

Community Building

"Blighted" Areas Due to Imperfect City Planning

The causes and cure of "blighted" urban areas were reviewed at the Toronto meeting of the National Association of Real Estate Boards by Harland Bartholomew of St. Louis, noted city planning engineer.

He said the symptoms of such a condition are frequent vacancies in property and a general appearance of decay, with little prospect of a renewed market for the district. The cause he attributed to uncontrolled large scale growth. Skillful city planning, he said, is both the cure and the prevention.

"Much is said and written today upon the subject of decentralization of cities," Mr. Bartholomew said.

"As the access to the downtown districts becomes increasingly difficult, new growth will undoubtedly take place in outlying areas, but before we advocate and encourage too extensive decentralization of our cities we need to know very much more about them. Our blighted districts are largely the result of opening up new areas of unlimited size."

Remodeling Offers No

Problem to the Wise

Many old houses over the country, built long simple lines and kept in good condition, are excellent for remodeling. There is hardly a city or town where there are not fine old places waiting for some architect with taste to make them into modern attractive homes.

The owner is most fortunate who recognizes the right kind of old house before he buys it for alteration purposes and who knows what to do with it after he has bought it. There are two important factors in remodeling. First, to get a house with possibilities; second, to rearrange the exterior and interior with the necessary plumbing, heating and lighting in an effective way without excessive cost or unnecessary tearing down or destroying.

These results are not hard to accomplish after a little study and every owner who contemplates remodeling should give consideration to the problem before he buys a place, not after.

Matter of Remodeling

Louise Bargelt, home builder editor of the Chicago Tribune, predicts 1930 will be the greatest rehabilitation year in the history of the country. "We see remodeling made simpler and more profitable for the home owner every passing season; that is, remodeling when a house has successfully passed two tests. For usually a home must be adjudged structurally sound. It is worthy of being remodeled, and also not require more than one-third of its interior to be torn out. There are exceptions to this general rule, as to most rules, but, on the whole, it is a fairly safe one to go by. Indeed, in most remodeling campaigns, as little as possible is torn out of the old place, but much is added to it instead."

Paint as Protection

Moisture, the root of all trouble with lumber and metals, is the enemy of every property owner. In sections of the country where the temperature varies with the seasons, excess moisture in the air is inevitable. For this reason, building materials must be protected from the weathering it causes, and paint, in this connection is the ideal preservative. It seals the pores of the wood and forms a protective coating over metals, thus preventing the entrance of moisture, and the progress of weathering and rusting. Used on concrete and stucco, paint prevents surface cracks, dampness, and subsequent crumbling and flaking off.

Towns to Avoid

And the joke of the road is the small town that erects a "Welcome" sign and follows it up with another announcing a speed limit of "twelve miles per hour." That is no welcome to the tourist. And there are other injunctions concerning cutouts and the like. Most towns admonish the motorist to protect its children but the town fights every effort to protect those children by routing the highway outside the city limits.—Lincoln State Journal.

Improve Home Grounds

Old lawns should be gone over carefully. Unsightly depressions which cannot be removed by rolling can be eliminated by lifting the sod, filling with good soil, and replacing the sod. Where this is impracticable, fine loam can be spread over the lawn to a depth of three inches. The existing sod will force its way through the soil.

Value of Face Brick

Many old houses have sturdy frames, despite the shabby and old appearance of the exterior. Given a veneer of face brick, these houses will put on an appearance of new and will give service that compares well with an entirely new home, for the brick exterior provides protection against the elements and takes on added beauty with the years.

Community's Handicap

An ugly, disordered, unpainted and neglected community stifles ambition, the real foundation of prosperity.

Brains and Calories

What kind of food does the body need when the mind is busy, and what is the effect upon the human machine of hard brain work? The most recent experiment involving this question was that of the Carnegie Institution of Washington in its nutrition laboratory at Boston, says World's Work. The subject's head was inclosed in a kind of helmet—a twelve-quart room—while he was piled with hard problems in mental arithmetic. Respiration, the heart rate, the production of carbon dioxide, and oxygen consumption increased slightly. In heat output there was a rise of only two and five-tenths calories in an hour, such as might be supplied by one oyster cracker or half a salted peanut. This is insignificant compared with even the mildest physical exercise such as walking. Brain work, tiring as it is, makes scarcely any demand for calories in food.

Now there is a new fire menace. The United States forestry service finds that many cigar and cigarette stubs dropped from airplanes as high as 1,000 feet are still burning and capable of starting forest fires when they reach the ground. Fortunately the stubs observed were dropped experimentally by foresters. Aviators have not done much smoking as yet, and are usually careful when they do indulge. The peril grows, however, with the growth of flying, and needs to be guarded against especially in the case of passengers, untrained in the dangers involved, says the Terre Haute Tribune. If air tourists drop fire indiscriminately, all our forests, and a good many of our houses will be burned up. While they are being trained in this respect, they should also get sound instructions about dropping other things.

As a novel feature of the Pan-American medical convention which took place in Panama City, a flying clinic started from Miami, Fla., and visited a large number of cities of Central and South America and the Pacific and Atlantic Islands of the vicinity for the purpose of bringing to the Latin-American doctors who were unable to attend the congress the latest medical developments. This clinic traveled nearly 7,000 miles and covered 11 nations in two weeks. Ordinarily such a tour would have required several months. The expedition carried a number of doctors who excel in their particular fields and a great deal of modern medical and surgical devices.

No people may long remain healthy and happy without a picturesque leader. Queen Marie did her best to supply this need. She posed in peasant costume. She was photographed a dozen times a day and gave as many interviews, and she went a-visitng just like Sheba. But it was such an effort for her, says the Concordia Blade. Underneath it all was a commonplace woman, eminently respectable and very dull of intellect, a woman who would give a great deal to be left alone with potatoes and gravy, or whatever takes the place of potatoes and gravy in Rumania.

What with the Czechoslovak government changing the names of several cities, including that of Prague, which is now Praha; and the Chinese being inclined to shift the seat of their government, depending upon the party in control, we are glad that we are no longer in school learning geography. Old-timers can remember when St. Petersburg, Christiana and Queens-town were still on the map.

"The well dressed woman," says a dispatch from Paris, "is going to wear jersey tweed for her hours on duty, whether in the home or in the office." Well, maybe so. It will depend largely on what is worn by those who have no hours on duty either in the home or in the office.

According to some scientists, red window panes will keep out house flies. And according to others, too much red light frazzles nerves and starts fights. Take your pick. It is a tough world.

The United States bureau of standards has installed a complicated device to determine the tenderness of meat. Up in the hills of northern New England they have an unfailing test: "Ef ye kin chew it, 'tain't tough."

Science has discovered that the shape of the skull is not changed by gum chewing, but the disposition is changed considerably by stepping on gum that has been chewed.

There's the self-starter in politics; and then there's the hitch-hiker—the one who starts running for something else as soon as he's a month in office.

What is funnier than the picture of some old friend dressed up to appear in an amateur show as a medieval hero?

A California man who was killed in an airplane flight to cure deafness is no longer troubled by deafness.

Girdling the Earth

It is evident that mankind stands at the beginning of a new stage in its history. The wireless telephone service which will link the farthest corners of the earth by speech will be long present them visually to each other. It is almost impossible to imagine the world without telephones, says the Daily News and Westminster Gazette. Business has changed fundamentally through their use. Relations between individuals and even between states have taken on a new color. The age is coming more and more under the sway of personal intercourse. Statesmen no longer converse at long range and through official intermediaries. They meet face to face and the world is the better for it. The extension of wireless telephony, with its at present barely guessed possibilities, may turn an occasional into a normal procedure. It is producing a swifter and a narrower world; and there seems at least a reasonable hope that it will produce a better one.

Agricultural experiment stations and the private corporation, by perfecting and continuing their relationships, will come more and more to know the satisfaction which always goes to the seller who has furnished the buyer with that which he really needs and which will give him service. To both, therefore, will go the support and praise of all the people with whom they work. There is also another striking relation between the two kinds of work, which has more to do with keeping men in the service than any other factor. When either of these workers has performed a real service to the farmer or the merchant, he is stimulated with a sense of satisfaction in that he has helped others in addition to earning his bread. He therefore, works for the love of work, not necessarily because it is required in order to make a living. Both kinds of workers are imbued with the missionary spirit or a desire to serve.

The scientific conclusion presented to the Acoustical Society of America, that noise can directly cause sudden death, confirms what instinct tells us, even though the layman, who is prone to exaggerate on the basis of his limited knowledge, would probably not in this instance have stated the case in such dramatic fashion, says the Providence Journal. But if it will serve the purpose of the various movements for abatement of noise nuisances to have the warning made dramatic, so much the better. Our health is too much affected by the multiplicity of sounds that are incident to modern life for the subject to be slighted.

An Omaha man, convicted of reckless driving, was sentenced to five days in jail, and then, to protect the man's job and thereby aid his family, the judge made the order that the convicted man should spend five Sundays in jail, from early morning until late in the evening. The reckless driver sentenced to jail on the day others are using the road most is certain to cause no road accidents, says the Lincoln State Journal. At the same time the penalty is probably severe enough to bring about a self-analysis that will work a lasting good.

The Arab is usually as willing as the Jew to use modern methods and inventions; his trouble is that he lacks the capital and the organization. The Moslem or Christian Arab small farmer, often the tenant of a mortgage-ridden or absentee landlord, cannot be blamed for his failure to compete as a cultivator with the Jewish immigrant, who at the worst has a rich, strong and intelligent organization behind him.

The Rockefeller \$250,000,000 "radio city" in New York, with its 60-story building covering three blocks, including four theaters having a seating capacity of more than 12,000, "is expected to do much toward promoting all the arts in the range of electrical entertainment." It also will have to do much toward promoting solution of the traffic problem.

Denmark scraps two cruisers, her whole navy, thus putting her on a parity with Switzerland, Bolivia and Paraguay. This is in marked contrast to a thousand years ago, when Danish warships were running in and out of every inlet in Europe. The ancient Vikings, wherever they are, would be sick at heart at this news.

Nine hundred tons of dust, ash and tar settle on a square mile of Newcastle-on-Tyne every year, giving that city the reputation of being England's smokiest. No wonder we're always told that Newcastle is the place one shouldn't carry coals to.

Perhaps some chap will now invent the game of window standing to test the powers of idle folks to remain continuously in front of a pane of glass, gazing at a few odds and ends of merchandise.

A man who was haled into lunacy court for having threatened to shoot a ukulele player was adjudged sane. Was there ever any question?

M.

in Real Estate Value

The owner who realizes that the maintenance of property is a real asset as to the sale or rental of the property does not have to be told of the necessity of keeping property in good condition. Unfortunately, however, there are many property owners, especially owners of unoccupied property, who do not realize this fact and then wonder why the property cannot be sold or rented. There is an old saying, "A stitch in time saves nine." This applies to many phases of business, but in regard to the maintenance of real estate it has a significance which can be measured in dollars and cents to an exceptional degree.

A small repair neglected can have much the same effect on an individual property as a decaying apple can have in a barrel of sound apples. The small repair develops into a bigger one which affects other parts of the property, causing a decay, so to speak, and a depreciation in value that really in the end makes the property unattractive and undesirable. It also affects in a detrimental way every nearby piece of real estate and deters persons who might be interested in nearby property to the point that they will neither buy nor rent in a particular street or section.—Philadelphia Ledger.

Pennsylvania in Move

to Beautify Highways

Community and civic organizations throughout Pennsylvania have been called upon to carry out plans of roadside development and landscaping to supplement construction of highways. The appeal was made by the Pennsylvania Motor federation.

"Pennsylvania has spent and is spending millions of dollars for the construction of fine roads," S. Edward Gable, president of the federation said. "In connection with this there should be in each community a program of tree-planting, landscaping and roadside care which, when completed, not only will make the roads more pleasing to the eye, but will give to the traveler a much better and pleasanter impression of the community."

"There is little reason why the wind-swept, sun-baked stretches of concrete roads winding through the countryside should not be made more gracious to the eye by the planting of trees and flowers and roadside landscaping. The possibilities of roadside beautification are unlimited, and, if handled by community enterprise in co-operation with the proper authorities, can be worked out without burdensome expense."

Good Citizen Defined

The qualities of good citizenship are both positive and negative. A hermit is not a good citizen because while he may do no real harm, break no important laws, he contributes little to the general welfare, does not assist in enforcing law and withholds from the world the good influence which he might exert. The good citizen is interested in and helps to promote religion, education, clean politics, public economy and thrift; he keeps posted on public affairs and candidates in order that he may vote intelligently, attends the primary and regular elections and votes.

His greatest contribution to public welfare is perhaps unfaltering faith in the ultimate triumph of good in the affairs of men.—Grit.

Garage as Investment

Most home owners who embark on a modernization campaign are sold on the idea that no improvement on the home place will add more to the appearance of the property and help more on the case of sale, than an attractive garage building.

As a source of revenue, for the small amount expended or invested, there are few better revenue producers than a garage built on the rear part of a home lot as there is, in most residence neighborhoods, a continuous demand for rented garages.

Erecting a garage and renting it will in many cases pay the taxes on the property.

Brick Veneering Pays

Many old houses have sturdy frames, despite the shabby and old appearance of the exterior. Given a veneer of face brick, these houses will put on an appearance of newness and will give service that compares well with an entirely new home. The brick exterior provides protection against the elements and takes on added beauty with the years.

Supervision Important

Many architects believe that supervision is more important to the house than good plans, for good plans alone do not insure good building. It is the least expensive part of the architect's service. He charges less for this than for making the plans and specifications, because it takes less time to do it.

Houses Hard to Sell

Houses may have sound timbers and built into them the best of workmanship, but if the exterior lines are old, the siding weather-beaten and unpainted, the interior lacking in all of those modern conveniences that make for the comfort and convenience of the housewife, they are avoided.

Co-operation and Business

The right kind of co-operation among business men of a community can be an asset to both business and the community.—Lorain Journal.

Zoning Laws in 856 Cities

Early this year zoning ordinances were in effect in 856 cities and towns in the United States.

Chicken and Turkey Talks

Next Tuesday and Wednesday Dec. 2 and 3, H. E. Cosby, poultry specialist of the Oregon State College, will be in Malheur county for the purpose of holding a series of poultry management and disease meetings in co-operation with County Agent R. G. Larson. Due to the fact that Mr. Cosby can spend only two days in the county all of the places where his services have been requested can not be visited, but meetings are being held in just as many communities as possible in the limited time. The schedule of meetings is as follows:

Tuesday, Dec. 2, 3:30 p. m., Kingman Colony school house. Tuesday at 8 p. m., Wade school, Big Bend; Wednesday, Dec. 3, at 2 p. m. Court House, Vale; Wednesday at 8 p. m., Boulevard grange hall, Cairo.

Mr. Larson states that these meetings will be of interest to both turkey and chicken raisers and invites anyone who is interested in poultry to attend.

Thanksgiving dinners were plentiful all over the town and community.

The ladies of the Methodist church gave a free soup dinner in the church basement, Wednesday. Hungry people were not as plentiful as expected. The soup and coffee were fine—the Journal force was invited in and enjoyed it.

Scenery or Signery?

California is waging an intensive campaign against signboards that disfigure the landscape. There is a reason. Landscape is large in California's stock in trade for tourists.

So the slogan of the warfare on the boards is "Scenery or Signery?" And it seems to be an effective one. Public opinion is operating to compel elimination of obnoxious signboards to beauty. It is this force that has impelled two big companies, along with others, to cut out all their roadside displays except one or two of directional value to drivers.

"Scenery or Signery?" It is an all-inclusive suggestion. — Minneapolis Journal.

Remodeling Old Homes

Veneering an old house with face brick has been made a simple process. The contractor merely changes a few old-fashioned bays, etc., on the exterior and lays up the brick right over the old frame. Many builders are offering to finance the remodeling job, letting the owner pay a small amount down and the rest on convenient terms.

Brick Combines Well

Common brick meets all architectural demands for surface effects and type. It may be used in the best homes in combination with slate or tile roofs, copper and zinc gutters and down spouts, metal casements and sash, exposed oak timbers and plate glass.

Two-Way Roads

Business follows good roads; in fact it will open its cut-out and follow right on to the next town if you don't put your own town in order.—Country Home.

Progressive City Sees to Its Attractiveness

While much emphasis is being placed—and rightly—on the advantages that Indianapolis possesses as a commercial and industrial center, which are many and obvious, not enough thought or effort is directed to making it attractive as a place of residence. The men who work here have to live here, and therefore the town must be a good deal more than a workshop.

While we have a fine start, there is much that might and should be done to increase the advantages that we already possess. We are richly endowed with churches, schools, libraries and art facilities, all of which make a strong appeal to those seeking new homes. We have our clubs, municipal playgrounds, golf courses and swimming pools and parks, and these are very important assets.

Valuable as they are, other things are needed. People like to live in comfort and amid beautiful surroundings. A campaign for the beautification of the city would yield rich returns. There should be greater care for our trees and a planting of new ones, even in streets supposed to be doomed to treelessness—certain of our business streets, for instance.

The campaign against the smoke evil will, just as far as it succeeds, contribute to both beauty and comfort—contribute very largely. For cleanliness is an element in both. Dignity is certainly not attractive. Nor is it sanitary. Beauty, cleanliness and comfortable living conditions are all the marks of a wide-awake and progressive community.—Indianapolis News.

HOLIDAYS ARE HERE AGAIN

May we help you to visit your Friends and Loved Ones during the 1930 Holiday Season. The TELEPHONE takes you there and back. Why not visit your friends and loved ones by telephone.

A Few Sample Station to Station Rates

Seattle, Day	\$2 30	Evening, \$1.15	Night, \$.60
Denver, "	2 75	" 2.25	" 1.50
Kans City "	4 50	" 3.75	" 2.50
Columbus "	6 50	" 5.25	" 3.75

Other Points in Proportion to distance. Person Rates slightly higher. Call long distance for any information, and rates to most any point in the United States.

MALHEUR HOME TELEPHONE CO.

—Nyssa-Ontario-Vale—

Owyhee School

The Owyhee School wishes to make a correction regarding the schedule of games showed in the paper last week. The first game mentioned on the list between O. T. and Owyhee was not a real game, as Mr. Hopkins asked the principal of the Owyhee School for only a skirmish game. This type of game was decided upon due to the fact that the Owyhee School had only been in session four days with no practise whatever. Owyhee was also defeated during the tournament with a closer score of 17 to 18 by the School playing several substitutes. However we consider this wades advantage and feel that the game was won fairly.

Thanksgiving Day is now a year away. This day found Nyssa with much to be thankful for. True, we are not all rolling in wealth, and several families are greatly in need. But, as a whole, and compared to the rest of the country, Nyssa is indeed Prosperous and Happy. No depression here; big yields, lots of work being done and business is good. Be Ye Thankful.

USED CAR CLEARANCE

THINK READ COMPARE

Every car in the house is a Special. All are priced below N. W. manuel. A Nicer, Cleaner stock of used cars can not be found in this territory. We buy them for less and give you the benefit of our buying power.

1928 Whippet 4 door sedan, Like new, \$275. Don't fail to see this car, Save \$50.

1928 Durant Coach, good mechanical condition, good tires, paint like new, save 25, 275.00

1928 Durant Special coupe like new, save 15, 350.

1927 Chevrolet coach, new paint, good mechanical condition. A real bargain, save 25, 250

1927 Chevrolet coupe. This is a car you will be proud to own, save 20, 175.

1929 Model A Fordor Sedan. This is a very late model in service less than 7 months. Think of it, a Fordor Sedan at this price 525.

1927 Model T Touring-Rocketell Axle in perfect mechanical condition, good tires, save 15, 125

1925 Dodge touring. Don't fail to see this one. 60.

We have many other cars to select from at most any price from \$15 up. We Trade. Reasonable Terms.

Scribner-Adams Motor Co. Phone 23 Ontario, Ore

Lure of Modernizing

One of the most attractive features of home modernization is that owners can do as little or as much as they desire, never losing sight of the fact that modernizing on either a large or a small scale adds much to the comfort, convenience and value of the house.

Beautifying Roadides

Prizes worth more than \$1,000 have been offered for the best five examples of roadside beautification in a contest conducted by the Missouri highway department.