

TIMELY REAL ESTATE GOSSIP

Captain H. E. Palmer Shows Easy Way to Increase Values.

URGES POLITICAL UNION AT ONCE

Greater Omaha in Fact Would Boost Prices 25 Per Cent, Declares Ex-Postmaster—Week of Big Deals.

"If property holders wish to increase the value of their property at least 25 per cent," said Captain H. E. Palmer, former postmaster of Omaha, "they should unite to work for a greater political Omaha. I mean that the uniting in one municipality of Omaha, South Omaha and Dundee would mean such an increase almost overnight in the value of lots and buildings. Just so long as eastern capitalists see the population of Omaha in the census column, including only the people within the limits of the municipality as now constituted, just so long will they have an underestimate of the real size of this city and its real position. Kind to this unfortunate fact that the census of some years ago was inflated and the showing less some years later, and the combination is bad. Of course, Omaha is growing so fast and property values are showing so good an increase that there is a big gain all the time in spite of the fact that there is no necessity for the handicap at all and the best single movement which could be undertaken for Omaha—far and away the best movement—would be concerted action toward political union.

"Such union would benefit owners of property in South Omaha, as it probably more than Omaha and similarly with Dundee holders. We are trading too much with one another, and it is a pity that foreign investors who are nowadays seeking real investments in preference to wild stock issues, should have an erroneous idea of the size and population of Omaha. This will be the case, however, until union is effected."

The past week saw the announcements of three new building projects west of Seventeenth street, two on Farnam and one on Douglas. The new office and store buildings to be erected by the Brazilians, Captain Palmer, Messrs. Gifford, Graham and Bridges mark an era of expansion westward which is of the highest importance and the news was hailed with pleasure by every real estate agent in the city. But a few days previous it was announced that the new building will also put up a modern building in the same vicinity and this makes four new buildings of the kind.

For one vicinity this is the largest amount of new building in the office building and retail section, evidenced at one time in 1907 and more than justifies the prediction of a greater real estate activity following "fall's" election. Each announcement of the sort means a stimulus to realty deals, and to the building trade and it will not be surprising if more are not forthcoming.

Appropos of building, there is a timely editorial in Collier's for the week regarding the favorable opportunities which are in the lap of the present for building. The paragraph says:

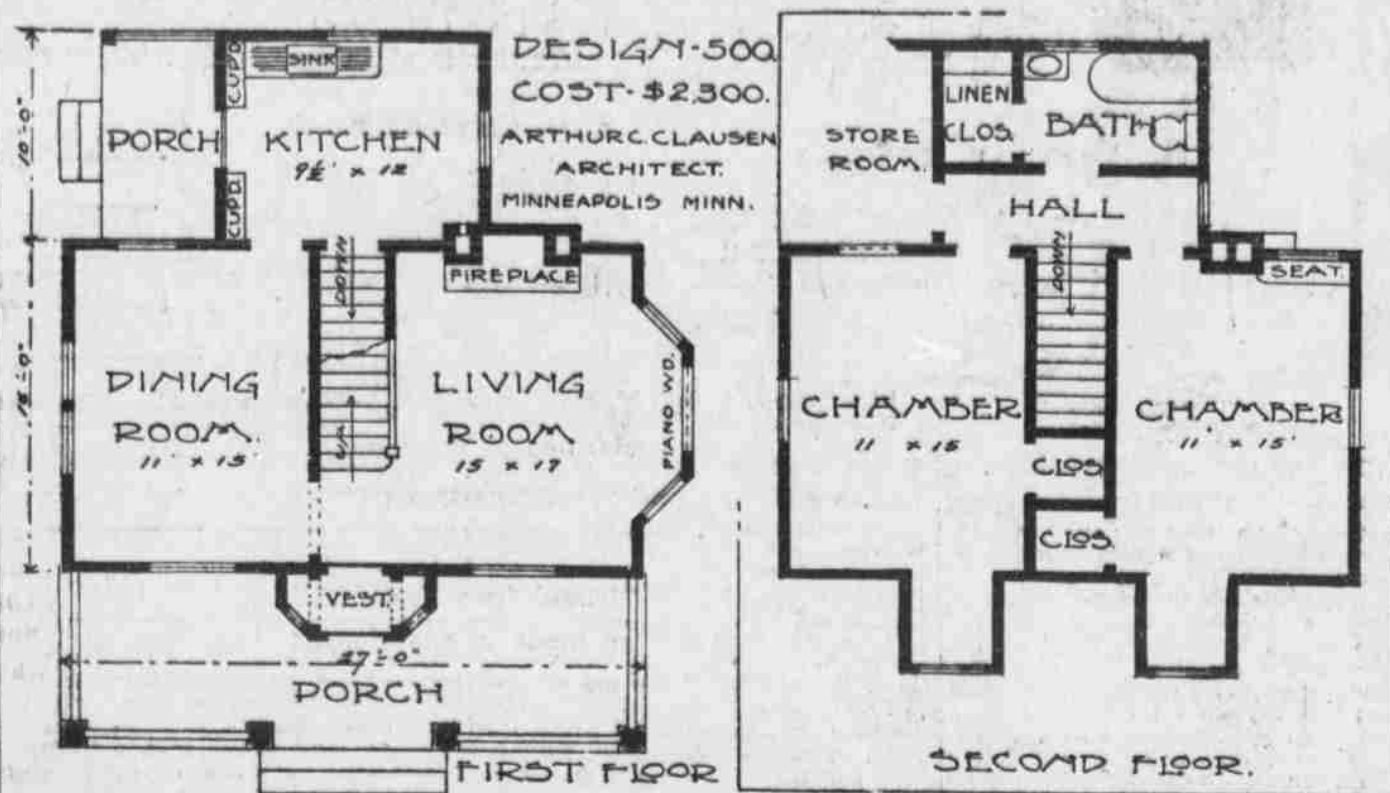
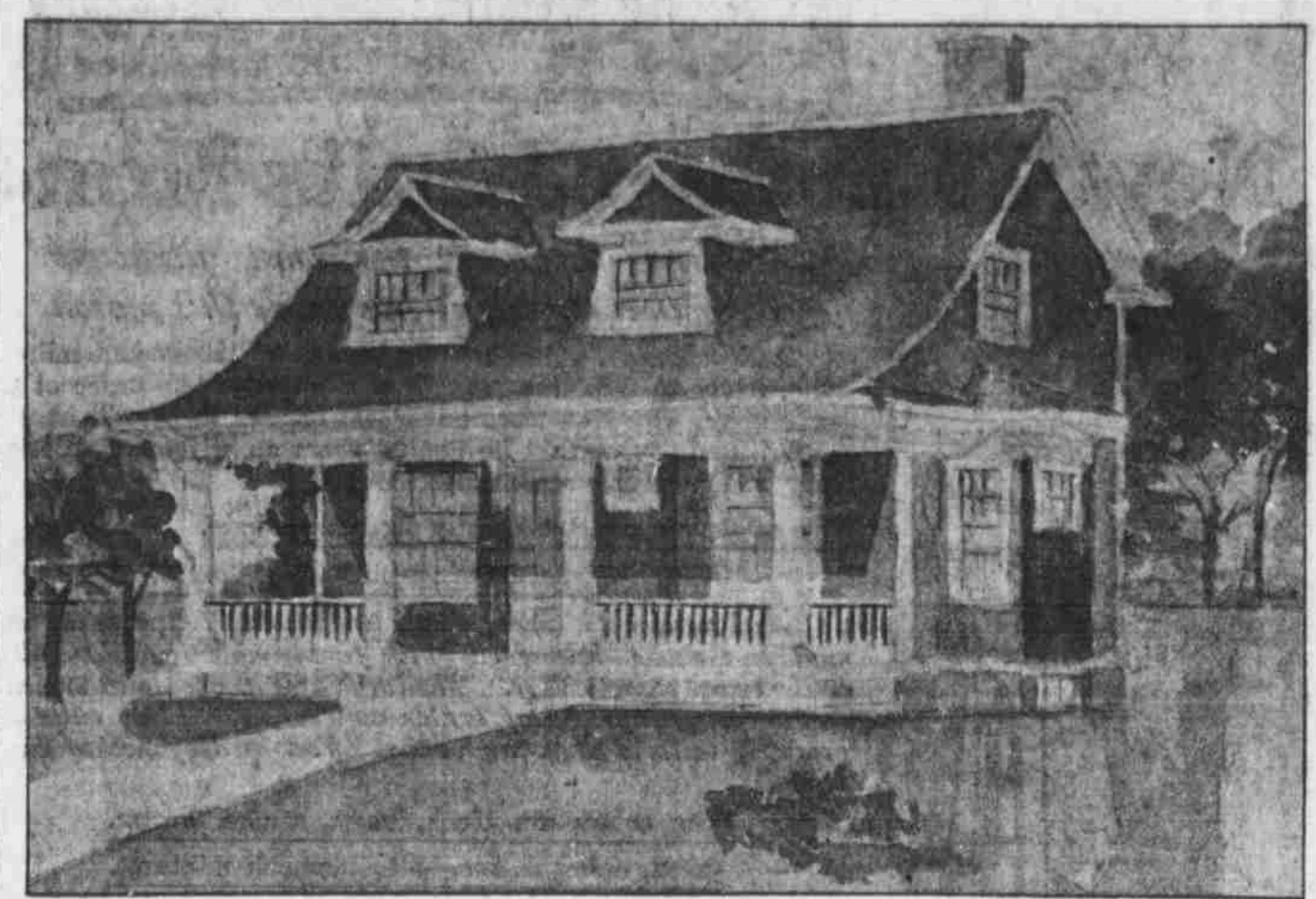
"This paper does not often take the risk of volunteering financial counsel. Just a year ago, based upon economic and other times we advised those who had idle money to put it in standard stocks and first-class bonds. We now venture another bit of advice based upon the coming end of the era of depression. If you intend to build soon, do it now. Borrow, if necessary, whatever under your own circumstances, in a prudent estate activity following "fall's" election. Each announcement of the sort means a stimulus to realty deals, and to the building trade and it will not be surprising if more are not forthcoming.

Many real estate men regret the fact that the new court house is to be located on the site of the old one, instead of a block to the west. If this were the case and the present site turned into a plaza, Omaha would have a reasonably good approach to a realization of the group system of public buildings, now carried out at great expense in the east. The city hall, of course, faces one side, the library and Young Men's Christian association are a short distance away, for instance, street. Two big office buildings, the Bee building and the New York Life, are east of the city hall. If the court house is located where it is now planned all chance for a public plaza will, humanly speaking, be gone forever. Moreover, such an every public building in the vicinity would be greatly enhanced in beauty if the court house square were turned into a plaza. The plan would give Omaha the additional advantage of being the first western city to grasp the possibilities of the group system.

There is little likelihood that this plan so easily realized in the circumstances, but it is said the matter will be brought up for discussion at the next meeting of the Omaha Real Estate exchange.

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NEWS OF THE BUSY HOME BUILDERS



The Sentiment of Home Building

Arthur C. Clausen, Architect.

From love so sweet, O who would roam? Be it ever so homely, home is home.

Three men build for themselves a home each with a good looking, inexpensive home of about the same number of rooms the same conveniences and comforts and each has studied many months, engaged the best architect he knows of and is positive that no house in the city is quite equal to his. Why? Because each house is in harmony with the personality of its owner, although the three houses are so entirely unlike that comparison on the same basis would be impossible. Each home becomes the abode of a happy family who look upon their home in preference to all others as the most beautiful spot on earth. The next happy family to build goes through with the same program as all these who have built before, still their home is usually far different from the rest.

The architect is often asked how it is possible for so many different homes, entirely unlike, to find their conception in one man and be produced from the same drawing board. The answer is that the true architect, the man of experience and talent, has the faculty (which is born in him not made), of expressing in a technical manner comprehensive to workmen the combined personality and requirements of the home builder, and the personality of the architect alike. It naturally follows that two houses are built alike among the vast number of them that congregate in our cities, except those built by real estate men for investment purpose. No one outside of his family) comes in closer contact with the personality of the home builder than the architect who designs his home. Before he is through with him, he knows his family relations, his likes or dislikes, artistic tendencies, or, more often, the lack of them, and these are combined with the artistic talent and technical training of the architect in the resulting beautiful home.

It is a very well known fact, however, among designers that the most beautiful home built, considered purely from the standpoint of design, are those in which the architects have been bound by the least instructions. But in these homes are expressed the individuality of the architect alone and not the owner. A man's house should be in harmony with his own tendencies and individuality. For example, a home of pure classic design and detail placed upon a city lot would hardly be in keeping with a man possessing a roving, nature-loving disposition. For him an ivy clad cottage with a gambrel roof and rose vines climbing over the doors. The owner knows best what he wants and it is the architect who knows best what he ought to have. It is when these two men agree perfectly on the plan, design and details of a home that it becomes a decided and beautiful expression of the man's personality. For him the home that he wants, whether it suits the architect's cultured taste or not. It is an architect's place to advise and persuade, but not to dominate or dictate. It is his business to consider the home builder's requirements, ideas and building funds and produce the most convenient and best looking house possible under the conditions imposed.

When it comes to a house or building, which is built as an investment, the sentiment which enters into the designing of a house is lost in the attempt to produce the greatest income from the least funds. For buildings of this character, the only building conditions should be the exact amount to be invested, the size of the lot and the general character of the building to be built. All other details, the plan, the design and the equipment should be left entirely to the judgement of the architect for he knows better than any other which plan or design will meet the greatest average requirements, for does he not know through his experience in the planning of other people's homes and buildings what those greatest average requirements are?

THE BEE'S PLAN OFFER

Through a special arrangement with Mr. Clausen, The Omaha Bee as a public offer its readers the complete plans, details and specifications of the home illustrated on this page without charge for \$10. Mr. Clausen is the author of a well illustrated book, "Home Building Plans and Problems," containing besides many designs for modern homes and extensive articles on home building, over 150 designs for entrances, fireplaces, pictureque groups of stairways, staircases, kitchen and pantry arrangements, etc. Special price to readers of The Bee, 50 cents. Send all orders to Arthur C. Clausen, architect, Studio, 1013 Lumber Exchange, Minneapolis, Minn.

LITIGATION EATS UP ESTATE

Project of a Philanthropist Destroyed by Litigation Over Will.

Through the recent death in St. Vincent's hospital of Edward Schenck, an attorney, Alfred T. Simonson has become the only survivor of a little group of men to whom in 1875 Samuel Wood, then 80 years old, revealed his intention of leaving his estate, valued at more than \$1,000,000, to found the American College of Music in Central park, New York.

Mr. Schenck's death recalls the celebrated contest over the Wood will and the fact that neither the college of music nor a great hospital to which Mr. Wood intended to give his name and his millions was built. The town of Woodburg, L. I., which he founded and in which he spent \$500,000 for a hotel and cottages, has perished from the maps and almost from the memory of men.

Litigation, in which Joseph H. Choate, E. Valentine, Judge Fullerton, B. F. Blair, E. W. Stoughton, General H. L. Burnett, Edwards Pierrepont and other noted lawyers had a part, began in 1878 with the death of Mr. Wood and continued until 1890, when Surrogate Ransom declared there was nothing left of the estate. Samuel Wood, most of whose life was spent on a farm on Long Island, was born at Hempstead in February, 1795. With his brothers, David, Abram and Ebenezer, he went into the rum importing business in Front street in 1816. The brothers made a compact never to marry. They also agreed to draw their wills so that the surviving brothers should be the beneficiaries. They prospered in business. In 1844 David Wood died, leaving an estate valued at \$200,000. In 1863 Abram died, leaving an estate valued at \$500,000. Ebenezer's death followed within a year and Samuel Wood became possessed of the fortunes left by his brothers.

them without limit throughout the country and even in the same town where the original is built, totally lacks the fine sentiment necessary to properly plan and design beautiful homes. The architect must live, he has his family and business expenses to meet and it is necessary for him to receive a proper and just remuneration for his work which seldom reaches anywhere near the value of his service to the homebuilder, but it is not necessary for him to deliberately stifle his reputation or his living if he is a competent designer of natural talent, sentimental, honest and resourceful.

(In justice to Mr. Clausen it should be added that the design appearing in these columns each Sunday are prepared especially for the Bee. They have never been built and represent his many conceptions of the average requirements of homebuilders.)

SHERMAN'S NORTHWARD MARCH

A Military Plan That Did Not Develop Now Provokes Some Speculative "ifs."

That General William Tecumseh Sherman considered his northward march from Savannah to attack Lee in the rear a greater military achievement than his advance across Georgia to the sea at Savannah is an interesting contribution to civil war history made by his son, F. Tecumseh Sherman, in the management of the Sherman of the Army of the Tennessee.

But in holding the view General Sherman must have taken into account the relative difficulties that were to be overcome and the opposition encountered in making the two marches. The main purpose of his advance from Tennessee into Georgia in the first half of 1864 was to cut off the gulf states from Lee's army in Virginia.

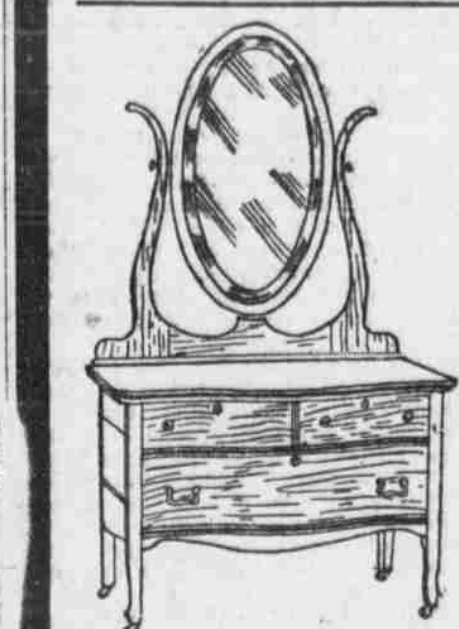
The plan was agreed upon between Grant and Sherman as the former was going east to take command of the army of the Potomac. The strategy was the same as that by which Burgoyne, in 1777, had attempted to cut off the New England states from the middle and southern states in the revolutionary war. It was the same strategy which Grant had successfully carried out by the capture of Vicksburg, isolating the states of the confederacy east of the Mississippi from Arkansas, Louisiana and Texas. As long as that superb master of tactics, Joseph E. Johnson, remained in front of him with a comparatively small but always compact force, Sherman advanced warily and with extreme caution. His army received no better news than that Johnson had been relieved and that his forces had been given to Hood for a march into Tennessee on the flank of Sherman's lines of communication.

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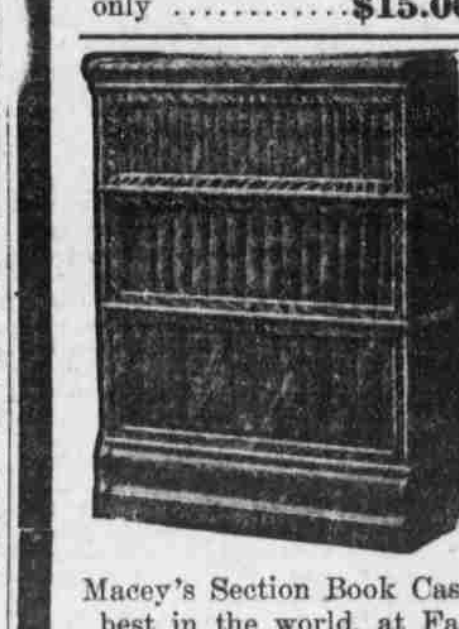
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money was to make possible the noble institution. His wealth was invested in real estate in the lower part of Manhattan, and the property was rising in value, so that in 1875 it was estimated that \$6,000,000 was available for the new American College of Music. The legislature chartered the institution. A board of trustees was formed with the following membership: Henry G. Stebbins, E. D. Morgan, Dr. William Elmer, Edwards Pierrepont, William H. Vanderbilt, C. L. Tiffany, H. J. Jewett, Benjamin Bay, Morgan L. Harris, Alfred T. Simonson and Daniel Kingsland. A site in Central park, adjoining the Metropolitan Museum of Art, was selected and plans for a marble palace were drawn.

While the preliminary work was in progress Mr. Wood died at 34 West Thirtieth street, which was his town house and in which he had many times prepared with his own hands dinners and suppers for his friends. With his death came the unexpected news that his nephew and only relative, Abram Hewlett, intended to contest the will. Litigation continued for more than a quarter of a century, until the estate had been entirely exhausted. Frederick Lewis, well known in his time, was appointed receiver for the estate in 1878. Edwin T. Schenck, father of the lawyer who died in St. Vincent's hospital recently, was active in the management of the estate during the 70s and his son succeeded him. Once the estate became a campaign issue, to the extent that a judge, who had allowed \$40,000 a year to attorneys concerned in the management of the property, was defeated for re-election because of the circulation of a pamphlet in which this fact was set forth, together with an allegation that such an allowance was extravagant.—New York Herald.

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