

THE BEE'S HOME BUILDER'S PAGE

OMAHA SHOULD BE MECCA FOR HOMESEEEKERS

Visitors Wonder at Delay in the Development of Wonderful Municipal Possibilities.

By ERNEST SCHRIEBER.
Seventh Article

"You have a city of wonderful possibilities, but why don't you develop it?"

These were the words of a visitor in Omaha. The visitor was one of the foremost architects in the middle west, a resident of one of the largest cities in the country, and one who knows whereof he speaks. He had been taken for an automobile tour of the city and had just climbed out of the automobile when the above statement was made.

He was right in his statement. Every visitor to the city has at one time or another repeated his remark. Omaha people know that they are right. The average person is able to see the wonderful possibilities for civic development in Omaha, and the little question in the mind of everyone is why the work has not been done long ago.

Reasons For Delay.

There are many reasons for the delay. Omaha has been and is a business city. Born as it was, in the heart of the greatest region of supply for the wants of man, it has developed too fast to pay much attention to its beautification.

If the territory about Omaha had not been so productive, or if the trade territory had been more limited, the city would not have been so rushed and would have had more time to spend in its artistic development. In the past, however, most big cities have had the same condition. Only in late years have cities begun to think of their conditions of attractiveness.

The time will come eventually when the growth of cities will depend to a greater extent than now on their appearance and livable qualities, provided the business opportunities are there. Two cities with identical business advantages will find that the only way to surpass each other will be in their attractiveness as places for residences.

Sure to Gain.

This takes in a great field. A city which has a magnificent boulevard system, with parks for public recreation, the shortest means of transportation to and from the business section, the most advantages in the line of recreation and enjoyment, the best schools, churches and homes; one with community centers for the development of the people's minds, with athletic fields for their bodily growth, and with a beautiful plan that will inspire them with pride in their home city, will gain in population.

Cities where the streets are narrow and poorly paved, the park spaces are ill-kept, the street car service poorly managed, and where there is no provision for the mental or health development of the people, are bound to lose out in a comparison with other and will not grow.

Cities Advertise.

Cities are beginning to advertise. They are beginning to promote their assets as places for residence and business. When city advertisements came out in the newspapers all the space was devoted to an effort to impress the reader with the business advantages of the city. Later it was discovered that mere business assets were not enough to draw the class of people wanted for citizens or to give the city a name that would be remembered.

One of these days cities will advertise their educational and artistic advantages more than their business opportunities. The well-developed city will advertise and obtain the class of citizens that it desires, while the poorly developed city will eventually lose by its inefficiency as a home.

Omaha could advertise a wonderful beautiful well paved river drive, other boulevards as well paved and attractive, a beautiful city center or public gathering place, community houses for the people to meet in, public athletic fields and parks, completely equipped for the enjoyment of its people, and the absence of poorly kept residence sections, together with its business advantages, bank clearings and manufactures, it would grow more rapidly than it has heretofore.

Home-seekers' Mecca.

People of Omaha advertise their business, and know that it pays. If the city would advertise its business, which lies in making a real home for the citizens, the citizens would also find that it would pay. But first we must develop the city so that it will be a home.

The city planning commission is making plans whereby the maximum improvement may be attained. With the proper support by the people of Omaha, the plans could be carried out, and Omaha could be a home for its people that would be the envy of other cities.

Forest Lawn Cemetery Association Buys Tract

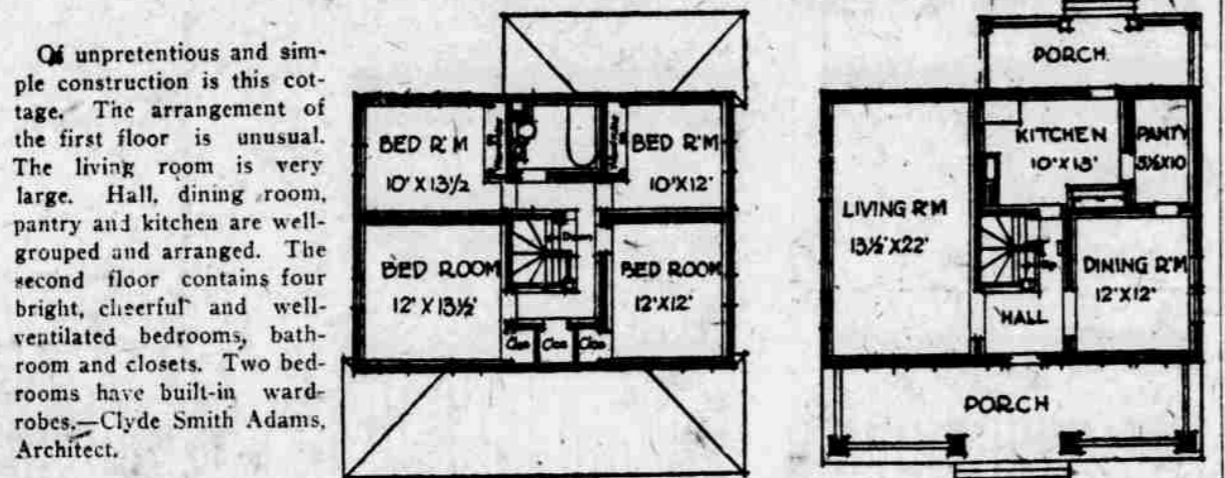
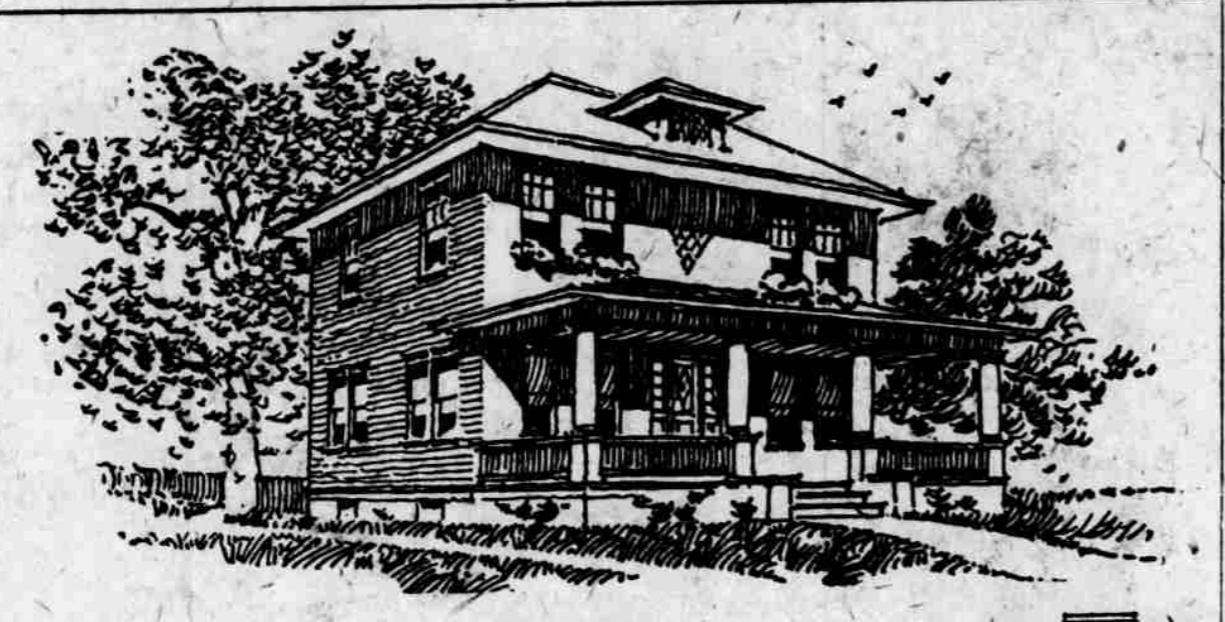
The Forest Lawn Cemetery association has purchased from Hastings & Heyden a two and one-half acre tract in the North Side addition adjoining the cemetery grounds on the east.

This property was purchased as a site for a tool house for the cemetery and for residences to be built for cemetery employees.

The tool house will be built immediately and the residences probably next year.

Sal soda or solution of caustic potash with boiling water should be used to disinfect the waste pipes.

A Modern Home



Of unpretentious and simple construction is this cottage. The arrangement of the first floor is unusual. The living room is very large. Hall, dining room, pantry and kitchen are well-grouped and arranged. The second floor contains four bright, cheerful and well-ventilated bedrooms, bathroom and closets. Two bedrooms have built-in wardrobes.—Clyde Smith Adams, Architect.

Building a Home

The Bee today publishes the second article of a department which should be of tremendous interest and value to the home owner, the person building a home and the one contemplating a home of his own. This department will consist of a series of articles on the selection of a lot to the final cost of a home on the one hand, and the technical terms, point out the best practices in building. In short it will explain in all its various phases the problems of building from the selection of a lot to the final cost of a home on the one hand, and the technical terms, point out the best practices in building. In short it will explain in all its various phases the problems of building from the selection of a lot to the final cost of a home on the one hand, and the technical terms, point out the best practices in building.

Answers to Last Sunday's Questions

1. The simple, two story house is the cheapest to build. However, it is not the best or easiest of arrangement. A rectangular house is very little more expensive and more convenient.
 2. Sheathing is a rough boarding nailed over all exterior walls and the roof surface. When used on outside walls it should be nailed on diagonally instead of horizontally to stiffen the frame against wind pressure. Sheathing for underflooring put on diagonally will eliminate cracks and provide better nailing facilities.
 3. Architects make five kinds of drawings. With their definitions they are as follows: Plans—a view looking down, showing floor arrangement. Elevations—a view looking toward, showing wall treatment. Section—view of some given part. Details—drawing of a particular part on a large scale. Perspective—drawing showing how the exterior of the house will look when completed.
 4. Ordinarily a gallon of paint will be enough to cover with two coats 300 square feet of surface. To estimate the amount of paint needed to paint a house, divide the number of square feet to be painted by 300. This will give the number of gallons needed. A rough or porous surface will, naturally, take more paint.
 5. As a general rule the furnace should be located as nearly as possible in the center of the basement.
 6. The average height for ceilings is eight and one-half feet. Upstairs rooms are often built eight feet high.
 7. Central lighting fixtures hanging from the ceiling are best in high ceilings, rooms, as they placed it tends to make the ceiling seem lower.
 8. The following are definitions of architectural terms: Butt joint, joint formed by placing the end of one member against the other. Beam, a beam is a horizontal support. These are two kinds, supporting and false. Plumb means horizontal. Siding, wood facing or weatherboarding on a house. Sleeper, a timber imbedded in concrete, masonry or earth to receive floor joists or flooring.
 9. GROUT is a very thin mortar.
 - 10.—The owner pays for the insurance on a house being built.
- ### This Week's Questions.
1. What are the progress of building a house, in their proper order?
 2. What are the functions of a hall and how may its location affect the heating of the house?
 3. Name the three general parts of a home.
 4. What part of the house should the living room occupy?
 5. In planning a living room what things should be considered?
 6. What is the most important thing in locating the bedrooms in a house?
 7. With what basic idea in mind should the kitchen be planned?
 8. How large should a kitchen be and what should determine its size?
 9. What is the interior woodwork of a room called?
 10. What choice as to location should be given the kitchen? Watch for the answers to these questions next Sunday in The Bee.
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SEWARD SOLVES HOUSING JAM BY JUST BUILDING

Citizens Co-Operate and Result Is New Homes at Moderate Prices for Owners.

Every community in the country has a housing problem of some size. Each would welcome a solution if it could be had without touching the individual pocket for the money. In most cases so far talk has been the main output. One exception to the rule should be noted where the civic spirit has not only gone beyond the conversation stage but is actually rearing proof of its go-aheadiveness.

Seward, Neb., did not waste time in talk. The city needed more homes for its people. The way to get them was to build them. Who will furnish the money? The civic spirit answered. Forty-five leading citizens got together, organized a joint stock company, put up \$10 each as evidence of good faith, and the company began business.

"We have no precedents to go by," writes H. A. Graf, secretary of the company. "We do not know where we are going to land. The wealthiest men in town have joined the company. We have a building committee of three who see that the houses are put up according to contract. We have put up four small houses, and we are building two small colonial houses. These are seven room houses and we got them for \$4,950 each. We have also let contracts for two six-room bungalows for \$4,290 each."

The two colonial style houses mentioned by Mr. Graf are 28 feet square, two stories, seven rooms and bath. Pipe furnace and full basement. The bungalows are 26x40, year extension 8x9, six rooms with bath, pipeless furnace, built-in buffet, kitchen cabinet and full basement. Each house stands on a 75-foot lot, the cost of each ranging from \$400 to \$1,000.

"We do not plan to make any money," said Mr. Graf, "although we will not sell them for just exactly the cost, because we may have to pay some interest. We deal with the banks for the loans. Each bank has a member, and the president of one of the banks is also a member." When a home is sold it is planned to give the Home Building and Loan association the first mortgage and the company a second mortgage for the balance.

Two features of the Seward method attract attention. The first is the fine civic spirit of the people. The other is the low construction cost. In Omaha, builders say, houses of like size would cost \$1,000 per room to build.

Investment of \$1,600 in 1905 Returns Owner \$1,200 a Year

A \$1,600 investment in 1905, now paying an annual rental of \$1,200, is one of the real estate experiences of Robert E. Stein, former Omaha banker.

Mr. Stein in 1905 bought 25 feet of ground with an old house at 2024 Harney for \$1,600. Last week he leased the property for ten years to E. M. Slater for \$1,200 a year, or a term rental of \$12,000.

Mr. Slater's lease carries an option to purchase at \$25,000, also a 10-year renewal clause.

Robert Stein now lives in San Diego, Cal. He owned the barber shop in the Omaha National Bank building for several years.

L. Porter Company Makes Six Sales of Residences

These six residence sales were announced last week by the L. Porter company:

To Miss Ida Mullen, 3322 South Nineteenth street, \$5,200.

To K. W. Fead, 2721 North Forty-eighth avenue, \$5,900.

To J. W. White, 2034 Maple, \$5,750.

To Herman Vander Loan, 5711 North Twenty-seventh street, \$5,380.

To A. L. Hobbs, 4345 Parker street, \$6,500.

To Olive M. Nelson, 4616 Fontenelle boulevard, \$5,300.

Melon Lice

By FRANK RIDGWAY.

It is cheaper to buy spraying materials and fight the bugs on your melon vine than it is to pay a dollar apiece for watermelons. Home grown melons are just as good as the juicy specimens shipped here frequently become discouraged after the bugs strip the leaves from the vines and destroy the crop. The result is the watermelon is scratched off the list.

Gardeners should not become discouraged when they see a few bugs on the vines. They are on the vines for thousands this year. Your patch may be next, for throughout August melon and cucumber plants may be covered with great armies of dark colored plant lice, such as the green melon aphid. The lice cluster on the under side of the leaves, causing the foliage to wilt, curl up, and die.

These tiny creatures, usually not more than one-fiftieth of an inch long, originated from females which migrated five or six weeks ago, from weed patches along the borders of the garden. While the individuals are small, they can easily be seen by examining the under sides of the leaves. The infestation generally begins on individual lines, and the lice travel rapidly from hill to hill, spreading to all parts of the patch within a few days. They are not so noticeable as the worms and other chewing insects. The lice pierce the leaves with their sharp beaks and suck the juices from the plant. They must be checked immediately or serious damage is the result.

The nicotine spray is the remedy now commonly used. For spraying vine crops it should be applied at the rate of about four ounces of nicotine sulphate to 25 gallons of water. It will stick to the foliage much better and will be more effective if a pound of laundry soap is chipped up and dissolved in the mixture. Where there are only a few hills to be treated one tablespoonful of the nicotine to one gallon of soap suds will be about the right proportion.

The lice stay on the under side of the leaves where they will be in the shade, and it is necessary to turn up the vines to make sure that all parts of the bottom of the leaf are hit by the spray.

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OMAHA LEADS IN HOME BUILDING IN HUSKER STATE

Lincoln Second, Beatrice Third—Nebraska Outranks All Middle Western States in Resources.

By T. J. FITZMORRIS.

Co-operative thrift and home-getting this year writes a larger and more imposing chapter of progress in the fiscal records of the state than in any former 12 months.

A similar claim has been made for the record of growth of every fiscal year for the past 20, so unvarying has been the upward march.

But the fiscal year ending June 30 last is exceptional in the advance in resources, the number of new homes financed and home-makers boosted from tenancy to ownership.

An examination of the official reports called for by the state department of trade and commerce supports the claim of a bumper 12 months.

All Show Increases.

These reports have been received from 45 of the leading building, savings and loan associations which do 90 per cent of the business in the state.

Their combined assets total \$72,171,811, an increase of \$10,994,734, or 18 per cent.

Twenty-eight associations not reporting had assets of \$5,002,670 in 1919.

If these associations show the same percentage of growth reported by the leaders the total for all associations of the state will foot up \$77,924,481, an increase of \$12,303,907 over the fiscal year of 1919.

Progress Is Gratifying.

Progress in relieving the housing situation, so acute in most communities, is quite marked and gratifying.

Forty-five associations report 2,408 loans for new homes throughout the state and 4,888 loans on dwellings already built.

Loans for new homes will average around \$2,500 each, making a direct investment of about \$6,000,000 in Nebraska homes, family independence and civic betterment.

Omaha easily leads in this procession of progress and takes high rank among the cities of the United States in co-operative thrift.

Lincoln Is Second.

The city's nine associations report assets totaling \$48,782,214, or 62 per cent of the state's total, and an increase of \$7,298,574 in 12 months. During that period they financed in part the building of 1,090 dwellings and made loans on 2,428 dwellings already built.

Lincoln holds second rank in association strength with assets around

\$10,000,000, reported by five of its nine associations.

Beatrice's three associations report combined assets of \$4,223,096, an increase of \$887,826, or 26 per cent.

Freemont's two associations show a gain of 19 per cent, carrying their assets up to \$3,375,000.

State Pushes Ahead.

North Platte, Columbus and Grand Island are well over the \$1,000,000 mark. Norfolk's two associations leaped into the millionaire class, together scoring a gain of 42 per cent and running the total up to \$1,327,000.

Twenty years ago Nebraska ranked 15th in resources, being outclassed by Kansas, Iowa, Missouri, Wisconsin, Michigan, California and Connecticut.

Today the state outranks all the states named, holds eighth place among the states of the union and leads all states west of the Mississippi and south of the Ohio river.

In the last six years the associations of the state doubled their resources and their usefulness.

Increased Activity in Investment Real Estate Is Reported

An increase in activity of investment real estate is reported by realtors.

Ten days ago, four moderate sized investment deals were made and an-

nounced. Last week, Walsh-Elmer company negotiated two more such deals. They are:

Northwest corner of Nineteenth and Jones streets from C. C. Randall to E. M. Slater and George F. Jones for \$37,500.

A lot and small store building at Nineteenth and Cuming streets from Jennie M. Shaffer to M. A. Lynch for \$15,500.

All the Fish Gone.

Vice President Glover of the real estate board, who, with some friends,

arrived at Paynesville, Minn., on a fishing trip the day after President Shuler left, has written his office that Shuler apparently caught all the fish.

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AMBITION has been the generating power of the great movements of all ages. AMBITION has worked the master miracles of all times. Impossibilities have become probabilities, and these in turn, actual accomplishments before the ambition of Edison, Bell, Franklin, Marconi and others. AMBITION is crystallized in every great building that juts into the sky, in every home nestling amid rose gardens, in every sublime poem and in every melodious strain. Without ambition we should still be cavemen.

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