

TIMELY REAL ESTATE GOSSIP

Scarcity of Lots in Leading Residence District Increases Values.

FORCES THE SECTION TO SPREAD

Large Number of New Buildings Are Now Under Way and Many Others Are Contemplated for the Near Future.

There is a scarcity of property for sale in the West Farnam street district. Many demands are being made of the Omaha real estate dealers for homes in this section of the city, but there are but few for sale.

P. J. Creedon & Sons, who have been awarded the contract for the proposed addition to the Richardson Drug company's building, will begin work in the near future.

The erection of a new Nebraska National Bank building may have the effect of increasing the interest in property near the corner of Twelfth and Farnam streets.

It is expected that the contract for the new Cudahy office building, which will be built next to the old office building in South Omaha, will be let within the next week or ten days.

Following are a number of transfers made through the agency of Gallagher & Nelson within the last few weeks:

cottages in Creighton's first addition, to Mrs. Thomas Dalton for \$2,800. A. E. Samuelson to Mrs. William Dinesen, residence in Bemis park for \$4,700; Mathilda Nordin to John Colombo, six-room cottage at Sixth and Pierce, \$2,200.

F. H. Drake, who has office in the Brandeis block, has made some quick sales within the last week. A woman in Dundee called up on the telephone at 9 o'clock in the morning and instructed Mr. Drake to sell her property, and he sold it the same day.

The roof is almost completed on the new City National Bank building and the work on the interior is progressing rapidly.

According to Wray & Wray & Stevens, real estate dealers, there is a fair demand for medium priced homes. In the last few days the concern has sold a \$5,000 home in Kings Place to J. G. Armstrong, a lot in Hanscom park district to John Murty for \$1,000, a house in Bemis park to K. E. Wehrly for \$4,500 and a house on Burt street to P. W. Conkley for \$2,750.

The D. V. Sholes company sold the brick flats at 1535-7 Park avenue to Mrs. Isabelle L. Lind last week for \$2,500. This property consists of two nine-room flats, two stories high.

Evans Place, a new addition to Omaha, is about to be opened by the D. V. Sholes company. The addition lies just south of Dundee overlooking Elmwood park and the Happy Hollow club house and golf course.

Getting Best Results in Home Building

Arthur C. Clausen, Architect.

THE foundation while the least seen of any part of the house, is a very important part of its construction. If the foundation should prove inadequate as to size or quality of the materials of which it is made, allowing the building to settle, very bad effects result, which are usually irreparable, except at great expense.



The first thing to consider when determining the thickness of the walls or size of the footings is the kind of soil on which the footings are to be built. Red rock is, of course, the very best kind of a foundation, but is seldom found near enough to the surface to be considered.

While footings are not always put under walls for residence construction, the expense is so little that there is little reason for omitting them and it is better to include them and be on the safe side. The footings for a frame residence need not be over twenty-four inches wide or thirty inches for a two-story brick house.

MR. CLAUSEN'S BOOK

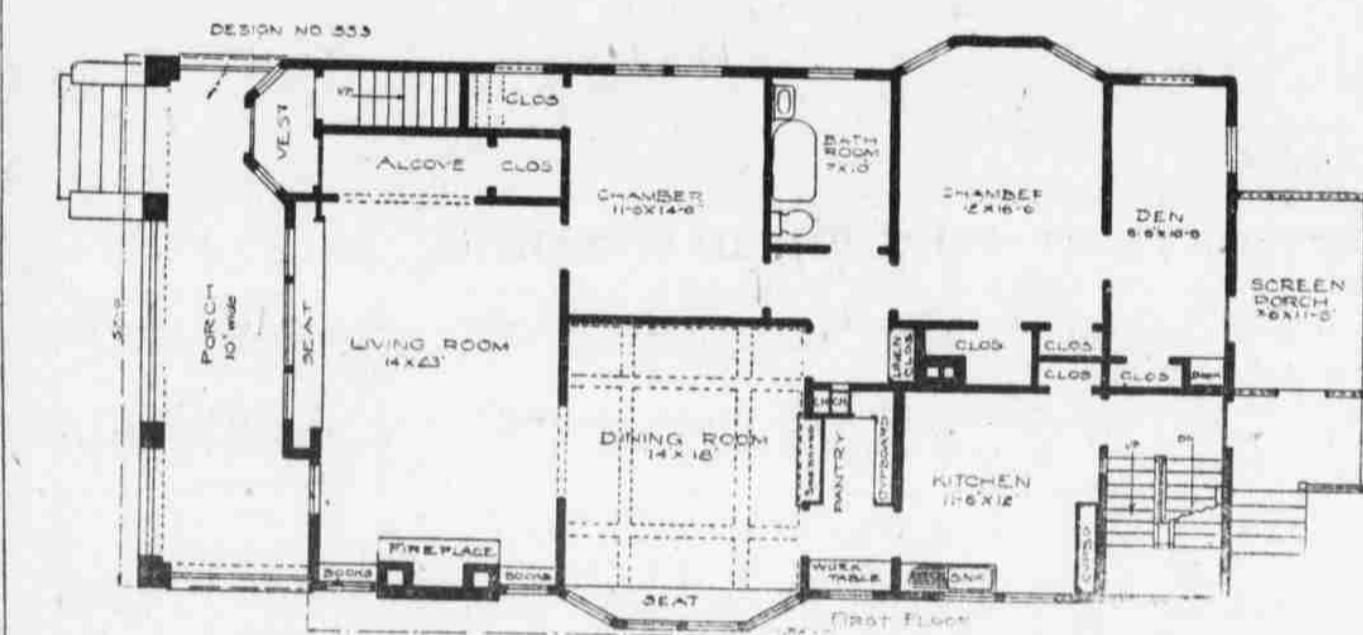
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Address, Arthur C. Clausen, Architect, 1136-37-39 Lumber Exchange, Minneapolis, Minnesota.

foundation walls are usually of concrete, some kind of stone or brick. If of concrete the walls should be solid and the cheapest way to build it is to pour the material into wooden forms. The studding and boards used in these forms can afterward be used in the construction of the building.



ARCHITECTS WORKING FOR CITY BEAUTIFUL

Aspect of Omaha's Residence District Indication of City's Artistic Development.

One leading element in beautifying a city is the preservation of harmony between neighboring structures. "Variety is the spice of life," but unless there is considered and respected the relation between the properties which adjoin, the idea of beauty and harmony is lacking.

Types of architecture differ just as do other works of art. There is the distinction, however, that the architect is often compelled to produce in black and white the "ideas" of a whole family and all the friends thereof instead of his own. This often accounts for the lack of architectural harmony between the various nearby buildings if not in the proposed structure itself.

At Minden, Neb., Dr. H. Hapeman is building one of the most beautiful residences in the state from plans by Architect F. A. Henninger of Omaha. The structure is to be built of brick which is to be the same—even to the method of laying—as was used in the S. A. Page house north of the Field club.

D. C. Patterson has begun work on a group of five unusually attractive residences at Thirty-eighth and Devenport streets.

Each house is different from the other, thus avoiding that "factory district" effect which is so often suggested where several

houses just alike are stood in a row. Aside from the differing architectural lines, the exterior material will alternate between pure white rough-cast stucco and a rich Turkish tone of rough texture face brick like that of which the new R. E. Sunderland residence is built.

Omaha landed a big contract in Lincoln last week when W. H. Ferguson, the millionaire grain man, placed his order with Sunderland Brothers for marble and the work for his palatial new residence. The same company is installing marble and tile in the new Morris theater at Eighth and Douglas streets.

The building business is active not only in Omaha, but throughout the entire Missouri valley. New store buildings, schools, houses, churches and residences are the rule rather than the exception in nearly every county within 100 miles of the river.

lines as are the other cities, and now Omaha scores the business. Millions of face brick were sold by Omaha jobbers last year, and this indicates not only a growth in Omaha's prestige, but also an increase in the use of brick instead of lumber in the central west. Architects and builders often come many miles to inspect the attractive brick structures that have been erected here within the last few years.

Light Company Awaits Mandate

Directors Will Not Take Action on Franchise Matter Until Order of Court is Received.

Relative to the position his company will take on the franchise matter, F. A. Nash, president of the Omaha Electric Light and Power company, says he has not yet had an opportunity to meet the attorney and the board of directors of the company.

I expect we will hold a meeting some time Monday," said Mr. Nash, "but until the mandate comes down from the United States court of appeals, and our attorney has had an opportunity to consider the question in all its phases, it is unlikely that we will have any proposition to make to the city council. So much is involved, and the interests of the company and the city are so inextricably involved in this matter of a new agreement, if one is absolutely necessary, that it would be idle for me or any one else to put forward at this time his views of what the ultimate outcome should be."

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Omaha Electric Light and Power Company

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