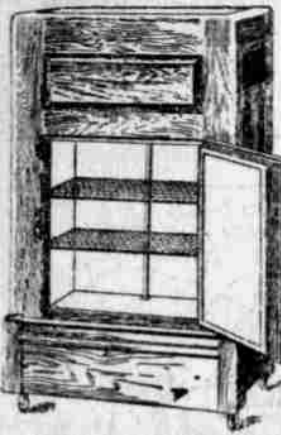


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# THE HOME BUILDERS PAGE

## Roof of the Bungalow

By Arthur C. Clausen.

IT IS the roof that makes the bungalow. The very fact that the roof is placed one story lower is the first requirement, but that is not all. Fashion the roof in any way you please, give the eaves a six-inch projection and you have but a cottage. Fashion the roof as you please, on a one-story home, give the roof from three to five feet projection, and you have a bungalow.

In the extreme western states, especially throughout California, no attempt is ever made to use the attic space for living purposes. This makes it possible to have the roof very much lower, which gives it a more attractive appearance than to have a bungalow roof too steep. In colder climates, where there is snow on the ground for at least three months a year, the pitch must be steeper so that the wind can blow the snow from the roof, as much as possible, for melting snow will rot shingles quicker than anything else.

Having increased the pitch of the roof for this practical purpose, the man in the northern states would invariably see the possibility of using the larger amount of space in the attic for some practical purpose. Since spreading a bungalow out too much upon the ground increases its expense to a considerable extent this space in under the roof is used for one or two bedrooms. In this way, the bungalow becomes practically a story and a half house, but having apparently very little roof and wide eave projection, and a certain feeling of studied rusticity about it, it passes for a bungalow, for want of a better name. Also, to distinguish it from the one-story bungalow, with practically no attic, it is sometimes called a two-story bungalow.

The most common type of bungalow roof is the hip roof, known by some people as the square roof, a roof which slants into a peak from all sides, but the most picturesque roof and the one giving the most amount of room on the second floor, with the least expense for dormers, is a roof of broken gables, arranged to give an unique and picturesque effect as possible.

While bungalow roofs are frequently



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Address, Arthur C. Clausen, Architect, 138-37-38, Summer Exchange, Minneapolis, Minnesota.

boxed in square in under the eaves or corals they have the best appearance, in this style of home, when allowed to overhang (deport roof style), with the rafters showing. While the main roof rafters of the average bungalow roof too large can be two inches by four inches placed sixteen inches from center to center, a more rugged and picturesque appearance is obtained by letting the rafters which show be placed about thirty inches from center to center and be four inches by four inches in size. These extend up into the other rafters, or are properly braced between them, so that the construction is just as substantial as though

the main rafters themselves extended out, and the effect is better. Ornamental brackets are not appropriate for bungalows, in fact, as little ornamental millwork, mouldings, etc., should be used in the bungalows, both inside and out, as possible.

While they did not spring from the same source, the bungalow style and the craftsmen style are fast amalgamating into one and the same thing. The simplicity of the latter being combined with the convenience of the former.

While the low, squatly appearance of the bungalow is one of its attractive features, such a home should not be built between two tall two-story houses. It gives it too much of a shut in, insignificant appearance. Bungalows should be built in a neighborhood of bungalows, or else built upon lots, preferably corner lots, wide enough to be distinctly separate from all other buildings, having a low, broad, spreading appearance. It should not be cramped into a narrow lot. A bungalow always presents the best appearance, especially the roof effects, when the broad side of the house is to the front, with a large yard both in the front and rear.

The porch roof should always be some kind of an extension of the main roof, being connected with it in some way that will give an appearance of unity and not a "built-on-afterwards" appearance.

### TIMELY REAL ESTATE GOSSIP

Engineer Towl Startles Exchange with City Planning Mistakes.

OWNER DECRIES TENANT'S ACTS

Letter to Bee Reveals Bad Habits of Careless Tenants, Who Recklessly Mutilate Good Home and Leave it Unfit for Occupancy.

The Real Estate exchange at its last meeting was startled to hear of the present condition of Omaha's city plan. Roy A. Towl, a local engineer, read a paper in which he told of the discrepancies that have been found and offered many suggestions for reparations, all of which were unanimously endorsed by the exchange.

The Bee prints below a part of his remarks: "Everyone will admit that Omaha should make its further growth conform to the contour of its high slightly ridged, bluffs, and valleys. It is imperative that accurate and comprehensive surveys, as a basis for the layout of streets, parks, and public works; thus avoiding expensive and irreparable mistakes.

Other large cities have recognized this need and have provided accurate, accurate and comprehensive topographical maps as the basis for intelligent and economical planning of their improvements. In this respect Omaha is far behind the progressive where the official surveys are merely incomplete, casual cords of streets, properties and public works, gradually accumulated through a long series of years. These records consist, for the most part, of independent sectional surveys of all kinds of accuracy and inaccuracy, made for all sorts of purposes, and of compilations and abstracts of these piecemeal records, which together in attempts to reconcile irreconcilable data.

It is not necessary to give a long list of examples of these incomplete and inaccurate records which are to be found in the offices of our city engineer and every surveyor. Every surveyor and engineer in Omaha with whom I have talked, whose work has given him occasion to use this data, is familiar with the errors and omissions in the surveys of various parts of the city differed in method and that the errors were never eliminated, so that today we must determine these various degrees of inaccuracy in order to conform to the record with the fact that a large portion of the streets are not marked by any monuments, and that there is no adequate system for protecting the monuments that do exist. So that city often has no sure recourse against abutting owners who have unintentionally encroached upon the street, often on both sides; the same being true of the streets at and out down town.

Finally, that no good official surveys whatever exist of the complicated geography of the undeveloped areas. And in many cases, the surveys were made a year or two after year without regard to the proper development of those areas, so that somehow, somewhere, sometime we must meet the expensive and unsatisfactory problem of extensive re-adjustments.

No criticism of the present engineering department, or of its predecessors, is intended in these remarks. The blame falls on the whole system of penny-wise, pound-foolish, hand-to-mouth procedure in regard to the city surveys that has been characteristic of a large proportion of American cities in the past, and of Omaha with the rest. Omaha should take as its examples the cities of Europe and many of our own larger cities which have carefully worked out, adopted and are now building upon comprehensive city laws. And because of Omaha's peculiar geography, with its wonderful potential opportunities and the grave dangers which naturally follow unprogressive medieval methods, it should take pains to surpass them rather than lag behind in this respect.

In outlining the objects to be secured are here: (1) An accurate framework of reference points needs to be established, including: - The gradual systematic setting of permanent street monuments throughout the city to serve as reference points for the definite determination of street locations for all public and private local surveys. 2. The accurate determination of sections and elevations of these and other monuments and bench marks in reference to a single general system of coordinates and in reference to the United States government bench. 3. As a means of accomplishing these ends an accurate geodesic triangulation of the dis-

trict, supplemented by the necessary precise traverse work and precise leveling, all fully checked and compensated for errors.

(b) The existing local surveys and records need to be tied into the accurate framework thus established, and in cases entirely deficient or discrepant beyond a reasonable and carefully defined standard of accuracy, they need to be gradually, in due time, resurveyed and re-plotted.

(c) Complete topographical maps, based upon the framework first described, should be prepared upon some uniform system beginning in those sections where public works are immediately contemplated and gradually extended as to cover the whole area into which the city's growth is likely to spread.

In the above process, and in such tasks as a safe basis be found for plans that will provide the most economical and effective layout of new streets, sewers, parks, water system-in short, for a city plan that will minimize the total draft on the taxpayers for public works and give the maximum results for money expended.

An irate property owner writes to The Bee the following concise outline description of a house left by a tenant who found it in good condition when possession was first taken. The description plainly shows the owner to be righteously indignant.

(Outside) Yard filled, front as well as back, with small weeds, soil of yard, making it dangerous to set foot on; also, with worthless rubbish; entire back-porch underneath used as a receptacle for broken bottles, broken dishes, old rusty tin cans. Plaster itself broken into and from iron porch entirely removed and porch itself otherwise damaged.

Back gate off, also numerous boards from the fence; walks from entrance to the streets, cracked with holes, and here and there, burn in shaly condition and minus boards.

Two large electric light poles erected in back yard and on side of yard, one with bits of rope, chain and other weeds permitted to grow at random in this area is a brief outline of outside appearance.

(Inside) Only one key; that to front door. One nailed down and minus key, cracks in front room crack all of same, neither side minus, still another key was need broken off.

Paint scraped from floor in front hall and much disfigured; also the wall paper, cracks in front room crack all of same, mantle of fifth and much damaged, wall paper greatly soiled and tacked all over; cracked and broken, also broken dishes, old rusty tin cans. Plaster itself broken into and from iron porch entirely removed and porch itself otherwise damaged.

Back gate off, also numerous boards from the fence; walks from entrance to the streets, cracked with holes, and here and there, burn in shaly condition and minus boards. Two large electric light poles erected in back yard and on side of yard, one with bits of rope, chain and other weeds permitted to grow at random in this area is a brief outline of outside appearance.

### BACK TO FIRST PRINCIPLES

Striving for Security, Man Ex-haunts His Ingenuity and Ends Where He Began.

Man built himself a hut in the forest. He wove its sides cunningly, and roofed it with broad leaves well laid on.

"Here," said Man, "I shall sleep in safety and in comfort and naught shall assail or trouble me."

A tree, grown weak with age, fell on the hut and crushed Man.

Man built himself a shelter on the plain, its walls close to keep out the wind, its top tight to shed the water.

"There are no trees to fall and crush me here," said Man. "I shall dwell in peace."

The lightning fired the dry grass and Man was burned.

Man went to sea and reared a house on the skeleton of the earth. He made its supports of rock, its roof of slate.

"Now I am safe," said Man. "No tree nor fire can injure me now."

The earthquake came, and the house of stone tumbled down on the head of Man.

Man went to where a great river flowed and raised banks to hold back its flood. Nearby he put his house.

"I have ordered the course of the waters," said Man, "and now I shall live untroubled by them."

Soon came the flood and covered the place where he had lived and drove away Man.

Man piled for his eyes stone on stony cunningly upheld by steel and mortar.

"Fire I can now defy," said Man. "It cannot harm me here."

The flames came, and Man fled as they destroyed the work of his hand.

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