

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. If it isn't a bungalow it must be a house (or, as the draughtsman outlines it on the plans, a "residence"), although it may represent an outlay of not over \$1,000 or \$1,500. It has "seven rooms" and a bath and is a full two-storyed structure. The bedrooms are not in the roof space. It has a hot air heating system, a laundry in the basement with a pair of soapstone tubs, hot and cold water supply, and in 49 cases out of 100 it is a very interesting little timber box of a building, except to the man who calls it a home.

But you must not suggest to him that it is merely a cottage. 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." Of course it's a house, not a cottage. Only the very well-to-do can afford to be humble ("cottage dwellers.")

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. These are the main determining elements of its solid shape or mass.

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. At the same time it is usually possible to meet the foregoing demands almost equally as well in a number of different ways. In a given case the particular way will be determined by the personal predilections of the owner, or, to be more exact, the likes and dislikes of the owner's wife, who will in nine cases out of ten after the preliminary arrangements have been made with the architect be the real client, while the nominal head of the family gets ready to pay the bills or to call for a new deal in case the bill runs far beyond the more or less fixed appropriation.

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, whether the house cost \$5,000 or \$25,000. In either case it is probable that the appropriation will be stretched to its elastic limit, if not beyond, and the architect never knows until some of the signed blue-prints are handed to the contractor how much of elasticity is assigned to a house building appropriation. Some owners are almost governed by the widespread belief that bills of extras and other unforeseen contingencies will bring the final cost of any house to more than double the price originally set as a limit. For a very small house, which is really merely a cottage and which may cost anywhere from \$3,000 to \$5,000, the chief difficulty of the problem lies in eliminating waste space without loss of desirable and necessary features.

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. For broadly speaking, a plan is an elevation. The experienced designer knows, at least in a general way, whether his plan will yield a mass effect which will produce a pleasing or at least an inoffensive exterior, and he will always have in mind the general character of his design as he develops his little plan. Yet many architects who ought to know better make pretty, fresh sketches for exterior without a definitely conceived plan, and try to fit a plan to a pretty picture, thus reversing the natural and logical order. A very clever man may do this, but he is working backward nevertheless and placing the cart before the horse.

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. The plan and the roof scheme are also interdependent, particularly in the story and a half steep roof or the gambrelled cottage.

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. After swinging to an extreme in trying to be comfortable all the year round with the summer cot type of draughty living room, entrance hall and stair hall in one, we have settled down, it would seem permanently, to hall, living room and dining room, and kitchen as the main units of the first floor arrangement, adding according to the appropriation and the owner's special needs a library, a reception room, a separate stair hall, a music room or a billiard room, one or more, to the basic requirements, with occasional combinations of living room with dining room, music room or library in practically one generous apartment, while reducing the kitchen in smaller degrees to a kitchenette, or eliminating pantries in favor of a complete built-in equipment; in short, a widespread desire

for real every day comfort, and common sense planning to meet it, has simplified and wonderfully improved our houses. In houses of modest size costing less than \$10,000, and frequently in those costing considerably more, it is well to try to eliminate the old fashioned back or servant's staircase, planning the one stair for private access from the kitchen and serving pantry. In a house costing less than seven or eight thousand, not to eliminate it is almost a crime. True, there are conservative communities in which the sale of quite a small house would be hampered if there were no "back stairs," or at least that somewhat misleading compromise, a "combination staircase." But we are getting into the house by the rear entrance.

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, each susceptible of variations and modifications, which give a new form to the basic idea. The shape, size and location of the porch or porches have much to do with the outward appearance and interior comfort of the house. While it is true that the unprogressive speculative builder still builds most of his houses with big porches across the front in the old fashioned way (often shutting out the light and sunshine which are needed within, particularly on cold winter days), the man who goes to an architect instead of to a builder has become quite sensible on this point, and is not only willing, but often very glad to content himself with a very modest entrance porch (which may be merely a hooded platform) for the sake of having a porch off his living room or dining room or in the angle between the two, so that it becomes an outdoor living room and dining room, which he may enclose with glass in winter if he likes and use all the year.

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, however much we would enjoy doing so. Then, too, most of us are dependent upon one maid and her steps must be saved between kitchen and table.

Ban on Southern Style. Much space could be used in condemning the old fashioned southern gallery type of porch for the northern house. Even a summer home in the woods, in the mountains or at the sea shore becomes damp and uncomfortable in wet weather and every room requires, at least one open sunny exposure. The boldly projecting room, or winged shaped type of porch is not only more effective architecturally as a rule, but makes a pleasanter outdoor room, particularly if it be entirely separate and distinct from the entrance. It also interferes less with the natural lighting of the rest of the 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 and the homelike community appearance of the settlement in which the lots offered are situated. The T. B. Ackerson company expects as a result of this sale that possibly 100 more bungalows will be erected in this active section of Brightwaters in addition to the bungalows the company contemplates building this fall and winter.

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, some for the open market, as they call it, and others on direct order for their lot purchasers. 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, and the popularity of this style of home is emphasized by the interest buyers are manifesting in well located plots. The results eclipsed the company's most sanguine hopes, so that present plans portend one of the most picturesque bungalow sections on Long Island.

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. In past years, with the coming of fall the building season was considered practically at a close, but now builders are working the year round, and there is really closely defined building season. Of course, real severe winter weather puts a stop to all such activities, but nothing less than the severest of winter's offerings can cause a cessation in the building construction.

Home Builders. The successful builder of homes for stockholders in this company, is doing a tremendous good for Omahans and other Nebraskans. Hundreds of people are taking advantage of this simple plan to own a home. The man who pays rent soon realizes the advantages of Home Builders.

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. The popularity of steam cured cement stone, the kind made by the Ideal Cement Stone company, is increasing every month, according to authentic reports. The local company cannot keep pace with its orders for these stone.

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. Mr. Thomas has the rental of the offices and store space in the Omaha State Bank (Oscar Keelme) building. He says nearly every office in this modern building will be leased by October 1st, the date of the opening of the building.

The big new Woodmen of the World building will be opened about October 1st. The Commercial club will occupy the seventeenth and eighteenth floors. The Western Union Telegraph company will have the fifteenth and sixteenth floors. The large Woodmen forces will use much of the other space.

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

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. From each design used as an example, lessons will be drawn which, it is hoped, will lead prospective home builders to the fact that an attractive home does not mean expensive cost for nothing, but the simplest materials will be used in the designs presented in this series.

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. The same is true of the English domestic style, the mission style and bungalows.

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. Sometimes we call it picturesque and anything which is both picturesque and homelike must necessarily be artistic for art, especially when applied to architecture, is the expression in material form of ideals.

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. But those who design from book knowledge, while their work cannot be criticized, it lacks the life, 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 and one who designs on paper. In the other class are often men who are not the neatest draftsmen, whose drawings do not present quite as attractive appearance when finished, but who design in their heads and hearts picturing in their imagination the finished structure and merely put upon the drawing that which is necessary in the way of instruction to the workmen, who are to complete the picture in material form. An architect is an artist who paints with materials.



FRONT ELEVATION

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 ten foot porch across the front idea, the porch is recessed and in its present location is suitable for either a west facing or a north facing home, but the plan should be reversed for an east facing or 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. This size gives a living room thirteen feet by twenty-nine feet (not including bays).

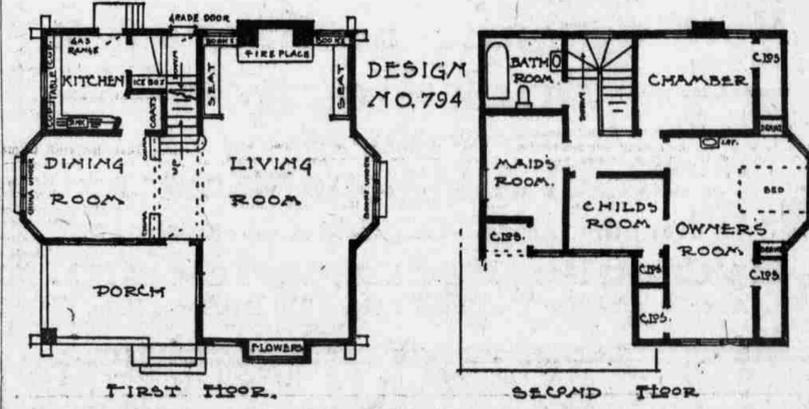
To break the stiff, straight lines of the first story, large buttresses of cement have been extended from the corners and give it an appearance of support, strength and originality. In order to give the house that picturesque effect, always suggested by the use of native

materials, large field stones are laid along the foundation, half embedded into the wall with a few perfect free stones banked up into corners. Throw a little dirt in around the crevices and let the moss grow. From the top of the stone course up to the under side of the first story window sills is vitrified brick and should either be dark red or dark brown in color. Tapestry brick would look very well when used for this purpose. An extended course of headers clear around the house at the top of the brick wall will act as window sill and shed off the water. The cement stucco should be a very coarse, heavy dash and should preferably be stained a bright terra cotta shade running somewhat into the brown. The roof shingles should be of very dark moss green somewhat darker than the color preferred for all shingles, even with the best of stain will fade some.

The dormer shingles and the second story part of the bay window should be stained a rich wood brown, while the window casings, barge boards, projected roof rafters, etc., should be painted a cream white, not a milk white, but white lead and oil with a little yellow ochre thrown in to give it a warm tone. The window sash can be either white or light green, when made the latter it gives it a bright touch of color. The brick work up to the window sill and in natural cement mortar if red brick are used, or in cement mortar of the same shade as the stucco work if brown or tapestry brick are used and in either case the mortar joints should be at least one-half inch wide and recessed about one-quarter inch.

Add to this combination of materials a green lawn, trees, shrubbery and flowers and you have a home, which passersby will stop to comment upon for it would certainly make a home artistically different from the average.

MR. CLAUSEN'S BOOK "The Art, Science and Sentiment of Homebuilding." Thirty chapters, 300 illustrations. It covers a wide range of subjects, including the planning of bungalows, suburban and city homes, costing from \$3,000 to \$20,000, letting contracts, choosing materials, proper design of entrance, windows, fireplaces, etc. New third edition. Price, postpaid, \$1.00. Address: Arthur G. Clausen, Architect, 1126-37-38 Lumber Exchange, Minneapolis, Minnesota.



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

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.

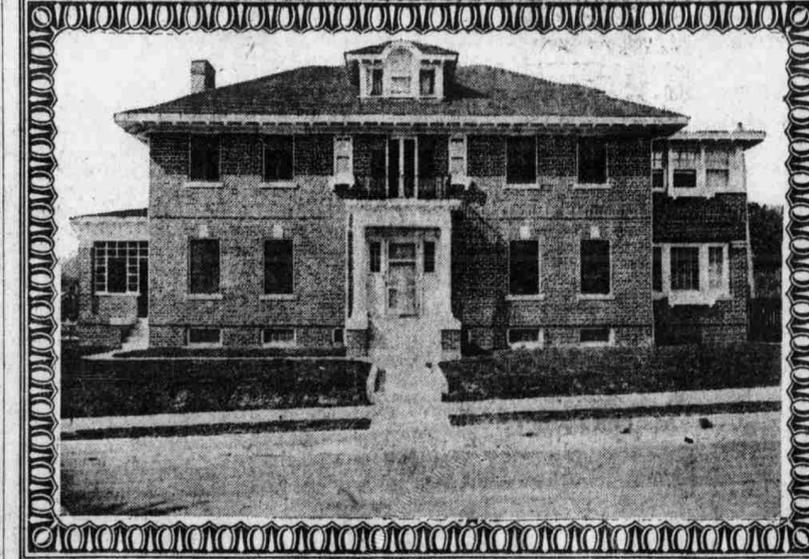
Omaha builders are rapidly realizing the many advantages of using brick for residence construction, especially since the cost is not more than 10 per cent over frames.

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

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, the contract should be treated as one in which work or material was to be satisfactory to the person accounting it rather than to a third person designated as arbiter, and a physical production of an architect's certificate is not a prerequisite to recovery, but the good faith of the architect in withholding approval may be inquired into—Thaler against Wilhelm Greiser Construction company, 79 A. Pa. 347.

Where the owner of a building for-

One of Omaha's Newest Homes



RESIDENCE OF F. A. BROGAN, FORTY-FIRST AND DAVENPORT STREETS.

The extensive use of tile in this house is one of the features which make it most attractive. It is one of the few houses in the city with a porch floor of tile. This floor is of gray quarry tiling which is as lasting as it is beautiful. Two pretty tile fireplaces and hearths are on the pretty floor in the library and

living rooms. In the vestibule is a creamy tile floor of tasteful design. The vestibules are rapidly increasing in the better class of homes in Omaha of late. In one of the rooms on the second floor is a third tile fireplace. The two bath rooms are also floored with tile. This in one of the most complete jobs

in the city and was executed by Milton Rogers & Sons Co. Even in the very best homes this Omaha firm can handle the work as expertly as any foreign concern. Many hundreds of homes have been tiled by this old firm and excellent specimens of this work may be found in many hotel lobbies, bank rooms and in public buildings.

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.—Taub against Woodruff, 134 S. W. (Tex.) 750.

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. F. A. Henninger is the architect who drew the plans.

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. These walls rest upon a foundation of greenish brown, round edge vitrified face brick known as Sunderland's autumn leaf pavers.

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 Stove Repair Works, where repairs are carried in stock for every conceivable kind of stove, range, furnace, steam or hot water heater. Their system of keeping track of stock is practically perfect. Every one of the thousands of boxes is recorded and it is easy to find any particular piece.

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. There are, however, many forehanded people who have their furnaces, steam and hot water heaters looked after and repaired during August and September. These realize that better service, more care and more careful inspection can be given during those months than later, when every attention is given to filling orders. Annually this firm examines hundreds of furnaces, steam and hot water heaters when no charge is made. This has the double advantage of enabling you to know that your heater is perfect and also enables the company to make an office record of your heater. This is checked off with their stock, and, if repairs are not in stock, they are ordered and carried for future wants.

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. The cement being mixed with varnish, this burns out and leaves the joints porous which results in an air that causes the dull, heavy headache complained of by so

many women. The re-mounting of your furnace will overcome this. A visit to their office and salesroom will enable one to personally inspect their line of furnaces, combination heaters, hot water and steam boilers. Owing to their increasing business the telephone used for years had to be taken out, and a new switch board, with the new number of Tyler 20 substituted.

Memory is only a photograph of pleasant or unpleasant events of the past. Where is your photograph of last winter, when the temperature was for nearly thirty days below zero, when you never thought of checking your furnace until it was too hot or never thought of opening the draft until the cold chills began creeping up and down your back? To this very fact you can probably trace 90 per cent of your doctor bills and 20 to 30 per cent additional expense for fuel. Many homes are supplied with automatic heat regulators, each of varying degrees of efficiency, and these miss the doctor bills. There is now on the market a new heat regulator called the Marvel. It has many improvements over the old systems. This regulator never sleeps, never runs down, and it has no weights, no springs. It regulates the temperature from 40 to 100 degrees. You don't have to get up at 5 or 6 o'clock to shake your furnace or open the draft. The Marvel does this for you at any time of the day or night. Just set the indicator at any time you need the extra heat and if there is any coal in the furnace the Marvel will do the rest.

The Omaha Stove Repair Works, 126-3 Douglas street, has one set up in its show room and many people visit this store to see how much more than human a bit of mechanism can be.

The offices of the modern business man must be properly equipped with furniture of character. First impression in the office of a man who is seeking to do business with a visitor is many points in getting a deal closed. Business men of progress realize this fact and they do not hesitate for an instant in spending plenty of money to have beautiful, sanitary desks, fine wood filing cases, excellent sectional book-cases and other equipment that will lend a good first impression. Office furniture in order to facilitate the quick handling of repairs. This must be done for the rush of business is during the fall and winter months. There are, however, many forehanded people who have their furnaces, steam and hot water heaters looked after and repaired during August and September. These realize that better service, more care and more careful inspection can be given during those months than later, when every attention is given to filling orders. Annually this firm examines hundreds of furnaces, steam and hot water heaters when no charge is made. This has the double advantage of enabling you to know that your heater is perfect and also enables the company to make an office record of your heater. This is checked off with their stock, and, if repairs are not in stock, they are ordered and carried for future wants.

One contracting to construct work according to plans and specifications cannot, in the absence of fraud or mistake, excuse non-performance on account of defects in the plans and specifications—Bastrop & Austin Bayou Rice Growers' association vs. Cochran, 138 S. W. (Tex.), 1158.



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. It is a standing advertisement for you. It will take the place of a lot of fancy and expensive fixings.

People are asking for health as well as comfort. They know that flies, rats, mice, filth, garbage and debris mean disease and unlimited misery. They know that this garbage burner keeps them all away. They are free from the smells and polluted atmosphere that hang around the garbage can. They are free from the garbage man and his horrible cart.

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. That's worth thinking about. The Kewanee Garbage Burner burns fresh garbage without odor. It is a blessing and an economy, not a burden or a nuisance. Better look into it, now, landlord, and be prepared for the advance of Sanitary Science.

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