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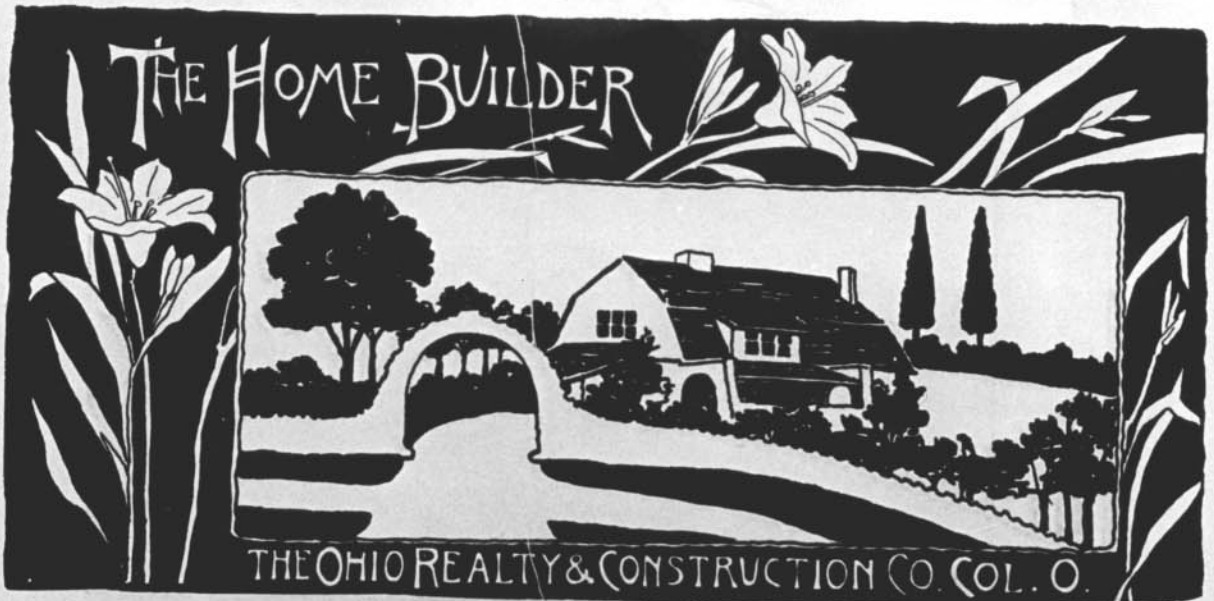
BUILDER

Vol 1.

APRIL 1908

No. 5

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Vol. 1 Number 5

APRIL 1908

General Office: Capitol Trust Building

THE BUILDING OUTLOOK

Indications are unmistakable that this spring and early summer will see one of the busiest building seasons in the history of Columbus. Information is already at hand that makes this more a statement of present fact than an estimate; and the foundation is to be found in circumstances that have now come to prevail throughout the entire country.

SOLID INVESTMENTS

A few months ago, when the money market tumbled upside down in New York and the financial centers of the east, it was feared by some that there would follow a serious depression this spring in the building world.

Those who took this view, however, lost sight of the fact that conservative, sane and legitimate real estate investments are the last to be affected by general business conditions. A stringency in the money market such as that of November and December of last year, makes itself felt first and most seriously on speculative investments, such as those in industrial stocks, and on general retail trade conditions. Investments in homes, or in good income property, are apt to be rather stimulated than depressed.

SPECULATION ALONE AFFECTED

This has been precisely the condition throughout this country, including the city of Columbus, during the past winter months. There is no manner of doubt that a financial flurry did exist this winter. It came suddenly, without warning, and without good, legitimate cause. A few frenzied financiers overstepped the bounds of prudence, and went down to destruction carrying with them a lot of others who were speculating on a rising market. Immediately money became "tight," interest rates rose, manufacturers curtailed their output, and general retail business over the country felt the effects.

But all this money that had been seeking to double itself in speculative investments still continued to exist. It was still good, hard money, coin of the realm; and when it saw the folly of some of the get-rich-quick methods it turned to the place where it should have been all the time—in sound, conservative investments in bonds and real estate.

A STRAW THAT TELLS

Perhaps the very best proof of the general conditions, as this month of April finds them, is to be had in the record of a recent sale of bonds in New York City. The lesson is so striking that it is well worth any man's while to give heed to it. Fifty million dollars of bonds of New York City were offered for sale at 4½ per cent. interest. Over three hundred millions of dollars, cash, came out to buy those bonds. They were subscribed six times over.

Couple this with the facts of a similar bond sale just one year ago, in the same city. On this former occasion the interest rate had to be raised to five, and even to six per cent., and at that, there was great difficulty in finding purchasers. In other words, money, which had become rather rash and speculative, has now returned to sound, common sense, and turns to good, safe investment in real estate, or in securities backed by real estate.

FACTS IN COLUMBUS

So far as Columbus is concerned, there are abundant facts to show how the matter stands with us this spring. Any large real estate concern will show you a list of deals in prospect and about to be closed, far exceeding the most sanguine expectations. People are looking for good real estate investments. Money is ample to finance any building operations.



Residence of Dr. J. B. Young, Ashland Avenue

greater part of it. Of course, a certain amount of capital is necessary; but it does not take very many hundred dollars to place a man in a home of his own. The balance takes care of itself, in payments no larger than rent would be; and these payments will quickly wipe out both interest and principal.

Before the home-builder knows it, this property is clear of debt, and he is on the road to a comfortable competence. And with it all, he has the satisfaction of living in a home of his own—a pleasure that may not be measurable in dollars and cents, but one that has a very real value to any man.

To go more into detail, our company stands ready to furnish the home builder a site to supply him with detailed plans following out his own particular ideas, to build him his home complete, and finally to provide for the financial part of it by monthly payments if desired.



Our main offices are in the Capitol Trust Building, on Broad Street, just east of High. We have large, detailed maps there, showing all of the ground at Grandview Heights. Better still, we ask any one interested to come with us and go over the ground. Then one can see for yourself the lay of the land, and quickly appreciate its advantages.

The illustrations in this number are made from recent photographs at various points in Grandview Heights. They give some idea of the manner in which the suburb is building up, although it is impossible in a photograph to show the beauty of the general surroundings.

The picture on our cover is a view of the suburban home of Mr. George C. Urlin, on one of the commanding knolls at Grandview Heights.



Residence of Mr. D. S. Field, Paul Avenue



Residence of Mr. Frank Griffith, Cambridge Place

The cost of this plant, which is not at all excessive, has so been provided for that it will be a burden on no one. It is being constructed on strictly up-to-date lines, under the supervision of one of the country's best sanitary engineers. The latest discoveries of science are being utilized, and it is expected that when the plant is completed, which will be early this spring, it will be one of the most complete and modern in the country.

The territory that the plant will take care of will include that adjacent to Paul and Wyandotte Avenues; though the plant has been so planned that it may be doubled in capacity if desired, at very little additional expense.

VALUES WILL

INCREASE

It is no more than the truth to say to any prospective home builder that nowhere in or about Columbus will he find home-sites possessing advantages equal to those at Grandview Heights. No other place has all the ideal requirements.

The suburb is just in the early period of its growth. A great deal of building has already taken place, it is true. One who has not been out there recently will be surprised at the large number of handsome homes already built, and the general development of the entire place. Nevertheless, the big growth of the suburb is just fairly started, and ground is still decidedly inexpensive. One can buy a handsome frontage for no more than the cost of a cramped city lot in a much less desirable location in other parts of Columbus.

Simply as an investment, the purchase of a piece of ground at Grandview Heights should prove one

of the most profitable that a man can make. There is every reason to believe that its value will double within the next three or four years.

A TRULY IDEAL

BUILDING SITE

But it is to the prospective home-builder that this suburb should make its strongest appeal. It offers him the truly ideal building site. Here he can have adequate ground and breathing space. Here he shares in the beauties that nature took centuries to produce. Here he will find congenial neighbors—people worth knowing; a good school for his children; a healthful and beautiful place to live in. And here his investment will be sure to render him a return in rapidly increasing values.

THE SERVICE

THAT WE OFFER

To this man The Ohio Realty and Construction Company offers its services, believing that the organization that this name stands for is equipped to build a man a home as it should be built, and give him a better houses, better built, of better materials, than he can obtain for the same money elsewhere.

This is the purpose for which we are organized. We believe that we have left no item of equipment uncared for. Our materials are purchased in immense quantities, and our workmen are chosen out of years of experience. We do not seek in our building operations to see how cheaply a house can be built, but rather how well it can be built at a reasonable cost.

For the man who has only a moderate amount of cash to invest we have a particularly attractive proposition. It is not necessary to have all of the money ready to lay down for a property, nor even the

Notice the blanket of smoke that hangs over the greater part of the city, poured out by its dozens of factory smoke stacks, and streaming away toward the east until it obscures all the section lying east of the central part of the city. Nine days out of ten the smoke cloud blows toward the east, and Grandview Heights gets none of it at all. The prevailing winds throughout the year are from the west, carrying all of the city's grime directly away from Grandview Heights. Many a morning there is, particularly in winter, when one coming in from this suburb will start in bright sunshine and find, when he gets down town, that the city is enveloped in fog.



Residence of Mr. Paul Lindenberg, Grandview Heights

THE ADVANTAGE OF HIGH GROUND From the same vantage point on one of our sky scrapers one can gain a very good idea of the height of the ground at Grandview Heights, as compared with any other territory in or about Columbus. One can see the street cars, where they enter a cleft in the bluffs to climb to the top. That climb represents, approximately, the height of the suburb over the intermediate territory.

High ground, like this, means much. It means an opportunity for absolutely perfect drainage that no possible circumstance in the future can ever interfere with. It means brisk winds, too. Yes, but who would not have them so when they bring fresh, pure air with them. There is no danger that they will ever become too brisk, for the ground is too wooded, and too rolling for miles to the west, to make that possible. As for summer breezes, you will find them at Grandview Heights when the atmosphere in the heart of the city is almost past endurance.



Residence of Mr. A. L. Frey, Paul Avenue

The care line the enters the cleft in the bluffs marks a speedy and convenient means of access to the center of the city. The run is a very short one. From the eastern edge of the suburb to the Goodale Street bridge takes scarcely more than five minutes; from there to High Street is about five minutes more; and from Goodale and High to Town and High requires about ten minutes. In other words, the run from Grandview Heights to the center of the city takes less than twenty minutes.

In no other direction from the state house can one find any such residence section that can be reached in this short time limit. The main entrance to the Ohio State University grounds, or the western edge of Franklin Park, both about the same distance

from the state house as Grandview Heights, take a longer time to reach.

The cars on this line are among the best in the service of The Columbus Railway and Light Company. The fare is five cents, with transfers to any part of the city, on any of the other lines operated by the Company.

A GREAT

BOULEVARD Beside the car line, from the Goodale Street bridge west to the point where the cars climb the hill, and then beyond along the foot of the bluffs, runs the splendid new Goodale Boulevard. Built this last fall, it stands as one of the finest pieces of road-making in Ohio. Thousands of wagon loads of stone were required for its foundation, and as many more of fine crushed stone for its finished surface. Its total cost was nearly twelve thousand dollars—all of which has been paid for out of private subscriptions by larger property owners in and about Grandview Heights.

Incidentally the boulevard is of benefit to every piece of property in Grandview. Its completion means that thousands of people will visit the suburb for the first time this summer, and learn its value as a place of investment—which always brings a train of increasing values.

THE GRANDVIEW PUBLIC SCHOOL

One of the requirements of a desirable suburb is a good public school. When Grandview Heights was incorporated, more than a year ago, it inherited an excellent, new school building. A board of education was chosen, consisting of substantial business men, two of whom had had large

experience in matters of educational direction. Under the guidance of this board the school has already been brought to a high state of efficiency, and it is planned to improve it still further the coming year. Adequate funds are at hand, since this portion of the tax for the entire corporation is now centered on this school.

The school building is modern, and is conveniently located just north of First avenue, on Fairview, only a few steps from the car line.

WHERE THE HOME-OWNER SAVES

The matter of taxation, mentioned incidentally above, is one that any prospective investor will do well to bear in mind. The rate of taxation at Grandview Heights is much lower than that for residence property within the corporate limits of Columbus. And since this rate is fixed by people who have their permanent homes within the territory affected, and are all of them unusually intelligent and competent men of affairs, taxation will probably never become a burden at this suburb.

The consequent saving to the home-owner is no small item, and one that should not be lost sight of. The council of Grandview Heights always stands ready to father proper improvements, or to sanction any wise measures for the good of the suburb; but it will never sanction a waste of the people's money. The personnel of the body precludes any such possibility.

SENSIBLE IMPROVEMENTS

Sensible improvements there have been made, and are being made, a plenty. A notable case in point is the model sewage-disposal plant now being built to care for the western portion of the suburb.



Residence of Mr. Alan Leamy, Fairview Avenue



Suburban Home of Col. George D. Freeman, Grandview Heights

Contracts have now been let, or will soon be let, for building operations in Columbus, the aggregate cost of which will total over two million dollars. There are some large deals, such as the new postoffice, which will cost over three hundred and fifty thousand dollars, but a large percentage of the total is made up of moderate priced properties.

Brick manufacturers and dealers in central Ohio, who are in better position than almost any one else, to judge of the prospects, state that their orders are in excess of last year, and that they look for one of the busiest seasons in their history. One firm states that on March 15th it already had more orders than they had last year in the entire season up to the first of June.

In fact, in the words of a prominent man, who is both successful and far sighted, we have just learned over again the solidity and value of good investments in real estate; and any man who has the opportunity of building a modest and sensible residence property or investing in good building ground will simply lose that much time, enjoyment and profit by postponing.

IN A CLASS
BY ITSELF

To the man who carefully investigates the question, there can be no doubt as to which of the residence sections in or about Columbus offers the surest increase in value, or the most enjoyable home site. In both of these regards, Grandview Heights, lying just northwest of the central part of the city, is practically in a class by itself.

To enumerate its advantages is simply to name over the total requirements of the ideal building site; for Grandview Heights possesses all of them in a remarkably abundant measure.

**WHY GRANDVIEW
HEIGHTS
IS DIFFERENT**

From the very beginning this suburb has been developed as a unit, following a comprehensive plan. In practically every other case, suburban property around Columbus has been handled piece-meal, some by this man, some by that, each with a totally different idea as to the class of buildings desired—or with none at all, provided the lots could be sold quickly. Good streets are sandwiched in with poor ones; a section of valuable houses up against a lot of inferior ones; large lots next to small ones. This is true wherever one goes about Columbus, with the result that the really desirable property never reaches its maximum value.

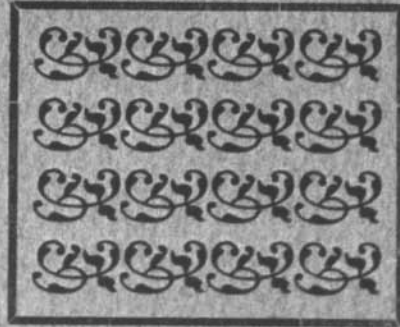
At Grandview Heights this has not been the case, and never will be. The entire suburb has been developed in homogeneous order. Each street bears its proper relation to the whole; each lot bears the same relation to the street on which it is located. Maximum advantage is taken of the natural beauties of the place. Where large lots fit in with the general scheme there are none but large lots. The natural charm of original forest has been retained. Commanding knolls, with a magnificent outlook over the Scioto Valley, have been maintained in their original beauty. In a word, the whole place has been developed with an eye to the future, with a determination to make it ultimately one of the most beautiful residence suburbs in this entire country.

**THE GENERAL
LAY OF
THE LAND**

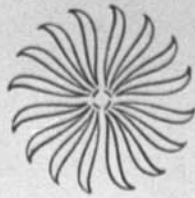
Go to the top of any of Columbus' sky scrapers, one of these spring days, and notice the lay of the land to the northwest of the central part of the city. You can easily see some of the more prominent residences at Grandview Heights, which appear to be only a mile or so away, and in reality are not much farther, in a straight line.



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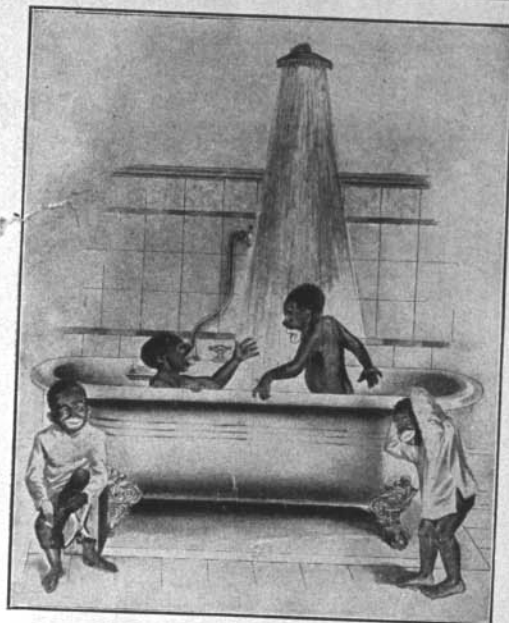
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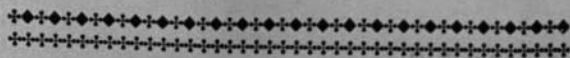


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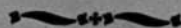


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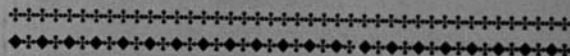


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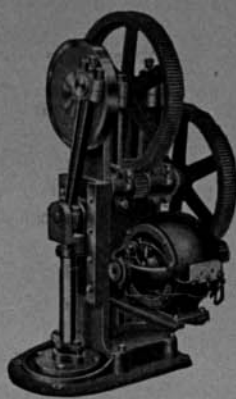
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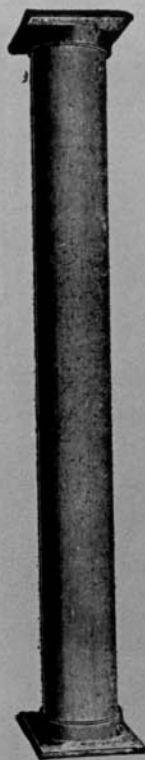
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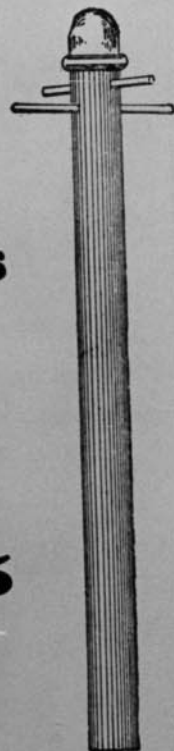
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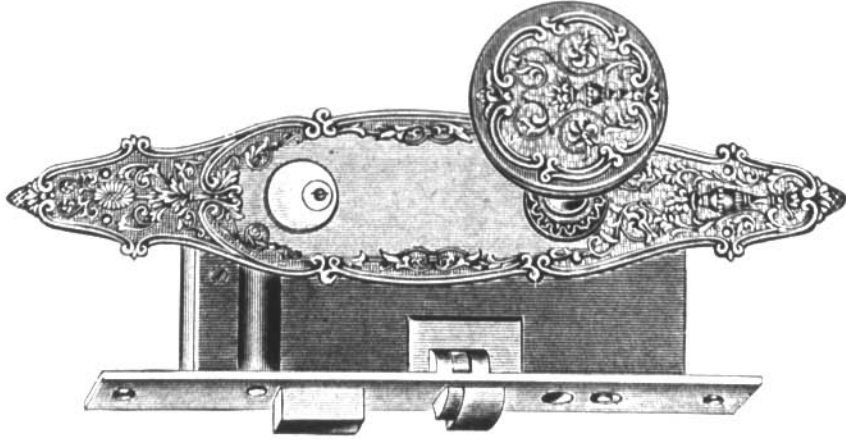
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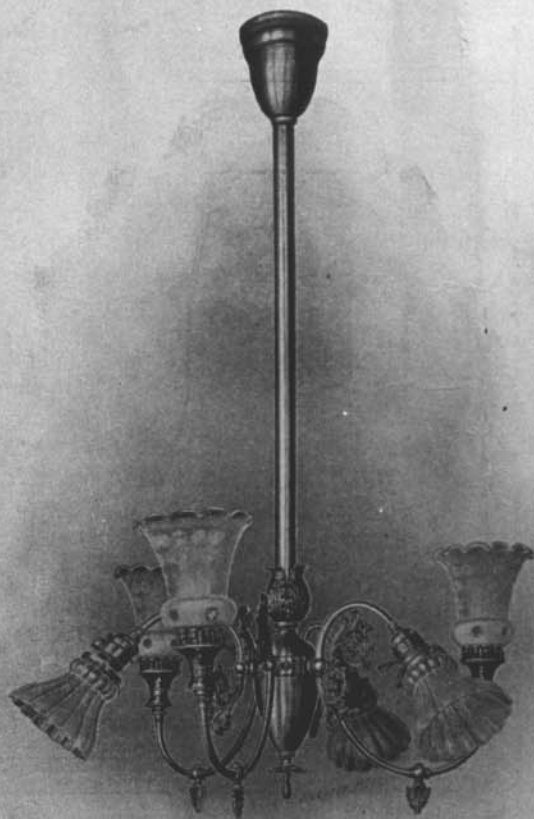
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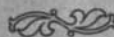
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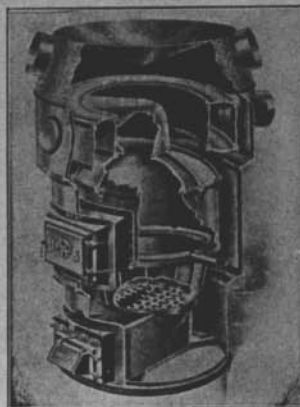
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NORTH.

Maynard Ave., 33x145	\$ 325.00
Summit St., 60x120	450.00
E. Norwich, corner, 41x180	800.00
18th Ave., 40x160	900.00
N. 4th St., corner, 39x150	1,000.00
13th Ave., 42x146	1,150.00
13th Ave., near High, 50x145	1,500.00
12th Ave., corner, 50x150	1,800.00
15th Ave., corner, 50x140	2,000.00
15th Ave., 48x170	2,500.00
Neil Ave., 40x147	3,000.00
W. 1st Ave., 102x160	5,020.00
Buttles Ave., 86x142	6,000.00
Neil Ave., corner, 157	10,000.00

BULLITT PARK.

66x259	800.00
133x259	1,500.00
266x259	2,750.00

STUDER ADD.

Linwood, Studer & Lockbourne Aves., lots 32x135, from	\$200 to 650.00
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WEST.

Harris Ave., 39x105	275.00
Hayden Ave., 31x150	350.00
Dakota Ave., 32x129	700.00
W. Broad St., 37x150	850.00
Grubb & Chapel, 47x99	1,100.00

SOUTH.

Jenkins Ave., 32x150	450.00
Gates St., 33x132	500.00
Hanford St., 33x132	525.00
S. High St., 31x109	1,000.00
S. High St., 46x193	1,650.00

Homes For Home Buyers

NORTH.

Summit St., 7 R. F. modern	\$ 3,200.00
Chittenden Ave., 7 R. F. B., new and modern	3,500.00
12th Ave., 7 R. cottage, soft bath, gas, electric lights, oak finish	3,800.00
Alsop Ave., 7 R. P. B. cottage, modern, oak finish and floors	4,700.00
Neil Ave., 10 R. P. B., bath, gas, furnace	5,000.00
W. 9th Ave., 8 R. P. B., gas, furnace, soft bath	5,500.00
Buttles Ave., 8 R. P. B., soft bath, gas, furnace	5,700.00
W. 7th Ave., 8 R. P. B., modern, stable	6,000.00
13th Ave., 9 R. P. B., brand new. A beauty, bright	6,500.00
18th Ave., 8 R. P. B., center hall. Better see this	6,900.00
14th Ave., 10 R. P. B., center hall. The only one left at this price	7,500.00
15th Ave., 11 R. P. B., near High St. It is right	8,600.00
Neil Ave., 10 R. P. B., center hall, 5 rooms on second floor. A delightful home in a fine location	10,000.00
15th Ave., corner lot, 140x100, 11 rooms, 5 on second floor. Price reduced to ..	10,000.00

WEST.

Corner Mound St., new 6 R. F., bath, gas	2,000.00
Chicago Ave., 7 R. F., bath, gas	2,500.00
Dana Ave., new 6 R. F., bath, gas	2,800.00
Bellows Ave., 6 R. and alcove, bath, gas	3,000.00
Martin Ave., 9 R. F., modern, stable	3,800.00

SOUTH.

S. 5th St., 6 R. F., gas	1,600.00
Hanford St., 6 R. F., bath, gas, new	2,500.00
Southwood Ave., 6 R. F., bath, gas	2,750.00
Germania St., 8 R. F., modern, near City Park	3,200.00
S. High St., 8 R. P. B., modern, new	5,000.00

GRANDVIEW HEIGHTS.

8 R. F., gas, electric light, bath	\$ 2,800.00
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EAST.

Kimball Place, new, 7 R. F., soft bath, gas, piped for furnace, near car line	3,150.00
Jefferson Ave., new 7 R. P. B., bath, gas, oak finish	3,500.00
Oakwood Ave., 7 R. F. cottage, soft bath, gas, furnace, oak finish	3,800.00
Fairwood Ave., 8 R. P. B., new, bath, gas, furnace, oak finish	4,600.00
Latta Ave., 8 R. P. B., soft bath, gas, furnace, oak finish	4,800.00
Pugh Ave., new 7 R. P. B., soft bath, gas, furnace, oak finish	5,000.00
Wilson Ave., 8 R. P. B., new and strictly modern	5,500.00
Grandville St., 10 R. P. B., soft bath, gas, furnace, oak finish	6,000.00
Winner Ave., 9 R. P. B., new and modern, near Broad	6,200.00
Linwood Ave., 11 R. P. B., soft bath, gas, furnace, electric light, oak finish	6,500.00
Hawthorne Ave., 8 R. A beauty. Let us show you	6,800.00
Lexington Ave., 13 R. B. A comfortable home	7,000.00
E. Gay St., 9 R., corner lot, close down town	7,500.00
Champion Ave., near Broad, 11 R. P. B., worth the money	8,000.00
Parkwood Ave., 10 R., all P. B., a beautiful home, sold at a great sacrifice, \$2,200 cash	8,200.00
Franklin Park South, a beautiful home of 11 rooms. All the modern conveniences that go to make a home complete.	9,500.00
Franklin Park West, overlooking Franklin Park, 11 rooms, all that could be desired as a home	11,000.00
Woodland Ave., a 12 room residence in a beautiful location and a home to be proud of	15,000.00

The Ohio Realty & Construction Company

Suite 1006 Capitol Trust Building

Phones: Citizens 9716; Bell, Main 5716

MAKE YOUR RENT PAY FOR YOUR HOME.

A correct Table showing how much any sum from eight dollars to fifty dollars per month, paid out for rent, amounts to in a period of from 10 to 40 years, with interest at six per cent per annum, compounded annually.

Per Month	10 Years	15 Years	20 Years	25 Years	30 Years	35 Years	40 Years
\$8 00	\$1265 35	\$2234 48	\$3531 41	\$5266 97	\$7589 57	\$10697 72	\$14857 12
9 00	1423 51	2513 78	3972 83	5925 34	8538 26	12034 93	16714 26
10 00	1581 68	2793 10	4414 26	6583 72	9486 96	13372 15	18571 40
11 00	1739 85	3072 41	4855 69	7242 09	10435 66	14709 37	20428 54
12 00	1898 02	3351 71	5297 11	7900 46	11384 35	16046 58	22285 68
13 00	2056 19	3631 02	5738 54	8558 83	12333 05	17383 80	24142 82
14 00	2214 36	3910 33	6179 96	9217 20	13281 74	18721 01	25999 96
15 00	2372 52	4189 64	6621 39	9875 57	14230 44	20058 23	27857 10
16 00	2530 69	4468 95	7062 82	10533 94	15179 14	21395 44	29714 24
17 00	2688 86	4748 26	7504 24	11192 31	16127 83	22732 66	31571 38
18 00	2847 03	5027 57	7945 67	11850 68	17076 53	24069 87	33428 52
19 00	3005 20	5306 88	8387 09	12509 06	18025 22	25407 09	35285 66
20 00	3163 36	5586 19	8828 52	13167 43	18973 92	26744 30	37142 80
21 00	3321 53	5865 50	9269 95	13825 80	19922 62	28081 52	38999 94
22 00	3479 70	6144 81	9711 37	14484 17	20871 31	29418 73	40857 08
23 00	3637 87	6424 11	10152 80	15142 54	21820 01	30755 95	42714 22
24 00	3796 04	6703 42	10594 22	15800 91	22768 70	32093 16	44571 36
25 00	3954 20	6982 73	11035 65	16459 28	23717 40	33430 38	46428 50
26 00	4112 37	7262 04	11427 08	17117 65	24666 10	34767 59	48285 64
27 00	4270 54	7541 35	11918 50	17776 02	25614 79	36104 81	50142 78
28 00	4428 71	7820 66	12359 93	18434 39	26563 49	37442 02	51999 92
29 00	4586 88	8099 97	12801 35	19092 77	27512 18	38779 24	53857 06
30 00	4745 04	8379 27	13242 78	19751 14	28460 88	40116 45	55714 20
31 00	4903 21	8658 59	13684 21	20409 51	29409 58	41453 67	57571 34
32 00	5061 38	8937 89	14125 63	21067 88	30358 27	42790 88	59428 48
33 00	5219 55	9217 20	14567 86	21726 25	31306 97	44128 10	61285 62
34 00	5377 72	9496 51	15008 48	22384 62	32255 66	45465 31	63142 76
35 00	5535 88	9775 82	15449 91	23042 99	33204 36	46802 53	64999 90
36 00	5694 05	10055 13	15891 34	23701 36	34153 06	48139 74	66857 04
37 00	5852 22	10334 43	16332 76	24359 73	35101 75	49476 96	68714 18
38 00	6010 39	10613 75	16774 19	25018 10	36050 45	50814 17	70571 32
39 00	6168 56	10893 06	17215 61	25676 48	36999 14	52151 39	72428 46
40 00	6326 72	11172 37	17657 04	26334 85	37947 84	53488 60	74285 60
41 00	6484 89	11451 68	18098 47	26993 22	38896 54	54825 82	76142 74
42 00	6643 06	11730 98	18539 89	27651 59	39845 23	56163 03	77999 88
43 00	6801 23	12010 29	18981 32	28309 96	40793 93	57500 25	79857 02
44 00	6959 40	12289 60	19422 74	28968 33	41742 62	58837 46	81714 16
45 00	7117 56	12568 91	19864 17	29626 70	42691 32	60174 68	83571 30
46 00	7275 73	12848 22	20305 60	30285 07	43640 02	61511 89	85428 44
47 00	7433 90	13127 53	20747 02	30943 44	44588 71	62849 11	87285 58
48 00	7592 07	13406 84	21188 45	31601 81	45537 41	64186 32	89142 72
49 00	7750 24	13686 15	21629 87	32260 19	46486 10	65523 54	90999 86
50 00	7908 40	13966 46	22071 30	32918 56	47434 80	66860 75	92857 00

Making The Home Grounds Comfortable

Lawn and Garden Seats

Perhaps no single condition better reflects the increase of our country's prosperity and its effect upon the home life of those who have shared in the material well-being than the growing love of the beautiful and particularly with the increased ornamentation of the home grounds, be they large or small, with trees, shrubs and decorative plants. Twenty years ago—even ten years ago—no such interest and affection was manifested. The suburban residents with their horses, cows and chickens, were such an inconsiderable few that the public took but a languid, humorous and somewhat cynical view of these disciples of the simple life.

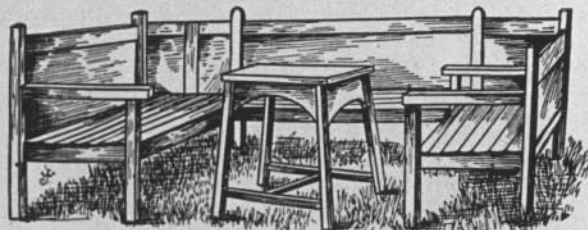
The refuge from the city and its atmosphere, care and money grubbing, was well enough, but all who sought an escape were not able for one reason or another to get into the country. Naturally they have been doing the next thing, bringing the beauty of growing plants and blossoming, to them, and they have without a doubt changed the atmosphere of the home life much to its betterment.

But even with a different environment, it would seem that there still remained a problem. It may not be a serious one, in fact "how to enjoy" might resolve itself into the mere premise that enjoyment was purely a mental condition and subject, therefore, to an endless argument hopelessly entangled with the intricacies of unproven theories of psychology. In any event, physical comfort is essential to the full appreciation of the beautiful, as those will testify who have tramped through art galleries or along the Grand Canyon with blistered feet.

To enjoy your lawn or your flower garden for any length of time, to really get into its atmosphere and breath its fragrance you should sit down. The most artistically arranged flower garden with its graveled paths lined with ribbons of growing plants or blossoms seems to offer you only an avenue for present enjoyment, and the lack of garden seats, or places to sit down and rest, make the grounds as forbidding by their absence as the legend, "Keep Off the Grass," does by its presence.

Lawn seats, lawn swings, chairs and hammocks, are so plentiful, varied, comfortable and reasonable in price nowadays that there appears but small excuse for their absence upon any lawn or garden. They are made in devious patterns and some are fitted up with patent contrivances, all intended, (and a good many live up to their purpose) to make the home-owner comfortable.

There are, however, a number of lawn seats which, because of their unique patterns, have a special appeal, and though they are somewhat unusual in design they do not lose their value for purposes of repose. From a purely decorative point of view they have marked an advance over most of the lawn furniture on sale in the stores. A great many adhere to straight lines, and indeed some of them partake of all the requisites to be placed in the mission-style class. Of course, the size of the lawn should have a great deal to do with the way the lawn seats are made, for a great, long, ponderous seat at the rear of a very small lawn area would

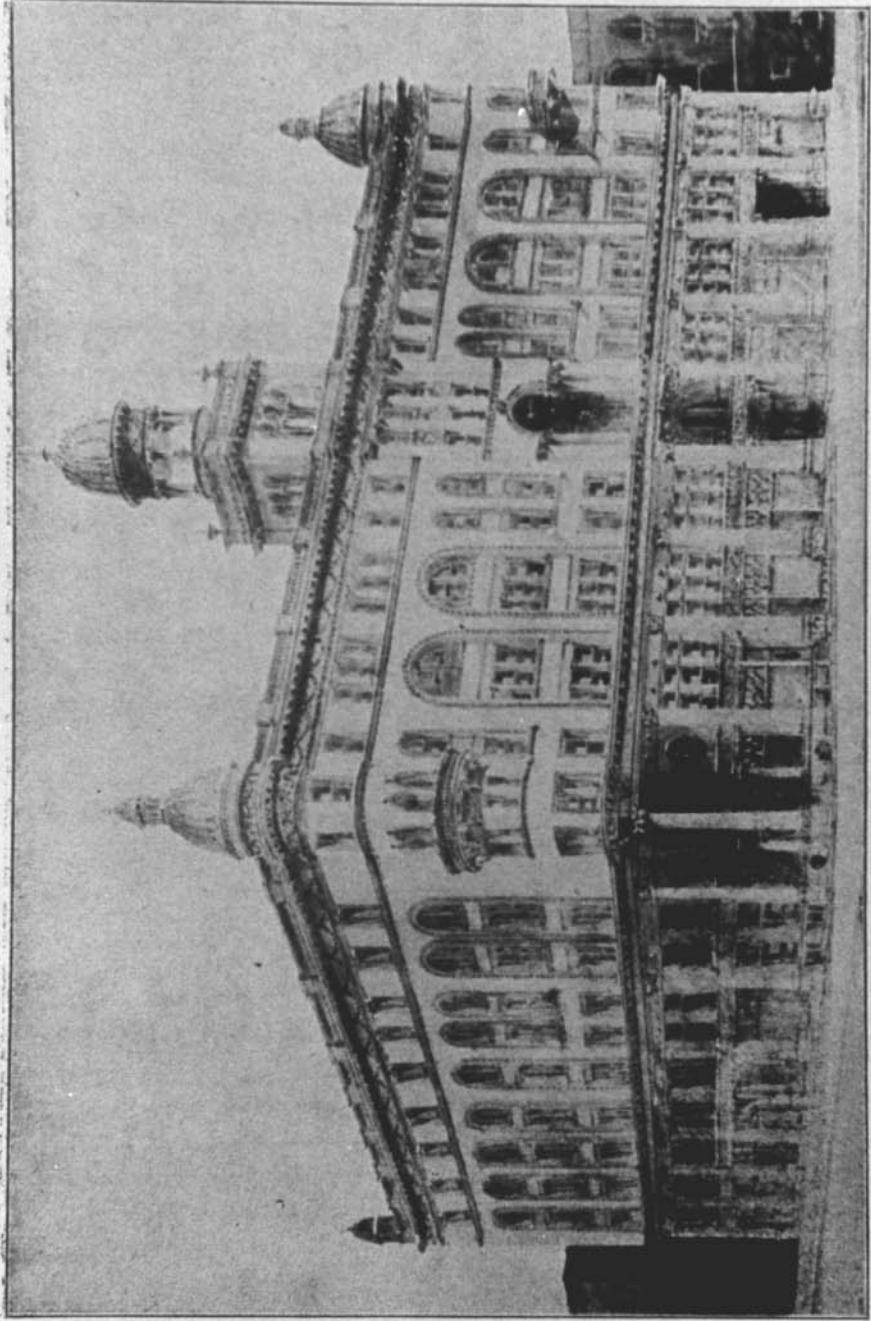


THE LAWN SEAT—Mission Style

be such a glaring incongruity that the tentative invitation to rest would be withdrawn from your mind by a picture of yourself trying to be inconspicuously comfortable in that particular place.

The semi-circular or rectangular benches, built of good, strong material, and looking sound and substantial, with a round or square table just within reaching distance, are exceedingly popular, and are particularly adapted, of course, for lawns and gardens of considerable area. Usually these benches are capable of comfortably seating from six to nine, but the design has been successfully reduced in size. When made of lighter material and intended to seat comfortably but three they have a cozy look and invite little chats with her or suggest sessions with books and magazines, with the little table right handy to hold the fruit, cake, ices, tea or whatever the delicacy the appetite wishes to dally with on a lazy day.

The tree-seat everyone can not have, for the very good reason that all lawns are not provided with trees, and all trees are not trees for tree-seats. The tree-seat is a very ancient scheme for a resting place and the fiction of years ago dwelt with tender



DESIGN SUBMITTED FOR GREAT SOUTHERN HOTEL, COLUMBUS OHIO



