THE OMAHA SUNDAT BEE: JUNE 15, 1919.

THE BEE'S BUILDERS PAGE FOR 1919

A Greater Omaha--a Greater Nebraska--the Thought of All

Scenes at Beautiful Lake Manawa Park Rainbow Division Fills Up Gaps and squadrons had been put under Gen-eral Pershing's command, and these, with our own aviators, drove the Does Big Job at St. Mihiel Which Both Germans and Foch Considered Impossible With our own aviators, drove the boche airmen out of the sky. The drive moved ahead like clock-work. The old Seicheprey battle field was taken by the Ohio infan-try regiment without any trouble. On the right, the Iowa doughboys encountered some resistance in the Does Big Job at St. Mihiel Which Both

Within Month After Great Battle On Banks of the Ourcg River, Rainbow Division Is Thrown Into Drive Below Verdun and Given Hard Task of Fighting Germans and Knee-Deep Mud of "Sunny" France-Smashed Through and Took 16,000 Prisoners.

Foch Counseled Haste.

the second week in the month.

By RAYMOND S. TOMPKINS,

There were gaps in the ranks of the Rainbow now-big gaps. Behind it along Europe's battle line, from Lorraine to the River Vesle, stretched a long trail, marked here by wooden crosses, marked there by muddy mounds. It had been in France nine months and it was an American division of veterans.

the La-Fertesous-Jouarre area. There it rested a couple of days.

There were chateaux in La-Ferte-sous-Jouarre, and broad roads shad-ent. That ugly nose of the German ed with mighty trees; the weather the same thing was to be done to army had been mashed flat, and now

you had luck you got a hot bath that this First American army, com-and a hair curit and it a hot bath manded by Gen. John J. Pershing, sion, and aside from the fact that most of this basic knowledge upon

It was booked for a period of "in-

Bourmont was on the road be-tween Langres and Neufchateau, where the people were friendly and the food pretty plentiful. You could buy extras for the mess, like creamy old caembert and-well, especially creamy old caembert-at moderate prices. It was a beautiful coun-try, too-hilly and green, and for dignity of proportions, prodigality of distribution and richness of scent, its manure heaps were the finest the Rainbow division had seen.

the first time its staff-the thinking Here, beyond the sound of guns far the first time since February, the

the St. Mihiel salient were easy vic-The Germans were taken almost completely by surprise. What resistwere at work day and night. It began to look as though Marshal ance they put up was half-hearted. Their wire fields were old and rusty. Their answering artillery bombard-Foch had known something when Their answering artillery bombard-he said it couldn't be done. But the ment, during the actual pushing oplong boys from the Texas and Kaneration at least, was a joke. sas prairies didn't know it couldn't The path of the Rainbow through

The boche thought it couldn't be done; they didn't dream it was being done. It is likely that after the reverses in the Marne salient the German high command decided to withdraw from the St. Mihiel salient and take up a position along the Hindenburg line under the guns of Metz. But they were in no hurry about it: here were the fall rains and who ever heard of fighting after the fall rains started? Certainly not Marshal Foch.

Yanks' Attack a Surprise.

And while they thought these ians to be freed from German military domination by an allied victory. There were few wild demonstra-tions-little hailing of the deliveries with flowers and flags. In the dis-mal rain and mud the dejected old

The bombardment started at 1 o'clock on the morning of September 12. It was not the greatest preliminary bombardment of the war; compared to the deafening roars of the Champagne battle, it sounded weak. But it did the work. There were some French corps and the army artillery with the American batteries, and together in four hours they tore great holes in the trench, wire and machine-gun defenses the Germans had perfected in the sali-

ent during four years. At 5 o'clock, in a pouring rain and through a thick mist, the infantry

started The counsel came from Marshal The Rainbow division, as part of the Fourth corps under Maj.-Gen. Joseph T. Dickman, jumped off along the southern boundary of the Foch. He told General Pershing that unless the attack on St. Mihiel was made during the first week in September it could not be made at salient east of Mont See; its sector extended from Beaumont northeast all on account of the heavy fall of to Flirey, and included Seicheprey, where the Germans had sprung a surprise attack on the 26th division rains in that section of France, which started at the beginning of earlier in the year, inflicting heavy losses, and capturing nearly 200 the attack was set for September 7.

> throughout the war. The "Fighting Farmers."

peditionary

the first time its staff—the thinking machine that plane moves and bat-tles down to the last detail—was working "on its own." The Ameri-can fighting soldiers had proved themselves; there was little doubt

"I began by studying conditions mmediately after the armistice was med," he said, "and after a caresurvey of world conditions, I deful survey of world conditions, I de-cided that the proper time to buy property was at once, because I be-lieved that prices would be lower now than in the future, Prices Not Cheaper. "I did not believe as some did, that prices of building material and of labor, would go down. I could see absolutely no cause for believ-ing that buildings erected after the more would not cost more than those

10-1

VOLF TELLS WHY

HE INVESTS IN

OMAHA PROPERTY

Biggest Buyer of Real Estate

Explains to Realtors the

Faith That Is Within

Him.

Harry A. Wolf who, this year, as been by far the largest pur-maser of real estate in Omaha, last

week told realtors of this city why he has invested more than \$1,600,000 in realty in Omaha since January 1. Mr. Wolf said he is not invest-ing in real estate as a matter of guesswork. That he believes he has

not been taking any chances, but making good, sound investments. He said:

would not cost more than those before the war.

sequently, I figured that if I the buy property with buildings ve something that could not be plicated for the price I paid. Such a situation of course would mean increase in value and increase in in-

Big Part Is Labor.

The reason I believed building a labor. About 40 per cent of the cost of the other 60 per cent, which is material, is largely labor. Near-ly all the cost of lumber and other material is in the last analysis, laused in producing and trans-

"Labor, during the war, learned what it is worth, and what it can ret. Labor is not going to take

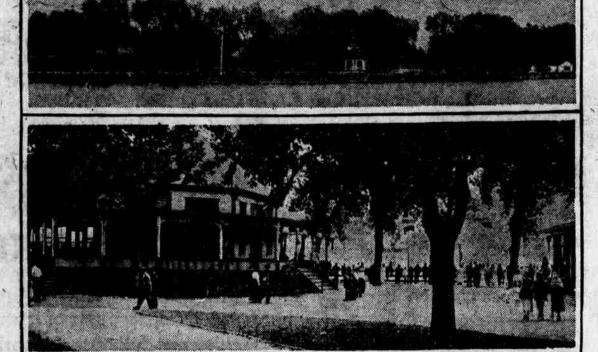
Full Dinner Pail.

"We used to talk of a 'full dinner il' just as if the laborer was like an animal-needed enough to eat. Then we got to talking about a living wage: trying to make labor be-lieve all it was entitled to was

"Labor has learned that it can get re than barely enough to live on.

Manawa Park, on the shores of ers are in bloom, and hordes of at the park. A band concert, bathosts would not go down again is beautiful Lake Manawa, just a brief birdes make their home at the lake. ing, dancing, and the many other hat nearly all the cost of a building ride from Manawa, was never more Picnic parties in greater numbers popular attractions, are on the prodelightful than it is today. The flow- than ever before are daily visitors gram for today.





Installment of the History of the Rainbew Division, by Raymond S. Tompkins, 1 ly in the mud and wrecking crews

(Gepyright, 1918, by Raymond S. Tampkins.) (All Rights Reserved.) VII INSTALLMENT.

They took it out of the reeking country between the Ourcq and the Vesle on August 12 and marched it back to

was warm and the air sweet and this one. sparkling like old wine. And if It is not entirely correct to say

and a hair cut; and if you were an was to begin work with no help or counsel whatever from the other alcould steal into Paris and grab off lies. Aside from the constant presa couple of fancy meals and see the place where the brigades, regiments and even battalplaces where the bright lights used ions, of officers of the French misto be.

But La-Ferte-sous-Jouarre with But La-Ferte-sous-Jouarre with which it was expanding had been derived from the French and Britgood to last. On August 17 the ish, there was a little of both help division was loaded into cars and counsel now. marked "Hommes 40, Chevaux 8," Foch Coun and rolled off to the Bourmont area.

tensive training." and the first American army was

Officers Shifted About.

be done, so they went ahead and did

the salient was probably the most difficult in the whole First army. A road zigzagged up through its sector with six villages on it, and villages, offering protection to machine gunners, are notably hard to take. But after St. Bassant, Essey fell and then Pannes, and there the Rainbow dug itself into muddy fox-holes and held on for the night. Before them lay the villages of Beney and St. Benoit. It was at Essey that the Rainbow men saw the French civilians they had liberated-the first French civil-

things the First American army landed on them with both muddy

villagers silently watched the Americans coming through; they were broken-spirited old people-few cheers left in them. Forced submission to brutality for four long years had numbed them so that they were unresponsive to one of the most thrillingly significant happenings in history. In Pannes there were big German

military storehouses with gaeer stores in them. The Rainbow men, hunting around for souvenirs, came forth from these places, rainsoaked and disreputable-looking soldters,

carrying brand new, shiny petent leather boots and wearing high suk hats atop their old tin helmets. The place was full of patent leather boots, silk hats and umbrellas. It was in Pannes, too, that they got a billiard table and a phonograph, both unharmed despite the allied

Next day the attack was resumed and the line pushed through Beney and St. Benoit to a point just south of Haumont. The Rainbow division had advanced 19 kilometers, a longer distance than any other division in the First American army, and had

But what was more important to

Germans had been swept from the

salient as quickly and as neatly as

though a broom had swished them

(To be continued in The Bee Fri-

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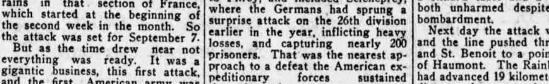
TRUST CO

HOME-OWNER

woods northwest of Flirey. There

were moments of stiff fighting for the heights in the vicinity of St. Bassant, but to the men who had beaten the German machine gun-ners on the Ourcq the defenders of

Rainbow's Path Difficult.



out.

day.)

d have more. It will g

Mr. Wolf had this to say about shy he does not confine his pures to any one street or locality n Omaha

"I do not believe Omaha is like a paralyzed man, with blood running only through one arm. Omaha is not going to grow up one particu-lar street. All the streets will grow. There is no partial paralysis here."

Paying for Estimates to

The average builder doing com-petitive work will estimate on ten lobs in order to secure one, says Building Age. Each one of these estimates will cost on the average at least \$75. Thus an outlay of at contract is secured. \$675 of which is waste pure and simple. This \$675 goes into the builder's

waste pure and simple. This \$675 goes into the builder's try. Laundry is in the rear, openerhead. It is charged up against ing on to back porch. All rooms e one job in 10 secured, adding are well lighted. ust that much to the cost.

is in the form of architect's over-

That condition is deplorable. If where who desired competitive lans or a choice of estimates, paid for just as many as desired, then less waste effort would be required and overhead would be lowered. hat means an appreciable reducin costs.

tion in costs. Of course when a builder goes after a job, having no competition, it is good business for him to give an estimate of cost. The owner naturally desires to know the cost of the work before proceeding. If it is too high the builder does not se-cure the job, but neither does any-body else. Too often, however, in localities

Too often, however, in localities where many contractors are willing & Co., says: to bid, 10 or 12 will be asked to sub-"Indications mit estimates free. All bids may be rejected. At best only one will win out; the others will have had their trouble for nothing.

That is not fair, but unfortunately te trade has educated the public to

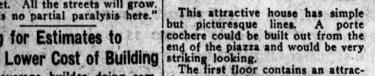
Now that costs have advanced so onsiderably, it is time that such holesale free estimates on com-titive business be eliminated. Let pay for just those estimates d; they will find their costs

Wounded in Action.

Allan Tukey and W. O. Larson, wo of the three returned soldiers in the office of A. P. Tukey & Son, were wounded in action. Both men were in hospitals several weeks "se-pere being discharged.



all the



st that much to the cost. Many an architect's expenses also three bed rooms, a front hall, linen

Many an architect's expenses also goes into useless overhead. In a recent competition, 75 architects submitted plans for an expensive structure. Each set of plans pre-pared on the chance of securing this job averaged \$1,000. Wasted, \$74,000. And the owners paid for WORK ACTIVE IN **ALL PARTS SOON**

Realize No Re-Builders Is in Sightduction and They Must Get Busy.

> With regard to the building sitnation, S. W. Straus of S. W. Straus

demands. "Indications are that by mids mmer we shall witness the actual beginning of a long and active period of construction work in all

parts of the country. - "Not only have building opera-

tions greatly increased in the last 30 days, but there has been noted ounced increase among inquirers for capital to be used in construction lines of all kinds and for industrial expansion. These in-

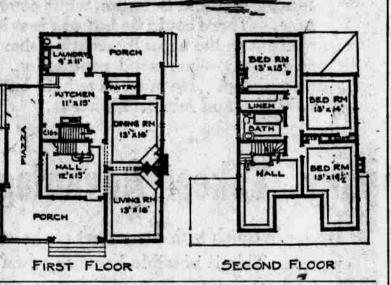
quiries are of such a nature and epresent so many varied interests as to indicate a strong undertone of national optimism with regard to immediate prospects and a rapid approach toward general stabiliza-

"Reports from the principal business centers of the country show that the resumption of building operations on an extensive scale has egun and there is reason to be-

lieve that the present month may be the best June in the history of the country in point of uilding contracts let, unless labor disturbances or some the supply of unskilled labor is sufficient to make it possible to other unfavorable circumstance prevents.

May Go Higher.

"The improved conditions in the in the large cities during the com-



largely on the realization by all in- Real Estate Transfers terests that construction prices, in-

stead of receding, will go higher. It has become generally recog-nized that labor costs in this coun-**Continue to Break Records** Last week was one of the biggest weeks in realty this year in Omaha. ry are more likely to advance than be modified, and this, in the final The average number of deeds filed analysis, is the deciding factor for per day, forty-eight and five-sixths, the reason that about 40 per cent of the cost of a building is for was the largest average of any week

this year. abor employed in erection work and The amount was \$846,178, with 5 per cent is for labor in the manutwo exceptions the largest amount facture of materials. Labor emof any week during the year. In ployed in construction work ad-1918, for the corresponding week, the vanced 28½ per cent during the period of 1914-1918 while the cost amount was \$264,966, and the num-ber of deeds filed, 125.

of living went up 65 per cent, and in New York it advanced 73 per cent. It may be assumed, therefore, Selling Houses Built that construction costs will higher than present levels with the for East Omaha Laborers added pressure of ensuing abnormal

Material Cost Low.

The East Omaha Land company twenty years ago built sixteen houses in East Omaha to rent to

"It must be remembered that the employes of industries in that part cost of commodities entering into of the city. building construction are low at the These houses are now being sold of all other commodities and, with of all other commodities and, with general prices continually working four will be disposed of in a few

toward higher levels, it is futile for days. any building interests to expect more favorable terms at a later Three Houses in Same Day .

on Same Street Are Sold "While construction activities are Three houses in one block, on the now gaining rapidly with every indication of reaching unprecedented same side of the street, sold to three different persons in half a day, was proportions as the summer advances, there is no likelihood that the job accomplished last Saturday anything approaching normal hous-ing conditions will be attained. The man for the Amos Grant Co. All situation has been growing steadily three houses were in the 5,000 block

worse for two years. There is a on Pinkey street. Mr. Chude building deficit amounting to more than \$1,000,000,000 which includes made one trip with each purchaser. The buyers were E. F. Schuchert, Albert Lawson, and E. L. Seaton. 1,000,000 homes. Neither the physical equipment of builders nor

Buys on West Dodge.

The O'Keefe Real Estate comreach a condition of normality bepany has sold to Chester J. Degerore the expiration of a number of man 20 acres of land on West years. However, present activities will tend to stabilize general con-Dodge street belonging to Mary F. Yore for \$9,000. Mr. Degerman ditions and prevent much suffering

property for \$500 an acre,

the nearest thing to a rest that it had during themselves; there was little doubt was the First corps, under Maj.the whole of its career in France. All it had to do was study every branch of open warfare, with special emphasis on the attacking of ma-So St. Mihiel was not to be a test chine-gun nests by advancing inof the plain, everyday fighting ability of the Americans, but of their gen-eralship-their staff work. And it fantry accompanied by machine guns and light artillery. On the Oureq, it had rehearsed this thing was a tremendous test. Fear that for six days with more or less asit would have disastrous results had moved Marshal Foch to discourage sistance toward the achievement of proficiency by the half of the flow-General Pershing in the undertaking

before he uttered his counsel about er of the German army. But here it got a polish, an expertness that the weather. proved valuable later on. The division stayed in Bourmont Rain Came Before Attack. Transportation difficulties arose. until August 30. Immediately after The movement of nearly 600,000 men

permitted.

the battle of the Ourcq, while it was to the region around Toul tied up the means of moving up enough am-munition and supplies for the big still in reserve important changes had taken place in staff and in the drive. The first American army

Col. Douglass MacArthur the could not afford to make its initial chief of staff, had been made a brigeffort with a shortage of ammunidier-general and put in command tion or supplies. Complete success of the 84th Infantry brigade, comin the outcome was absolutely prising the Alabama and Iowa innecessary. And so as it developed fantry regiments, and the Georgia that September 7 would find the machine-gun battalion. Lieut.-Col. army unready to attack, the push William N. Hughes had been prowas postponed to September 12, rain moted from the position of G-3, or divisional chief of operations, to or no rain.

chief of staff. Major Grayson M. P. Murphy became G-3. Capt. Robthe American army's disposition to ert J. Gill, commander of the Trench recognize obstacles he failed. Mortar battery from Maryland, was promoted to the grade of major and forward on August 30. Moving albecame G-1, or assistant chief of ways at night and resting during the staff, succeeding Col. J. W. Beaday in inconspicuous place (for the cham. Maj. Stanley M. Rumbough, attack was to be a surprise) it adjutant of the 84th brigade, and Capt. Walter G. Wolf, assistant to G-3, changed places. marched 120 kilometers to the Foret

Gap in Ranks Filled.

line.

Replacements, those freshly arriv d, untried soldiers at whose advent the veteran survivors of hard battles look askance, and without whom no division could continue its career as a division, came to the Rainbow in great numbers. The gaps in the ranks were filled. Lost and battlescarred equipment was replaced bartle-scarred equipment was replaced bartle-new, up-to-date fighting material. The Rainbow division, in a sort of new Camp. Mills, having found its fighting spirit in the field, now was being made over-getting its second

wind, so to speak. For great things were in the air. Other divisions besides the Rainbow were coming into this Bourmont area-most of them veterans alsofor intensive training, replacements and new equipment. It was the gathering of the First American army. The helter-skelter group of American divisions likely to be thrown into the line anywhere was thing of the past. On the soil of France a real army had been born to the United States. The Rainbow division was a part of it. Greater still, this army was about to start, on its own initiative and re-

ponsibility, without help or counsel from the armies of the other allies, an offensive against the German line. The Rainbow division was to be in ft.

It was a strange fact, but it is actually a fact, that the French civil-ians told the American soldiers about this offensive before they, heard it from their own commanders. They even professed to know accurately where the thrust was to be made. They said it would be made at St. Mihiel and they were right. The first American army was go-

bought 10 acres adjoining the Yore ing to try to repeat in the old Lor-property for \$500 an acre. raine salient what had just hap-

about what they would do, but until Gen. Hunter Liggett, comprising the now the soldiers who had done their Second, Fifth, 19th and 82d divisions the tired, war-weary world, the First American army, acting independentthinking for them had been French. in that order from left to right. ly, had demonstrated its ability to On the western boundary of the carry on a major offensive not only salient the Fifth corps, under Maj .with success, but with a smoothness and a smashing directness that no one would have believed possible at Gen. George H. Cameron, jumped off. In includes the Fourth and 26th American divisions and a French that stage of its development. The division.

At the point of the salient were

more French' troops who were simply to hold fast and mop up as the Americans, pressing in from the sides, closed the jaws of the pincers

and squeezed the boche either in or out In the same smooth-working bat-

tle formation which which it plowed through the Germans in every battle-Ohio, New York, Alabama, Nebraska, Iowa, from left to right, facing the enemy-the four infan-try regiments of the Rainbow diviion started through the St. Mihiel

salient. In front of every platoon were the California and South Carolina engineers with wire cutters and bengalore torpedoes, to cut or blow out any wire entanglements that renained in the path of the infantry. For completeness of equipment in attacking material the First American army went at the job of reducing the St. Mihiel salient is as perfect condition, probably, as any

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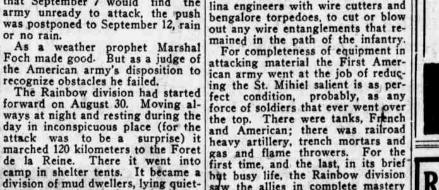
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