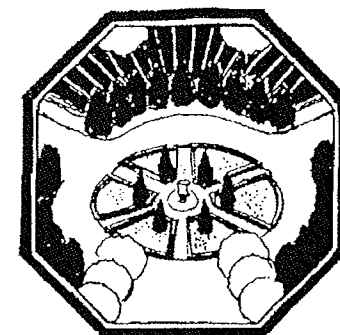


WOODSSHIRE



*A Modern English Garden
Subdivision in Lincoln Nebr.*

stated in his deed. It is the plan of Woodsshire, for the purchaser's protection, that all plans and specifications for houses must be passed upon by the landscape architect of the Woods Brothers Corporation and a Board of Architects. It is likely that the minimum sum will be no less than \$10,000, but the restrictions as to size, color, height, shape, and set-back will be governed almost entirely by the board of consulting architects. This does not imply that all houses in Woodsshire must be of the same general type. It means that each house, regardless of style, must be of good design and it is to be inferred from this that no one should expect to build a house in Woodsshire without an architect's plan and specifications.

Another important restriction of Woodsshire,—in a measure—will be the necessity of every lot owner becoming a member of the Woodsshire Homes Association. This Association will take care of the maintenance of park, "round points," street trees, and hedges. The cost of this is to be prorated among the members and it is not expected that the maintenance will exceed \$7.00 per lot per year. Further, the Association will take care of the tax assessments against the park and that of the paving contiguous to it. Such assessments as these are directly due to the fact that we have not felt it wise to dedicate this park to the city as public property fearing, for the lack of funds, that the park would not be properly developed nor maintained, nor could we expect the city to pay for the abutting pavement. In order to avoid these contingencies a portion comparable to the size of the lot in Woodsshire will be assessed against each party buying such a lot. In reality the purchaser will not only buy a lot but a proportional share of the park. This is all conducive to privacy and a communal spirit of pride.

ADVANTAGES OF LIVING IN WOODSSHIRE

When one acquires a lot in Woodsshire he must recognize the fact that he has not only purchased a site on which to build a home but that he possesses a community right in a sub-division that may never be equalled in Lincoln in beauty and choice of site. The right to live in this community is of distinct value. Privacy, seclusion, co-ordination of architecture and other features that go to make up the modern real estate sub-division is insured. This in itself creates a higher type of community. Home builders also purchase a portion of a community that is being very richly planted by Woods Brothers, which must inevitably increase in value as the material grows into maturity. As these trees and shrubs grow into maturity and increased value the ultimate effects desired by the landscape architect will also become more noticeable. Accordingly, Woodsshire grows more valuable and more beautiful each year. Outside of the monetary value of living in Woodsshire there is the added advantage of having real constructive restrictions that are genuine rather than supposed protections.

WOODSSHIRE

A MODERN ENGLISH GARDEN SUB-DIVISION

IN

LINCOLN, NEBRASKA

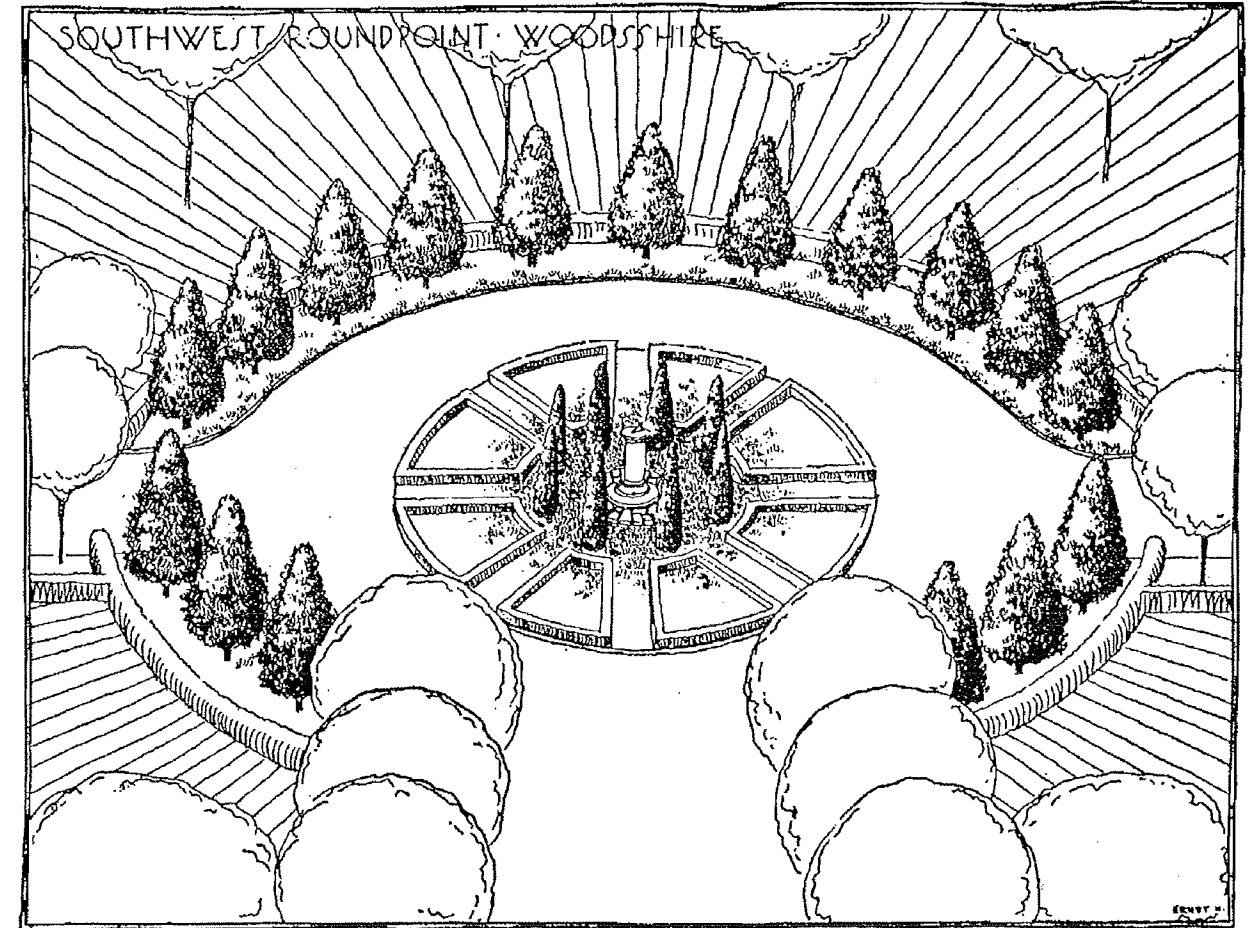
*AFFORDING BEAUTIFUL AND RESTRICTED
RESIDENTIAL SITES IN
A PRIVATE PARK*

Developed in 1926

BY

THE WOODS BROTHERS CORPORATION
LINCOLN, NEBRASKA

*The Design of Woodsshire, the Drawings,
the Text and the Cover Design of this Report
are by Ernst Herminghaus, L. A.*

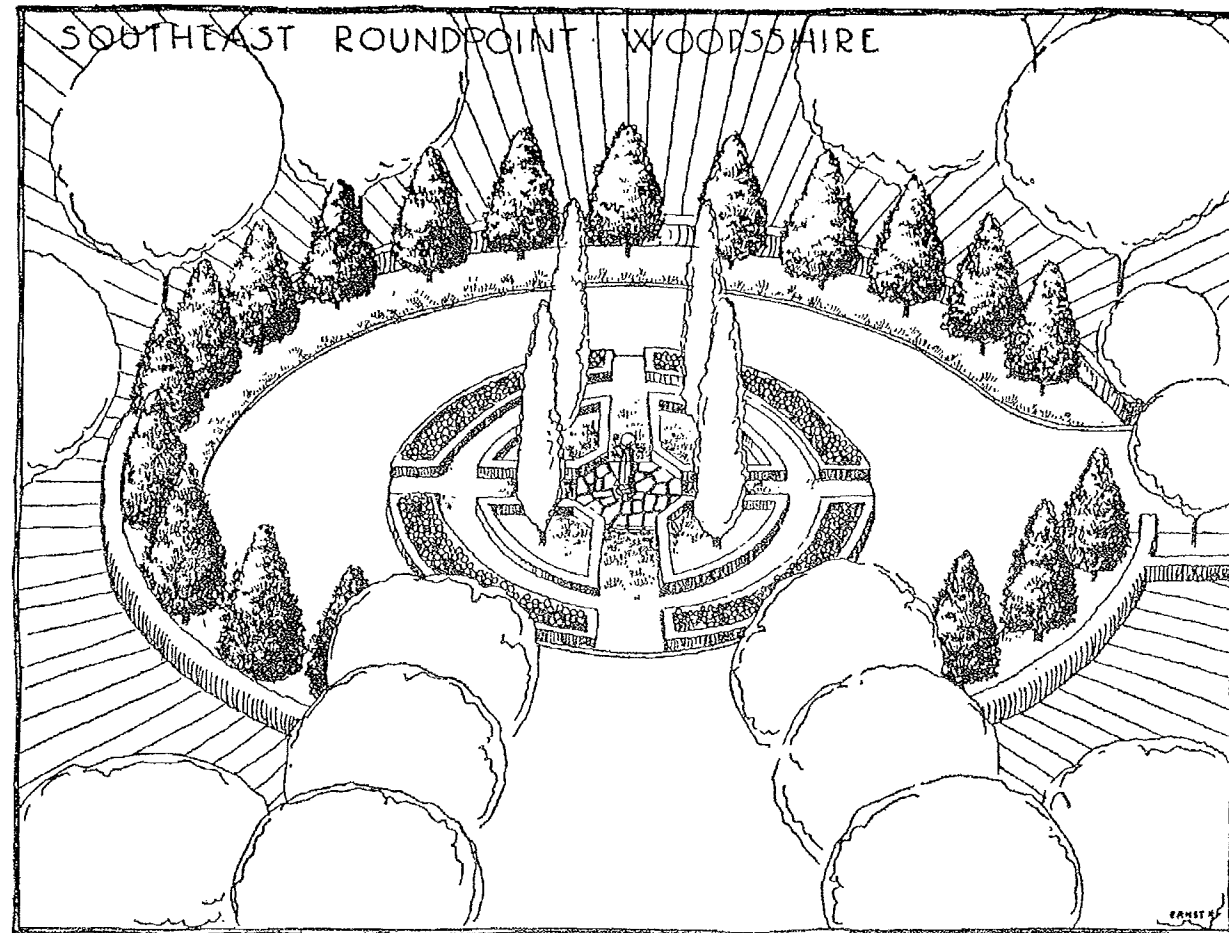


the square foot basis. This is the method used in Kansas City, Boston, and most large cities. The area of a lot in the final analysis is the only method of comparing sizes: frontages in no wise indicate the size unless the depth is uniform. Consequently, lots in Woodsshire will be sold on the per square foot basis, each lot to be offered at the same rate.

RESTRICTIONS

In developing Woodsshire, Woods Brothers are aiming to be as modern in their conception of restrictions as they are in its design. Upon conferring with architects we learn that restrictions as to the price of the house is a negligible quantity; the restrictions of the house as to design that will pass the judgment of good architects is of very great importance. It is easy to conceive and we unfortunately have too many examples of them in Lincoln as elsewhere, of houses that have cost large sums and are yet unattractive, simply because they lack architectural refinement. When the restriction merely designates the minimum cost of a house, a man who has built a charming house is under no protection whatever from his neighbor who has a right to build any sort of a structure so long as it costs no less than the minimum

GEORGE BROTHERS
EXPERTS IN PRINTING
from Type, Steel and Copper
Lincoln, Nebr.



earth. After the sewers have been laid a row of Chinese Lilacs will be planted along the rear lot lines. These Lilacs, with those planted in Woodsshire Park, will exceed one thousand in number; thus, Woodsshire should become noted for its Lilacs. Further lot planting after the sidewalks and street grading have been completed will take place in the form of a Privet Hedge planted uniformly and contiguous along all frontages. This will give each lot in Woodsshire a frontage hedge of uniform height. No single item of planting could possibly give more character to a sub-division than this.

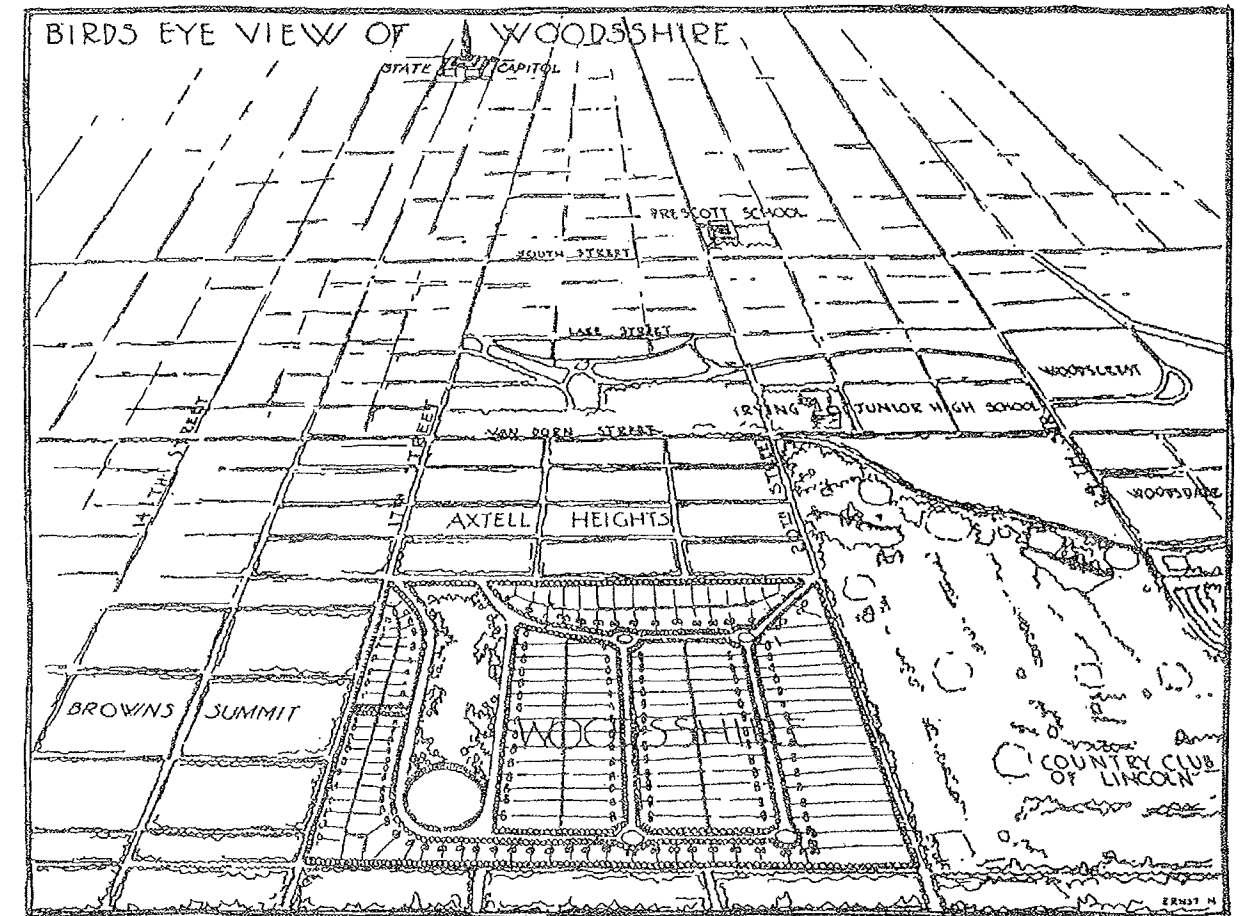
LOT SIZES AND SHAPES

While the lot depths are variable, according to the location, we have made a minimum lot width of sixty feet. With the modern logical tendency to use a house the longer axis of which is parallel to the street rather than at right angles to it and with the almost inevitable garage, we find that the sixty-foot width provides adequate space. So no lots are less than sixty feet: some are wider and it is possible in any case for the prospective home builder to buy as much frontage in excess of sixty feet as he wishes.

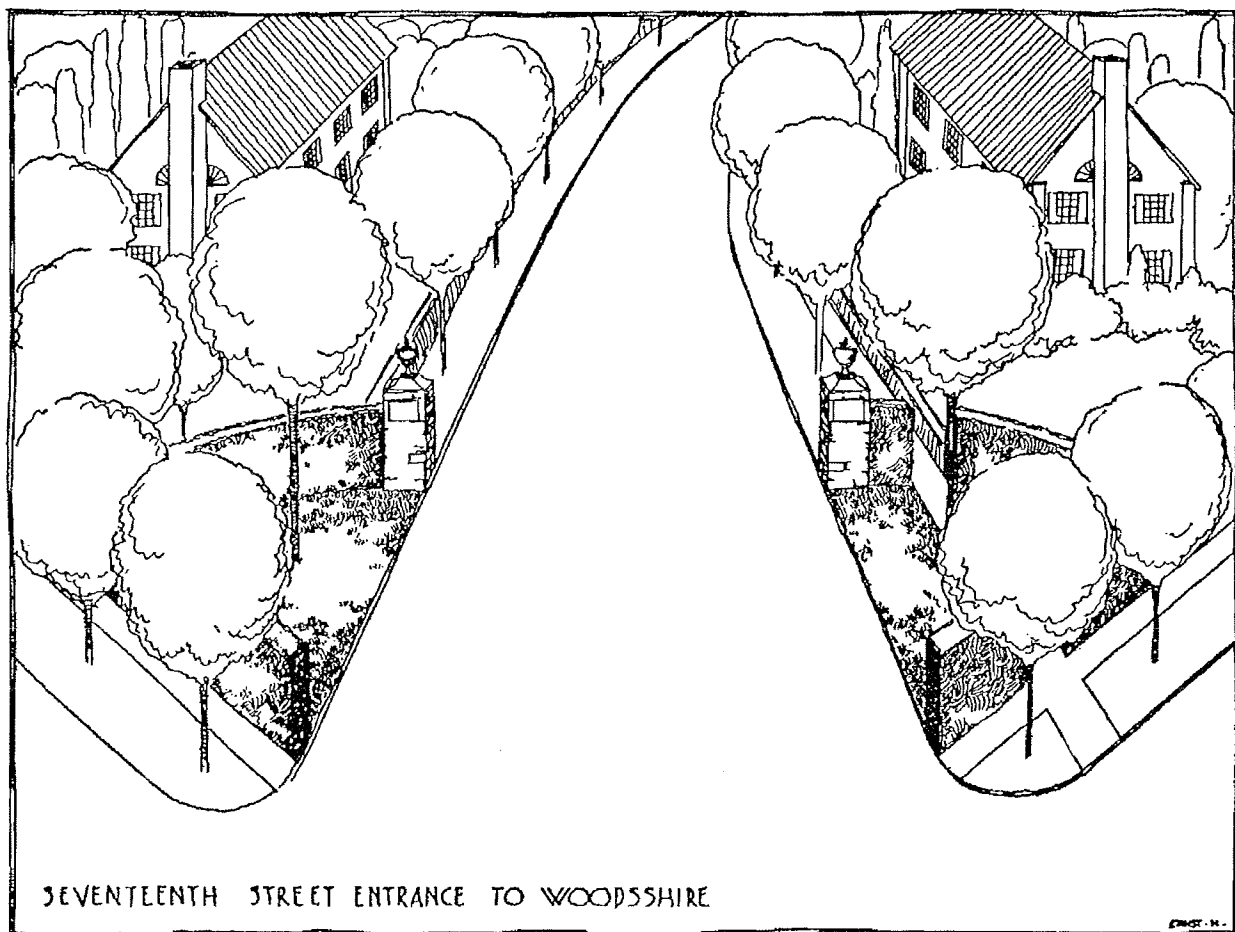
Since there is a variable depth to the lots and many shapes are not rectangular it has been found wise to use a method of assessing the price on

INTRODUCTION

Woodsshire offers a radical but progressive departure in the development of real estate sub-divisions. There is need in Lincoln of a highly conceived residential district that will interest home builders who do not wish



to spend more than \$20,000, nor less than \$10,000 in the erection of a home under conditions that will insure the requirements of a modern sub-division. To secure such results it was necessary to study the recent developments in design to discover how it was possible to plan economically in reference to lots, park reservations, play areas, and how to incorporate other elements of design that would enhance the value and beauty of the plat without being extravagant. Further, somewhat radical ideas in restrictions were originated that insure beauty and comfort of the community as well as for the individual.



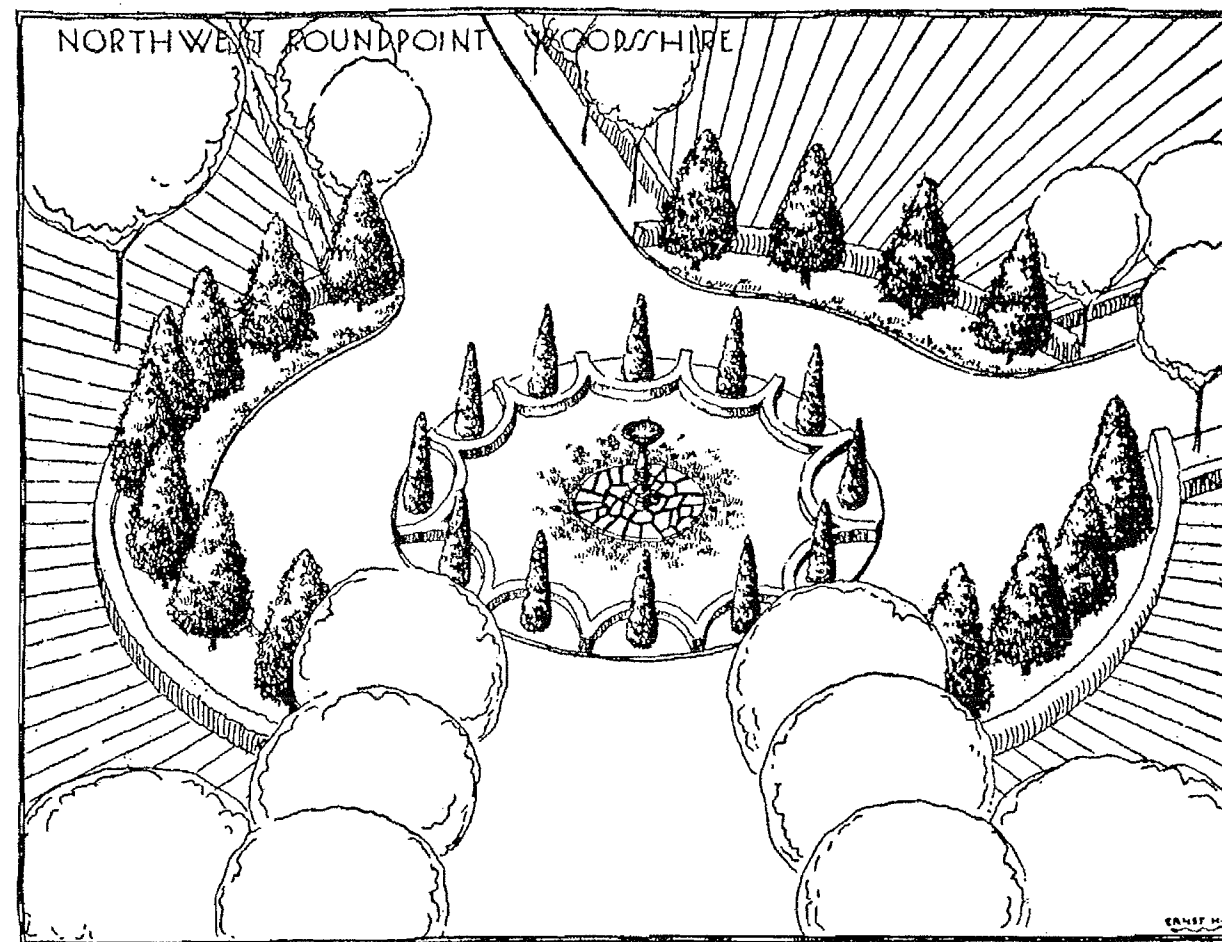
IMPORTANCE OF SUCH A DESIGN

Such a sub-division will not only meet the demands of the type of people for whom it is dedicated, but it will also be just as much a focal point of the city as a noted work of architecture, such as our new Goodhue Capitol. Visitors will be shown it with as much enthusiasm as the Capitol and it will probably have a greater appeal, since the reaction of beautiful homes in beautiful surroundings is emotional.

NEED OF NEW IDEALS IN DESIGN

The growth of Lincoln should be in a healthy, orderly fashion and all new sub-divisions should be studied with intelligence that a greater beauty, economy, and adaptation to the city plan may be secured. The street layout must conform to the contiguous arteries leading into the business center of the city, and the streets must also conform to the topography.

In the design of Woodsshire studied attention has been paid to the recent and newer ideals of real estate sub-divisional design, with special stress on English ideas. The layout is not a combination of streets crossing each

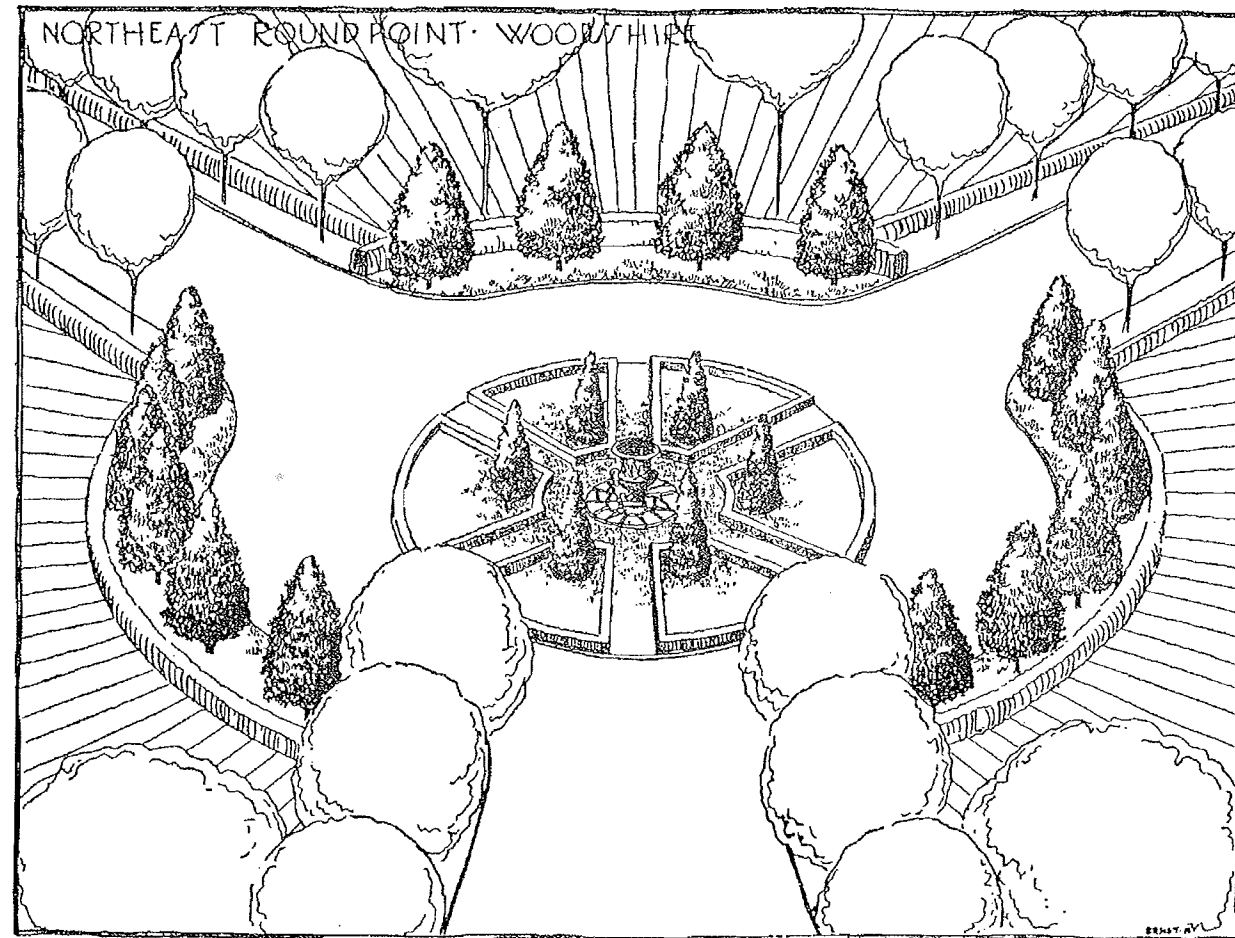


ENTRANCES

Seventeenth and Twentieth Streets are the main entrances to Woodsshire while Eighteenth Street is left open to take care of the surface drainage and Witham Lane permits access to Brown's Summit. The main entrance will be marked by gate piers on each side of the pavement. These piers will be three feet square, and eight feet tall, constructed of native lime stone and capped by an architectural and terra cotta finial. Flanking the piers will be an Arbor Vitae hedge completing the entrance gate-way. This hedge will be five feet in height and large specimens will be used to give that ultimate height immediately. Name plates on the piers will designate the sub-division and note that it is a private park.

LOT PLANTING

Two large Elms are placed on each lot in such a fashion that they will serve as an enframing to the house as well as to give shade. They are placed in such fashion as any landscape architect would plant them in relation to the house. These Elms were planted in the Autumn of 1925 and were the largest size that could be conveniently handled without a ball of

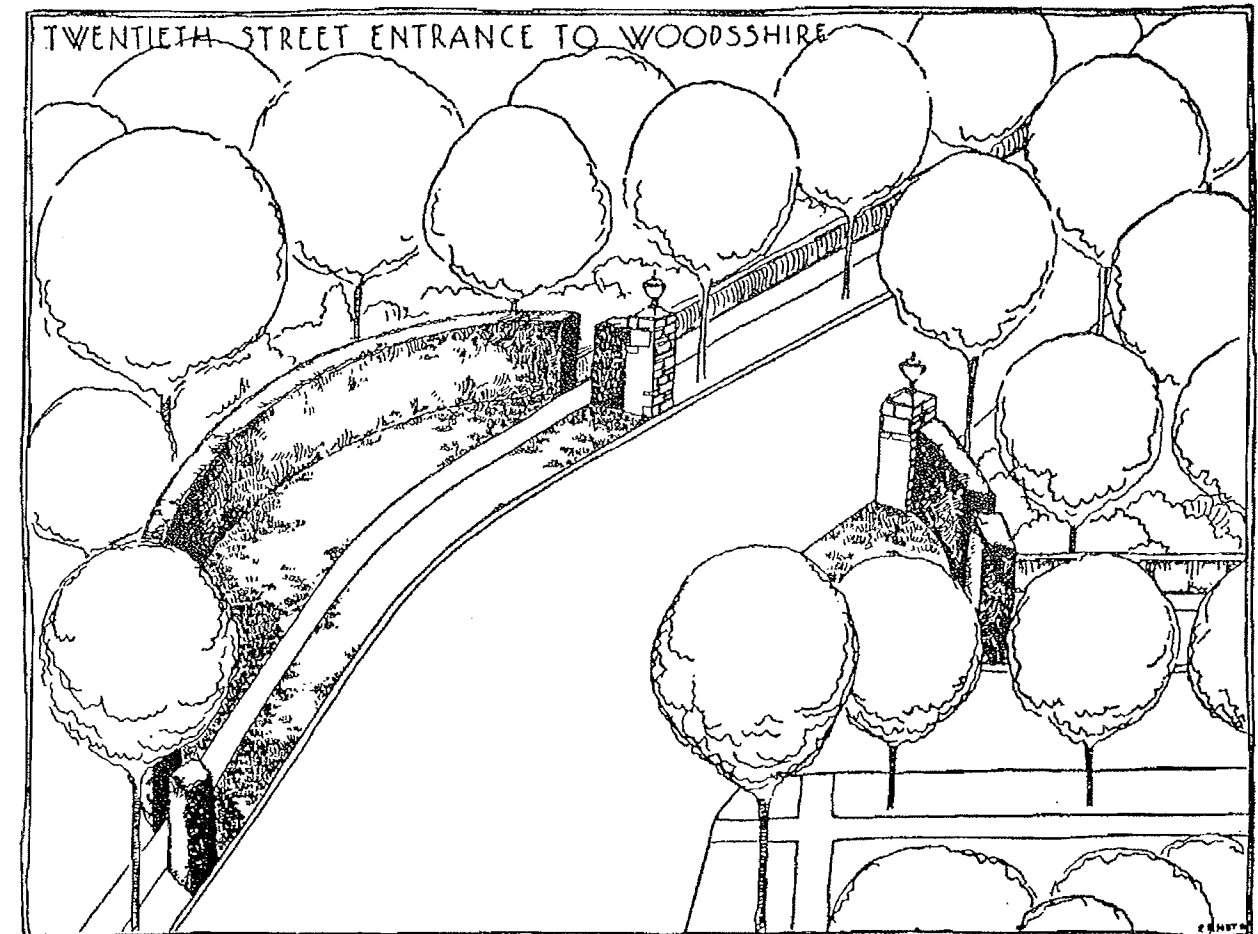


shrubs and will give the children a place to play secluded and protected from the street. Its shape has been determined by the circular street about it.

Some twenty-six hundred shrubs and three hundred trees were used in the planting of this park-way, an amount rarely used in areas five times its size. But Woods Brothers have realized that landscape effects cannot be secured without the use of trees and shrubs in great quantities.

ROUND POINTS

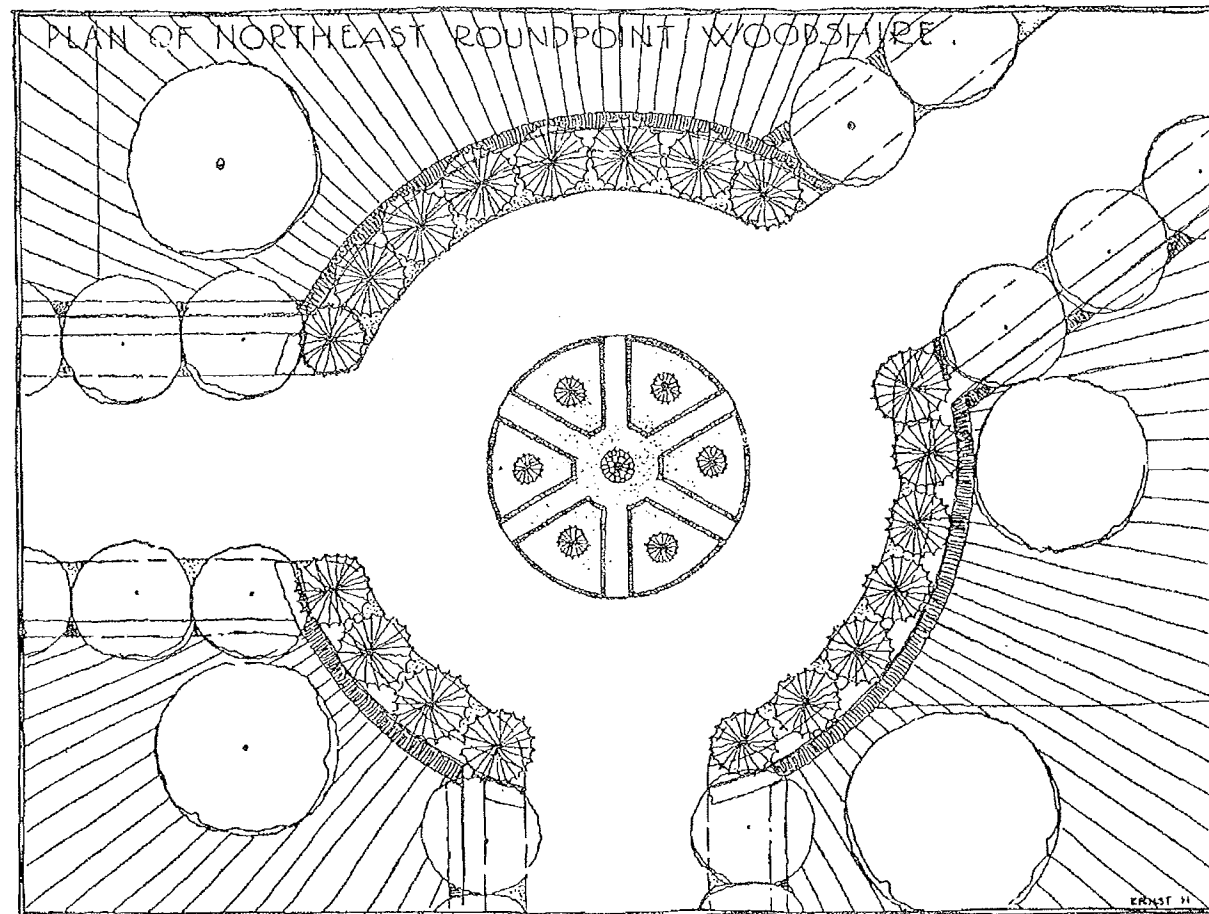
"Round Points" are oases in uninteresting streets: points of beauty and interest. They have been designed not only as decorative elements but also to break up the street into segments, giving the effect of courts. Each of these four "round points" is formal in design and is featured by some architectural element such as a bird bath, a garden vase, a sun dial and a gazing globe. Each point is treated differently though the surrounding planting of Red Pines is uniform; also, a Barberry Hedge encircles the entire unit. The central portion of the "round points" is 42 feet in diameter, the street is 24 feet wide and the parking from curb to lot line is 10 feet, giving a total diameter of 110 feet.



other at right angles and resulting in the standard, uneconomical and ill-adapted gridiron plan, nor has it accepted the fact that only curved streets can be useful and beautiful. It is a combination of both types in a scheme that is organic and logical therefore, beautiful because it is organic and logical.

AMERICAN CITY DEVELOPMENT HAS DEPENDED UPON PRIVATE ENTERPRISE

In Europe a remarkable development in city planning, especially in the design of city parks, squares, and in the unity and consistency of good architecture, has been fostered by the municipality, the state or by royalty. They have created over a period of centuries, and especially within the last, such beautiful cities that we spend millions annually in visiting them. In Europe we may speak of civic consciousness in regard to civic art; whereas, in the United States one rarely finds an individual consciousness that is based on art. Our civic development has seriously lagged behind that of Europe: the state or municipality has done but very little and what actually has been accomplished is the result of private enterprise with the notable exception of the city of Washington, D. C.

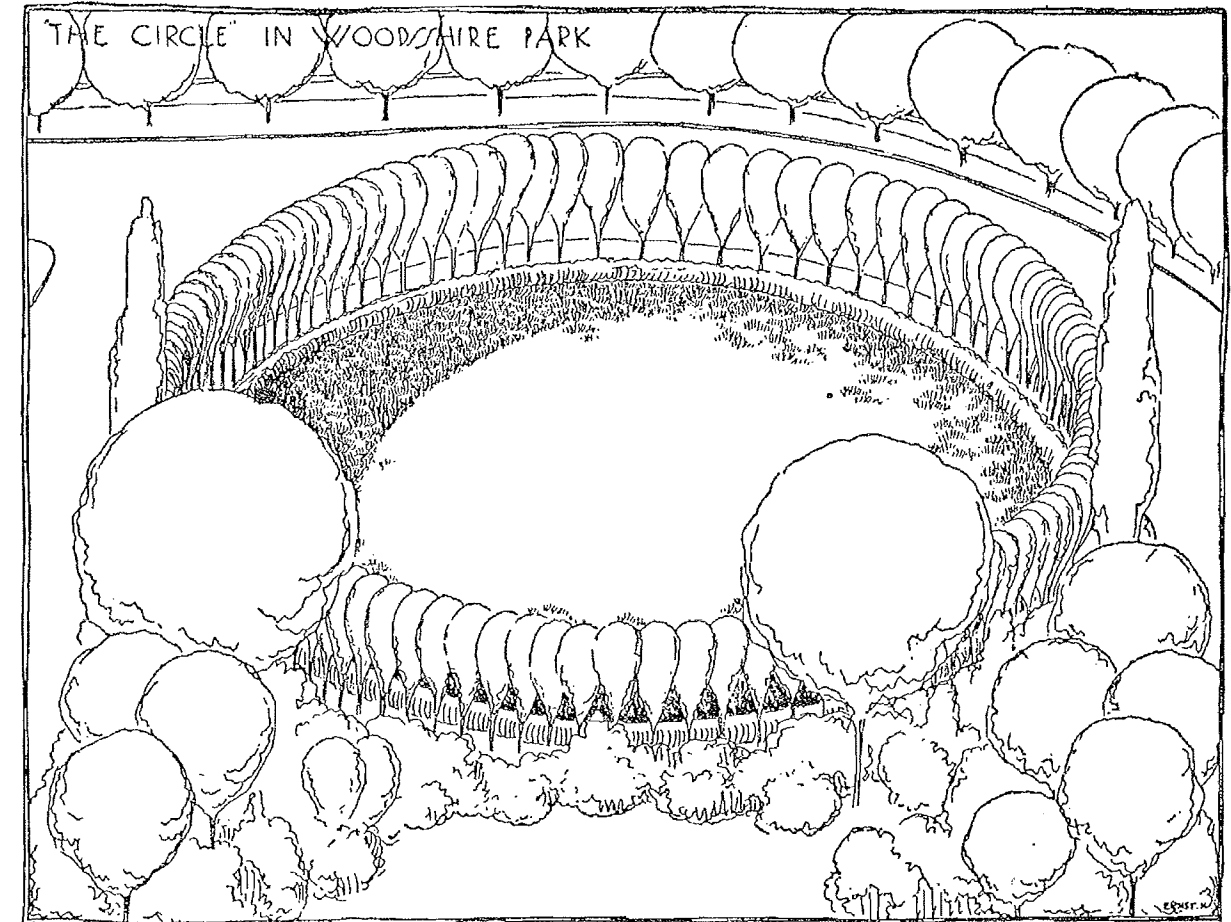


TYPE OF AMERICAN WORK

Private capital for the most part has created city planning in a haphazard fashion. Sub-divisions have largely been designed by engineers who are thoroughly competent to produce a practical unit, but who are usually incapable of artistic design. In passing it is not to be expected that the artist is capable of creating a practical unit and it is only by the co-operation of both engineers and landscape architects that elegant effects will result.

The Country Club district in Kansas City, Roland Park in Baltimore and Forest Hills in Long Island are the outstanding examples of careful planning that have been private contributions of civic art. We feel that Woodsshire will take its place along with these and it is in this spirit that the Woods Brothers Corporation is offering it.

This is not the only city planning that Woods Brothers have done: one needs only to point to Sheridan Boulevard, Woodsdale, Woodscrest and Garfield Park to realize how much a part of the functional city plan they are: and as such they stand as a distinctive contribution of the Woods Brothers Corporation.



WOODSSHIRE PARK

The park in Woodsshire utilizes four acres of ground that could be developed for home sites only at a very great cost, since it is low and more or less in the form of a gully. It being ill-adapted to streets it resolves itself into a park, as all parks generally utilize waste ground. Therefore, it has been an economy to use this area as a park and at the same time we acknowledge that it adds to the beauty of the sub-division and to the enjoyment of the people who live therein.

Its design recognized that no roads would pass through it but encircle it instead. As a great majority of the people will see it from the auto it was designed to be viewed from the street. This required the violation of the principal rule of landscape architecture; that, the center should be open and the sides planted. In its place we have established that the vistas from the street are of more importance than vistas within. We have made another departure in design in planting large groups of one variety of shrub instead of using the usual hodge-podge of every possible shrub within a group.

At the south end we have fashioned a play circle for children. This is an area 175 feet in diameter surrounded by a row of trees and one of

shire practically no grading will be done on the lots: scarcely two per cent of them will have their natural contour changed. The streets themselves will follow the existing grades with the minimum amount of cutting and filling, only that which is essential to produce the standard cross-section of the street.

PRIVACY

Privacy is the cardinal consideration in the development of modern subdivisions. Men wish quiet after their day in the business district with its ever-increasing din of discordant noises. Since most of the urban noises are caused by traffic we easily see that in the elimination of this in the subdivision we can reduce noise. There are no through streets in Woodsshire. If you enter on Twentieth Street you must either exit by returning to Twentieth or at Seventeenth Street and vice versa. Traffic that points to districts beyond Woodsshire must take the arterial Seventeenth and Twentieth Streets. The streets are also narrow and are accented by "round points" which impede fast driving and the design as a whole is so private in character that people will not have the tendency to drive through it without some definite object.

STREET DESIGN

Woodsshire is outstanding in its street lay-out. If the gridiron system of streets were carried out the area of them would have equalled the total area of streets plus park area in Woodsshire as it is now designed. This is not only a step forward in economy but it is the main contribution to the beauty of the tract. It is so laid out in relation to the building sites that the lots are of equal value. The value of lots on the Country Club side is offset by the value of park frontage on the west. There are few cross-streets: this results in long blocks and eliminates the unnecessary interference of cross-traffic. These streets are no wider than they should be, for increased width is usually taken up in the parking strip between curb and sidewalk. This element of the street is particularly difficult to treat either with grass or any other planting material; accordingly, we have reduced the street width under the standard not to narrow the width of the pavements but in reality to decrease the width of parking strips.

In order to make the streets in themselves interesting four "round points" have been inserted at the four principal intersections and the park has been designed so that it will be viewed principally from the drive. The "round points" divide the street into short lengths giving a more or less court effect to each and to permit a variety of trees to be planted in the various segments.

CHARACTERISTICS OF A MODERN REAL ESTATE SUB-DIVISION

In the modern sub-division the outstanding characteristics are the adaptation to topography, street lay-out in respect to building sites, park reservations, play areas, seclusion, restrictions and harmony of architecture and landscape architecture.

SELECTION OF SITE

In order to incorporate in a plat the ideals that have been stated in previous paragraphs, we have selected the forty acres lying just west of the Country Club heretofore used as an aviation field; a tract that has long been considered the most beautiful potential residential site that Lincoln can offer, not only because it lies contiguous to and above the Country Club grounds, but for reasons of its high elevation. Though these reasons seem the most evident; a study of the site discloses that no piece of ground in Lincoln is so capable of producing beautiful and economical home sites. Further considerations prove the existence of the tract to be in the path of Lincoln's expansion which for many years has tended toward the south and the east, which tendency has been crystalized by the establishment of the new Country Club.

MAIN FEATURES OF THE PLAN

The main features of the proposed plan for the sub-division of Woodsshire are:

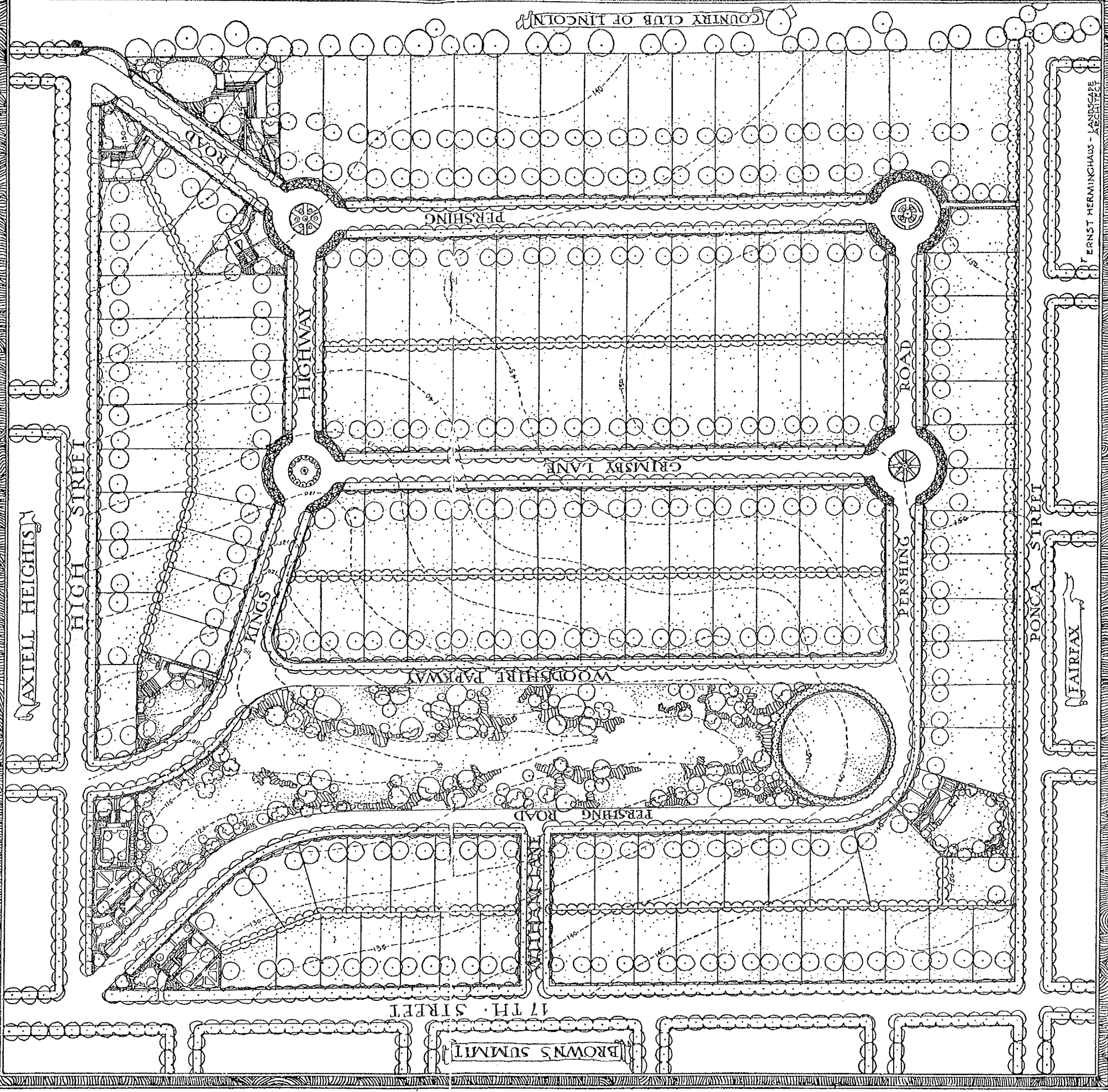
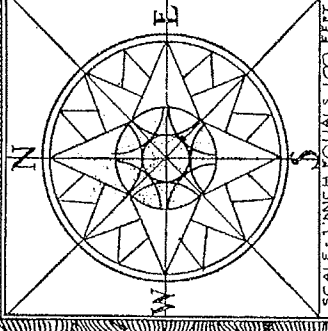
- (1) Adaptation to topography.
- (2) Privacy.
- (3) Street design.
- (4) Woodsshire Park.
- (5) "Round Points."
- (6) Entrances.
- (7) Lot planting.
- (8) Lot sizes and shapes.
- (9) Restrictions.

ADAPTATION TO TOPOGRAPHY

In adaptation to topography it is not only essential to follow in the design of the streets, the contour of the ground for drainage and flow of sewer but also to avoid the unnecessary cutting and filling that many subdivisions assume, even when their street plan is quite functional. In Woods-

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WOODS IRRI



17 TH STREET

BROWN'S SUMMIT

FAIRFAX

PONCA STREET

PERSHING ROAD

PERSHING ROAD

WOODSHIRE PARKWAY

GRIMBY LANE

HIGHWAY

PERSHING

COUNTRY CLUB OF LINCOLN

ERNEST HERMINGHAUS - LANDSCAPE ARCHITECT