

## TAKING A HOLIDAY?

Then don't forget you will need some Zam-Buk. Nothing stops the pain of sunburn and draws out the soreness so quickly. Zam-Buk also ends the irritation of mosquito bites and is equally good for heat rashes, tender blistered feet, stiffness and aching muscles. As a "first aid," Zam-Buk is invaluable. If applied immediately an injury is sustained there is no danger of festering. All druggists and stores 50c. box.

**ZAM-BUK**  
SOOTHING AND HEALING!

### Report of Citizens' Committee

#### Increased Cost of Building:

While the ideal city should be the aim of all, that object can be attained only gradually. If the Bill as it stands should become law, the Committee is of opinion that the enforcement of some of its provisions would cramp development, and intensify, for a considerable period, the overcrowding which all desire to see relieved.

The cost of building material and labour has so greatly increased, that any enactment which would tend to add more to that cost should receive the most careful attention.

#### Certain Dwellings Assessed on Cost:

The Committee does not consider that the method of obtaining the rental value for taxation purposes, by a percentage computation on the cost of a building occupied by its owner, is a fair one. Surely, appraisers can be found to estimate very fairly what such a building would rent at! The cost of two buildings erected, one at the beginning, and the other towards the end of the same ten year period, would materially differ. Yet these two buildings would have the same market value, and rent for the same amount. Why tax them differently?

#### Land Speculators:

In this, as in other cities, there are individuals who own land which they have not attempted to improve. These individuals wait till the labor and money expended on adjoining properties shall have multiplied the value of the lands they hold. That the Council shall have the right to enter upon such lands, and improve the same at the cost of the owners thereof, is only just and fair. The Committee regrets that some means cannot be taken to force such selfish individuals to disgorge the unearned increment. The City should certainly not pay for improvements to such property. On the other hand, the person who has already bought a plot of land on which to build, and more especially he who has already built a dwelling should be treated as having all those in the past been treated. The main water and sewerage lines and all other services provided by the City, should in such cases be paid for, as heretofore, by the City.

#### Absentee Landlords:

Great Britain has by Acts of Parliament recognized, to a certain extent, the truth of the contention that those who use property are best entitled to the lawful profits arising therefrom. The "dead hand" still, however, claims a share, and often more than a fair share is exacted. Many years ago men—long since deceased—by their ability brought their property up to a certain value. Their descendants now receive, on the falling in of leases, a rent far in excess of that value, and are being paid a profit

on the labor and money expended by the lessees and by the community generally. For this additional profit they give absolutely no return. The Committee recommends that the difference between the rental value, when the original owners ceased to use the property, and the present rent exacted be taxed, at a special rate, for the good of the whole community. If our local Legislature should pass such legislation, the British Government could not in justice veto it, in view of the fact that the British Parliament, even before the war, itself taxed the unearned increment. There are provisions in this Charter giving tenants a claim on the improvements they have effected on such property; but these do not touch the value of the improvements made by the community generally, and by the City Council in particular. Merely to increase the taxes would penalize the tenant and through him citizens who deal with him. No law, and not even the sacredness of contracts, should stand in the way of justice to the community.

#### House Owners to Pay The City Tax:

The Committee has sincerely tried to find a method of raising taxes by other means than that popularly known as the water and sewerage rates, and recommends that all who enjoy any civic privileges or services should help pay for the same. The Poll Tax is a step in the right direction; but it should be made clear that tenants of taxable property ought not to be subject to it. The payment of the city tax by the house owners only will safeguard the city against losses such as it has suffered in the past. The tenant should, however, be protected against unnecessarily large increases in the rent on this account.

#### Poorer Houses Taxed Two-Thirds:

The Committee strongly recommends that a discount of 33 1/3 per cent be allowed on taxes on dwelling houses which rent at \$100.00 a year and less, and that a surtax of 33 1/3 per cent be added to the taxes on houses renting at \$500.00 and over.

#### Conciliation Board:

In these troublous times, when the nations of the world are making laws to control the cost of producing and distributing food, it must not be forgotten that rent forms a large proportion of the expenditure of the majority of our citizens. This necessity requires, in many cases, some controlling authority. We prevent cabmen from asking exorbitant fares by making flat rates. This cannot be done in the case of rents, but a Board of Control might take each case into consideration, and, by acting fairly between landlord and tenant, see that each performs his duties in regard to the other in the spirit of the Golden Rule.

#### Tenants May Buy Out Leases:

The relations of landlord and tenant have been discussed in all their phases by the Committee. The duty of tenants to keep the premises clean

and of landlords to keep them in good repair is clearly dealt with in the Bill. The right of lessees to buy out leases on payment of a lump sum based on twenty annual rentals has worked well elsewhere. The Committee welcomes the application of this principle to St. John's, and hopes that the powers of the Conciliation Board may be so enlarged that monthly tenants may obtain a similar privilege, and, further, that some means may be devised of safeguarding tenants, especially those in poorer class houses, from exorbitant rents.

#### The Housing Problem:

This is a matter of pressing importance. Neither good soldiers nor good citizens can be expected from over-crowded slums. The health and morality of the community should have consideration above all other matters. The Committee considers that the Civic Commissioners have made some good suggestions as to how this matter should be dealt with. They propose to deal with it by Bonas, Municipal Ownership and Building Societies.

#### Bonus:

A bonus of ten per cent of total cost is allowed in the case of houses costing eight hundred dollars or less. The Committee thinks this should be extended to include houses costing one thousand dollars or less.

#### Municipal Ownership:

The Council may build and sell or let houses for the working classes. If properly managed, this would cost the City practically nothing.

#### Building Societies:

The sections relating to Building Societies have been carefully considered by the Committee as well as the Form of Guarantee, and, with a few amendments as to detail, been approved. This should cost the city nothing.

#### Unfinished Houses:

Provided that water and sewerage appliances are installed and the buildings are sufficiently covered to keep out cold and damp, the Council may permit persons to inhabit houses which cost eight hundred dollars and less while such houses are in an unfinished condition. A guarantee, however, is demanded that such houses shall be finished within two years. The Committee thinks this should apply to houses costing one thousand dollars and less, that the time be extended to five years, that the security be reduced from \$200 to \$100 and that the term "completed" be made to apply to the exterior only, water and sanitary appliances being installed immediately after the mains have been extended to the vicinity of such houses.

#### Building Regulations Unworkable:

The Committee regards the Building and Housing Regulations as unworkable in their present form, and recommends that a Commission of experts be appointed to draft a series of regulations which can be put into effect by By-Law of the Council. The present regulations should be regarded as temporary and when the Commission shall have reported they should cease to form part of the Act. (To be Continued.)

### W. M. S. Convention at Carbonear

The second annual convention of the Newfoundland Branch of the Women's Missionary Society was held at Carbonear last week and from all reports it was very encouraging to note a marked progress in the work of the Society during the year which has just closed. The meetings were held in the splendid hall, which was very tastefully decorated for the occasion by the ladies of Carbonear.

At 3.30 Tuesday afternoon the first session opened and the chair was taken by the Branch President, Mrs. Hunter. Delegates, district organizers and officers all were in attendance, with the exception of Mrs. Curtis, Hon. President, who, we regret, was unavoidably absent through illness. Mrs. Matthews in a few well chosen words delivered the address of welcome introducing Miss De Wolfe as a returned missionary warrior. The great attraction of the whole convention is centered on Miss De Wolfe, a returned missionary from Japan, and who during the last eleven years has been giving her best in the land of the Rising Sun, and now being on furlough honoured the Branch with her presence. She is a Nova Scotian lady of excellent faculties and a very pleasing speaker; her charming personality appeals to all, and to know her is to love her.

Mrs. A. S. Adams read a very brilliant paper: "The Delegates Opportunity" and told very beautifully a story of a circle girl who was helped through the little mother's prayers at home to make the best of passing opportunities.

Mrs. J. Duff afterwards sang very sweetly, and the official reports were read, showing rapid progress in the work of the Society during the past year. Total amount raised for the year is \$4,750.05, an increase over last year of \$773.20.

The reception tea given by the

ladies of Carbonear to the visitors and delegates at the close of the first session will be a pleasing memory.

Tuesday evening the Branch and congregation were addressed by Mrs. Hunter, who in her usual admirable way imparted words of encouragement. China and Japan are calling for helpers. China has promised to build hospitals if doctors are sent; churches if ministers are sent; money has been provided and only life is needed. Who will obey the call?

Mrs. Duff kindly favoured the audience with another beautiful solo: "Promise of Life," after which Miss De Wolfe in a very fascinating way gave a description of her work in Japan. She has a message to give and knows how to give it. She spoke of the customs and habits of the natives. The greatest opposition of the missionary in Japan is the Buddhist Temples and the power of the priest; the best way to reach the natives is to build mission churches in the centre of the towns to enable a companionship to be made and so influence the people. The beautiful city of Konazawa where she has been working is the centre of Buddhism and has a student population of 40,000. The childhood of Japan makes a point of contact with the parents, and kindergarten work there is important as an evangelistic agency. The Japanese do anything for their children and as they are an educated people if we plant Japan knee deep in literature we can have great success in the future.

Wednesday afternoon a Round Table Conference was conducted by Mrs. Fenwick and some very fine papers were read and enjoyed. Wednesday evening being young people's meeting, exercises were given by the Mission Band and Circle. Three interesting papers were read on Circle Work, after which the presentation of Banners and Books to the winners followed.

Set of books won by Cochrane St. Mission Circle for the largest increase in membership. Lower Island Cove Mission Band won the first Banner and Wesleyville second. Miss De Wolfe again addressed the audience on the "Kindergarten Work in Japan." Japanese children must be taught courage, for the Japanese as a people do not value life. Lives are so often sacrificed unnecessarily. Sometimes if students fail in their examinations they grow so discouraged that they commit suicide. The Temple Religion teaches "Dying, not living, is honorable." Kindergarten teachers are privileged to enter homes as purely evangelistic workers, and not. They give Bible lessons first and English after. In this way the Japanese are taught to see the Light. Japan is calling for more light, physically, mentally and spiritually, who will help?

Mrs. Hunter made the appeal from the Field, followed by Miss Taylor and Mr. Holmes. On Thursday morning convention business was discussed. Thursday evening being the second Anniversary Service of the Branch, a packed hall greeted the speakers. After a half hour Intercessory Service conducted by Rev. F. R. Matthews, Mrs. Lindsay, Corresponding Secretary, very beautifully gave her paper: "The Year at the Home Base." The speaker said, "You will see they have given my Report a military title. In these days we not only speak a great deal of the war, but we have learned to speak in war terms. We talk of the field and the fighters, the home defence and the boys in blue, the home base and the supplies, etc. We talk of these things as the outcome of the war. But looking at them from a slightly different standpoint, we find that they have their counterpart at least to some extent for many years in another mighty conflict led by the Army of Christ under the Banner of the Cross. The home base here in Newfoundland is not only the smallest but the last organized of the twelve bases maintained by our W. M. S. There is a pay and record office in connection with this missionary work, but the wages are not handed out in dollars and cents. Some day our regiment will be reviewed by our King when He shall come in His glory."

Miss De Wolfe followed, telling an inspiring story of a Buddhist priest who is now the Paul of Japan, changed in costume from his golden cap and silken robes of purple to the Prince Albert of the west, while beaming from his eyes shines the pure love of Christ. There is a spirit of sacrifice in Japan but it is a narrow sacrifice. One of the Christian ways to reach the Japanese is through giving them the Bible to read themselves. One young Japanese was impressed by the verse: "Blessed are they that mourn for they shall be comforted." He began to realize he could not carry Buddhism into Christ's kingdom and decided to give up all and be baptised. He told his mother he was to become Christian and his family disinherited him, but he afterwards became a preacher in the Baptist Church. After a long while the mother said, "My son what has changed your character. I want to be like you," and she was baptised at the age of 52.

Mrs. Hunter's closing words will be remembered and the watchword for the coming year is: "Be strong, and work for I am with you saith the Lord."

Just before the dismissal by Mr.

If Japanese lanterns have a little sand put in the bottom, there will be small danger of their catching fire, as the sand gives weight and holds the candle firm.

## Important SALE!

Opens this morning and continues the entire week.

## SALE OF LADIES' "SPORTS" COATS STREET SKIRTS.

ALL NEW ARRIVALS!

'SPORTS' COATS, in Serges and Tweeds, etc.

\$8.00 VALUES for... \$3.98

This Sale is important for you, because it offers the latest and most approved styles which fashion deems correct for wear during the ensuing season. The style, the serviceability and the appearance of these Coats strike you at once, and the price makes an impressive appeal.

Come along this morning and view these. They await you in the Showroom.

\$8.00 VALUES for... \$3.98

STREET SKIRTS, in Tweeds, Voiles, Serges, Gabardines, Corburoy Velvets, and Silks.

\$6.00 Values for... \$3.78

The Serges alone offer you choice of Cream, Navy or Black, all handsome Skirts, possessing those lines of tailored vivacity which is considered smart for present wear.

And so many different materials, designs and fashions are shown that it may be said that there are hardly two alike. Ladies' and Misses' sizes,

\$6.00 Values for... \$3.78.

James Baird LIMITED

**STANDARD OIL CO. OF NEW YORK**  
Franklin's Agencies, Ltd. St. John's, N. F.

**Your Motor Knows the Difference**

ALL kerosene may look the same—but it does not feel the same to your motor.

**SKIPPER KEROSENE OIL**  
Clean burning—non carbonizing. Costs less by the mile.

Is better for the Newfoundland climate than any other because its uniform high quality makes carburetor adjustments unnecessary.

**STANDARD OIL CO. OF NEW YORK**  
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### The Salt in Demand Today

**Windsor Table Salt**  
THE CANADIAN SALT CO. LIMITED

If Japanese lanterns have a little sand put in the bottom, there will be small danger of their catching fire, as the sand gives weight and holds the candle firm.

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Holmes the President on behalf of the Branch of Newfoundland presented Miss De Wolfe with a small bag of gold as a token of love, and Miss De Wolfe's "Thank you" touched all hearts.

### Loss of the S. S. Njord

Abandoned Off St. Pierre Island Sunday Night.

The following message was received last evening from St. Pierre:—Special to Evening Telegram.

ST. PIERRE, This Evening. "The British steamer 'Njord,' from Sydney to St. John's, coal laden, afire and abandoned forty miles off St. Pierre Island, June 10th. The master and crew of 21 men, landed here."

The Njord was a wooden, barque-rigged steamer, built in Arendal, Norway, in 1886. She was 522 tons gross, 254 tons nett, 152.7 feet long, 30.5 ft. beam and 17.2 ft. deep. Some five or six years ago this ship and a sister ship, the Jacobsen, at present engaged in the local trade, were outfitted by their then Norwegian owners and prosecuted the sealishery in the Gulf with poor success. The next two succeeding years they were again outfitted in Cape Breton by the same

owners for the sealing voyage, which on each occasion proved a failure. She and her consort were then engaged running in the coal trade between the Sydney and St. John's. In the early part of last year she met with a mishap and lost part of her tall shaft and was towed into this port. While awaiting repairs the Njord was purchased by Messrs. Balne, Johnston & Co., who had her thoroughly overhauled and repaired and prepared for the 1917 sealishery, which was successful. The ship operated north in charge of Capt. Randall and brought in over 17,000 heavy seals. Since then she has been plying in the coal trade and was on her way from Sydney to this port in charge of Capt. Turner when she met her fate. Though no particulars are yet to hand, the assumption is that the vessel struck the land during a dense fog on Sunday night last and inflicted such injury to herself that she had to be abandoned. With the tonnage question so acute just now the Njord will be a great loss to the local mercantile marine fleet.

For every 25c. purchase made at Stafford's Drug Store you receive a numbered ticket. See advertisement.—may 1, if