns he adsaid with marked attention. Bryan was much pleased. After the speech was over the candidate sought out that old farmer. "What was it that struck you most paricularly about my speaking?" he asked. "Wal," began the farmer, and paused

throat and remarked: "Mr. Bryan, you're the only speaker I

ever heard whose whole set of back teeth York Times.

Big Increase in Building for January

January-

ations in this country for the month of struction News, for the construction of annuary. They show a remarkable condition January. They show a remarkable condition cost of \$36,592,845, against 5,555 buildings and large cities, the places which have a defi- an increase of 1,340 buildings and \$18,630,202, During the month just closed permits were totals, with comparisons, is as follows:

Scarcely anything could be more satis-, taken out in forty-three of the leading position in the affairs of the world. or 104 per cent. The list of cities and the

	190		1908.		A Property of the last
50.	Didag	Estimated	AT . COLUMN	Estimated	-Per Cent-
New York, including	Bldgs.	Cost.	No. Bldgs.	Cost.	Gain. Loss.
Manhattan and Bronx	1909	#14 AVE 1011	999	411 414 544	204
Chicago	263 669	\$10,441,800	134	\$ 4,908,075	112
Brooklyn	609	8,227,700	476	2,570,050	220
San Propolation	612	3,693,676	266	1,363,185	171
San Francisco		1,996.310	4.14	1,397,958	42
		1,677,025	578	954,510	75
St. Louis		1,124,219	A779	97 971	40
The state of the s		798 150	193	326,750	144
Denver		694,410	4 64	Maryana.	* 401
Los Angeles	483	646,007	467	469,104	38
Newark	172	630,090	113	233,636	85
Atlanta	320	565,799	286	251,167	125
Buffalo	178	553,000	127	243,000	127
Cincinnati	994	432,730	231	515,187	16
Portland	179	431,415	294	625,545	31
Minneapolis	193	377,840	204	225,005	60
St. Paul	165	285.576	105	197,184	49
OMAHA		277,550	79	188,750	47
Milwaukee		238.541	.50	122,330	95
Memphis		220,571	150	102,210	116
Birmingham		220,000	67	63,178	248
New Orleans		216,559	447	195,554	10
Rochester		215,964	7,0	140,160	64
Spokane		275,160	137	164,563	149
Dallas	151	204,695	89	108,793	88
Indianapolis	131	160,785	172	134,697	19
Worcester	32	142,583	30	20,630	591
Paterson		111,882	42	71.145	67
Toledo	65	110,127	53	88,350	24
San Jose	32	107,161	26	43,050	148
Grand Rapids	66	98,340	34	32,125	206
Lincoln	18	66,500	25	60,400	10
Terre Haute	37	55,475	30	286,910	84
Mobile	25	38,650	22	21,880	75
Stockton, Cal	100	28,940		13.875	106
Des Moines	20	- 27,475	15	18,250	50
South Bend	16	21 270	20	13,928	50
Davenport	4	11,100	11	18,975	41
Cedar Rapids	21	86,000	1.21	34,250	151
Baltimore	217	370,360	Dex	213,344	79
Harrisburg, Pa	12	34,625	- 8	10,020	9.45
Pittsburg, Pa	168	605,994	7.72	278,423	3.03
Puebla		40,675	10	8,525	270
Fort Worth	34	47,569	97	38,077	24 (
Tacoma		193,955	100	242,600	20
	Acres (Sec.	-	200	***************************************	700
Totals	6,895	\$36,592,845	5,555	\$17,962,643	104

All that has been said heretofore about | month, against \$2,570,650 for the same month bright prospects for this year in the build- a year ago, an increase of 200 per cent. ing industry and more, too, has come to while New York City has an increase of 113 pass. A good story does not require close per cent, Brooklyn 171. Philadelphia 75, St. analysis. Out of the forty-three cities only Louis 40, Milwaukce 95, Detroit 144, Pittsfive show decreases, at points so remote bury 121, Los Angeles 38. Atlanta 125, Buffrom each other that they have little bearling upon the situation. Chicago leads the to the number of thirty-nine, rivaling each advance in the list of big cities with the other in attempt to show the biggest gains,

phenomenal total of \$8,227,700 for the while in only five were there decreases

Stenographers, Bookkeepers,

Farmers Will Farm and Live in City,

Almost Every Omaha Firm Has Favorite Tract Now Being Opened

for a New Period of Intense Development.

tendency of the times, according to J. H. dressed himself most particularly to an old Osborne of the Osborne-Hansen company, farmer, who, he observed, followed all he who has just returned from the west, where staked for sale above old Indian graves." the company has large tracts of land. "Towns are growing in the new country at such a rate that it appears the farmers will not live on their lands, but in the lowns, and hasten from the towns in the morning by motor cars or with fast horses," said seemingly embarrassed. But Bryan urged Mr. Osborne. "Seriously, there are more him to explain, so at last he cleared his farmers living in towns and cities and yet pusuing their work on large tracts of land than any ne would imagine. In some localities leterurban cars will take farmers to their work and return them to the towns in the evening. The old farm house, far from neighbors, is already a thing of the past. The government in opening irrigated tracts has made provision for towns every five miles. Thus no farm will be more than two and a half miles from the town. The tendency will be to smaller farms, but the farming will be intensive. Why farmers choose to live in town is a matter of mystery to people who live in the cities and factory than the statistics of building oper- cities, according to official reports to Con- want to get to the country, but even in western Nebraska there are any number of farmers who handle large tracts of land and live in the town of from 500 to 1,500, of activity and this is notably true of the \$17,962,643 for the same month a year ago. having all the advantages of the schools, churches and social life of such towns and at the same time making farming their business. They are just as near their places of business at that as the average business man of Omaha."

The Payne Investment company is open ing large tracts of land in the North Platte valley and surveying several townsites. A large party made the trip during the week and hundreds of new settlers are going into the country. One of the towns which the company is to build is "Keystone," named after the park west of Benson, which the company, with D. V. Sholes, has been developing for the last two years. Some of the lands in the west which the company is opening are a part of the William Paxton the famous Paxton ranch.

Business property in the neighborhood of the Burlington and Union stations is more in demand than usual and some sharp advances in the price of building sites in this neighborhood are expected. W. J. Connell, who just completed the block known as the "Pullman Building," found so much demarks (or offices and business houses in the block that he has decided to double the size of the block building just south of the present block. Other building enterprises are planned in the vicinity.

Hastings & Heyden have bought forty acres on Thirty-ninth street and Curtis avenue for \$12,000 and it will be platted, improved and sold in tracts of half an acre and one-acre tracts. The addition will be known as "Vernon Heights" and will be one of the most desirable in northwest Omaha. The demand for such property ontinues unabated and the buyers will start an active campaign to dispose of the entire tract within a short time. There will be no less than fifty homes erected in that part of the city as a result of their activity.

Forest Hill park, the tract which was opened a short time ago between Pierce and William streets, in the southern part of the laity, has now all been sold and eight new

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RELIES UPON

LAND RUSH ON IN THE WEST

estate, some of them being subdivisions of

have been let for the erection of twelve called rust.

remain. These are offered for sale by the get? firm having the sale of the property for \$35,000-said to be the greatest bargain in

Omahg.

Omaha real estate dealers are planning to send a large delegation to the Missouri o'clock." River Navigation congress, which meets in Yankton, S. D., in the latter part of May or early June. The real estate dealers believe the opening of the river means something to them, taking their cue from a few lines attributed to Whittier, which read: City life for the farmer seems to be the "Behind the red squaw's red cance, the steamer snorts and raves, and city lots are

PRATTLE OF THE YOUNGSTERS.

Teacher-Johnny, can you tell me why water runs down hill? Johnny-'Cause it can't walk, I guess.

Johnny-The camel can go eight days without water. Freddy-So could I if ma would let me.

Teacher-Lennie, if you were to take your father's razor and leave the steel blade open out in the grass overnight, ply. what would happen? Learned Lennie-I would get as result ter.

nore. The site was formerly the home of Teacher-Quite right. Now, Willie, if

Herman Kountze and only the old Kountze You would put your mother's diamond residence and the lots on which it stands ring in the fire, what result would you

Clerks.

"Get up, Henry," ealled out the boy's father from the foot of the stairway, "or you'll be late to school. It's after ?

"Gee!" grumbled the small boy. gets late awful early these days!"

Mother-Were you taught to be polite in school, Tommie? Tommie-Yes, mamma, but I was taught so many things that I can't remember 'em

"Pop. I was the head of my class teday." "That's my bright little boy. Here's a dime for you. Now was it because you studied harder than usual?" "Nope; 'twas 'cause the other feller

A little Swede boy presented himself before the teacher, who asked his name. "Youny Olsen," he replied. "How old are you?" saked the teacher

"Ay not know how old ay bane." "Well, when were you born?" continued the teacher, who nearly fainted at the re-

"Ay not born at all; ay got stepmut-

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