

# Making Tomorrow's World

By WALTER WILLIAMS, LL.D.  
(Dean of the School of Journalism of the University of Missouri)

## TOWN AND HOUSE PLANNING



Ghent, Belgium.—Town planning is not a modern invention. Only the purpose of the planning has changed. Towns were planned yesterday for the glory of the great and the enjoyment of the few, for show or for safety against invasion. The town planners of today are working on other and totally different lines. Almost within the decade has developed the town planning which takes into account the great majority of the people who dwell in the towns. The new town planner is a practical democrat. This was the central and significant thought of the First International Town Planning Congress held in this quaint, historic city of Ghent, Belgium, in the Palace of Congresses of its beautiful exposition. Town planning involves house planning. Plans are futile unless workable. The provision of funds and the direction and control of expenditure were discussed. And because town planning takes into account in its largest vision the city's suburbs and the country side, even far removed, there was report of farm dwellings and farms, of the provision of houses in country as in town. The gathered experiences of a dozen nations, through official representatives from their chief cities, were presented. Conspectuous was the object lesson presented in an exhibit by a learned St. Andrew's professor, in picture, chart and model, of the changing plans of towns, from the glorification of the Caesar, the church or the state, Berlin or Rome or Washington, to the good of the men and women and even of the boys and girls, who were the residents.

**Takes Parks to the People.**  
We have built our towns not to fit us but to fit our neighbors' eyes. Cathedral and castle and capitol, boulevard and avenue and park, contrast sharply with dwelling houses. Edinburgh has Prince's Street, most beautiful, but has—or had—also North Canongate. Paris has the Champ Elysees and the Avenue de l'Opera, and all the sparkling boulevards, but also the alleys of Montmartre and Belleville. London has St. James' Park and Whitechapel. The same was true of every city yesterday and is true today. The town-planners hope for change tomorrow. Parks and broad avenues and plans with noble monuments may be beautiful and desirable, but if the space which makes them possible is taken from the living-rooms of the people, they become, to him who sees beneath the surface show of the city, undesirable and hideous. Parks are a city's lungs, the breathing places for its people, but one may not live at his best if he breathes only on Sunday afternoons. So the new town-plan, as the people, particularly the little people, can not come to the big park far removed, takes the park to them. Town-planning and building of towns and country houses are taking on a now and totally different aspect.

**Landlords Subordinated.**  
In Great Britain the Conservative party, when in power some twelve years ago, passed through Parliament the Small Dwellings Acquisitions Act. The Liberals, by the Housing and Town Planning Act of 1909, added to the provisions of the earlier act the feature of town planning, for the first time in British legislation. France, Germany, Belgium and other substantial countries have made large progress, though not always on the same lines. Speaking generally, the new legislation sanctions loans by states and municipalities for the acquisition of land for the provision of parks, the erection of dwellings and other purposes. The interest of the landlords or the owner of real estate is

subordinated to the interest of the community. The crowded housing, which the greed of real estate promoters so frequently brings about in small as well as large towns, is not permitted under the new town-planning legislation. Society has rights which even the real estate agents must respect. Cities, which were formerly built for the power and the glory of the overlord, and, more lately, for the pocket of the landlord, are to be constructed for common, ordinary folks, the class to which most of us belong. Life is to be preferred above mere property.

Now all this can not be brought about in a day. The building of Rome took longer, whatever its planning or lack of planning required. Progress, remarkable progress, has been made. The Ghent Congress showed that much has been accomplished in less than a decade. The reconstruction of Vienna, the working men's houses in Germany, the making over of certain poorer quarters in Paris and Brussels and Ghent, Garden City, near London, and other city suburbs in Great Britain, are examples of the new but widespread movement for better housing for town and country.

### Better Housing Progress in England.

Great Britain, where conditions of life are more nearly similar to those in the United States, contributed the results of its recent experimental legislation. This legislation, in substance, was designed to simplify and cheapen the existing procedure for acquiring land for housing purposes and to deal with insanitary areas and unwholesome dwellings, to require landlords to keep rented houses in proper repair, and to provide for town planning. Under this act 149 British towns have adopted schemes of town planning to guide their growth and development. Farm land to the amount of 159,000 acres has been purchased and upon it have been installed 13,900 smallholdings. Ninety per cent of this state acquisition of land was not by compulsory but by voluntary agreement with landowners. Ninety-eight per cent of the 13,000 smallholders rent the land. Only two per cent bought it from the state, the others preferring to be tenants of the county councils, to which is entrusted the local administration

of the scheme. Nor has this result according to its advocates, depressed private enterprise. Landlords, imbued with a spirit of enlightened self-interest, entered into healthy competition with the state, and leased 40,000 other acres to 2,000 tenants. The scheme has cost the state about \$15,000,000. In the towns, last year, 47,000 dilapidated houses were made fit for human habitation by the law's control of landlords. \$4,000,000 was loaned for workmen's dwellings and all on the basis of economic prices and rents. Private enterprise was here, too, apparently stimulated for in two years the number of new houses of low valuation and rent, constructed by landlords and real estate owners, under state-approved plans, increased by 320,000.

### State to Build Laborers' Cottages.

The British county council is often controlled by landlords and other owners of real estate, who, in a spirit of shortsightedness, seek to keep rents high. Walter Runciman, the British Minister of Agriculture, plans to have the state at large build cottages for farm-laborers and town workmen when necessary. The state, he estimates, could build cottages of adequate size and character, at \$750 each and rent them, without loss, at 75 cents a week. He thinks 100,000 such cottages are immediately needed. With each cottage would be provided land sufficient for small farming and gardening. Housing is regarded as a central evil in the present situation alike of the farm and town laborer. The insanitary and ill-provided cottage which the laborer on the farm receives in part payment for his labor from the farmer or which the town workman rents at an exorbitant price, keeps the farm laborer in economic subjection or promotes congestion in the towns. The Runciman plan commits Great Britain to a further step toward solving this housing problem. The Ghent Congress heard that Great

Healthy and Happy Children.



Britain could employ, if necessary, compulsory powers to purchase land in considerable blocks, erecting cottages, four to an acre, thereon and make the scheme profitable at 75 cents a week. This estimate included, in addition to \$750 for the cost of the cottage, \$250 for the land. After due allowance was added for loan charges, repairs, insurance, and supervision, the total annual cost to be met was set down at \$169 per group of four, which works out about 75 cents a week for each.

**Model Cottage for 62 Cents Weekly.**  
The model was shown of a cottage in Surrey, England, actually built and rented to three young women earning their living. This cottage has three bedrooms, parlor, kitchen, pantry, bathroom, coal-cellar. A framework of block weatherboarding was used for the exterior walls. Between this and the plaster interior is an air space which is said to make the house warm and dry and perfectly weather-proof. It cost, land included, \$609 and rents for 62 cents a week.

Better housing on the farm may not, of course, check the movement of population to the city. Perhaps it is neither necessary nor desirable to retain upon the soil, under today's conditions, so large a proportion of the population as yesterday. The more rural conditions are improved, the better the wages and the housing, the higher the education at the school, the less will the farm-laborer be satisfied with the country as it is. It is better farm conditions, through Housing Reform and in other ways, bring an increased betterment of all rural life conditions for those who remain and, with better conditions, fewer hands are needed. It was not a factory, therefore, when the Speaker in the House of Commons heard one spokesman emphasize the need for a more comfortable rural life and for a more intensive agriculture.

### A Slum Life Story.

Over against the progress of the new attack upon the old slum, as shown by the Ghent Congress, may be put a story told a few evenings before at a London club. Miss B., an old maid with much money and nothing to do, became interested in slum work. She rented rooms in a London slum district, gave tea and cake—the British climax of afternoon hospitality—to children who came and presented material for any garments they would make. One little girl worried Miss B. She looked so poor and ill and miserable. Finally the Good Samaritan decided to invite the child to her country home for a week's holiday, an invitation accepted with delight. The good woman made every provision for her comfort, a pretty bedroom, toys and playmates and books, food and flowers. The child of the slum could stand it only four days. She wanted to go back to London the second day, she cried all the third day and neither food nor fruit nor flowers could tempt her on the fourth. She invented excuses to induce her benefactor to take her back to her tenement dwelling—she dreamt her mother was dead, she had sprained her foot, her father had written that her baby brother was ill. The truth was that her small Cockney soul fairly sickened for the sights and smells of the slums and that a half-penny worth of chips eaten from a scrap of newspaper tasted to her sweeter than a well-cooked omelette served in a china plate. "They are all the same," said she who told the story as an argument against the new crusade against the slum, town-planning for all the people, "they are all the same; you can do nothing with them—dress them, feed them, pamper them, it is all the same, they will fall back into the gutter and regard you as an enemy for trying to lift them out."

### Cannot Fix Age of World.

The age of the world implies fixing the date of the creation, and scientists do not attempt to do that beyond saying that it must be reckoned by millions of years. Many Bibles are printed with the year 4004 B. C. in the margin of the first chapter of Genesis indicating that as the date of the creation of the world. It is only within comparatively recent times that science has demonstrated beyond doubt that the world existed millions of years before the period formerly assigned as the date of the creation, and that its occupancy by man covers a period hundreds of times as long as that formerly accepted as the age of the world itself. The prohibitive period means the period antedating written history. Human records by means of hieroglyphics which, as now known, reach back far beyond the period formerly accepted as the date of the creation of the world.

### Horse's Wonderful Endurance.

To test the staying powers of a thoroughbred horse a New Jersey man rode an animal from New York to Chicago. He covered the first seven hundred miles in less than twelve days of actual riding. This horse once made the distance of seventy-eight miles in twenty-four hours, carrying a rider over the mountains between Johnstown, Pa., and Pittsburgh.

## NEW YORK SHAKEN

NEW YORK, Feb. 10.—Points as far north as Montreal and as far south as Philadelphia felt distinct earthquake shocks of varying intensity between 1:24 and 1:37 p. m. today. Indications were that the entire northwestern section of the United States was in the zone of tremors. At no point included in the first reports, however, was serious damage done.

In New York State the tremors were recorded in New York City, Albany, Elmira, Rome, Syracuse and other points. In Canada shocks were felt at Montreal, Ottawa, Toronto, Prescott, Brockville and other places. The seismograph at the American museum of natural history recorded the maximum shock of the earthquake at 1:35:45 p. m. The preliminary tremors were felt at 1:35:15, the first shock at 1:35:25. So-called aftershocks followed the maximum shock until 1:37:30.

The direction of the disturbance was either south, southeast or southwest. The record indicated that the center of the quake was comparatively near and that the disturbance was not heavy.

Several buildings in Brooklyn, including Borough Hall and the courthouse, were shaken. Tenants in New York's highest building—the Woolworth and Singer—said that they felt no tremors whatever.

Prof. James S. Kemp, head of the department of geology of Columbia University, said the earthquake in the St. Lawrence Valley probably followed the Logan fault, which has long been known to geologists.

The quake in Northern New York he said, probably was along the line of Champlain fault. "A fault" is the geological term for a fracture of the earth's strata or displacement of the greater rock masses. Such weaknesses in the earth's crust are the first to be affected by subterranean disturbances.

At Binghamton, N. Y., the tremors caused a cave-in of a trench four feet deep in the basement of the Willey building and Pocco Parro, a laborer, was killed.

### JOHN D. ROCKEFELLER RETURNS

Tells Tax Commissioners He Will Not Property When Time Permits. CLEVELAND, O., Feb. 10.—Tax Commissioners John D. Fackler and William Agnew drove to Forest Hill this morning to find out whether John D. Rockefeller, who is now in Farrington, N. Y., had filled out the blank left with him a week ago for the list of his personal property for taxation.

They were received by the oil king's secretary, who gave them a letter signed by Rockefeller, in which he acknowledged receipt of the blank. He said he had not had time to make its return before leaving Cleveland, but would do so later.

Fackler and Agnew decided to give the Standard head time to make a voluntary return. If this does not satisfy the Commissioners, when received, they will determine on other action to place in duplicate the several hundred million dollars' worth of securities which Rockefeller owns.

## KILLED; 4 INJURED

JOPLIN, Mo., Feb. 9.—Fred Goldsmith, 27 years old, was killed and four other persons were hurt seriously, when an automobile in which they were riding was wrecked by the bursting of a tire. The car going sixty miles an hour.

The injured are: Paul Freeman, William Monroe and James and Gordon Clayton, brothers.

James Clayton is the most seriously hurt. His skull was fractured, one arm was cut and four of his teeth were knocked out. He may not recover.

Gordon Clayton suffered a wrench of shoulder, a small gash in his head and an injured leg.

Monroe has a broken thumb, bruises on his body and a gash in his head. Freeman has bruises and it is feared internal injuries.

When the tire burst the machine turned over and was buried against an embankment. It then turned over on its side and Goldsmith was caught beneath. His skull was fractured, one leg was broken and his body was cut in many places.

The other boys were thrown out, but fell clear of the machine. The car was owned by Freeman, son of a foundryman, and he was driving.

All except Freeman are employees of a garage and they had taken the car out for a ride.

The accident occurred three miles east of Joplin.

Bring your legal notices here!

## DEFENDS THE FARM ADVISERS.

Republic Tells Critics They Are Not City-Bred Men.

In another part of this page a Johnson county farmer attacks the agricultural schools of the country. We beg to call his attention to a fact or two.

The farm-adviser movement is not an attempt to instruct farmers by means of city-bred men who have had four years at school. Of the first seven farm advisers appointed in Missouri counties just seven—all of them—were boys brought up on the farm, and each one had had practical farm experience after graduation from school. As to those more recently appointed we have not been informed. At the head of the organization is D. H. Doane, who educated him? He is a University man, of course, but the farmers of Missouri got him ready for his present position. He was kept for four years going up and down in the State, observing and recording the best practice of Missouri's most enlightened farmers, before he was permitted to give any advice.

If there is any more practical organization of farmers anywhere in Missouri than the faculty of the Agricultural College at Columbia, The Republic would like their names and addresses. This paper has raised nearly enough money to pay the board, tuition and room rent of twelve Missouri boys at Columbia. When these boys reach that school they will be as close to the soil as a Missouri boy can get, and they will have men of the finest type to teach them to get the greatest benefit from the experience.—St. Louis Republic.

## STOCK REPORT

Kansas City Stock Yards, Feb. 9, 1914. Four thousand less cattle were received here last week than during corresponding week a year ago. The market declined 10 to 25 cents Tuesday, but on other days it ruled steady with some strength at the close of the week. Periodically buyers claim prices out of line with other markets, and attempt to read just the situation, but the short supply here makes market breaks of short duration. Cold weather is helping the market, and as predicted at the close of last week, the run here today is moderate, 8000 head, and prices are higher, ranging from strong to 15 cents up. Some of the consolidation men have taken the recent weakness seriously, and point to reports that the Canadian beef market has gone to smash, and that Buffalo and Boston will receive some from Canada this week; they also credit reports that all the states east of Illinois are about to be reconed with in beef-cattle supply at this time. Pennsylvania and Virginia having loaded up with cheap Canadian stockers last fall, and the other states with drought cattle at Kansas City last summer, and they also add that imports of meat look threatening. On the other hand, supply figures at the five leading western markets last week suggest scarcity, and the light run today bears out the suggestion. Heavy steers reached \$8.85 to-day yearlings and heifers worth up to \$9, bulk of native steers \$7.75 to \$8.50, native cows \$5.75 to 7.75, bulls at about the same range, sugar mill steers \$7.65 to \$8.10, all milk steers in quarantine division \$6.75 to 7.65, common yearlings \$6 to \$6.50, stockers and feeders \$6.50 to \$8.25. Feeders closed 15 to 25 lower last week, but stock steers held their strength. Hogs are charting a course toward the nine dollar quotation, market having made a net gain of 12 cents last week, and 5 to 10 higher to-day, but there is some improvement in weight and quality, average weight last week 197 lbs, which is still, however, 19 lbs. less than average during same week a year ago. Top to-day is \$8.65 bulk of sales \$4 to \$8.65. Sheep and lambs declined 25 cents last week, more in some cases, with lamb getting the maximum loss in every case. Quality was lacking in the closing days, also to-day, which gives the market a bad appearance on paper. Receipts are only 6000 to-day, and were light here last week. Choice lambs are worth \$7.75 here to-day though the market was not tested on them, ewes \$5.50. Actual sales of yearlings at \$6.65, and wethers at \$5.75 were made to-day.

J. A. Rickart, Market Correspondent.

Asbury Keys who has been quite unwell for some time with stomach trouble went to Excelsior this week where he will be for some time hoping that he will be benefited by the water at the springs.

Thomas McDonough and family, who live in the southwestern suburbs of the city are making arrangements to move soon to their farm three miles east of Marshall bought recently from Mr. Solomon.

**CHANGE DATE OF SALE.**  
**Walker H. Baker,**  
Five miles south of Malta Bend, has changed the date of his  
**Closing Out Sale**  
From February 24th to  
**Wednesday, Feb'y 25th**  
on account of conflicting date with a neighborhood sale.

Mr. and Mrs. L. W. Scott went to the Scott farm near Nelson Friday for a week end visit to R. H. Scott's family and especially to see the little grandson, R. H. Jr. The grandpapa-ents think he is a mighty fine boy, and their statement with reference to the matter is corroborated by all who have seen the new baby son.

Marry and Get Used to It.  
A young lady of my acquaintance gets extremely angry at times. She will throw knives or anything she can get her hands on. She jumps, kicks and slams things at a terrific rate. What can be done?—Query in Chicago Tribune.

**Public Sale!**  
OF  
**Horses, Mules, Cows, & Farming Implements.**

Having decided to quit farming and move to town, I will sell all my live stock, implements and some furniture, at my farm, two miles northwest of Mt. Leonard, known as the Nick Talbot farm on

**Friday, February 20th, 1914.**  
Sale Begins at 10 a. m. Lunch on Ground  
TERMS—On amounts over 10, six months at 6 per cent interest, or 2 per cent off for cash.  
**C. E. SHEPHERD,**  
Mt. Leonard, Mo.  
Col. John Logsdon & Son, Auctioneers.

**Public Sale**  
OF A LOT OF  
**Horses, Mules, Cattle, Hogs, Farming Implements, And Numerous Other Articles.**

Having decided to quit farming, we will sell at public auction, at the farm known as the Robt. Evans place, 3 1/2 miles southwest of Shackelford, and three miles north of Cretcher, on

**Thursday, Feb. 19, 1914.**  
Sale Begins at 10 a. m. Free Lunch at Noon  
Terms Cash.  
**R. NICHOLS,**  
**C. H. HEYING.**  
Cols. C. J. Irvine and Walter Robertson, Auctioneers.

**PUBLIC SALE**  
As I have decided to quit farming I will sell at public auction, at my farm, 4 miles south of Mt. Leonard, 9 miles north of Sweet Springs, 3 miles northeast of Elmwood, Mo., on  
**Monday, Feb. 23, 1914,**  
a lot of Mules, Horses, Farming Implements and Household Goods.  
**See Large Bills for Particulars**  
Sale begins at 10 o'clock a. m. sharp  
Dinner served at noon by the ladies of Elmwood Methodist Church.  
Terms made Known on day of sale.  
**GEO. B. SEIBERT.**  
Col. John Logsdon & Son, Auctioneers.  
Leo. Burfeind, Clerk.