

BUILDING HOME IS FASCINATING FOR NEWLYWEDS

Average Couple Find Buying a Domicile Most Engrossing of Work.

The average couple who have decided to build or remodel a house, according to Clarence O. Barin, of Minneapolis Heat Regulator, give first consideration to the amount of money they can afford to spend. They purchase a lot and then search carefully through various channels for the ideal plan, making up their mind that they will, at the same time, have modern, up-to-date conveniences embodied in the specifications, and that this home will contain the up-to-date labor-saving devices that mean so much to the average housewife.

They consult with their architect and limit him to the amount of money they desire to invest. The architect includes in specifications everything his client feels is essential to make a home comfortable and economical to run, and still be able to keep within the original price.

The plans are drawn and specifications written and placed in the contractor's hands for bids.

In many cases the detail plans of interior trim and design, exterior design and colors are not made at the time that the contract is made with the builder, but the specifications simply state that the details are to be furnished by the architect, or selected by the owner.

It naturally follows, when these bids are turned over by the contractor to subcontractors and the mill, they really do not know exactly what the details will be except for the selection of the kind of wood or material used, but the design is an unknown quantity.

The mill, after taking into consideration past reputation of the architect as to unusual and expensive designs, and if they have had no experience with him in the past, of furnishing other material for other operations, they put the price high enough in order to cover themselves

in case the design is an expensive one, and if the owner appears to be exceptionally particular and fussy in his taste, they add a little more. This also applies to the contractor. Consequently, when the bids are returned to the architect, they vary in most cases, where there have been three or four contractors figure on the same job, sometimes as much as \$10,000 on a \$25,000 residence.

The client finds the contract runs much higher than the amount he originally intended to invest, and if he is to proceed with the building he has to begin to cut the plans and specifications in order to reduce the cost. If he has figured an adequate size and proper heating plant he takes a chance in reducing the size of the heater and radiation, which in most cases will not heat his house comfortably and use more fuel and, besides, cause more expensive repairs. He will substitute cheaper plumbing, not considering the lasting quality of the better material. If he has embodied in the specifications a good appliance to heat his hot water supply, he decides to omit this and try to heat the hot water from an ordinary pipe coil in his furnace, which under most conditions consumes much more fuel, is unsatisfactory and eventually kills the fire in his furnace. In this climate, where the temperature fluctuates so rapidly and is mild a greater part of the day, he will get no hot water unless the furnace is forced, which is wasteful.

He will soon discover that he would have been wiser in pocket if he would have installed a modern, up-to-date hot water heater, of which there are a few on the market that will pay for themselves in a few years.

Going further, he may substitute cheaper electric wiring, thereby increasing the fire hazard. He eliminates proper drainage around the house, which will cause him a damp cellar in most locations.

By cutting out of the specifications the things he most desires to make the new residence really a home, he finds at the end of the first year that he cannot have comfort and convenience, because he has been obliged to cut out the really essential things that go to make the home a real home for the housewife.

This could be avoided if the contractor knew exactly what was to be put into the house at the time the contract was placed in his hands. The bids then would come somewhere near the owner's amount to be invested, if the architect was informed of the approximate cost of the appliances ordered.

We are living in a wonderful age, where the average household can use electric motors that are dependable to do the drudgery that was formerly

RUNAWAY BOY BACK HOME FOR BIRTHDAY CAKE

William Wagner Decides to Pass Natal Anniversary at Fireside.

BALTIMORE, Sept. 17.—Visions of a huge birthday cake with thirteen candles was too much for William Wagner, thirteen-year-old son of Mr. and Mrs. John Wagner, 2635 Barclay street, and he once again is under the parental roof, a wiser lad and sure that 13 is his lucky number.

Last Tuesday, the 13th, William kissed his mother good-by and started for school. Thirteen cents weighed heavily in his pocket and he was stricken with a sudden attack of wanderlust. On a corner was a man adjusting the carburetor of a motor truck. Bill nosed in on the job and soon was speeding northward with a job as "helper" to the owner of the truck.

When he did not appear for supper his parents became worried. Later they notified the police of his disappearance.

Yesterday morning, bright and cheery, Bill walked in and proudly threw \$13 on the dining room table. He had been to the Stevedores, Pa. fair, where he had earned enough money to pay his return fare by rail and to donate to the family exchequer.

"Oh, just made it in wages and tips," said Bill. But he remembered that today was his birthday, and the thought of that cake with the thirteen candles would not dawn. Hence Bill is home.

"Thirteen sure is lucky for me," he says.

done manually only a few years ago. It is possible for an owner today to heat his hot-water supply instantaneously and automatically, eliminating a great deal of labor and attention. It is possible for him to sit in his living-room or dining-room and know exactly what the temperature is, without his house being overheated or under-heated, which is wasteful and uncomfortable. He can be assured of a comfortable house upon arising without fussing with a furnace. He can go off on a business trip and be assured the women folk will not have to give a care to the furnace; no danger of overheated smoke pipes, which may cause the building to catch fire, and no danger of frozen pipes.

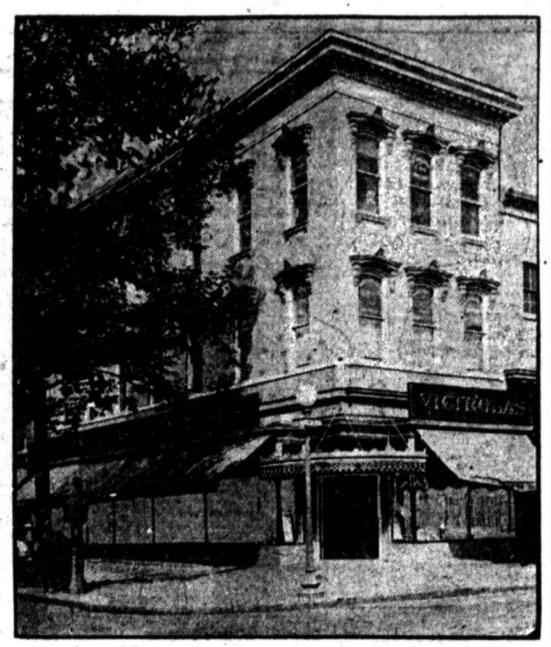
Dependable Appliances. In fact, there are dependable appliances on the market with which the owner does not even have to go into the basement to look at the fire, the fuel being fed automatically to a burner that will give the necessary temperature whenever he desires it by thermostatic control, the appliance burning either oil or gas. In the former case he simply has to fill a tank outside the building possibly twice a season.

Heat regulators are not an experiment, as they have been manufactured for over thirty-six years, and thousands are in use all over the world on every kind of heating plant.

It is through the use of temperature regulators that it has been made practical to use oil burners and gas boilers today to heat residences.

Temperature regulation in connection with coal heating means no attention to the heating plant, as to the care of the damper control, only allowing just the proper temperature at all times to keep the home comfortable, and controlling it automatically for the entire twenty-four hours within a few degrees, and acting as a mechanical servant to reduce and carry the heat-

LOUIS & COMPANY OPEN VICTROLA MUSIC HOUSE



Business property on the northwest corner of Seventh and G streets northwest, recently renovated and leased by Louis & Co., who will handle Victrolas and Victor records exclusively. The establishment is up-to-date in every respect and has ten demonstration booths equipped with modern appliances.

SHIPPING BOARD TO REORGANIZE OFFICES ABROAD

Sweeping Changes Planned in European Personnel Under New Manager.

By International News Service. Sweeping reorganization of the European branch of the Shipping Board will be the first task of J. H. Shedy, of New York, the new European manager of the board. It was announced today.

Shedy will leave within a few days for his new post. The European branch is now composed of about 589 employees with an annual payroll of \$980,463. Shedy has been instructed to reduce this staff by approximately 500 people. Direction of European affairs will be carried on from this side of the water on completion of the reorganization. The orders are that as far as possible only Americans are to be retained.

This move is the result of a feeling on the part of Shipping Board officials that the European branch has only added to the duplication of work, and the confusion resulting from this duplication.

In his work overseas Shedy will be acting under the express authority of the Shipping Board, as their direct representative. Whether the present manager, F. E. Paris, former Shipping Board port captain at New York, will be retained is a matter to be decided by the new director. It is stated, although it was also indicated that Shedy may request the old official to remain in some supervisory capacity. The reorganization in Europe is expected to take about three months.

VIRGINIA REALTY IN GOOD DEMAND, O'HARA REPORTS

Bungalow, Farm and Building Site Sales in Nearby Town Recorded.

A number of sales in near-by Virginia real estate are reported by Walter O'Hara, who also predicts a good business outlook for the fall market. Among the sales reported were:

W. E. Wheatley purchased a six-room house and thirteen acres of land near Barcroft.

A bungalow of six rooms, situated on a lot 92x205 feet, at Veltch Station, was sold to Mrs. Mary R. Gunton.

Seventy-three acres, located on Seminary road, near Bailey's Cross Roads, Fairfax county, was purchased by F. F. Carley.

L. V. Knott purchased a modern eight-room house and an acre of land, on main road, Ballston.

A six-room house on Birch street, Clarendon, was purchased by M. H. Reichart.

A six-room bungalow with improvements and one-half acre, located at Penrose, was sold to H. L. Wilson.

L. B. May purchased a six-room house on corner of Brooks street and Arlington avenue, Barcroft.

Five-room bungalow and garage, located on main road near Hatfield, was sold to Arthur Smith.

Three-room cottage, located on Fairfax street, Barcroft, was purchased by Miss L. V. Kraus.

Several vacant lots in Arlington ark, were reported sold as follows: Three lots to Caroline Scheiber, four lots to E. S. Bonnell, two lots to E. Lloyd, and two lots to Mary E. Hutcherson. A lot at Pierce Station, was purchased by William E. Cartwright.

A lot 92x205 feet, at Veltch Station, was sold to Mrs. Mary R. Gunton. Seventy-three acres, located on Seminary road, near Bailey's Cross Roads, Fairfax county, was purchased by F. F. Carley. L. V. Knott purchased a modern eight-room house and an acre of land, on main road, Ballston. A six-room house on Birch street, Clarendon, was purchased by M. H. Reichart. A six-room bungalow with improvements and one-half acre, located at Penrose, was sold to H. L. Wilson. L. B. May purchased a six-room house on corner of Brooks street and Arlington avenue, Barcroft. Five-room bungalow and garage, located on main road near Hatfield, was sold to Arthur Smith. Three-room cottage, located on Fairfax street, Barcroft, was purchased by Miss L. V. Kraus. Several vacant lots in Arlington ark, were reported sold as follows: Three lots to Caroline Scheiber, four lots to E. S. Bonnell, two lots to E. Lloyd, and two lots to Mary E. Hutcherson. A lot at Pierce Station, was purchased by William E. Cartwright.

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29 Quincy Street, Chevy Chase, Md.

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REALTORS
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ing plant at a lower temperature during the night, again automatically advancing it to the desired day temperature to be maintained at a determined hour in the morning.

They can be applied to any kind of coal-burning plant, using hot water, steam, vapor or hot air, at a very small cost. That means saving for the owner the price of the device within a few seasons' use, and as it practically lasts a lifetime it pays the owner dividends after the first few years, especially at the present price of fuel.

If the average owner would spend just a few hours for further information regarding the modern devices on the market that, if installed in his residence, would mean a great saving in time and fuel when his house was finished, he would find a great deal of care to the furnace; no danger of overheated smoke pipes, which may cause the building to catch fire, and no danger of frozen pipes.

When Bryan reached here he read a reprint from the Montgomery News in a local paper. At a hasty glance he explicitly specified to the clerk that his new suit must not cost more than \$20.

CLOTHES SNEERED AT, BRYAN BUYS \$20 SUIT

TAYLORVILLE, Ill., Sept. 17.—William Jennings Bryan has felt the "power of the press." The Commoner, while on a hat-tasting tour, spoke at Hillsboro, Ill. The Montgomery News, in reviewing his speech, rose up to remark that the corpulent ex-Cabinet member was a man with "slovenly sartorial habits," and went on to point out that Bryan's trousers were "baggy at the knees," as if they haven't been pressed since he left home.

When Bryan reached here he read a reprint from the Montgomery News in a local paper. At a hasty glance he explicitly specified to the clerk that his new suit must not cost more than \$20.

Bungalows and Cottage Sites for Sale at NORTH BEACH, MD.

(Chesapeake Beach)
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ONLY \$1,800
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221 Sheridan Street N. W.
(3rd and Sheridan Sts. N. W.)

8 rooms and tiled bath, electric lights, lot 45x112; attic over entire house, sleeping porch, built-in China closet, large cold storage pantry, hollow tile foundation. (Take 14th st. Takoma Park cars, get off at 3rd and Sheridan.) Phone us for appointment. By auto turn to right at Georgia ave. and Rittenhouse st.

\$9,500

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Soundproof walls between apartments.
Fireproof throughout.
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Large side lot.
Sixty-nine apartments.

2 Rooms and Bath, \$3,500.00
Cash, \$1,150.00.
72-month note. Monthly, \$23.99.
Monthly assessment for expenses, \$13.18.

3 Rooms and Bath, \$4,200.00 to \$4,500.00
Cash, \$1,500.00 to \$1,850.00.
72-month note. Monthly, \$28.68 to \$34.14.
Monthly assessment for expenses, \$18.75 to \$19.78.

4 Rooms and Bath, \$7,000.00 to \$8,000.00
Cash, \$2,150.00 to \$2,650.00.
72-month note. Monthly, \$44.28 to \$54.43.
Monthly assessment for expenses, \$24.97 to \$30.00.

7 Rooms and Bath, \$9,700.00
Cash, \$3,250.00.
72-month note. Monthly, \$64.24.
Monthly assessment for expenses, \$36.28.

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