

TIMELY REAL ESTATE GOSSIP

Period of Development in West Farnam District.

NEW RESIDENCES PLANNED

Four Homes Projected in Fashionable Residence Territory, Transfers Involved Totalling Hundred Thousand.

A number of building sites have been purchased in the West Farnam street district since the first of the year and some fine residences will be erected during the coming summer. A. P. Tukey & Son have purchased six sites, four of which will be built upon. Of these C. M. Wilhelm obtained a lot at the corner of Thirty-ninth and Davenport, 109,155; C. F. Dickson bought one at Thirty-eighth and Cass, 109,180; C. F. McGrew bought one at Thirty-ninth and Farnam, 95,137; H. F. Williams purchased one at Fortieth and Dewey avenue, 111,125. On these sites homes will be built by the purchasers that will cost from \$20,000 to \$40,000. In addition to this Bishop Williams bought the Morris home at the corner of Boulevard and Harney street and E. P. Beck obtained the E. V. Lewis place at Fortieth and Harney streets. Jerome McGee also bought the property at the corner of Thirty-eighth and Jackson streets and later sold it to P. P. Hamilton. These transfers make a lump sum of about \$100,000 that has been paid for real estate in this section since the first of the year.

W. M. Parker sold the building at 1305 Douglas street to David Lipsey for \$19,000. This is a four-story brick structure.

E. A. Baird sold the row of brick flats at Eighteenth and Dodge streets to Harold Clifford for \$25,000. The deal was made last week.

It is reported that an offer of \$6,000 was made for the Drexel hotel property at Sixteenth and Webster streets last week. The property is owned by L. H. Schenck, who lives in California. The property was bought by him last year for \$70,000.

A new coal and building material yard is being built by P. J. Crendon & Sons, at Forty-sixth and Dodge streets. The firm already has one yard and mill at this point and the new yard, with cement fronting, is being installed across the street. Within the last few years several new large material yards have been built around the Belt line. The remarkable business done by all of these is indicative of the growth of Omaha.

P. J. Crendon & Sons have secured the contract of building the addition to the Richardson Drug company building and work will begin at once. The addition will be 67x57, two stories and basement, but will be so built that three more stories may be added.

The work of tearing down the old frame structure at Tenth and Howard streets, upon whose site a new eight-story cold storage building will be erected by David Cole, is almost completed. The new building will be used in connection with the David Cole Creamery company.

The work of wrecking the building at the corner of Fifteenth and Dodge streets, which is to be the site for the new Union Pacific building, is almost completed, and it is expected that excavation will be started some time this week.

It is understood that the plans for the new Union Pacific building will call for a twelve-story structure that will lack but five feet of being as high as the new City National Bank building, which is sixteen stories. It is said that this arrangement is made with the idea of building high ceilings to assist in procuring as perfect ventilation as possible.

Excavation for the Kennedy building at Sixteenth and Jackson has been finished and the contractors will begin at once on the foundation. It is expected that the building will be finished by September 1.

A delay in the work on the Christian Science church at St. Mary's avenue and Twenty-fourth street, has been occasioned by a shortage of steel. Some of the huge pieces that will go into the construction

of the roof have not arrived and nothing can be done on the building until they do.

R. Landryou has taken out a permit to build a residence at 812 South Twenty-ninth street, which will be of brick veneer. The cost will be \$7,500.

Many building permits have been taken out by persons who contemplate modest houses. The permits for the last week have been to a great extent for houses that will cost from \$1,500 to \$2,500. These are in most instances permits issued to workmen.

Contractor Robert Houghton will have a gang of men at work Monday morning on the new Howell warehouse, being erected at Eleventh and Dodge streets. Mr. Houghton is rushing the brick work on the building, as the owners desire to have the warehouse completed at an early date. This is but one of many more or less pretentious buildings now being built in the same neighborhood, which will greatly improve that section of the city.

ARTISTIC BRICK IN VOGUE

Change in Style is Now Being Used by the Architects in Hand-some Residences.

A new era of artistic brick work has arrived at Omaha. Only within the past year or two has the attention of owners and architects been directed to the artistic possibilities in connection with brick construction. It was not long ago that no Omaha house was considered to be any but smooth dry pressed brick of red or gray or buff color.

The tendency to make brick work look like a painted wall prevailed until recently. Narrow mortar joints of same color as the brick emphasized this effect. By some it has been referred to as the "mass effect." One of the best posted authorities on brick effects is quoted as saying: "When brick work looks like brick work it is beautiful if the brick used has the elements of beauty."

It is clearly apparent that Omaha architects have placed themselves in the front rank of progressive designers in brick by giving full value to the brick as an artistic building material. Evidence of this fact are numerous. The beautiful residence of S. B. Doyle at Thirty-eighth and California streets, from plans by Architect Thos. R. Kimball, is a type requiring the particular effect produced by the rich dark brown tapestry tone against a generous outline of white stone trimming.

The new residence of Mr. Charles Kirchbraun, at Thirty-eighth and Farnam, from plans of Architect F. A. Henninger, is a model of English architecture, embracing both brick and stucco. The brick is a small spotted pattern, laid up with a wide raked out dark mortar joint in such a way as to give the effect of solidity and texture to the wall. Many other residences and buildings in Omaha are built of the same face brick and become very popular.

Architects Fisher and Lawrie produced a dignified characteristic brick effect in the new residence for Mrs. W. D. Willard at Thirty-ninth and Dodge streets. This is a colonial design to the last letter and the brick used produces a rich antique tone, and, being vitrified, will retain its present beauty permanently.

In the residence of E. F. Howe at Twenty-ninth and Pacific streets, Architect John McDonald has created a remarkably attractive brick design. The color scheme is a variable chocolate, ranging from light to dark and laid up in dark mortar. Below the superstructure a dark brown face brick is used.

A part brick house has been built by Mr. E. A. Hlrichs in the Field club district and the light kiln-marked pavers show in striking contrast with the dark color of the frame structure.

At Fortieth and California Architect F. W. Clarke has built for P. Christian a red brick residence and has shown an artistic result from a very low priced brick.

Architect Lloyd D. Willis has begun the erection of an unique residence for the Misses Sharpe at Forty-first and Davenport streets. It will be half brick and a Turkish tone is to be produced through the use of a thin rough face brick running into the purple and red hues. The brick will be laid up with a half-inch thick mortar joint raked out nearly half an inch from the face.

A Shooting Scrape with both parties wounded, demands Bucken's Arnica Salve. Heals wounds, sores, burns or injuries. 25c. For sale by Beaton Drug Co.

Getting Best Results in Home Building

Arthur C. Clausen, Architect.

Best houses built in this country were of wood. Next came brick houses, then stone houses and while three of these materials are still popular in the construction of homes, we are living today in a school whose standard is to be the cement age, both in the building of homes and buildings.

In the construction of brick, stone and cement houses two methods are used. One is to make the walls solid of the materials to be seen on the outside; the other is to build the walls of frame construction with a veneer of the more durable material, leaving an air space between the masonry wall and the frame wall. While the latter material is a little cheaper it is not near so permanent as a solid masonry wall.

The most practical way in which to build a house with a cement exterior is to first build the wall of either brick or concrete blocks, leaving the outside joints scraped out deep to form a clech for the cement surface put on the outside. The cement should be put on in two coats, the first coat a scratch coat at least 1/2 inch thick and made rough on its surface before drying. The finish coat can be either a comparatively smooth carpet float finish, a light dash coat or a very coarse dash. This dash should be applied by a mason of experience in this class of work, since it requires a man who can work with both his head as well as his hands to do a neat and satisfactory job. It requires a man with a good eye to get the dash evenly distributed so that it will not be heavy in one place and too thin in another.

One unique method of surfacing the cement is to put on a smooth coat and while wet make impressions over its entire surface with a coarse sponge. Before the first coat is put on the masonry wall, and between the first and second coat, those placed will invariably cause cracks to appear. All exterior cement work should have a wide cornice over it to protect it from the rain as much as possible. The low moisture allowed to get into the walls the longer the metal lath will stand. If the wall is exposed to the rain directly at all times the metal lath will seldom withstand corrosion by rust for more than ten years. Even the very best makes of metal lath on the market are apt to rust out in exposed places, none but the very best should be used, regardless of the initial expense. This is one of the items in which the saving of pennies is apt to mean a waste of dollars in the long run.



criss-crossing wood lath is good and has served well in England since the adoption of plastered exteriors. Furring strips should always be placed eight inches on center back of all metal lath, since with those placed only sixteen inches on center the wall will invariably cause cracks to appear. All exterior cement work should have a wide cornice over it to protect it from the rain as much as possible. The low moisture allowed to get into the walls the longer the metal lath will stand. If the wall is exposed to the rain directly at all times the metal lath will seldom withstand corrosion by rust for more than ten years. Even the very best makes of metal lath on the market are apt to rust out in exposed places, none but the very best should be used, regardless of the initial expense. This is one of the items in which the saving of pennies is apt to mean a waste of dollars in the long run.

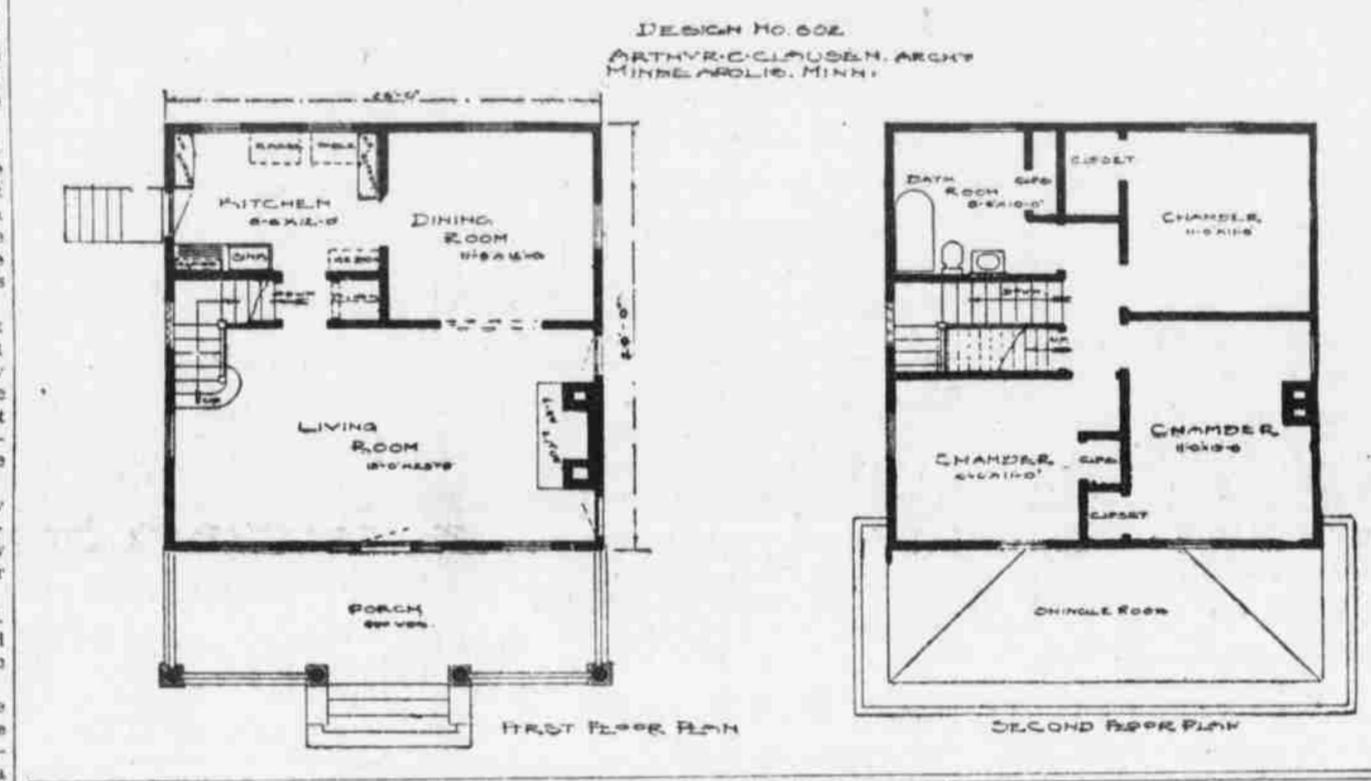
MR. CLAUSEN'S BOOK

"The Art, Science and Sentiment of Homebuilding."

42 chapters, 200 illustrations and a thousand facts on the planning and designing of every kind of home. It covers a wide range of subjects, including the planning of bungalows, suburban and city homes, fireproof contracts, choosing materials, proper design of chimneys, windows, fireplaces, etc. Price, post paid, \$1.00 per copy.

A monthly supplement, "Practical Homebuilding," sent gratis for twelve months following the sale of the book.

Address, Arthur C. Clausen, Architect, 133-37-38 Lumber Exchange, Minneapolis, Minnesota.



Building Shows Increase

Building operations throughout the country for April show an increase of 8 per cent over the same month a year ago. According to official reports from forty-seven cities to Construction News, permits were taken out during the month just closed for 15,311 buildings, involving a total estimated cost of \$94,266,583 for the same month a year ago, an increase of 974 buildings and \$4,555,336, a gain of 8 per cent. The figures in detail are as follows:

Table with columns: City and State, No. of Bldgs., Estimated Cost, No. of Bldgs., Estimated Cost, Per Cent. Gain. Lists cities like New York, Chicago, Philadelphia, etc., with their respective building counts and costs for 1909 and 1910.

There were increases in thirty-two and decreases in fifteen cities, an unusually favorable aspect in comparison with the recent months, in so far as the number of cities showing increases is concerned. The cities having decreases have been about as numerous heretofore as those in which there were gains. From the variation in the condition of the different cities, it will be seen that none are enjoying a continuously extremely active period, while none show a continuous falling off month after month, and the whole situation, if nothing seem, is in a highly satisfactory condition. The decreases are in the big

Advertisement for 'Going To Move...' and 'Let Us Store Your Goods' by Omaha Fire Proof Storage Co. Includes contact information: Call Douglas 1759; Ind. A-1335. 804-812 South 16th Street.

Advertisement for Anchor Fence Co. featuring an illustration of a fence and text: 'The Time and Place to Buy Fencing 3c Per Foot and Up.' Phone Red 814. 205-207 North 17th St.

Advertisement for 'ARTISTIC BRICK' by Sunderland. Text: 'You Have Seen Our Brick... Your Brick Work... SUNDERLAND 1614 HARNEY ST.'

Advertisement for 'The Cities of Wheaton and Lake Forest' by Northwestern Expanded Metal Co. Text: 'BOTH WEALTHY SUBURBS OF CHICAGO, have adopted plans for the covering of all store buildings with Stucco on Expanded Metal Lath as the first and most necessary step in a comprehensive system of civic improvement.'

Advertisement for 'Champion Fence Co.' featuring an illustration of a fence and text: 'Iron and Wire Fences, Trellises for Vines, Tree Guards, Hitching Posts and Window Guards. Telephone Douglas 1520. Send for Catalogue.'

Advertisement for 'GOLD Plumbing Company' with text: 'Plumbing, Steam and Hot Water Heating. Doug. 1082. 2221 CUMING STREET. Estimates Given B-5352.'

Advertisement for 'THE BEST PAINT MADE' by Sherman & McConnell Drug Co. Text: 'SHERMAN & MCCONNELL DRUG CO. Corner Sixteenth and Dodge Streets. OWL DRUG CO., Corner 16th and Harney.'

Advertisement for 'P. J. Crendon & Sons' featuring text: 'Coal and Building Material. Cement Sand Lime Stone Plaster. TELEPHONE HARNEY 2160 46TH AND DODGE STREETS.'

Advertisement for 'SEEDS' by The Nebraska Seed Company. Text: 'Potatoes, Lawn Grass, Flowering Bulbs, Etc. Why waste time and money planting doubtful seeds when you can buy seeds that grow from. THE NEBRASKA SEED COMPANY 1613 Howard Street Telephone Douglas 1261'

Advertisement for 'Henry M. Johannszen' featuring text: 'Proprietor Fuller Glass & Paint Co. Paints, Oils, Glass--Glazing a Specialty. Good Paints at Reasonable Prices. Telephone, Douglas 349. 114 South Fourteenth Street.'

Advertisement for 'The ECONOMY WINDOW SCREEN' by T. H. Weirich Fixture Co. Text: 'WILL SAVE YOU ONE-HALF. T. H. WEIRICH FIXTURE CO., All kinds of Millwork 1317 NORTH 24th STREET. PHONE WEBSTER 2977'

Advertisement for 'MANTELS AND TILE' by Milton Rogers & Sons Co. Text: 'Fireplace Grates and Fixtures, Tile Floors for all purposes, Furnaces and all kinds of Hardware. Fourteenth and Farnam Streets'