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Benefits Which Arise From City Planning to the Community Are of Various Origin—It Represents Preparedness, and Means a Gain to the Realty Interests.

It seems to me there are four economic reasons why the real estate interests should look with favor on city planning, said Charles Mulford Robinson in a recent address. The first reason is the general one that whatever is of economic benefit to the community as a whole, as city planning claims to be, is advantageous to the realty interests, for they make up an important part of the community. In addition, realty interests can prosper professionally only in that degree as the community prospers.

The benefits which arise to the community from city planning are of various origin. For the present it is enough to say that one of the proud claims of the operation is that it represents preparedness, preventing loss by the use of foresight, insuring against waste of tearing down or "running" down, by the completeness of the civic adaptation to purpose which it provides. Undoubtedly it does, in at least considerable measure, have this effect. In so far as it does it means a gain to the community and directly to the realty interests.

The second economic reason is the special one, by which I mean that it has most concern with the real estate point of view. To see how far this is true we must ask ourselves just what in particular city planning does by way of exercising foresight.

Primarily city planning designates what use shall be made of the various parts of a town. It does this in a very thorough fashion. It not only says, this area shall be a park, that shall be the civic center, here must be located the stores and offices, there the factories, and that the homes over yonder shall be safeguarded from the intrusion of inharmonious factors, but it determines the use to be made of different streets. This street, the city plan says, shall be a main traffic artery suitable for business and for street car lines and made wide in consequence; that one set apart for residences shall all its life be quiet, restful and beautiful.

Now, what does this mean to the real estate business? It means this: The status of even cheap real estate is changed from a speculation to a gilt edged investment. That means, as we all know, a higher general average price and more stability in values. The element of uncertainty is taken out. The purchaser knows what he is buying, the agent can truthfully state what he is selling. It is like buying a guaranteed stock, only now the city is the guarantor. The chances of loss are reduced through this operation by eliminating the opportunities for unexpected changes. A man who puts his savings into a home with a lawn in front is certain that a factory will not go up next door; that no grocery store will mar the sidewalk line; that no high building will shut off his light and rob him of air and sun and stars. The merchant who risks his fortune in the purchase of a store has assurance that business will not be lured suddenly into an adjoining street. Or if you buy a tract on the outskirts of the city with the idea of subdividing there is no danger that the next tract will be built over in a way that will destroy or greatly reduce the value of your tract, no possibility that you will be put in a pocket, unable to get into or out of your tract, as recently happened to a man in Detroit.

A third direction in which the real estate man, whether owner or operator, is helped by city planning is in the reduction of the cost of tract development. Under city planning, since it becomes possible to foresee the use which is to be made of a street, we can build the street in accordance with its needs. All engineering features, as the size of sewers, the strength and width of pavements, can be adapted to actual needs, without the necessity of providing an extra capacity which is attributed to the roseate hopes of visionary optimists.

Let us, then, remember this: The real city planner is interested not in designing theoretically a city through the use of T square and French curve, but in practically and sanely fitting a city to the needs of those who live in it. He tries to make the city more livable as well as an easier place in which to do work efficiently.

In so far as he succeeds in either or both of these ideals he is the real estate man's best ally and his best friend.

**Make A Friend Of Your Face, Is Advice**

Margaret Mason Says New Year's Day Is the Day to Begin to Pay Attention to Yourself.

BY MARGARET MASON.  
(Written for the United Press.)

If Percy and Mabel  
Have had a small fight  
On New Years, if able,  
They'll make it up right.

**SMOKING MEATS ON THE FARM**

Proper Methods Aid In Preservation as Well as in Palatability.  
(Prepared by United States department of agriculture.)

Proper smoking will not only aid in the preservation of pickled and cured meats, but also will add to their palatability. The preservative effect in smoking is due to the formation of creosote by the combustion of wood, this substance closing the pores of the meat to some extent, thereby excluding the air and also forming a coating objectionable to insects.

The most important dimension of the smokehouse is its height. This should be eight or ten feet to insure best results. The horizontal dimensions should be determined by the amount of meat likely to be smoked, 6 by 8 feet being large enough for ordinary farm use. Ample ventilation should be provided to carry off the warm air in order to prevent overheating the meat. Small openings under the eaves or a chimney in the roof will be sufficient if arranged so as to be easily controlled. A fire pot outside of the house proper, with a flue through which the smoke may be conducted to the meat chamber, gives the best conditions for smoking. When this cannot be arranged a fire may be built on the floor of the house, and the meat shielded by a sheet of metal. Where the meat can be hung six or seven feet above the fire, this precaution need not be taken. The construction should be such as to allow the smoke to pass up freely over the meat and out of the house, though rapid circulation is at the expense of fuel.

Brick or stone houses are the best, though the first cost is greater than if they are built of lumber. Large dry goods boxes and even barrels may be made to serve as smokehouses where only small amounts of meat are to be smoked. The care of meat in such substitutes is so much more difficult and the results so much less satisfactory that a permanent place should be provided if possible.

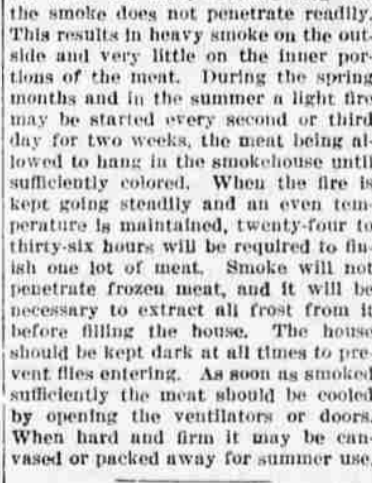
The best fuel for smoking meats is green hickory or maple wood smothered with sawdust of the same material. Hard wood of any kind is preferable to soft wood. Resinous woods should never be used, as they are likely to impart bad flavors to the product. Corncoals are the best substitute for hard wood and may be used if desired. Soft wood and corncoals give off large amounts of carbon in burning, and this is deposited on the meat, making it dark in color and rank flavored. Juniper berries and fragrant woods are sometimes added to the fire to flavor the meat.

Meat that is to be smoked should be removed from the brine two or three days before being put in the smokehouse. If it has been cured in a strong brine it will be best to soak the pieces in cold water overnight to prevent a crust of salt from forming on the outside when drained. Washing the meat in tepid water and scrubbing clean with a brush is a good practice. The pieces should then be hung up to drain for a day or two. When drained they may be hung in the house. All should be suspended below the ventilators and should hang so that no two pieces come in contact, as this would prevent uniform smoking.

A slow fire may then be started, warming up the meat gradually. During the winter months in cold climates it is best to keep the fire going continually until the smoking is complete, holding the temperature at about the same point. If the fire is allowed to die down the meat becomes cold and the smoke does not penetrate readily. This results in heavy smoke on the outside and very little on the inner portions of the meat. During the spring months and in the summer a light fire may be started every second or third day for two weeks, the meat being allowed to hang in the smokehouse until sufficiently colored. When the fire is kept going steadily and an even temperature is maintained, twenty-four to thirty-six hours will be required to finish one lot of meat. Smoke will not penetrate frozen meat, and it will be necessary to extract all frost from it before filling the house. The house should be kept dark at all times to prevent flies entering. As soon as smoked sufficiently the meat should be cooled by opening the ventilators or doors. When hard and firm it may be canned or packed away for summer use.

**Silo Anchors.**

These anchors are used to secure wooden stave silos to a concrete base. Two forms are shown, in each of which



the arms are at an angle of sixty degrees to each other. They are bolted to each stave and are fastened to large bolts imbedded in the concrete base.—Agricultural Digest.

If hair and complexion  
Should quarrel and fight  
The rest of your face  
Just make it up right.

New York, Dec. 29.—Since New Year's day is the day of days to patch up all differences, cover up all the disagreeable features of the past and make up and be friends, why not begin with your face. Anybody can make up a quarrel and everybody can patch up a difference but it takes a real artist to patch up a face and make up a complexion.

It may surprise you to learn that there still are few benighted and medieval monster husbands in the world who won't let their poor wives use a powder rag or a speck of rouge. Just fancy! Yes, and there are actually some doormat wives who obey these same benighted and medieval monster husbands and go through life with shiny noses and yellow skins.

**Pretty Girls Attract.**

Then they wonder why some husbands don't make a fuss over them but have an eye for every pretty girl on the street with the healthful glow of rouge on her cheeks and her lips prettily rubylined.

Other wives who suffer with benighted husbands have a secret little cache for the trusty powder rag and the lip stick and put the make up on the sly and also on the nose and lips.

In this case to paraphrase that famous line of "The Darling of the Gods" that "It is better to lie a little than be unhappy much." "It is better to receive a little than to be unattractive much."

The best way is to come right out in the open with an open face and if you have any latent artistic ability don't waste it painting china or candle shades but touch up your own vivacious visage.

All the successful and smart women from Helen of Troy and Cleopatra down to our present galaxy of female beauty have looked upon both the rouge and henna when it was red.

In David Graham Phillips "Old Wives for New" you all know how the wife lost her husband's affection by letting herself go, getting sloppy and slovenly and how she won another husband again by resorting to a good cossetiere, a good dressmaker and above all a good beauty expert. It is really much better however not to risk losing a perfectly good husband at all but to resort to the beauty expert at the getway. Nowadays with all the wonderful new beauty specialties and inventions, the creams adapted to every purpose and suited to every type of skin, the powders matched up to every complexion to a nicety, the rouges, the lipsticks, the eyebrow pencils, the wrinkle eradicators, massage, mud packs, muscle oils, permanent hair waving, etc., why should any woman be plain? That is of course if she has the courage of her convictions.

**Painting the Lily.**

That old wiveeze about not painting the lily or gilding the rose has been knocked out by our enterprising florists with their emerald green carnations, their mauve and salmon chrysanthemums. Who says you can't improve on nature. When woods are overgrown don't the forestry experts clear them out and when land is barren and treeless don't they plant seedlings and set out embryo forests. Then when eyebrows are bushy and overgrown why not twee them out to a fine and becoming line with the handy tweezers and if they be scant why not apply the ever ready eyebrow pencil, black or brown? A judicious use of the rouge that's red on lip and cheek will make a woman fairly replete of youth and charm and remember one touch of powder makes the whole world's skin.

So for beauty's sake and your own when you swear off all your bad habits on January 1st, 1917, swear on all the cosmetics that you need and remember above all things that 'twere better even to have a tarnished reputation than a shiny nose.

**ITALY LEARNS WAR**

(Continued From Page One)

to France and England. The immediate and most radical result of the change was Italy's declaration of war against Germany. The despatch of Italian troops to Salonika and France as well as a more intimate ministerial contact with the people followed.

In the last twelve months three great movements stand out from Italy's land fighting. They include her counter-offensive against the Austrians in the Trentino, her Isonzo offensive and her Carso drive. Superior in men and cannon, the enemy unexpectedly poured through the valleys of the Adige and Brenta last spring. They were stopped only within sight of historic Veneto and slowly pushed back along the road they came. They still hold a rocky square of 100 miles along the Trentino border, their only foothold on Italian soil.

In mid-summer the Italians concentrated their resources for an Isonzo offensive. It culminated in Gorizia's fall during the first days of August. In late September preparations for a new drive in the lower Carso were completed. It began in early October and has already brought the fierce fighting Italians within several miles of Trieste.

Winter Aids Austrians. Winter, however, is apparently now conspiring with the Austrians against the immediate capture of the "unredeemed city."

Almost 4,000,000 soldiers played active parts in these three theatres of

war. The Austrians, it is estimated, lost almost a million in dead, wounded and prisoners. The Italians losses, though admittedly heavy are considerably less. Moreover, Italy today holds about 3500 square miles of Austrian territory, embracing prosperous towns and fertile valleys.

Meanwhile, over the sky-scraping peaks of Carnia and of the Dolomites the Italian arms were also slowly advancing. Strategic positions like the mountainous Col di Lana and the Cristallo fell to King Victor's men through mining and other engineering operations. In the processes of these captures entire enemy regiments were often killed.

Besides, Cadorna's troops have occupied Argirocastro and Delinno in Epirus. Both are on the road to Janina, which is one of the principal towns in Albania. From Vallon they have advanced east to Koritza and with the French took Monastir, Macedonia's key.

**Austrian Fleet Bottled Up.**

Cooperating with the army Italy's navy has bottled up the main Austrian fleet at Pola. Several times the Italian have made daring excursions against Parenzo, Durazzo, Porto Basso and Pola, bombarding military and naval works apparently with disastrous effects. They have captured or sunk several enemy transports and submarines. In addition, the battle cruiser Viribus Unitis is believed to have blown up in the harbor of Pola, following an Italian air raid.

Italy's losses at sea include the Benedetto Brinard the Leonardo da Vinci, destroyed through internal explosions and several transports and torpedo boats, said to have been sunk by the enemy.

The Italian airmen have reinforced the land and sea fighting. They have been responsible for successful aerial bombardments on Trieste, Pola, Cattaro, Tomazzo, and Sebenico. On the other hand enemy aeroplanes have carried death and destruction to Verona, Padova, Gorizia, Spezia and Venice. They have been followed by Austrian submarines, which have bombarded Bari, Brindisi, Savonna and Napoleon's island at Elba.

Italy's financial and economic arms against the enemy are now well organized.

It is costing Italy more than \$8,000,000 a day to do her bit.

**Economies Are Forced.**

Governmental decrees, closing the cafes and theatres at 11:30 and stopping the trolley cars at the same hour are a part of the economic program. The candle power of the street lights also have been halved and extravagant expenditure for dress, luxury and pleasure frowned upon.

Living was approximately 20 per cent higher last January 1 than it was before the war. It is about 60 per cent higher today. Clothing has increased from 40 to 70 per cent in the meantime. The reasons for the higher cost of living are not entirely traceable to the war, which has occasioned a lack of imports and exports and extensive military sequestrations. Private speculations plays a large part.

The women are taking their share in wartime industries and economies. Within the last twelve months the female workers, who have replaced men, have increased from 35 to 70 per cent, it is estimated. They are found plowing the fields, gathering the harvests and making the wines or turning the lathes in munition and gun factories.

There are female doctors at the front, a radical departure for "conservative Italy."

**How to Prevent Croup.**

In a child that is subject to attacks of croup, the first indication of the disease is hoarseness. Give Chamberlain's Cough Remedy as soon as the child becomes hoarse and the attack may be warded off and all danger and anxiety avoided.

—Adv.

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