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HOME OWNERSHIP IN MILL TOWNS

HOME-OWNING MILL HANDS

The value of home ownership by employees in industrial communities, to both manufacturers and employees, was clearly set forth in a report by Mr. S. O. Bondurant, of Rockingham county, at the last meeting of the North Carolina Club at the University, which is this year making a comprehensive study of home and farm ownership in the state and the nation.

According to Mr. Bondurant, there is growing concern among leading manufacturers over the home ownership question, due to its direct relation (1) to the labor turn-over, (2) to strike troubles, and (3) to industrial security, as based on stable, responsible, property-owning and therefore conservative citizenship in industrial centers.

These considerations are causing a change in the attitude of some of the leading manufacturers of the nation toward home ownership, as is seen by recent activities in favor of home-owning employees by Henry Ford, the Standard Oil Company, the Goodyear and the Firestone Rubber and Tire Companies in Akron, Ohio, The Himler Coal Mine Company in West Va., Kentucky, the Endicott-Johnson Shoe Company at Johnson City and Bowling Green, New York State, the N. O. Nelson Company at LeClaire, Ill., and the R. J. Reynolds Company in Winston-Salem.

The old attitude, according to Mr. Bondurant, has been, as a rule, one of antagonism to home ownership. Industrial corporations, he said, have felt that they and not the employees should own the mill village dwellings; that this policy is essential to community morals, law and order, and in general to company regulation and control of employees, that it prevents strikes, and that strikes when they occur can be ended by evicting the strikers and bundling them off the company preserves. These reasons for corporation ownership of village dwellings have been proven to be without foundation. Factory ownership of mill village homes has never yet prevented a strike, so far as we know, and the eviction of strikers from company dwellings is one of the surest ways of provoking violence and bloodshed in strike situations.

This attitude, he continued, has been maintained notwithstanding the almost universal fact that company houses, as a rule, yield little or no dividends in rents. They are owned and maintained with small profits or no profits at all, and commonly at a loss. As a rule they are a company liability rather than a company asset. At best they are what the corporations call a necessary evil.

Hints to Mill Owners

But after two centuries of experience with factory-owned dwellings, industrial corporations—at least a few of them—are beginning to realize that home ownership among their employees means the possession of three of the greatest factors that any community, especially an industrial community, can possess.

First. Home ownership creates a more stable citizenship, which is of course advantageous to manufacturers because it means a decrease of the labor turn-over. Restless, transient, hobo mill help is an increasing menace to industry everywhere.

Second. Home ownership promotes right reasoning. When a man becomes the owner of a plot of ground and a home of his own, his attitude changes toward almost everything, more especially toward questions the solution of which involves the valuing of future pleasures in terms of present sacrifice. He reasons, and when a man reasons he ceases to be swayed by trivial impulses. Nothing steadies a man's will like the ownership of property and especially landed property; and a property owner believes in peace, which alone safeguards his possessions. Radical proposals to dynamite the social order are the increasing temptation of the landless and homeless everywhere.

Third. Home ownership promotes conservative citizenship. Propertyless people are prone to act upon sudden impulse. And a person who acts upon sudden impulse is easily drawn into radical, destructive organizations and is

much more likely to listen to arguments promotive of strife than a person who has felt the steadying effect of home ownership. Conservatism and home ownership go hand in hand. Conservative, home-owning citizenship not only insures the retention of accumulated property and the use of it for productive purposes with minimum risks and hazards, but it means a stable, robust, responsible, self-respecting citizenship—the kind of citizenship that is essential to democratic safety and industrial security alike.

In certain industrial communities home ownership among the majority of the employees has already been tried out—in particular at LeClaire where there has never been a strike or a lock-out in thirty years, and at Himmlerville, a strikeless area adjoining Bloody Mingo in West Virginia.

It has already been proven, said he, that home ownership is best for employers and employees, and for industrial communities as a whole.

Space forbids an account of Mr. Bondurant's constructive remedies (1) for old and (2) for new mill villages in the South. His paper will be given in full in the next Year-Book of the Club.—J. G. Gullick.

MORE RURAL HOMES

All forward-looking men and women are agreed that our national security depends upon the further development of our rural homes, not that the producing area of the country needs to be extended at this time, but that more men and women should be placed in possession of the resources that are necessary to establish their economic independence.

Until the deep-seated causes of the present world-wide distress are removed, prosperity can not come back to us through any struggle that we might make for industrial supremacy. The odds are against us. Instead of spending sleepless nights over plans for controlling the markets of hundreds of millions of people too poor to buy, why not consider plans to prevent our own people from sinking to the economic level of the people of Europe? Life in these perilous times for many, many millions in the great cities of this and other countries is most precarious. Armies and navies can not combat the forces which threaten the world today. Other means will have to be employed.

Only by increasing the purchasing power of our own people and the extension of our home markets can the economic balance in this country be restored. This can most readily be done through the further development of our own natural resources, but this must be in a way which will establish the economic independence of more people.

More homes must be established, and these must be rural homes. Their existence will permanently strengthen the country's real "first line of defense", which is the happiness, contentment, and loyalty of the great common people.—Representative Wm. B. Bankhead, of Alabama, whose bill in Congress, H. R. 6048, concerns Federal Aid to Farm Ownership.

IRISH COMMUNITY LIFE

A quarter century ago Sir Horace Plunkett and his colleagues of the Irish Agricultural Organization Society cast a new economic generalization into the minds of the Irish people. He advocated agricultural cooperation and his message was so well received, he found so many enthusiastic and disinterested helpers, that today many speak of the ideal Ireland as a cooperative commonwealth.

Already about one hundred and thirty thousand Irish farmers, and these the best, are united, in over one thousand cooperative associations. These were originally started for some one particular purpose, such as butter-making, the purchase of requirements, or the sale of produce, but very soon these societies for special purposes began to change their character, to enlarge their objects, until they became what I might call general purpose societies.

If this tendency goes on, as I have no doubt it will, because it is economi-

CHRISTMAS PEACE

The good tidings of great joy announced by the Heavenly Heralds on the first Christmas morn was, Glory to God in the highest and on earth peace, good will toward men. So reads the King James version.

And lo, twenty centuries later twenty million men in arms flying at one another's throats with the fury of tiger cats!

Even the Christmas of the Washington Peace Conference dawned upon eight million men still harnessed for war—upon continental Europe seething with hate—upon France, Italy, Ireland, Germany, Poland, Russia, the Balkan States, Greece, Turkey, upon Egypt, Armenia, India, China, Japan, upon the islands of the seas and the ends of the earth sodden with hate!

"Europe is unbalanced", says Georg Brandes. "Europe is half mad. Every European nation thinks of nothing but hating other nations. Wherever you turn there is hate, hate, hate."

"The business of Europe is hate", says Isaac F. Marcossou. "The motto on the walls of the business offices of Europe is, Give us this day our daily hate."

Peace was won, they say, three long years ago, but the Four Horsemen of the Apocalypse are still scourging the earth with war, hate, hunger, and pestilence! Three long years of the pestilence that walketh in darkness and the destruction that wasteth at noon day!

What a strange word is Peace in this year of our Lord, 1922!

The Prince of Peace

Will the Four-Power Pacific Pact pour oil on the troubled waters of the world?

Not unless the world can grasp the meaning of the Peace of the Prince of Peace. That alone will avail.

The Christmas morning message two thousand years ago was, Peace on earth to men of good will. So reads the Revised Version.

The new version is a true version. The law it announces is as inflexible and inescapable as fate itself.

There never has been, nor ever can be, nor ever ought to be any peace for any man of bad will, or for any race or nation with bad will toward other races and other nations.

Harmony within groups and fair play between groups is a law of the higher life that races and nations must learn. It is the essential law of amity and comity—the law of cooperation and collusion instead of collision and contest. If men and nations cannot or will not obey this higher law then the end of civilization is easily in sight.

Jungle life is a tooth-and-claw, beak-and-talon struggle for survival and supremacy. Jungle life is the life, more or less disguised and refined, that Christendom has lived for twenty unavailing centuries. The inevitable result was a world war, and after it "a peace of darkness and peril", to use the phrase of Senator Lodge—a counterfeit peace of the sorriest sort.

Somebody once asked Henry Ward Beecher if Christianity wasn't a failure. I don't know, said he, we have never tried it.

Verily it is a sad truth, not a merry jest. But the world must try it or civilization—that curious mixture of good and evil that men have called civilization—will pass into a scrap heap.

If this war isn't the last, said Lloyd George, the next will land the world in ruins.—E. C. B.

cally beneficial, we shall find rural Ireland in the next generation with endless rural communities, each covering an area of about four or five miles around the center of business, all buying together, manufacturing together, and marketing together, using their organization for social and educational as well as for business purposes.—George W. Russell, Editor, The Irish Homestead.

TESTING PATRIOTISM

If you desire to test the sincerity of a man's protestations of patriotism, ask

him how active he is in the government of his home town. That tells the secret. If he does not vote in the elections of his city's rulers, if he takes no interest in how they rule, he does not love his country. If he does not concern himself with that which is at his front door, he does not trouble himself with things farther away. It is in vain for him to say that he pays his taxes—for he does that because he has to—or that he contributes to civic movements—for he does that from other motives than love—or that he went to war—for he did that from the fear of ridicule. You can not be totally indifferent to that which you love. You cannot love your home town as long as her governmental affairs bore you and get nothing out of you.

So long as you refuse to vote in the municipal elections, so long as you are ignorant of what is happening in city politics, you are doing yourself and your neighbors a frightful injustice. You are surrendering to the machinations of meddlers and mischief-makers. You are throwing away your God-given right to keep your community in order. You are laying yourself, your family and your friends open to the assaults of injustice and the abuses of tricksters and time-servers.

Worst of all, if you do not train yourself to love and serve your home town, "Americanism" is a thing for mockery. You can not be anxious for the welfare of Pennsylvania or California if the demands of North Carolina's garden spot move you not at all. You have no real interest in the deliberations of the National Congress when you dismiss the meetings of the City Commissioners as unimportant. Patriotism, like charity, begins at home. Study the wants of your town. Study the city government under which you live. If there were more real patriotism in Asheville, Asheville would be even more beautiful than she is today.—James Hay, Jr., Asheville Citizen.

OF STATEWIDE IMPORTANCE

The Greensboro News makes the timely observation that "the need of the town of Chapel Hill for an adequate hotel is a matter of statewide importance."

It is true, as the News remarks, that there should be a closer acquaintance between the state and the university, and the proper development of this contact will never be possible while the visitor at Chapel Hill has no place to stay.

The need is evident, and grows more pressing with the enlargement of the university program for making its life and work a part of the life of the people. A degree of isolation is inevitable under present conditions. There must be more of the personal touch between the university and those who claim it as their own; this touch, as our contemporary emphasizes, is out of the question unless they are able to see the university with their own eyes. This opportunity is being denied to thousands

by the lack of hotel accommodations at Chapel Hill.

Recently, there has been considerable agitation of this subject in university circles, but apparently no plan for relief has taken definite form. Perhaps it will come soon. University alumni are said to have displayed unusual interest in the matter of late, and if they should take it up in earnest the result would probably be an early announcement of building plans.—Wilmington Star.

OUR COUNTRY TOWNS

Collective neighborliness marks the country town for its own. Death, poverty, grief, tragedy visit the city, and few friends hurry in to heal the wounds.

In some organized way the town's good will touches every family. The belief that if you are good to somebody, somebody will be good to you, distinguishes Americans from the rest of mankind. And it is not the product of our great cities, and not primarily a farm product. It is made in our country towns.

The Chamber of Commerce today in the American small town and in the American city is the leading exponent of altruism in the community. It is not a wide interurban altruism that the Chamber of Commerce fosters; it is Higginsville first. But it is for Higginsville all the time.

The Chamber of Commerce modifies the innate cussedness of the average selfish, hard-boiled, picayunish, penny-pinching, narrow-gauged human porker, and lifts up his snout; makes him see further than his home, his business, and his personal interest, and sets him rooting for his community.—William Allen White, Collier's.

HURRAH FOR GEORGIA

One million dollars raised by public subscription in thirty days is a complete denial of the so-called hard times in the South. The hard times may be here, but the alumni of the University of Georgia have steadfastly refused to admit it, and as a result they have added one million dollars to the resources of their alma mater.

Friends of the University said it couldn't be done, but the campaign committee went ahead with its plans and piled up the fund within the thirty days they allotted for the task. To carry out the task an extensive organization was built up under the direction of G. O. Tamblin, of New York, which embraced nineteen states outside Georgia and returns were secured from 28 states.

The million dollars will provide the University of Georgia, the oldest state university in America, with several new buildings, and will build a student center—an Alumni Memorial Hall—in honor of 45 University men who lost their lives in the world war.

It is the first step in a \$3,500,000 building program. Harry Hodgson, a well-known Georgian, was chairman general of the campaign, and Dr. R. P. Brooks, dean of the School of Commerce, acted as executive secretary of the alumni.—Atlanta Constitution.

FARM TELEPHONES IN 1920

States ranked according to ratio of farms reporting telephones to all farms in the several states. Based on reports of the 1920 Census as published in the federal Monthly Crop Reporter, Nov. 1921.

In the United States at large 2,508,002 farms, or 38.9 percent of all farms, reported telephones. In North Carolina the country homes with telephones were 33,218 or 12.3 percent of the total, and 41 states made a better showing.

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Rank	State	Pct. of all farms	No. of telephones	Rank	State	Pct. of all farms	No. of telephones
1	Iowa	86.1	183,852	25	Oklahoma	37.3	71,613
2	Kansas	77.9	128,753	26	Nevada	35.5	1,122
3	Nebraska	76.4	95,050	27	Idaho	32.9	13,837
4	Illinois	73.2	173,647	28	Texas	32.2	140,234
5	Indiana	66.4	136,140	29	New Jersey	31.9	9,484
6	Missouri	62.2	163,543	30	California	31.7	37,309
7	Ohio	62.1	159,478	31	Wyoming	28.3	4,449
8	Minnesota	62.0	110,568	32	Delaware	27.3	2,763
9	South Dakota	59.4	44,327	33	Kentucky	27.0	73,145
10	Wisconsin	59.1	111,798	34	Maryland	24.5	11,755
11	Vermont	57.6	16,752	34	Utah	24.5	6,295
12	Connecticut	51.8	11,738	36	Arkansas	22.7	52,369
13	Massachusetts	51.7	16,537	37	Tennessee	22.5	56,880
14	Oregon	50.5	25,351	38	Virginia	18.0	33,482
15	Michigan	49.8	97,874	39	Alabama	17.4	44,619
16	New Hampshire	49.5	10,166	40	Montana	17.0	9,781
17	Maine	49.0	23,632	41	Arizona	16.4	1,633
18	New York	47.6	91,973	42	North Carolina	12.3	33,218
19	North Dakota	46.8	36,349	43	New Mexico	11.3	3,359
20	Pennsylvania	43.5	87,887	44	Mississippi	10.4	28,260
21	West Virginia	43.3	37,789	45	Georgia	10.1	31,231
22	Washington	42.2	27,952	46	Florida	8.4	4,524
23	Rhode Island	41.3	1,685	47	Louisiana	6.4	8,599
24	Colorado	39.5	23,685	48	South Carolina	5.7	10,943