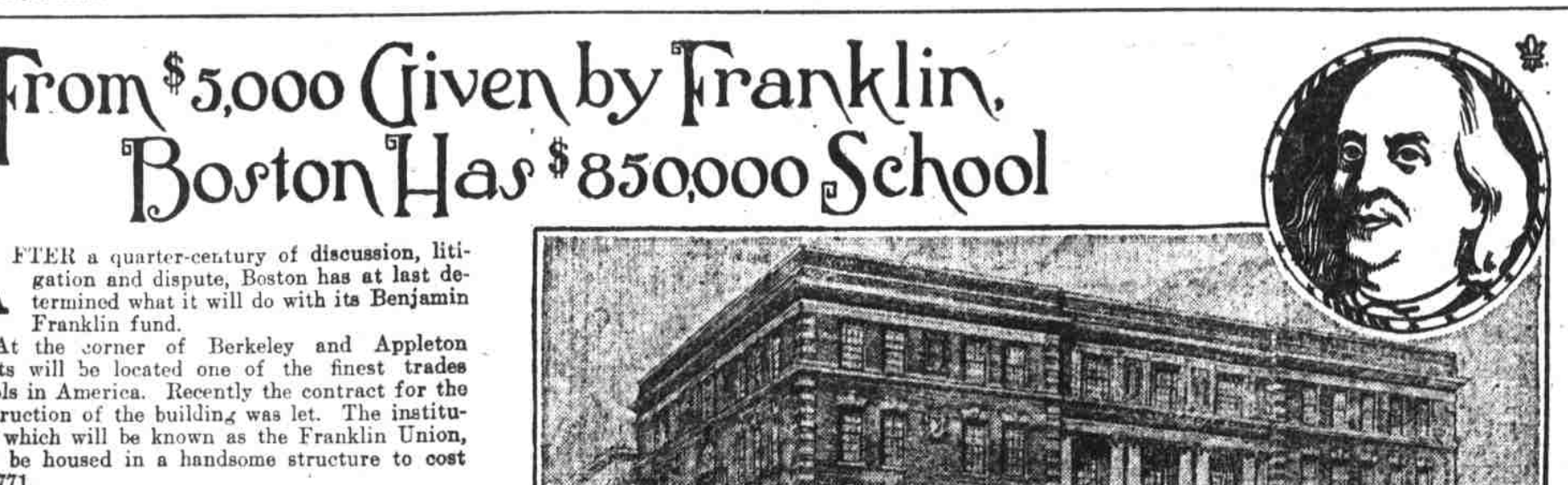
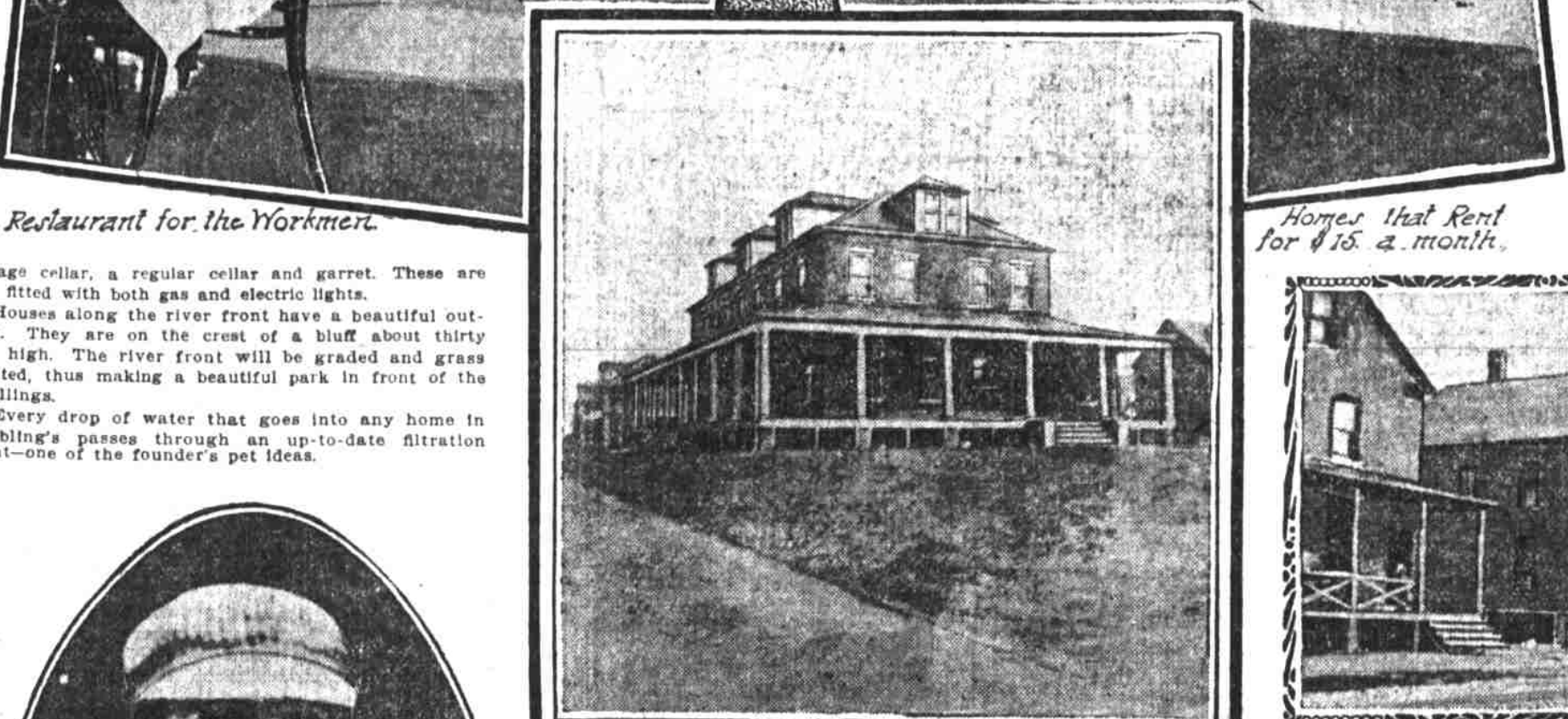
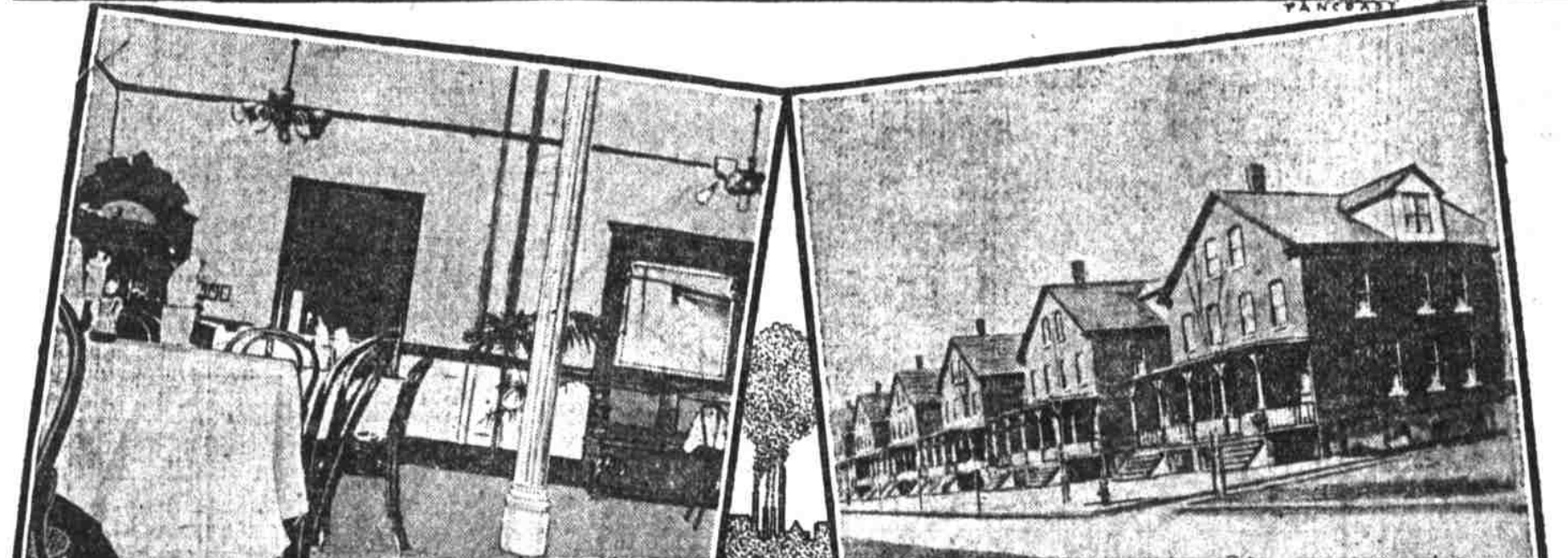


MILLIONAIRE BUILDS TOWN WITH JOYFUL SURPRISES

Attractive Homes, Cheap Rents and Everything Sanitary in Roebling's Village.



IF THE expectations of its millionaire founder are realized—and there seems no reason why they should not be—the new town of Roebling's, N. J., will prove a veritable Happy Land for working men and their families.

All their attractive homes are on parked streets, which, in time, will be nicely shaded. Comfortable six-room houses rent for \$8.50 a month.

Excellent ten-room houses may be had for \$15.

And all with steam heat and other modern conveniences.

At least one fruit tree is in every yard.

Inhabitants of the town drink filtered water. "Everything sanitary" is the motto of Roebling's.

Customers are not overcharged at the company store, where prices average lower than elsewhere.

An up-to-date free library and an excellent public school are maintained.

At the large hotel or boarding houses bachelor workmen may secure a rate of \$5 a week.

Finally, there is not a judge, court or policeman in the town. There are no town ordinances, no rules or restrictions save that every man must observe the laws of the state, and conduct himself as he would have his neighbor behave.

Rather a nice place in which to live, one would think.

IT WAS with no intention of seeking admission to the roll of philanthropists, so far as known, that Charles J. Roebling, of Trenton, N. J., planned and began building the model town that bears his name.

At his wife and steel mills in New Jersey's capital he employs thousands of working people. Now Mr. Roebling, like many other watchful employers, realizes that to secure the best results he must have the best labor, and to get the best labor his workmen must be contented and well-conditioned.

Perhaps the new town on the banks of the Delaware river—Roebling's—is about midway between Burlington and Bordentown—would never have been born had not prices of real estate in Trenton taken an upward leap just when Mr. Roebling wished to purchase a generous slice for an enlargement of his plant.

It may be that real estate dealers and owners learned of his plans for expansion. At any rate, when he attempted to secure the land he desired he found its price had made a remarkable advance.

Mr. Roebling said nothing to indicate his disappointment. He began looking around quietly for a location outside of Trenton.

A few miles away, on the banks of the Delaware, he found it. The next step was to plan a model town for the site and to begin its construction.

All the planning was done by Mr. Roebling and I. Harvey. They mapped out everything carefully in advance.

Before a single spadeful of earth was removed or a brick laid they had outlined in their brains every detail of the large mills, the hundreds of dwellings, the streets, sewers and the installing of every modern convenience.

So carefully was this done that, it is said, the building of the town has cost few dollars more than was originally estimated.

At present about 3000 men are employed in the steel mills. These are all skilled workmen and are paid high wages. When contemplated additions are made to the works the force, it is said, will be doubled.

Within a few years, the inhabitants of Roebling's proudly say, they expect that the town will have a population of 15,000 to 18,000.

And this despite the fact that a little more than a year and a half ago the site of the town was virtually open country.

It is intended in Roebling's to separate the atmosphere of daily industry from that of home life. Therefore, the town was laid out in two parts, the works being grouped in one and the dwellings in the other.

500 DWELLINGS COMPLETED

Five hundred dwellings have already been completed, and the construction of several score more is under way.

These are ranged along seven avenues and two streets. All the thoroughfares are macadamized and tree-lined, with parkways down the middle of the streets.

A much pleasanter and more refined appearance is thus given the place. It is H. Thompson, head of the real estate department, states that the streets were laid out by Mr. Roebling in order that the workmen might have their homes amid beautiful environments.

And the homes themselves—they constitute not the least remarkable feature of this new industrial city.

Here are comfortable porch-front dwellings, with six rooms, including kitchen, that may be rented for \$8.50 a month.

They are finished in good style in yellow pine, with calomined walls, gas, water and sewerage connections.

Houses that contain ten rooms, including kitchen, may be had for \$15 a month. These are finished in cypress and chestnut, have electric lights as well as gas, and each is provided with a large cellar and garage for storage purposes.

Steam heating and modern plumbing arrangements are in every dwelling.

Not only is the comfort of the working factors that help make up the industrial prosperity of Roebling's considered; the welfare of rising generations has been regarded with careful forethought.

How the eyes of thousands of little ones in the basement sections of a great city would gladden were such an open-air enjoyment provided for them.

The wide streets have grass-plot centers, with promise of abundant shade on the sidewalks within a few years, and each home is provided with a front and a large back yard.

And in each yard there is at least one fruit tree, to be watched with eager interest as its delightful promises ripen to realization.

Up near the river are the houses that have been built for the workmen. These are of the Flemish style of architecture, constructed of frame and brick. They contain twelve rooms, not including kitchen; with a cold

storage cellar, a regular cellar and garret. These are also fitted with both gas and electric lights.

Houses along the river front have a beautiful outlook. They are on the crest of a bluff about thirty feet high. The river front will be graded and grass planted, thus making a beautiful park in front of the dwellings.

Every drop of water that goes into any home in Roebling's passes through an up-to-date filtration plant—one of the founder's pet ideas.

Restaurant for the Workmen.

Homes that Rent for \$15 a month.

Comfortable Houses at \$8.50 a month.

The Hotel at Roebling's.

Manager of the Town.

George Arms.

What is usually a source of dissatisfaction in such towns becomes here a joyful surprise. This is the company's store.

From \$5,000 Given by Franklin, Boston Has \$850,000 School

Building for Franklin Union.

With something like \$850,000 at its disposal, Boston now proposes to erect a worthy memorial to the philosopher-statesman of the eighteenth century.

The codicil to Franklin's will making the bequest of \$100,000, which was dated June 23, 1790, provided that the fund, "if accepted by the inhabitants of the Town of Boston," be managed under the direction of the "Selectmen, united with the Minister of the oldest Episcopal, Congregational and Presbyterian Churches in that Town," who were to make loans, under certain conditions, to "young married artificers under the age of twenty-five years."

At the same time, and under similar conditions, Franklin made a bequest of the same amount to Philadelphia. But—leaving out Mr. Carnegie's addition—the Franklin fund in Boston is much larger than that in Philadelphia. The managers of the Boston fund cannot point to any special cause for this; in general they attribute it to more fortunate investments.

The purpose of the new institution is to afford an opportunity for the practical training of mechanics, draughtsmen and stationary engineers, and to fit young men to become skilled and intelligent artisans and workers in whatever trade they undertake.

Opportunities for such training have not heretofore been put within the reach of young men who are obliged to work in the daytime, and those of small means, in Boston. Such institutions are not uncommon in Europe, particularly in Germany, France and England.

The building will be four stories high, and will be of brick and stone. The basement will contain a model boiler room, a steam and hydraulic laboratory designed for the education of stationary engineers; and an automobile laboratory with equipment for experiments for steam, oil and electricity; an electrical laboratory, and a clay modeling room.

On the first floor are to be grouped the lobby or exhibition room—the latter for the display of industrial material of various kinds—the offices of administration, the library and the large lecture hall, seating nearly 1000 persons, and designed carefully and scientifically to

meet every requirement of proportion, ventilation, acoustics, light and convenience.

Class rooms will be distributed throughout the building on every floor, and there will be large draughting rooms, studios, laboratories and special lecture rooms for chemistry and physics.

The school will be used, as far as can be determined at present, mainly for evening work, and the finest possible equipment for lighting the class and draughting rooms will be installed.

When Franklin made his bequest, he calculated that the fund would increase in 100 years to \$131,000.

Of this he provided that \$100,000 be then devoted to public uses, and the remaining \$31,000 be allowed to accumulate.

At the end of 200 years, as he figured, the sum would reach \$4,081,000 pounds, of which \$3,000,000 pounds was to go to the state and the remainder to the city of Boston.

At the end of 100 years the fund amounted to \$391,168.68, which was apportioned pro rata in accordance

with the original terms. The Franklin heirs at that time instituted a suit seeking to restrain the proposed disposition of the fund, which after two years was decided against them.

Since then, or for about twenty-five years, Boston's "Selectmen"—now Aldermen—have been wrangling over the uses to which the fund should be put. On December 4, 1880, Alderman Colby declared in the aldermanic chamber that the fund had been a "football." A little earlier a newspaper had referred to it as "rather a hot potato; hard to handle."

More than 100 sites were considered for the building. Some were bought, then given up; some were all but bought, others were offered free, and still others were offered for sums far in excess of their value.

Not a few attempts have been made to have the fund applied to public purposes far from those intended by Franklin.

Now, however, Boston is at last to have some real value from the little \$100,000 fund that has been increased to nearly \$1,000,000.

About 120 of the leading men of the town recently formed a club. They have the use of a building on Main street, which is fitted sumptuously. A gun club and boat club will also be formed. A restaurant has been opened in the building adjoining the store. This is fitted throughout with Flemish oak. The postoffice is in the store, and Mr. Roebling is installed as postmaster.

A doctor's office, with operating room and diet kitchen, is located to the left of the store.

Probably the most interesting feature is the school, which could be copied in most cities with good effect. At present the attendance is about 100, and there are three instructors. The children are taught with a regard to thoroughness and all the necessary additions to the three R's are imparted.

The government of the city is unique. There are no policemen, no town ordinances, no judges, no courts. A man is supposed to abide by the laws of the state, and as long as he behaves himself and attends to his work, he is not troubled. Mr. Roebling has placed no restrictions on the men and has not made any rules.

Real head of this town, under Mr. Roebling, is Mr. George Arms, who is known as the manager. When a young man, Mr. Arms bears his honors and responsibilities easily, and no disorder has been known since he has been in charge.

The name of Roebling is well known to the world through the engineering achievements of Colonel John A. Roebling, founder of the great structural iron and steel works at Trenton.

Colonel Roebling built the great span across the Niagara river, the Cincinnati bridge, and had planned and was beginning the construction of the famous Brooklyn bridge when he was fatally injured.

This tremendous undertaking was carried forward to completion in 1883, by his son, Washington A. Roebling.

A statue to John A. Roebling, costing \$25,000 and subscribed to by the people of Trenton, will be unveiled in that city next fall with imposing ceremonies.

Some Curious Facts About Animals and Birds

"We get a new suit—some of us—because our old one wears out. That is the most apparent cause for the new annual suit of the birds," says a nature writer. "Yet with them, as with some of the favored of us humans, the feathers go out of fashion. But the annual moult is, first of all, nature's wise provision for the safety and life of the bird. Feathers are not only covering, but also means of locomotion, and hence the bird's only means of life. A year of use leaves many of them worn and broken, some of them, through accident, entirely lost. Here in my woods is a crow with three of the quills in his right wing gone. I can see the gap as he flies over. He has been shot at and nature must replace those feathers if that crow is to survive, even though he comes justly by his loss from stealing corn. The feathers of this crow and of all birds might last for two years or longer, but to keep the race at its best nature has found it necessary to provide new plumage at least once a year. But there are other reasons, at least there are advantages taken of the moult for other ends; such as the adaptation of the feathers to the varying temperatures of the seasons—heavier in winter and lighter in summer; also the adaptation of the colors of the plumage to the changing colors of the environment—as the change from the dark summer color of the partridge to its snow-white winter plumage to match the snows of its far northern home; then, and perhaps most interesting of all, is the advantage taken of the moult for the adorning of the bird for the mating season. Indeed, nature goes so far, in some cases, as to

cause a special moult to meet the exigencies of the wedding—as if fine feathers do make fine birds."

An elephant is possessed of such a delicate sense of smell that it can scent a human being at a distance of 1000 yards.

The bluejay is not generally known as a mouse, yet a feat in that line was recently witnessed. Several persons sitting on a porch saw a jaybird alight on the yard pickets a few feet distant. The bird presently flew to the ground and seized a live mouse, which, after a struggle, was subdued, and the bird, holding the mouse by the neck with its bill, flew away with it.

Near Martinsville, Ind., one spring morning a rattlesnake that had emerged from retirement too soon became chilled and crawled on the boiler of a sawmill to warm itself. In trying to escape when the boiler became too hot it wound itself about the whistle cord, causing the whistle to blow long and loudly. The people of the village, thinking the mill was on fire, hurried there with buckets and found the engineer shaking with fear. He had seen the snake and was afraid to enter the engine room.

Wild geese are trained to decoy others of their kind in North Carolina. The birds have had the web of one foot split and the bone of one of the wings removed so that when they swim or fly it is in a circle and they have to come back to the point from which they started. Put overboard they cry to the geese flying and attract them to alight, so that the hunter can get a good shot at the wild ones. The geese, it is stated, bring high prices, \$100 often being paid for a well trained wild decoy goose.

Six women who sat together on the front porch of the home of Daniel Shadrach, Schuykill Haven, Pa., declare that they were completely entranced by a monster copperhead snake which emerged from under the porch and coiled itself in front of them. Charles Detweiler, who was passing, saw the women sitting as if paralyzed, with their eyes on the reptile. As he looked on the snake uncoiled and started to glide toward one of the women. Detweiler rushed into the yard and struck the snake with a club, killing it. Three of the women swooned after the danger was over.

The first instance recorded in Berlin of a dog using a telephone occurred the other day, when a poodle which had been lost by two provincials during their stay in the capital was recognized by this means. It answered the description left by the owners as to outward appearance, and in order to solve all doubts its probable masters were rung up on the country telephone and asked to communicate with the dog, against whose ear the receiver was placed. On hearing itself called by its name the animal burst into a joyous, excited bark, which was recognized by the owners at the other end of the wire. The dog was thereupon forwarded to its masters by rail.

Tests of the hauling and pushing powers of various animals was made recently in New York. An expert engineer of the Merritt & Chapman Wrecking Company is said to have taken the report. An interesting fact brought out was that, while the camel was valuable as a pack animal, it was practically useless for hauling purposes. In pushing, the baby elephant forced the gauge to the 7200-pound mark, but in pulling reached only 6000 pounds, although she had pulled 3750 pounds in an unofficial test. Two horses of 1600 pounds weight only succeeded in reaching the 2000-pound mark. Four horses brought the scales to 6000 pounds. The scales used was the regulation hydraulic gauge.

A very clever little dog is Virginia, owned by Raffae Zarro, her most wonderful accomplishment being the detection of counterfeit money. Recently, to test her, Mr. Zarro placed a handful of American, Italian, British, German and French coins of various denominations on a table, making a pile. He said there were a few pure gold and silver pieces in the pile, and the rest were counterfeit. The instant Virginia was let loose on the table, she scattered the pile of coins with her nose and picked up a good gold piece first, and carried it to Mrs. Zarro. Then she did the same with the American silver pieces, but she would not touch the spurious coins. One of the visitors took coins from his pocket, among them a silver quarter and several old pocket-pieces that looked like money, and piled them on the table. The dog scattered the pile and instantly picked out the good silver quarter. Next a good one-dollar bank bill and one of the old advertising bank bills were thrown on the table, with other bills. Like a flash Virginia seized the good bill and carried it to the owner, though she had not seen him put it on the table.