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with the manner in which the house you live in is repaired and cared for?

If you own your own home and a room requires re-finish, it is done as you wish it. If you want to plant a tree or bush and make a garden you do so, and it is YOURS.

Such things cannot be done with rented property without the consent of the landlord and then they are done as he directs.

We have the plan whereby you may own your home and have it cared for as you wish. It is as simple as paying rent. Our officers will be pleased to explain it to you.

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THE HOME BUILDERS PAGE

The "Good Things" Wanted in the Home

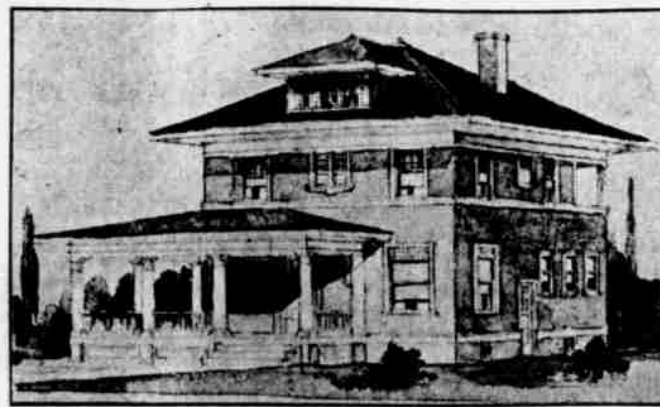
By Arthur C. Clausen.

IT IS quite customary for the average home builder to come to the architect with a large assortment of illustrations taken from various magazines and catalogues showing all the "good things" wanted in the home. In most cases there will be several pretty doors that must be worked in somewhere, several suggestions for a fireplace, a number of little odd windows, a suggestion or two in plumbing fixtures, etc. These the architect is expected to work into the home regardless of their number or relative appropriateness.

The favored fireplace design may be colonial, the windows selected may be appropriate only for an English home, the doors may be of Craftsman design, and the sideboard with decided Gothic details and each feature beautiful in itself, but it is not possible for an architect no matter what his ability, to use so many styles in the detail of the home and have it appear homelike and attractive.

When assembling your ideas for the future home, constantly bear this in mind, that it is not possible unless financial resources are unlimited, and in no case is it practical, to try and build all the "good things" under one roof. Some attention must be given to the harmony of things, and no home looks less attractive than when completely loaded down with all the little artistic "Jim-cracks" that may be admired, each in their appropriate place on other homes.

It is not only poor taste to overload a home with things intended for display, but it is very expensive, and two or three attractive features in a room is enough. The writer once saw a room containing many beautiful things that totally lacked that indescribable feeling which we call



MR. CLAUSEN'S BOOK

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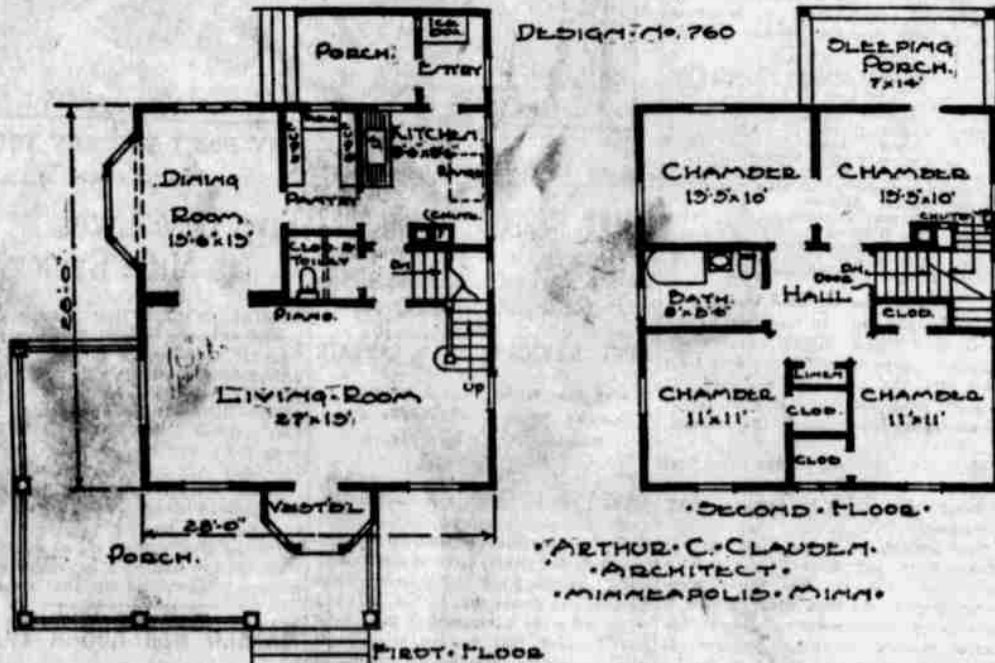
Thirty chapters, 300 illustrations. It covers a wide range of subjects including the planning of hangings, lawns, suburbs and city homes, costing from \$2,000 to \$20,000, letting contracts, choosing materials, proper design of entrance, windows, fireplaces, etc. New third edition. Price, postpaid, \$1.00.

Address: Arthur C. Clausen, Architect, 1138-37-38 Lumber Exchange, Minneapolis, Minnesota.

"homelike" because "the good things" had been overdone. It contained a mag-

nificent fireplace, two very attractive built-in book cases, a comfortable looking seat with a graceful sidearm, one bay window, two oval windows containing art glass and several other small windows containing art glass and each being intended to be a little gem of the glazier's art, a beamed ceiling, paneled wainscoting and mural decorations painted on canvases from the top of the wainscoting to the picture moulding. Everything had about it a touch of artistic, but while interesting, it was not homelike.

The homelike quality is only found in simple things bearing the evidence of good taste and quality. There is an attractiveness about a simple home when good taste is evident even though it be almost puritan in its simplicity, that can not be obtained in any other way.



ARTHUR C. CLAUSEN, ARCHITECT, MINNEAPOLIS, MINN.

To the Moving Public:

May 1st, known as moving day, is about at hand and not to disappoint our customers, would suggest that orders for April 30th, May 1st and May 2d be placed on or before April 25th. Doing this will allow us to equip the outfits necessary to handle the rush and engage the extra help to properly take care of each job. This year we have a sufficient number of quilted pads to insure safety for every job we contract.

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TIMELY REAL ESTATE GOSSIP

(Continued from Seventh Page.)

The list of vacant lots available for garden purposes from every real estate dealer and owner in the city. At the last meeting of the exchange it was again emphasized that these lots are to be leased to gardeners subject to sale. That is to say, that should a lot be sold and the buyer wish to build upon it immediately the leasee would have to forfeit his garden. The lease price, to give the gardener legal right to the use of the vacant property, is \$1.

Building activities have aroused the interest of the real estate dealer. Several announcements of big deals and many small building jobs by architects and builders during the last week have brought smiles upon the agents. For building time is sale time.

One day this last week permits for the construction of dwellings to cost \$30,000. On that day the permits specified houses ranging in size from the \$500 bungalow to the \$4,000 brick home. Altogether that day eleven new homes were announced and repairs and alterations to cost \$1,500 on others.

There was the announcement of one home to cost \$25,000 made a few days ago. All this, of course, tends to enliven the market and sets the sales departments astir.

Real estate men are throwing their hats into the political ring. The Field Club District Improvement club has been busy boosting its man for county commissioner and many members of the Real Estate exchange have been itching to slip a little political spice into the unpleasanted routine duties of the organization. At its last meeting the exchange heard lots of politics. It was talk directly connected with the businesses of its members, however—some of its members.

Some Sales Made.

Sales made in the last two weeks by Healdsburg Heald were: Five-room cottage and two and one-half acre in Vernon Heights addition, northwest of Fort Omaha, to Ralph W. McManus, \$2,800. Five thousand dollar home in Kountze place, 1813 Lehigh street, to O. S. Waugh for a home. Four thousand dollars, seven-room bungalow, 855 Davenport, to B. D. Sherbondy for a home. Contract to build a five-room cottage on Corby, east of Thirtieth street, to I. M. Corbitt, \$2,800. Four thousand two hundred and fifty dollars, six-room home, 1386 Lake street, Harry A. Mann for a home. Contract to build a seven-room bungalow in Dundee, Underwood avenue between Forty-eighth and Forty-ninth streets, to L. V. Weaver, House and lot \$4,500. Six thousand five hundred dollar-home, 136 South Thirty-sixth street, Samuel Goldsmith for a home. South front in Kountze place, Evans street between Sherman avenue and Eighteenth street, to J. P. Dallington, to be improved in the near future. Price \$1,000. Lot in Shull's second addition south of Leavenworth street, to Frances A. Ran-

kin, \$1,000. Lot in the same addition to Oscar Snyder, \$1,000. Lot in South Spring addition, Fourteenth and Lothrop streets, to Ernest A. Worm, \$1,500. Two in Shull's second addition, south of Leavenworth, to C. E. Cooper, \$300. Lot on South Twenty-fourth street, Shull's addition, south of Woolworth street, to Fred Bonness, \$1,600. One acre and three-room house in Vernon Heights addition, northwest of Fort Omaha, to Henry Danner, \$1,175. Two lots in Cherry Hill addition to Henry Bayer, \$300. Lot on Maple street between Twenty-eighth and Thirtieth street, to Charles B. Paulson, \$600.

The Canny Justice. "That's a darned fine-lookin' car o' yours, mister," said the old man with a chin whisker, as he inspected Dubbleigh's motor standing in front of the Eagle house at Toga. "You bet it is," said Dubbleigh. "I came over here from Watkins Corners this

morning in just fifty-five minutes. Going some, eh?" "Yas," said the old gentleman, stroking his whiskers thoughtfully. "Kin yo prove it?" "I have five witnesses in my garage," said Dubbleigh. "Waal, I'll take yer word for it," said the stranger, and took forty over twenty-five, and we'll call it square. I'm jestice o' the peace round here, and it'll save time to settle this here violation right now."—Harper's Weekly.

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March Building Operations

Outside of New York City and a few favored spots building operations during March were exceedingly dull. Official reports to The American Contractor, Chicago, from fifty cities throughout the country show a loss of seven-tenths of 1 per cent for March, as compared with March of the last year; and this favorable showing was made only by the gain of more than \$11,000,000 in New York City, representing nearly one-fifth of the en-

tire amount reported. Extreme cold weather which prevented immediate construction delayed the filing of plans for building permits, which now may be expected in greater volume as the weather improves. The three first months of this year show a gain of four-fifths of 1 per cent over the same months of last year, this also in to the credit of New York City. Particulars will be found in the following tables:

Table with columns for City, March 1912, March 1911, Per Cent. Gain/Loss, and Jan. 1 to April 1, 1912, Per Cent. Gain/Loss. Lists cities like Atlanta, Baltimore, Buffalo, etc.

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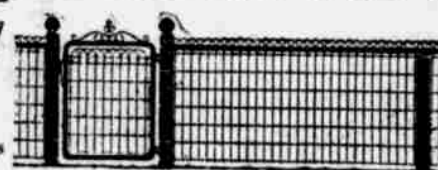
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\$70

Tickets on sale April 27 to May 2; final return limit June 27. June 15 to 17; final return limit May 15 to 17; final return limit July 15. May 27 and 28 and June 3 to 6; final return limit July 27. June 12 to 20; final return limit August 12. August 29 to September 5; final return limit October 21. October 12, 14 and 15; final return limit November 15.

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