

### That Cost Problem

Arthur C. Clausen, Architect.



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According to the size of the house. A woman building a large duplex house recently took figures from five contractors. The figures ran higher than she desired, but instead of permitting her to re-plan her house, her architect persuaded her to take figures from five more contractors. The lowest of these proved to be about \$1,000 lower than the lowest bid obtained from the first five contractors. A man informed his architect that he wanted to invest exactly \$4,000 in his home. Estimates were taken from three contractors. The lowest bid being \$4,500. Another contractor, a first class man about that time, asked permission to figure on the work his bid was \$4,200. These are only two of the many common experiences which go to show the advisability of taking a number of bids for the construction of a home or building.

In conclusion, the following condensed advice is given with reference to the proper handling of the cost problem. First, make up your mind that you can not get something for nothing in the building business. Second, if your total cost must be limited to a certain amount, do not include in the original plans unnecessary luxuries. Third, take your architect's advice when he recommends certain omissions in order to keep down the cost. Fourth, be sure to have enough sets of plans so that you can conveniently take a number of estimates with a short space of time for each contractor will take from five to ten days to figure up the work, the time being consumed by them in taking estimates for the various items, materials, etc. Fifth, be sure that you have engaged a competent architect so as to avoid a long list of extras because of omissions in the plans and specifications. Sixth, let your contract for the entire construction to one general contractor, except the heating and plumbing, which let under separate contract, thereby saving the commission which your contractor would charge for handling the latter and subsisting it.



COLONEL JAMES INGERSOLL.

Colonel James M. Ingersoll, who recently visited in Omaha, while not a native of Nebraska, having been born in Illinois near Chicago, was acquainted with this city in the days when it was still one of the outposts of the west. As a boy of 18 he was stationed at Fort Omaha in the quartermaster's department, and while there was specially commended for bravery by Captain Hays when called on for field work.

In 1877 Colonel Ingersoll located in Idaho, going first to Boise, immediately becoming a factor in the growth of that great state. He remained at Boise until he saw the opportunities at Portafello, realizing that that city was destined to become the gate city

for the state. He then removed to Portafello and made that his home. He has built up a fortune in Idaho and is now one of the leading bankers of the state and has other interests of much importance in addition to those of his bank. A pushing, enthusiastic example of western pluck and enterprise, Colonel Ingersoll advises the young men of the older sections to get into Idaho early and to grasp the big opportunities now open to them. He says that they can do what he has done, and we know that most men are satisfied to retire long before they acquire the success which he has achieved. However, the colonel is not the kind of a man to ever retire, for he is working for Idaho's future and his work for her has brought a fortune to himself.

### Timely Real Estate Gossip

Clairmont is the busy spot at present and it is the only part of Omaha where activity has been great the last seven days, a summer calm having fallen upon some other sections.

The promoters of Clairmont have in fact succeeded beyond their expectations. More than 175 lots have been sold there since the addition was put on the market and only forty remain. Benson & Carmichael, the firm selling the property, have made contracts in the last two weeks for no less than \$25,000 worth of lots in this addition.

The rush has been to secure lots in the east half of the addition which is cut into east and west halves by the boulevard here turning sharply to the north. The boulevard is to be 100 feet wide. Before the turn the boulevard runs parallel and alongside of Military avenue and is here 100 feet wide.

A large proportion of the purchasers intend to erect homes thereon and there will be a good deal of building next spring in this addition. It is the intention of the Board of Park commissioners to proceed with the grading of the boulevard through Clairmont as soon as the aviation meet is over.

The Woodmen's building, columns about

which got into print last summer, has again been the subject of gossip, owing to stories and rumors that the building would not be begun until 1911. The fact is, and this was announced a few weeks ago in The Bee, that by the terms of the bonus subscription, work must be begun this fall and this is the fixed intention, although only part of the ground can be utilized. This is the sixty-six feet now occupied by the Union Outfitting company.

Meanwhile negotiations with the Milton Rogers company for its lease are at a standstill, neither party being willing to concede anything.

Many dealers report a large demand for low-priced houses to be bought on installments. Not a great many such are on the market, because they have been a pretty good investment in the past and owners prefer to rent rather than to sell. At least this is the preference on frame houses for the first few years before depreciation has begun to be heavy and before repairs begin to be as great as they will later. Selling frame houses after renting them three or four years is now a practice among some of the shrewdest real estate owners.

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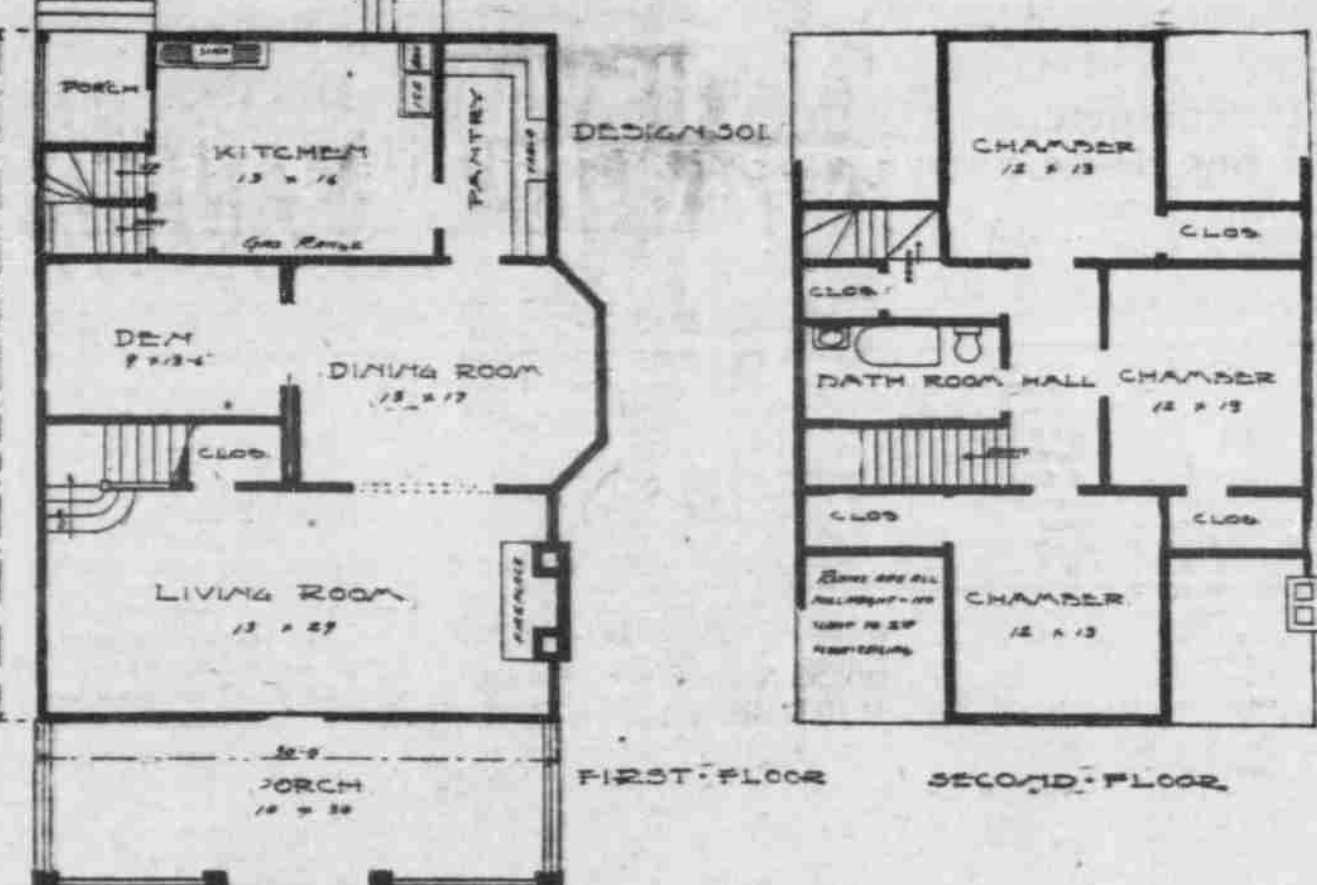
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