

Mobile Home Parks Are Homes For Many

Operators Better Facilities, Looks Of Local Courts

Editor's Note: Living in trailers has become America's newest "way of life." Some people, however, still think of them merely as a convenience for travelers rather than full-time housing.

Zoning laws and regulations in many communities reflect these attitudes. Medford is typical of such communities. In the interests of increasing public and official awareness of the new role of these "mobile homes," the Mail Tribune is assessing the situation in this area. This is the first in a series of articles on mobile homes.

By ERIC WENTWORTH
Mail Tribune Staff Writer
Cecil and Mae Watson acquired the Linden Trailer park, 833 West Jackson st., in 1954 when he was 23 years old. Mae's aunt and uncle operated a trailer park in California.

There are 27 trailer spaces now, all filled. And all but four, according to Cecil, have been occupied by the same people for at least a year.

What sort of people are they? One man grinds glass lenses, another prepares window displays in a downtown drugstore. A preacher has lived there, and another man who reportedly made a thousand dollars a month. Nurses, salesmen, construction engineers, mill workers, skilled laborers—all sorts.

The Watsons take a great interest in the appearance of their park. They continually try to "brighten things up" by flowers and fences. They have painted the walls of the laundry room red to make it more cheerful in winter. Some tenants do their own gardening.

They would like to make major improvements, such as paving driveways, providing patios and more trees and flowers. But money, when you have two children, accumulates slowly. The monthly rate at Linden park is 20 dollars and up.

Meanwhile, Cecil and Mae Watson maintain their park as "best they can in a neat, well-ordered manner." "We're very strict," Mae says. "We have to be. If we aren't, we hear about it from the people here."

Sizes, Standards
The sizes and standards of other trailer parks in and around Medford vary greatly. The Stokes trailer court at 611 South Riverside ave. is living on borrowed time. It was purchased by Mr. and Mrs. Leslie Medlin, who plan to expand their Wheel Inn motel when the present trail-

ers have departed. "We're in the motel business, not the trailer park business," Mrs. Medlin says. "If you could buy land way out somewhere where it was cheap, maybe you could start a trailer park and make money—but not here."

"We paid \$29,000 for the property and that plus the taxes makes it too expensive. We clear about five dollars a month per trailer. We make more money from our three apartments than from all the trailers."

There are only six trailer spaces at Miller's Trailer park, 322 South Riverside ave.

Out of Town
"If I were going to start a trailer court," says Mrs. Roy Miller, daughter-in-law of the owner, "I would have it out a way from town. Each trailer would have a lawn, flowers and a storage space. Most everyone likes to live in a pretty place."

"But you can't make money with a small court. You have to have a big court." The rate at Miller's is \$15 a month.

By contrast, an example of a big court is the Royal Oaks, run by Mr. and Mrs. Willard Dalton on Highway 99 just north of Phoenix. They hold to the modern conception by which trailers are known as "mobile homes."

The Daltons, who have been developing their property since last October, have 25 trailer spaces at the present time, but expect 125 spaces eventually. The spaces are planned large enough to accommodate the big trailers which have become more popular.

Cement Patio
Ten spaces so far include a cement patio and a car port. Dalton says he plans to pave and curb the driveways in the park, and construct a recreation hall and a swimming pool in the shape of an oak leaf. The monthly rate at Royal Oaks is \$22.50.

Asked how many of his tenants are transient and how many permanent, Dalton replies simply, "Nobody ever talks of leaving."

He is confident of his opportunity: "There's a good business for good mobile home parks."

Large-Scale Plans
Harry Elmore is another man who plans a large-scale, modern "mobile home lodge." He has bought a large tract northeast of the Biddle rd.-Morrow rd. intersection and expects to develop it as soon as the Kenwood-Grandview sewer line is installed.

Elmore has studied a wide range of literature on the standards and lay-out recommended for such an establishment.

"A mobile home lodge is in many respects a self-contained community," Elmore said last week. He described the strong sense of unity which often develops, evidenced by social clubs, "coop-

eration and a sense of group identity.

He believes the proprietor should encourage this community spirit by various means in order to give a residential character to his establishment. This is good for business, naturally, and it also fulfills the changing needs of "mobile homeowners."

Two million Americans were living in house trailers in 1956, according to the American Society of Planning Officials. And the figure is certainly considerably greater today.

Changing Function
But even more significant is the changing function of the trailers. More and more, they are becoming permanent residences rather than vehicles for vacations or extensive travel. Trailer owners are looking these days for attractive areas with modern facilities where they can settle for a period of months or years.

"You have to cater to the semi-permanent and permanent classes," says Nick Gier, who has a trailer park and sales business at 2902 North Pacific highway.

Hence the need arises for more trailer parks which fulfill these requirements. As they are developed, the number of trailer owners interested in long stays will increase further.

A major obstacle to the development of such parks is what Cecil Watson calls "the antique idea that people who live in trailers are gypsies." This prejudice appears both in the general attitude of house-dwellers and in the restrictions which cities and towns place on the location of trailer parks.

Zoning Laws
Generally, if allowed at all, they are required by zoning laws to be situated in industrial or commercial areas. Here they are faced more often than not with high property values and taxes, and noisy and unattractive surroundings.

"A trailer park should be in the same class practically as a residential area," Watson maintains. He also believes in standards high enough to make a park deserve such comparison.

"I don't see any reason for zoning trailer parks any different than residential areas," says Arthur H. Webster, who has operated a park at 401 East 12th st. for over 10 years. Some of his tenants have been in his park for eight or nine years. "People in trailers here," he adds, "are residents of Medford like anyone else."

JACKPOT
Naples, Fla.—UPI—A radio listener ended a "mystery sound" contest on a local radio station when he named the sound as the whirring of a slot machine. The winner—the Rev. James Bishop, pastor of Grace Lutheran Church. He insisted he won "by luck."



UNIMPROVED — Small trailers find it difficult to make much of a profit. If they do not expand or improve their facilities, they tend to attract less-modern trailers—and a greater proportion of transients.



YOUNG PROPRIETORS — Cecil and Mae Watson took over the Linden Park Trailer court in 1954 when he was 23 years old. They have "brightened it up" with fences and paint and set high standards of neatness. They have many long-term tenants.

Senior Champions Named in Judging Home Economics

Four senior champions were named in the home economics judging results, at the 4-H and FFA county fair, according to Marilou Garner, county 4-H home economics agent.

Joan Dobort, Central Point, was named senior champion in the home living division; Paty Charley, Central Point, senior champion in the knitting division; Ann Darland, Medford, senior champion in the foods division; Susie Palm, Eagle Point, senior champion in the clothing division; and Mary Savage, Central Point, senior champion in the food preservation division.

State fair team in the home living division is Joan Dobort, Central Point; Glenna Mae Brown, Central Point and Carol Myers, also of Central Point. Alternates are Julie Ashton, and Laine Donker, both of Central Point.

State fair team in the foods division is Ann Darland, Medford; Alice Woolfolk, Eagle Point and Linda Cornutt, Gold Hill. Alternates are Nedra Harris, Medford and Charlotte Bush, Eagle Point.

State fair team in the clothing division is Susie Palm, Eagle Point; Mavis Strom, southwest Medford club and Romelle Fossen, Jacksonville. Alternates are Ginger Martin, Phoenix and Ursula Bates, Medford.

Top club team in the clothing division is the Southwest Medford club consisting of Mavis Strom, Ursula Bates and Jeanette Nougier.

State fair team in the food preservation division is Mary Savage, Central Point; Carol von der Hellen, Central Point and Colleen Franek, Central Point. Alternates are Sharon Coffman, Central Point and Linda Cornutt, Gold Hill.

Top club team in the food preservation division is Antelope consisting of Alice Woolfolk, Eagle Point; Charlotte Bush, Eagle Point and Paulette Anderson, Eagle Point.

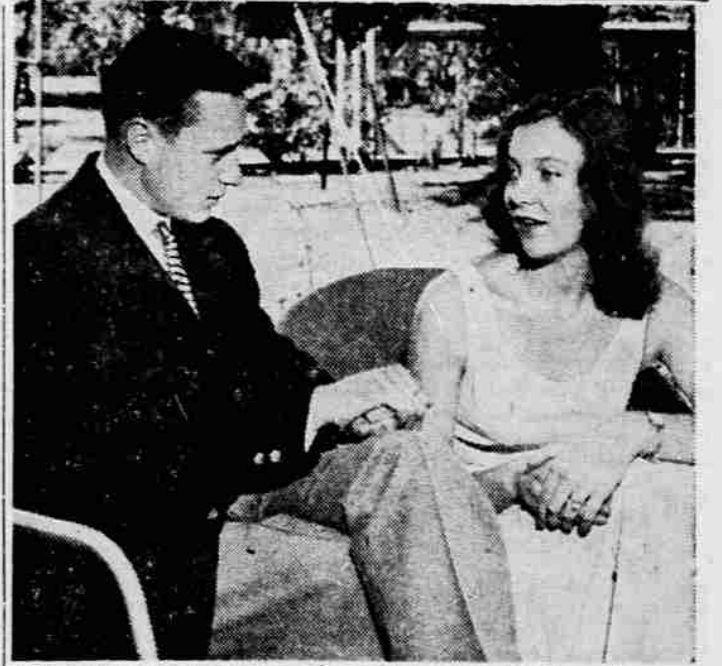
Governor Requests A 'Little Summit'

Vancouver, B.C.—UPI—A "little summit conference" of chief executives of British Columbia, Oregon and Washington to discuss mutual problems was proposed Friday by Washington Gov. Albert L. Rosellini.

He urged talks on utilization of water resources and storage problems of the Columbia river system for development of hydro-electric power and flood control. Areas of cooperation also would include tourist promotion, fisheries, highways and agriculture.

Rosellini addressed a luncheon meeting during observance of Washington State day at the Pacific National exposition.

Rosellini disclosed that Oregon Gov. Robert D. Holmes has pledged support of the "little summit" proposal and was ready to meet him at any time.



TALKING IT OVER — Sissel Frogner, of Skien, Norway, and Antonio (Tom) Alberto Valentim Tittle, of Portugal, talk over their experiences as foreign exchange students so far. Both young people are scheduled to take senior years studies in the Medford high school this fall. They are visiting this area under the American Field Service program. The Crater Lions club is sponsoring Sissel and the Medford Rotary club is sponsoring Antonio.

Two AFS Students To Study in Medford

Sissel Frogner of Skien, Norway, arrived in Medford recently to attend Medford High school as a senior. She is an exchange student under the American Field Service.

While here she will be living at the home of W. J. Williams, who also has a daughter, Marcia, in her junior year.

Dr. Frank Wilson, president of the Crater Lions club, and David Irving, past president, under whose administration arrangements were begun for bringing Sissel here, are enthusiastic participants in this project.

Sissel plans to be a teacher when she finishes her school work. As a language major she speaks German, French, English and Norwegian. The exchange student can also sing and play the violin.

Airsickness delayed Sissel in New York for a few days following her plane trip to the United States from Norway.

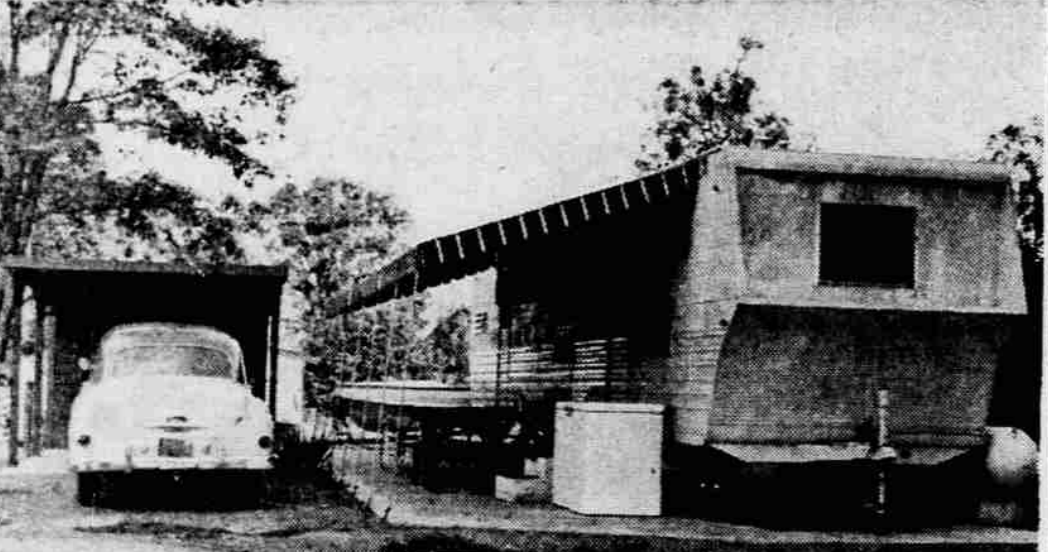
Among her first impressions of this country are the homes which look quite flat to her and luxurious and the large number of cars. Many of our fruits and vegetables are new to her, and hamburgers soon became her favorite food.

Skien is about 120 miles south of Oslo. Sissel's father is a police officer there.

A Portuguese student, Antonio Alberato Valentim Tittle, is also a visitor here under the exchange student program. He will be a senior in the Medford High school this year. Antonio plans to be a doctor.

The young Portuguese student arrived in Medford recently after three weeks travel.

EGG CRACKING PRO
Landrum, S.C.—UPI—It was no new experience when truck driver John B. Hicks of Highland, Mich., ran off the road Friday with a load of 30,000 eggs. Hicks told ambulance attendants who were taking him to a hospital that he had cracked up cargoes of eggs in accidents this month in Canada and Ohio.



MODERN DESIGN — The Daltons, at the Royal Oaks Mobile Home park on Highway 99, are improving their facilities with patios, car ports and underground wiring. They plan a swimming pool, recreation hall and paved driveways.



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Assistant Named To Jackson County Library System

Miss Joyce Frances Marlin, of Gary, Ind., has been appointed to the staff of the Jackson County library as assistant librarian in charge of adult services to readers.

Her duties will include reference, research, and bibliography services not only to patrons of the Medford Public library headquarters but service by mail and telephone to patrons of all Jackson County library agencies. She will also serve as readers' advisor, assisting library patrons in the selection of reading materials.

Miss Marlin was selected for the position because of unusual qualifications in both reference and advisory work. She is a graduate of the University of Illinois library school and of the University of Indiana.

Other Courses
She also has taken courses at the University of Wisconsin, Roosevelt university, and the American Conservatory of Music, Chicago. Her experience includes branch work in the Kansas City, Mo., public library, and in the reference and popular library departments of the Gary, Ind., public library.

Because of library closure for repairs during the first part of September, the newly appointed reference librarian will not report for duty until Oct. 1, when an expanded reference and advisory service will be instituted in the library.

Patrons of the Medford Public library headquarters are reminded they may borrow an additional number of books prior to Sept. 1 for use while the library is closed, according to Miss Helen E. Webster, librarian.

Two Champs Set In 4-H Cooking

Two champions were named in the 4-H outdoor cooking contest at the 4-H and FFA county fair, according to Marilou Garner, county 4-H home economics agent.

Champion in outdoor cooking division, class 5, is Penny Sampert, Oak Grove, who prepared a menu for a meal cooked out of doors. Her exhibit and that of Susan Wright, blue ribbon winner, both go to the state fair.

Craig Wright, Oak Grove, is champion in the outdoor cooking division, class 4, with his pan of cornbread. His exhibit and those of Betty Kerr and Jim Waddell, Sis-Q club, all go to the state fair.

Salmon Fishermen Vote End of Strike

Bellingham, Wash.—UPI—Four-day strike by salmon fishermen ended Friday night when they voted to accept an offer from fishing vessel owners on the price per pound for sockeye.

The sockeye price was set at 28 cents per pound, three cents above the earlier figure. Acceptance meant the fishermen could share in what appeared to be the best runs of sockeye in northern Puget Sound and adjacent waters since 1954.

Non-striking American fishermen netted 400,000 salmon, worth \$650,000. Friday off the west coast of Vancouver Island and in the Strait of Juan de Fuca.

The vote by members of Local 3 of the Fishermen and Allied Workers union was taken here and at Anacortes. It was 86 per cent in favor of accepting the employer offer although the fishermen had asked for 31 cents per pound.

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