

Stimulation of Growth in City Is Purpose of All Zoning Ordinances

(Information for this article compiled from the Zoning Primer, issued by the Department of Commerce, Washington, D. C.)

Zoning has a comparatively broad scope and is best obtained by using maps of the city, dividing the city into different kinds of districts; a statement of methods of regulation to be employed in each district in regard to the use to which property may be put; the height and size of buildings; amount of space to be left vacant with adequate provisions for enforcement.

In the process of drafting a tentative ordinance it is important to be sure that the ordinance is an "application of common sense and fairness" and will "provide each district as nearly as practicable with just such protection and just such liberty as are sensible in that particular district." It is essential likewise to be sure that public opinion, as a whole, will support it.

HUGHES BUILDING NEARLY COMPLETED

It Will Be Entirely Ready for Occupancy By the First Day of December

Work on the fine new two story building being erected by the John Hughes company on the corner of High and Ferry streets, is being rushed to completion and it will be entirely ready for occupancy by December 1, unless something new unforeseen develops. The structure is of the brick and concrete composition, with a special fireproofed roof and will be one of the most attractive buildings in Salem.

The rooms with an average space of 26 feet by 12 feet, constitute the lower story of the edifice. These rooms, which are suitable for stores and business places of various kinds, are well lighted, and fully equipped with hot and cold water, hot water compression pump, circulation heat, and ventilators.

The New Salem Hotel. The entire upper story has been

operation, the primer states that a zoning ordinance is of value only as it is properly enforced. Because of the difficulty in making with precision the forecasts on which it is based, its operation should be closely followed by those who most intimately understand the reasons for its provisions. Thus, improvements and adjustments may from time to time be made intelligently. It is to furnish in exceptional cases a means for remedying possible injustice that, in some states, provision is made for a board of adjustment or appeals.

It is obvious from the nature of the case that, even if a zoning ordinance were drawn with superhuman perfection, time and the natural growth of the community might show the need of modification. The purpose of a zoning ordinance is not to stifle growth, but only to insure that instead of taking place sporadically and wastefully it shall be on in an orderly way, in response to generally recognized needs and with due notice to all concerned.

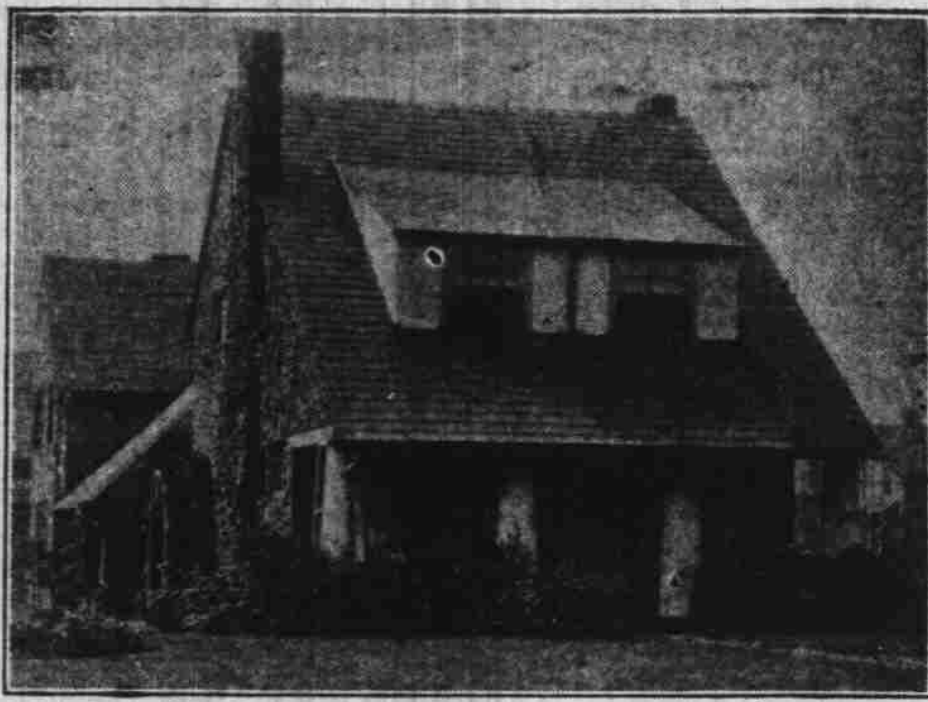
leased to Frank Bligh, who will utilize the space for the New Salem hotel. Seventy rooms with tub or shower bath in connection with each room excepting nine is a feature of the new hotel. The rooms will be elegantly furnished and fully equipped with all latest hotel conveniences such as a telephone in every room, water service, and controlled heat. The roomy lobby of the hotel, with red-black bordered floors, and French doors leading to the restaurant in connection, will be quite pretentious. To make the hotel entirely safe and fire proof for guests, a system has been installed dividing the space into three sections with fire walls, each containing eight automatic fire doors. With this system, should fire break out in one section, it could not spread to the other two.

Most of the lower space in the building has already been leased. Frank Palm, the tailor; The Radio Shop, formerly located on Commercial street; the Drager Packing company; a beauty parlor, a restaurant, and the bonus commission will all occupy space. The bonus commission will occupy the space temporarily while the legislature is in session.

Construction on the new building is being done under the supervision of A. J. Anderson, and the painting by Vasy Brothers.

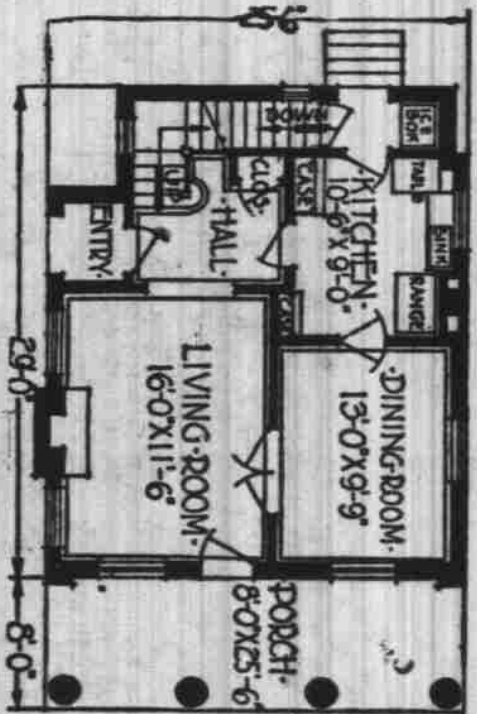
It is a wise man who knows he is otherwise.

YOU CAN AFFORD THIS HOME



THE NEKOMA—DESIGN A-634

There is every reason why any man who receives a steady salary



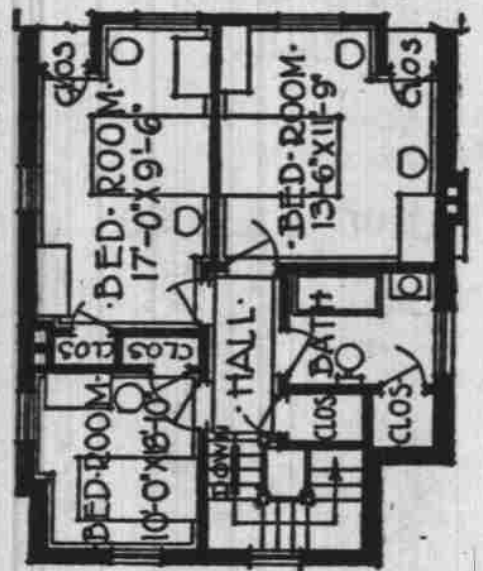
or wage should own his home.

While achieving home ownership is a large undertaking, too many shrink from it, thinking it is entirely beyond them. It is, of course, first necessary to save some money—enough to pay for the lot in full and a sufficient amount in addition so that a second mortgage will not be necessary. Until that amount is available in the savings bank the prospective owner should not attempt to start the construction of his home.

Building a home of permanent construction is a great help in this respect for any loaning institution will allow a larger first mortgage on a brick house. Bankers know that the walls of brick confer some of the permanence of burned clay upon every feature of the house—even to the inside woodwork, which they protect from the elements. This

permanence is also of value to the owner by assuring the largest resale price at any time, for brick houses stay youthful for many years. And the saving in upkeep cost soon makes the brick house the cheapest. The Nekoma is truly a well designed home, especially adapted to a corner lot. Its outside dimensions are twenty-nine feet by twenty-five feet six inches, exclusive of the porch which adds another eight feet to the twenty-nine foot dimension. It will be noted that every bedroom except one has cross ventilation, and there is an abundance of closet space. The house is entered through an attractive vestibule opening into a stair hall. Many people prefer this arrangement to having the stair lead directly from the living room.

Including basement walls, fireplace and chimney this house requires only about 47,500 brick in solid construction. Brick ranges in price from \$12 to \$20 per thousand, which at an average of



\$15.00 per M., would mean an expenditure of \$712.50 for all the brick in the entire structure.

The Common Brick Manufacturers' Association, Cleveland, Ohio, can furnish complete drawings for this design. Leaflet on brick construction sent upon request.

Walls are Taking Shape For New Elks Temple

Rapid progress is being made in the construction of the Salem Elks' temple at Church and State. Following some little delay because of an accident to the underpinning of the main floor, the debris was cleared away and at present forms are almost in shape to

receive concrete bringing the walls to the level of the first floor. The work is being pushed as rapidly as possible in order to get the building ready to occupy in the spring. The temple is being erected at a cost of \$175,000.

Woodburn Farmers Institute Convenes Early in December

The program for the Woodburn Farmers Institute December 11, 12 and 13 has been completed and is as follows:

Thursday, Dec. 11—Poultry and dairying, 10 to 11 a. m., H. E. Crosby, poultry specialist, on breeding for egg production; 11 to 12 a. m., Prof. P. M. Brandt, feeding and management of the dairy herd; 1:30 to 2:30 p. m., Fred Cochell, field man for veterinary bureau on cost of raising pullets; 2:30 to 4 p. m., Prof. P. M. Brandt, "Dairying and Its Place in Oregon Agricultural Home Economics Division;" 2 to 3 p. m., upstairs, Mrs. Jessie D. McComb, state leader of home demonstration agents, on "Tons of Effort;" 3 to 4 p. m., upstairs, Miss Lucy A. Case, nutrition specialist, on foods for health.

Friday, Dec. 12—Horticulture, canning and vegetable growing, 10 to 11 a. m., C. L. Long on "Economics of Small Industry;" 11 to 12 a. m., Prof. P. M. Brandt on variety choosing and seed strains and profitable farm vegetable gardens; 1 to 2 p. m., C. L. Long on small fruit cultural practices; 2 to 3 p. m., Prof. E. H. Wiegand on canning fruits and vegetables; 3 to 4 p. m., A. G. Bouquet on a program of planting vegetables; home economics division, 1 to 2:30 p. m., Miss Lucy A. Case on "Faith, Hope and Charity in Foods;" 2:30 to 4 p. m., Mrs. Jessie D. McComb on "Come Out of the Kitchen."

Saturday, Dec. 13—Farm crops and soils, 10 to 11 a. m., Prof. G. R. Hyslop on "Growing Alfalfa;" 11 to 12 a. m., C. E. Price, soils specialist, on "Drainage, Costs and Benefits;" 1 to 2 p. m., Paul V. Maris, extension director, on "Marion County Agriculture;" 2 to 3 p. m., Prof. G. R. Hyslop, on "Growing Potatoes or Clover and Its Place on Marion County Farms;" 3 to 4 p. m., C. E. Price, on "Save Your Soil Fertility."

And yet some people get along without so much as knocking a cheer leader or a bootlegger.

LARGE ENTRY IN RACE

LOS ANGELES, Nov. 19.—Seventy-six entrants for the 250-mile \$52,000 Thanksgiving day Ascot cup race, the first auto road race in Los Angeles or vicinity in 10 years, have the Ascot Speedway association. It was learned today.

They will tear up some more old

REALTORS FAVOR ZONING PROJECT

Resolution Adopted at Recent Meeting of Organization Backs Mayor

At a recent meeting of the Realtors at the Marion hotel Mrs. Gertrude J. M. Page offered the following resolution and moved its adoption:

WHEREAS, Mayor Giesy has expressed himself in favor of a proper zoning system for Salem, and

WHEREAS, We as realtors realize the importance to the city and the benefit that the city will derive from a zoning system therefore,

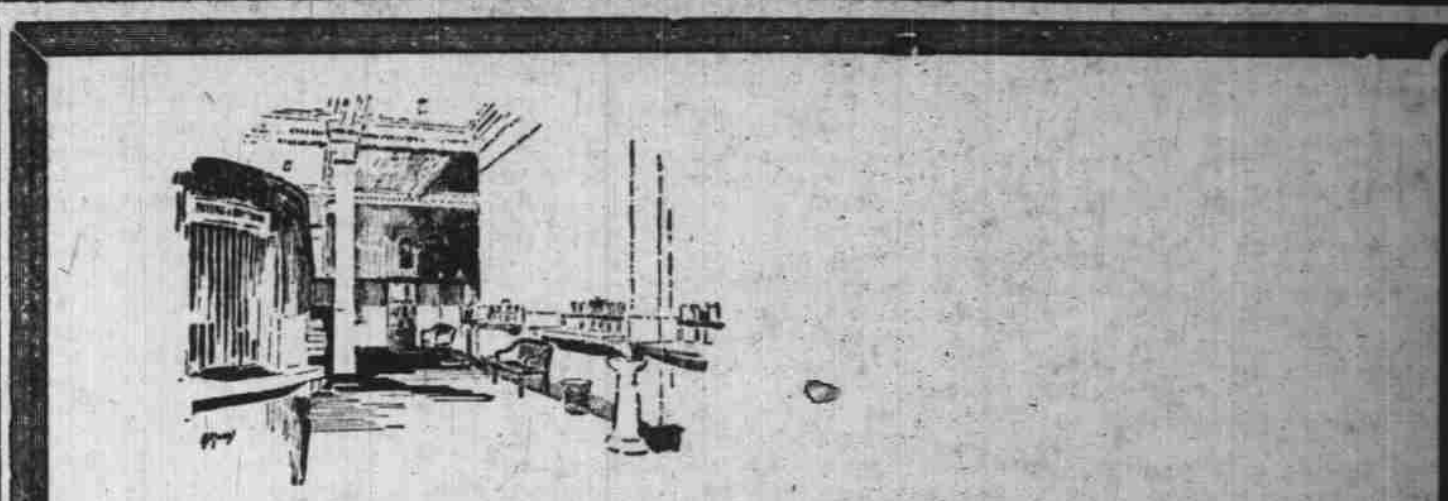
BE IT RESOLVED, That we endorse this action upon the part of Mayor Giesy and that we urge approval of the City Council that they adopt his recommendation, and

BE IT RESOLVED, Further that we offer the services of our Association in furthering this matter in any way that the Mayor or City Council may deem best.

The resolution was unanimously adopted by the Marion County Realtor association.

SHELTER ERECTED

A sidewalk shelter is being added to the block between Court and State on Commercial. A section is being added to the building on the west side of the street.



Start Your Christmas Saving Now

Increase your saving enough during the next few weeks to take care of the added expenses at Christmas time.

The holidays are almost here and if you are financially prepared, they will indeed be joyous times. However, the time is short so start NOW to build up your balance here at the United States National. If you haven't an account, let us open one for you.

The United States National Bank
Salem, Oregon.

THANKSGIVING

Do you count your home among your blessings or are you going to continue paying rent? Why not make an appointment to see real home values.

J. F. ULRICH
Successor to Moulton & Ulrich
1222 North Commercial

PRINTING

QUALITY WORK AT FAIR PRICES

The Job Printing Department of The Statesman Publishing Company is equipped to do all kinds of printing CORRECTLY, QUICKLY and ECONOMICALLY.

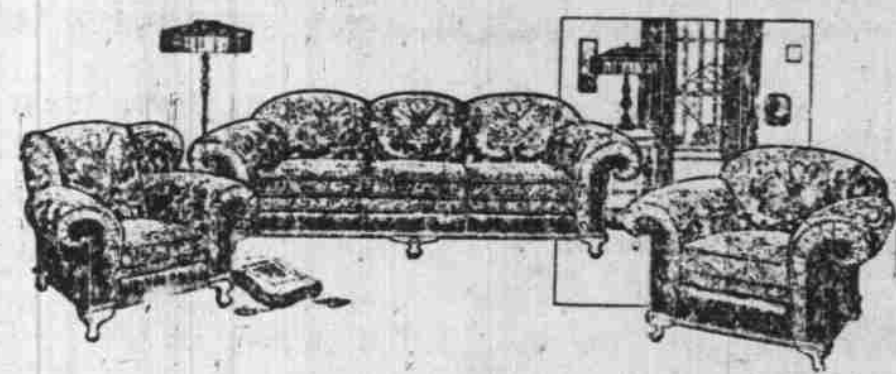
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EXTRA VALUES

While most home-makers now realize that in buying Furniture quality is every bit as important as price—even the "price-buyer" will find here an unprecedented opportunity to secure furniture of sterling worth at actually less than the price of the other kind! Offered for your choice are wonder values so sensational that we cannot guarantee quantities sufficient for all pre-Thanksgiving buyers. Be prompt and be sure of these great savings! A small deposit delivers any article!



EXTRA VALUE! 3 PIECES IN VELOUR

Every detail of construction in these luxurious living room suits makes for long wear and perfect comfort. Included is a large davenport, arm chair and wing back chair, with coil spring construction throughout and tasseled roll arms for \$147.50

Wall Desks A handsome piece of furniture as well as a useful desk. \$2.95	Davenport Tables \$19.50 Ready for Thanksgiving! This beautiful design in handsome walnut at an amazing saving!	9x12 Wilton Rugs Now \$77 Patterns that are the last word in beauty. Wonderful quality at a new low price!	100-Piece Dinner Set—Save \$16.20 Now! Secure a new and attractive design in a full 100-piece dinner set for Thanksgiving and the holidays. Special!
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WEDGEWOOD COMBINATION Gas, Coal and Wood Range

A Gas Range has its many advantages but there are occasions when a coal and wood range is indispensable. In the Wedgewood the two are combined in compact form, requiring no more floor space than one ordinary range, no shifting of parts or adjustments are necessary, as the ovens and cooking tops are independent of each other. The lustrous porcelain enamel surface and gleaming nickel trimmings are the finishing touches to Wedgewood quality.

Opal Steel Ranges \$63 and up

FOR THANKSGIVING! 8 Piece Suites

Many homes will boast wonderful new dining furniture for Thanksgiving—and this is the kind that will give a whole generation of service! A large dining table, 64-inch buffet, five chairs and host chair in walnut at only

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