District Increases Values.

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

demands are being made of the Omaha reat has been a resident of Omaha for twelve kind of soil on which the foundation rests estate dealers for homes in this section of years. the city, but there are but few for sais. The roof is almost completed on the new either side of the select residence district, the contract. which will increase values or property located on the edge of the district, is the

P. J. Creedon & Sons, who have been on the Puritan-Hub laundry at Twenty-eighth and Farnam streets and is completing additions to the Fairmont creamery,

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. This will be an example of modern office structure and when finished will be complete in all details.

Following are a number of transfers made through the agency of Gallagher & Nelson within the last few weeks: Seven-room W. Rogers of Elkhorn, \$3,200; two six-room

cottages in Creighton's First addition, to TIMELY REAL ESTATE COSSIP Mrs. Thomas Dalton for \$6,800. A. E. imusison to Mrs. William Dincen, rest ience in Bemis park for \$4,700; Mathilda Carcity of Lots in Leading Residence Nordin to John Colombo, six-room cottage at Sixth and Pierce, \$2.30.

E. H. Drake, who has offices in the FORCES THE SECTION TO SPREAD Brande's block, has made some quick sales vithin 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. *A Seattle woman wrote to the real of which it is made, allowing the building estate man to sell her property and the to settle, very bad effects result, which next day after the letter was received it are usually irrepairable, except at great had been transferred. A Chicago woman expense. There are well defined rules for There is a scarcity of property for sale also gave orders to sell her cottage and figuring out the size of the foundation and in the West Farnam street district. Many it was sold within two days. Mr. Drake the footing under it, in proportion to the

The general tendency is for those who City National Bank building and the work cannot get homes in the district proper to on the interior is progressing rapidly. The consider property lying to the north and contractors think that the big skyscraper south. This will mean a general rush on will be finished at the time stipulated in

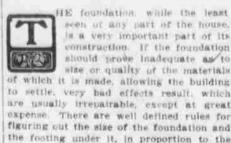
According to Wray of Wray & Stevens, opinion of the real estate men of the city, real estate dealers, there is a fair demand for medium priced homes. In the last few days the concern has sold a \$5,000 home in awarded the contract for the proposed ad- Kountze Place to J. G. Armstrong, a lot dition to the Richardson Drug company's in Hanscom park district to John Murtey building, will begin work in the near fu- for \$1,000, a house in Bemis park to K. E. ture. The same firm is putting a new roof Wehrly for \$4,500 and a house on Burt

> The D. V. Sholes company sold the brick flats at 1835-37 Park avenue to Mrs. Isabelle L. Lind last week for \$6,500. 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. Attention is being called to the new addition and the sale of lots will begin at once, The northeast corner of Evans Place is that the foundation walls go down below two blocks west of the West Farnam-Dundee car line. Every lot has been graded footings either during construction or after house, Twenty-third and A streets, to J. and elm trees have been plantel in the

Getting Best Results in Home Building

Arthur C. Clausen, Architect.



and the weight of the building upon it. Th 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. Bed rock is, of course, the very best kind of a foundation, but is seldom found near enough to the surface to be considered. Next to his sand and gravel in its native bed provides the best on which to build footings. In excavating care should be taken that not more sand is removed than is needed, making it necessary to fill in afterward with loose sand or gravel, for it

is almost impossible, even with careful

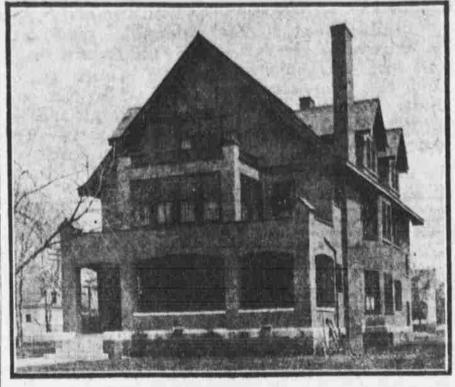
tamping and soaking with water, to pack

down sand and gravel to as hard a bed

as the native bed before it was disturbed.

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. The thickness of the foundation viall varies according to the material of which it is made and the weight upon it. When the foundation is on clay care must be taken the frost, for if the frost gets under the the house is built there is no power or earth that will keep the clay from heavng the walls. For this reason it is a good olicy, when the building on top is light weight, to excavate away from the ouilding about two feet around the house and fill in with sand or gravel. With a full two-story house on top of the foundaon or a brick house this precaution is not cessary, the weight of the building holdig the walls firmly in place and preventng the heaving of the clay against them from moving the walls. Sometimes clay is found to be porous, containing a large puantity of water, When this is the case than under other conditions, the width

f them and then start the foundation.



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foundation walls are usually of concrete, crete the walls should be solid and the and boards used in these forms can after- stone and should not be used with this in he footings should be very much wider ward be used in the construction of the tention. Concrete walls are sometimes depending upon the exact conditions found. times used for foundations of bungalows, or stone veneer. The only way to build a foundation in it is advisable to make them at least ten inches thick, backed up with concrete t marshy places or on quicksand is to drive inches in thickness. For a two story house make the proper thickness of the walls. lies through it onto solid ground, make a twelve inches and for solid brick or brick sinforced concrete girder across the top veneered house sixteen inches, the same two and better three feet below grade i Footings are nearly always made of con- Stone foundations are a little more expen- the frost. In any event the foundation fo rete since they can be made cheaper of sive than concrete foundations in most lo- both main house or porch should be below this material than any other, and being in calities. Where stone is immediately avail- the black dirt. When foundations are pu one continuous line serves the purpose able and gravel and sand scarce, stone on black dirt, settling is inevitable and better than broken pieces of stone. The foundations under these circumstances should never be considered.

cost less if the comes from the quarries in regular courses this makes the best walls. Such a wall can be made sixteen inches thick. If the wall is of rubble stone or small irregular broken pieces of stone the wall should be at least eighteen inches. In either case, cement mortar should be used and the wall plastered with cement mortar on the outside when complete. When foundation walls are made of brick, they also should be laid up in cement mortar with a good coat of cement on the outside, and only good hard brick should be used.

While the facing above the grade has little to do with the strength of the foundation, it is an important factor in the appearance of the house. What the face should be, should be determined in connecetion with the material used for the balance of the house and its colors. Cement blocks are sometimes used above the some kind of stone or brick. If of con- grade in imitation of stone, although the should never be used below the grade unneapest way to build it is to pour the less they are filled up solid. Cement blocks material into wooden forms. The studding do not of course give a correct imitation of building. While eight inch walls are some- used with a facing above grade of brick

Porch foundations should extend at least dimensions applying to brick foundations, very cold climates in order to get below



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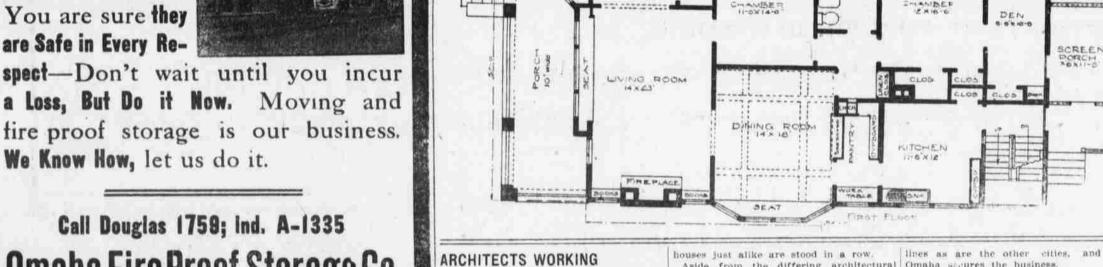
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ARCHITECTS WORKING FOR CITY BEAUTIFUL

Indication of City's Artistic Development.

One leading element in beautifying a city s 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 achitectural narmony between the various nearby buildings if not in the proposed structure itself. It is therefore a matter of interest and savors well for the beauty of Omaha residence districts that architects and owners are giving thought to this important phase

At Minden, Neb., Dr. H. Hapeman Is pullding one of the most beautiful residences in the state from plans by Architect Neb. 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. This is an Oriental rug effect in rough face vitrified brick and the same contractors who laid the Page brick have been engaged to do the work at Minden.

group of five unusually attractive residences at Thirty-eighth and Devenport Each house is different from the other,

D. C. Paiterson has begun work on a

thus avoiding that "factory district" effect which is so often suggested where several

Aside from the differing architectural lines, the exterior material will alternate Millions of face brick were sold houses are designed especially for stucco

Omeha landed a big contract in Lincoln last week when W. H. Ferguson, the milionaire grain man, placed his order with Sunderland Brothers for marble and tile work for his paintial new residence.

The same company is installing marble and tile in the new Morris theater at Eigh- Directors Will Not Take Action on teenth and Douglas streets. Work of this size has been going to St. Paul, Milwaukes and Chicago. Steel ceilings in the Orkin store on Sixteenth street and in the big office room of Adams & Kelly Co. have just been installed by them. In addition to these are steel cellings erected for the Nebraska Seed company, 1911 Howard street; J. P. Cooke & Co., Tenth and Farnam streets; Green's drug store at Park avenue and Pacific street. The floors have been placed in the beautiful new residence for H. H. Fish colonial apartments and in buildings at Central City and Red Cloud.

The building business is active not only to the city council. So much is involved n Omana, but throughout the entire Mis- and the interests of the company and th souri valley. New store buildings, school city are so inextricably interwoven in this houses, churches and residences are the matter of a new agreement, if one i rule rather than the exception in nearly absolutely necessary, that it would be idle every county within 100 miles of the river. for me or any one else to put forward at special building materials just as it has outcome should be." for many years been the base of supplies. The councilmen are not talking much in regular materials like cement, lime, about the proposed electric light franchise plaster and lumber. Where formerly con- or agreement. They are evidently walting tracts for floor tile, steel ceilings, face the next move on the part of the corbricks, interior decorations and even build- pand, and, as a rule, seem disposed to con ing plans went to St. Louis and Chicago, sider the matter dispassionately when the today Omaha is as well equipped in these time comes for action.

Omaha secures the business. between pure white rough-cast stucco and Omaha jobbers last year, and this indi-

a rich Turkish tone of rough texture face cates not only a growth in Omaha's presbrick like that of which the new R. E. tige, but also an increase in the use of Sunderland residence is built. The stucco brick instead of lumber in the central west, Architects and builders often come many and the others are typical brick designs. miles to inspect the attractive brick struc-The site is opposite the beautiful Joslyn tures that have been erected here within

Light Company Awaits Mandate

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 Omalia has recently become a market for this time his views of what the ultimate

Some Sample Prices to Suggest the Range of Sherwin-Williams Assortment.

1/2-pint Family Paint 5-gailon can Outside \$8.50 .200 \$4.25 square feet

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5 gallons Rich Red Barn Paint

1 pint Good Varnish

1 quart Inside Floor Paint

1 gallon good Roof Paint

1 pound Color Ground in Oil

.15c 1 gallon Outside and Inside Paint (covers 300 square feet), 40 shades to choose from, at \$1.75
1 quart Mar-Not Durable Floor Varnish, at \$55
½-pint Pure White Bath Tub Enamel—at 50c 35c %-pint Pure White Bath 45c at \$1.15 %-pint Buggy Paint 15c %-pint Can Aluminum Paint

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