

RENTS GOING UP, HOUSES SCARCER SURVEY REVEALS

Medford Realty Board Finds Brightening Outlook — National Survey Reveals Like Status Over Nation

At a recent meeting of the Medford Realty board, a committee was appointed to make a survey of the rental and housing situation in Medford. It was found that there is a decided rise in prices, a more active market, rapid absorption of residential space, including apartments and some measurable return of capital to real estate mortgage investments.

According to the 24th semi-annual survey of the National Association of Real Estate Boards, the following details and conclusions in the survey were given as follows: Actual shortage of single-family dwellings in 83 per cent of cities reporting. No oversupply remains in any city of more than 200,000 population.

Apartment rents are higher than last year in 57 per cent of all cities reporting. Rents for single-family dwellings are up in 53 per cent of all the cities. Rents for houses are still approximately 32 per cent below 1926 level, apartment rents approximately 46 per cent below.

Commercial banks, insurance companies, savings and loan associations and other financing agencies are again coming into the real estate mortgage field. Money supply for real estate financing is still deficient, though the complete dearth of the past five years has been broken. Interest rates for real estate money show a tendency to fall. A more active real estate market is reported by 68 per cent of the cities, a less active market by only 8 per cent.

While the single-family dwellings show the most general shortage and were the first to show up-trend in rents, apartment space is at present showing the most general rent advance. The outstanding shortage in single-family dwellings is shown in the west south central group and in the Pacific coast group, in each of which 73 per cent of the cities make this report. Shortage in apartments is reported in 30 per cent of the cities, normal supply-demand situation is 60 per cent and an over-supply still in 10 per cent.

Residential rents are very generally going up. Office building rents lag considerably behind business property rents, and while predominantly on a level with last year, show some tendency to be lower.

The report of the National Association of Real Estate Boards is very similar to the situation in Medford. The committee asks that home owners who wish information in regard to the rental situation, do not hesitate to ask any member questions regarding their particular rental situation.

B. E. HARDER SUGGESTS 'CLEARING HOUSE' FOR RESIDENCES TO RENT

At the bi-monthly meeting of the Medford Realty Board held Friday at Hotel Jacob, B. E. Harder, president of the First National bank, was the principal speaker.

His subject was the national housing act and its effect on the local situation. Mr. Harder said an acute situation exists in people finding desirable locations in Medford and vicinity after coming from other cities.

He gave an example of the expansion of the Medford CCC district and the resultant influx of army officers and their wives, whom he said have had difficulty in finding desirable locations. He said the refinancing of Rogue River Valley irrigation district will probably bring more people to the valley.

As a remedy Mr. Harder suggested that a headquarters for these people to visit in finding homes should be established, and the Realty Board decided to establish a "clearing house" at the Chamber of Commerce, where those in charge will take care of inquiries for locations and keep lists of desirable unoccupied houses.

The rental survey committee made a report, stating that good houses in Medford are at a premium. Rents are too low, the report declared, and should be adjusted to a point where the owner of a house secures adequate rental to offset the maintenance cost of his property.

BLUE BLAZE FOR PEORIA WHISKEY

PEORIA Ill., March 16.—(AP)—A \$250,000 fire destroyed the rectifying plant of the Peoria-Maryland company here today, sending plumes of blue flame 50 to 100 feet in the air as 200,000 gallons of whiskey exploded. More than a million bottles and an undetermined amount of revenue stamps were believed destroyed, as was all the plant's equipment. The plant was one of the five largest in the country.

Drop in at DeVore's on Sunday or evening for the agents, you ought to get.

'BACKYARD MINES' OF JVILLE YIELD \$75,000 IN YEAR

Over \$75,000 in gold passed through the hands of G. W. Godward, owner of the Godward Mercantile store in Jacksonville, in 1934, all mined from the "backyard" mines of the historic old city. The golden stream is still flowing, as evidenced by the fact that over \$500 of the metal was cashed at the little store yesterday.

The biggest day of the bunch was last year, when on one day over \$1200 was brought in by various miners. Last Monday one man turned in \$400, and another Friday cashed \$131 worth of the yellow stuff.

One of the greatest contributors to the store is the mine on Jacksonville's main thoroughfare, California street, owned by A. G. Van Galder and J. G. Green. Averaging about \$30 a yard, the mine has been worked steadily since the 10th of December, 1933. But it was Friday that the mine really paid off. When the day's work was over, and the clean-up was made, it was found that the day's "take" was \$189. That was \$2 better than the previous record of \$187, set last week by the miners, employing three men besides working system of flow digging in rich pay-dirt, which averages close to \$150 a yard.

According to Van Galder, most of the city proper had never been worked before the revival of the mining boom about three years ago. According to the stories related by a few of the "old-timers," the city had been honey-combed from end-to-end, but this story Van Galder denies, and his record "take" believed to be the largest ever taken from one of the small mines, seems to back up his statement.

Over 1,000 feet of tunnel has been driven on the property of the two men, over a solid half-block, and they estimate that only between one fourth or one fifth of the property has been worked. The two do not use the labyrinth system of "drifting," but work systematically, moving every yard of "gravel"—that strata bearing the gold which lies two feet deep above bed-rock. There is another layer of "gravel" about 12 feet above the base rock, but this is more difficult to work, and is not so rich, although it carries some gold.

All of the tunnels in the mine are timbered, six feet high, and tracks are laid to accommodate a team to facilitate moving of the dirt. An ingenious home-made hoist has been devised by Van Galder, operated by electricity, and employing old auto transmissions to lift the big bucket filled with dirt.

Besides the mine that he is working now, Van Galder reports that he has other mining interests, both in the city and above the town on Jackson creek. He sees great future in the gold mining business in Jacksonville, despite the frequent reports that the country has been "worked to death."

The prospects for much more gold do not look so bright to Godward, the store-owner, however, for he does not expect to even approach the \$75,000 record set last year. In 1922, he said, the total amount of gold passing through his store was less than \$1,000. In 1933 it leaped up to \$37,000, and last year reached the high for many years. He has been buying gold in the little city for 13 years, however, and when he says that 1935 will not touch the banner year, his word should carry some weight, it is generally conceded.

Asked if it weren't dangerous to keep so much gold, and cash to pay the miners, on hand, Mr. Godward smiled, and said that the men were paid by check when their gold added to more than a few dollars, and that the gold was sent to the mint every day, and was heavily guarded while in transit.

FRA DIAVOLO TO BE GIVEN HERE

A large group of local people have begun rehearsals for the production of one of the finest and most pleasing operas ever written, Auber's "Fra Diavolo." Tentative dates call for presentation shortly after the Lenten season in one of the local theaters.

The proceeds to be used by the Altar Guild of St. Mark's church which is sponsoring the affair.

Choice of this opera is a happy one as it has everything to offer that goes for splendid entertainment. Tunesful music, tense dramatic situations and sparkling stage settings and brilliant costumes.

The Guild plans this as a revival of the old operatic spirit and appreciation that, years ago made Medford one of the best known towns on the coast.

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RIVERSIDE PAVE PROJECT STARTED

Jacobson & Jenson, Portland contractors in charge of the resurfacing of Riverside avenue between Twelfth street and the north city limits, yesterday started work, burning the high spots from the old pavement.

The black-top plant, which is to furnish the material for the job, has been installed at the stockyards north of the city and work on the actual resurfacing is expected to start on Tuesday of this week. With good weather, the job may be completed in a month, but adverse conditions may delay the same somewhat.

At least half of the street will be kept open to travel at all times, as stipulated in the contract, so that the work will not greatly inconvenience traffic in that section, it was learned.

GATES IS SPEAKER AT 20-30 MEETING

At the weekly meeting of the 20-30 club Thursday evening the members enjoyed having as speaker Wm. Gates, manager of the Groceries.

In his talk Mr. Gates explained the philosophy and policy of well organized clubs. He said that an international organization such as the 20-30 club is destined to be an important not only a better understanding between people of various nations, but may also to a degree offset the customs of a people.

To picture this possibility more clearly the speaker pointed out that human beings the world over are fundamentally alike, and that the differences among races and nations are greatly due to teachings and beliefs that have been handed down through the ages. Any organization doing a worth-while service, he said, has its effect upon those who learn of its activities.

The members of the club are urged to attend the 20-30 club dinner dance which is to be held at Granta Pass Monday.

BOY SCOUTS DO TREE PLANTING

Sixty-three Boy Scouts of troops 3, 5, 7, 8 and 16 of Medford and 35 of Jacksonville took part in an impressive tree-planting program at the city playground Saturday. The two trees planted were donated by John E. Grindle, formerly of Rogue River National forest service.

The seed for one of the trees, a western red cedar, was gathered at the coast, and for the other, a chestnut oak, from the Carolinas. Each scout present threw a shovelful of dirt at the base of the trees as they were planted. Grindle gave a talk on the history and benefits of trees.

During the program points of interest were given for various games played. Troop 16, sponsored by Active club, winning first place, and Troop 7, sponsored by the American Legion, second. After the games, winners, buns and chocolate were served.

PROSPECT BOARD NAMES TEACHERS

At a special meeting of the Prospect school board Friday night at Prospect, three teachers were elected to complete the staff of the Prospect school district. Miss Elsie Cummings was elected for the primary grades, Miss Beverly Young for the intermediate grades and Mrs. Ethel Thompson for the upper grades.

The school board also let contracts for the ensuing year's wood supply for the schools. The supply was equally divided among four bidders. Tom H. Carlton, chairman, presided at the meeting.

BIRTHS

Mr. and Mrs. Wm. H. Fischer of route 3 are the parents of a baby boy weighing 8 pounds, 13 ounces, born Friday at the Sacred Heart hospital. The baby has been named Robert Lee.

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ACTOR ACCUSED AS JEWEL THIEF



George K. Arthur (right), motion picture actor, was arrested as he stepped off a ship in New York on a charge of stealing a valuable bracelet from a British banker. Police charged Mary H. Jopling (left), New York society girl, was duped by Arthur into bringing the jewel into this country from Europe. Arthur's real name is George Brest. (Associated Press Photos)

VOTERS URGED TO EYE COUNTY COURT AND TIMBER BILL

ROSEBURG, Ore., March 16.—(AP)—Extreme vigilance will be required of Oregon voters in the selection of county courts as a result of the operation of the timber bill, according to Guy Gordon, district attorney for Douglas county and legal counsel for the 18 land grant counties of Oregon.

Commenting upon the statement of Governor Martin that county courts have power to block sales of timber to the federal government, Attorney Gordon states that extreme pressure will be brought against county courts that attempt to prevent the transfer of privately owned timber lands to the federal government.

"Anyone who saw the pressure brought upon the legislature by the timber interests and the forest service needs no imagination to realize that the same pressure will be brought upon county courts, and, if necessary, these interests can and will dictate election of county courts," Mr. Gordon declared.

"There are hundreds of millions of dollars worth of privately owned timber lands in the state not immediately available to cutting but paying taxes. The greater portion of these lands are owned by non-resident, speculative timber holders, having no interest in the state nor its future development. With so much at stake we may readily expect any extreme measures to be taken by those interests."

"The people of Oregon," Mr. Gordon insists, "must see that county courts now in office take a firm stand against the acquisition of any timber by the federal government unless the tax equities are protected, and, further, they should see to it that future candidates for positions on the county court take the same position."

NEW YORK, March 16.—(AP)—Walter Martin Chandler, 67, former congressman from the 19th New York district, died today of intestinal trouble and a heart attack. He was elected to the 43rd congress in 1913 and served until 1915. In 1921 he was returned for a two-year term.

He was author of "The Trial of Jesus from a Lawyer's Standpoint," and "The Jew—A Tribute by a Gentile."

EX-SOLON, AUTHOR TO LAST REWARD

WASHINGTON, March 16.—(AP)—Consideration of a proposed butter marketing agreement for the mountain and western states will be undertaken at a series of seven hearings to be held this month and next.

The proposed agreement would be in the nature of a voluntary pact. It would not interfere with existing contracts of trade, farm administration officials say, in present prices responding to supply and demand conditions. Grades for both cream and butter would be established to the end that the quality of butter be increased. Producers of high quality cream would receive a premium.

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LOCALS

From Griffin Creek—Medford visitors Saturday on Griffin creek included Mrs. C. H. Walker and son Dale.

From Sams Valley—Among those attending to business in Medford yesterday were Professor and Mrs. E. W. Empey of Sams Valley.

Has Emergency Operation—Kenneth Taylor of Trail underwent an emergency operation Saturday afternoon at the Community hospital.

On Furlough—Cecil Kinsey, on furlough from Medford CCC district, left Friday night by train for Seattle.

Hospital Patient—Leona Quinn of Rogue River is a patient at the Sacred Heart hospital, having undergone a tonsilectomy Saturday morning at the Community hospital, as did Phillip Sanders of this city.

Have Tonsilectomy—Walter Weaver of Eagle Point underwent a tonsilectomy Saturday morning at the Community hospital, as did Phillip Sanders of this city.

Mrs. Wells at Hospital—Mrs. Irene Wells, superintendent of the county farm, is a patient at the Community hospital, having undergone a major operation there Saturday morning.

Discharged from CCC—Bert G. Lewallen, having been discharged from Medford CCC district, left Friday night by train for his home in Astoria, Ore.

Here from Talent—Among those from Talent who were in Medford Saturday on business was Miss Edna Wisely, a teacher in the Talent schools.

At Hospital—Mrs. E. G. Nye of 311 Ashland avenue is a patient at the Sacred Heart hospital, where she underwent a major operation Saturday morning.

Visit Overnight—Among overnight visitors in Medford Friday were Mr. and Mrs. F. H. Reese of Portland, who were enroute by motor to San Francisco.

Back from Portland—Mrs. C. M. Brewer and daughter Barbara returned Saturday morning by train from Portland, where they had been on business for a day.

Arrives from Portland—Mrs. E. A. Farley of Portland arrived yesterday morning by train to visit Mr. and Mrs. A. P. Farley of this city. She is Mr. Farley's daughter-in-law.

Returns from Canada—Mrs. Wilma Kincaid has returned from Cutknife, Sask., Canada, where she spent two months with her mother, Mrs. W. S. Manly, whose illness necessitated Mrs. Kincaid's trip north.

Able to Leave Hospital—Harold (Rivede) Anderson of the Medford fire department was able to leave the Community hospital for his home Saturday, having been receiving medical care.

Major Armstrong Back—Major Clair H. Armstrong, commanding officer of Medford CCC district, returned Friday from a short business trip to CCC camps in the northern part of the district.

Arrives by Train—Arriving by train Saturday morning, L. R. Guerra of Los Angeles, representative of Fluor Battery Corp., attended to business in Medford yesterday. He is enroute to Los Angeles from the north.

Eating Worry Over—PORTLAND, Ore., March 16.—(AP)—"But, Judge, a fellow's got to live." This was the argument advanced yesterday by Noble C. Smith, 30, charged with assault and robbery with a dangerous weapon. "Twenty years in state prison," said Circuit Judge Jacob Kanzer.

HITLER DISCARDS VERSAILLES PACT; PLANS BIG ARMY

London—An official British spokesman said Germany not only has done away with the Versailles treaty, but has openly announced Germany's intention of making her military power supreme in Europe.

Vienna—While Austro-German relations are none too cordial, Austria was described as sympathetic with Germany in that her action was considered payment in the same coin for Britain's and France's repeated warnings against German rearmament.

Pre-War Army Basis. Geneva—Disarmament conference circles said Germany, back to pre-war status, is getting ready to build up another mighty army.

Rome—Well-informed Italian quarters took the German action to be in direct reply to France's action in increasing the period of compulsory service. Rome was in communication with other European capitals as to what steps, if any, should be taken.

Moscow—Soviet newspapers, insisting of late that Germany is preparing to attack Russia, lauded out at Goering's air announcement and said "the danger of war will grow with every airplane added to the German military air force."

Diplomats Busy. PARIS, March 16.—(AP)—France tonight started consultation with other signatories of the Versailles treaty concerning German institution of compulsory military service.

While Frenchmen drew ominous comparisons with the days preceding the world war, diplomats at European capitals were ordered to get immediately in touch with the governments to which they are accredited to discuss what steps, if any, shall be taken.

It appeared the whole strength of France's army, believed to have been settled in the chamber of deputies vote increasing the army period of service two years, might be thrown wide open as a result of the German action.

All the estimates of Germany's military strength, on which yesterday's debate in the chamber was based, have now been upset. It was said in the lobbies of the chamber. France's army theoretically numbers 600,000 men, of which at least one-third are stationed in the colonies. If Germany maintains the 600,000 men which French army men believe she has, she has 80 per cent more men on the continent.

If conscript forces be added to the present Reichswehr, it was suggested in some quarters that the army might reach such a size as to arouse French fears and result in demands for further increase in the French army through still longer service.

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