

Artistic City Houses.



HERBERT C. CHIVERS,
ARCHITECT, ST. LOUIS.

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Jim Draeger

Artistic City Houses.

BY HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO.

All plans coming under this heading have 18-inch stone foundation walls, with cellar under the main portion of house and flue for furnace where practical, and 13 inch brick walls above with general good finish throughout. Plumbing is included where shown. Story heights average 10 feet.

All rooms are plastered and finished with neat 5-inch yellow pine casings, natural finish, all of finely figured wood with neatly mitered corners. The details of all interior finish, porches, cornices, etc., are very simple in construction. It is important to have the entire construction of a building clearly shown by large scale drawings and full-size details. It assists the workmen on the building, for they do not then have to ponder over problems of construction. The plans are neatly and accurately drawn, and above all, carefully figured; giving dimensions of glass, location and sizes of doors, windows, etc. It costs no more to put style into the design of a house than it does to have it common-place.

Carefully drawn plans, details and specifications should be prepared for structures of all kinds, for where you have complete plans, you then know that all contractors are figuring on the same basis and when you do get a reasonably low bid, you are assured it is not for inferior work. The difference in estimates here given are the minimum and maximum cost in different localities and we therefore give no absolute guarantee as to the actual cost, for prices are regulated more or less by the amount of competition there is among builders, the cost of material and labor. However, if you have complete plans, you can always get reasonable and reliable bids.

COST OF WORKING PLANS, SPECIFICATIONS AND DETAILS.

The cost of any plan under the heading of Artistic City Houses may be secured, with details and specifications for 1% of actual cost. If plans are not exactly as represented and complete in every respect, we will make them so or refund your money. The originals of these plans cost \$40 to \$150 (each) to prepare. This price includes no changes or modifications, but we will furnish plans reversed, if desired. In order to judge how plans appear when reversed hold page up to light and look through back of same. Parties having no commercial rating must send full amount in advance or furnish satisfactory references.

HOW TO ORDER PLANS.

When the full price of plans is sent with order, express charges will be prepaid at this end. Otherwise, plans will be sent C. O. D. to responsible parties, with express and return charges payable by purchaser. Individual checks cannot be received. Send Bank draft, Registered letter, Express or P. O. Money order, made payable to Herbert C. Chivers. See price-list of other books on page 32.

WHY OUR BUILDINGS LOOK WELL WHEN BUILT.

- 1st—All framing is clearly shown.
- 2nd—We take advantage of all modern methods of construction.
- 3rd—Our work is detailed so as to be attractive and yet inexpensive.
- 4th—Plans are strictly up-to-date in design and yet inexpensive in construction.
- 5th—Every possible dimension is given, including detail drawings of construction.
- 6th—Plans are prepared by the most skillful designers in the country and can be depended upon.
- 7th—Plans are accurately figured and specified and save numerous discussions with the contractors.
- 8th—Plans are so easily understood, that a builder does not waste time in figuring them out.
- 9th—Our buildings look well when completed and outlast the ordinary-built ones many years.
- 10th—We do not believe in common and cheap ornamentation, but prefer pure and simple outlines.
- 11th—Plans are figured economically in the cutting of joists and other timbers. This is important.
- 12th—The buildings look neat for the reason that all the mouldings selected are classic in outline.
- 13th—Builders estimating on these plans know that they are figuring on the same basis as their competitors. This is important to the builder as well as owner.

CHANGES IN PLANS.

No changes can be made in plans at this price, but special price will be given on application. Always state *book, design and page number and name of house*, when writing.

A WORD OF CAUTION.

Readers of this catalogue of architectural designs are respectfully warned and requested not to build from designs or use portions of plans shown herein. Any duplicity of this kind when reported by our correspondents will be charged for according to the legal fees of $3\frac{1}{2}\%$ on the cost of said improvements.

Builders sometimes try to impress upon prospective customers that they can draw up something just a little different, and yet evade the architects' rights at law. No copy is as good as the original, in the first place, and besides subjecting their customers to a cost for plans which is many times higher than what we would originally charge, if ordered direct, they make only a common-place design. Have you ever noticed that "sameness" in houses built in certain localities? Why is it? Then again have you not seen a house which looked like a gentleman among a lot of beggars? It is all in the kind of plans, specifications, and details you have. A layman seldom understands the importance of full-size details.

We have the greatest esteem for a regular builder who makes a business of building, but the self styled "architect-builder" is usually a very poor builder and nothing at all of an architect, and he generally demonstrates the fact, that a smattering of architectural knowledge is a very dangerous thing.

QUESTIONS PROMPTLY ANSWERED.

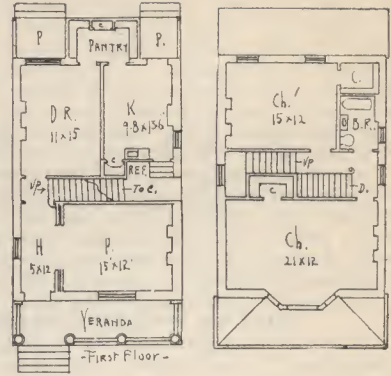
Parties who contemplate ordering plans are at liberty to ask as many questions as they choose. Write questions out plainly, leaving space for an answer below each one. Always refer to plans *by design and page number, always giving name of house*. It is desirable that you send outline of lot, points of compass, etc., if you contemplate ordering special plans. Don't fail to state which book design is in.

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See List of other Books, page 32

Address: Herbert C. Chivers, Architect, Wainwright Bldg., St. Louis, Mo.

PRICE 25 CENTS.



A CITY HOUSE.

DESIGN 845.

Width, 22.6x 36 deep.

Width over all, 22.6.

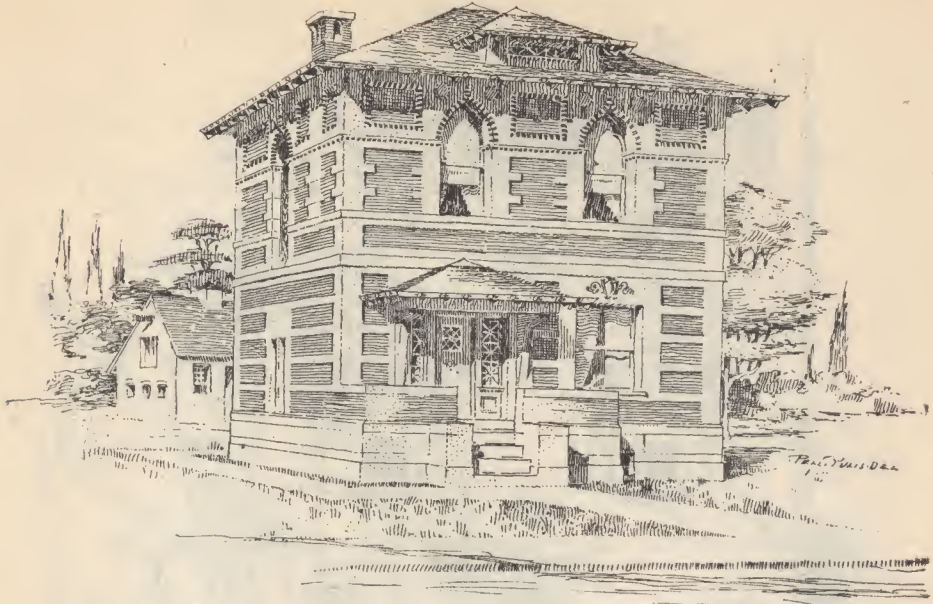
Cost in frame,

\$1,700 to \$2,000.



FIRST PROPOSED DESIGN, EAST ST. LOUIS CITY HALL.

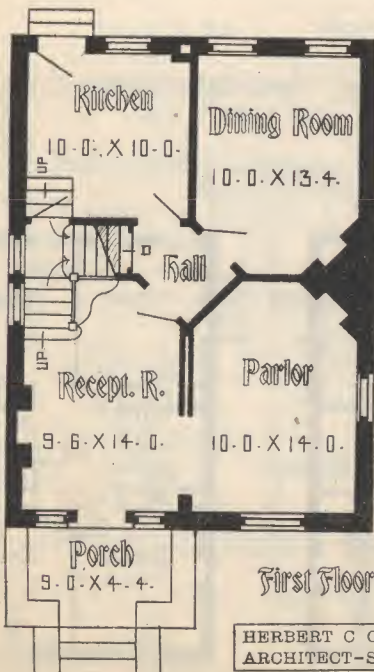
HERBERT C. CHIVERS, ARCHITECT.



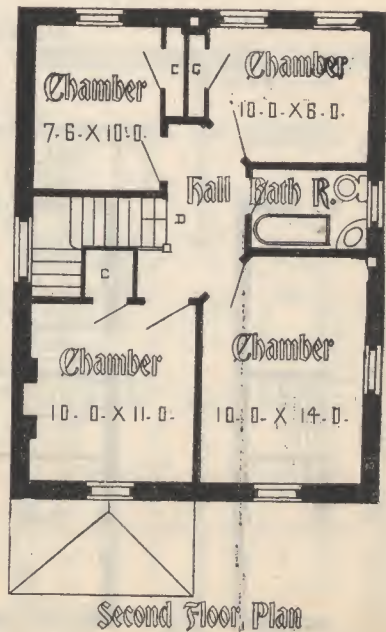
DESIGN 8260.

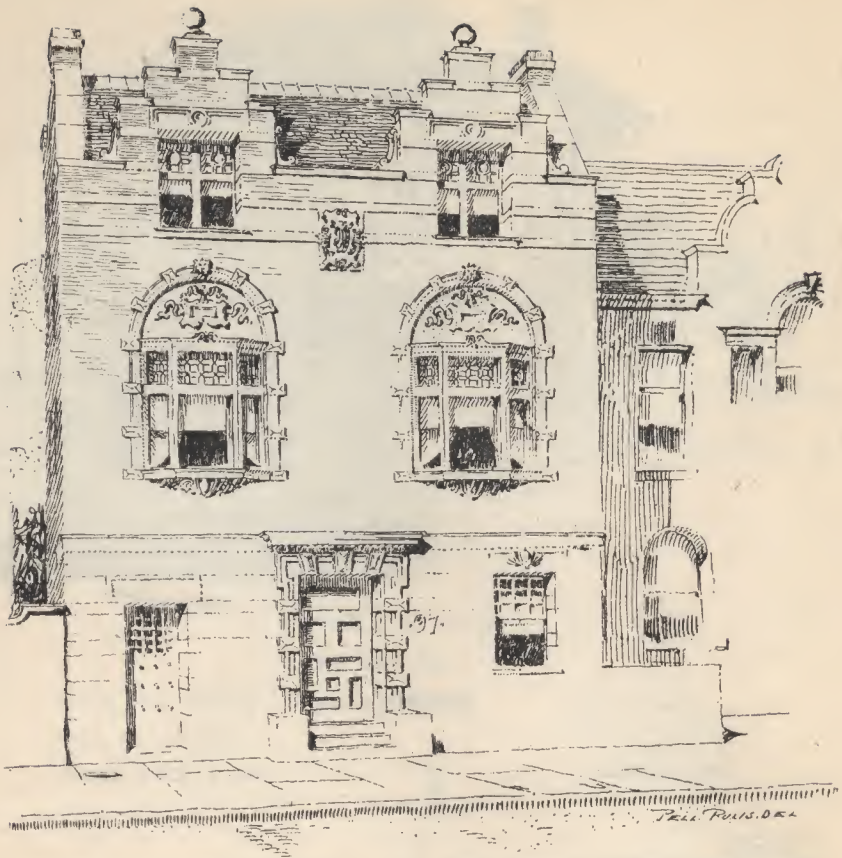
Size, 22.6x30.

Cost, \$1,470 to \$1,654.



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 ARCHITECT-ST. LOUIS



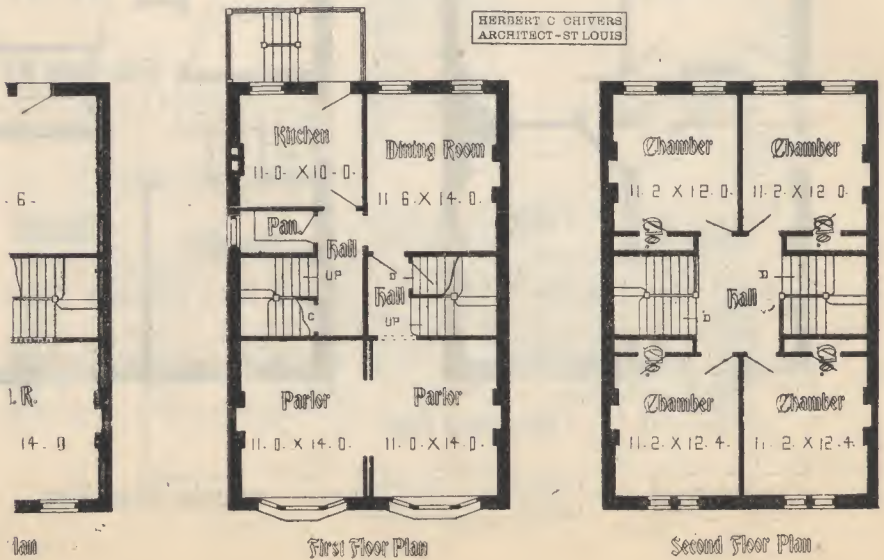


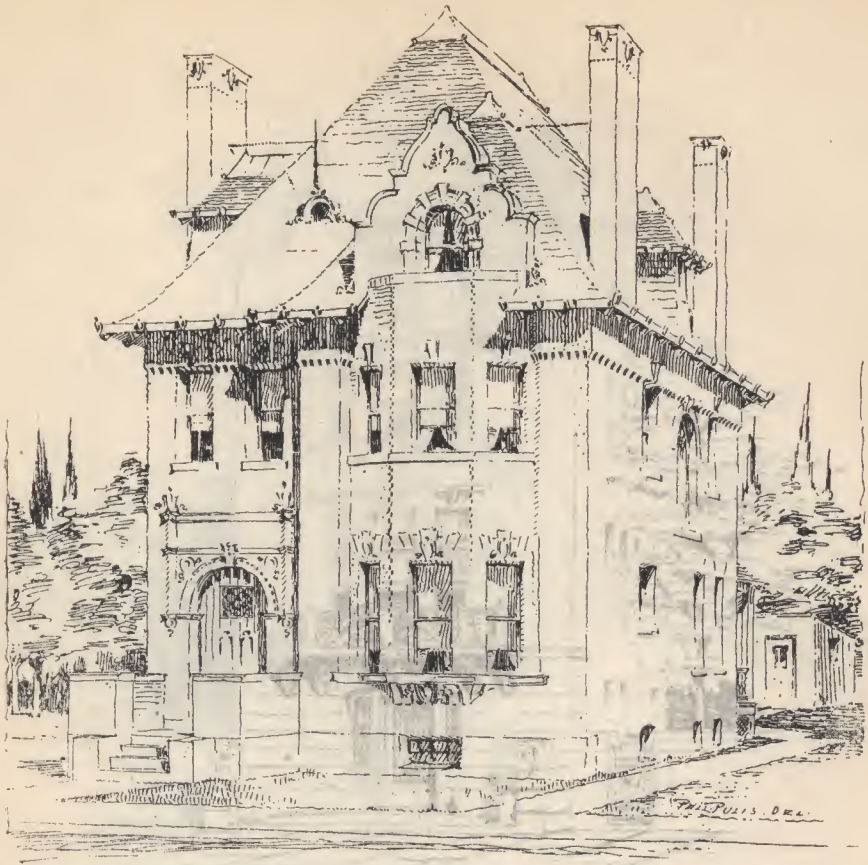
DESIGN 8259.

Size, 25x38.

Cost, \$1,995 to 2,327.

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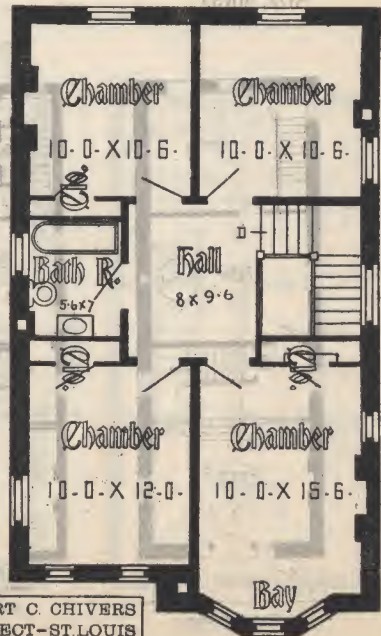
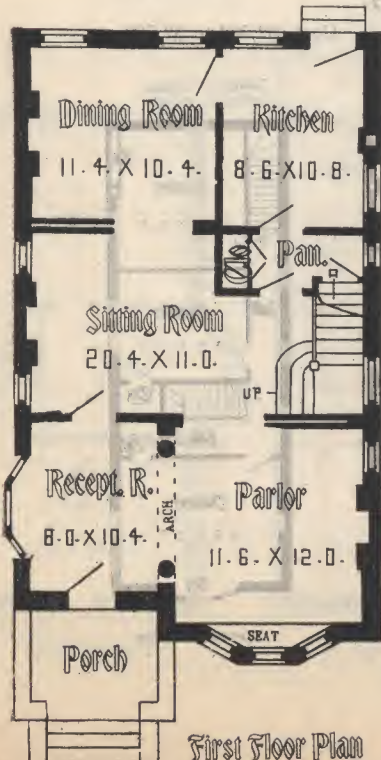




Size, 22.6x35.6.

DESIGN 8258.

Cost, \$1,710 to \$1,985.



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First Floor Plan

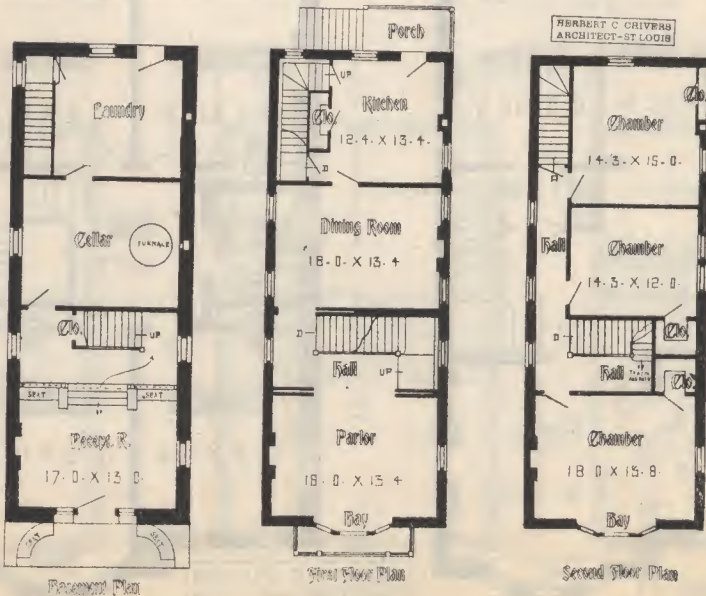
Second Floor Plan

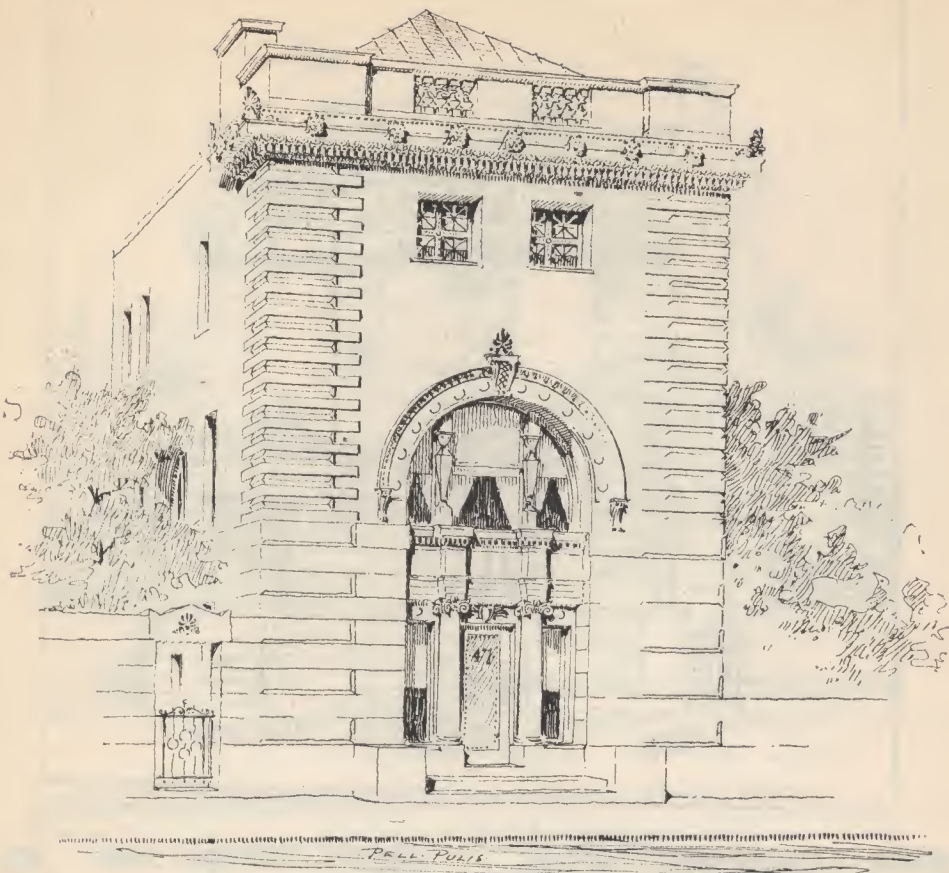


DESIGN 8257.

Size, 20x52.

Cost, \$2,584 to \$2,799.

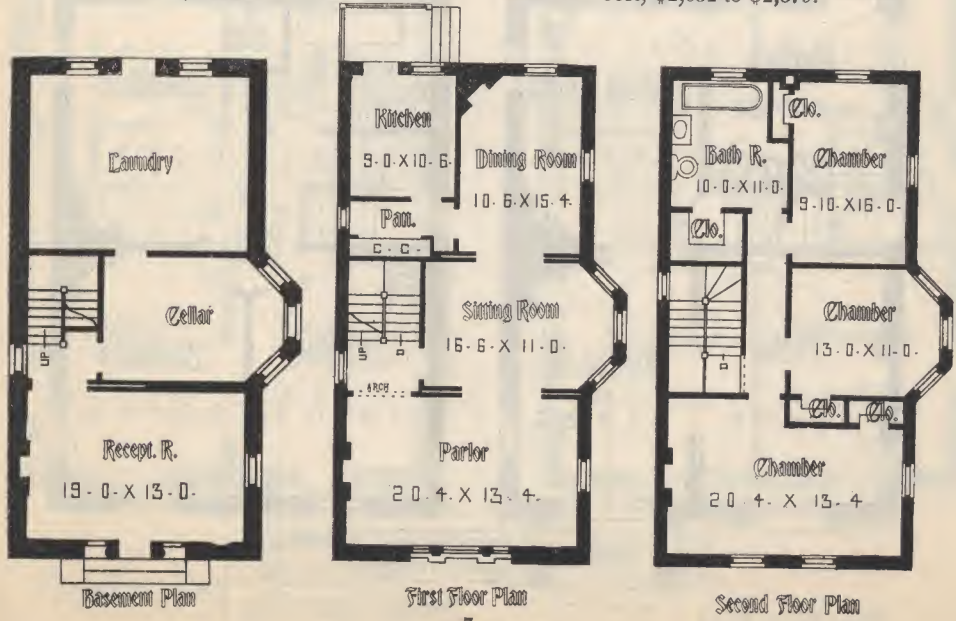


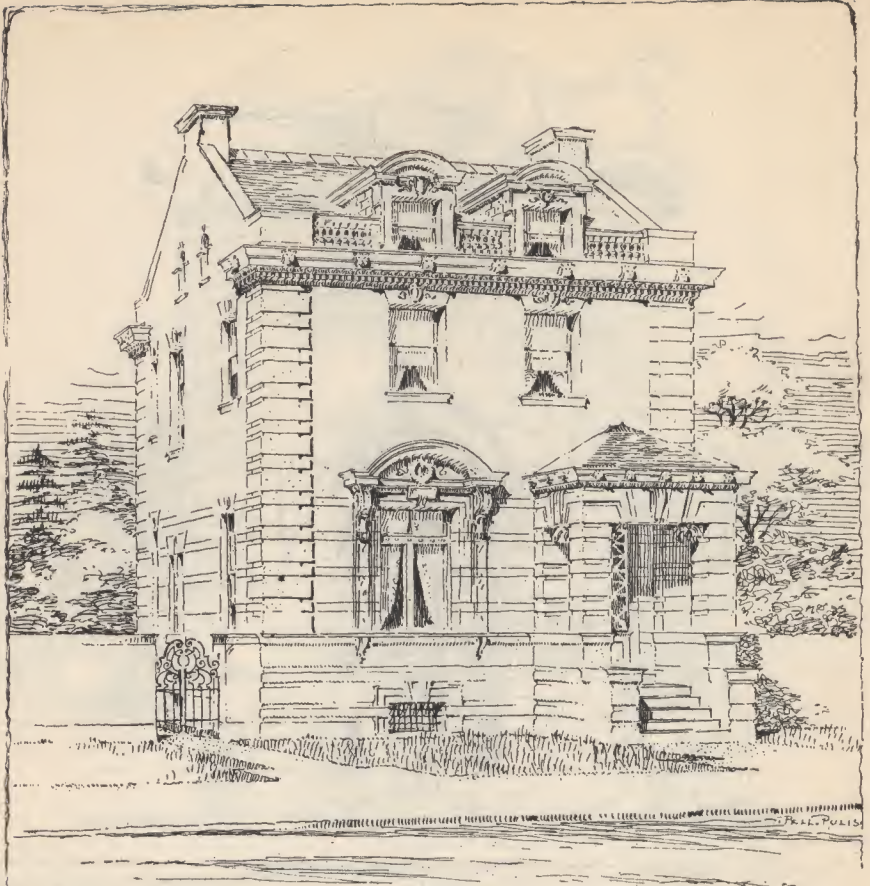


Size, 22x44.

DESIGN 8256.

Cost, \$2,032 to \$2,379.

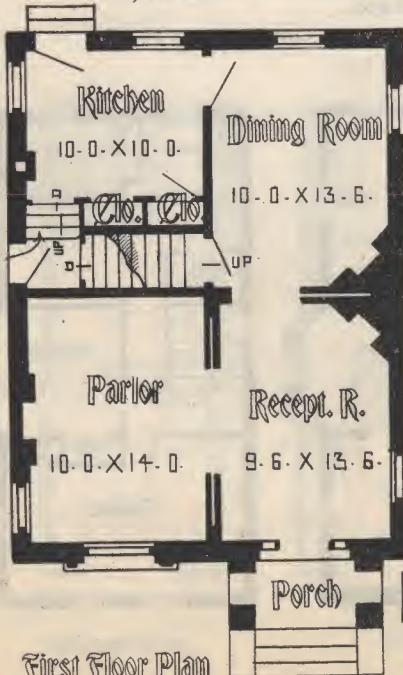




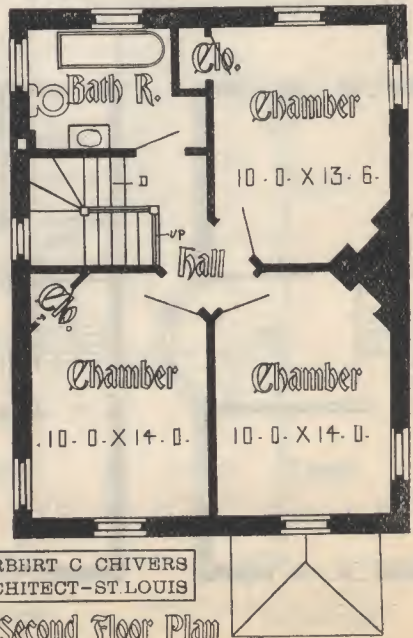
DESIGN 8255.

Size, 22.6x30.

Cost, \$1,400 to \$1,700.

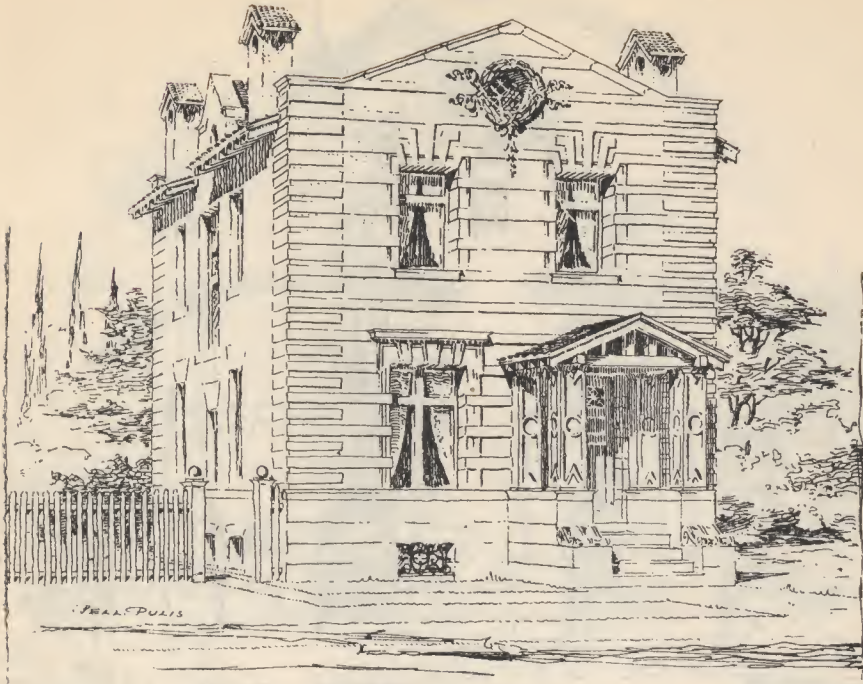


First Floor Plan



Second Floor Plan

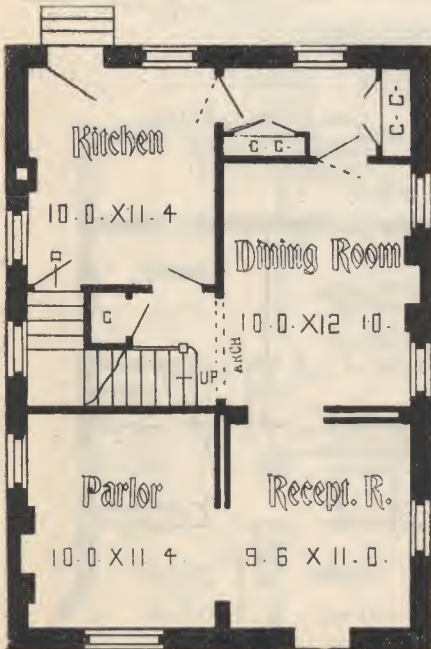
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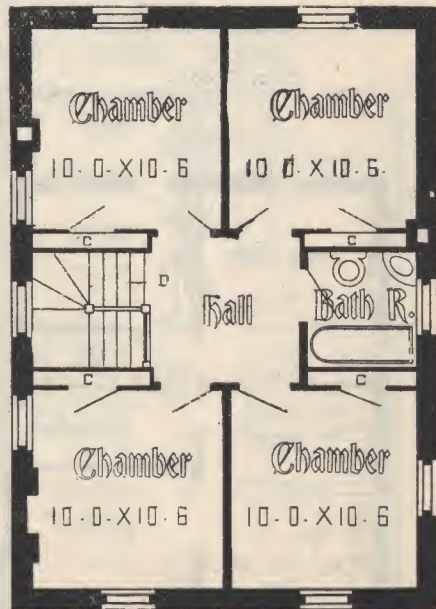
DESIGN 8254.

Size, 22.6x32.

Cost, \$1,518 to \$1,771.



First Floor Plan



Second Floor Plan

HERBERT C CHIVERS
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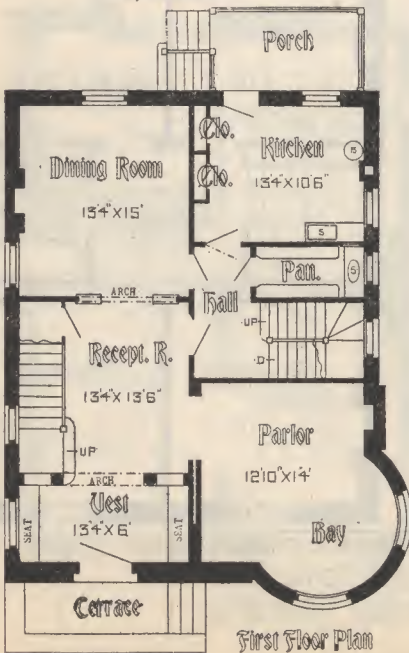


DESIGN 8253.

Size, 29x38.6.

Cost, \$2,308 to \$2,693.

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ARCHITECT-ST. LOUIS

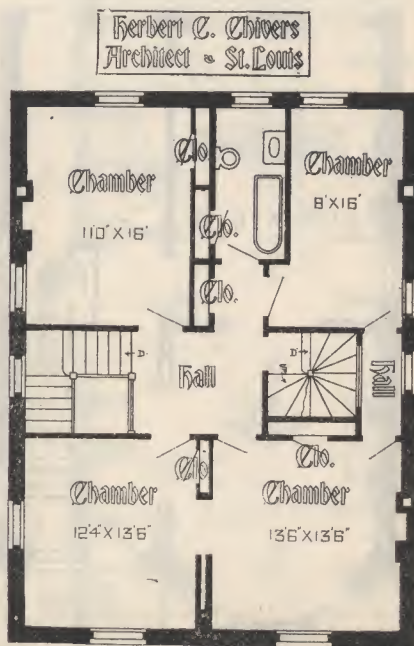
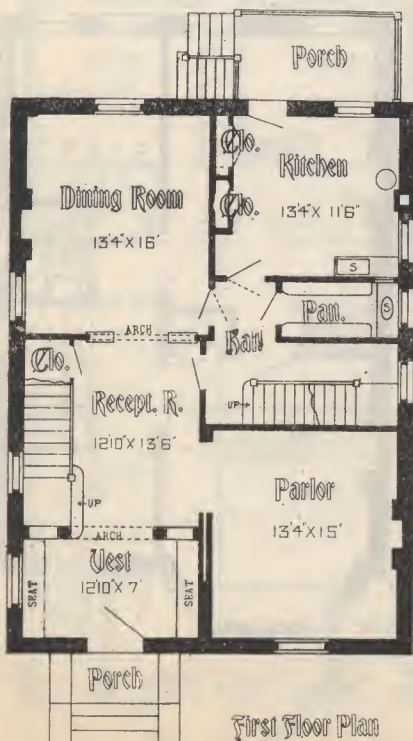




DESIGN 8252.

Size, 29x39.6.

Cost, \$1,722 to \$2,067.



Herbert C. Chivers
Architect - St. Louis

First Floor Plan

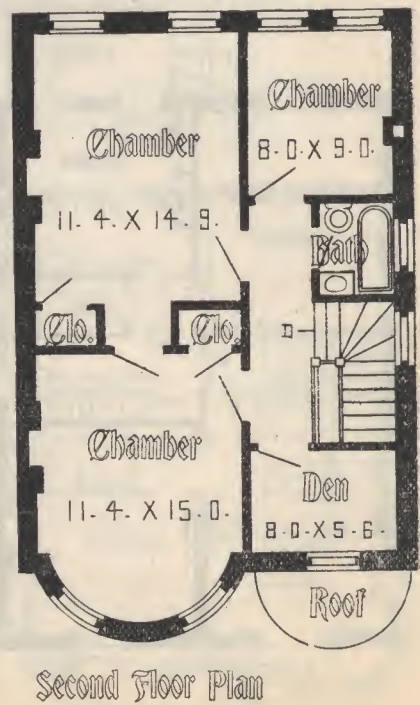
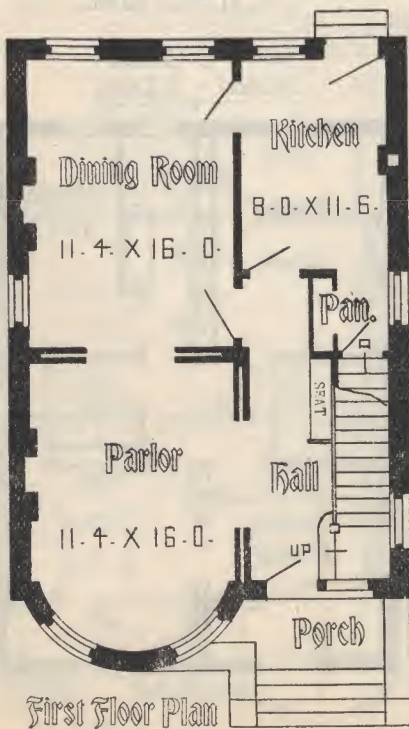
Second Floor Plan



DESIGN 8251.

Size, 22x35.

Cost, \$1,532 to \$1,760.

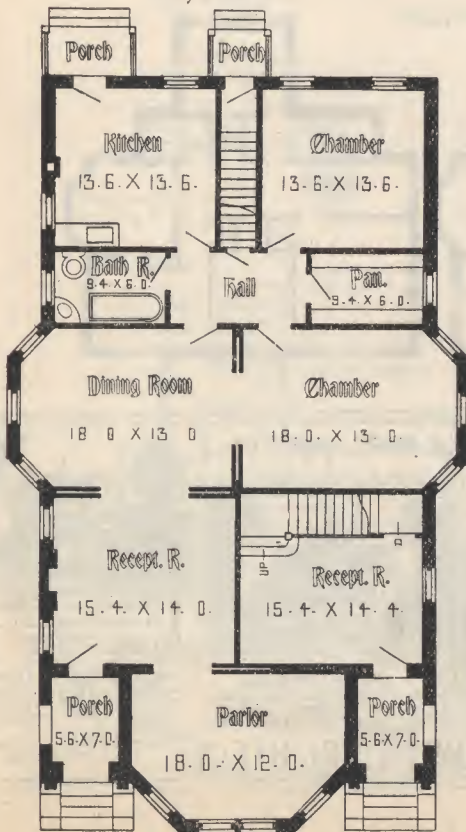




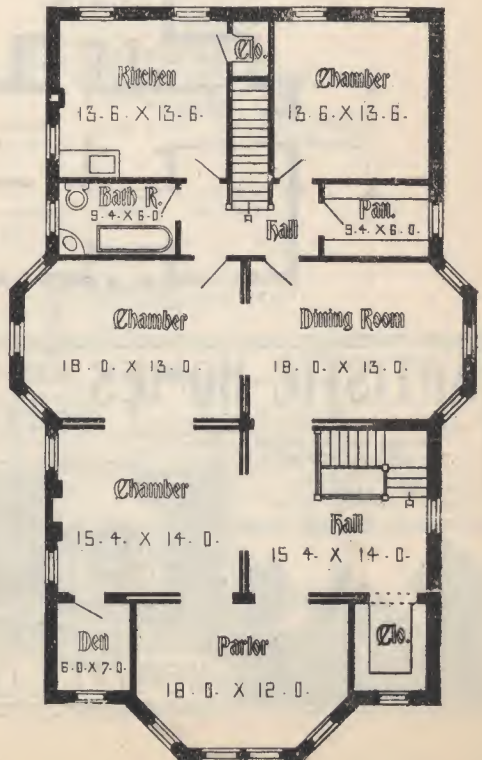
Size, 33 6x64.

DESIGN 8250.

Cost, \$3,824 to \$4,593.

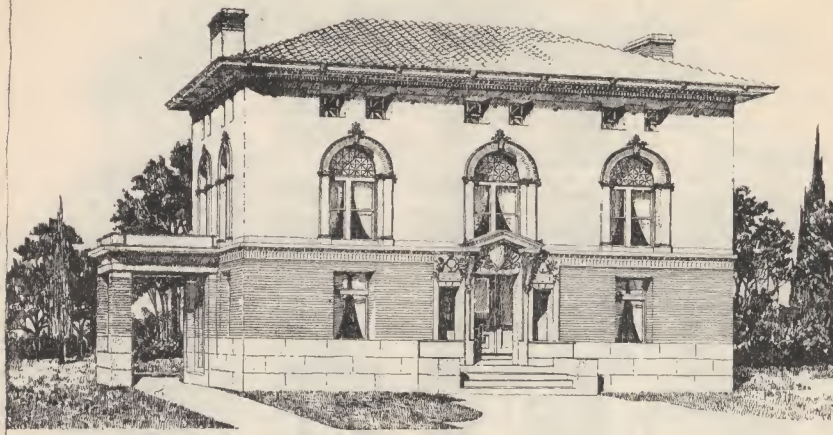


First Floor Plan



Second Floor Plan

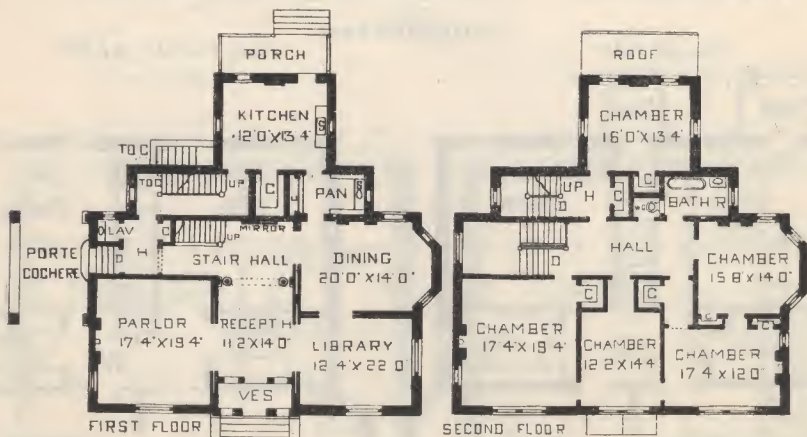
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DESIGN 1025.

Width, 50.10. (over all) 65.

Cost, \$6,500 to \$8,500.



ARTISTIC HOMES

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Wainwright Bld., N. 7th St.,
ST. LOUIS, MO.



A CITY RESIDENCE.

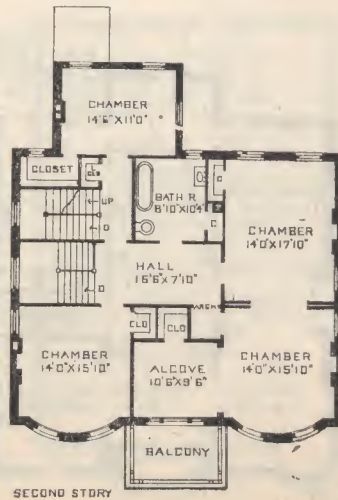
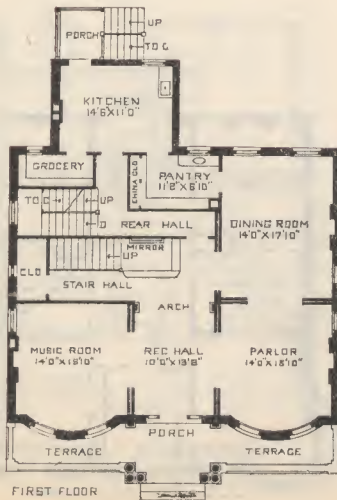
DESIGN 891.

Width, 42x36.8 deep.

Cost in brick,

Width over all, 42.

\$6,200 to \$7,000.





PHILADELPHIA RESIDENCE.

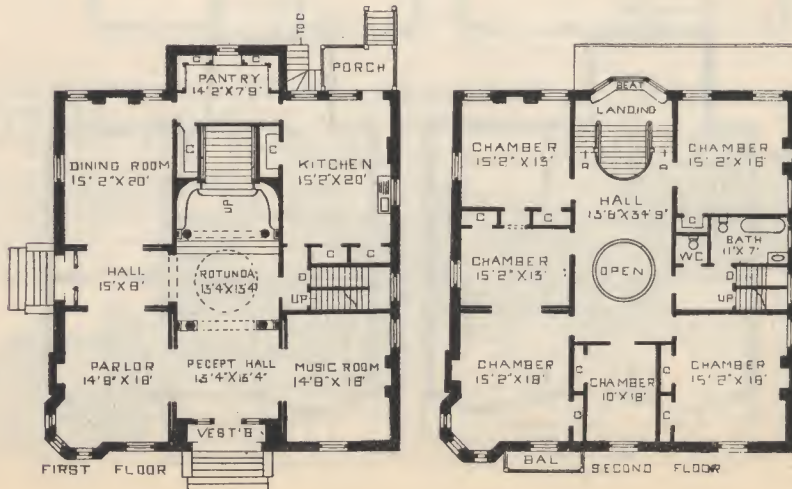
DESIGN 1019.

Width, 46.8x50.

Cost in brick,

Width over all, 52.

\$8,000 to \$10,900.





DENVER RESIDENCE.

DESIGN 4510.

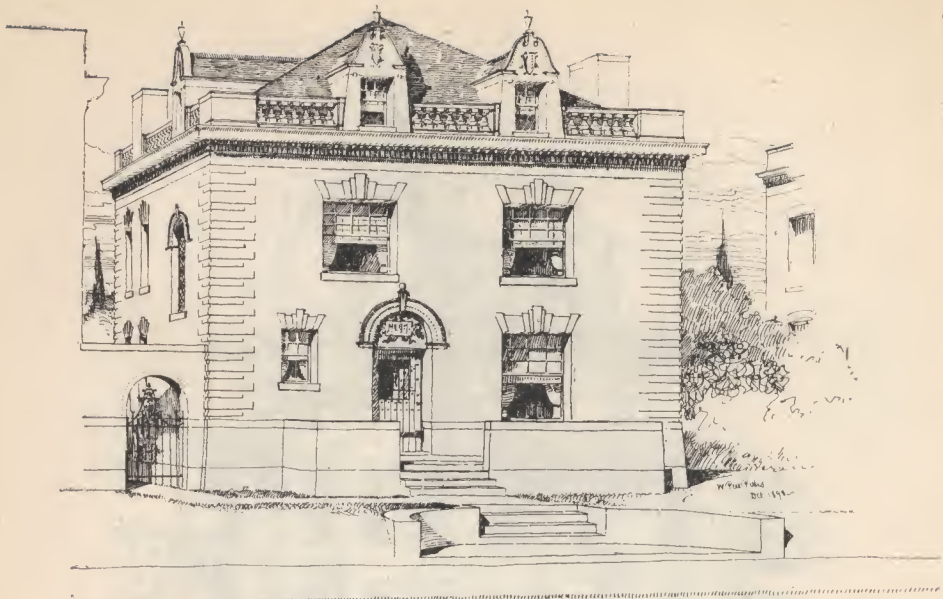
Width, 37x53.6 deep.

Cost in brick,

Width over all, 42.

\$7,000 to 9,000.





AN ARTIST'S HOME.

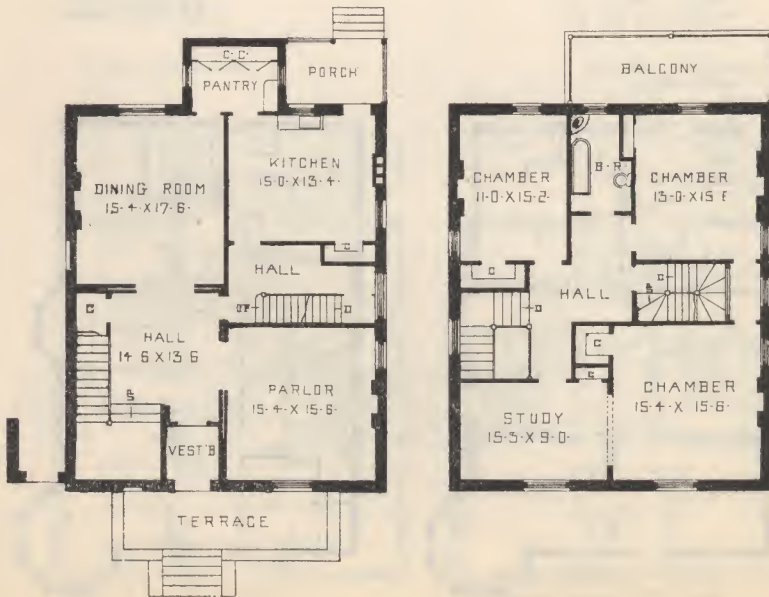
DESIGN 4223.

Width, 32.10x39 deep.

Cost in brick,

Width over all, 32.10.

\$4,500 to \$5,000.





BUTLER RESIDENCE.

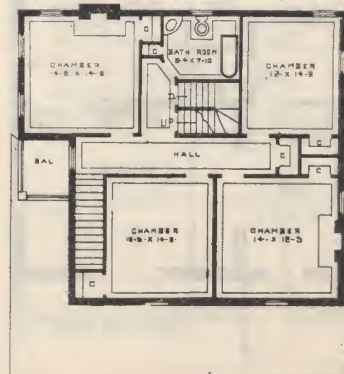
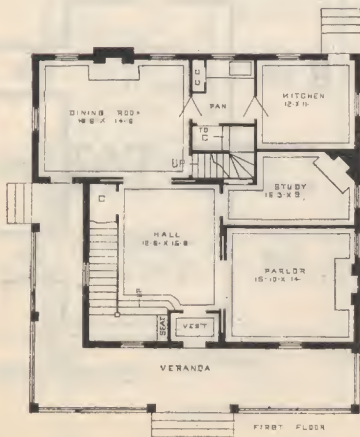
DESIGN 4200.

Width, 42.3x36.10 deep.

Cost in brick,

Width over all, 45.

\$4,000 to \$5,900



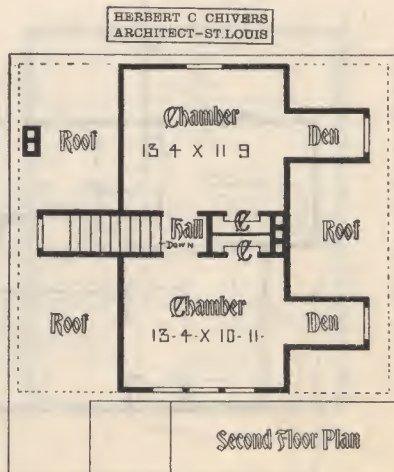
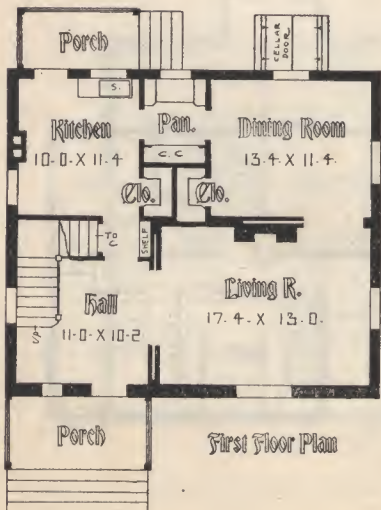


CARONDELET RESIDENCE.

DESIGN 6016.

Width, 31.4x27.4 deep.

Cost, \$1,500 to \$1,700.



HERBERT C CHIVERS
ARCHITECT-ST. LOUIS

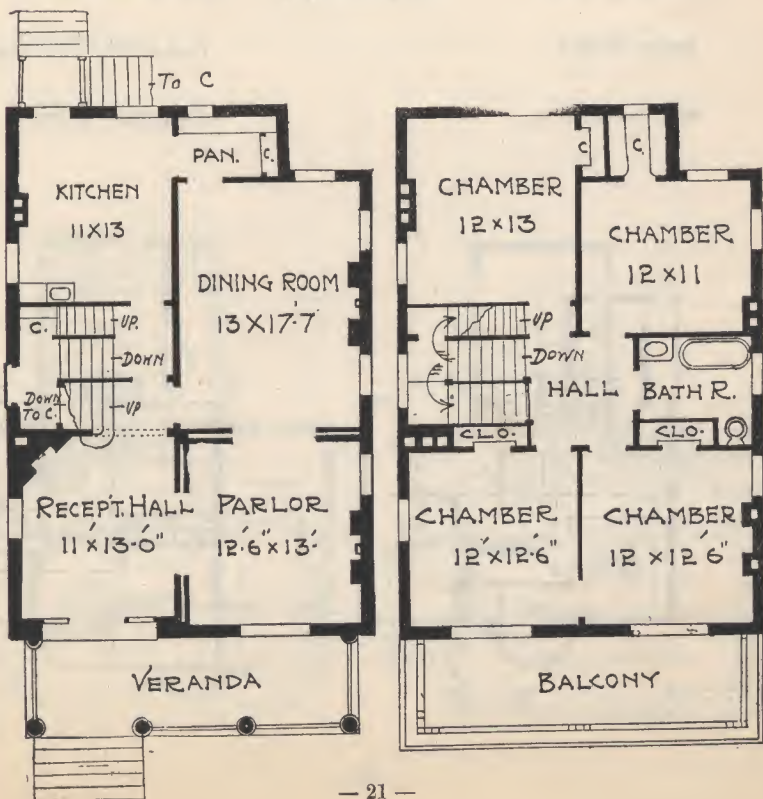


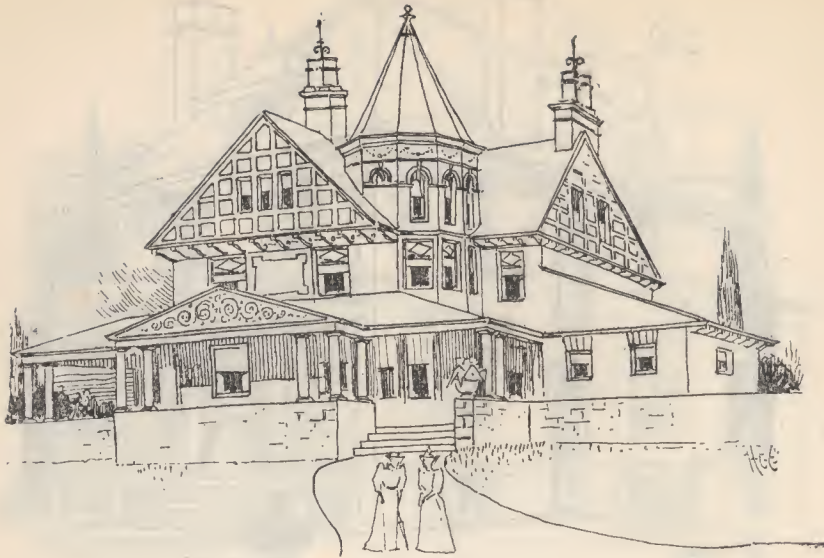
ALTA-SITA RESIDENCE.

DESIGN 1029.

Width, 26.6x40.
Width over all, 26 6.

Cost in frame,
\$2,100 to \$2,950.





A COUNTRY MANSION.

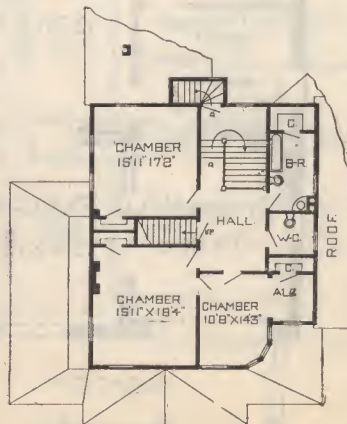
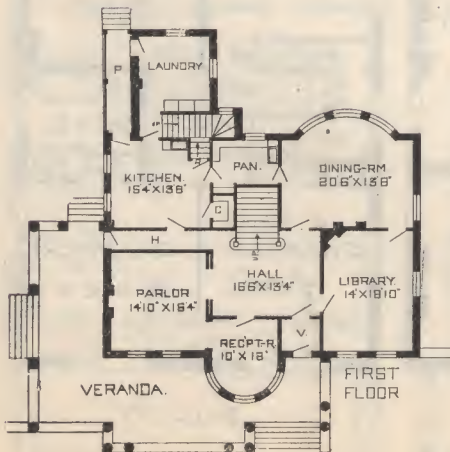
DESIGN 874.

Width, 48x31.1

Cost in brick and frame,

Width over all, 60.

\$4,500 to \$5,500.





A SUBURBAN HOME.

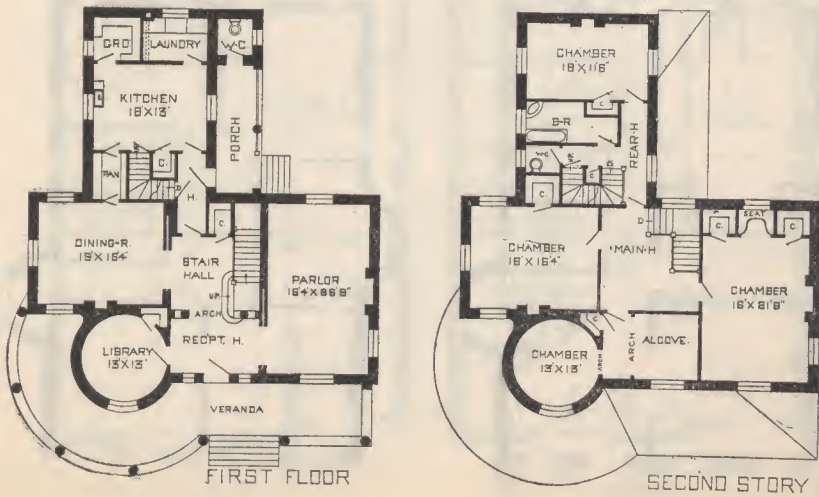
DESIGN 827.

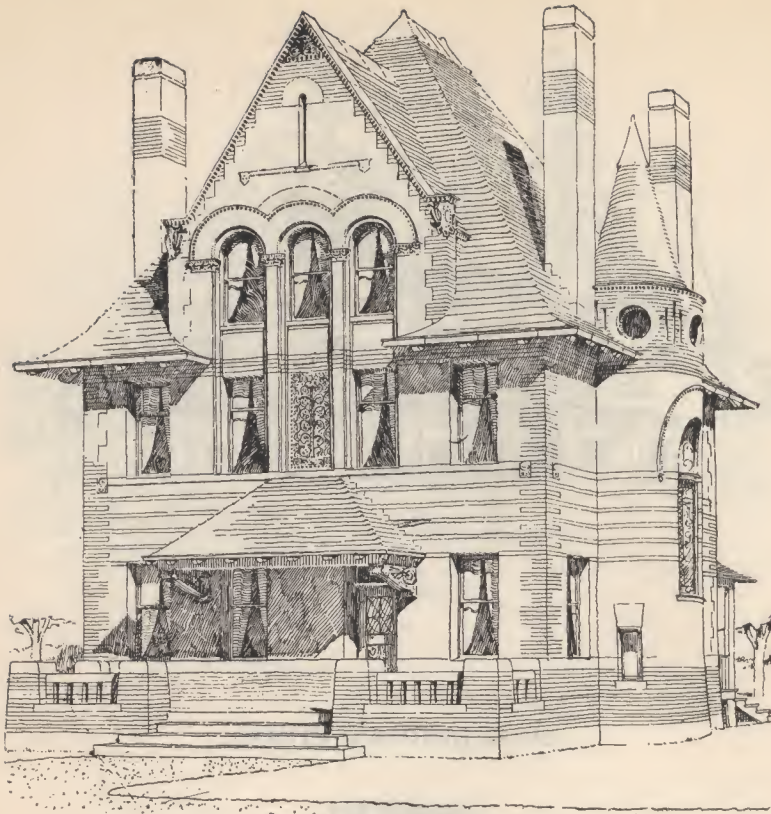
Width, 53.8.

Cost in stone,

Width over all, 55.

\$6,500 to 7,500.





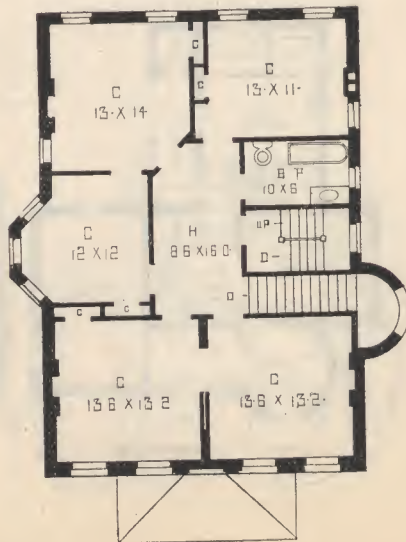
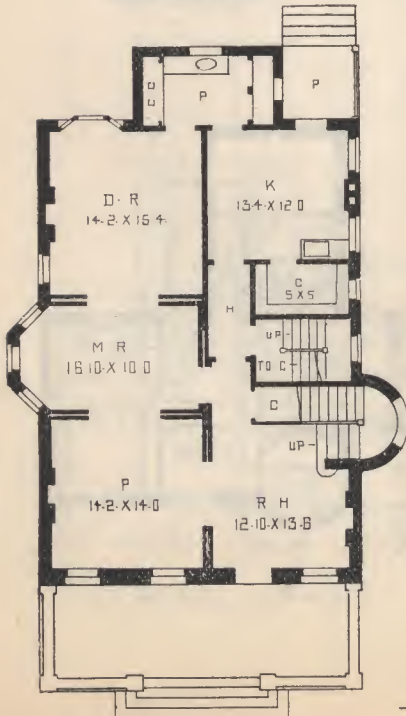
A CITY HOUSE.

DESIGN 1010.

Width, 29.10x44.10. deep.

Width over al', 37.

Cost in brick,
\$6,500 to \$7,800.





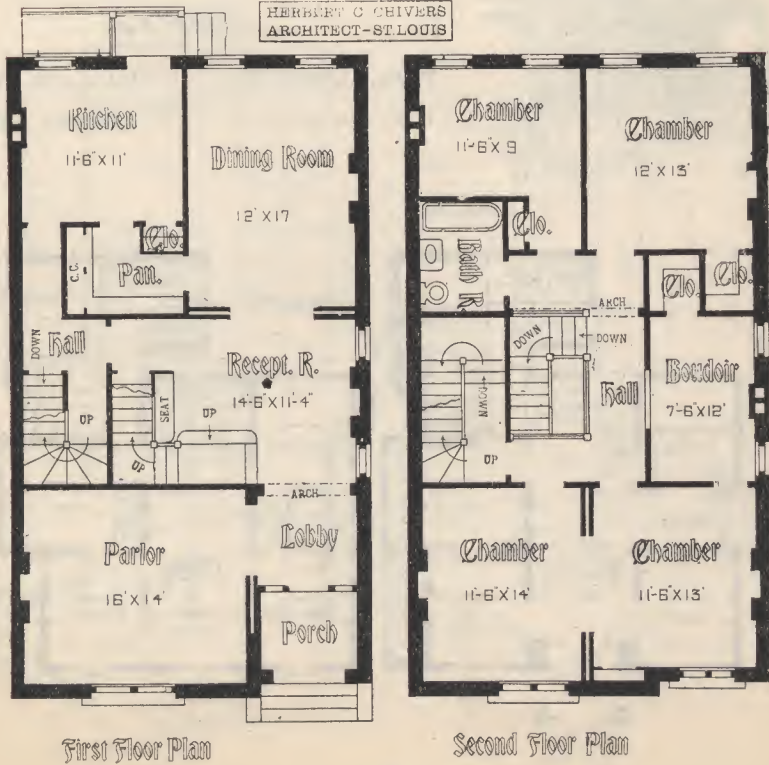
FRENCH RENAISSANCE.

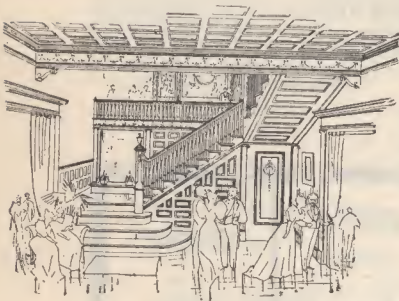
DESIGN 8272.

Size, 26x45.8

Cost, \$2,451 to \$3,267.

HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS





ITALIAN RENAISSANCE RESIDENCE.

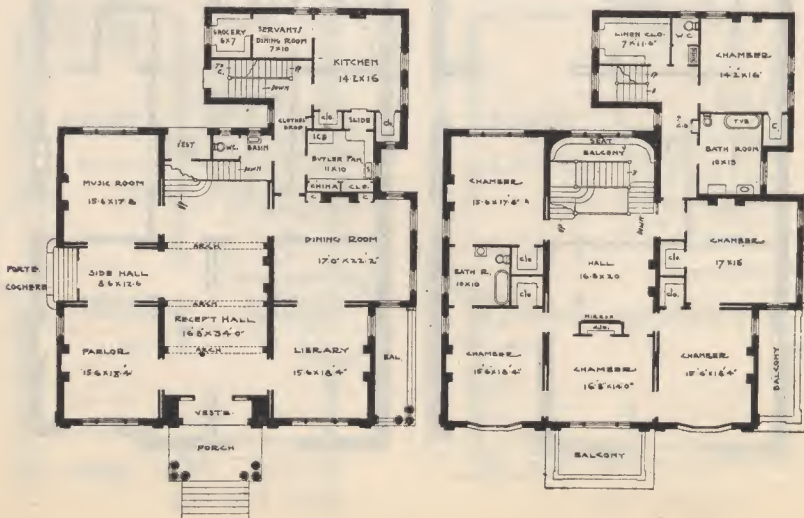
DESIGN 840.

Width, 51.8x66.8 deep.

Cost in brick and stone

Width over all, 70.

\$25,000 to \$35,000.





COLUMBUS RESIDENCE.

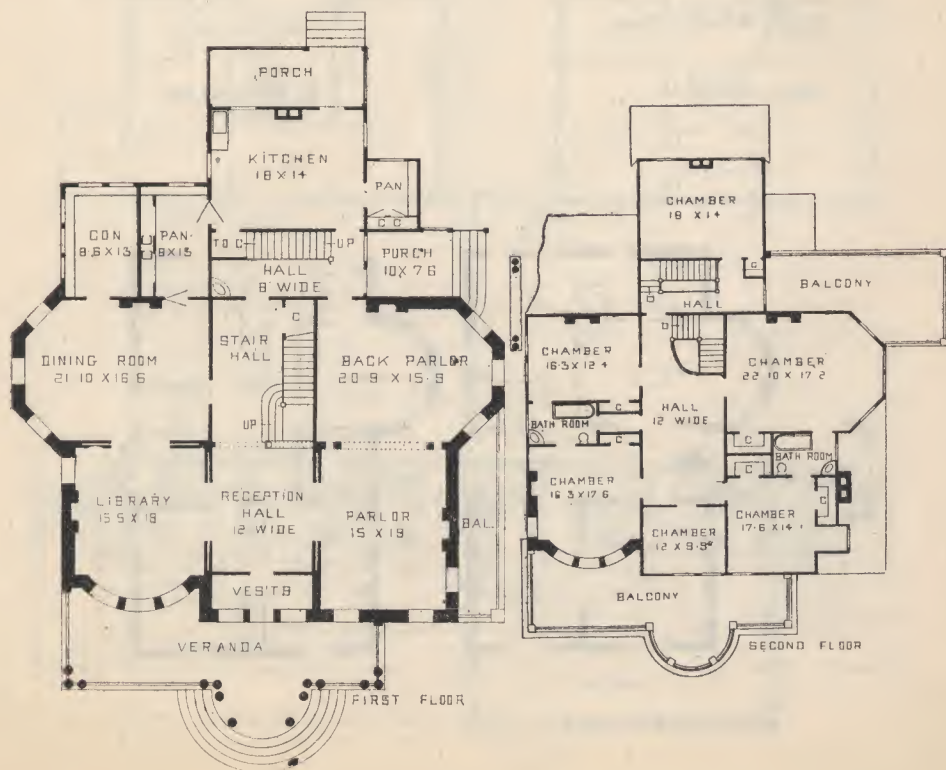
DESIGN 4226.

Width 49.5x59.7 deep.

Cost in stone and frame,

Width over all, 62.

\$5,500 to \$6,990.





A CITY RESIDENCE.

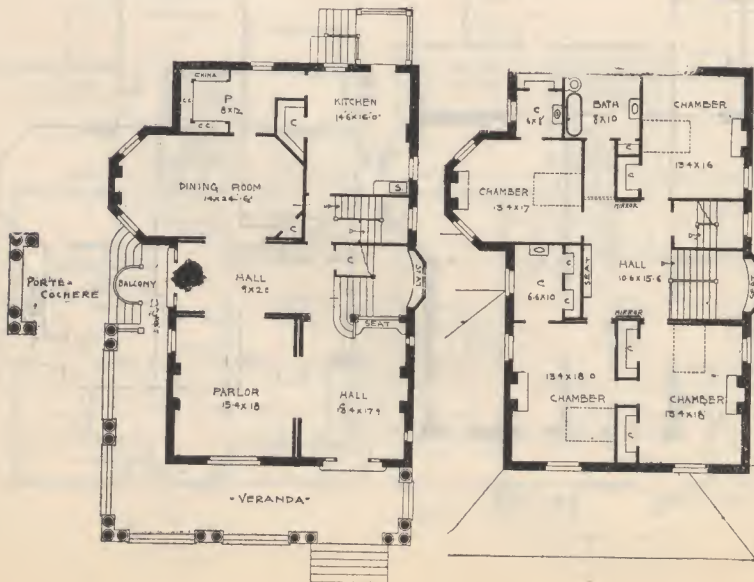
DESIGN 849.

Width, 29.8x53.4 deep.

Cost in brick,

Width over all, 54.

\$7,200 to \$7,980.





A SUBURBAN HOME.

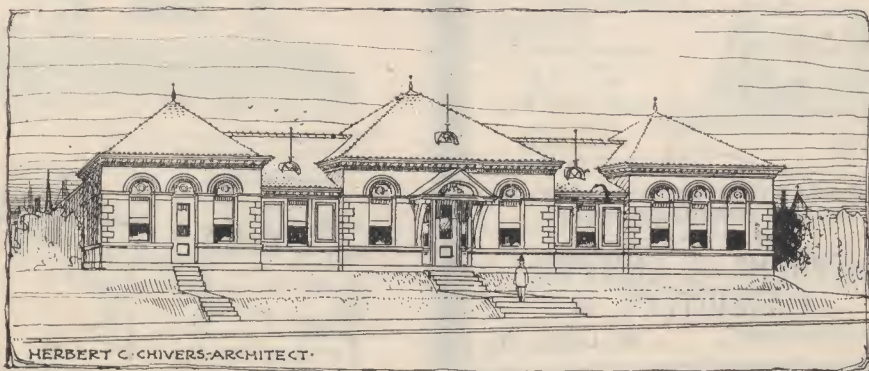
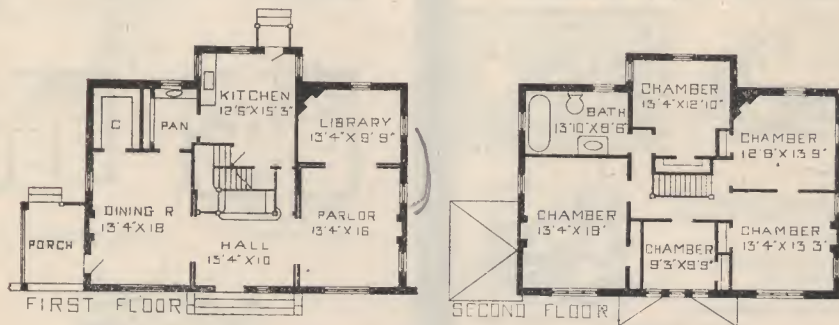
DESIGN 1031.

Width, 44x28.9 deep.

Cost in brick,

Width over all, 55.

\$3,000 to \$4,980.



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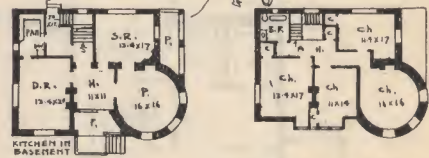
HERBERT C. CHIVERS,
ARCHITECT,

THE WAINWRIGHT, ST. LOUIS, MO.

ILLINOIS STATE LICENSED ARCHITECT.



S. L. BROCK RESIDENCE, MACON, MO.



DESIGN 898.

Cost, \$2,500 to \$3,500.



DESIGN 896.

Cost, \$6,500 to \$7,000.

