

WORRIES OF HOME BUILDERS

Many Details in Modest Modest Cottage Same as in Large Residence.

FLOOR PLANS MUST COME FIRST

Great Number of People Make Common Mistake of Fitting Interior to Pretty Elevation—Other Building News.

Although there are so-called cottages at Newport and Bar Harbor which cost \$20,000, \$30,000 or \$100,000, you will not please the average American by calling his humble abode a cottage, says Robert C. Spencer in the Architectural Record.

A little roll of blue prints carefully put away in the back of his bookcase drawer bears the testimony of the village architect-builder that it is a residence for Mr. Reuben Bird, esq., with a heavy accent on the "esquire."

Then, how about these little houses? They ought to be discussed here, since the greater includes and is often but an expansion and amplification of the less.

The average small house is primarily a box with a lid to cover it, pitched four ways and called a hip roof, or pitching two ways and gabled.

Its mass, its color (including material and texture and its subsidiary details, such as wings, porches, bays, openings, dormers, etc., in the order named, are the important factors in giving to the resulting composition a pleasing, harmonious effect or an awkward, clumsy and foolish appearance.

In the designing of a house, as in the designing of larger buildings, the floor plans should precede and must be the basis of the structure for two reasons:

In the first place, the planning of a house is essentially a practical problem and the arrangement of the rooms must conform to the possibilities or demands of the site, the practical needs of the owner or his family, and in the case of the house of moderate cost economy, involving the elimination of the waste or little used space, must be kept constantly in view.

Must Be Comfortable No matter how charming may be the exterior to a passerby nor how attractive and homelike the principal rooms to the guests who come to admire, the architect's work will not be well done if the utmost in the way of comfort and livable convenience be not given the owner for his money.

Unless plans of the first and second floors can be worked out which are mutually satisfactory to the architect and his client, it is really unnecessary to make any elevations or other exterior sketches whatever.

Body Simple Rectangle In a well designed house the main body of the building is a simple rectangle, varied in the case of the cottage only by such minor features as bays and porches or possibly a small wing.

Next to the floor plan in determining mass is the scheme of roofing, a very important factor, the character of which will be fixed partly by practical and partly by aesthetic considerations.

In the typical small house we have long ago got rid of the old petty, cramped, unlivable plan with its separate little "parlor" and "sitting" room, or its parlor and library, in more dignified terms.

The popularity of steam cured cement stone, the kind made by the Ideal Cement Stone company, is increasing every month, according to authentic reports.

People who are borrowing money to build homes report that the terms offered by W. H. Thomas, 501 City National Bank building, are most favorable.

The big new Woodmen of the World building will be opened about October 1. The Commercial club will occupy the seventeenth and eighteenth floors.

Nearly all Omaha's modern buildings are equipped with extension telephones. The wiring is done by the Nebraska Telephone company and is done properly.

The contractor who erects your new building should be bonded properly. The

for real every day comfort, and common sense planning to meet it, has simplified and wonderfully improved our houses.

Few Distinct Types. Roughly speaking, there are but five or six really more or less distinct types of plan for the house of average size.

The shape, size and location of the porch or porches have much to do with the outward appearance and interior comfort of the house.

European travel has done much to teach us the delights of meals served practically out of doors, but the flies and mosquitoes, with which we are generally cursed during the summer months, forbid us to serve meals in the open garden.

Much space could be used in condemning the old fashioned southern gallery type of porch for the northern house.

Many customers at the opening of the bungalow lot sale at Brightwaters, L. I., a week ago expressed themselves as more than pleased with the numerous pretty homes in the bungalow village.

The bungalow section, while extremely active, is only a small part of the larger and more complete Brightwaters, for in the Oaks, as well as in the Pines, and the Lake and Bay sections, the developers have been busily engaged since the close of their spring market in building homes for the fall market.

The bungalow village in the heart of the pine woods is a section admirably suited for the artistic and economical bungalow home for summer and all year round use.

Fall building activities in Omaha promise to surpass all others of any previous year. Builders in Nebraska find fall weather here most excellent time for putting up buildings.

Home Builders, the successful builder of homes for stockholders in this company, is doing a tremendous good for Omahans and other Nebraskans.

Much moving is being done in Omaha this fall. Hundreds of families are getting located for the winter, and the wagons of the Omaha Van & Storage company are very busy taking care of a great majority of work in this line.

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Homes that Are Different

By Arthur G. Clausen.

THIS series of illustrated articles will endeavor to show the artistic and picturesque designs that are possible by the combination of new and original designs with different materials.

There is a great deal of sameness about American homes that is quite noticeable to the student of such things. Colonial homes, although some are small and some large, some inexpensive and some very elaborate, all follow well known principles of designs that give to all a suggestion of similarity.

This is gradually being evolved, however in the country a style that follows no very well defined lines, which borrows sometimes from many styles, but which above all other things has about it that undefinable quality which we call home like.

That home, which looks the most homelike, is the most perfect as an example of domestic architecture, the same as that building which is intended to be a capitol building, a court house, an office building, a school or flat building and which expresses in its design the object of its existence in the most apparent and artistic way is a perfect piece of architecture.

Amateur designers are apt to criticize anything along original lines, and themselves invariably follow the well known established styles for the reason that it is a safe road to travel.

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Design No. 79 is of frame construction with an exterior facing of shingles, cement, brick and field stone. To get away from the square box with a top porch across the front, the idea, the porch is recessed and its present location is suitable for either a west facing or a south facing home.

The living room, projecting out beyond the main body of the house, gives it a greater range of view and better circulation of air than the average living room.

This house could be built in many sizes, a good size would be thirty feet by thirty-two feet. Since this includes the porch, it would not cover more ground than the average house twenty feet by thirty-two feet would with a porch across the front.

To break the stiff, straight lines of the first story, large buttresses of cement have been extended from the corners and give it an appearance of support, strength and originality.

The character of the attractiveness that designs have that come from the heart. Every architect knows that designers are in two classes, one class is the good mechanical draftsman, who makes a neat drawing, whose pride is mostly in the appearance of that drawing when finished.

An architect is an artist who paints with materials.

acting for the purpose of the contract as the agent of the owner, and the contract provided that all payments should be made upon written certificate of the architect that the payment had become due.

Where a subcontractor agreed with a construction company to construct tubes for a brewery, the work to be done under the direction and to the satisfaction of the construction company's architect.

Among the fine residences creditable to this season's building operations is that which Dr. B. M. Riley is erecting at the northeast corner of Thirty-sixth and Poppleton streets.

In this house, the architect, J. M. Nachtigall, has created an unusual and altogether pleasing effect in the use of an almost dead black vitrified, round edge, face brick made and furnished especially for this building by Sunderland Brothers.

As the walls near completion the attention of the passerby is attracted to the rich, cool, dignified appearance of the house and the whole effect is brightened by the grey stone of the lintels, sills, copings and steps.

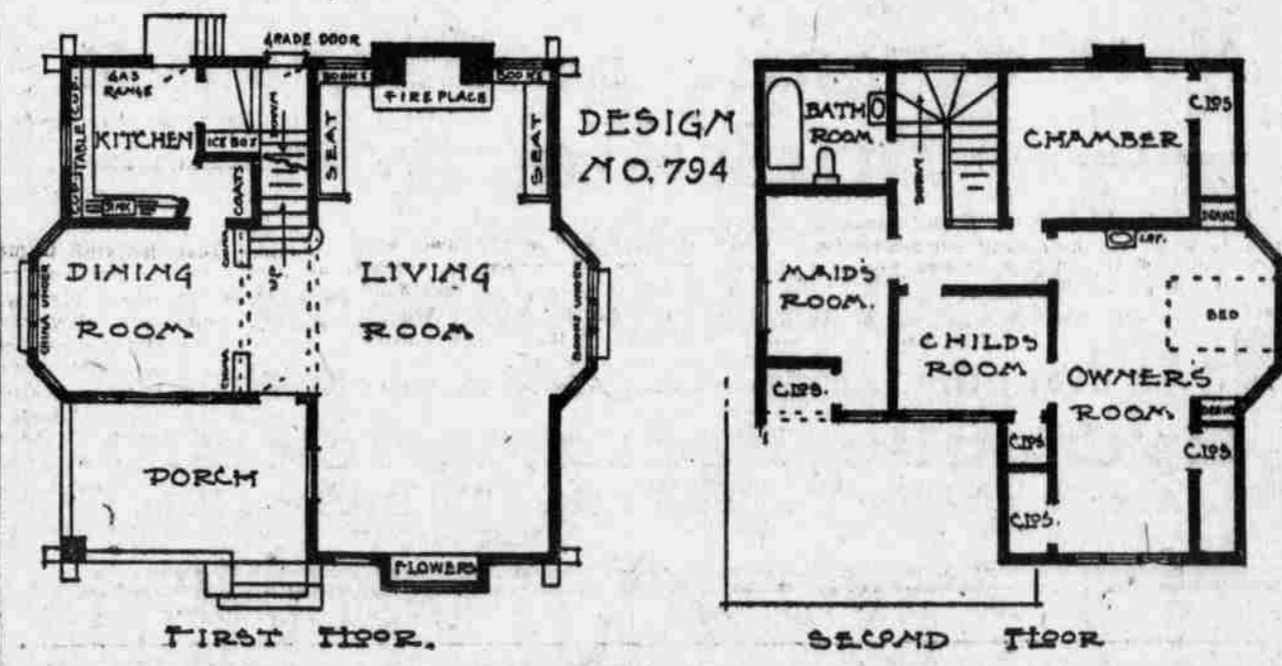
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National Fidelity & Casualty company, Omaha, is a leader among the bonding companies, and insures letter-perfect obedience to contractors.

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felted the building contract under a provision thereof permitting him on certificates by the architect to terminate the contract for failure to properly execute the work and to complete the work at the builder's cost, the cost of so doing and any damages from the builder's breach of the contract to be certified by the architect, such certificate to be conclusive, the architect's certificates in the absence of any showing of bad faith or collusion with the owner were admissible in evidence in the builder's suit for compensation as against the objection that they were made after plaintiff's work on the building had ceased, and were merely ex parte and unsworn statements.

One of the most attractive brick buildings erected this season is the apartment which Dr. J. J. McMullen is now completing at the southeast corner of Thirty-eighth and Dewey avenues.

The principal feature of the exterior of any such structure is the brick work. For this building the owner and architect selected Sunderland's Navajo Tapestry effect brick in which the many shades blend into a tone of rich mottled tan color.

It has been discovered that the final result of using any particular kind of face brick depends very largely upon the uniformity, color, size and shape of the mortar joints.

In the McMullen apartments a most pleasing "final result" has been attained and their completion is due in a very few weeks.

Going through a crystal maze is easy compared with passing through the streets and avenues of the Omaha Stone Repair Works, where repairs are carried in stock for every conceivable kind of stove, range, furnace, steam or hot water heater.

Every convenience known is used to facilitate the quick handling of repairs. This must be done for the rush of business is during the fall and winter months.

It seems almost necessary that a cast iron furnace, with its more than fifty feet of cement joints, should be re-mounted about every three years.

One contracting to construct work according to plans and specifications cannot, in the absence of fraud or mistake, excuse nonperformance on account of defects in the plans and specifications.

Landlord: Don't build a flat without putting a Kewanee Garbage Burner in it. It doesn't cost a great deal, but it adds fifty per cent to the renting value of your building.



People are asking for health as well as comfort. They know that flies, rats, mice, filth, garbage and debris mean disease and unlimited misery.

And you've got to remember that while this garbage burner is burning the garbage it is heating the water in your hot water tank and saving you from 25 to 40 per cent on your summer and winter fuel bill.

The Kewanee Garbage Burner burns fresh garbage without odor. It is a blessing and an economy, not a burden or a nuisance.

KEWANEE BOILER COMPANY Kewanee, Illinois Makers of BRICK-SET STEEL FIREBOX BOILERS, RADIATORS, TANKS AND KEWANEE WATER HEATING GARBAGE BURNERS

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