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

URGES POLITICAL UNION AT ONCE

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

"If property holders wish to increase the value of their holdings 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 over might 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 population. Add to this the 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 this handleap. But 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 much-probably more-than Omaha men 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 realty investments in preference to wild stock issues, should have an erreneous 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 Brandieses, Captain Palmer, Messrs, Gifford, Graham and Bridges mark an era of expansion westward which is of the highest Importance and the news was balled with pleasure by every real estate agent in the city. But a few days previous it was announced that John L. Kennedy 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 anounced at one time in years and more than justifies the predicflons of a spirit in real estate activity fol-lowing Tatt's estection. Each announce-ment of the sort means a stimulus to realty deals and to the building trade and t will not be surprising if more are not

Apropos 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 economics and the times we advised those who had idle money to put it in standard stocks and firstclass 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 neceswait till spring, but surely not much rest.

that the new court house is to be located block to the west. If this were the case and the present site turned into a plans. 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 bail, short distance away on Harney street. Two big office buildings, the Bee building and the New York Life, are east of the city If the court house is located where it is now planned all chance for a public plaza will, humanly speaking, be gone forever. Moreover, each and every public building in the vicinity would be greatly enhanced in beauty if the court house square were tarned 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 method of the Omaha Real Estate exchange. for discussion at the next meeting of

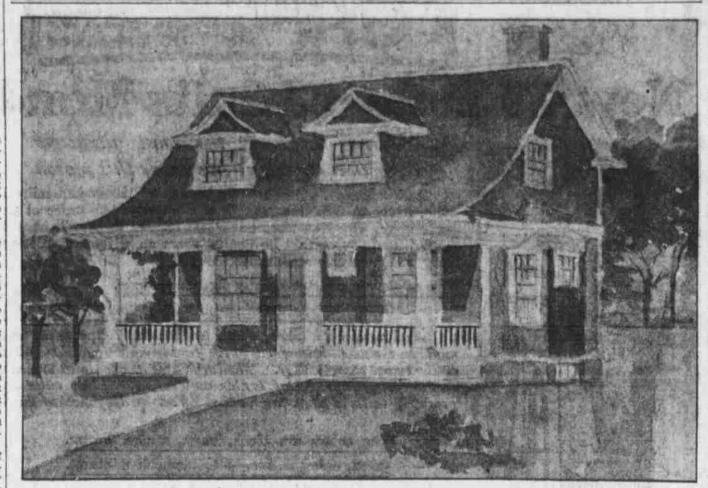
A Notseless City. Fancy a city of 25,000 inhabitants, guiltcreetly without the town), easily encompassed in an hour, for its single street its tid most which it has not yet greatly over-stepped. Is not three miles in extent; a lifty without great noise or confusion save upon market days, and clean, quiet streets lined by low houses with shining windows, peopled by rosy cheeked serving women. upon market days, and clean, quiet streets lined by low houses with shining windows, peopled by rosy cheeked serving women, rapped with gold and lace, and demurely dressed, grave faced citizens. Send red sailed boats to its very heart until masts are jumbled with electric light poles and thurch towers; plant densely foliaged trees beside its quays and few iron railed flower beds in its open squares; give it a water girdle thronged with hundreds of boats crossed by a few bridges and many little hand ferries—and you will see Leedwarden.—Serbner's Magazine.

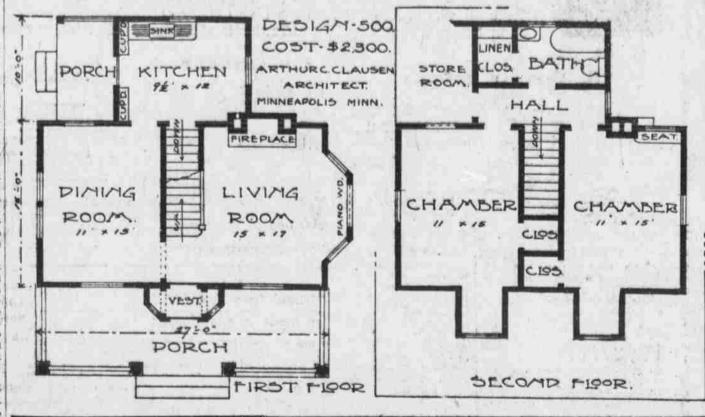


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TWENTIETH CENTURY FARMER

TIMELY REAL ESTATE COSSIP NEWS OF THE BUSY HOME BUILDERS





The Sentiment of Home Building

Arthur C. Clausen, Architect.

each wants a good looking, inexpensive sary, whatever, under your own circum- home of about the same number of rooms stances, is a prudent portion of the cost, the same conveniences and comforts and All the elements for such an operation are each has studied many months, engaged cheap. Money loans at the lowest rates the best architect he knows of and is for years; labor in a little less costly than positive that no house in the city is quite it has been for years, much lower than it equal to his. Why? Because each house will be for a long time to come. The is in harmony with the personality of its materials for construction, especially lumber, are very cheap. Flooring, in most tirely unlike that comparison the same localities, is 20 per cent below its price a basis would be impossible. Each home beyear ago; and hardwand may be had for the comes the abode of a happy family who former cost of soft-woods. Build now for kok upon their home in preference to all your own advantage; you will employ lifte others as the most beautiful spot on earth labor, ralleve dealers of their stocks, and The next happy family to build goes through with the same program as all help along prosperity for all. For such as through with the same program as all reside where the weather makes present these who have built before, still their building impossible the opportunity may beene is usually far different from the

The architect is often asked how it is possible for so many different homes, en-Many real estate men regret the fact tirely unalike, to find their conception in one man and be produced from a single on the site of the old one, instead of a drawing board. The answer is that the true architect, the nan 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 there are not two of course, faces one side, the library and personalities alike, it naturally follows that of course, taces one side, the Horary and to two houses are built alike among the Young Men's Christian association are a to two houses are built alike among the short distance away on Harney street. Two our cities, except those built by real estate men for investment purposes. No one foutside 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 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 instructions. But in these homes are expressed the individuality of the architect placed upon a city lot would hardly be in keeping with a man posessing a roving, nature-loving disposition. For him, an ivy architect who knows best what he ought to feetly on the plan, design and details of a home that it becomes a decided succeas.

is his business to consider the home buildlooking house possible under the condi-

tions 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 binding 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 will probably only exist until it becomes entirely to the judgement of the architect a menace to legitimate practitioners, when for he knows better than any other which a postal regulation will wipe it out. The plan or design will meet the greatest average requirements, for does he not know

THE BEE'S PLAN OFFER

Through a special arrangement with Mr. Clausen, The Omaha Bee is able to offer its readers the complete plans, details and specifications of the home illustrated on this page without change 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 130 designs for entrances, Tireplaces, ploturesque groups of windows, stairways, kitchen and pantry arrangements, etc., Epecial price to readers of The Bee, 30 cents. Send all orders to Arthur C. Clausen, architect. Studio, 1013 Lumber Exchange, Minneapolis, Minn.

For example, the writer conceived an unusual combination of plan, design and low cost in a small cottage. The design was developed into a pastime during leisure evenings for the mere pleasure it gave its designer in producing it. It has expressed in it the comforts and conveniences of a large home, filling what its designer knew to be the greatest average requirements of a small home. The result is, that at present writing, this house is being built n twenty-five different cities.

Right here it might be well to condemn the infamous practice of many architects in reproducing specially prepared plans without the original builder's consent. It has been the policy of several large firms throughout the country to take copies of the plans which have been prepared to meet the special requirements of their clients and publish them with a key numhis family relations, his likes or disilkes, her as "stock plans" at bargain counter prices. This is not right. The man who pays for having his ideas, requirements and little family sentiments assembled into a pretty home has a property right in that design. He has paid for it and his architect has no right to steal from him this design and reproduce it across the street, standpoint of design, are those in which in the next block or even in the next city the architects have been bound by the least at a third the price paid for having those plans prepared. It is to be regretted that this practice started in this city by a firm alone and not the owner. A man's house that has profited to a considerable extent less of street cars and omnibuses (the should be in harmony with his own tendensteam tram line from Francker, halts discles and individuality. For example, a should be in harmony with his own tenden- by it. It is a well known fact, however home of pure classic design and detail ago and is now well into the haze of the horizon. There is too much sentiment con. nected with home building for a firm following this practice to permanently endure clad cottage with a gambrel roof and rose It is needless to add after the above exvines climbing over the doors. The owner pression that specially prepared plans are knows best what he wants and it is the never reproduced from the office of the writer. An architect can carefully prepare have. It is when these two men agree per- plans that are conceived in his own mind and are intended to fill the average requirements (but no one's individual or The man who pays the bills is entitled to special requirements) and reproduce them the home that he wants, whether it suits as many times as he likes at any price the architect's cultured taste or net. It provided that each purchaser understands is an architect's place to advise and per- that the privilege to reproduce them is resnade, but not to dominate or dictate. It served. This, of course, puts the original cost of producing the plans upon the archier's requirements, ideas and building funds tect, but it is the only honest and morally and produce the most convenient and best right way in which a stock plan business he had one object to attain, and for that, can be conducted. Another infamous pracis to take pictures of houses designed by other architects, have floor plans arranged to fit them and publish them as their own work, thereby deliberately stealing a repu-

tation for good work and working an in

justice upon the original owner's and archi-

tect's of the homes, as well as a fraud

upon the public. This practice is archi-

tectural plagiarism in its worst form and

conclusion is that any architect in whom

the commercial spirit is so strongly de-

them without limit throughout the country and even in the same town where the original is built, totally lacks the fine sentient necessary to properly plan and de sign 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 steal his reputation or his living if he is a competent designor of natural talent, sentimental, honest and resourceful.

(In justice to Mr. Clausen it sholld 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

LITIGATION EATS UP ESTATE Project of a Philanthropist Destroyed by Litigation Over Will.

average requirements of homebuilders).

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 bins, E. D. Morgan, Dr. William Elmer, 80 years old, revealed his intention of Edwards Pierrepont, William H. Vander \$6,000,000, 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 Woods-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, B. E. Valentine, Judge Fullerton, B. F. Blair, E. W. Stoughton, General H. L. Burnett, Edwards Pierrepont and other until 1890, when Surrogate Ransom de-

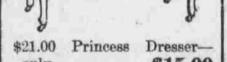
an estate valued at \$900,000. In 1868 Abram died, leaving an estate valued at SHERMAN'S NORTHWARD MARCH \$500,060. Ebenezer's death followed within a year and Samuel Wood became A Military Plan That Did Not Develop possessed of the fortunes left by his

His expenses were less than \$800 a year, and the additions made to his estate had no effect on the culargement of he told his friends, he was willing to As the first step toward realization of Society of the Army of the Tennessee. this ambition Mr. Wood founded near

authorized Dr. Elmer to issue a pros- states from Lee's army in Virginia.

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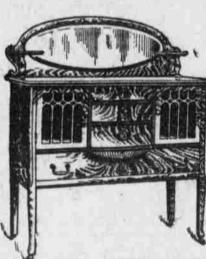
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noney was to make possible the noble institution. His wealth was invested in tionary war. It was the same strategy opposed. But when he turned northward real estate in the lower part of Manhat- which Grant had successfully carried out by from Savannah he had to advance through tan, and the property was rising in value, the capture of Vicksburg, isolating the a depleted country and a small force under so that in 1875 it was estimated that states of the confederacy east of the Missis. Johnson was gotten together to impede \$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. Stebleaving his estate, valued at more than bilt, C. L. Tiffany, H. J. Jewett, Benjamin Ray, 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 ty-ninth street, which was his town house disastrous defeats of Franklin and Nash. St. Louis Republic. 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 noted lawyers had a part, began in 1878 been entirely exhausted. Frederick Lewis, with the death of Mr. Wood and continued well known in his time, was appointed receiver for the estate in 1878. Edwin T. clared there was nothing left of the es- Schenck, father of the lawyer who died in St. Vincent's hospital recently, was Samuel Wood, most of whose life was active in the management of the estate spent on a farm on Long Island, was during the 70s and his son succeeded him. born at Hempstead in February, 1795. Once the estate became a campaign issue, With his brothers. David, Abram and to the extent that a judge, who had al-Ebenezer, he went into the rum import- lowed \$40,000 a year to attorneys coning business in Front street in 1816. The cerned in the management of the propbrothers made a compact never to marry. erty, was defeated for re-election because They also agreed to draw their wills so of the circulation of a pamphlet in which that the surviving brothers should be the this fact was set forth, together with an beneficiaries. They prospered in busi- allegation that such an allowance was ex-ness. In 1884 David Wood died, leaving travagant.—New York Herald.

Now Provokes Some Speculative "Ifs."

That General William Tecumseh Sherman considered his northward march from his expenditures. He lived simply, but Savannah to attack Lee in the rear a greater military achievement than his advance across Georgia to the sea at Savantice followed by some so-called architects spend every dollar he had. He wanted nah is an interesting contribution to civil leave to posterity a name which would war history made by his son, P. Tecumsel be held in honor throughout all the years. Sherman, at the St. Louis reunion of the

But in holding the view General Sherman Rockaway Beach, L. I., the model village of Woodsburg, but he was not a good must have taken into account the relative business man in a business which he did difficulties that were to be overcome and not understand and the town which was the opposition encountered in making the intended to be something like Saratogu two marches. The main purpose of his our a smuller scale falled. When Mr. Wood was 80 years old he the first half of 1864 was to cut off the gulf

pectus calling attention to the possibility The plan was agreed upon between Grant of the establishment of such a school, and Sherman as the former was going east The prospectus, in Dr. Elmer's name, met to take command of the army of the Potothrough his experience in the planning of veloped that he will lower himself to con- with approval. Mr. Wood was so much mac. The strategy was the same as that other people's homes and buildings what the specially drawn plans of his pleased that in an interview at the time by which Burgoyne, in 1777, had attempted those greatest average requirements are:

middle and southern states in the revolu- ville. Sherman's march to the sea was unsippi from Arkansas, Louisiana and Texas. his progress.

had been relieved and that his forces had before Yorktown. of communication.

As long as that superb master of tactics, If Lee could have held out, Johnson's re-Joseph E. Johnson, remained in front of treat before Sherman's advance through him with a comparatively small but always North Carolina might have ended in as compact force. Sherman advanced warily stunning a blow to the pursuer as that and with extreme caution. His army re- which Nathaniel Greene dealt Cornwallia ceived no better news than that Johnson at Gullford court house six or seven months

been given to Hood for a march into But Grant had worn Lee out before Sher-Tennessee on the flank of Sherman's lines man could arrive upon the scene of war in Virginia. Sherman's estimate of Johnson No more fatal strategic mistake was ever as one of the greatest soldiers of the war made than that which sent Hood into was justified by the difficulties which the progress Mr. Wood died at 36 West Thir- Tennersee to encounter Thomas in the confederate commander threw in his way.

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