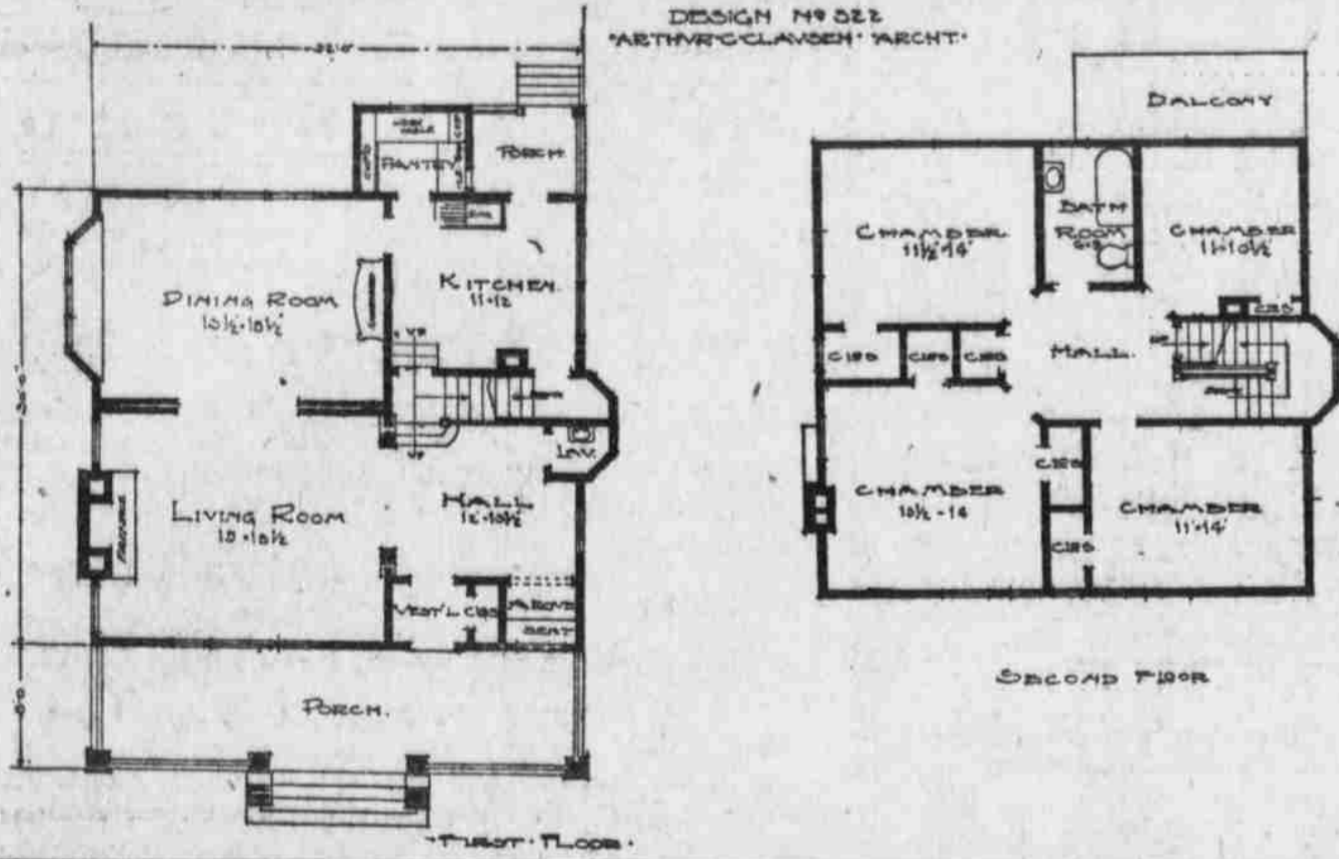
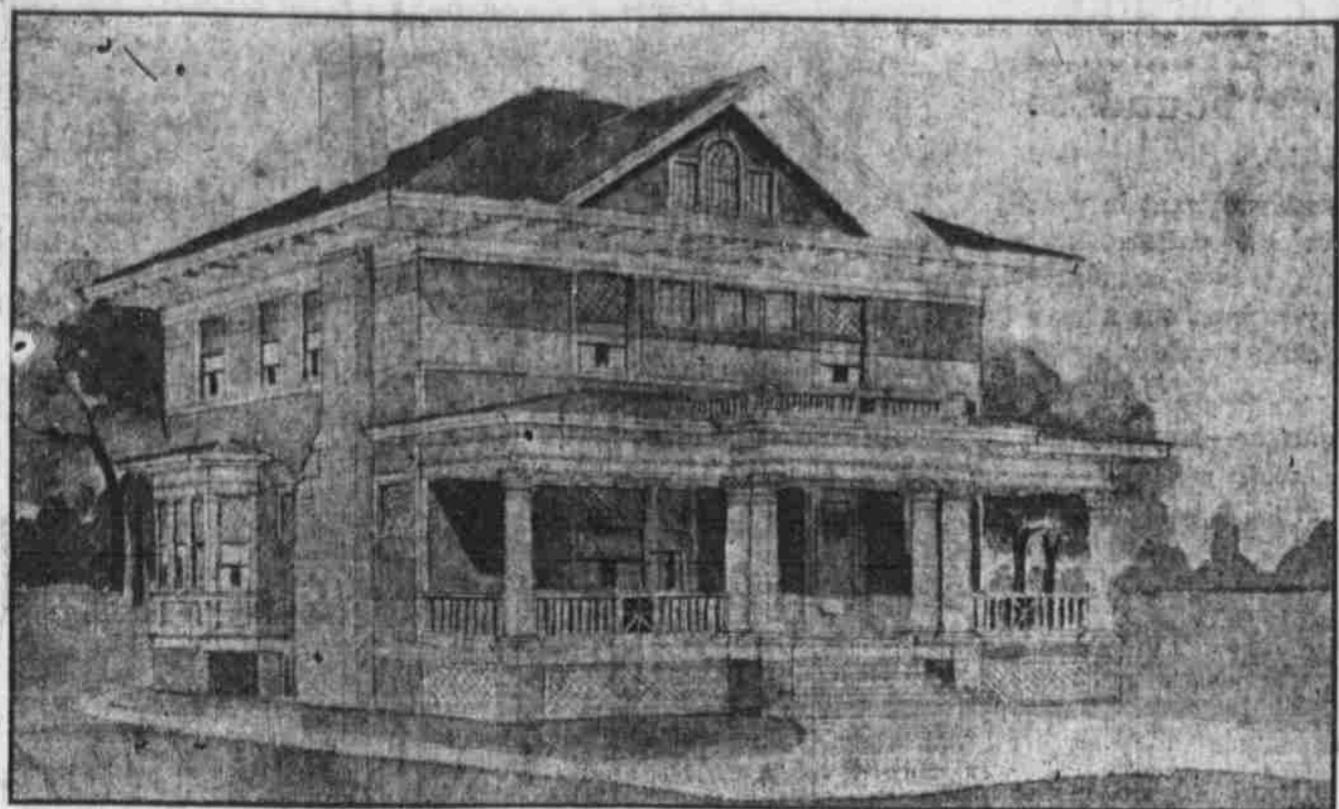


NEWS OF THE BUSY HOME BUILDERS



Solving the Home Building Problem

Arthur C. Clausen, Architect.

(Note.—For general Sundays answers to questions of interest on home building will be given in this department.)

1. Question: Can an architect absolutely guarantee the cost of a home or building?
Answer: Many people have the mistaken idea that it is simply necessary to tell their architect the amount of funds they desire to invest, and that he can, as a matter of course, build for them just the house which their fancy pictures, regardless of its plan, or how many bays, porches or other luxuries are desired.

When an architect tells you frankly that you are attempting to build a home beyond your means, do not blame him afterwards for having wasted his time and yours, if you insist upon having your way. Also remember that your architect is not a contractor and cannot tell you exactly in advance, just what your home will cost. The architect and contractor bear the same responsibility as doctor and druggist—the one prescribes and the other fills the prescription. Your doctor can seldom tell you the exact cost of the drugs he prescribes, yet the architect is often expected to estimate accurately in advance the cost of a house without knowing what builders will be invited to build upon it, or how anxious they may be for the job. For example:

A home builder went to an architect and had him plan a home which was to cost \$1,500. Five contractors were invited to give estimates, and their bids ran from \$4,200 to \$5,500, with only one contractor giving an estimate within the required amount. Had this one contractor, through some chance, not been invited to bid on the work, it can easily be seen that the architect would have been blamed for having run up the cost of the house. For this reason, it may be taken for granted that any architect who claims that a certain house can be built for a certain specified amount, regardless of locality is not dealing with his prospective clients honestly. An architect can estimate the cost, but no reasoning person would blame him for not correctly guessing the amount of the lowest contractor's bid.

Experience has proven that it is best to at least double, and sometimes treble, the cost estimate placed on designs which were published by most catalogue architects. These so-called architects have been quick in recognizing the weakness of the average home builder for wanting to put up a large house at small expense and have arranged the cost estimate in their catalogue accordingly. It is a dishonest practice which should be roundly condemned.

2. Question: Why does one home sometimes cost so much more than another of the same size?
Answer: One of the easiest ways in which is to run up the cost of a house is to include too many odd sized windows, bays, angle nooks, window seats, fireplaces, columns, beam ceilings, etc., requiring a considerable extra amount of work. One fireplace is enough for the average sized home. It is a little cheaper to let separate contractors for the heating and plumbing. It does not pay in the long run to try and economize too much on the cost of the

THE BEE'S PLAN OFFER

Mr. Clausen is the author of a well illustrated book containing a great many designs of modern homes, complete plans for which will be furnished to Bee readers at reduced prices. The book is entitled:

THE ART, SCIENCE AND SENTIMENT OF HOME BUILDING.

40 Chapters—600 Illustrations.

A beautiful and practical book containing complete information on the planning and designing of every kind of home. It contains extensive articles on the popular style of home, The American Bungalow, also the Two-Story Bungalow, BUNGALOWS BUILT FOR TWO, Homes of Distinctive Character, Planning the Cottage, the Country Home, the Farm Home, Homes for Special Places, The Duplex House, etc. There are extensive illustrated articles on entrances, windows, stairways, fireplaces, porches, kitchens, pantries, cement construction, articles on what not to do in building a home, the Listing of Contracts, the Sentiment of Home Building, etc. Price, post paid to readers of The Bee, \$1. Send all orders to Arthur C. Clausen, Architect Studio, 1012 Lumber Exchange, Minneapolis, Minn.

heating and plumbing; when one is selecting the fixtures, they should be good and sound. A tin bath tub is a poor investment, and a one-piece enameled lavatory will save annoyance and plumber's bills.

2. Question: Why do many heating plants fail to heat properly?
Answer: There are probably ten poor heating plants to one good one, and the fault is more often due to a lack of heating capacity in the boiler or furnace, as the case may be, than to any other single cause. No matter how much radiation, or, in other words, how many registers or radiators, there may be in the house, if the heater has not sufficient capacity to keep them hot, the house will not be comfortable. It is a good plan to order the boiler or furnace a little larger than the required capacity, for it is sometimes found after the home is built that a certain room requires more radiation to make it comfortable, or, when this is not necessary, if future additions are made to the home, extra radiators will be required.

3. Question: What is a good heating surface in the boiler, is cheaper and less annoying than a heater of small capacity.
4. Question: Is a fireplace an unnecessary luxury? What are the best materials to build them of?
Answer: There is nothing more cheerful in a winter's evening than a bright wood fire in an open fireplace. Yet this is a luxury which everyone cannot afford. A fireplace is not only a means of getting a quick fire, but when properly designed it is also an ornamental addition to any room and a good ventilator at all times. More mistakes are probably made in the

building of fireplaces than in any other one feature of the house, both as to structural build and artistic appearance. The home builder is advised to have his architect design the fireplace and have it built especially for him. There are but very few ready-made mantels on the market that are worthy of going into any modern home. The extreme of oddity, inharmonious and freakishness seems to have been reached by cabinet makers in the designing of some modern fireplaces. A neat shelf projecting ten or twelve inches and a plastered wall above, on which to hang an oil painting, looks far better, shows better taste and is less expensive than most ready-made mantels. Red is a good color for a brick mantel, although there are several good shades of buff, green and other colors which make neat appearing mantels. If desired, the mantel can be of tile or of stone. When the latter is used, however, it is not advisable to burn coal in the fireplace, as the intense heat is apt to chip the stone work off on the edges toward the fire.

5. Question: Do you advise a vestibule? If so, what is the proper size to make it?
Answer: Many people in building their homes apparently do not take into consideration the real object of a vestibule at the front door and they make this feature so small and cramped that its usefulness is lost and it becomes a nuisance. The vestibule, to be practical, should be large enough to allow the hostess to close the inside door behind her, admit her guest, close the outside door, and then enter the hall. In this way the cold north wind does not force its way into the house and but little heat is lost. Taking the average small box-like vestibule, here is the program:

The lady of the house enters the vestibule, but in order to open the outside door, she must leave the inside door open, so that she may back in and allow for the swing of the outside door. Her guest, who is so glad to see her, must, of course, shake hands, and the lady of the house gradually pulls her into the hall, during that ceremony, then leaves her abruptly to go and close the outside door. In the meantime, the entire house has been flooded with the chill north wind and the baby caught cold. The ideal vestibule is one that is at least six inches greater in width than the width of the front door and two to two and one-half times the width of the front door in length, with both inside and outside doors in the center of the vestibule. If there is still room at either or both ends of the vestibule for a coat closet, so much the better. These need not have doors, a hanging curtain will serve just as well.

6. Question: What woods make the best floors? How often should they be finished?
Answer: Maple, birch or oak are all good floors, with preference for the maple. It is a very close grained wood and is, therefore, very easily cleaned and can also be obtained of even color. In regard to the proper finish for a floor, there are a great many of them on the market that are good, and whether it be waxed or varnished, makes but little difference in the permanency of the finish, for the finish on all floors must be kept up. They should be gone over at least twice a year, especially in worn spots. There is no finish that is absolutely permanent.

TIMELY REAL ESTATE GOSSIP

Million a Month is Pace Dealers Are Setting in Transfers.

WANT NATIONAL EXCHANGE HERE

Delegates Going from Local Exchange to Detroit with Intention of Bringing Next Meeting to Omaha.

Real estate transfers for the first two weeks of May average more than \$25,000 per day, or at the rate of \$1,000,000 every month, and if continued, would amount to \$12,000,000 for the year, a tremendous business in real estate in a city the size of Omaha and in a county as old and well settled as Douglas county. This is the record.

May 1	\$50,300
May 2	49,500
May 3	59,000
May 4	51,500
May 5	74,907
May 6	57,849
May 7	51,200
May 8	59,700
May 9	59,125
May 10	59,000
May 11	51,170
May 12	51,170
May 13	51,170
May 14	46,850

While these figures by no means represent all the transfers, they give an idea. Each day the transfers are from \$5,000 to \$10,000 greater than the totals in the record show, as some dealers insist on filing for record a deed to property worth \$5,000 and mentioning the consideration as \$1. Almost all the sales are straight sales. The mortgage record for the week shows very few took mortgages except in the case of smaller sales, where a mortgage was given to some loan and trust company.

The meeting of the National Real Estate exchange is to be held in Detroit, June 23, 24 and 25. The Omaha exchange will send a good sized delegation. Determined to bring the next meeting to Omaha, if there is a next meeting. The national exchange was organized in Chicago last year. W. T. Graham and C. F. Harrison of Omaha participating in its organization. It was to be an experiment. At Detroit next month it will be determined whether there is a place for such an organization or not, and whether it will be of any real benefit to the dealers. Members of the Omaha exchange are somewhat divided as to the usefulness of the organization. If it continues its existence a book of ratings will be issued and kept up to date by the executive secretary's office. This book will be the "Dan and Bradstreet" of the real estate business, and the man who fails to get it will be a questionable member of the profession.

The Byron Reed company convinced itself that the popular price and partial payment plan of selling an addition is a success in Omaha when the company Saturday sold thirty-two of forty-seven lots for \$10 down and \$5 to \$10 monthly. The lots are located between Thirty-first street and the boulevard and the South Omaha line. The addition is called Summit addition and is quite a desirable, moderate-priced residence district.

Something of the demands in the business district may be imagined when it is known the Corn Exchange State bank cannot find a suitable place for a home. The corner of Seventeenth and Farnam streets, now occupied by the Smith Premier Typewriter company will be vacant when the new Kennedy building is ready to be occupied, and the bankers have considered the location. The offices of George & Co. in the Board of Trade building are seriously considered, but George & Co. have not said they would vacate. It is suggested that a building will probably be erected by east-end and local capital at Sixteenth and Harney streets and in that event George & Co. would likely go to the new building, since the site is controlled by the company, and should the City Savings bank look for a new home, it might also look in the direction of Sixteenth and Harney, which would relieve the situation as to a lack of banking rooms. The Brandeis bank is outgrowing its quarters in the big store and a new home may be required for it within the present year. An office building with a banking room would be a success almost anywhere in the downtown district.

In a subdivision of the Megeath homesites located on Thirty-second and Lincoln avenues, fronting on Hanson park, the D. V. Sholes company has opened an addition known as "Marratta Place," which contains only nineteen lots, but they are valued at \$42,375. The cheapest lot in the addition is priced at \$1,550 and what is considered the best and largest tract is priced at \$4,250. Mr. Sholes says there is no doubt

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STATE OF NEBRASKA, OFFICE OF AUDITOR OF PUBLIC ACCOUNTS
LINCOLN, February 1st, 1909.
IT IS HEREBY CERTIFIED, That the Delaware Insurance Company of Philadelphia, in the State of Pennsylvania, has complied with the Insurance Law of this State applicable to such Companies and is therefore authorized to continue the business of Fire and Tornado Insurance in this State for the current year ending January 31st, 1910.
Witness my hand and the seal of the Auditor of Public Accounts, the day and year first above written.
SILAS R. BARTON,
(Seal) Auditor of Public Accounts.
C. E. PIERCE, Deputy.

CERTIFICATE OF PUBLICATION
STATE OF NEBRASKA, OFFICE OF AUDITOR OF PUBLIC ACCOUNTS
LINCOLN, February 1st, 1909.
IT IS HEREBY CERTIFIED That the Prussian National Insurance Company of Stettin, Germany, has complied with the Insurance Law of this State applicable to such Companies and is therefore authorized to continue the business of Fire, Lightning and Tornado Insurance in this State for the current year ending January 31st, 1910.
Witness my hand and the seal of the Auditor of Public Accounts, the day and year first above written.
SILAS R. BARTON,
(Seal) Auditor of Public Accounts.
C. E. PIERCE, Deputy.

CERTIFICATE OF PUBLICATION
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LINCOLN, February 1st, 1909.
IT IS HEREBY CERTIFIED, That the Security Insurance Co., of New Haven, in the State of Connecticut, has complied with the Insurance Law of this State, applicable to such Companies and is therefore authorized to continue the business of Fire, Lightning and Tornado Insurance in this State for the current year ending January 31st, 1910.
Witness my hand and the seal of the Auditor of Public Accounts, the day and year first above written.
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The lots will bring the price. The Megeath homestead was selected in an early day because it was a beautiful tract. In those days most anything around Omaha was available, but a man who was looking for a beautiful home selected the site now being cut up into small city lots.

The Anchor Fence company completed the park fence around the Field club yesterday in time for the opening. There was over 600 feet of fencing, including that around the courts and parks.

Sunderland Roofing company has just completed putting a roof over the Colander house of Thomas D. Murphy & Co. of Red Oak, Ia.

The Payne Investment company will conduct another landseekers' excursion Tuesday, leaving with a party for Scott's Bluff county, where the company in one week and on one trip sold \$145,000 worth of the Tristram Land company's tract. The party will have a special car and will be joined by numerous landseekers all the way from Omaha to Scott's Bluff, as was the case on the first excursion.

Land dealers in Omaha are planning to take a part in the United States Land and Irrigation exposition to be held in Chicago November 27 to December 4, believing it will offer an excellent opportunity to show what the lands in the west are capable of producing. Omaha companies have lands for which they are exclusive agents from Lower California to Montana and from Florida to the Hudson Bay. Soils, samples of the products and photographs of these tracts and the farms on them will be taken to Chicago from these various tracts.

D. L. Carpenter has bought, through the Payne Investment company, the southeast corner of Twenty-eighth and Howard and will erect at once a four-apartment brick flat.

Harrison & Morton report that Mr. Harry Tavender has just started his \$5,000 bungalow on Florence boulevard opposite William I. Kierstead.

They also report the sale of an acre boulevard lot a little farther north bought by Mr. Walter A. Meyer, who expects to build a bungalow.

They also report the sale of eighty acres of land from the A. J. Hanson heirs to Chicago parties, who will hold the land as an investment. The exact price of the land is not given, but was in the neighborhood of \$300 an acre. This eighty acres of land has almost a romantic history. Nearly twenty years ago it was bought from A. J. Hanson by Max Meyer Bros. for \$40,000 or \$50,000, giving a mortgage for \$25,000. A little later, they were offered \$100,000 for the property and Mr. Hanson urged them to sell it and pay him his note and have a margin for themselves. They did not do so and afterwards the mortgage was foreclosed. The land, which had been platted as an addition called Manhattan, was vacated as an addition and is now sold as an unplatted piece of acreage. It lies about three miles southwest of the postoffice.

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