The Crier

Published for the Residents of the
COUNTRY CLUB DISTRICT

VOL. VI NO. 5 VILLAGE OF EDINA, MINNESOTA JULY 1935

Country Club, 11 Years Old, One of Nation's 4 Finest Subdivisions

Cleveland, K.C. And Baltimore Are Listed As Three Others

ONE of the four outstanding subdivisions in the country—that is the description applied to the Country Club District by men whose experience and observations over long periods of years make them qualified judges.

The other three subdivisions in that select group, located at Kansas City, Cleveland and Baltimore are older than the Country Club, and the experiences in the developing of these three contributed to the making of the Country Club. The best features of its predecessors, plus new ideas, went into the youngest of the four subdivisions of highest ranking.

That the Country Club is something more than just another subdivision is illustrated by the words of its founder, S. S. Thorpe, a man with a record of 51 years in business, who said he wanted it to be his valedictory, and now that it is well developed and 11 years old, he is satisfied that "if I did it all over again, I don't know that I could do anything different."

FOUNDER S. S. THORPE

Saw Them All

During his 40 years in business, which included 10 years as an executive officer of the National Real Estate association, Mr. Thorpe traveled to all parts of the country, and saw subdivisions and observed subdivision procedure in virtually all the principal cities of the United States.

Meanwhile he also put in numerous subdivisions, but until the Country Club idea was brought to reality, he said, he "never did a real good job." With few exceptions, the general practice was to obtain a piece of land, mark out streets and lots, and go ahead and sell the lots.

Except in its bare fundamentals, the development of the Country Club bore little resemblance to the customary method. Two years of preparation preceded the sale of the first lot, and when all was in readiness for the building of the first home, few reminders remained of the cattle breed-

District Is The Valedictory Of Noted Founder Sam S. Thorpe

on the site of what is now the Country Club.

When the farm was obtained from the Brown heirs, including Earle Brown, careful planning and painstaking work got underway in preparation for the opening of the district to home builders.

More than $75,000 was spent in engineering fees. Such expenditures were necessary, Mr. Thorpe said, because the planning of a first class subdivision is "a nice trick."

Streets Are Curved

Take the matter of streets, for example. For appearance sake they must not be too straight. At the same time, for practicability and safety, they must not be too curved. Streets plotted in curves without careful foresight would be a constant menace to motorists and pedestrians because the view ahead would be cut off.

Completion of the major plans was the signal for the moving in of men and machinery, and soon the transformation of a farm into a populated residential district was well underway. More than $700,000 was spent on grading streets, laying pavements, and placing sanitary and drainage sewers before the first lot was offered for sale.

Nothing was done until every assurance was given that the results would be the best possible. Numerous samples of paving were submitted and inspected. The paving finally decided on was pure asphalt, five inches thick, which never cracks. In some sections

THORPE TELLS OF HIS C. C. DREAM

Founder Relates Story of Best "Job" He Did In Business Career of 51 Years

(Continued from page 3)

such paving has been in use more than 100 years.

The result is that the Country Club has paving that will not need to be replaced, and is far superior to the best in the city of Minneapolis.

Underground Wires

Equal care went into all the other preparations. It was no accident or afterthought that in no instance does an electric wire cross the street. That underground laying of wires, a new idea in subdivision planning, was thought out in advance.

The careful planning of the area on which homes were to be built was only a part of the whole. The making of a good subdivision requires many things, one of them a golf course, Mr. Thorpe said. As a result there is the Country Club golf course, a course that ranks with the best.

The present clubhouse is the second that has been built. The first one, the erection of which coincided with the development of the residential district, was destroyed in a spectacular fire in November, 1929.

Four persons asleep in the building had narrow escapes from the fire, which was believed to have started as a result of a strong wind that blew down a chimney and scattered embers in a fireplace. A Hallowe'en party had been in progress during the night, and was the reason for the late fire in the fireplace.

All guests had gone home before the fire, and the only remaining occupants were Mr. and Mrs. Robert D. Riordan and Mr. and Mrs. Clarence Riordan. Robert Riordan was the club's caterer and Clarence, his brother, was the assistant.

Strong winds caused the fire to spread rapidly. Nearly the entire building and most of its contents were destroyed.

Fire Brings New Clubhouse

Plans for erection of a new clubhouse, larger than the original one, were started immediately after the fire, and construction was started about February 1, 1930. The new building resembles the first clubhouse somewhat from the exterior, but is differently planned.

One of the features that has figured largely in the successful development of the Country Club is the restrictions, which were made after careful and extensive inquiry.

At the start, Mr. Thorpe said, he thought the numerous and detailed restrictions might hamper the sale of lots, but he found instead that the result was quite the opposite, and that the restrictions could even have been more stringent.

Size of lots, location of homes on lots, placing of garages, and the hiding from view of trash cans are just a few of the requirements. All plans must be submitted before a house can be built in the district.

No lots were placed on sale until all grading, paving and other preparations had been completed. That meant that the home builder knew he never would be taxed for such improvements. He also knew that the maintaining of boulevards and similar things in the future was provided for.

Sale Opened in 1924

On June 8, 1924, the district was offered for sale. Within one week homesites to the value of approximately $40,000 were sold, and plans for the first home, erected on Browndale avenue in the heart of the tract, were approved. At the end of November a number of families were living in homes that had been completed, and 35 more homes were under construction.

Three years later 200 dwellings had been erected. The steady increase continued, even through the depression years when building was virtually at a standstill throughout the nation. At a time when the sight of a basement being dug or a house being built was a rarity in Minneapolis and other sections, it was a commonplace in the Country Club District, just south and west of the Minneapolis city limits.

Virtually at all times, several houses were under construction. At present, with 375 homes completed, a dozen more are being built. With few exceptions the homes are occupied by their owners, and in most instances the occupants are the ones for whom the homes were built. Vacancies are all but non-existent, and even then for only the briefest of periods.

On occasions when the owner finds it necessary to move to another city, he frequently retains ownership so that he will have a home in the district in the event of his return.

Advantages Are Many

Of equal importance with the tangible advantages of the district, which are visible to all who drive through, are the advantages brought about as a result of the planning that went into its development.

Residents of the district, from their close proximity to Minneapolis, have all the advantages of the city, without the crowding, the heat and the noises of congested city areas.

When the building of homes in the Country Club began, Mr. Thorpe' son, S. S. Thorpe, Jr., was in his last year in college. During the last two years Mr. Thorpe, Sr., has been at his office infrequently.

With much of the affairs of the business of Thorpe Bros. in other hands, the founder of the Country Club now finds time for frequent rides through the area that has grown from a dream to a permanent reality.

There is satisfaction for him in viewing the evidence that his ambition to do a first class job has been fulfilled. That does not mean, he said, that efforts for further improvement have ceased.

Nature also is expected to contribute to future betterment. Minnehaha creek, dry in recent years, again is showing signs of ilfe.

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COUNTRY CLUB ASSOCIATION DOES DECADE OF SERVICE FOR DISTRICT

Group Formed November 30, 1925, by Handful of Pioneer Boosters Meeting at Home of Eloi Bauers—Two-thirds of Property Owners Now Members

A LITTLE less than ten years ago a small group of men, made up of the early residents of the Country Club District, met to devise some means of promoting the general welfare of their community. Out of that meeting grew the Country Club association, which now includes in its membership more than two-thirds of the district's property owners.

Specific objectives were few at that first meeting, held November 30, 1925, with Eloi Bauers as chairman. Now as the association nears its tenth anniversary it can look back to a long list of accomplishments, and forward to a continuance of planning and working for the briefly worded, but important, purpose outlined at the organization meeting.

Under the first president, John J. Louis, the association began its program of community improvement that has advanced parallel to the physical growth of the district.

At the beginning the members for the most part were strangers to each other, but they had one thing in common—a desire for regular city mail delivery twice daily. That has been brought about.

Study Tax Problem

Tax matters provided another important activity, and one that was carried out successfully with the result that residents have been assured a reliable safeguard.

Other important matters coming up as the association grew and its influence increased were the obtaining of adequate and fair representation for the Country Club in village and school affairs, and the obtaining of adequate police protection. Now a police car, directed through the Minneapolis police radio system, patrols the district 24 hours a day.

Children of the community were not neglected. Instead, their problems were given serious attention. Annual Fourth of July celebrations have been held. Hallowe'ens have been kept quiet and orderly in the district by parties for the small children, and dances for the older boys and girls. Sponsorship and organization of a Country Club Boy Scout troop also has been accomplished by the association.

Athletic inclinations of residents of all ages were catered to in the formation of the Country Club Sports association, which provided illuminated tennis courts, and in arranging for the operation of a skating rink and warming house at the mill pond.

Through the efforts of the association and the Women's Club of the Country Club District arrangements have been made for the use of the school grounds for children's play this summer.

In this connection the village is improving the grounds by fencing off old Fiftieth street and placing a protective fence along the Fiftieth street paving. Additional playground equipment, which the school board is purchasing, is to be installed for use this summer.

Work With Women's Club

Another joint effort of the Country Club association and the Women's club this year was a new project to establish closer contact among the residents of the district. It took the form of a neighborhood night party at the Curtis hotel in March of this year. That the idea was successful was demonstrated by the fact that 300 persons attended.

Civic questions and problems, since the beginning of the association, have been accepted as a major part of its work, and as the problems arose they were handled.

Among these is the water problem.

Continued on page 25)

WITH 50 MEMBERS, EDINA GUN CLUB IS GROWING FAST

Organized by a group of enterprising business men at Fiftieth and France, the Edina Gun club is now rounding its program into full swing. Not yet a year old, the club has already built traps and other shooting equipment at Seventieth and France.

The club, started with only a few, now has a membership of 50 and extends an invitation to all to join or to come out and watch them shoot. Meetings are held every Sunday from 9:30 to two o'clock.

"The primary object of the club," declares Dr. Raymond Waters, charter member, "is to provide wholesome recreation, and to reduce the costs of shooting to a minimum."

In the future the organization plans to erect a regular skeet outfit in addition to improving upon the equipment it now has.

Events will be curtailed somewhat during the summer days because of family affairs of the various members.

OFFICERS OF COUNTRY CLUB ASSOCIATION

Pick 'em out. They are the public-spirited neighbors who run the Country Club association's affairs for you this year. We couldn't get them all, including the zone representatives, but we did the best we could.

Earliest 'Pioneers' Came With Faith In Future of District

Firm Belief In Future Of District Amply Warranted, All of Them Agree

Several Recall Days of Old, and Reiterate Faith in Future of Section

Faith in the future of the Country Club District—a faith that has long since been rewarded by fulfillment of their expectations—brought the "pioneers" of the Country Club to the district when it was being opened 11 years ago.

These first residents came to a territory that then seemed far from the city, and in which neighbors were far apart.

One of the first residents was Alan A. Phillips, whose home at 4603 Wooddale avenue was the twelfth house built in the Country Club. For some time Mr. Phillips, who formerly lived in a duplex near Lake Harriet, had thought of building.

Occasionally the family went on picnics to Minnehaha creek in what now is the Country Club, and when the district was opened the idea of building was put into action. The new home site seemed far out, but the Phillips family "took a chance." Now all thought of leaving the district is farthest from their minds.

First "Road" Through Fields

When Erling Mostue moved into his home at 4200 Sunnyside road, the first home built north of Sunnyside road, he had to drive over fields and through long grass to get to his home during the first few months.

Despite that temporary inconvenience, Mr. Mostue said he "felt from the first that it would be the nicest residential district anywhere around Minneapolis." Now he is satisfied that his early opinion was correct, and he "wouldn't live anywhere else."

Only 35 or 40 houses had been built in the district when John J. Louis, 4601 Browndale avenue, moved to the Country Club.

Had Faith in District

"I came out here because I liked it, and I had faith in the way the district would be developed in the future," Mr. Louis said. "As I expected it has turned out to be a congenial place, and I expect to stay."

Another early resident is Ben B Moore, now village recorder, who moved into the twenty-first house in the district. At that time the area all around him was open, but now it has all been built up. When he came, Mr. Moore said, he had every intention of remaining as a permanent resident, and that intention has not been changed.

WAS ONE OF CRIER'S FOUNDERS

LEE H. FLETCHER

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Lee H. Fletcher, well-known insurance man and civic booster of the Country Club District for many years, was one of the founders of The Country Club CRIER, and its first business manager.

With Edward Frank (Ned) Allen, first editor, Mr. Fletcher blazed the trail for the new publication, and put it on its feet as a newspaper and a Country Club institution.

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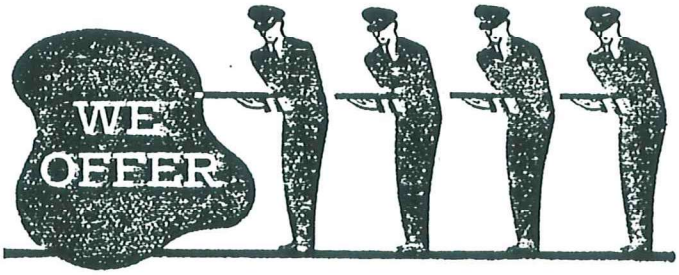

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SALES OF COUNTRY CLUB REAL ESTATE CONTINUE STEADY

Many Inquiries Made in Spite of Cold Weather; New Residents Move in

Despite the advent of cold weather, there is still a lively demand for property in the Country Club District, agents handling property in the section report. Inquiries continue almost unabated, with a large number of deals pending. Many transactions are expected to be closed between now and the first of the year.

Among the houses to be sold during the past month is the residence of Mr. and Mrs. Robert H. White at 4624 Casco avenue, which was bought by George D. Van Wagenen, general agent for the National Union Fire Insurance company. Mr. and Mrs. White and their son Robert James, have been residents of the district for several years. They are building in Interlachen Park. The Wagenens have already moved into their new home.

Another family of new residents in the district have moved into the house formerly owned by Miss Louise H. Robinson at 4618 Casco avenue. Harold J. Dunn of the Towle company purchased the house, and is making his home there with his mother and brother.

Mr. and Mrs. J. A. Boulay, formerly of 4415 Colfax avenue S., have also moved into the district. They purchased the residence of Mr. and Mrs. J. R. Guoynes at 4607 Drexel avenue. Mr. and Mrs. Guoynes will make their home at 2615 Park avenue for the winter.

Mr. and Mrs. James W. Baker have already moved into their new residence at 4630 Drexel avenue, former home of Mr. and Mrs. W. J. Dunn. The house was sold to the Bakers by the Calhoun Realty company.

Although the district is losing one family, Mr. and Mrs. T. G. Harrison of 4623 Drexel avenue, who are moving to Seattle, Mr. and Mrs. M. D. Trisko have moved into their new home at 4631 Casco.

MISS CORRELL ENGAGED

Mr. and Mrs. O. M. Correll, 4503 Moorland, announce the engagement of their daughter, Miss Madra Aileen, to Mr. W. Claude Stevenson, Jr., son of Mr. and Mrs. Claude Stevenson, 4224 Garfield avenue south.

Miss Correll attended Carleton college and the University of Minnesota, where she was affiliated with Kappa Kappa Gamma sorority. Mr. Stevenson is also a graduate of the University of Minnesota, and is a member of Psi Upsilon fraternity. No date for the wedding has been set.

—o—

Mrs. Mary J. Frank, 4501 Moorland, entertained the Searchlight Study club at a dessert luncheon on Monday, October 12.

Minneapolis C & C Re-Elects Beckwith

When the Minneapolis Civic and Commerce association named its directors on October 15, R. M. Beckwith, 4632 Browndale, was one of two directors re-elected. O. J. Arnold was also chosen for another term. New directors are Henry E. Atwood, James G. Bennett, E. W. Dobson, John Junell, George A. Kingsley and D. J. Winton.

District Founder Buried October 5

Samuel S. Thorpe Earned Wide Reputation in Real Estate, Civic Enterprise

Founder of the Country Club district, "father" of upper Mississippi river barge line service, distinguished citizen and honored business man—Samuel S. Thorpe, president of Thorpe Brothers, Inc.,—is dead.

Mr. Thorpe, one of the nation's leading figures in real estate and finance, and one whose outstanding record of civic service covered a period of more than 50 years, died unexpectedly while sitting in a chair at his home, 1106 Mt. Curve avenue, at 5:45 p.m. Monday, October 5.

Mr. Thorpe had been in ill health for the past four years, and it was this illness which lessened the intense activity which placed him in the foreground of leaders in business and civic affairs. Mr. Thorpe was 72 years of age.

Funeral services were held on Thursday, October 8, at the Lakewood chapel, with burial at Lakewood cemetery. Rev. Richard C. Raines, pastor of Hennepin Avenue M. E. church, officiated.

Some of the largest real estate transactions ever accomplished by a single individual were put through by Mr. Thorpe, and these gigantic undertakings, both in Minnesota and other parts of the nation earned for him his national reputation. His long business career was devoted to transactions in real estate, building management, construction financing and residential development. Yet he found sufficient time to interest himself in philanthropic movements and many humanitarian enterprises.

Opened District in 1924

It was Mr. Thorpe, who in 1924, purchased 330 acres and developed the suburban area into one of the city's most popular residential sections, the Country Club District.

His faith in the city and its future was shown in a multitude of other ways. His title as "father" of upper Mississippi river barge line service was won by his ceaseless efforts in behalf of river transportation. He was a major factor in bringing about this service, a project to which he gave bounteously of his energy, time and money.

Mr. Thorpe was born on April 20, 1864 in Red Wing, Minnesota. He was the son of Samuel S. and Caroline E. Thorpe, both of New England ancestry. His father's forbears long had been established in the state of New York,

(Continued on page 8)

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THE COUNTRY CLUB DISTRICT
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J. L. Markham . Publisher and Editor
Mrs. M. H. Matschke . . . Adv. Mgr.
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DISTRICT CALENDAR

Association Meeting—2nd Wednesday: Club House, 8:30 p. m.
Village Council Meeting—2nd and 4th Monday of each month: Grange Hall.
School Board Meeting—2nd Tuesday: School House, 8:00 p. m.
Parents and Teachers Association—Last Monday: School House. 8:00 p. m.
Justice Court—1st and 3rd Mondays: Grange Hall, 8:00 p. m.
Women's Club—4th Monday: Various locations.
Boy Scouts—Each Thursday: School House, 7:15 p. m.
Needlework Guild—2nd Monday: Various homes, 1:30 p.m.

District Pioneer Is Buried October 5th

(Continued from Page 5)

while his mother's forbears for generations made their home in Maine. Mr. Thorpe's father was one of the earliest Methodist ministers in Minnesota and for some years was a member of the faculty of Hamline university, beginning that teaching career when the university was located at Red Wing.

When the family moved to Minneapolis, the boy was 15 years old. He then became employed as a messenger boy in the old Security bank building at Washington and Nicollet avenues.

His was not a changing goal. With a fixed purpose, he began a program of saving so that he could enter Hamline university. In 1883 that goal had been reached, and he enrolled in that institution. Only one building comprised the Hamline "campus" at that time and most of the students lived in St. Paul.

Sold Lots on Commission

Acting as an intermediary in the purchase of some property launched young Mr. Thorpe on his real estate career. That career in college alone brought him $80,000 through foresight and energy, before he finished his course.

A dressmaker, Mrs. McGibbon, living near the school, heard that Mr. Thorpe lived in Minneapolis. Her questioning of the young Mr. Thorpe started the real estate career on its way. She asked if he knew a George Wright who owned considerable property in Hamline, and whose homestead was located at what now is Bloomington avenue and Twenty-eighth street in Minneapolis. Mr. Wright, the dressmaker told the student, had a lot which she wished to buy.

There was no time wasted. Mr. Thorpe went to see Mr. Wright, he told him of the woman's inquiry. An offer of $25 to the student for every lot of the Wright property which the youth could sell followed. On the following day, Mr. Thorpe sold the lot to the woman—then started in on the sale of all the others.

The following summer, Mr. Thorpe met Joseph Dean, president of the Security bank on a chance visit to the institution. When the youth explained his activities, the banker suggested he act as agent for 40 acres which he, the banker, owned a mile beyond the south limits of Minneapolis.

Franklin avenue constituted the south city limits in those days, and Mr. Dean's property was at what is now Lyndale avenue and Thirty-seventh street. Again the $25 commission for each lot sold was offered to the youth—and once again his energy and perseverance came to the fore. The first lot was sold to Gilbert M. Walker and the next to Lucien F. Swift.

Soon after, a kitchen table and a chair which Mr. Thorpe and his brother, James, borrowed from their mother became the first furnishings of their first office. A free railroad map completed the "trimmings" and the Thorpe Brothers' real estate office was underway.

Finishes School at Princeton

A trade of a lot for a horse and buggy gave the brothers transportation for their customers to and from the lots. Sales came fast for the enterprising brothers, and in two years, there were $80,000 in assets. Imbued with a desire to continue his education, Mr. Thorpe left his brother to manage the office, and entered Princeton university, from which he was graduated in 1889 with a degree of bachelor of arts.

Returning to Minneapolis, Mr.

(Continued on Page 12)

IN NOVEMBER PLEASE REMEMBER

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District Pioneer Is Buried October 5th

(Continued from Page 8)

Thorpe foresaw the trend of real estate here, with Nicollet avenue property already selling for $100 a front foot. With his twin brother, he launched the organization which not long afterward was engaged in some of the biggest real estate transactions the city has ever known. Illness forced the retirement of James Thorpe, now deceased, about 15 years later.

Many of the city's wholesale, retail and office buildings were erected by Thorpe Brothers, Inc., who directed the building of the Andrus, Palace, Plymouth buildings, the Dyckman hotel, the Century theater, Tibbs-Hutchins and Thorpe Brothers buildings.

In spite of his multitude of business activities, Mr. Thorpe found time to stage a stirring fight for inland waterway transportation. Even when ill in Florida, he went to Washington to fight for the project.

Member of Many Groups

During the World War, he served the United States government as one of the "dollar a year" men, helping to establish troop cantonments in various sections of the country.

He was a member of many organizations here, including the Minneapolis, Minikahda, Athletic, Woodhill, University, Rotary, Country and Automobile clubs. He was a member of Khurum lodge, A. F. & A. M. and had attained the thirty-second degree of the Scottish rite in the Minneapolis consistory. He also was a member of Zuhrah temple of the Mystic Shrine. He had served as secretary and member of the board of trustees of Hamline university, and also as a vice president of Asbury hospital. For five years he was a member of Company B, first infantry, Minnesota National guard. He was a trustee of the Hennepin Avenue Methodist church.

Mr. Thorpe was married October 3, 1899 to Miss Margaret Andrus, daughter of the late John E. Andrus of Yonkers, New York. Mrs. Thorpe died in 1935.

Survivors include three sons, Andrus and Samuel S. Thorpe, Jr., both of the Country Club District, and James R. Thorpe of Minneapolis; a daughter, Mrs. R. F. Brownlee Cote, of the Country Club District; a half-brother, Francis A. Chamberlain of Minneapolis; two sisters, Mrs. Alfred J. Dean of Ojai, Calif., and Mary Thorpe of New York City; and five grandchildren.

On the occasion of the District's tenth anniversary on the Fourth of July, 1934, Mr. Thorpe participated in the celebration. With C. J. Christopher, president of the Country Club association at that time, Mr. Thorpe used a saw to cut the huge cake honoring the tenth anniversary of his favorite district.

NEEDLEWORK GUILD

(Continued from Page 9)

warm. Twelve hundred garments were made last year, all from money which was realized at last year's party, and members' dues.

The October meeting was held at Mrs. J. E. Reimann's, 4611 Moorland avenue, with Mrs. M. J. Faltico and Mrs. H. A. Paulsen assisting. Dessert was served to 33 at 1:30 o'clock. Mmes. Lacy and Rogers poured.

Mrs. C. A. Berlin, 4509 Drexel avenue, is opening her home for the meeting November 9 at 1:30 p.m.

Contract Bridge

(Continued from Page 4)

3. After the bidding is ended lay your cards in a pack face down on the table and to the first trick each player plays the top card with the player to the left of the declarer playing his card first which establishes the lead.

After that, whoever takes the trick leads by turning his second card face upward and the other players then play the second card from their pack. No revokes count. It is really quite exciting and surprising. Try it some time.

At the McMahons a cold deck was slipped in at my table and I dealt myself thirteen Spades. I hate to admit it, but I got thoroughly fooled which is unbelievable because I have done the same thing to others so often.

Laura McEachron wins all the bridge prizes wherever she goes. It is easy to see why because she bids her cards perfectly. I over-bid two tricks and she makes allowances for it in her bidding.

Erling Mostue insisted that I help him in the Community Fund drive in my block. I don't mind the subscription work but it means I have to listen to twenty or thirty more bridge stories.

Bert Gamble and I played a sitting game as partners the other night and smothered our opponents under and we made quite a large score. Before the game the opponents made Bert promise that he would play 50 per cent of the hands. He didn't do it however; he played 90 per cent of the hands and did a darn good job of it.

Christmas Seals—In the healthy surroundings and the warm comforts of our homes we are apt to overlook the very important work which has been accomplished as a result of the sale of Christmas seals. Believe me, the poor people don't forget it! They know what it is to have tuberculosis attack members of their family. I gave ninety talks in thirty days on this subject a few years ago so I do appreciate the work that is being done. The death rate has been cut over 50 per cent the last twenty years. Let's keep it on the run by buying more Seals than ever this year. Every dollar invested here will return hundreds of dollars in the future.

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