

THE HOME BUILDERS PAGE

The Modern Bed Room

By Arthur G. Clausen.

WHEN planning a home few people seem to appreciate the fact that they actually spend more time in their bed chamber than in any other room in the house. More than one-third of human life is spent in this room. If a man was sentenced to spend twenty years of his life in one room, but given the privilege of having it planned, designed and furnished to suit his own taste he would be very careful to make it complete in every detail; still, that is about the length of time which a man or woman 60 years of age has spent in the bed chamber.

Most people will give careful attention to the planning of a reception hall, through which one passes quickly to the living room and library, in which but a few hours are spent each day, and to the dining room in which seldom more than two hours a day are spent, but when it comes to the kitchen and bedroom, any arrangement which will fit in and make other rooms satisfactory seems to be acceptable.

A bedroom on the first story takes up considerable room, and is not necessary, unless there is an invalid member in the family, in which case it is very necessary, saving as it does many steps during the day, and also enabling the invalid to be with the family more than if secluded in another part of the house. When there is a bed chamber on the first story there should be a toilet room directly connected with it.

It is very a common experience for an architect to be instructed to make the guest room the best and most complete. While it is nice that the convenience and pleasure of future guests should be anticipated in this way, it would seem as though the wife and mother in the home as the star guest, should receive first consideration in this respect. Mother's

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room is always the one in which the youngest child sleeps for some years, and when there is no separate sewing room it becomes a work shop by day, in addition to being a bed chamber by night. It is also often looked upon as a sort of sitting room and altogether is frequently used more in each twenty-four hours than any other room.

There is every reason, therefore, why it should be of large size, in the best corner of the house, command the best view, where it will receive summer breezes in the summer and sunshine in the winter.

Every bed room should contain at least one large closet, and the owner's room, when space will permit, should contain two closets. When there is only one closet to the owner's room the wife invariably has it and "hubby" has to get along the best he can in the lower bureau drawer. When space will permit the closet for the wife and the closet off of the husband's room should be really a small room, in which are cupboards, wardrobes and drawers, the latter in many sizes, with one chest of shallow drawers each four feet long, in which to

lay garments full length, and not over two garments in each drawer, this being a far better way of storing clothes than are not used every day than to hang them up where they sag out of shape and collect dust.

Such a room should always have an outside window and instead of being called a closet is usually called a boudoir or dressing room.

In large homes the boudoir is frequently made very beautiful, containing at least one very large mirror and in addition to many wardrobes a dressing table, writing desk, with telephone, so that "my lady" can communicate with her servants or friends out of hearing of all others, and has a well equipped private bath room adjoining. A dressing room on such an elaborate scale, however, is a luxury and not a necessity.

A fireplace in the bed chamber many times takes up more wall space than it is worth. It is a good ventilator at all times, when the damper is left open, but seldom used for heating purposes for the reason that it is rather inconvenient to carry fuel from the basement to the second story, and after having done so once or twice it is seldom used for heating purposes thereafter.

Corner bed rooms are always the most desirable, since light, view and air can be obtained from two directions. In the location of doors and windows extreme care should be taken that wall spaces of proper width are left for beds, bureaus, dressing tables, etc., and that the doors when swinging open will not strike any pieces of furniture. A full length mirror in the closet door is always greatly appreciated by the women. Mirrors placed in two doors so located that they can be swung open opposite to each other make an arrangement appreciated by the women and the men, too, if you please, since it is then possible to see how the clothes hang in the back without going through the usual contortions.

TIMELY REAL ESTATE GOSSIP

West Leavenworth to Be a New Scene of Activity.

STREET CAR EXTENSION HELPS

Recent Purchase of Brundels on Douglas Street Assures Improvement that Will Be Credit to City.

Linn F. Campbell of the Byron Reed company has this to say of the prospects of the West Leavenworth district:

"Recent developments in the West Leavenworth district indicate that it is Omaha's next zone of activity. The extension of the West Leavenworth car line from Forty-eighth street to Elmwood park has had a remarkable effect on the tributary territory. W. R. McKee of the McKee Motor Car company purchased four acres at Fifty-fourth and Leavenworth and erected a \$10,000 residence; Barnes & Wilson are now grading Richmond addition and Harney place, formerly an unsightly clay bank at Fifty-third and Leavenworth streets, preparatory to subdividing these lots in the spring; the Snyder property at Sixtieth and Leavenworth streets, comprising in all about forty acres, will probably be placed on the market in the near future; the Westland Realty company is planning to plat the property lying south of Elmwood park and east of the speedway in the spring.

"Acre property in this vicinity has proven easily salable. One addition, Elmwood Acres, placed on the market by the Byron Reed company in June, 1911, was entirely sold out in a little over two months' time. The same company announces a new addition, Elmwood View, at Sixtieth and Woolworth avenue. It will be sold in acre and half-acre lots. The acre property in this district is being offered for sale by various dealers at lower prices than city lots at Twenty-fourth and Fort streets, which is relatively the same distance from town.

"The purchase by J. L. Brundels & Sons of twenty-two feet of ground on Douglas street, adjoining the property on which they recently acquired a four-story house from John L. Kennedy, assures a better looking Douglas street. Members of the firm say they will improve the property next spring with any sort of building that prospective tenants may desire, up to eight stories in height. They will build for a single large store or for a number of small ones. The property is on the north side of Douglas, the west corner of it being sixty-six feet east of the corner of Sixteenth and Douglas. It is sixty-six feet wide and 122 feet long and is now occupied by small stores.

Members of the Real Estate exchange are invited to accompany the industrial committee of the Commercial club, as guests of officials of the Missouri Pacific railroad, on a tour of the Belt Line on January 3. Many of them plan to go. It is said that only a few members of either body realize the number of small factories and wholesale real, lumber and building material yards situated along the Belt Line and the possibilities for further additions to these lines. They will be better fitted, after a trip over the line, to assist in the location of new industries, think the men who plan to make the excursion.

W. H. Green has proposed to the Real Estate exchange that it invite prominent men of Omaha, engaged in other lines that real estate, to address the exchange. It will widen the horizon of the real estate dealer, he says. The matter was left to the decision of President Morton.

A comparison of the 1911 real estate transfers in Douglas county with those

of last year will show a falling off in the real estate business, but the real estate men have great hopes for making a record in 1912.

The last month of the old year has seen four or five new industries established in Omaha, as a record for the rivalry of the new year. Rental agents have reported a good demand all year for quarters for small factories and branch distributing houses.

Nothing more has been heard of the rumor of a large number of vacant houses in the city since the Real Estate exchange made an exhaustive investigation and found only 800 of them. Dwelling house rentals are on the same basis as for the last two or three years.

A Dangerous Wound is rendered antiseptic by Bucklen's Arnica Salve, the healing wonder for sores, burns, piles, eczema and skin rheum. See For sale by Beaton Drug Co.

PANCOAST ASKS JUDGE TO REMIT HALF OF VERDICT

Adolphus C. Warthen, who almost lost a lawsuit tried before Judge Willis G. Sears because his lawyer made too good a speech, is to be saved from defeat by the same attorney. He is Arthur C. Pancoast, who this morning filed a remittitur, offering to remit half of the verdict the jury gave Warthen.

The suit was one of Charles C. Burdge, bad debt collector and money lender, against Warthen, to compel payment for a house. Warthen counterclaimed for \$700. Judge Sears instructed the jury that if it found for Warthen it must not fix the amount of his recovery at more than

\$250. Pancoast made to the jury a speech which has become famous as "Pancoast's Florida plea." He quoted the character Portia's remarks to Shylock in "The Merchant of Venice," dwelling particularly on the "pound of flesh" passage. It was effective was the speech that the jury forgot all about the instruction limiting Warthen's recovery and gave him a verdict in excess of \$700. Pancoast and Warthen now hope Judge Sears will recognize the remittitur and enter judgment for \$250 against Burdge.

OMAHA LOAN AND BUILDING ASSOCIATION SHOWS LARGE INCREASE

The directors of the Omaha Loan and Building association, at their meeting December 29, 1911, declared the usual 5 per cent dividend, amounting to \$13,543.35 for the last six months of the year.

The last year has been one of substantial growth and prosperity to the association, showing a gain in assets of \$775,118.65, the total assets now amounting to \$4,672,999.15. The reserve fund and undivided earnings amount to \$1,028,000.85.

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