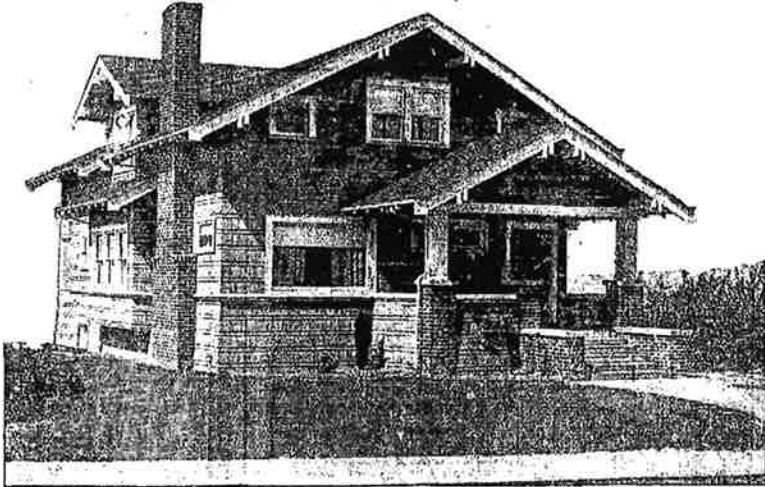


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# STORY AND A HALF HOME OF SIX ROOMS

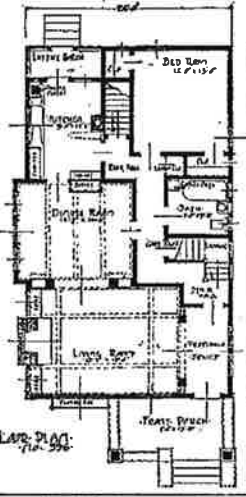


## HOMES ON LOTS DOUBLE VALUES

"The pressure for homes experienced by Seattle during the last two years has brought out many interesting angles to the housing situation," said Vincent D. Miller of Carter, MacDonald & Miller. "Among them is the increase in land values of building sites or lots already improved by homes."  
"For example, an unimproved forty-foot lot in a certain district may be worth, in normal periods, say \$1,000, which is \$25 a front foot. This price would probably not sell the lot in normal times. If the owner then improved his lot with a good home costing \$4,000, he then has theoretically an investment of \$5,000. But the market call for homes, especially newly constructed residences, brought the selling value of this home to probably \$10,000. Now, if the property sold at this figure, the owner has made a profit of approximately \$1,000. In what part of this investment did the profit lie? Surely not all of it in the building, as many such were sold before even being completed. The ground value has thus received an increase of from 25 to 50 per cent; in other words, the building sold the lot."

"A good lot, of course, preferably on a paved street, facing west with south exposure or vice versa, and reasonably handy to transportation, will prove a good investment if intended for a home site, or in close-in districts a holding of more than doubtful speculative value. In buying a home already built, the majority of purchasers pay less attention to ground value than to house value or necessity of immediate occupancy. If your house burns to the ground, what part of your original investment is left? Don't buy a poor lot and put up an expensive structure on it, and, likewise, don't buy a good lot and erect a cheap home out of proportion to the lot and district. If you wish to sell, your lot will suffer in sale price because of the poor improvement."

"Right now, in this city, are being offered at exceedingly reasonable prices, smart property capable of being utilized for the erection of good, substantial homes. Many of these properties have the fact that city improvements—paving, grading, walks, sewer and water mains, and in some cases gas and light—already in and paid for, making their first cost practically the only cost. There is no real value investment against owning your own home. In these times of plenty, there are some very remarkable chances to pick up good realty at low prices. The farseeing head of the family will take advantage of this opportunity to provide himself and family with a home. The advantages of home ownership cannot be measured in dollars and cents. A



**COST OF THIS HOUSE IS ESTIMATED BY ARCHITECT AT \$5,200**

"The story and a half of the elevation has lent itself to a very pleasing treatment. With alternate coursed shingles, stained silver gray, white painted trim and the red-brown texture of the brick, we have a combination that is unusually attractive. The flaring skirting below the heavy water-table relieves a design which otherwise might by some be considered too severe. In this plan the sleeping quarters are entirely separated from the living room, and by the same token it is made possible for one to go from front to rear of house or upstairs without passing through any of the rooms. Upstairs we have sufficient space for one large bedroom, a smaller one and a sleeping porch. This house can be built in Seattle today for approximately \$5,200. Plans and estimates of this house were furnished by Edward L. Merrill, architect, Empire Building."

certain sense of satisfaction and security of occupancy are great strides toward ultimate happiness to be found in home ownership. Select a good lot, a good building plan, a good builder, a good scheme of finance, go through with it and you will have something

## LOOK TO WIRING WHEN BUILDING

"Wire the home complete for convenience and decorative illumination, as well as for the use of modern labor-saving devices," says Philip N. Hinckley of the Hinckley Electric Company.

"There exists today a very active and growing demand for electrical appliances of varied domestic types and usefulness. This demand has lately far outstripped production, and the shortage is most acute in the case of the labor-saving group. Of course, this is building upon a very solid foundation. What is there in the world more desired by the average human being than to escape the hardships of physical labor? Those who could afford it have been accustomed to accomplish this by hiring servants, but now such help is scarce, so the obvious alternative is to utilize what labor-saving devices may be obtainable, and here we have the explanation of the phenomenal demand for electric washers, ironing machines, dish washers, vacuum cleaners, etc."

"Publicity has brought these labor-savers to the attention of many a good housewife who never aspired to the luxury of a servant. No longer can we associate electricity in the home merely with lights, or with now altogether common articles of convenience, as flat irons, toasters, percolators and heaters, for the field has broadened again and dire necessity, not mere convenience, is now served by these modern inventions, which, indeed, constitute a boon to the human race."

"Your premises should be wired to accommodate these articles, and, moreover, in the case of electric washing machines, ironing machines, dish washers and ranges, wires should be provided in laundry or kitchen in which to locate them. Many prospective users of these labor-savers face the prospect of having the expense of alterations and additional wiring, which, to the average housewife, seems extravagant and perhaps prohibitive and which, in fact, is out of proportion to the cost had these simple requirements been provided when the house was built."

"Although the prospective buyer may have been sold on the electric idea and really wants the services, when it comes to pay the purchase price, there is a revulsion of feeling on the point of paying, in addition, the cost of repairs, the result of some one's neglect or oversight. This situation is intensified if the prospect is not the owner but merely a tenant and must, therefore, pay for the wiring and outlets to be permanently installed in her landlord's premises. New homes should, by all means, be properly wired and arranged in the first place to avoid disappointments and second costs."

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