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## DWINDLING COUNTRY TOWNSHIPS

### URBAN TENANCY

The homeless multitudes in urban areas is the last phase of the tenancy problem discussed by the North Carolina Club at the University. We are presenting a few of the findings of Mr. J. G. Gullick of Gastonia, N. C., who led the Club discussion.

Tenancy ratios in the principal cities of the country have not increased on the whole during the last ten years. But the situation is considered far from encouraging by constructive thinkers, because with a nearly stationary ratio of renters in these cities there has been a great numerical increase, and some cities have suffered both numerical and percentage increases.

It was brought out at the Club meeting that fifty-seven million or 54.4 percent of all the people in the United States at the present time live in rented dwellings. These figures cover country and city homes combined.

The 1920 statistics for city homes alone in the country at large have not yet become available, but judging from the visible increase in home tenancy in many industrial centers it is estimated that approximately two-thirds to three-fourths of all the homes in urban areas are rented. Ten years ago the ratios of rented city dwellings in North Carolina ranged from 62 percent in Greensboro to 77 percent in Winston-Salem, and undoubtedly these ratios have greatly increased during the census period.

### Rack-Rented Cities

However, the facts for cities of 100,000 or more inhabitants have been announced and these statistics show that home tenancy runs into almost unbelievable figures in our principal cities. The percent of tenants and renters in 1920 was highest in Greater New York, in which city 87.3 percent of all the dwellings were occupied by renters and only 12.7 by owners. In the borough of Manhattan, where most of the dwellings are slum tenements, apartment houses, and family hotels, the ratio of tenancy rose to 97.9 percent, which means that only twenty-one people in every thousand owned the roofs over their heads, while 979 of every thousand inhabitants lived in rented dwellings at the mercy of their landlords. In Boston, Jersey City, and Fall River, the tenancy ratios ran beyond 80 percent.

### Renters and Citizenship

But what do these figures mean? Do the homeless multitudes concentrated in cities constitute a problem? If so, why? The answer, said Mr. Gullick, is found when one compares the citizenship of tenant populations, taken as a whole, with that of home-owning populations. No one can deny that home-ownership has a steady, uplifting influence in a person's attitude toward schools, churches, law and order, and the like concerns of community life. There seems to be nothing to take the place of home-ownership in tying a man's heart to his community or state. No matter if a man does have community loyalty without home-ownership, in nine cases out of ten he would have more of it if he owned his home. Let a man have a home and family in any community and it is natural for him to have a more vital interest in that community than if he did not own a foot of soil and a home of his own. A man owning his home or a material part of his community will strive to make his surroundings more attractive, for in the first place it makes the home town a more desirable place in which to live and a safer place in which to rear his family.

### A Safe Democracy

How much chance is there for a sane, safe democracy in any state or nation populated by a homeless people who, in the very nature of things, move from place to place under the urge of necessity or the lure of opportunity, who lack identity with the community in which they live, who feel little responsibility for law and order, and who lack a proprietary interest in schools and churches and other agencies of progress, prosperity and well-being?

It has been found that the homeless multitudes of large cities are a fertile seed-bed of irrational social impulses. Home ownership neutralizes destructive socialism of every sort. Home owners are enemies of anarchy and

bolshevism in every land and country. They are certain to stand in vigorous opposition to radical propaganda. A man with a plot of ground and a house of his own is not interested in plans to dynamite the existing order of things. Civilization is rooted and grounded in the home-owning, home-loving, and home-defending instincts.

For a fuller discussion of this problem of democracy, see the 1920-21 Year Book of the North Carolina Club, pp. 59-76.

The Club members are now working on the causes and possible remedies of tenancy and their findings will be given to the public during the college year.

### THE CALIFORNIA WAY

It is highly advantageous, as a part of all the process of reviving and modernizing country life, to create here and there a new community which can be started upon the plans and principles of today, and which is not handicapped by the outworn methods and traditions of the past. It is for this reason that we have attached so much importance to the state-aid farm colony plans of California under the leadership of Dr. Elwood Mead. The state finds a tract of land; uses its own experts to prepare it for cultivation, lay it out, and subdivide it; projects the neighborhood facilities; advises upon the most available crops; aids in the construction of houses and farm buildings as well as in the provision of roads, schoolhouses and so on; and then carefully selects the colonists.

The community organizes under a state board of directors and a colony superintendent, although each farm family is in full ownership of its own farm. With a very small amount of capital of his own, the colonist makes his beginning, but he has the benefit of the immediate use of all the capital invested in his farm and its improvements, besides the benefit of expert advice and community facilities. He has an amply long period of years in which to pay off increments to the principal he invests, along with his regular payments of interest.

California would have rendered a great service to the nation, even if it had definitely limited its official activities in this field to the organizing of only two new farm communities. The value of the thing lies in the fact that, from beginning to end, these projects are the crystallization of the best available experience and knowledge.

Great land owners in California now see that instead of marketing their lands in a speculative spirit, haphazard, to any purchaser who happens to come along, they can—to far better advantage for themselves as well as for the country—lay out the lands before marketing them, with reference to creating an organized community. They find available for their purposes all the experience of Dr. Mead and the state authorities in selecting and locating colonists. They see the advantages of adopting the policy of capitalizing improvements for the settlers, on the plan of long-time credits.—Review of Reviews.

### A MODERN COUNTRY BANK

In 1920 the People's National Bank of Charlottesville, the county seat, decided that the growth of its business was wrapped up in the development of the rural resources of Albemarle county. It established a Department of Rural Development, with H. R. Boswell, a successful and intelligent farmer, at its head. His plan was to put organizing energy back of the regular county officials, keeping the bank in the background. Within a year the bank added 2,700 accounts to its list, nine-tenths of them being farmers. Some of the gold deposited under mountain hearthstones for twenty years has thus been brought into circulation and use.

Through Mr. Boswell the bank organized and partly financed a triple cooperative campaign on the part of the County Farm Agent, the County Superintendent of Schools, and the County Health Officer. The appointment of the last official was secured through an appropriation by the local Red Cross. Better farming methods, better schools, better health conditions, and better roads were the objects.

### MEASURE OF A COUNTRY

James Russell Lowell

I am saddened when I see our successes as a nation measured by the number of acres under tillage or the bushels of wheat exported; for the real value of a country must be weighed in scales more delicate than the Balance of Trade.

The garners of Sicily are empty now, but the bees from all climes still fetch honey from the tiny garden plot of Theocritus. On a map of the world you may cover Judea with your thumb, Athens with a finger tip, and neither of them figures in the Prices Current; but they still lord it in the thought and action of every civilized man.

Did not Dante cover with his hood all that was Italy six hundred years ago? Material success is good, but only as the necessary preliminary of better things.

The measure of a nation's true success is the amount it has contributed to the thought, the moral energy, the intellectual happiness, the spiritual hope and consolation of mankind.

The bank secured a moving picture machine, good films, and an operator. It sent out invitations in the name of the three officials to public meetings in schools and churches in all parts of the county. The first year thirty-five meetings were held and three-quarters of all the rural population of the county attended them.

When the work started there was one accredited rural high school, now there are ten. An agricultural high school is being built in each of the five districts. The farmers voluntarily raised for school purposes twenty percent more money than the total amount of the county school tax. They paid bonuses to get better teachers and to build permanent cottage homes for the rural teachers. Every county school in the county has been furnished with an excellent phonograph and records.

The bank held corn and apple shows in its own building and tested seed corn for all comers. Farmers' unions for cooperative buying and selling were organized. Experts from the department of agriculture at Washington gave demonstrations of apple packing, pruning, and other works. The bank is now introducing new forage and hay crops, and financing the purchase of blooded cattle, hogs, and poultry.

Concrete and other permanent roads are being built all over the county. Every district but one has approved considerable bond issues to continue the work.

Sanitary inspectors are at work in all the rural sections. Clinics are being held in remote mountain districts, with special attention to the teeth of the school children. Visiting nurses travel the county. Both the white and colored population are given attention.

This fall the bank is showing at the public meetings moving pictures of the best and worst conditions in the county, having taken its own films during the summer. It is increasing and extending the work. From every standpoint it pays.—World's Work.

### EXTENSION PUBLICATIONS

The following publications of the Extension Division of the University of North Carolina will be sent upon application, either free or for the prices listed. Address Chester D. Snell, Extension Director, Chapel Hill, N. C.

The first list consists of University Records, and the second, of Extension Leaflets. In ordering, please so state, giving both the number and the title of the publication.

### University Records

8. Cooperative Institutions Among the Farmers of Catawba County. Price 25c.  
12. The Teaching of County Geography. Price 25c.  
21. Measurement of Achievement in the Fundamental Elementary School Subjects. Price 25c.  
23. The North Carolina Club Year Book: Wealth and Welfare in North

Carolina. Price 25c.

25. Local Study Clubs. Price 25c.  
27. Standard Educational Tests and Measurements as a Basis for a Cooperative Plan. Price 25c.

29. Comparative Results of a State-wide Use of Standard Tests and Measurements. Price 25c.

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39. The Teaching of Geometry. Price 50c.

41. N. C. Club Year Book: State Reconstruction Studies. Price 75c.

1. Design and Improvement of School Grounds. Price 75c. (Special Series.)

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### TOWNSHIPS LOSING POPULATION 1910-20

Arranged by counties, showing (1) the percent of such townships in each county, and (2) the number losing population. The total number of townships in North Carolina is 1016. The townships counted out because they lost territory during 1910-20 were 31 in number. Sixteen townships in Hoke and Avery are also counted out because there are no 1910 census figures for these counties.

Of the remaining 969 townships 308 lost population during the last census period or nearly 32 percent. Which means that nearly one of every three townships in North Carolina suffered population losses 1910-20.

Based on the 1920 Census Bulletin on Population.

Department of Rural Social Science, University of North Carolina.

Rank	County	Pct. twps. losing pop.	No. twps. losing pop.	Rank	County	Pct. twps. losing pop.	No. twps. losing pop.
1	Cumberland	0	0	45	Washington	25.0	1
1	Gaston	0	0	51	Buncombe	28.6	1
1	Greene	0	0	51	Durham	28.6	2
1	Jones	0	0	51	Lee	28.6	2
1	New Hanover	0	0	54	Mitchell	30.0	3
1	Orange	0	0	54	Randolph	30.0	3
1	Sampson	0	0	56	Bertie	33.3	3
1	Wayne	0	0	56	Craven	33.3	3
1	Wilson	0	0	56	Dare	33.3	2
1	Yancey	0	0	56	Hertford	33.3	2
11	Robeson	4.0	1	56	Northampton	33.3	3
12	Guilford	5.6	1	56	Person	33.3	3
13	Johnston	5.9	1	56	Polk	33.3	2
14	Edgecombe	7.1	1	63	Rowan	35.7	5
14	Forsyth	7.1	1	63	Surry	35.7	5
16	Alamance	7.7	1	65	Caldwell	38.5	5
16	Pitt	7.7	1	66	Bladen	40.0	6
18	Cabarrus	8.3	1	66	Perquimans	40.0	2
18	Lenoir	8.3	1	66	Tyrrell	40.0	2
20	Rockingham	9.1	1	69	Burke	41.7	5
21	Martin	10.0	1	70	Davie	42.9	3
22	Moore	11.1	1	70	Gates	42.9	3
22	Yadkin	11.1	1	72	Iredell	43.8	7
24	Anson	12.5	1	73	Stokes	44.4	4
25	Nash	13.3	2	74	Cleveland	45.5	5
26	Richmond	14.3	1	74	Macon	45.5	5
27	Harnett	15.4	2	76	Chatham	46.2	6
27	Duplin	15.4	2	76	Haywood	46.2	6
29	Brunswick	16.7	1	78	Davidson	47.1	8
29	Carteret	16.7	2	79	Beaufort	50.0	3
29	Halifax	16.7	2	79	Catawba	50.0	4
29	Pasquotank	16.7	1	79	Chowan	50.0	2
33	McDowell	18.2	2	79	Currity	50.0	2
34	Wilkes	19.0	4	79	Madison	50.0	8
35	Clay	20.0	1	79	Rutherford	50.0	7
35	Franklin	20.0	2	85	Ashe	53.3	8
35	Stanly	20.0	2	85	Jackson	53.3	8
38	Wake	21.1	4	87	Hyde	60.0	3
39	Columbus	21.4	3	87	Lincoln	60.0	3
40	Caswell	22.2	2	87	Mecklenburg	60.0	9
40	Granville	22.2	2	87	Montgomery	60.0	6
40	Union	22.2	2	87	Onslow	60.0	3
40	Vance	22.2	2	92	Cherokee	66.6	4
44	Watauga	23.1	3	92	Graham	66.6	2
45	Henderson	25.0	2	94	Alleghany	71.4	5
45	Scotland	25.0	1	95	Alexander	75.0	6
45	Swain	25.0	1	96	Pender	80.0	3
45	Transylvania	25.0	2	97	Camden	100.0	3
45	Warren	25.0	3	97	Pamlico	100.0	5