

Building Record for February

Permits were taken out for a larger number of buildings in February, but the amount involved was not so great as in the corresponding month a year ago. In seventy-two other permits were taken out according to official reports to Construction News in the month just closed for

12,215 buildings involving a total estimated cost of \$38,222,400, as against 12,523 buildings involving a total cost of \$42,214,000 for the same month a year ago, an increase of 30 buildings and a decrease of \$3,991,600, or 10 per cent. The figures in detail are as follows:

CITY AND STATE	No. of Bldgs.	Estimated Cost	No. of Bldgs.	Estimated Cost	Per Cent. Gain or Loss
Chicago, Ill.	4,200,100	\$1,800,000	4,200,100	\$1,800,000	0
New York (Man. & Brok.)	4,121,85	\$6,000,000	4,121,85	\$6,000,000	0
Philadelphia, Pa.	3,121,85	\$4,500,000	3,121,85	\$4,500,000	0
Boston, Mass.	1,500,000	\$1,500,000	1,500,000	\$1,500,000	0
Providence, R. I.	1,200,000	\$1,200,000	1,200,000	\$1,200,000	0
Memphis, Tenn.	1,100,000	\$1,100,000	1,100,000	\$1,100,000	0
San Francisco, Cal.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Baltimore, Md.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Washington, D. C.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
St. Louis, Mo.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
St. Paul, Minn.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Portland, Ore.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Los Angeles, Cal.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Pittsburg, Mo.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Cleveland, O.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Indianapolis, Ind.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Kansas City, Mo.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Spokane, Wash.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Milwaukee, Wis.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Seattle, Wash.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Newark, N. J.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Indianapolis, Ind.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Des Moines, Ia.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Denver, Colo.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Oklahoma City, Ok.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Fort Worth, Tex.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Memphis, Tenn.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Oakland, Cal.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Richmond, Va.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Louisville, Ky.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Birmingham, Ala.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Harford, Conn.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Buffalo, N. Y.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Richmond, N. C.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
San Diego, Cal.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Jacksonville, Fla.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Chattanooga, Tenn.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Omaha, Neb.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Davenport, Ia.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
New Orleans, La.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
San Antonio, Tex.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Houston, Tex.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Portland, Ore.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
New Haven, Conn.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Grand Rapids, Mich.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Berkley, Cal.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Tacoma, Wash.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Albany, N. Y.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Little Rock, Ark.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Worcester, Mass.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Norfolk, Va.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Salt Lake City, Utah	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Fairfax, N. C.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Wilkes-Barre, Pa.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Topeka, Kan.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Lawrence, Kan.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Terre Haute, Ind.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Duluth, Minn.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
San Jose, Cal.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Stockton, Cal.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Troy, N. Y.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Springfield, Ill.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
St. Joseph, Mo.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Lincoln, Neb.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Chattanooga, Tenn.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Fort Wayne, Ind.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Peoria, Ill.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
South Bend, Ind.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Charlotte, N. C.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Wilmington, Del.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Mobile, Ala.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Pueblo, Colo.	1,000,000	\$1,000,000	1,000,000	\$1,000,000	0
Totals	12,215	\$38,222,400	12,523	\$42,214,000	-10

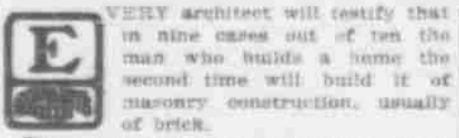
There were gains in thirty-eight cities and losses in thirty-three. The losses were confined chiefly to the larger cities where building has been active for a considerable period, including Chicago, with a loss of 22 per cent. New York 19, Philadelphia 4, Boston 4, Brooklyn 3, St. Louis 2, Kansas City 2, Denver 2, and singular as it may seem, Los Angeles, which has had

a phenomenal active record, shows a decrease of 31 per cent. Against these decreases, some very satisfactory increases are to be noted, including Minneapolis with 27 per cent. St. Paul 14, Baltimore 10, Pittsburg 10, Milwaukee 10, Indianapolis 10, Des Moines 10, Fort Worth 7, San Diego 7, Wilkes-Barre 7, Terre Haute 7, and Chattanooga 7.

THE HOME BUILDERS PAGE

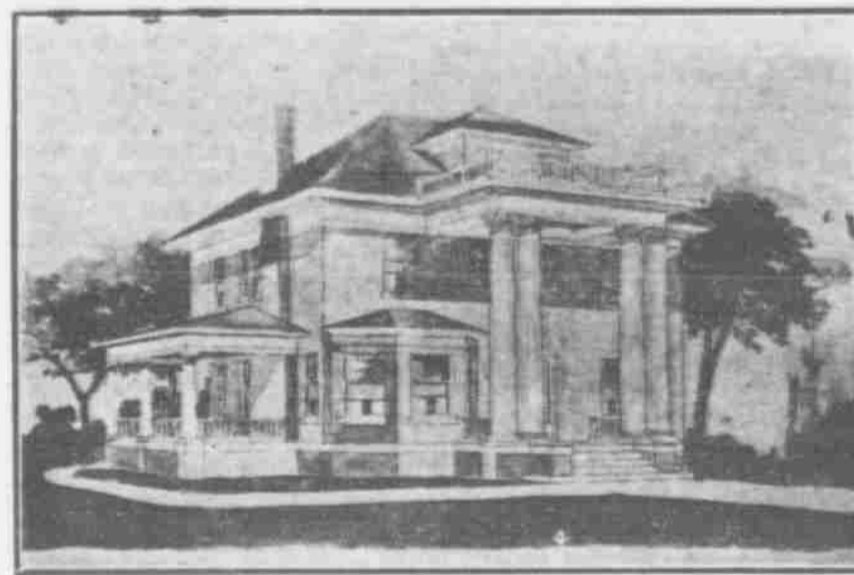
Are Brick Houses Expensive?

Arthur C. Clausen, Architect.



VERY architect will testify that in nine cases out of ten the man who builds a home the second time will build it of masonry construction, usually of brick.

The reasons for this are general. First, he finds that the house soon loses its fresh, new appearance, as the luster of newly painted woodwork wears off and becomes streaked and sometimes faded in places, making it necessary to paint the house every two or three years in order to have it look well. It is not necessary to paint it this often as a preservative, but it is necessary, especially in large cities, for appearance sake. Second, if he has lived in the first home ten or more years, he knows that it requires frequent repainting; third, he has not that feeling of security from fire which one experiences in a masonry-walled home; fourth, he knows by comparison with the experiences of those who live in masonry homes that his frame house has cost him more for insurance, money for repairs and for heat, as well as more time and attention, than would be required if built with masonry walls and but few wood moldings; fifth, his first home-building experience has proven that it pays to investigate, and his investigation will invariably show that the actual difference between the cost of frame construction and masonry construction today is not much.



The result is that while it costs more to build any kind of a home nowadays than fifty years ago, the actual difference between the cost of a frame-walled and a brick-walled house seldom exceeds 10 per cent. The exact difference will, of course, vary in different communities; proportion to the grade and kind of brick selected. In only one instance has the writer known of there being a difference of less than 5 per cent, and very rarely the difference exceeds 12 per cent, a difference of 10 per cent is therefore a good average figure to use when making estimates.

MR. CLAUSEN'S BOOK

"The Art, Science and Sentiment of Homebuilding."

30 chapters, 300 illustrations. It covers a wide range of subjects, including the planning of bungalows, suburban and city homes, costing from \$2,000 to \$20,000, letting contracts, choosing materials, proper design of entrance, windows, fireplaces, etc. New third edition. Price, postpaid, \$1.00.

Address, Arthur C. Clausen, Architect, 1138-37-38 Lumber Exchange, Minneapolis, Minnesota.

Fifty years ago stone, brick and wood were the only materials used to any extent in the construction of homes and buildings. Our forests were plentiful, in fact had to be cut down in places to make room for the progress of civilization along the western frontier, which made the supply of lumber greater than the demand, and consequently of low cost.

Owing to the expense of quarrying and putting stone into marketable shape stone has always been high-priced. The increased cost of labor makes the cost as much today as it cost years ago. In spite of the fact that machinery is used in stone cutting and carving to a large extent, with brick the conditions are somewhat different. Fifty years ago few clay beds had been discovered, the methods of manufacture and handling bricks were crude, expensive and the distance from the few clay beds to many cities was so great that the cost of the freight, added to the cost of the material at the kilns, almost prohibited the use of high-grade brick in many localities.

Today there are brick manufacturers in nearly every state of the union, manufacturing everything from the commonest clay brick to the finest pressed and hard-burned veneer.

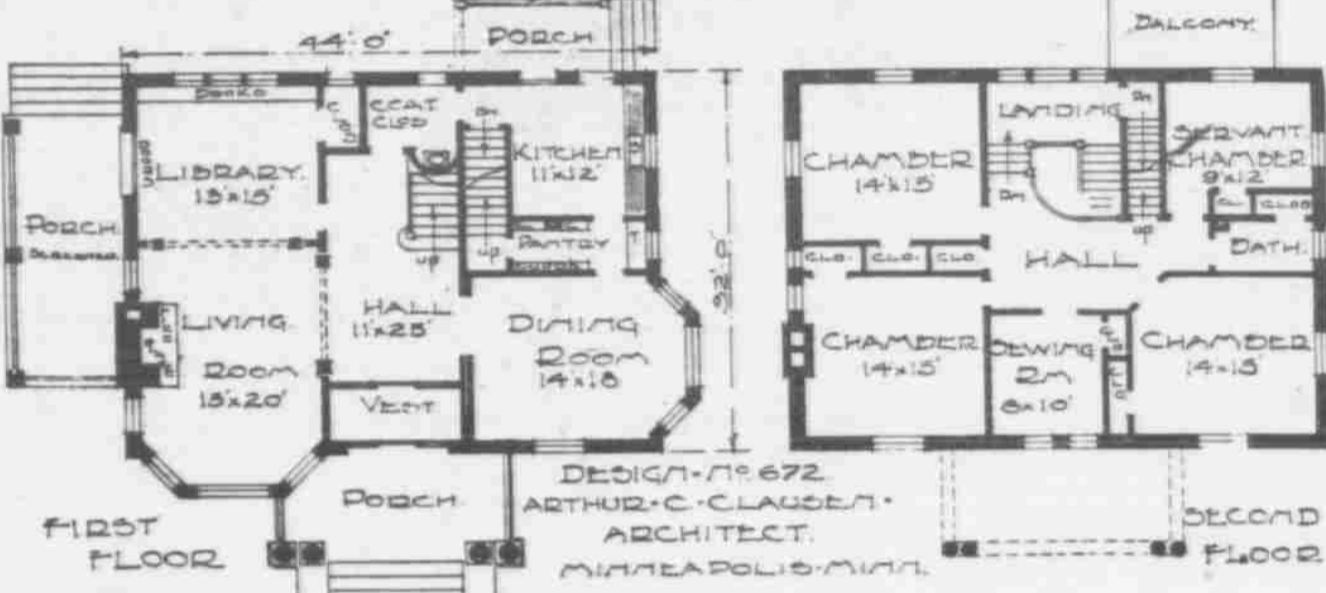
The competition created by this fact, the saving in freight and the reduction of cost through improved methods of handling have kept the cost of various grades of brick down to a reasonable price, while wood products, because of the growing scarcity and various combinations among the lumbermen, have constantly increased in price.

approval which nature gives to all decorations.

Cement over brick or hollow tile is entirely practical, when properly applied, and often very beautiful. It is a little cheaper in most localities than solid brick construction, with a high priced brick veneer, and this fact is responsible for its growing popularity.

The prospective home builder should not lose sight of the fact that for a slight increase in cost and a little more care in construction, the life of a house can be greatly prolonged, and that the saving in repairs alone in the course of ten or fifteen years will more than offset the additional expense.

Masonry houses greatly increase the value of the property on which they stand and the property around them. To build such a home is to build one which your children and their children can enjoy, practically fire-proof from without, a thing of beauty to them as it will be to you, to say nothing of the additional security, the appearance of substantiality and ready salability. The additional cost is nominal.



Building Notes of the Week

W. W. Sherwood has just remodeled the wiring at the Omaha club. He also has installed new fixtures there.

people interested in beautifying their homes are buying these articles and Omaha dealers report many purchases during the last week.

realize that a little precaution is a good thing. The fireproof storage house of the Omaha Van and Storage company is one of the best in the west and will accommodate a great amount of goods.

One of the systems of heating used in thousands of houses is warm air and hot water combined. The hot water produces a steady heat, while the warm air gives pure air and humidity. A complete system of this kind is on exhibition in the salesrooms of the Omaha Stove Repair Works, 1206-8 Douglas street. A Howard thermostat is attached and every visitor may see at a glance just what effective work this system will do.

Among the most beautifully finished residences in the city are those of G. F. Epeneter, W. F. Gerkes, Joseph Cudahy, E. L. McShane and D. C. Bradford. The Sherwin-Williams products were used in finishing these residences. Barker Bros. Paint company sold the material.

The monthly payment plan of the Omaha Loan and Building association is extremely popular, and many are taking advantage of it just now.

An order for sixteen flower vases to complete decorations for the top of an English wall around the house of S. B. Doyle, 520 North Thirty-eighth street, was placed with the Omaha Stove Repair Works for April delivery.

W. W. Sherwood, electrical contractor, reports that many Omaha people are having the electrical wiring in their homes changed this spring.

It is about planting time and Omaha seed dealers are taking large orders for the spring. The Nebraska Seed company has received a large number of orders for immediate shipment.

Plating that endures is the kind that the Omaha Silver company does. This firm is daily receiving orders for its effective work.

When people leave the city for the summer they almost invariably have their household goods placed in storage. It is said that Omaha people are coming to

Already orders are being placed with local firms for porch screens, window and door screens. The Omaha Window Screen company is filling orders now for future delivery.

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