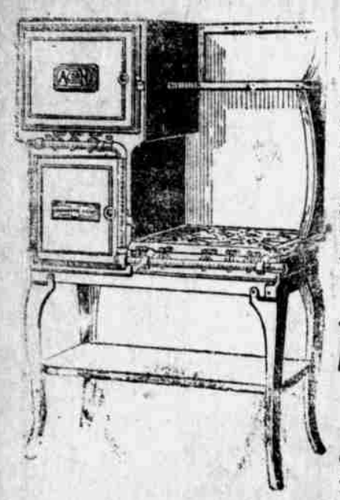

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THE HOME BUILDERS PAGE

Selection of the Lot Important Feature

By Arthur C. Clausen.

THE first disappointment which the average architect receives upon accepting an order to plan a home is, in nine cases out of ten, the fact that his client has considered the selecting of his lot too unimportant a feature to make it necessary to obtain expert advice before buying and has purchased a lot either too small, inappriately situated for the house he wants, or so cheap in price that the house he desires to put upon it would be utterly out of harmony with those in the neighborhood.

The average man looks upon the house as the home. While it is the most important part of a home, its location should receive almost as serious consideration as the arrangement of its rooms, or the style of the exterior. There are some things not directly connected with the appearance of a home which should be taken into consideration when selecting a lot, such as nearest school, when there are children, and distance to transportation facilities when the house is built in a city.

While the home should be located a reasonable distance from school or transportation, a little extra walk is healthful in either case for both children and parents, and sometimes a needed exercise.

The main point to be considered in this article is the relation of the house to the lot. East front lot is always preferable to a lot facing in any other direction, for two good reasons; first, the porch, which is usually on the front of the house, being located on the east side, is in the shade in the afternoon and in the moonlight the fore part of the evening, and since it is used almost entirely in the afternoon and evening, these are important points. The west side of the house, being the rear, it is the natural location for the kitchen. When it can be located in the northwest corner, the arrangement is ideal. A kitchen is always warm enough in winter, and when located in the west, especially in the northwest, it is in the shady part of the house for the greater part of the day, receiving only the rays of the setting sun, at this time the heaviest work in the kitchen is over. Also, in this location, the prevailing winds through the house from the south carry the odors out of doors instead of carrying the odor through the house, as they would, if the kitchen were on the south. While this fact is equally true with a kitchen placed on the east, a kitchen located in the east receives the morning sun up until high noon, during which time most of the heavy kitchen work is performed, with due allowance, of course, for individual preferences in this regard. Most housekeepers prefer to have the baking and ironing done in the morning, so that the afternoon is practically free of work, but a few housekeepers report, especially in some of the larger homes, that the chamber work is done in the morning, while baking, preserving and ironing is done in the afternoon. These are all the things which people seldom think of when purchasing a lot.

The kind of a house to be built should also influence the purchasing of the lot. For example, a bungalow never looks appropriate when placed between two-story houses. It should be placed either on a double lot, or on a corner lot. A home in the English domestic style can be placed on a hillside with little regard as to how the hill slopes, but a home in colonial style should be placed on a lot either naturally level or easily made level by retaining walls or terracing. A home in the English domestic style being naturally of a rambling nature, should be built on a very wide lot. A home in the craftsman or mission style should be built on a level lot, while a Swiss chalet can be built on a hillside. Just "plain house," or, in other words, the rectangular box, with siding on the side walls and shingles on the roof, can be placed most anywhere, and that is why some people prefer them.

No lot should be less than fifty feet as the lowest minimum. To keep the right proportion, the average lot should cost about one-third of the amount intended for the price of the house. It never pays to build a good house on a cheap lot, in a neighborhood of cheap houses and cheap lots. If your means will not permit you to build the home you want in an appropriate location, don't sacrifice on the lot, start right by buying the right location, and then wait for a year or two, if necessary, to build the house. In the long run you will not regret it.

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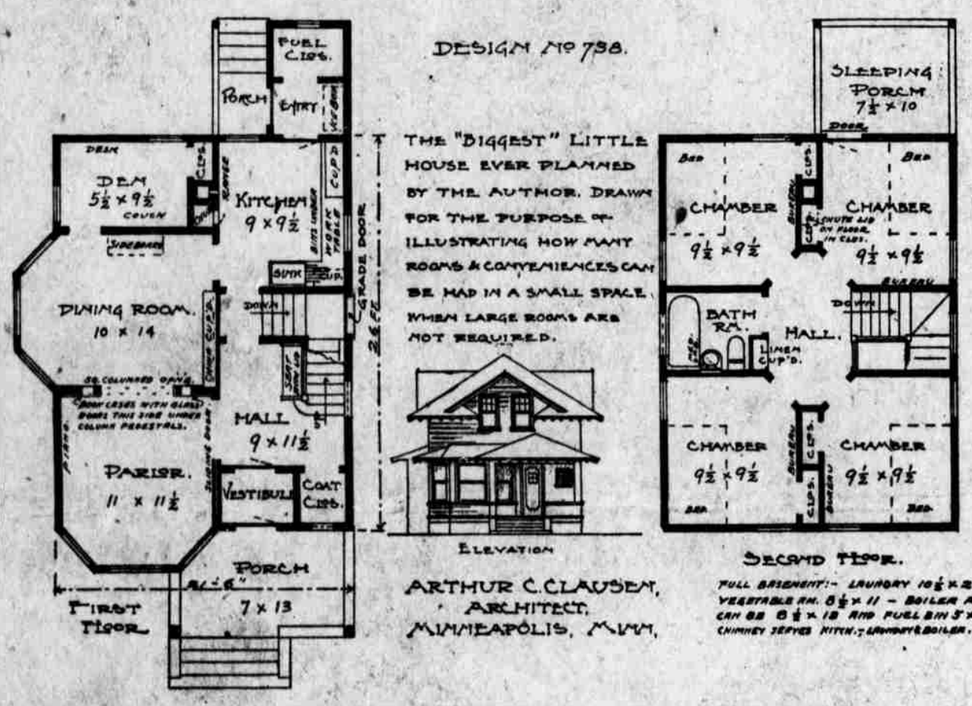

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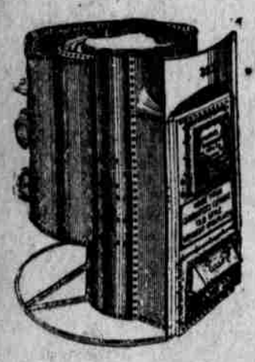

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TIMELY REAL ESTATE GOSSIP

Realty Men All Over Country Prepare to Attend Convention.

NEW CITY PLAN ADVOCATED

Engineer Towl Trying to Make Omahans See Folly of Their Ways in Going on with Haphazard Plan.

Upward of 1,000 delegates are expected to be in atendance at the fifth annual convention of the National Association of Real Estate Exchanges, held at Louisville, Ky., June 19 to 21. Delegations will start about June 15 from the far away sections of the United States, taking special trains for Louisville and picking up real estate men from cities all along the way.

One of the longest excursion runs will be from the Canadian northwest, although the party will formally start from Winnipeg. A special train conveying them will run through St. Paul and Minneapolis, picking up a large number of real estate men of those cities.

Chicago's delegation of fifty or seventy-five will probably be joined by those from Omaha, Milwaukee, and Iowa cities. Detroit real estate men will go to the convention accompanied by the representatives from a number of real estate boards throughout Michigan.

Ohio real estate boards are planning to have their delegates reach Louisville in a body. Delegations from Cleveland, Columbus, Toledo, Cincinnati, Akron, Springfield and other Ohio points will meet in Cincinnati June 18, 250 or 300 strong, and take a steamboat down the Ohio river. Plans are on to have the delegations from Buffalo, N. Y., and Erie, Pa., join the Ohio real estate men and accompany them on the boat from Cincinnati.

Tentative plans are also under way to connect the delegations from San Francisco, Los Angeles, Denver and Kansas City on their way to Louisville.

Great Gathering Expected.

The convention at Louisville is expected to be the greatest gathering of real estate men ever held in America, and will abound, not only with interesting and practical addresses dealing with real estate topics, but will be replete with Kentucky hospitality. The convention will be held in the armory at Louisville, and it is expected there will be an unusually large number of fine exhibits. Topographical maps will be sent by a number of the larger cities and the collections of real estate forms, which will be on view, will be one of the most complete ever brought together.

It is expected that this city will be well represented at the convention as the members of the local board are taking a great deal of interest in the arrangements.

The Louisville Real Estate exchange has outlined a tentative entertainment program. It provides various entertainment, running through the three days the convention is in session, and particularly provides for special features for the visiting women, to take place while the men are attending the business sessions.

Wednesday night there will be an elaborate program for all delegates and their friends at Fontaine Ferry park.

Thursday the women's auxiliary of the Louisville exchange are to be hostesses of the visiting women and an automobile excursion about the city and parks, with refreshments at the Country club. At the close of the Wednesday afternoon session, the delegates will be taken on the Belt Line railroad for an industrial and sight-seeing trip around the city and given an opportunity of visiting various manufacturing establishments.

Friday's program includes gatherings for the women while the convention is in session. In the evening the "Grand Reception and Jubilee Ball," with buffet banquet, and matrons and maids of honor selected from among the fairest women of the city and state, will be the feature entertainment of the convention, and a splendid finale to the Louisville hospitality.

The special Mammoth cave excursion, in charge of the Louisville Real Estate exchange, will leave early Saturday morning, and give an opportunity of visiting this great natural wonder.

Towl Points Out the Way.

In this column last Sunday The Bee published the first part of a paper read by Roy N. Towl, a local engineer, on a new city plan. In it he pointed out some of the mistakes made in the haphazard planning of Omaha and showed that some day Omaha would have to go to an enormous expense in again surveying and laying out the city. In the following he points out some of the steps to be taken by the city toward making a new survey and emphasizes the needs for them:

"The actual steps of technical procedure called for, in addition to the present routine work of the engineering department, appear to be about as listed below. I omit at this point any consideration of the method of deciding on the plans for future improvements—the city planning proper, which would be based on the surveys—or of the procedure for enforcing any part of a city plan when adopted, and consider only the work of recording the mapping.

"The steps that are mentioned last are more or less dependent upon those mentioned first, for any given area of the city, but the several steps of the work would be carried on more or less simultaneously, and some of the results would become available for use at once.

"1. The establishment of reference points by triangulation and precise traversing and leveling throughout the district, and the reduction of these points to a general co-ordinate system.

"2. The surveying, in relation to the new co-ordinate system, to existing street monuments and reference points, and of existing buildings, fences, bound-stones, and other evidences of ownership; and the preparation of general topographical maps.

"3. The determination of the correct location of the legal boundaries of streets and public properties and the translation of the old descriptions, running lines, etc., into terms of correct descriptions related to the new co-ordinate system.

"4. The verification or correction of the legally established street profiles in terms consistent with the real distances and levels.

"5. The setting of additional street monuments.

"6. The draughting and publication of maps."

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Our land is cleared and plowed, ready to crop. You can begin **now.**

Your crops will bring as good or better prices than you would get at your present home.

Seven flour mills are ready for your wheat; potato buyers will contract your crop before it is dug; your hogs, sheep and cattle will find buyers whenever you are ready to sell.

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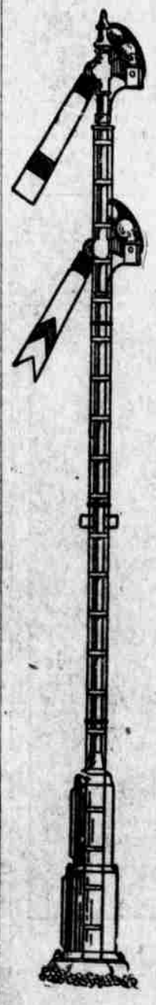

From Omaha to California and North Pacific Coast Points....

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Tickets on sale to **California** June 12 to 20; final return limit August 31. August 29 to September 5; final return limit October 31.

Tickets on sale to **North Pacific Coast Points** June 3 to 6; final return limit July 27. June 27 to July 5; final return limit August 27. July 11-12; final return limit September 11. October 12, 14 and 15; final return limit November 15.

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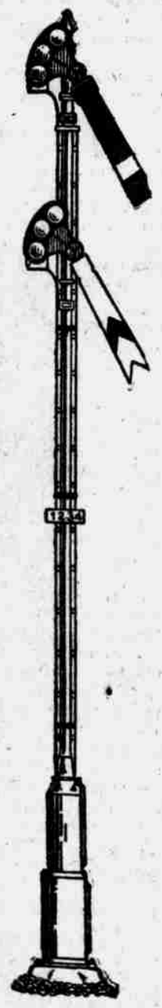

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