

THE HOME BUILDERS PAGE

Planning the Large Home

By Arthur C. Clausen.

Many articles are written upon the planning of small homes, but seldom do you see anything published in regard to the planning, designing and construction of large homes. It is usually taken for granted that what can be done on a small scale can be done on a large scale by merely increasing the dimensions. While this is true to a certain extent, the planning of a large home always presents some problems which do not concern small homes. The family with an income enough to build and keep up a palatial home has more time and means with which to entertain, and the entertainment of guests is always a point for consideration, which is not given very serious thought when planning a small home. The larger the home and the more entertaining done in it, the more serious the servant problem becomes and ample quarters must be provided for them.

It is best to place the entrance and reception hall in the center of the house. While this is desirable in the planning of any home, it is almost necessary in the planning of a large home, for the average large home not only contains a living room or parlor, but also a library or music room. In addition to the usual dining room and kitchen, and since with library and living room are used for the entertainment of the guests it is desirable to have them located at the front of the house. In order to use the two front corners for this purpose the hallway must be between them in the center. In a smaller home where the living room serves all the purposes of library, parlor and sitting room, one corner can be sacrificed for the reception hall, when necessary to make the house narrow in order to fit the lot.

Placing the hall in the center lands the head of the stairs near the center of the house in a hall that easily connects with all of the chambers. Long gun-barrel halls, so common in homes built about a quarter of a century ago, should be avoided, but when a large home is narrow on the front, with the length greatly extended to get the amount of room desired, it is almost impossible to avoid long, narrow halls on the second floor.

A large home should, therefore, be made broad on the front; in fact, the nearer to a square box a house is built, no matter what its size, the better shaped and larger rooms without waste of space can be obtained. The plan cannot be made that the lot is not wide enough to accommodate a broad front house, for no man with the means to build a large home should think of trying to build it upon a single lot. Never build a good house on a cheap or narrow lot; it makes a poor selling combination.



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Thirty chapters, 300 illustrations. It covers a wide range of subjects, including the planning of houses, lawns, suburban and city homes, costing from \$2,000 to \$40,000, letting contracts, choosing materials, proper design of entrance, windows, fireplaces, etc. New third edition. Price, Postpaid, \$1.00.

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A chamber for the family nurse or housekeeper, (if there be one), should be provided for on the second floor, since she is more a member of the family than the rest of the servants (or at least should be so considered, so that she will give the best of her services.) A large home invariably has a large attic, in which can be arranged a number of comfortable and well ventilated rooms with no cut offs on the ceilings for roof slants. In fact, rooms in every way as desirable as those on the second story, with but the inconvenience of having to go up an extra flight of stairs to reach them. The servants should have a complete bathroom for their own use, and each chamber should be provided with a good sized closet.

A room of some kind should be fitted up for the servants in which to enter-

tain, for they are like all other human beings and must have a certain amount of the sociable life, in order to be contented and do their work well. The best arrangement is to provide a servants' dining room, which, at the same time can be their parlor or sitting room, adjoining the kitchen on the first floor. This means building the house that much larger, however, so that most people provide a large, pleasant room in the basement, well lit and ventilated by large area windows, and sometimes provided with a fireplace directly under the fireplace in some room above, and made just as comfortable and livable as any room in the house. If the room is well fitted up, there should be no objection whatever to its being in the basement. Gymnasiums, dens, billiard rooms and the like are often provided for in the basement of large homes.

In design, a large home, if built in the city, should be in some classic style. Should the large home be built in the country, it need not be quite so rectangular in shape, and can be built more on the country house style, which suggests a successive group of buildings with the appearance of having been added sometime in the past to the main building. The designing of a country home is almost an art by itself.

The two-story portico is always appropriate for large city homes and can be variously designed to keep the house from appearing too similar to others that have two-story porticos as prominent features.

Weather Retards Building

Cold weather has seriously affected building operations throughout the country with result that there was a decrease of 14 per cent for January as compared with the corresponding month a year ago, according to official reports to Construction News. Permits were taken out in sixty-five cities for the month for 10,700 buildings, involving a total estimate cost of \$20,300,000, as against 12,848 and \$45,177,286 for the same month a year ago, a decrease of 16 buildings and \$4,877,286, or 14 per cent. The figures in detail are as follows:

Cities and States	No. of Buildings	Estimated Cost	No. of Buildings	Estimated Cost	Per Cent Gain/Loss
New York (boroughs of Manhattan and Bronx)	244	\$18,200,000	217	\$11,200,377	37
Boston (metropolitan district)	243	4,211,000	109	2,730,000	21
Los Angeles, Cal.	1,129	2,454,872	829	2,104,875	12
Brooklyn, N. Y.	626	2,067,945	628	1,245,206	32
Chicago, Ill.	1,209	2,209,230	875	2,143,300	26
San Francisco, Cal.	415	1,670,977	264	1,517,000	16
Philadelphia, Pa.	252	1,260,020	270	2,657,400	52
Portland, Ore.	266	578,623	411	990,225	32
Jacksonville, Fla.	80	301,072	110	245,400	222
Seattle, Wash.	162	714,820	230	700,000	33
Washington, D. C.	248	37,804	311	1,275,552	41
Baltimore, Md.	243	728,200	149	468,166	38
Dallas, Tex.	131	61,021	129	178,289	278
Detroit, Mich.	227	182,250	279	1,249,900	52
Newark, N. J.	169,401	243	148	584,112	18
Norfolk, Va.	35	540,370	51	84,224	482
San Diego, Cal.	253	28,237	162	219,640	149
Buffalo, N. Y.	174	42,000	129	74,000	56
Kansas City, Mo.	153	45,851	216	274,000	15
New Haven, Conn.	62	301,182	60	1,012,425	61
Cleveland, O.	150	225,107	24	564,122	28
Evansville, Ind.	220	322,649	149	267,225	23
Oakland, Cal.	259	28,712	264	208,000	14
St. Paul, Minn.	102	317,754	140	443,554	21
Atlanta, Ga.	241	284,190	218	429,774	21
New Orleans, La.	28	28,885	—	112,035	107
Richmond, Va.	58	38,200	26	440,228	60
Rochester, N. Y.	109	54,200	309	288,265	26
Minneapolis, Minn.	137	244,333	260	290,000	11
Pittsburgh, Pa.	159	246,320	179	194,000	17
Harrisburg, Pa.	124	232,120	219	200,000	19
Memphis, Tenn.	143	45,727	206	204,200	20
Hartford, Conn.	75	29,078	90	300,240	20
Oklahoma City, Okla.	28	21,000	27	230,200	20
Salt Lake City, Utah	25	21,000	27	230,200	20
Springfield, Mass.	46	21,215	44	238,015	20
Louisville, Ky.	50	18,138	139	139,877	41
Harford, Conn.	46	12,156	58	132,250	38
Indianapolis, Ind.	44	14,266	158	238,700	36
Worcester, Mass.	46	13,940	61	238,830	34
Omaha, Neb.	82	174,200	76	227,700	54
Passaic, Cal.	80	127,727	89	200,000	21
Portland, Ore.	121,130	—	—	325,007	63
Toledo, O.	60	114,435	70	106,300	9
Tacoma, Wash.	129	100,000	120	90,000	16
Sacramento, Cal.	38	99,491	24	215,025	64
Paterson, N. J.	36	90,143	54	78,000	36
Milwaukee, Wis.	65	94,220	103	201,214	31
Albany, N. Y.	22	84,441	117	108,700	27
Spokane, Wash.	25	81,456	104	130,040	31
Knoxville, Tenn.	22	71,910	53	70,000	31
Grand Rapids, Mich.	22	68,825	37	72,000	31
Fort Wayne, Ind.	11	70,875	17	76,700	33
Charlotte, S. C.	28	63,000	28	45,740	41
Duluth, Minn.	20	62,000	20	45,000	37
Scranton, Pa.	21	60,000	30	71,713	15
Peoria, Ill.	19	58,274	24	62,240	27
Chattanooga, Tenn.	18	56,462	123	44,065	27
Des Moines, Ia.	12	52,200	14	36,825	210
Cedar Rapids, Ia.	4	50,000	16	115,000	67
Wilmington, Del.	19	42,511	20	48,015	34
Dayton, Ohio	14	38,817	31	100,700	27
San Jose, Cal.	12	34,570	27	24,146	43
Springfield, Ill.	14	28,825	24	64,126	60
Evansville, Ind.	12	23,200	20	21,628	39
Colorado Springs, Colo.	18	15,300	22	14,900	63
Totals	10,700	\$20,300,000	10,848	\$45,177,286	14

Of the sixty-five cities there were losses in thirty-eight and gains in twenty-seven. It is unfortunate, but the cities of substantial and healthy growth which have heretofore yielded up some gains month after month make the poorest showing of all and from the fact that they are best able to stand a decrease it is not so bad after all. The principal cities in which there were gains include Boston, with 21 per cent; Brook-

lyn, 21; Kansas City, 15; the others being at scattering points, very remote, but one naturally gasps at decreases in the following cities: New York, 27; Chicago, 33; Philadelphia, 32; Detroit, 32; Cleveland, 42; St. Paul, 31; Atlanta, 31; Pittsburgh, 31; Indianapolis, 31; Omaha, 35; Milwaukee, 32.

With the return of milder weather a period of unprejudiced activity may be looked for.

International commerce is estimated at from \$20,000,000,000 to \$25,000,000,000, and European public debts contracted for peace and war at over \$20,000,000,000, needing an annual payment as interest of \$2,000,000,000.

From these and other statistics M. Neymarck drew the conclusion that in all countries of the world—

1. Never was the total amount of transferable securities so high.
2. Never has the total amount of international commerce been so great.
3. Never have so many kilometers of railroads been constructed and worked.
4. Never have the commercial, financial and industrial relations of nation with nation, individual with individual, been so great and active.
5. Never have the public debts, the budgets, the charges for or in view of war, the fiscal charges and the taxes been so high.
6. Never has the taxpayer been so heavily affected by the taxes.
7. M. Neymarck concluded with the opinion that such large figures show that all this accumulated wealth could only have been increased and developed thanks to the maintenance of good international relations which have allowed commercial and financial exchanges to increase.

A Bachelor's Reflections.
A woman who can flirt with her own husband never has to with any other man.
It's a good deal easier to learn how to run an automobile than to pay the cost of it.
A thing that is easy gets very hard just by becoming a duty.
A man thinks he's active in politics when he knows the names of two senators.
It takes a heap of conceit for one to

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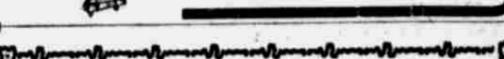
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The Bee for All the News

TIMELY REAL ESTATE GOSSIP

This Year Promises to Be Good One for Building.

LOAN AND REALTY MEN SAY SO

Rental Agents Find It Very Difficult to Rent Downtown Property Without Running Against Albert Law.

Even though few large buildings are in sight, this year promises to be a good year for building, because a large number of residences are being planned, say members of the local real estate fraternity. Several firms which have made it a practice to erect buildings and sell them readily made are planning an unusually large number of houses for this season, and they say the number of those who will build for themselves will be equal to the number of the last few years. Officers of the building and loan association, who are closer in touch with the situation than anybody else, say the belief of the real estate men is well founded.

The enforcement of the Albert law is causing property owners and rental agents to be slightly careful about renting their buildings and the would-be tenants must come well prepared with references, especially if after property in the downtown district.

"Even with the greatest care we can exercise, we sometimes rent our buildings to persons who purpose to use them for illegal purposes," said a rental agent last week. "A woman of questionable character will hardly come into our office and ask us to let her have a building. She knows she will be too closely questioned. Sometimes she will get a man to come with her. They will pose as a husband and wife and the man will do the talking. Sometimes she will set

a man to come alone. One would be surprised at the respectable looking men who will come and try to get a house for someone else, claiming they want it for themselves. If we suspect them, we have to put them off with some excuse or other and tell them to call later, taking advantage of the interim to get all information available about them."

Among the apartment houses planned for erection this spring is one to be built by Marius Sorenson on the north side of Harney street, between Twenty-fourth avenue and Twenty-fifth street. It will cost complete between \$75,000 and \$80,000. The lot has a frontage of 112 feet on Harney street and a depth of 112 feet. The building will be four stories in height, with a court sixty feet wide. The site was bought from the Fritchett estate, through the Glover Realty company, for approximately \$23,000, which is a little less than \$20 a front foot. Mr. Sorenson owns the Alma apartments at Twenty-seventh and Harney.

Omaha contractors are much in demand for the erection of buildings in other cities. The latest contract captured by an Omahan is that for the erection of a new high school building at Osceola, Neb. It will cost \$2,000,000 without heating and lighting plans.

The Real Estate exchange has decided not to meet next Wednesday, as the Commercial club desires the use of the rooms usually used by the exchange. On February 23, however, the exchange expects again to take up the subject of real estate appraisements.

Speaking of the automobile show which will be held in Omaha this week, a real estate dealer remarked the other day that fully half the realty firms of the city now use automobiles in their business. Five years ago only three or four firms used automobiles, then considered a luxury, but now almost a necessity in the business. An automobile ride is an at-

WEALTH GREAT, TAXES HIGH

A French Estimate of the World's Commerce, Securities and Debts.

At the last meeting of the French Statistical society in Paris, M. Alfred Neymarck read a paper on the quantity of transferable securities existing in the world, the amount of the world's commerce, public debts, etc.

At the end of the year, 1910, the value of the transferable securities quoted and negotiable on the various stock exchanges of the world represented \$25,000,000,000 of which, from \$15,000,000,000 to \$12,000,000,000 belonged to the subjects of the country in which they were issued. He compared the value of securities owned by the various nations themselves in 1908 and 1910 in the following table, the amounts being given in millions of dollars:

Year	Great Britain	United States	France	Germany	Russia	Austria-Hungary	Italy	Japan	Other countries	Total
1908	\$20,000 to \$25,000	20,000 to 25,000	20,000 to 25,000	20,000 to 25,000	2,000 to 2,500	2,000 to 2,500	2,000 to 2,500	2,000 to 2,500	2,000 to 2,500	\$110,000 to \$120,000
1910	\$25,000 to \$30,000	25,000 to 30,000	25,000 to 30,000	25,000 to 30,000	2,500 to 3,000	2,500 to 3,000	2,500 to 3,000	2,500 to 3,000	2,500 to 3,000	\$120,000 to \$130,000

M. Neymarck calculated the cost of the world's railroads at \$4,000,000,000 for 963,928 kilometers, crediting Europe with 238,126