

FOR PROSPECTIVE HOME BUILDERS

"THE HOMELIKE HOUSE," WRITTEN BY A. E. SWOYER IN WOMAN'S HOME COMPANION.

Article Contains a Number of Valuable Pointers Based on Facts—Something in It for You.

A house may be simply a collection of the various building materials so put together as to afford shelter, or it may be so designed as to express the individuality of the owner, to meet his particular requirements and to satisfy his ideals. If it does the latter, then the building ceases to be a mere house and becomes a home.

To secure this desirable result many points must be considered, some of which must be taken up before the details of the house are decided upon. First of all, consider whether you are building to sell at a profit, or whether your house is to be a permanent home in the fullest meaning of the term; if the former, then you may not build with so great an individuality as to produce something which may appear to others as odd or freakish, and you must consider the neighborhood in which you build in regard to its probable growth and development, even at the sacrifice of personal preference. If the latter, you may gratify your whims with no limit other than your purse. A middle course is the safer and the saner, however, inasmuch as unexpected contingencies may arise compelling you to dispose of your property, and in such a case it is well to have it readily convertible.

The choice of a town in which to locate is decided for all, save the city business man in search of a desirable suburb from which to commute; but to him it is important. Such a one should consider carefully not only the real estate values in the various suburbs, but whether or not they are increasing. He should look into the matter of train service and fares, as frequently competition will favor certain towns with cut rates. He should investigate the school and market facilities; the water supply and charges; the tax assessment and what it represents in civic improvements. The problems of city light, steam and sewer should command his attention, for upon these depend not only a large measure of economy, but of comfort and of health as well.

Nor should the actual traveling time between the house and his place of business be overlooked, inasmuch as time spent in journeying to and fro is an item of expense. Then, too, comes the condition of roads and sidewalks, factors which may be overlooked in summer, but which assume great importance in the snow and slush of winter. Last but not least, what is the fire-fighting equipment of the town? This is not only important as a guarantee of the safety of your property, and even of your life, but has a decided effect upon insurance rates.

With the town selected, comes the choice of a desirable site for your future home. Here neighborhood and restrictions; distance from school, stores, and station; necessity for grading or filling, and finally, price, must be considered. Of these points, price is the most elastic, since it depends so much upon the other conditions. Thus a lot in a bad neighborhood and away from the conveniences of transportation might not be cheap at any price; on the other hand, land located in a growing section but held at a higher price might

prove by far the better investment. Also, you probably have a general idea of the type of house which you will erect, and this preference will have a bearing upon the site to be selected for it; a lot totally unsuited to a formal structure might be an ideal setting for the cottage or the bungalow. Yet in a neighborhood of old-fashioned homes the bungalow might appear so incongruous as to depreciate by contrast both its own value and that of its neighbors.

Your lot chosen, other points should be attended to before the purchase money is turned over. The price asked should be checked up by means of the tax assessments, and by the selling prices of adjoining plots, as found in the record of deeds entered; the land should be surveyed and the boundaries accurately staked off, while the title should be thoroughly investigated.

In addition, a warranty deed to the property should be insisted upon; this places the burden of defending any suits pertaining to the title upon the seller rather than upon yourself. In all of this preliminary investigating, the services of a reliable attorney or of a title guaranty company are worth their cost in the certainty that the land which you have bought and paid for is yours without question, and that you will be free from costly litigation after your house is built.

The next problem is the design of your home; many people reverse the process and select the house before they know where it is to be placed. This is not always a satisfactory plan, since the land and the building should together produce a harmonious effect; moreover, if the lot is of unusual shape or is not level, a home may be so designed that these defects are converted into advantages. The sources of light, shade, and nearness of surrounding buildings may also modify your arrangements.

Whichever method you follow, necessity will force you to procure your plans either through the services of an architect, or from the "ready-made" stock of some building concern. Probably you have seen plans and photographs of some particular house which suited your fancy, in the pages of a magazine; if so it is easy to ascertain the name of the architect who drew them and from him secure a set of plans. It is easy to be misled in such matters, however, for it is hardly possible that such a house will suit you in every particular, and to make the desired changes without employing a skilled designer and engineer is not always possible.

Of course, your builder will offer to effect such modifications—but, beware! He has the knowledge, perhaps, but the temptation to use it to save money for himself rather than to advance your interests is a strong one. It is safer to employ an architect who will work entirely to safeguard you, draw plans and specifications that will properly interpret your ideas, and will follow the construction in order to see that you get what you are paying for; his charge for these services is but a small per cent. of the value of the house, and may save you infinite trouble and great expense.

Great exactness is necessary in the preparation of plans in order that your house may be safe and artistic, as well as comfortable and suited to your requirements; the specifications must be drawn with care and with ample detail, in order to avoid disputes.

Then comes the letting of the contract, for which competitive bids should be submitted to you or to the architect. Have several reputable contractors furnish their estimates for the work; you will be surprised at the difference between their figures! Offers will be made to do the work at cost plus percentage—by which method the owner pays all bills, plus a certain commission on actual cost paid to the contractor; or propositions will be submitted to do the work by day's labor, which means that you will pay all material bills and labor charges under a certain agreed scale until the building is completed. Either method will sometimes effect an economy, but you must be sure that the contractor is honest and responsible; on the cost plus percentage plan it is so easy to skimp on the materials, and under the day's labor scheme the opportunities for "soldiering" and so dragging out the job are unlimited. In general, it is unsafe to enter into anything but a straight contract, unless the work is to be supervised by an architect whom you can trust.

The straight contract should fix the figure for which the work, according to plans and specifications, is to be done; should require the builder to furnish a bond to the full amount of the contract; should state the final authority in all disputes; should fix a time limit for the completion of each portion of the work, in order that protective measures

may be taken the instant that the contractor begins to fall behind; should state that no extras are to be allowed except those authorized by the owner in writing; should fix the responsibility for the payment for permits and for adequate insurance, and should arrange a schedule of payments providing for a reserve of not less than fifteen per cent. over and above the value of completed work at all times until the building is finally accepted. The reason for each of these provisions is apparent, but too often one or more is omitted.

While it is impossible within such narrow limits to give a recipe for avoiding all of the quirks and tangles of the building game, a due regard to the essential points here outlined will eliminate some of the usual sources of trouble.

ALLEGED ROBBERS OF U. S. MAIL CAUGHT.

Paris Police Get Three In Great Postal Thievery.

By the arrest of two sorters of American mail and a notorious character the police of Paris believe they have put an end to the robberies which have baffled them for ten years. The thefts run into the hundreds of thousands of dollars, and many Americans have suffered.

By a long process of elimination among 200 sorters of American mail suspicion centered upon a sorter named Dupont.

He was seen to take a package when leaving the postoffice and meet another sorter named Roux. The two were afterward joined by a notorious receiver of stolen goods, who was arrested as he left the Roux lodgings. Upon being searched the police found \$8,400 in American checks, whereupon both Dupont and Roux were arrested. In their rooms numerous partially burned letters were discovered. Roux confessed to his share of the thefts.

HAS A BUNGALOW FOR CATS.

Chicago Woman Builds Unique House For Fifteen Pets.

A bungalow for her blooded prize winning cats has just been completed in a suburb of Chicago by Mrs. Albert E. Butler of that city. Fifteen cats are provided with apartments in the building.

The bungalow is of modern construction and has many conveniences. Its rooms are named for flowers and from her own private greenhouses Mrs. Butler will supply the various rooms with that particular flower supposed to be the most conducive to good nature and disposition on the part of certain particular members of her feline family.

In one of the most spacious apartments will be placed Mrs. Butler's American champion "blue eyed white Persian," called Champion Sir Friar, whose residence will be called the "chrysanthemum apartment."

The building is about fifteen feet square by ten feet in height and contains ten apartments.

\$17,000 FOR CHINESE ART.

Jade Carvings Owned by Emperor's Great-grandson Sold.

Moderate prices ruled at the sale of the collection of Chinese carvings in jade and other objects of art formed by Prince Kung Pu Wei, great-grandson of the Emperor Tao Kwang, held at London recently. In all \$17,000 was realized.

A white vase and cover, carved with gourds and foliage in high relief, on a carved wood stand, eleven inches high, were bid in for \$840 by a collector named Partridge.

A dark green vase and cover of flattened shape, carved with panels of kyilins in relief and palm leaves round the shoulder in key pattern borders, the handles carved with fungus and loose rings, and the cover surmounted by a figure of a kyilin, standing fifteen and a half inches high, were sold to Gooden Fox for \$525.

CAPTURES A REAL CHIGWERI.

First Specimen of Wonderful Animal Brought to United States.

The Brazil Lloyd steamer Germanicus arrived in New York recently from South American ports with the cabins filled with stuffed animals, birds and snakes of all kinds which had been collected by Captain Berndt, who is an amateur taxidermist and naturalist. His collection included a specimen of the golden headed umti-amma of the Amazon and the whistling chigweri of the upper Orinoco.

The latter is held in such awe by the Warooma Indians above Arturo's falls on the Orinoco that they—the Waroomas, not the chigweris—give away all their possessions and take to the woods when they hear their mournful note—the chigweris', not the Waroomas'—at night.

LIPTON HAS A SUCCESSOR.

Another Englishman Says He Is After the Great Yacht Race Trophy.

Charles C. Allom, owner of the fast British fifteen meter cutter Istra, stated recently he had been considering with several friends sending a challenge to the New York Yacht club for the America's cup.

How far his plans have progressed he did not say, except that if the challenge should be decided upon it will be based upon international rules and the challenger will be a twenty-three meter yacht, somewhat smaller than a seventy-five footer.

This announcement revives the interest raised by the previous challenge from Sir Thomas Lipton, which was rejected because of the conditions asked by the Irish baronet.

AMERICAN IDEAS INVADING BERLIN

The German Metropolis Being Transformed.

PRINCE HENRY IS DISMAYED

Wonderful Advertisements of Yankee Origin Startle Teutonic Citizens. German Girls Now Portrayed According to Gibson Ideals—City Is Full of American Bars.

Prince Henry of Prussia is much dismayed by the Americanization of Berlin. Since he arrived home from Japan he has discovered that the sacred palace quarter is rapidly being Americanized—that is, on the Spree's banks, near his own palace, a boarding stood high to protect some work, and on it glowed a gigantic paper ear. The ear was rosy, irreverent and tipsy looking, and from a distance it looked more like a mere drunkard's nose. Beneath it flamed "Hoeren Sie"—Do You Hear?—and all this was an advertisement for soap. Henry was displeased with this extravagant ear and made the remark that "the Americanization of Berlin is making life sad."

And not only Berlin life. A Hanover newspaper recently appeared with its front page made up as an ordinary news page and a big scare heading, "Krupp v. Bohlen and Holbach Offers a Million Marks." Under this was an explanation that the husband of Bertha Krupp, the cannon queen, had ejaculated that he would pay a million marks to cure his headaches and that Herr Schmidt or Herr Mueller has an unerring means to win the million, only he doesn't want it, as with true philanthropist money is no object.

In what way this thing is American the average German doesn't know, but he knows that it is American. Everything big, soaring, startling and ingenious is American. And Berlin has become the biggest, soaringest, startlingest, most ingenious city in Europe. It is all quite new. Where ten years ago Friedrichstrasse and Potsdamer platz resembled the liveliest spots in Emporium, Pa., they have now come to resemble the liveliest spots on Broadway for crowds, street cars, illuminated sky signs and noise.

Craze For American Art.

German-American artists are rebuilding Berlin on (German) American lines. There are no skyscrapers because police regulations limit Berlin to five humble stories, but the new German department stores are built of steel on best skyscraper principles. Likewise there is a craze for American art. It started two years ago, when Berlin had an American picture exhibition, and it has degenerated into a universal Gibson girl craze. In the streets Germans look as German as ever, but German beauty has ceased to be a German ideal. The fancy stores are full of pictures of impossibly slim and clean cut, clean shaven young men, who kiss impossibly American Gibson girls. The originally German picture postcard business has been entirely Americanized as regards its ideals of beauty. This craze exists also outside Berlin. The Augsburg Abendzeitung started a schoolgirl and schoolboy drawing competition to show Bavarian ideals of beauty. Sixty out of 170 school girls sent in drawings of "the unmistakable young American man with the well made chin which we are so used to," while half the boys' ideals of feminine loveliness were either Gibson girls or German girls "modified by Gibson influence."

American Bar Popular.

Innocent Augsburg confuses its Americanism to the pictorial side. Berlin goes further and tries to live Americanwise. The theater, concert and cabaret are being ousted by what Berlin considers the "American" bar. Five years ago an American bar existed only in the Kaiserhof hotel. Now there are registered in Berlin over seventy "bars," most of which claim to be more or less "American" and prove their claims by long schedules of cocktails and juleps with Anglo-Saxon names. The "American" bar, like most other American institutions in Berlin, was originated by rich returned German emigrants from the United States. The 2,000 Americans living in Berlin, who are mostly mild, musical and sober, seldom go near these bars. If they do go near them they make weird remarks upon the list of "American drinks"—upon the "White mountain cocktail," the "Wasmay cocktail," the "silver julep," the "rye high bowl" and the still more wonderfully named concoctions which are introduced to Berliners as the latest inventions of incalculable American.

Another sign of Berlin's Americanization is Berlin's way of living. The once domesticated Berliner is deserting his self contained apartment for the hotel and the apartment hotel.

The passion is to cut down domestic life and to get rid of the Pomeranian "Dienstmaedchen," who is unhip.

Italy Gets Many Aeroplanes.

The newly formed Italian transaerit at society has undertaken to build a large number of aeroplanes for the Italian army. Six hundred thousand dollars has been subscribed for aeroplane construction, which will provide for about 200 aeroplanes. Seven monoplanes and sixteen biplanes are to be delivered in April.

DRESSY STYLES for SPRING

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Junior and Ladies' Tailored Suits New Cuts and cloth.

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Fine Brick Home FOR SALE

Contains 8 rooms with all modern appointments. Equipped with steam heating plant. House is in exceptionally good condition. Lot 50x125 feet with barn that can be used for a garage. Located on East street and is the property of A. B. Transue.

The owner desires to dispose of his property this spring and places his valuable brick house and lot at only \$4,500. Terms made easy. Consult the BUY-U-A-Home Realty Co., Jadwin Building, Honesdale, Pa.

10 Room House

Known as the Col. Edward Gillon property and situated upon West Side avenue at 1414 is for sale.

It is modern throughout, has 10 rooms, only built a few years, suitable for two families. Equipped with steam heat and electricity. Ideal location. Large lot. Must be sold immediately for \$3,200 CASH.

For further information consult the

Buy-U-A-Home Realty Company, Jadwin Building, Honesdale.

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