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SALT LAKE CITY, - JAN. 13, 1909.

CO-OPERATIVE HOME.

City people might solve several of the perplexing problems of urban life by building in common a kind of apartment house adapted to several families.

The project would afford good city homes as well as a safe and profitable investment for money.

It is surprising that co-operative home building is not more generally undertaken. Ten owners, contributing \$5,000 each or \$50,000 in all, could erect a co-operative house that would be palatial in dimensions, conveniences, and comforts, and would far surpass any home that could be had by each one building for himself.

In the larger cities the cost of maintaining a separate home is so great that only the rich can usually afford its complete equipment, especially in a locality in which they can choose their neighbors. Conversely, the average man in business or a profession must live in an apartment house or go out into the country, where living expenses are often higher than in the city. He finds ordinary apartment house life in the big city uncomfortable, uncongenial and expensive whenever there are young children who are forced to mingle indiscriminately with the children of unknown fellow-tenants. The tenant, moreover, is at the mercy of the landlord, who is usually willing to take anybody who will pay his rent promptly. He is likewise in the power of the janitor, who is deaf to his appeals for comforts and conveniences.

In New York, the conditions of city life are such that a start has been made toward co-operative home living.

In one case, writes Mr. Marson in the Saturday Evening Post, a prominent architect was consulted, and he drew up plans for a twelve-story apartment-house. Each man in the original group (there were fifteen) contributed fifteen thousand dollars, and the remainder of the money needed was borrowed on a mortgage on the whole property. Apartments were provided for the owners and ten extra ones were built as an investment feature. The conditions surrounding the apartment for tenants were that the renter must be agreeable to the owners of the apartment. Thus a censorship was put on the applicants for apartments.

The erection of these buildings has reached the point in New York where no great building and construction company does nothing else but build them. Its experts studied co-operative building in Germany, England and Scotland, and a somewhat remarkable system has been perfected.

"It has been the custom," says Mr. Marson, "to charge the stockholders a cent during the first year of their residence in the house. A man who owns twenty thousand dollars' worth of stock would pay from twelve hundred to fourteen hundred dollars. This money would go to pay the fixed charges, such as interest on the mortgage, heating, lighting and janitor service. This is only done in case the apartments for tenants are not rented the first year. Even if the stockholder had to pay a small rent for two or three years he would be getting a twenty-five-hundred or three-thousand-dollar a year apartment for much less than its ordinary cost, with a great many more comforts than he would ordinarily receive."

In many of the co-operative apartment no rent was paid by the stockholders from the start.

Some such plan it seems to us, could be made to pay even on a much smaller scale. In Salt Lake City, where there is still much vacant land at moderate prices such co-operative homes could readily be constructed with plenty of ground for lawns, flower-gardens, small groves and shady arbors.

THEIR NEXT MOVE.

Salt Lake City will this year, if everything goes according to calculation, have the honor of entertaining the Veterans of the Civil War and thousands of other visitors. Many will come through here on their way from or to Portland and Seattle. It would therefore not be surprising in the least if the rumor originated in the "News" on Friday, to the effect that defected enemies of Utah contemplate the publication of their version of the Mountain Meadow massacre, is true. That would be in line with the former policy of some of them, and it would be a perfect measurement of their moral and mental dimensions. For many years there has not been a gathering of any note in Utah that has not been made the occasion of vilification and slander.

It is therefore to be expected that some special arrangement will be made this year by the same agencies of evil. If they welcome the Veterans and their friends with lurid tales of massacre in order to give them the impression that Utah is what Sherman said of war, that would only be what could be expected from that quarter.

There are men so small, and without vision and hatred that a respectable rattlesnake would be ashamed of exchanging seeds with them.

We care not a great deal, so far as the Church is concerned, what perverted versions of the Mountain Meadow massacre anyone may give to the public. That massacre was the

most deplorable episode of the history of Utah, comparable to the Haun's Mill massacre of Missouri, or other early tragedies incident to pioneer life. It was a crime against Utah, and against the Church, as well as against the victims, because it gave the enemies an opportunity of charging it to an innocent community. It was a crime deeply deplored by President Young and all Latter-day Saints. The latter have always denounced every one connected with it. Neither the Church nor any of the Church leaders were in any degree responsible for it. The facts belong to impartial history.

But the business men of Utah, the men who are trying to build up the State, to induce settlers and enterprises to come here, are interested in knowing something about the dark plots that are constantly being laid to frustrate their efforts and render their work difficult. And this is, as rumor has it, one of them. Money is being spent in order to blacken Utah in the eyes of the world and give home-seekers a holy horror of the State. We are crying out against high freight rates, high cost of living, etc. But the greatest detriment to Utah is the presence here of a clique that by slanders keeps people away from the State, and by unscrupulous financial performances in the City makes the taxes here an almost intolerable burden to the common people. When that clique is rendered harmless, evils of secondary importance can be handled and eradicated without too great difficulty.

which it has failed to support by any fact.

It is well known that ministers of other denominations speak to their congregations about elections and other subjects pertaining to the state, and even give advice as to how to vote, and yet the Tribune does not charge them with undue interference in politics, since they are not "Mormons." What hypocrisy to apply one rule to one church and a different one to another!

The logic of the Tribune is crooked.

Often second thoughts are only second best.

Standing room only at the "pic" counter.

The list of undesirable citizens must be growing.

Children find these revolving doors one round of pleasure.

Those House resolutions might be called Perkins' addition.

The recall of Tang leaves a rather bad taste in the mouth.

Remember, it will be a fight for prohibition and not a walkover.

Sometimes even an iron-jawed man finds it hard to hold his tongue.

The best labor-saving device is a merry heart. It makes all work light.

Every man should be taken at his own valuation and paid in his own coin.

Whistler's "Gentle Art of Making Enemies" isn't in it with a special message.

The husband will seldom find the wife's cooking bad if he himself will show no bad temper.

Senator Tillman must find a great difference between, "Hail to the chief" and the chief to Hail.

Speaking of checks and balances in government, the secret service seems to hold the balance of power.

One of the hardest things in the world to do is to separate personal enmity from political enmity.

With the price of bread being materially advanced there will be fewer crumbs of comfort than ever.

The loud laugh doesn't always speak the vacant mind, as many members of the national House can testify.

By reducing his speech to writing before delivering it, Senator Tillman showed remarkable self-control.

"The Trail of the Lonesome Pine" is one of the six best sellers, but the trail of the lonesome senator bids fair to be even more popular.

"Fighting is a policeman's business," says the San Francisco Chronicle. In a sense, yes; to fight for the peace and when he gets it to keep the peace.

Postmaster-General Meyer estimates that the American people are hoarding \$500,000,000. If his estimate is right, then they have that much prosperity nailed down.

Those six Tennessee night riders condemned to death may never be executed, but their trial and conviction do much to restore Tennessee's good name. It was a brave court and jury that tried them.

The senior engineers of the University are in favor of doing away with the present system of compelling those graduating to wear caps and gowns in order to obtain their degrees. The cap and gown belong to the medieval universities of Europe and have no proper place in an American institution of learning. If not an affectionality are at least foreign to the soil, and thrive but poorly in America.

The International Prison Congress is one of the most important deliberative bodies in the world. It was organized in 1871 and, since its first meeting in London in that year, other congresses have met in Stockholm, Rome, St. Petersburg, Paris, Brussels and Budapest. They have studied criminal law and environments, heredity, alcoholism, administration of courts, treatment of offenders, criminal justice, and other reformatory agencies.

"This 'new idea' of modern philanthropy, this getting at the root of the trouble, will be carried out in the coming meeting of the International Prison Congress which convenes in Washington in 1910." George Root, who is in charge of the word, an international promoter, has asked Congress for \$50,000 to show the European delegates what this country has accomplished in improved methods of dealing with crime, especially in the direction of juvenile courts, probation, child saving, and other reformatory agencies.

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RECENT PUBLICATIONS.

The January number of "Recreation," which brings the woods and waters nearer to the reader, is now for sale by all newsdealers. Besides containing a fascinating array of interesting and informing articles and stories for all outdoor people, it has that other quality of pictorial perfection. Every one of its photographs is unusual and full of the spirit of out-of-doors. A partial list of the good things which appear in January Recreation is as follows: "Hunting the Gray Wolf," by Brig.-Gen. Rodger D. Williams; "Skin-Riding in America," by Cyril Lyman; "Camping Around the Calendar," by F. M. Poulsen; "The Recreational Home-boat," by Robert O'Connor; "On the Trail of the Snowshoe Rabbit," by Warwick S. Carpenter; "The Revival in Rowing at Princeton," by W. S. Quigley; "The Day of the Antelope," by T. S. Van Dyke; "A Taste of Old-Fashioned Wildfowl Shooting," by John Kerr and W. M. Newsom; "A Winter Holiday in the White Mountains," by Carlyle Ellsworth; "A Vacation on Snow-shoes," by J. C. Trainer; "Useful Hints for Outdoor People," by readers of Recreation.—24 W., 29th St., New York.

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