

'High Density' Approach Eyed To Curb Rising Costs of Land

Washington - (UPI) - The National Association of Home Builders, which for years has complained about the rising cost of land, is trying to do something about it.

In fact, it hopes to apply the brakes to land prices by winning public acceptance for a new approach to housing. "High density" is the best term for that approach so far devised.

While it may remind some people of tenements and slums, it is descriptive of what the association has in mind. The builders hope to beat the problem of land costs by putting more people

on less land. To put it another way, they want to reduce the amount of land per dwelling unit.

Enormous Obstacles

Two enormous obstacles must be surmounted to make high density design more than a here-and-there experiment.

People must be persuaded that it's a better way to live. It's hard to imagine that many American families can be talked out of their preference for a house with front and back yard.

Local zoning and building authorities will have to be induced to allow high density construction.

The builders, and housing specialists elsewhere who are interested in getting more use out of land, are talking about such things as:

-Clustering. This means grouping houses more closely together.

-Common areas. The land given up by each house in a cluster arrangement may be pooled in a recreational or park area. Some builders are talking about English-type village greens.

-Mixed land use. Instead of only one-family houses, a project might also contain apartment buildings, several stories high and a string of town (row) houses.

-Atrium or patio houses. Semi-detached houses built around and fronting on an interior patio.

Robert C. Ledermann, the association's director of community facilities and urban renewal department, has drawn up the following table to contrast conventional and cluster use of land:

Conventional	Cluster
32 Acres in streets	24
22,300 Linear ft. of street	16,033
25 Per cent of site in streets	19
80 Acres in bldg. sites	41
590 Dwelling units	604
0 Acres of usable open space	31

The builders hope to conserve not only land, but also utility lines and pipes and paving. According to William F. Fitzgerald of the association's staff, builders in many communities are saddled with terrific costs because of regulations which require excessively large lots and wide streets. The extra costs, of course, are reflected in the price of the house.

Fitzgerald said that some suburban communities deliberately make development of new subdivisions expensive to keep down the influx of population and the need for new schools. Where this is true, it is hard to see why the authorities would be willing to allow high density land use.

Will Reduce Costs

Also open to question is the proposition that housing more people on less land will reduce the land cost per family. The price of a piece of land is heavily influenced by the income to be derived from its use. Change a zoning ordinance from single-family houses to high rise apart-

ments and watch the price of the land soar.

This is not to say that the association's hopes of promoting more intensive use of residential land are wholly unrealistic. Not everybody is willing to fight 40 or 50 minutes of rush hour traffic for the sake of having two yards and his own trees. As the suburbs extend further from the central city, the advantages of in-town living increase.

In Washington, for example, the fashionable Georgetown section consists almost entirely of row houses. Many are small and narrow. Most have a small backyard or patio barely big enough to

play catch in but adequate for cooking over charcoal or sunning in a deck chair.

Similar housing is being built or refurbished in other sections of the city. The demand evidently is strong. Prices have shot up on Capitol Hill, in Foggy Bottom (near the state department) and around Dupont Circle.

The association has produced a lively 17-minute technicolor, 16-mm. sound film titled "Community Growth Crisis and Challenge." It may be borrowed by interested groups by writing to William F. Fitzgerald, National Association of Home Builders, 1625 L St., NW, Washington, D. C.

Rythm Study Adds Fourth 'R' To Modern School Curriculum

You can help your child improve his ability to cope with the three R's by encouraging him to study a fourth R - rhythm.

Educators and psychologists report that musical training

helps many children succeed in other school work. In a recent controlled study of seven- and eight-year-olds in three New Jersey school districts, parents and teachers reported marked improvement

in study habits, cooperation, behavior and overall attitude by most youngsters after ten weeks of instruction on the accor-

drion. Dr. James L. Mursell, Columbia University educator and psychologist reports, "Music can greatly help in the emotional stresses experienced by most children, especially during the formative and adolescent years."

Major Reason

A major reason for the great upsurge in young music-making—more than 10,000,000 American kids play instruments—is the increasing popularity of easy-to-play instruments such as the accordion, guitar and ukulele.

They all share several advantages—portability, versatility, relative inexpensiveness and ability to produce both melody and chords. All are easy to learn.

The most versatile of these instruments is the accordion. One of the easiest instruments to learn, there's a continuing challenge as the child's skill increases.

For playing old favorites to jazz and classics, the accordion is a particularly good beginning instrument. It teaches the fundamentals of music—melody, harmony, rhythm and tonal color—all at once.

Modern teaching methods are designed to entertain as well as instruct, and now accordion students are taught simple tunes at the first lesson, rather than boring scales and exercises.

In recognizing the accordion's natural appeal to children, educators point out another plus factor: Children like to be admired, to take a lead and to get on well with their companions. Playing the accordion satisfies these normal and natural desires constructively and enjoyably.

Inflation Statistics Told By Foundation

New York - (UPI) - The Tax Foundation is out with some striking figures on inflation.

Just 28 years ago, a Chevrolet cost \$625. Five pounds of flour was 27 cents, a dozen eggs 29 cents and a pound of ground beef 18 cents.

LEGAL NOTICES

NOTICE TO CREDITORS
No. 11434
IN THE CIRCUIT COURT OF THE STATE OF OREGON, FOR JACKSON COUNTY
In the Matter of the Estate of JAVIA ADOLPH SCHATZ, Deceased.

NOTICE IS HEREBY GIVEN that the above court has appointed the undersigned executors of the estate of JAVIA ADOLPH SCHATZ, deceased. All persons having claims against said estate are hereby required to present the same with proper vouchers within six months from this date at the office of Probate, County of Jackson, Oregon, at Medford, Oregon. Dated and first published this 1st day of Aug. 1962.

NOTICE OF SALE
No. 11434
IN THE CIRCUIT COURT OF THE STATE OF OREGON, FOR JACKSON COUNTY
In Probate

In the Matter of the Estate of WALTER A. GRANT, Deceased. NOTICE IS HEREBY GIVEN that pursuant to an order made and entered in the above entitled Court and matter, the undersigned Administrator, on and after the 24 day of September, 1962, at the hour of 10 o'clock A.M. of said day, at the office of Kelly & Grant, Attorneys, Suite No. 24, The Mail Building, 1003 East Main Street, Medford, Oregon, shall proceed to sell at private sale, to the highest and best bidder, for cash, or cash and credit, the following described real property being and situated in Jackson County, Oregon, to-wit: Beginning at the Southeast Corner of the Southeast Corner of the Central Point, Jackson County, Oregon, according to the official plat thereof now of record, thence West along the South line of said lot, 100 feet to the true point of beginning; thence North 120.0 feet; thence West 30.0 feet; thence North 73.0 feet to the North line of Lot 14; thence West along said North line, 80 feet to the Northwest corner of Lot 14; thence South 73.0 feet; thence East 7.0 feet; thence South 120.0 feet to the South line of Lot 14; thence East along said South line 123.0 feet to the true point of beginning, said property to be sold in separate parcels.

DOROTHY S. GEBHARD, Administrator

NOTICE OF CHANGE OF NAME IN THE CIRCUIT COURT OF THE STATE OF OREGON, FOR JACKSON COUNTY

IN THE MATTER OF THE APPLICATION FOR THE CHANGE OF NAME OF LEONA FRIEDA YORTON TO LEONA FRIEDA GERMAN

NOTICE IS HEREBY GIVEN that on the 20 day of August, 1962, by order of the Circuit Court of the State of Oregon, for Jackson County, in the above court and matter, my legal name, "Leona Frieda Yorton" changed to "Leona Frieda German" and upon due return of proof of publication of this Notice for one week (one publication) in a newspaper of general circulation in Jackson County, Oregon, in said Court, a certificate under the seal of said Court will be duly issued declaring my legal name to be Leona Frieda German in accordance with said order of the 20th day of August, 1962.

DATED AND FIRST PUBLISHED this 22nd day of August, 1962.
LEONA FRIEDA GERMAN (Formerly Leona Frieda Yorton)
Attorneys at Law
1003 East Main Street
Medford, Oregon

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL OF THE CITY OF PHOENIX, OREGON, ON THE 27th DAY OF AUGUST, 1962, AT THE CITY HALL, PHOENIX, OREGON, AT 10 P.M. FOR THE PURPOSE OF HEARING OBJECTIONS TO OR RECOMMENDATIONS FOR THE PROPOSED ORDINANCE ENTITLED:

"AN ORDINANCE ZONING THE CITY OF PHOENIX, OREGON, REGULATING AND PRESCRIBING THE USES TO WHICH THE PROPERTY IN SAID ZONES MAY BE PUT OR USED, REGULATING AND RESTRICTING THE ALTERATION AND CONSTRUCTION OF BUILDINGS WITHIN THE CITY OF PHOENIX, OREGON, PROVIDING PENALTIES FOR VIOLATION THEREOF, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND DECLARING AN EMERGENCY."

THE CITY COUNCIL OF THE CITY OF PHOENIX, OREGON
BY FRANCES STEVENSON
RECORDED

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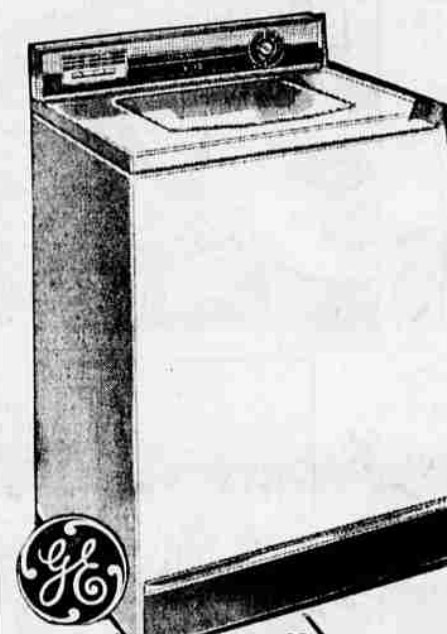
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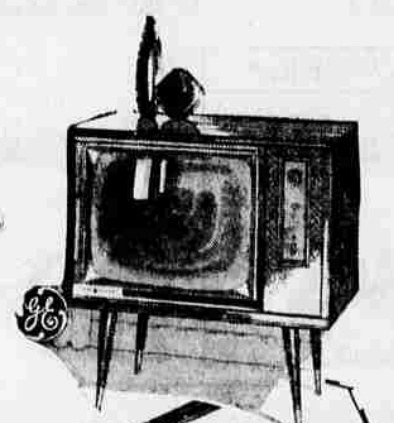
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6.70-15	13.88	13*	6.70-15 or 7.50-14	15.88	15*
7.10-15	15.88	15*	7.10-15 or 8.00-14	17.88	17*
7.60-15	18.88	18*	7.60-15	20.88	20*
8.00-15	21.88	21*	8.00-15	23.88	23*

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