

How to Figure Cost of Your Dream House

Following Rule and Price List Will Give Accurate Estimate of What Construction Bill Will Be

Before deciding on which type of house to build—frame, brick, stucco, cement, hollow tile—and the number of rooms possible within his or her means, the prospective home builder is interested in getting some idea of what the different homes will cost. There is a way in which any person may estimate the cost of a house, roughly, from the sketch plans and thus reach a figure which will be sufficiently accurate to decide which type of home he can afford to build.

This easy method of estimating is known as the cubic or cubic foot method. In the first place it must be realized that houses vary in cost, according to the materials employed, and also according to the cost of labor prevailing at the time in any particular district.

Frame Is Cheapest
Usually a frame house is the cheapest; next to it is the house of wooden construction with stucco exterior or metal or other lath; then comes the house of wooden construction with brick exterior, known as the brick veneer type. Still higher in cost are those in which the walls are of hollow tile covered with brick or stucco, or of solid brick with face brick exterior.

House plan No. 5 in the Tribune series, published on this page, a four-room frame house, has been taken for illustration of this method of figuring small house construction costs. The accompanying table gives the approximate price a cubic foot increases of 131 per cent in relation to the 1914 figure. In March, 1922, such a house would cost \$5,502, or 71 per cent more than in 1914 and 20 per cent below the maximum cost in 1920.

According to the figures compiled by Mr. Cason, the cubic foot construction cost for this frame house varied in the three different years, as follows:

Year	1914	1920	1922
Cost per cu. ft.	\$0.19	\$0.44	\$0.325
Pct. of change	100	231	171

The first step in estimating cost of construction in this manner is to estimate the approximate cubic contents of the house as shown by the plans of the house in question.

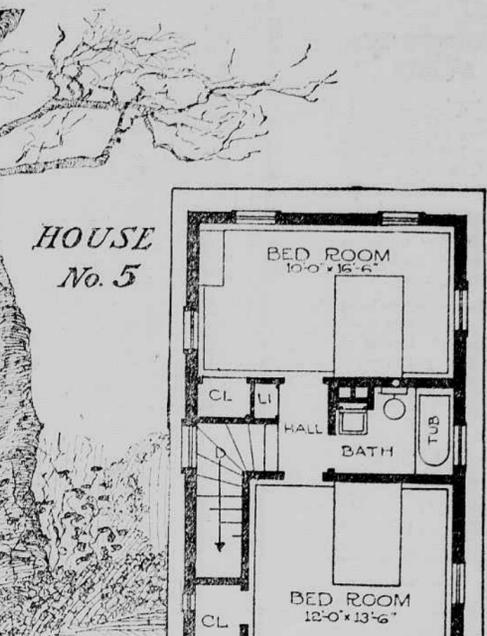
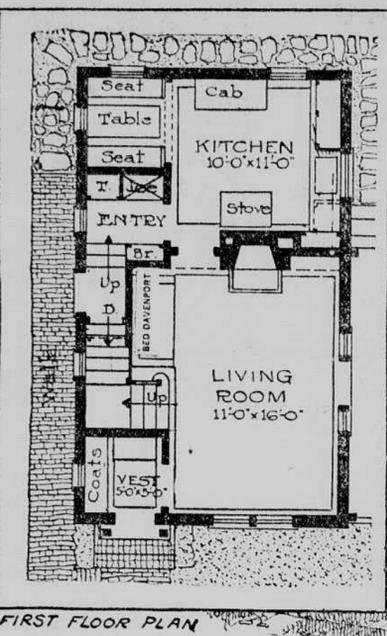
How to Figure Contents
The way this is done is to take the dimensions of the house—in the case of Plan No. 5, 18 feet in width by 30 feet in length—and multiply them by the heights from the basement floor to a point midway between ceiling of the second floor and the ridge. In this case the height is 18 feet 6 inches. The cubage, therefore, is 1835.27, 10 feet, which equals 14,634 feet, but this is not the grand total of cubage, for the porch must be figured in. This is done in the same manner as the cubage described for the main section of the house, and in this case results in 1,323 cubic feet, giving a total for this house of 15,957 cubic feet. In the same manner the cubic contents of the cubic contents of any dwelling.

Usually the small house plans shown in the Tribune illustrate only the first and second floor plans, so it is not possible to figure from the plans as published the accurate cubage. However, the exact cubic contents of each room can be figured by working to work in the article describing the design, so it will be easy to figure roughly what each house should cost in any type of exterior wall construction.

If any prospective home builder has other plans than those shown in the Tribune this method of figuring cubic contents can be applied to them with good results. The necessary dimensions can be obtained. Cubic contents are arrived at simply by multiplication.

Having obtained the cubic contents of the house, the next step is to estimate its cost. The cubic foot costs of different kinds of houses naturally vary in different localities. Every architect and builder and those who have had recent experience in building homes will have a general idea of current cubic foot costs. In and around New York to-day an average cost of 33 cents a cubic foot may be taken for this kind of frame house, with board and batten exterior.

All That It Appears To Be—Comfortable, Well Planned Dwelling



Cost of Construction In Metropolitan District

THROUGH a questionnaire sent out to numerous architects and building contractors within a twenty-five mile radius of New York, the Home Owners Service Institute has compiled a table showing average cost of construction, as prevailing to-day, for four, five and six-room small houses of frame, stucco and brick types.

The table of prevailing construction costs a cubic foot in frame, stucco and brick follows:

Material	Cost
Frame	33
Shingle	35
Stucco (on metal lath)	35
Brick veneer (on brick)	42
Concrete block (stuccoed)	42
Hollow tile (stuccoed)	42
Common brick (8-inch wall)	45
Face brick	47

If the owner desires any special features he or she will have to figure extra for them. For instance, if the bathroom fixtures are to be better than the ordinary—if a shower bath is to be installed, if it is to be used—from \$100 to \$200 extra should be added to the cost.

If the porch is to be glassed in, or if screens are to be added, the cost for the porch should be figured on the full cubic foot basis rather than on one-half.

If an expensive type of heating plant is to be used—hot water, for example—\$300 to \$400 should be added to the estimated cost, which provides at 33 cents a cubic foot estimated cost for a simple warm air system of heating.

In the manner described in this article it is possible for the home builder to do preliminary figuring and arrive with fair accuracy at the approximate cost of the house.

Before concluding it is of interest to the prospective home builder who is estimating costs on the work to contemplate present prices and speculate on whether or not current costs will decline further. On this subject Mr. Cason, of the Chemical National Bank, states:

Not a Bad Time to Build
"It is not impossible that building costs may decline further, but highly improbable that pronounced declines are in prospect. Given the existing conditions, one may look for steady activity in the building trades at price levels not materially different from those existing to-day."

From Mr. Cason's report therefore it is safe to assume that now is as good a time as any to build, and that is about the conclusion reached by the Architectural Forum.

To obtain accurate estimates of cost of construction of any dwelling it is of course necessary to take the actual plans and specifications to a contractor for setting costs on the work. Cubic foot figuring only constitutes the preliminary estimating of cost which enables the prospective home builder to make a final decision as to what house he or she actually desires to build.

The cubic foot method of estimating is a simple, safe and sure method for arriving at that point in progress toward home ownership.

Two square blocks in the fastest growing borough in the city, owned by the McCreery family for many years, are to be sold. The property is in the Astoria section of Long Island City, where there has been considerable buying of vacant land in the last several months by speculative builders for improvement with dwellings and flats. This buying supports the opinion that there will be keen rivalry on the part of builders and professionals for the McCreery property. Be that as it may, J. Clarence Davies, the auctioneer, declared yesterday that the 110 lots comprising the offerings will be sold for whatever they may bring.

The sale will be held in the Vesey Street salesroom on Tuesday, April 25. The property faces the East River, and is opposite 110th Street, Manhattan. It is bounded by Shore Road, Van Alst Avenue, Barclay Street, Nesmith Place and Casino Place. Included in the sale is a two-story frame house. Within two blocks of the McCreery property rows of brick dwellings are being completed. The lots are within a short walk of the Ditmas Avenue station of the Second Avenue elevated line and the Queensboro subway from the Grand Central Station. A title policy issued by the Title Guarantee and Trust Company, will be given free to every buyer.

Be Sure Home Site You Have in Mind Is Not Too Small

Buy Enough to Assure Light and Privacy; Other Suggestions Are Offered to Those Planning to Build

In securing a home E. F. Howell Jr., manager of the Serial Building Loan and Savings Institution, advises the prospective home owner to buy enough land to provide light, privacy and comfort.

"Don't buy property without looking at it from the standpoint of the appraiser," says Mr. Howell, who will be the speaker at the Home Owners Forum at the West Side Y. M. C. A. tomorrow evening. "First, look at the surrounding neighborhood to determine the attractive or detrimental features, such as general elevation, type of houses in the neighborhood, convenience of household supplies, type of neighbors, proximity of schools, churches and facilities for recreation along the lines of your tastes."

Know What and Where You Buy
"Inquire into restrictions carefully before you buy. You may find yourself possessed of a lot on which you will not be permitted to build the type of house you choose. Be sure that you inquire carefully from all available sources the sound value of surrounding property. This may be ascertained with some accuracy by obtaining the taxed value and the basis of rating."

"Be sure your house fits and is in keeping with your lot. While as a rule real estate agents and brokers do not deliberately misrepresent property, they are not, as a class, conservative of speech and they are all positively addicts of enthusiasm."

"Next determine exactly transportation facilities as they relate to your house. The railroad schedules, if you are outside local traction radii, will give you this as well as commutation rates."

The matter of land improvements should be carefully examined into. In some sections cesspools are satisfactory as a disposal of waste, and in other sections they are not. Usually a sandy soil will prove satisfactory and a clay or shale not so. If the soil is not sandy, you should then buy only in the sewerer towns.

When Cheap Lot Is Preferable
"If the improvements are not in and the town is growing, you probably will have heavy assessments to pay in the near future. In this event a low-priced lot is the better investment, all conditions being found to be satisfactory."

Joseph P. Day will be the speaker at the opening of a series of discussions on home ownership at the Bronx Union Y. M. C. A. Wednesday evening. The last meeting of the group which has been discussing real estate problems at the West Side Y. M. C. A. during the last sixteen weeks will be addressed Tuesday evening by L. H. Moore, manager, management department, Douglas L. Elliman & Co., on the subject, "The Management of Apartment Houses."

Howard Beach, on Jamaica Bay, one of the most popular summer home colonies in the metropolitan district, has been purchased by Western developers, who will apply Western methods to the sale and improvement of the property.

The Knight-Norris-Gibbs Company, which has been active in the vicinity of Cleveland for many years, is the owner of Howard Beach. The company has established offices at 117 West Thirty-third Street, from which will be conducted the development of this interesting seaside home settlement.

Some of the plans of the new owner were disclosed last week, when Howard Beach Amusement Company was incorporated at Albany to build immediately a large motion picture theater and assembly hall. The title does not disclose the main purpose of the corporation, which is the financing and construction of homes for Howard Beach lot buyers.

The Knight-Norris-Gibbs Company has developed twenty-three large properties, valued at approximately \$15,000,000 and comprising more than 100 acres in the metropolitan area of Cleveland. Of the twenty-three properties the most prominent are Beach Cliff, Potters Estate and Shakers Lake Parkway.

Will Build, Furnish and Decorate House In Next Five Days

To-morrow Morning Builders Will Start Erecting Five-Room Dwelling on Drill Floor of 69th Regt.

Construction of a full-fledged dwelling, containing five large rooms, will be started to-morrow morning on the drill floor of the 69th Regiment Armory, Lexington Avenue and Twenty-fifth Street. Next Friday evening at 6 o'clock when the whistle blows for the men to quit, the dwelling will not only be complete structurally, but it will be decorated, furnished and equipped for occupancy. Landscaping will be finished and everything in readiness for the family to take possession.

The dwelling is to be one of the many features of the fourth annual "Own Your Home" Exposition, which will open Saturday.

The pretty house, glistening white, with shades drawn to the proper level, backed with curtains and the glow of soft light, illustrates forcibly the advantages of co-operation. If there could be the same co-operation among builders outside of the armory walls the housing shortage would be quickly relieved.

An army of workmen, skilled and unskilled, will come on the drill floor of the armory to-morrow morning and, under the direction of Robert Sexton, manager of the exposition, and other directors, the big drill shed will be transformed during the week into a place that should be a Mecca for home builders and prospective builders.

Leaders in the financing, building, design and furnishing of homes, which, after all, is one of the three or four great industries of the country, will be at the armory during the exposition. They are coming from every section of the country, according to Mr. Sexton, purposely to advise New Yorkers how to get away from landlords and become owners.

The five rooms in the house which will be the center of attraction of the show will be furnished as homes were in the Colonial days, even though the house design is Italian. William S. Coffin, of W. & J. Sloane, will furnish the house.

C. W. Cousins, national advertising director for the wall paper industry, will be in charge of the wall paper display yesterday at the New York Wall Paper Dealers' Association will take charge of papering the house, co-operating with W. & J. Sloane Company in addition to arranging a large exhibit in the interior decorations division. A feature of their exhibit will be a daily lecture on interior decorations by a national authority.

Montclair Skyscraper Flat Figures in a Trade

East Orange Lots Given in Part Payment for Eight-Story Apartment

The East Orange and Ampere Land Company, J. C. Thorne, president and W. T. Vanderlip vice-president, purchased the eight-story elevator apartment at 37-39 Union Street, Montclair, N. J., from Emerson P. Harris. The buyer gave in part payment eighty improved lots on the Ampere tract, East Orange. The deal involves \$350,000. The Murdoch-Fairchild Company negotiated the sale.

The same company purchased from the Granite Realty Company the five-story elevator apartment at 11 Main Street, Orange, giving in part payment seventy lots in the Ampere tract, East Orange. This deal also involves \$350,000. The Murdoch-Fairchild Company and Withington & Tipple were the brokers.

Work Started on Tall Flat for Women Toilers

Room and Board Will Be Provided in Fifteen-Story Apartment Hotel

Englewood Folks Launch Co-operative Home Colony

Buy Tract for Forty Homes at South End of Town; Every Lot Owner a Stockholder

A co-operative land development company has been incorporated by a group of residents of Englewood, N. J., to develop fourteen acres of land adjoining the residential section of the town. Their purpose is to make possible attractive homes on desirable land at the lowest possible cost.

The plan is entirely co-operative, each lot owner being a stockholder. The cost of public improvements will be prorated.

The tract purchased is between Huguenot Grand and Broad avenues, in the southern section of Englewood. It is near the Englewood Golf Club. The land has been divided into forty lots, each approximately 80x120, with provision for 50-foot streets.

Nine members of the syndicate will erect homes costing from \$8,000 to \$15,000 to build. The first of these will be started May 15.

The officers of the corporation are D. S. Beebe, president; R. G. Rolston, vice-president; D. A. Quarles, secretary; G. E. Hardy, treasurer, and P. W. Ingraham, assistant treasurer, all residents of Englewood.

J. T. Simpson, architect and engineer; Brown Rolston, associate of Newark, have been retained to approve all plans and to direct the whole development.

\$150,000 Hudson River Place for Mrs. E. S. Doris

Place for Mrs. E. S. Doris Buys Wallace Property at Palisades From Banker's Heirs

The Wallace estate at Palisades, N. Y., which is about opposite Dobbs Ferry, one of the fine estates on the west bank of the Hudson River, has been purchased by Mrs. Ella Stokes Doris, who is a member of the Anson Phelps Stokes family. The property consists of fifty acres, a fine Colonial dwelling of fifteen rooms and five baths, overlooking the river. The late James J. Wallace, banker, developed the property at a cost of about \$150,000. The purchase was made by Mrs. Doris from the Central Trust Company of New York, executor and trustee of the estate. Hugh J. McGinley, of Nyack, negotiated the deal.

\$2,000,000 Drive Apartment

Planned for Riverside Drive and Ninetieth Street corner

The thirteen-story co-operative apartment being erected at the north corner of Riverside Drive and Ninetieth Street will contain suites for seventy-eight families of from six to eight rooms with three baths each. In all there will be 540 rooms with twenty-three additional rooms on the roof.

The structure is being built by Harry Schiff, who has erected a number of fire apartment houses within the last ten years on the West Side. The plans are by Schwartz & Gross and E. N. Marcus, architects. The building will be ready for occupancy September 1. It will occupy a site of seven and one-half lots and with the land and improvement will represent an expenditure of \$2,000,000. The structure is in a section surrounding the Hudson River and commands a view of the Hudson River and Riverside Park. The Columbia Yacht Club and Joan of Arc Park are in the immediate vicinity.

Westchester Home Building Exceeds Last Year's Record

900 Permits Issued During First Three Months of '22 in Six Towns Involves \$5,500,000 Expenditure

Reports from the different building departments in the cities and towns in Westchester show that there has been a big revival in building of homes and apartments in Yonkers, New Rochelle, White Plains, Mount Vernon, Rye, Port Chester and Tarrytown. Building permits for the first quarter of this year have tripled the number issued for the same period in 1921.

The total number of building permits issued in Mount Vernon, New Rochelle, Yonkers, White Plains, Larchmont, Pelham and Rye for January, February and March for this year is 900, and the money involved in these projects aggregates about \$5,500,000 or about twice the amount for last year.

In 1921 the permits issued in Mount Vernon numbered 78, involving \$330,703. During the last three months building permits issued were 132, involving \$775,570.

In New Rochelle in 1921 the permits issued for the year were 821 and the estimated cost was \$3,209,743. In the first three months of this year and the first ten days of the present month 292 permits were issued in New Rochelle, which included 110 new dwellings, at a total cost of \$1,374,058.50.

Among the large improvements planned is a new state normal school in North Street, at White Plains, to cost \$500,000, and a government hospital for the treatment of tubercular war veterans. The estate of Mrs. A. W. Church, in King Street, on the outskirts of White Plains, has been selected as the site. It is reported that \$1,000,000 will be spent on the property.

In Bronxville considerable building is going on, especially in Lawrence Park. The Lawrence Realty Company is erecting four residences, ranging in cost from \$30,000 to \$45,000. The Lawrence interests are also building a large store and apartment near the station square. The Burke Stone Company is planning an additional co-operative apartment house.

To Improve Newark Plot

The vacant plot at 91 and 93 Treacy Avenue, Newark, N. J., has been sold through Louis Schlesinger, Inc., for Emanuel F. C. Theuer to David Wolkenberg, who will erect a two-family dwelling on the site.

Red Bank an Active Section of Realty Buying

New Strand Movie Theater Is Among Properties to Pass to New Owners
Walter B. Parsons sold the new Strand Moving Picture Theater, on plot 150, on the northwest corner of Broad Street and Linden Place. The Bank, N. J., to J. Clark Conover, who is the president of the Red Bank Trust Company. The Red Bank Trust Company, owned by Albert F. Doremus, was purchased by J. Doremus, Jr., and A. S. Sikes sold a plot, 50x115, near south side of Monmouth Street, near Broad Street, to Jeffrey Breen, plans for whom will erect a store and apartments.

The Howard Whitford house at the northwest corner of Brancey Avenue and Brown Place, has been sold to Clara C. Russell Malchow sold his residence on plot 50x200, on north side of Irving Place, to Roy Truswell.

The Roger B. Farquhar house at the southeast corner of East Fourth Street and Throckmorton Avenue, plot 165, has been purchased by M. Henne. The Allaire & Son agency negotiated the above transactions.

Trinity Bury Park Ave. House For Rectory for Dr. Stearns
Trustees of Trinity Church Corporation purchased for Dr. Caleb B. Stearns, as a rectory, the five-story brick corner house at 150 Park Avenue, corner of Broadway and 150th Street. It was at one time the residence of the late Judge Fargo, one of the founders of the Wells-Fargo Express Company. The price was about \$80,000.

Terminal Zone Addition



Thirteen-story building just completed, at 345 Madison Avenue, between Forty-fourth and Forty-fifth streets, by Joseph Zolner, silk merchant, who makes real estate a side line

Furniture Firm Extends Its Activities in Bronx

S. Baumann & Bros. Soon to Open New Building on Third Ave. Junction

The furniture concern of S. Baumann & Bros. will open a branch store in the Bronx, at the junction of Third and Brook avenues, at 160th Street, on May 1. Samuel Baumann, president of the firm, said yesterday that the northern borough branch was decided upon after many requests from Bronx customers for a store nearer to their homes. After a long search in which all business sections of the borough were carefully looked over, he said, the Third Avenue corner was selected.

The concern began its career sixty-eight years ago with a small furniture store and cabinet shop on Third Avenue near Thirty-fourth Street. Branches followed on Twenty-third Street near Fifth Avenue, at Ninety-sixth Street and Eight Avenue, Fortieth Street and Eighth Avenue, Eighteenth Street and Third Avenue, and Seventy-sixth Street and Third Avenue. This building, the present main store at Sixth Avenue and Fifteenth Street was opened.

The new Bronx branch is directly opposite the Bronx County Courthouse. Mr. Baumann, head of the concern, has spent his entire life in the furniture business. In his early training he received the benefit of his father's experience.

To Start Work on Building For Benevolent Societies

The benevolent societies of Kings and Queens counties, comprising over two hundred societies and over thirty-five thousand members, will shortly break ground on Woodbine Street, Brooklyn, between Irving and Knickerbocker avenues, opposite the Bushwick High School, on plot 60x100, where they will erect a temple for the housing of these various societies. The Benevolent Temple Association of New York, Inc., was recently incorporated for carrying out the improvement.

Simplicity Feature of Little House

Home Place Has Four Large Rooms Which Architect Says Can Be Built for \$5,000 Near City

The simplicity and consequent low construction cost of this frame house as illustrated Plan No. 5 in the Tribune's new series makes the design an attractive one for the small family. It is estimated that this house in—15,153 cubic feet contents—may be built for approximately \$5,000 with a twenty-five-mile radius of New York. Its exterior of wide siding and trimples fairly radiates the homey atmosphere of its neat and compact arrangement in small space. The living room of the house being only 13x16 feet and entered through a vestibule.

The plan shows a neat arrangement of the living room, opening out of the living room, forming an attractive feature. Opposite the stairs overlooking the street and the side lawn. At the rear of the living room is a conveniently planned kitchen, opening from it is the popular alcove, fitted with benches and a table. Entrance to the kitchen is through a door at entry and down to the cellar.

On the second floor there are two good-sized bedrooms with brass bedsteads and a bath between. The house should preferably face southwest for the best exposure.

Complete working drawings and specifications can be secured from the Home Owners Service Institute, 11 West Thirty-ninth Street, New York City.

Outline of specifications follows:
MASON WORK—Foundations of concrete or brick. Footings of concrete. Cement floor in basement. Chimney CARPENTER WORK—Standard practice in framing called for in detailed specifications, using long leaf yellow pine and white pine dimensioned as follows: 2x4s, 2x6s, 2x8s, 2x10s, 2x12s, 4x4s, 4x6s, 4x8s, 4x10s, 4x12s, 6x6s, 6x8s, 6x10s, 6x12s, 8x8s, 8x10s, 8x12s, 10x10s, 10x12s, 12x12s, 12x14s, 12x16s, 12x18s, 12x20s, 12x22s, 12x24s, 12x26s, 12x28s, 12x30s, 12x32s, 12x34s, 12x36s, 12x38s, 12x40s, 12x42s, 12x44s, 12x46s, 12x48s, 12x50s, 12x52s, 12x54s, 12x56s, 12x58s, 12x60s, 12x62s, 12x64s, 12x66s, 12x68s, 12x70s, 12x72s, 12x74s, 12x76s, 12x78s, 12x80s, 12x82s, 12x84s, 12x86s, 12x88s, 12x90s, 12x92s, 12x94s, 12x96s, 12x98s, 12x100s.

The entire outside walls covered with building paper over sheathing. The ceiling of white cedar shingles over a layer of roof sheathing.

Exterior walls covered with lapping siding of white pine, finishing trim standard shiplap pattern. (Scale drawings in accordance with building department drawings available for this house, showing throughout of No. 1 common wood shingles, call for 1 inch special insulation for all outside walls.)

Floor to have 1 inch lining throughout with hard wood finish in principal rooms.

Windows to have sliding sashes with counter weights. All sashes of white pine or cypress. Storm sash 1/2 inches thick of pine for all windows and doors. \$100 allowed for finishing hardware.

Inside finish as shown on scale full-sized drawings, and shall be of selected birch. Doors of mahogany or pine. Mantel of mahogany birch as per scale and detail drawings. All windows fitted with full length screens of bronze wire cloth. Screens doors of bronze wire cloth.

Plumbing in accordance with plumbing and drainage code. Hot water service pipes of wrought iron. Soil pipe of cast iron. Waste pipes of lead or cast iron. Ventilating pipes of galvanized iron. Conductors of cast iron. Gas pipes of galvanized iron. Fuel gas piping of sheet metal.

Fixtures called for include electric meter, bathtub, lavatory, kitchen sink, laundry trays, etc. Pipes of wrought iron.

PLASTER WORK—The contractor shall guarantee all plaster and stucco against loosening within three years. All plastered surfaces to be lathed with hemlock lath. Plastering used on walls and ceiling of entire first and second floors and over distribution of lighting and utility features throughout the house with outlets as indicated in the plan.

PAINTING—Exterior work, including all woodwork, shall be painted with two coats of white lead paint. Interior work includes painting of all pine woodwork used in connection with hardwood paneling, three coats and grained in imitation of hardwood. Wood finish in kitchen, vestibule and bedrooms to be stained and stained with flat finish. Living room and bedrooms, second floor, and bathroom, trim finished in white enamel. Hardwood floors oiled or waxed.

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