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THE HOME BUILDERS PAGE

The Importance of Proper Ventilation

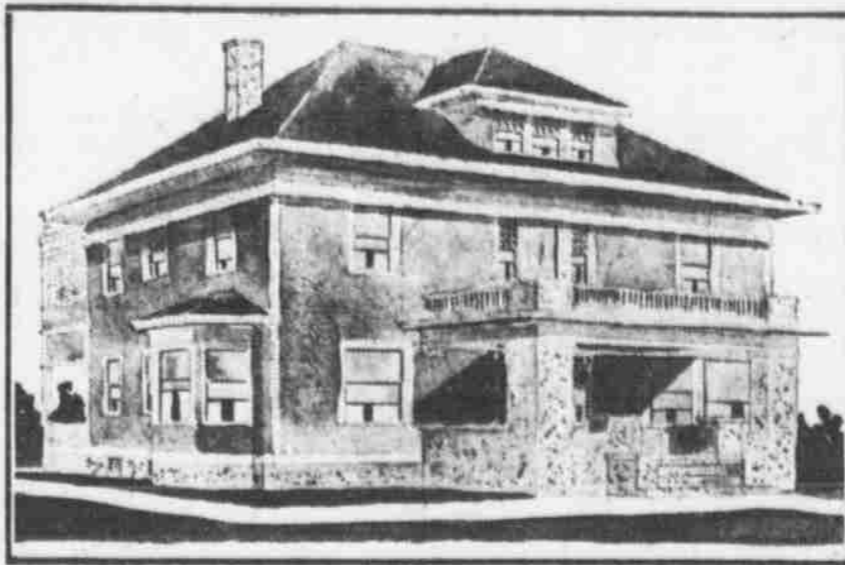
By Arthur C. Clausen.

MEDICAL authorities claim that over 200,000 people die in the United States every year from consumption. Still it has been found that the average case of consumption when not too far advanced, can be cured by placing the patient on a proper diet, and keeping him in the outdoor air as much as possible, regardless of climate. This naturally proves that had this patient lived in the pure air and been careful of his bodily nourishment, he would never have had consumption, nor any other of the many pulmonary troubles which usually have their start in the common every day cold.

Some people have a dread of fresh air. Where the superstitious idea that fresh air was harmful originated is unknown and how this superstition can continue to live in the face of so much contradictory evidence on every hand, is hard to comprehend. We can live without food for more than a fortnight, without water for several days, but we cannot live without air for five minutes. This proves that there must be a vital substance in the air we breathe on which life depends. That substance is in the most part, oxygen. The air we exhale is almost entirely deprived of oxygen, and contains in its place poisonous gases that are thrown off from the body through the lungs. These gases are moisture laden, which makes them heavy. Oxygen, on the other hand, is light, and has tendency to rise. Place a man smoking a cigar in a tightly sealed room, and he will have this room so filled with smoke, as to make it uncomfortable for any one in it. Were the poisonous gases which we exhale from the body of smoke color, the room would soon take on the same appearance as it does about the smoker. People would then realize more than they do the necessity of proper ventilation. A preacher once said that were it possible by some scientific means to discover our bad thoughts, the world would soon become purified, and so, were it possible to give color to our bad breath, the world would soon be rid of consumption.

It has been found that in a room where the air is still, the poison laden air starts about the breathing line and increases with intensity towards the floor where it is also coldest, the air near the ceiling being warmest and purest for oxygen heat expands and rises.

In homes properly built very little air works its way in among the cracks of windows, doors, etc., and it is not desirable that the fresh air should be admitted in this way. The most practical way in which to admit it is by means of indirect radiation. This consists of a radiator made for the purpose placed in a galvanized iron box under the floor in the basement, having a register in the floor or wall near the floor, just over



it, and when desired, having pipes extending to rooms on the second story. This galvanized box with the radiator within is connected by a large pipe to the open air through the foundation wall, being provided with a screen on the outside, and a slide damper. In this damper is a cloth which screens the air of all dust. The heat rises, causes suction which brings in the fresh air. This circulates through the indirect radiator, and comes into the rooms above, fresh and warm.

Having provided for furnishing fresh air, the foul air must be allowed to escape. This is best accomplished by providing in each and every room except those containing fireplaces, a vent pipe concealed in the partition and connected with the register in the baseboard. This pipe should be in the outside wall where it will always be cool and the current of air in it downward. This pipe should be carried down into the basement and across the basement ceiling and connected into a chimney flue provided for this purpose. If this flue is next to a heating flue, being warm, the current of air will be upward and in this manner the cold, dead air next to the floor is carried off by natural unforced circulation. The argument which most people make against a ventilating system as described is that bringing the fresh air into the house requires that it should be constantly heated and taking the foul air out of the house means the escape of much warm air and consequently they figure that the fuel bill will be proportionately higher. Even if this were true, it would add so much to the joy of living in one's home, in which we must obtain all the true joy of living that we have, that it would be worth many times what it is claimed by some it would cost, but the facts of

MR. CLAUSEN'S BOOK

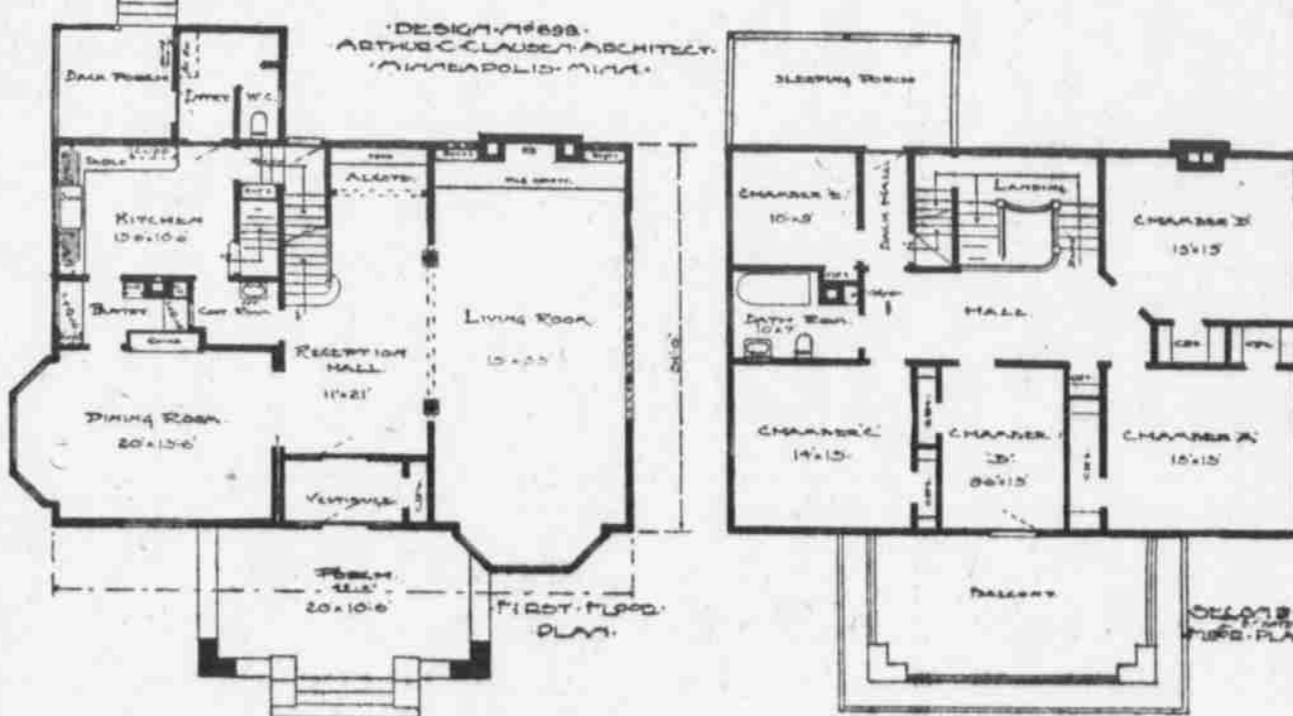
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Address, Arthur C. Clausen, Architect, 1136-37-38 Lumber Exchange, Minneapolis, Minnesota.

The matter are, that highly oxygenized air expands and heats so much easier than the foulest air, the oxygen being the greatest heat conductor in it, that it is easier to heat pure air, so that if a steady circulation is maintained, enough to approximately change the air in the house at least once an hour, it will cost no more to heat it.

With the supply and exhaust pipes so large and so poorly arranged as to change the air in the house every ten minutes, it would stand to reason that the heating plant would have to be much larger, and require a very much larger boiler, but this arrangement would be neither practical nor desirable, and should not be used as a basis for argument. The final conclusion is, that the only excuse a man can have for making his family suffer serious discomfort, illness and sometimes death for sheer lack of the greatest life-giving and health-restoring agency known to science, is either ignorance or narrow-minded superstition.



TIMELY REAL ESTATE GOSSIP

Omaha Rental Agents Charge Less Commission Than Other Cities.

SMALLEST IN WHOLE COUNTRY

Official of Los Angeles Realty Board Says So After Investigating Conditions in Many Towns of Like Size.

Commission charged by rental agents in Omaha are the lowest in the country, among cities of like importance, according to an article written recently for the Los Angeles Times by Lawrence H. Burck, president of the Los Angeles Realty board. In making a comparison between conditions in Los Angeles and other cities in this respect, Mr. Burck said:

"In the first place we considered the schedules in force in several other cities, such as Minneapolis, Seattle, Omaha, Cincinnati, Kansas City, Detroit, Duluth, Cleveland, Denver, Portland, St. Louis and Baltimore. Some of these cities have a less population than Los Angeles; some of them more; but, in a way, we considered them all fairly typical.

"We found a great difference in the rates charged in these various communities, but on the whole they were much higher than those prevailing in Los Angeles. For instance, the charge for renting property on a month-to-month basis varies from 25 per cent of the first month's rent, the lowest (which applied in only one instance, namely, Omaha), to 60 per cent, the rate prevailing in Detroit. We established our rate at 25 per cent, the lowest rate in any of the cities quoted, with the single exception of the city of Omaha."

With almost \$2,000 in sight, the amount agreed upon by the McCabe Methodist church as the sum necessary to start construction of a new \$1,000 church, the congregation is now planning for the

new home. It is expected that the work can be started within a short time. The new edifice is made necessary by the crowded condition of the Sunday school, which has been growing rapidly in the last few years.

The detrimental results to a man's pocketbook when he feels that he must sell his residence property in a hurry are shown in the recent sale of the former home of W. M. Davidson at 1338 South Thirtieth avenue. Mr. Davidson, formerly superintendent of schools in Omaha, now superintendent of the Washington, D. C., schools, left orders with his real estate agent when he went to Washington for a quick sale. Mr. Davidson got \$1,000 to \$1,200 less than he could have got had he taken more time, according to real estate men, but he wouldn't wait. The house was bought by Charles H. Samson, assistant auditor of the Burlington, who will make it his home.

The Payne & Slater company is publishing weekly a printed list of the houses which it has for rent. A street directory is printed on the back. E. M. Slater of the company says the number of vacant houses in Omaha this fall is about what is usual for this season of the year.

While T. H. Matters has invested in two large apartment houses in Chicago he still holds his realty investments in Omaha and Nebraska. Mr. Matters owns more than a dozen houses in Omaha and some farms out in the state.

C. D. Glover, manager of the Glover Realty Syndicate, reports renewed activity in demand for Dundee property, as evidenced by the following sales within the last ten days: House at 502 Chicago street, to W. E. Tompkins, \$5,500; house at 5012 Capitol avenue, to Roy M. Scott and Albert Edholm, consideration \$5,300; vacant lot at Fifteenth and Capitol avenue, to E. W. Hickok, \$1,000, and one to Mrs. Phoebe Crane for \$500, both of which will be improved this fall. Mr. Glover also reports the sale of the one-story brick

building occupied by the United States government for postoffice purposes, at Twenty-fourth and Lake streets, as an investment to Attorney Isadore Ziegler, consideration \$2,500; and the triple brick flats at 28-10-11 North Twentieth street, to William Quaid, consideration \$20,000. The last sale was made in connection with A. P. Tukey & Son, representing the owners.

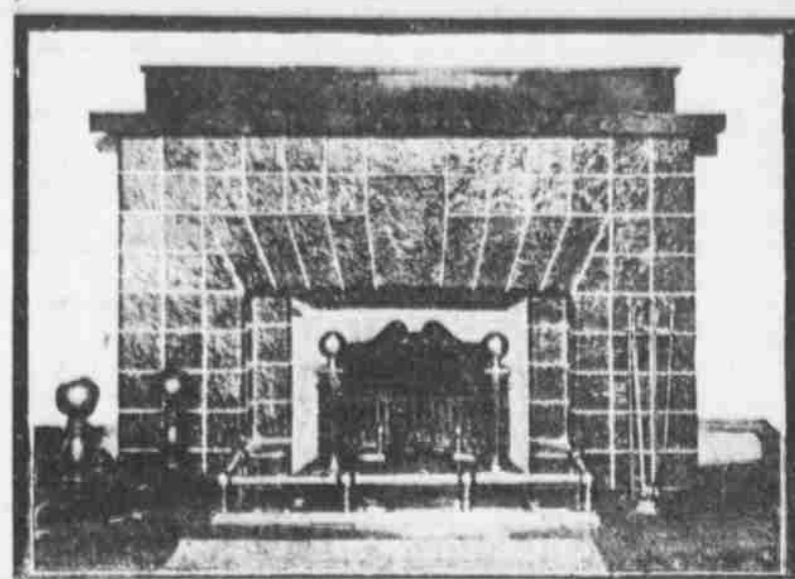
Judging by President C. C. George's talk before the Real Estate exchange last Wednesday, he believes Omaha to be about the best spot on the map for city and suburban real estate investment. Mr. George made a long trip through the Pacific west and northwest and Canada and found no city where investments in real estate offer such sure returns for a long period.

The Payne & Slater company report the following sales this week: James P. Slater to Andrew Nielsen, new modern home, 1816 Laird street, consideration, \$3,400; James P. Slater to D. E. W. Powell, new modern bungalow, 1314 Laird street, for a home, consideration, \$3,000; Payne & Slater company, to Dr. Harry R. Belleville, modern five-room cottage, 2317 Taylor street, for a home, consideration, \$2,600.

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