

Building Notes of the Week

The Ideal Cement company's exhibit at the recent Mid-West Cement show was awarded first prize for neatness and quality of work. The stones produced by this firm are made by the latest steam-curing process and are covered with a water-proof facing.

M. L. Endres, 249 Ames avenue, is showing a new line of 1911 wall papers. He says that many Omaha homes are being decorated with the new styles in paper. The designs for this summer are entirely different from anything ever shown in Omaha.

Window and door screens have been furnished by the Omaha Window Screen company for the following houses: Two-story residence of W. A. Paxton, Twenty-sixth and Douglas streets; Howard hotel, Tenth and Howard streets; Weymiller home, Seventeenth and Clark streets.

W. H. Thomas states that it is interesting to note the number of people who take advantage of the privilege of making partial payments on real estate loans—an indication of the desire on the part of borrowers to clear their homes of incumbrances and the further fact that Omaha people are prosperous and able to reduce their indebtedness.

W. W. Sherwood, 1212 Farnam street, has just closed a contract with George B. Darr for the electrical wiring of the latter's residence in the Farnam street district. He furnished the mercury arc rectifier in the Darr garage. He has completed the wiring of the D. A. Hart residence.

Recent purchasers of fence from the Anchor Fence company are: Omaha Box company; M. W. Lyons, 243 Harney street; Christ Jensen, 412 North Sixteenth street; C. A. Kohlmeier, 282 Sprague street; Nels Hammer, 262 South Twentieth avenue; Dwight Williams, Omaha Bee; Mrs. M. C. Foley, 3012 Chicago street.

The American weather strip, sold by F. H. Turney & Co., 306 South Thirteenth street, is having a large sale this spring. This is an absolutely dust-proof strip. It is so smooth it does not bind and always is loose enough for the window to slide easily.

The beautiful wall finish used throughout the Brandeis stores in Keystona. It goes on like paint, looks better than wall

paper and can be washed. Over 800 gallons have been used on the Brandeis buildings since the first of the year. Barker Bros. Paint company, 1009 1/2 Farnam street, are agents for this Keystona.

The fire-proof storage of the Omaha Van and Storage company is declared to be one of the best in the west. Separate locked fire and mouse-proof rooms are provided.

C. R. Heflin receives calls nearly every morning to rush to some office in Omaha and open a desk the key to which has been lost or mislaid by the owner. Mr. Heflin says the number of keys that are lost, occasioning his services, is remarkable.

The Omaha Silver Company is filling many orders for spring. This firm does a majority of Omaha's work in the polishing and refashioning of chandeliers. It has received many orders from out of the city, too, and is fast establishing a reputation over the western states.

Miller, Stewart & Beaton Co. are doing some of the finest interior decorating in Omaha homes this summer that has ever been produced in this city. This progressive firm has a large corps of decorators that keep up-to-date in every thing pertaining to the making of the home beautiful. One of the members of the staff is now in the east gaining new suggestions.

Expanded steel plastering lath, sold by the Northwestern Expanded Metal Co., 84 Van Buren street, Chicago, has been adopted by the United States government for use in Federal buildings. It is a fire-proof substitute for the inflammable wood lath.

Seed planting time is upon us, and the Nebraska Seed Co. is already doing a large spring business. Sweet peas are being planted now, and this firm is having immense sales of its Florist Mixture.

Combination heating, using both warm air and hot water as installed by the Omaha Stove Repair Works has attracted a number of prospective home owners who have inspected this system with the view of using it. Some of the finest homes in Omaha are heated in this manner.

The Omaha Stove Repair Works reports the closing up of several heating contracts. Long & Voase, 404 North Twenty-fourth street, are repairing a great deal of defective plumbing this spring.

THE HOME BUILDERS PAGE

One-Story and Two-Story Bungalows

Arthur C. Clausen, Architect.

MR. CLAUSEN'S BOOK

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30 chapters, 200 illustrations. It covers a wide range of subjects, including the planning of bungalows, suburban and city homes, costing from \$2,000 to \$20,000, letting contracts, choosing materials, proper design of entrance, windows, fireplaces, etc. New third edition. Price, postpaid, \$1.00.

Address: Arthur C. Clausen, Architect, 1136-37-38 Lumber Exchange, Minneapolis, Minnesota.



BUNGALOWS can be classified under two headings, the one-story bungalow and the two-story bungalow.

The one-story bungalow sprang into popular favor in the east and the west almost at the same time, but for entirely different reasons. In the extreme western and southwestern parts of the country, homes have always been built rather low, as a protection from the dangers of seismic disturbances, but in the east the bungalow is largely the outgrowth of the flat building idea.

A young woman desiring the convenience of a flat can not easily accustom herself to the inconveniences of doing the housework on two floors, which explains why so many young people are building bungalows for their first homes.

A one-story bungalow has all the advantages of a modern flat, except janitor service, and overcomes many of the disadvantages found in a flat building. In a flat building the rooms are usually arranged along one side obtaining light and air from that side only, which is either directly over the sidewalk on the one side or looks into an inside court on the other. This means a restriction of light and air, and lacks one from the pleasures of a yard in the summer time. Also real estate agents seldom rent a flat to a family with small children. While they are sometimes accused of heartlessness in this respect, it is really a kindness to the children, for a flat building is no place to raise little children.

A bungalow on the other hand, has light and air all around it, with as large a yard as the relative size of the bungalow and the lot will permit, and makes an ideal home in which to raise children. Most little tots have to be dressed from two to four times every day which means frequent running up and down stairs, in addition to the duties of the regular housework.

The floor plan arrangement of a bungalow can be as formal as in a private home, with an entrance, hall, living room library and dining room, in addition to the kitchen and chambers, or it can follow the cottage plan idea and be made very informal with

the large living room serving the purpose of reception hall, living room, library and dining room.

There is one feature which should be included in every bungalow, no matter how informal, and that is a small hall connected with all the bedrooms, and the bathroom. For obvious reasons, it is not convenient to have the bathroom located remotely from the bedrooms, and in no way directly connected with them.

Since there is always some attic space, over even a small bungalow there should be provided a stairway leading to it. This space is often convenient as a store room, and if the bungalow is a large one, the addition of a small dormer or two on the roof, appropriately located, makes the space available at any time for a spare room or two, or it can be used as a billiard room, or play room for the children, during inclement weather.

Since a cellar stairway is always necessary, the stairway to the attic can be placed directly over it, thereby requiring no extra space for this purpose, since the space over the cellar stairway would be required for head room which the stair in ascending to the second floor does not interfere with.

There is a mistaken idea prevalent, that a bungalow is less expensive to build than a story and a half or two-story house, containing the same number of rooms. A small bungalow containing the living room, dining room, kitchen, one bedroom and bathroom can be built as cheap if the rooms are not large, as a home containing the same amount of rooms with the bedroom on the second floor, but when two, three or four bedrooms are placed on the first floor, the relative cost increases considerably. This can be reasoned out in a very simple way.

We will take for example a straight two-story home, 24x24 feet in size, containing on the first floor a large living room, dining room and kitchen, and on the second floor three bedrooms, bath room, linen closet and the stairway which connects the

two stories. It can be easily seen that placing all of the rooms on the second floor without reducing them in size, together with the rooms on the first floor would make a house 24x24 feet, or twice 24x24 feet. Each room in itself will cost as much as in the two-story house. There will be required twice as much excavating for the basement, 45 lineal feet more foundation wall and footing, almost twice as much roof, composed of roof rafters, weather boarding, paper and shingles, and since the ceiling joist of the two-story house was the floor joist above, which would not be used as floor joist in the bungalow, there would be an additional expense of floor joist to fill in a space 3x24 feet in a bungalow. From this it can be easily seen that a bungalow 24x24 feet, containing six rooms, would cost considerably more than the same number of rooms in a two-story house, 24x24 feet. To off set this there is a slight reduction in the cost of studding in being able to use short lengths, but this does not amount to much.

This is not an argument against the planning of a one-story bungalow when one cannot afford it, for a more desirable home when appropriately located, with a spacious yard around it, and not hemmed in between two tall houses, would be hard to find. This is simply a warning to the man of limited means, who has the mistaken idea that a large bungalow does not cost any more than the same amount of space in a two-story house.

Out of this fact has grown the two-story bungalow. The man with a home 24x24 feet, desiring but one or two bedrooms, can place them on the second floor in such a manner that the roof can be given a low bungalow appearance, with large dormers to provide light and air for the chambers. The effect of studied rusticity can be preserved, and by using very wide projecting eaves, a bungalow effect can be obtained in a home costing less than a straight two-story house, and not near as much as the cost of placing all of the rooms on one floor.

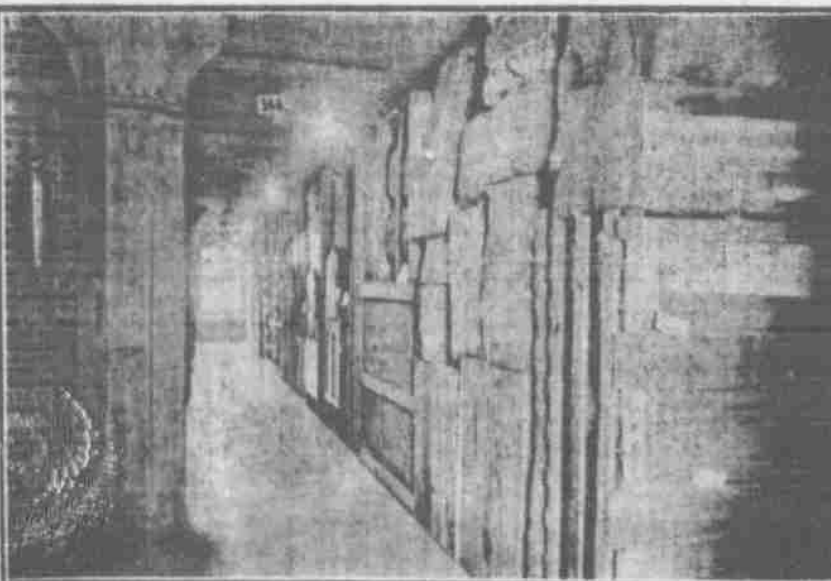
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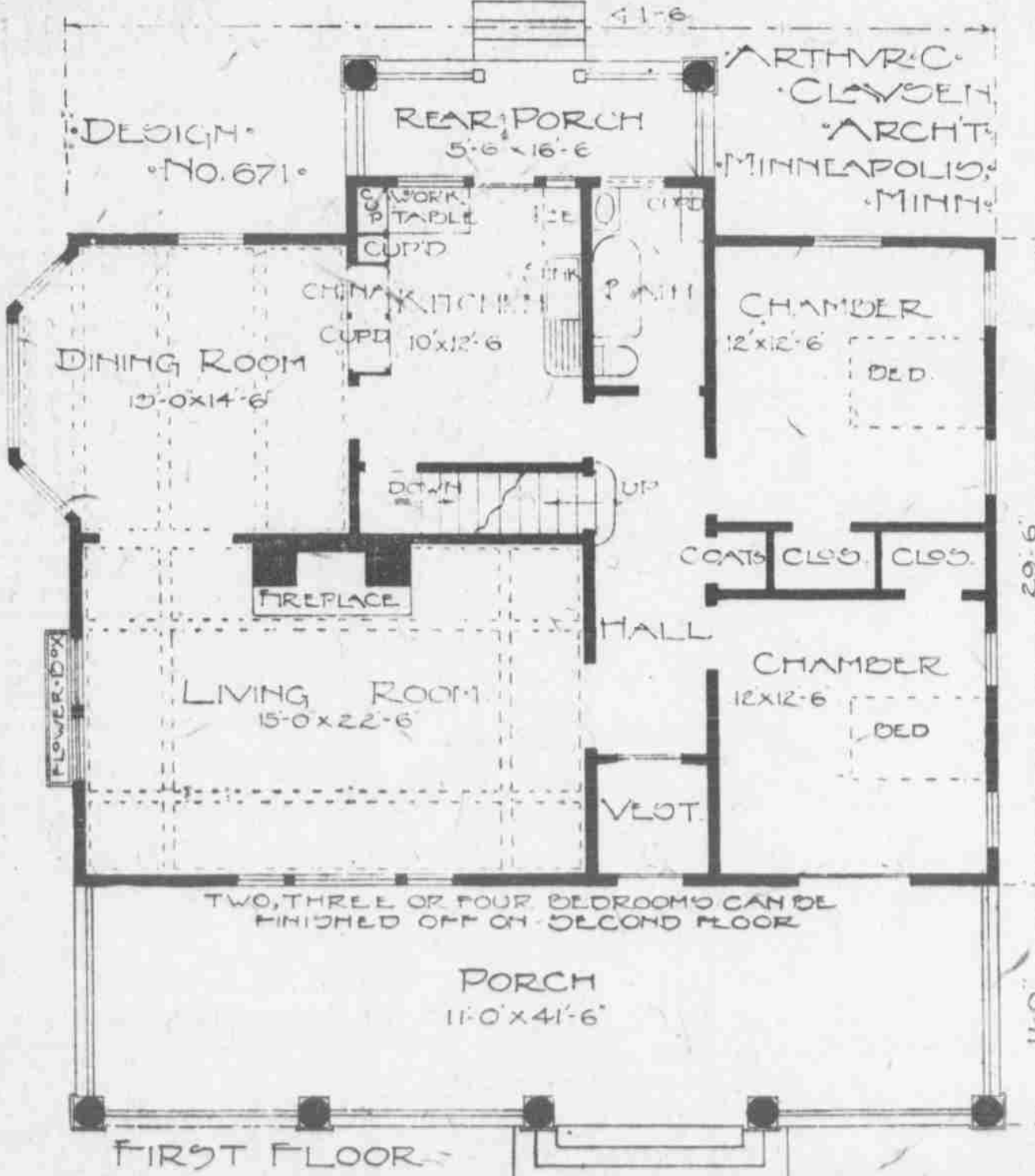


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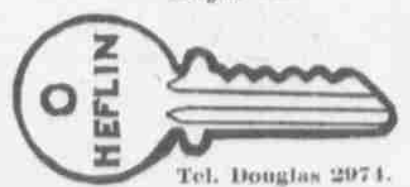
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