

### Building Statistics for July

The building statistics for July show an increase of 7% per cent over those of July of last year in the forty-seven cities reported by the American Contractor, Chicago. While more than half of the cities listed show a loss varying from 1 to 71 per cent, others show an increase in building operations which presents a substantial gain over July, 1910, in the aggregate. Gains of over 50 per cent were made as follows: Buffalo, 82 per cent; Chicago, 113; Columbus, 52; Evansville, 174; New Haven, 181; Omaha, 106; Toledo, 86. Building operations in New York City, which have been falling behind for some time, have made a good showing by an increase of 19 per cent as compared with July, 1910. Building operations in these same cities decreased 7% per cent for the first seven months of the year as compared with 1910. Particulars will be found in the following tables:

| City          | July 1911  | July 1910  | Per Cent. Gain/Loss |
|---------------|------------|------------|---------------------|
| Baltimore     | 434,800    | 723,474    | -42                 |
| Birmingham    | 294,541    | 206,029    | 42                  |
| Buffalo       | 1,028,000  | 565,000    | 82                  |
| Chicago       | 11,000,000 | 9,700,000  | 13                  |
| Cincinnati    | 1,200,000  | 1,100,000  | 9                   |
| Columbus      | 483,218    | 318,778    | 53                  |
| Dallas        | 246,790    | 178,655    | 38                  |
| Denver        | 103,800    | 178,655    | -42                 |
| Des Moines    | 92,549     | 218,052    | -57                 |
| Detroit       | 1,564,180  | 1,554,025  | 0                   |
| Duluth        | 208,000    | 206,951    | 0                   |
| Evansville    | 231,788    | 84,852     | 174                 |
| Grand Rapids  | 424,773    | 277,518    | 53                  |
| Hartford      | 400,410    | 377,518    | 6                   |
| Indianapolis  | 711,500    | 599,500    | 19                  |
| Kansas City   | 751,900    | 1,284,400  | -42                 |
| Little Rock   | 149,742    | 131,178    | 14                  |
| Los Angeles   | 1,321,104  | 1,173,278  | 13                  |
| Memphis       | 318,000    | 288,181    | 10                  |
| Minneapolis   | 1,418,770  | 1,151,910  | 23                  |
| Milwaukee     | 1,170,000  | 1,170,000  | 0                   |
| Nashville     | 171,500    | 202,200    | -15                 |
| Newark        | 718,100    | 1,170,000  | -39                 |
| New Haven     | 613,500    | 217,500    | 181                 |
| New Orleans   | 509,794    | 428,520    | 19                  |
| Philadelphia  | 1,300,000  | 1,300,000  | 0                   |
| Pittsburgh    | 1,000,000  | 1,000,000  | 0                   |
| Rochester     | 1,000,000  | 1,000,000  | 0                   |
| St. Louis     | 1,000,000  | 1,000,000  | 0                   |
| St. Paul      | 1,000,000  | 1,000,000  | 0                   |
| San Francisco | 1,000,000  | 1,000,000  | 0                   |
| Sarason       | 1,000,000  | 1,000,000  | 0                   |
| Toledo        | 1,000,000  | 1,000,000  | 0                   |
| Worcester     | 1,000,000  | 1,000,000  | 0                   |
| Total         | 27,146,813 | 25,126,647 | 7%                  |

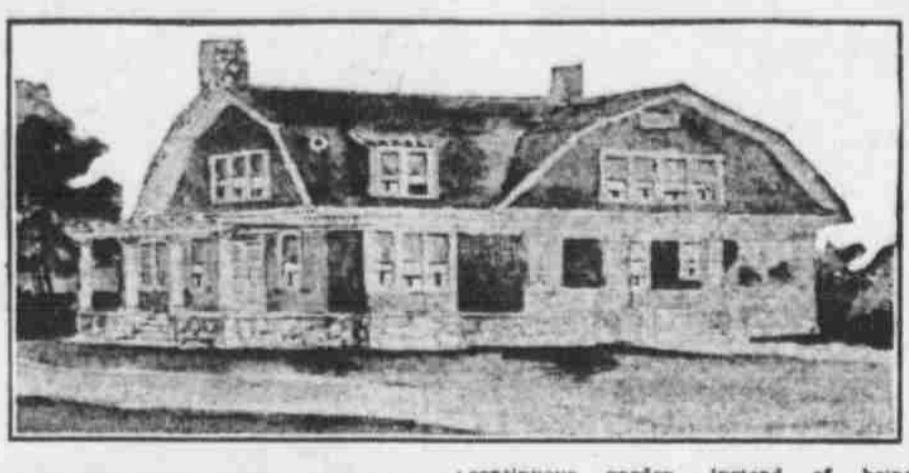
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# THE HOME BUILDERS PAGE

## Homes that Are All Front

Arthur C. Clausen, Architect.

**A**MONG the many valuable ideas which American homebuilders have received from their cousins across the Atlantic is the planning of homes which have front porches. The appearance of being all front. The tendency when building homes in the city is to ignore the sides and especially the rear of the house, letting the windows and openings come haphazard wherever it fits in with the interior arrangements conveniently, but give the front of the house every attention as to detail, artistic, and sometimes the reverse of this, by an excessive use of ornaments which contrasts greatly with the bald appearance of the rest of the home. While designing a home in this fashion can hardly be approved, it is admittedly natural.



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continuous garden, instead of being marked by unpainted board fences, garbage cans, ash heaps, tall weeds and other accessories which have become to be almost naturally considered an expected part of every back yard. To carry out this parkway scheme it is, of course, necessary that the neighbors should be congenial. If they are not congenial it would be best to move, for without congenial neighbors one cannot get the contentment and pleasure out of his home as he should. While it is not possible for every one to live in the country, those who can do so have little excuse for living elsewhere, except laziness. A little walk every morning to a street car line is a good way for every man and especially an office man to start a busy day. With pure air in his lungs and reminiscences of pleasant country views on an early morning, he will enter his office in a better state of mind and better able to withstand the little unpleasant things that come into every business man's life than the man who has a broken night's rest, close to some noisy street car line and rises to find dust, noise and confusion all about him. The profit to him is little compared to the good health and pleasure which his family enjoys. In a congested city it is difficult to raise young children and keep them away from evil sights and companions. Healthy children are always active. If they do not find natural ways of exercising their activity, they invariably get into mischief. The country with its lack of evil sights and companions, and the many things which woods, field, stream or lake afford in the way of outdoor pleasure to divert the mind from the evil things invariably results in children growing up to manhood with healthy bodies, clear minds and pure hearts.

In a country one can buy several acres for the price of a city lot. It need not cost more to build, for one can get along with a plainer home. Other expenses are also lower than those of city life, except that old clothes can be worn longer by the children in a country home, where no one cares. All things considered, there is little reason why most men should not build their homes in Nature's realm with a little park around that is all front yard and a modest home that is all front.

### Building Notes of the Week

The Modern Homes Construction company report having just secured a number of very pretty lots at Thirty-first and Vinson streets. One block from the boulevard, one block from the south of Hanson park. Four houses have already been started on these lots. The plan of this company is very popular with Omaha people and contracts have been made for a number of new houses during the last week.

financial strength of the contractor. The requirement of contract bonds from contractors who are considered strong financially is regarded in the same light as an employer requiring a fidelity bond from an employee who is considered an absolutely safe risk, and who is not in position to abscond with the funds of the company to any extent were he disposed to do so. The moral and restraining influence of a fidelity or contract bond is worth more to the owner or employer than a financial guarantee. All large corporations now require bonds from their contractors, and in the case of any of the railroad companies they pay the premium of the bonds themselves. Surety companies generally regard contract bonds as a hazardous undertaking, and from this fact alone the owner or builder should carry the protection which contract bonds afford, and not consider making a contract with a contractor, whose reputation or financial strength would not permit him to secure a corporate bond. Surety companies have been required to complete many contracts for contractors, who at the time the bonds were written were regarded as absolutely safe risk. This is not only true of a large contract, but small contracts as well, such as the building of residences, etc.

St. Joseph's hospital, the large new wing of which has just been finished, is now proceeding to remodel much of the original main building. A part of this consists in replacing much of the wooden floors and wainscot with tile and marble. Milton Rogers & Sons, who did the work in the new addition, have just secured the contract for the tile work in the bath rooms and serving room of the main building.

The Ideal Cement Stone company report record breaking business for this time of the year. This company manufactures cement stone blocks that are water-proof. It is becoming the universal custom to require contract bonds from contractors on all construction work, regardless of the

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### TIMELY REAL ESTATE GOSSIP

Large Sale Liven Things Up During the Last Week.

#### CUDAHY PROPERTY IS FOR SALE

Real Estate Belonging to the Late George B. Tschuck to Be Placed on the Market During the Coming Week.

It was with great relief that local real estate men read of the sale of the Dr. Gifford property on Douglas and Seventeenth streets—not that they were all interested in it, but because so much has been waiting eagerly to see if the much talked of sale was a reality, or just another rumor. The property, however, was sold. The Boston Ground Rent company of Boston, Mass., being the purchaser. The price paid for the corner was \$26,000. The corner of Douglas and Seventeenth streets in question was purchased by E. A. Cudahy only a few years ago for \$60,000 and inside of a year he had sold it to Dr. Gifford for \$27,000. Dr. Gifford in turn sold it at a handsome profit, and now the Boston company lives up to the reputation gained in the last year here, the northwest corner of Douglas and Seventeenth streets will be transferred again for another good consideration.

E. A. Cudahy, the man who sold the lot at Seventeenth and Douglas streets to Dr. Gifford still owns thousands of dollars worth of Omaha property, but because he names this city as his place of residence no more, he has instructed his local agents, A. P. Tukey & Son, to sell it. Among other property here, he owns the solid block on the north side of Douglas street between Eighteenth and Nineteenth streets. This

block, as well as his \$100,000 mansion on Dewey and Thirty-seventh streets, will be offered for sale and these two pieces of property alone are thought to be worth approximately \$250,000.

Mr. Tukey believes in the value of Douglas street property and will probably improve it and offer it for sale or rent on a long lease in the event that any one wishes to erect a building upon it.

The estate of the late G. B. Tschuck will be placed on sale during the coming week and real estate and houses to the value of \$125,000 will be transferred. This estate consists of five large brick houses at the corner of Twentieth and Davenport streets, three houses on Twenty-first between Davenport and Chicago streets, eight houses near Twenty-third and Webster streets, a house in the Field club district, two stores and an apartment house in the 1900 block, Clark street, and eight rental houses on Seventeenth street north of Clark. All of this property will have to be sold in order to close up the estate and the firm of A. P. Tukey & Son, who are handling it expect a busy time in the next seven days. Mr. Tschuck was treasurer of the Bee Publishing company for many years.

The heirs to the Poppington estate have just finished improvements to that part of the estate lying north of Davenport street, and west of Fortieth street, known as Poppington Park, and have placed the entire tract on sale. It will be divided into lots and offered for sale in the next few weeks. This part of Omaha is rapidly building up and offers a splendid location for homes.

A rumor has been going the rounds of the real estate dealers for the last few weeks to the effect that the firm of C. C. George & Co. had sold the lot belonging to C. C. George, Rome Miller and J. E. Baum to an eastern syndicate which proposes to build a hotel there. This lot, located at Jackson and Sixteenth streets, is said to have

brought a sum not less than \$10,000. Mr. George is out of the city and the other men who own an interest in the property refuse to say anything until he returns.

The McCague Investment company has been one of the busiest firms in Omaha during the last week. Besides figuring in the transfer of the Dr. Gifford property they have consummated a number of other important deals. A number have been practically settled, but because of the fact that they were not entirely clinched they are withheld from publication. The following are some of their most important minor sales:

House and lot, Shinn's addition, sold by Martin M. Brown, trustee, to Neils O. Johnson, \$2,800.

Seventy-two feet frontage on Twenty-sixth street near Dodge, sold by Hunter Real Estate company to F. O. Nelson, \$1,500.

Two lots in Prospect Place on Hamilton street, sold by Alfred Brainerd to John A. Larson, \$2,800.

Twenty acres improved land near Florence, sold by Angelo Unnik to Emil Romey, \$5,000.

Three lots in Springdale addition, sold by McCague Investment company to E. Heising, \$1,000.

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