Building Statistics for 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 7 per cent, others show an increase in building operations which presents a substantial gain over July, 1816, in the aggregate. Gains of over 80 per cent were made as follows: Buffalo, 81 per cent; Chicago, 14. Columbus, 55. Colu The building statistics for July show an | Philadelphia Columbus, 55; Evansville, 174; New Haven, 181; Omaha, 168; Toledo, M. Bull erations in New York City, whi been falling behind for some tir made a good showing by an incre per cent as compared with Ju Building operations in these san decreased 7% per cent for the fir

macrations 1.46 her cent to			Dallas	
months of the year as	compare	d with	Denver	
1910. Particulars will be found in the fol-			Des Moines	
	acount in	rate work	Detroit	1
lowing tables:				
January 1	January	1		
to August L to			Evansville	
City. 1911	1910	G. L.	Grand Rapids	
Baltimore\$ 6,371,885	2 6,467,364	. 1	Hartford	
Birmingham 1,994,881	2,233,396	14	Indianapolis	
Buffalo 5.864,400	5,589,000	24	Kansas City	
Cedar Rapids. 1.086,450	1.009.000		Knoxville	
			Little Rock	
	51,114,000	4	Los Angeles	3
Cincinnati 7,396,810	5,555,646	題	Manchester	
Columbus 2,829,236	2,774,385	2	Memphis	
Dallas 3,788,786	3,098,872	22	Milwaukee	
Denver 3,643.675	8,185.985	56		
Des Moines 1,000,214	947,848	6	Minneapolis	
Detroit 11,978,260	9,271,900	6 11	Nashville	
Duluth 1,476,781	2,017,544	26	Newark	
Evansville 1,381,801	420,025	196	New Haven	
Grand Rapids , 1,369,698	1,488,717	A . B	New Orleans	
Harrisburg 3,802,660	3,057,696	34		-
Indianapolis 5,071,996	4,501,461	12	Manhattan	7
Kansas City 5,780,071	9,015,964	26	Brooklyn	. 7
Knoxville 402.500	360,076	11	Bronx	- 4
Little Rock 1.076.848	998,667	8		
Los Angeles 18,379,677	18,060,617	2	New York	15
Manchester 916,172	761.091	30	Oakland	-
Memphis 3,965,665	4,348,238	. 8		
Milwaukee 7,302,129	5,910,930	21		1
Minneapolis 9,911,075	9,285,410	107	Paterson	
Nashville 779,208	878,525			
Newark 6,644,506	7,676,488	4.00		
New Haven 2.539,340	1,666,785			
		81	Portland	
New Orleans 2,094,076	2,592,648	. 18	LEBORISH MODE - NUMBER OF THE PERSON	
Manhatan manage			St. Louis	-1
Manhattan 70,818,070	76,410,998	V. 8		
Brooklyn 23,465,966	26,354,938	*** 10	San Francisco	2
Bronx 15,135,797	25,052,195	34	Scranton	
and the second s			Seattle	
New York 108,902,833	136,709,136	13		
Oakland 4.011.678	4,825,417		Wilkes Barre	
Okla. City 2,008,151	4,101,624	40		
Omaha 8.721.583	8,617,218		13 Dr. complex	
Paterson 1,674,894	1.887,614	1000		-
2000 100000	T1001107.4	6	2000	Mary.

taking out	and it	1911.	1999 Let	
iding op-	City.	Cost.		inLose
ich have	Baltimore		\$ 753,494	on: 42
me, have	Birmingham	294,543	205,000	Tre . 8
	Buffalo	1,626,000	802,000	82 10
case of 19	Cedar Rapids	175,000	212,400	17
uly, 1910.	Chicago		8,253,300	115
me cities	Cincinnati	807,780	\$12,320	1
	Columbus	463.215	212,776	53
rat seven	Dallas		850,865	61
red with		500,800	1,765,635	794
	Denver	90,340	218,062	900
the fol-	Des Moines		1,556,905	25
	Detroit	1.968,100		
y 1	Duluth	208,985	296,955	221 23
1, P. Ct.	Evaneville	231.785	84.752	174
G. L.	Grand Rapids	824 775	242,060	36 W.
44	Hartford	400,410	STR_516	7
6 . 14	Indianapolts	571.500	890,5700	M
44	Kansas City	755,896	3,584,465	52
	Knoxville	99,235	68.412	45
	Little Rock	149,745	181,176	14
10 4	Los Angeles	1,823,104	1,319,266	87
66 20	Manchester	110.655	113 Z75	2
5 2	Memphis	316,690	929.185	- 65
5 2 72 22 65 56	Milwaukee	966,477	1,176,390	15
15 56	Minneapolis	1,416,670	1,151,910	22
48 6		175,500	203,320	13
90 6 24	Nashville	718,105	729,300	1
44 26	Newark	613,580	213,257	181
16 196 17 8	New Haven		428,620	
17 . 8	New Orleans	509,794	526.1140	78
M 34		m ann men	* 000 101	9
61 12	Manhattan	7,650,363	7,000,775	
14 36	Brooklyn	3,674,250	3,394,892	
76 11	Bronk	4,121,580	2,509,250	64
57 8 ···				
17 8	New York		12,904,915	29
91 30 ··· 8	Oakland	588.107	452,004	30
88 8	Oklahoma City	162.051	565,930	out Th
30 21	Omaha	1,234.005	463,975	306
10	Paterson	101,591	174,291	- AL
15 10	Philadelphia	4,259,070	3,462,665	20
33 13	Pittsburg	1,011,987	968.598	B
NS 81	Portland	847,090	1,874,940	38
48 18	Bochester	741,538	550,336	34
	St. Louis	1,368,086	1,976,950	81
93 8	Salt Lake City	247,400	443,400	46
38 10	San Francisco	2,134,479	2,334,790	8
48 42		227,806	267.308	44.0
30 34	Scranton		1,656,496	440
26 13	Beattle	541,600		744
	Toledo	254,385	169,857	19
	Wilkes Barre	173,902	216.188	
	Worcester	879.092	281,127	34
18 8	-		*** *** ***	
14 6	Total	so:.146,813	\$01,120,647	11%
				-
_	A STATE OF THE REAL PROPERTY.	-		
1-4-	f +1-	- 11	1-	11.0

\$270,545, \$401,895,099 .. 75

Building Notes of the Week

of which has just been finished, is now and serving room of the main building.

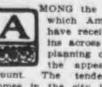
The Ideal Cement Stone company report the year. This company manufactures cement stone blocks that are water-proof.

require contract bonds from contractors

of very pretty tots at Thirty-first and Vin- tractors who are considered strong finan- sary for the best appearance. ton streets, scing the boulevard, one cally is regarded in the same light as an block from ear line, south of Hanscom uployer requiring a fidelity bond from and entrance should not be attractive, also momentary glance at each back yard? coing the boulevard, one gially is regarded in the same light as an There is no reason why the kitchen porch passes in a street car and who gets but every business man's life than the man wainscot with tile and marble. Milton regard contract bonds as a hazardous un- clates it from the front Rogers & Sons, who did the tile work in dertaking, and from this fact alone the

THE ME BUILDERS PAGE

Homes that Are All Front



MONG the many valuable ideas which American homebuilders have received from their cousins across the Atlantic is the planning of homes which have the appearance of being all 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 detall, making it artistic, sometimes the reverse of this, by an excessive use of ornsments 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

When planning country homes one faces different conditions. The house is not hemmed in between two other homes with an alley in the rear, neither is the size of the house restricted in any one direction because of lot line limitation. There are no laws requiring the house to be so many full stories high, and set back a certain number of feet from the sidewalk, so that a design for a builder of a home in the country has no excuse for not making the home as beautiful on one side as on an-

When homes are built facing a lake. river or ocean, the driveway is usually on what is termed the rear of the house or the opposite side of the house from the body of water. Under such circumstances the house must necessarily have at least two fronts in appearance. Since a house is pany report having just secured a number requigement of contract bonds from cen. design of a home all front becomes neces- appreciation in each member of the family mind and better able to withstand the lit-

ublic roads.

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m'as money and the same of th

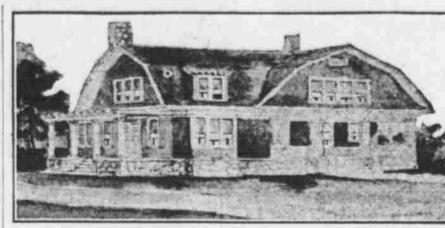
1---

15'12'

·LIVIMG.

·Room

18'x 30'6'



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20 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, fire-places, etc. New third edition, Price, postpaid, \$1,00.

Address, Arthur C. Clausen, Architect, 1136-37-38 Lumber Exchange, Minnespolis, Minneson

seen as often in perspective as it is di- face a street car line, and why should

marked by unpainted board fences, garbuge 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 rectly from the front, and there are no they only use the rear porches when they country views on an early morning, he buildings built close to hide the sides, the are in public view? Shouldn't the sense of will enter his office in a better state of be as marked as the average man who the unpleasant things that come into who has a broken night's rest, close to The profit to him is little compared family enjoys. In a congested city it is The trees, shrubs and flower gardens were the many things which woods, field, stream

obtained in the city. Why son why most men should not build their

MR. CLAUSEN'S BOOK

park. Four houses have already been as employe who is considered an absolutely though simple in design, whether it be on while most people ignore their back some noisy street car line and rises to started on these lots. The plan of this safe risk, and who is not in position to a city home or a country home. True, the yards, there are some exceptions. The company is very popular with Omaha peo- abscond with the funds of the company to average passerby does not see the rear en- writer knows of several homes in which him. ple and contracts have been made for a any extent were he disposed to do so. The trance and in most cases it is well that he the owners got their heads together and to the good health and pleasure which his number of new houses during the last moral and restraining influence of a fidel- does not, but the owner of the house, and made of their back yards one long park ity or contract bond is worth more to his family, whose needs, comforts and and play ground. This strip of ground difficult to raise young children and keep the owner or employer than a financial pleasures should be most considered, see included four back yards and was about them away from evil sights and com-St. Joseph's hospital, the large new wing guarantee. All large corporations now re- the rear of the house frequently and it is 60 feet by 200 feet. A buck thorn hedge panions. Healthy children are always quire bonds from their contractors, and a poor compliment to them to assume that was planted along the entire rear line to active. If they do not find natural ways proceeding to remodel much of the original in the case of any of the ratiroad com- they are not as capable of appreciating an hide the alley, leaving an attractive gate of exercising their activity, they invarimain building. A part of this consists in panies they pay the premium of the bonds attractively designed house from the rear of simple design at the rear of each house ship get into mischief. The country with replacing much of the wooden floors and themselves. Surety companies generally as much as the average passerby appre- for the convenience of the delivery man. Its lack of evil sights and companions, and In the writer's home town there is a planted in an attractive manner, but more or lake afford in the way of outdoor pleasthe new addition, have just secured the con-tract for the tile work in the bath rooms tion which contract bonds afford, and not was formerly an alley for about a mile little park distinctly separated from each invariably results in children growing up consider making a contract with a contractor, whose reputation or financial
strength would not permit him to secure
thousands of people, view the house on the center of the parkway a swing, teeterIn a country one can buy several acres record breaking business for this time of a corporate bond. Surety companies have either side of that alley from the rear totter, sandbox and a little summer house for the price of a city lot. It need not been required to complete many contracts with the result that the property owners for the children. At one end of the parkfor contractors, who at the time the bonds on either side have most of them made way was a little swimming pool and at with a plainer home. Other expenses are were written were regarded as absolutely their back yards attractive gardens, have the other end a little tea garden. Each about even to those of city life, except that It is becoming the universal custom to safe risk. This is not only true of a large put inviting porches on the rear of their home had an attractive porch on the rear old clothes can be worn longer by the chilcontract, but small contracts as well, such homes, on which the family is frequently in keeping with its style, and in this park- dren in a country home, where no one seen sitting to watch the passing of the way the four families enjoyed all that cares. oars in preference to sitting on the front there was to be had in outdoor life that All things considered, there is little reashouldn't all builders follow this example? homes in Nature's realm with a little park But why should people only make gar. Why shouldn't a view taken of the back around, that is all front yard and a modes dens out of their back yards when they yards of any city block be as through one home that is all front

-TERRACE

15×13

KECEPTION

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AND DOILER ROOM

15-19

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TIMELY REAL ESTATE GOSSIP Large Sale Livens Things Up During approximately \$250,000.

CUDAHY PROPERTY IS FOR SALE

the Last Week.

Real Estate Belonging to the Late George B. Tsschuck to Be Piaced on the Market During the Coming Week.

It was with great relief that local real estate men read of the sale of the Dr. the corner of Twentieth and Davenport House and lot. Shinn's addition, sold by Gifford property on Douglas and Seventeenth streets—not that they were all intween Davenport and Chicago streets, eight

Seventy-two feet frontage on Twenty-

streets in question was purchased by E. A. of the Bee Publishing company for many Cudahy only a few years ago for \$60,000 years. and inside of a year he had sold it to Dr. Gifford for \$7.800. Dr. Gifford in turn sold The heirs to the Poppleton estate have it at a handsome profit, and now if the Boston company lives up to the reputation the estate lying north of Davenport street. Boston the last year here, the northwest and west of Fortieth street, known as Popwill be transferred again for another good tract on sale. It will be divided into lots

E. A. Cudahy, the man who sold the lot and offers a splendid location for homes.

A Furnor has been going the rounds of the St. So.

Lot 5, Forest Hill Park addition, to James H. Connoran tor a home.

A rumor has been going the rounds of the St. So. of Omaha property, but because he names real estate dealers for the last few weeks.

Lots 15 and 16, block 4. Hilliside addition, to the effect that the firm of C. C. George sideration \$75. he has instructed his local agents, A. P. & Co. had sold the lot belonging to C. C.

Lot 12, block 2, Vineland addition, to John
Tukey & Son. to sell it. Among other
property here, he owns the solid block on
eastern syndicate which proposes to build
the north side of Douglas street between a hotel there. This lot, located at Jackson
addition, to William Lambert upon which

block, as well as his \$100,000 mansion on brought a sum not less than \$110,000. Mr Dewey and Thirty-seventh streets, will be George is out of the city and the other men offered for sale and these two pieces of who own an interest in the property refuse property alone are thought to be worth to say anything until he returns. Mr. Tukey believes in the value of Doug-

wishes to erect a building upon it.

estate consists of five large brick houses at minor sales: Mass., being the purchaser. The price the firm of A. P. Tukey & Son, who are handling it expect a busy time in the next sing, \$1,000.

The corner of Douglas and Seventeenth neven days Mr. Trachuck new the next sing, \$1,000. The corner of Douglas and Seventeenth seven days. Mr. Taschuck was treasurer

pleton 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 to Lucia Withheil for a home. Consideration 1325. corner of Douglas and Seventeenth streets pleton Park, and have placed the entire

Eighteenth and Nineteenth streets. This and Sixteenth streets, is said to have he expects to build. Consideration

· PORCY.

·DESIGN MO632.

RTHUR-C-CLAUDET

ARCHITECT

ias street property and will probably im- been one of the busiest firms in Omaha prove it and offer it for sale or for rent on during the last week. Besides figuring in a long lease in the event that any one the transfer of the Dr. Gifford property they have consummated a number of other important deals. A number have been The estate of the late G. B. Tzschuck practically settled, but because of the fact will be placed on sale during the coming that they were not entirely clinched they week and real estate and houses to the are withheld from publication. The followvalue of \$125,000 will be transferred. This ing are some of their most important

terested in it, but because so much has been said and so much written—that all were waiting eagerly to see if the muchly two stores and an apartment house in the field club district. Two lots in Prospect Place on Hamilton two stores and an apartment house in the field club district. Two lots in Prospect Place on Hamilton Tumor.

The property, however, was sold, the Boston Ground Rent company of Boston. Mass., being the purchaser. The price

Hastings & Heyden report the following sales during the last week; Lot & block 4. Haleyon Heights, Benson