

# Substantial Reduction Is Allowed in Values Of Fraser Street Lots

Costs Will be Borne by City-Hearing Ended Late Yesterday Afternoon and Judgment Was Rendered Last Night

Giving judgment last night in the appeal of A. J. Prud- nearby fisherman. saw him go March 13: (CP)-Mrs. Henry Dyhomme against the assessed valuation of the two lots on Fraser Street on which the Savoy Hotel stands, Mr. Jusice D. A. McDonald, following a special two-day session police but the body had not been when their frame dwelling was of Supreme Court here, ordered a reduction in the valuaions from \$1215 to \$750 per lot. Costs of the action will

have to be borne by the city. Hearing of the appeal concluded at 6 BUILDINGS o'clock last evening and the judgment was rendered later in the wening before His Lordship sailed w the steamer Prince Rupert on his return to Vancouver.

Giving evidence yesterday afternoon, City Commissioner W. J. Aler reviewed the prospects of the ort of Prince Rupert. He said that his was the only port at the end a transcontinental railway with | tion in the valuations of land in small population. The district had I the natural resources except griculture which did not com- buildings and homes in the city," nence until a point within about declared City Commissioner W. J. 100 miles from Prince Rupert. In Alder this morning in commentimber he had been told by auth- ing on the judgment of Mr. Jusrity that there was twenty-three tice D. A. McDonald in Supreme billion feet of merchantable tim- Court reducing the assessment of er easy of access within 100 miles A. J. Prudhomme's lots on Fraser of the port. In regard to mining Street by about thirty-eight per-Dr. Mandy had described it as hav- | cent. Twenty-five percent of the ing great value and they all knew assessed value of improvements about the fish, the present chief are now taxed. source of revenue.

# **MUST PAY**

**Commissioner Discusses Effect Of** Judgment in Prudhomme Assessment Appeal

"If this means a general reduc-

#### COW BAY EAST GETS POSTPONE **BIG FLOODS** ELECTIONS DROWNING

Drowned in Quebec

**Belleville Hit** 

**New England Worst in Years** 

Dan Stegavig, Well Known Local Mother and Three Children Are Fisherman, Loses His Life

Dan Stegavig, local fisherman, who returned here a few days ago with the gillnet boat Skippy, which he had acquired in Vancouver, is believed to have been drowned Lake when he fell overboard from the boat at the Cow Bay floats here at

11 o'clock last night. Andy Rolli, a ST. TITES DES CAPOS, Quebec, down for the last time but was un- clos and three small children, two able to save him. Dragging opera- boys and a girl between two and tions are being conducted by the five years old, were drowned today recovered up to this morning carried away by flood waters of Rolli was attracted by Stegavig's a swollen stream. Henry Duclos. cries for help and went from his the husband, and another child boat to see what the trouble was. escaped. It was dark but, finally, he saw the **Ontario** Floods

down.

deep at this point.

EDUCATION

Military College

The college was the only na-

Three Liberals Vote Against Government at Victoria-Kenney And Mrs. Smith Justify Action

VICTORIA, March 13: (CP) -Three Liberals-Dr. J. J. Gillis of Yale, D. M. McKay of Cariboo and Ontario Country Suffers-second reading of a bill postponing the by-elections in Ominec and Vancouver Burrad. The govnd Vancouver Burrad. The gov-rument was sustained 28 to 15. Rhineland. The Italian announce-E. T. Kenney, Liberal member for ment was made following an all day BILLS ARE ernment was sustained 28 to 15. Skeena, said he could speak for conference of Locarno signatories

Omineca with authority. The pre- and after the British had anvious government had called the nounced that the door was still general election in November; open for Germany to make any ofthereby disenfranchising thousands fer it wishes.

of voters in the northern part of The conference of the Locarno head and hand of a man in the BELLEVILLE, Ont., March 12: the province where roads were signatories-Great Britain, France, water. He tried to get a pike pole or (CP)-Belleville and Port Hope blocked with snow and ferries Belgium and Italy-agreed that rope to save him but he was un- were the centre of a Lake On were frozen up, he said. Anyone the military re-occupation of the able to do so and the man went tario flood area last night, damage who advocated an election in the Rhineland was a violation of Lo-

being estimated at more than \$200,- north between October 15 and carno but all would not go so far Dragging operations were carried 000 with at least one life lost. In June 1 did not know what he was as to declare it a "hostile act." The out during the night and again to- Belleville there is five feet of talking about, he declared. whole matter is being referred to a day but, so far, without success, water in some of the streets and Mrs. Paul Smith said she had special meeting of the League of The water is sixty or seventy feet three hundred persons are home- spoken to many electors in her Nations on Saturday.

less Firemen used boats to res- riding and they suggested either France insists that the troops be

# States Great Britain

Locarno Signatories Find Military Re-occupation Of Rhineland is in Violation of Pact-Italy Refuses To **Meet French Demand For Withdrawal** 

LONDON, March 13: (CP)-A high authority today said that Italy had flatly refused to impose sanctions G M. Murray of Lilloet-voted against Germany as an aggressor for its military rewith the Opposition yesterday occupation of the Rhineland. The Italian action is regardwhen division was taken on the ed as a stumbling block in the French demand that military and economic sanctions be applied against Germany for the sending of troops into the

PRESENTED

Legislation Affecting This Municipality Sponsored in House By Hon. A. Wells Gray

VICTORIA, March 13: (CP)-A bill which has been introduced in the Legislature by Hon. A. Wel's Gray, minister of municipal af. fairs, would validate the omission of tax sales in the city of Prince Rupert and indemnify City Com-

missioner W. J. Alder against any

of such sales. Its terms exceed the

present authority given all muni-

cipalities under the Municipal Act.

#### **Pulp Mill Prospects**

Speaking of the pulp mill prospects, Mr. Alder said there had so far been no setback. Part of the pects, Mr. Alder said there had so money had been raised and, before the month was over, it was expecled to have a visit from people connected with the proposed industry \$2,750 a lot assessed at between six that would prove particularly interesting. The establishment of the Bay at the Uplands he had bought mill should double the population a valuable residential lot for \$1250 If the city and that would increase which was assessed at \$3,160. That the value of its real estate.

Speaking of the value of the the neighborhood were assessed too Fraser Street property, Mr. Alder high. It simply meant that there considered the assessment quite were people who wanted to sell was Colonel W. Mahlon Davis, Prize opposite the hotel. The totem poles they had secured, were valuable

had secured, were valuable were now being painted prior

Section I, it will involve the imforty years of age and had lived in position of higher taxes on all coast last fall.

The decision in the Prudhomme case will not affect the rest of the assessment roll for the pre-**Club on Work of Kingston** sent year, Mr. Alder stated.

made at prices far below the assessed value, Mr. Alder referred to talk on the functions of the Royal blizzards yesterday. Victoria where he had bought for Military College which he attended and seven thousand dollars. In Oak were withdrawn from Canada. Obdid not mean that all other lots in jection was taken to it at the time

as being a waste of the taxpayers' money. The first year 18 cadets Prince Rupert's first city engineer.

**Hopeful For Future** 

The commissioner said he saw no Canada. It had gradually developed liam M. Archibald, mine manager

prior possibility of conditions in the city until today there were 200 students of the Consolidated Mining

Stegavig was a Norwegian, about cue marooned persons. New England Conditions election. BOSTON, March 13:- Worst and expeditors and a subscription of the local division of the loc

Prince Rupert for many years. The boat "Skippy" deceased ob- flood conditions since 1927 prevail tained following the drowning of throughout New England today. At his father in an accident down the least five are dead and more than

> a score injured in avalanche and washouts caused by a sudden thaw. Ice blockades have forced many rivers and streams to back up. seriously. One passenger train was derailed, some manufacturing plants are crippled, dams are washed out, highway damage is

widespread and many are homeless Reid McLennan Speaks to Rotary in Massachussetts, New Hampshire and Vermont.

High water conditions also prevail throughout the country as At the Rotary Club luncheon yes- far west as Minnesota and South, terday Reid McLennan gave a short Dakota where there were were

It 1876 by Prime Minister Alexander AWARD FOR Mackenzie soon after the Imperials ARCHIBALD

> Known Mining Man Gets **Prize For Outstanding Contri**bution to Aviation

tional educational institution in OTTAWA, March 13: (CP)-Wil-

**TODAY'S STOCKS** (Courtesy S. D. Johnston Co.)

Vancouver

B C. Nickel, .30. Big Missouri, .62. Bralorne, 6.80. B. R. Con., .041/2. B. R X., .12. Cariboo Quartz, 1.45. Dentonio, .20. Minto, .36. Morning Star, .02. National Silver, .03. Noble Five, .04. Porter Idaho, .041/2. Premier.2.15. Reno, 1.02. Relief Arlington, .37

Salmon Gold, .091/2. Taylor Bridge, .091/2. Wayside, .161/4. Oils C. & E., 1.09 Mercury, .123/4.

Toronto Bidgood Kirkland, .86. Beattie, 1.35. Central Patricia, 2.55. Chibougamau, .38. Gods Lake, 1.03. Granada, .20. Inter. Nickel, 47.25. Lake Maron, 05.

June or September for the by- withdrawn from the Rhineland be- action by reason of abandonment fore any German peace overtures be entertained.

#### **Hitler** Adamant

BERLIN, March 13:--Reichs- Another bill, known as the fuehrer Adolf Hitler again flatly "Prince Rupert Enabling Act" prorefused yesterday to withdraw his vides for consolidation of tax ar. troops from the Rhineland and de- rears. Consolidated taxes would be fied Europe to accept his peace amortized.

overtures or have them withdrawn. If once rejected, peace offers would never again be made by Ger-mary, declared Hitler in a fiery speech which was predicated on the right of Germany to equality in Europe. He declared that other signatory nations had violated Locarno.

#### **France Ratifies Pact**

PARIS, March 13:-By a vote of 231 to 52 the French Chamber of Deputies yesterday ratified the mutual assistance pact with Russia which is taken serious objection to by Reichsfuehrer Adolf Hitler of Germany.



Bocking and Healy here Yesterday Afternoon on Their Way South

CONVICTED Hindu Physician Sentenced to Hang In "Devil's Beef Tub" Murder Case

MANCHESTER, Eng., March 13: (CP)-Dr. Buck Ruxton, Hindu physician, was yesterday convicted of murdering his wife and was sentenced to hang. The verdict was reached by the jury after an hour's deliberation.

The jury decided that Ruxton had throttled his wife, dismembered her body and tossed it into a lonely ravine near the Scottish border called "The Devil's Beef Tub.'

Ruxton was also charged with the murder and dismemberment of the body of Mary Jane Rogerson,

	The commissioner admitted hav- ing given out news from time to ing given out news from time to ing given out news from time to time dealing with the pulp mill project. The articles were of an op- timistic nature and some of the promises made in them had not	Subjects studied, in addition to military engineering and tactics, were mathematics, English, French, history and civil engineering. At the conclusion, of the four-year course students wee offered com-	awarded the J. Dalzell McKee Trophy for 1935, Hon. Ian Macken- zie, minister of defence, announced today. The trophy is awarded an- nually to the individual making the most valuable contribution to aviation during the year	McKenzie Red Lake, 1.25. Noranda, 46.75. Perron, 115. Pickle Crow, 4.20. Red Lake Gold Shore, .90. San Antonio, 2.72.	aboard the Princess Norah yester- day afternoon returning to Van-	Interesting pictures in connec- tion with the grisly murder case appeared in the Daily News yes- terday.
	the improvement in Prince Ru- on information that was available.	accepted them. The cost to the	Mr. Archibald, who learned to fly	Smelters Gold, .07.	Vancouver Wheat	Found at Stewart
- 8	umped to as low as \$25 had to [Copies of the Dany news were put	students for the course was \$1500	than fifty years of age, has now	Sturgeon River, .50.	VANCOUVER, March 13: (CP)	
C	ently changed hands at 474 In as evidence by the appendit.	jout it cost the government more	2300 flying hours to his credit.	Sudbury Basin, 3.85.	Wheat was quoted at 841/4c on the	Remains of David Louee of Hazel-
	Mr Alder the contract of the Perev Tinker who represented	than that. It had been computed	Capt. Mackenzie, said that Mr.	Teck Hughes, 4.35.	local exchange today.	ton Found Floating Yesterday
	lock of the Grand Trunk Pacific Develop-	that it cost \$750 to teach each stu-	Archibald was responsible for the			In Portland Canal
	nd Third Avenue from which he ment Company and a number of	juent to ride.	inauguration of air services by the	TEACHER EXPIRES	BAR SILVER	
	rew a rental of \$4000 o yoar Af llocal property owners gave evi-	sports were compulsory for every	Consolidated Mining & Smelting	Divisional headquarters of the	NEW YORK, March 13: (CP)-	The body of David Louee, a Ha-
	er paving over \$1000 tower remains dence in favor of the city. He said	student and the college had teams	Co. to assist their mining activities	provincial police here have been	Bar silver was unchanged at 443/4c	zelton Indian, was found floating
	nsurance, cost of collection, de- he thought the assessment of \$1215	hochest	in Northern Canada. He also said	advised of the sudden death on	per ounce on the New York metal	in Portland Canal near the Stewart
	reciation and supervision, amount- on the Savoy Hotel lots was quite	поскеу.	that, although Archibald's fourteen		A CALL THE REAL PROPERTY AND A CALL THE REAL	wharf yesterday morning while the
	ng in all to about \$2,400 a year, he fair.		planes had flown millions of miles,			steamer Prince Rupert was in port
	till had \$1600 net for himself John Dybhavn, who with his	Today's Weather	they had never had a fatal acci-			there, according to advices received
-1	which was a little over six percent partner had purchased several	Terrace-Cloudy, calm, 30.	dent.	dian village near Hazelton. Mr.	LONDON, March 13: (CP)-Con-	here. There were no details of the
	n his investment. He had not lost properties in the city also suppor-	Anyox—Snowing, calm, 32.	1	Goodridge, who was 59 years of age	victs parading in Parkhurst Prison,	affair except the report at provin-
	ny rent in ten years from the ted the assessment. There was no	Stewart-Snowing, calm, 30.	Mr. Archibald is well known in	and had been in ill health for five	Isle of Wight, rendered first aid to	cial police headquarters here that
	round floor tenants. The upstairs very definite way of arriving at	Hazelton-Cloudy, calm, 30.	Prince Rupert district through fre-	or six years, expired while on the	the warder in charge, William Jen-	Louee is known to have been drink-
	values just now. The price to be	Butture Labor Duight calm, cool.	Stewart and the Ordericularly to	way to Hazelton for medical treat-		ing at Hyder. An inquest will be
	In connection with sales being (Continued on Page Four)	Burns Lake—Bright, calm, 17.	Stewart and the Omineca country.	ment.	a few minutes.	held.

PAGE TWO



Canada's Finest Shoes For Men

MEN! Weather the Wet Days in a Pair of "Hartt's Dri Sox"

Protection is built in these Shoes. Dri Sox Sole Leather is unconditionally guaranteed to be waterproof and to outwear any other Canadian sole leather. See this shoe in Black Calf Oxford with full double soles "with guaranteed wear in \$9.50 every pair"

### 'SPORT' **GROTTO IS** CAMERON NEAR TOP IN LEAD Victory Over Moose Tightens Up Final in City Billiard Championship Senior League Hoop Race-Scythians Beat Legion

The Grotto drew within striking distance of second half Senior League basketball honors last night when they defeated the

**Is Proving Close** 

DAILY NEWS

The first block of 500 points in

the final of the city billiard championship last evening provided a very interesting game with Neil Cameron ahead at adjournment by Moose by one of the biggest scores a margin of 75 points. The score of the cerson the figures being (0) was: Cameron, 510 points; Brown,

OLD CHUM THIS POCKET POUCH IS A GREAT IDEA-

Friday, March 13, 1938

YOU SAID A

THIS POUCH ALWAYS

**KEEPS ME FRESH**,

SPILL-PROOF AND

GOOD TO MY

LAST TINY SHRED.

**PIPEFUL** /

The Family Shoe Store Ltd. Third Avenue Phone 357	to 44. Herbert Morgan did all the damage when he sank four bas- kets in the last five minutes of the game to bring his team up from the wrong end of the score to win by six points. Half time score was 23 to 22 in favor of the Grotto but they lost their lead in the second half to get it back in the last few	Although Brown got off to a good start, leading by 75 at the 100 mark, in the first 250 points Cameron consistently led the score. At the half way mark it was Cameron, 250; Don Brown, 190. In the second part Brown scored much more freely and at the 400 point had changed his		LARGE SEAL-TIGHT POUCH 25¢
THE DAILY NEWS. PRINCE RUPERT - BRITISH COLUMBIA Published Every Afternoon, Except Sunday, by Prince Rupert	minutes of the game. The Canadian Legion lost to the leading Scythians in the Inter- mediate League 24 to 15. Half time score was 9 to 8. In the Ladies' League Grottettes	time it looked as if he might main- tain his position but Cameron, with a 39 break, in which he had a stroke of luck, pulled ahead and increased his margin The best break was the 39 by		
H. F. PULLEN Managing-Editor SUBSCRIPTION RATES City delivery, by mail or carrier, yearly period, paid in advance \$5.0 By mail to all parts of British Columbia, the British Empire and ADVERTISING RATES Transient display advertising, per incn, per insertion	3. Half time score was 2 to 0 in fa- vor of the Grottettes. The Moose just won over the Boy Scouts 9 to 8 in the Junior League. The Campfire lads were only one point behind, 5 to 4 at the interval and stayed that way till the finish of the game. Individual scoring:	Cameron who had also eleven breaks of over 20 points each. Don Brown's best broak was a 27, failing down on an easy shot. The second and concluding block of 500 points will be played this evening and another good crowd is expected. Jack Allen was referee, C. L. Youngman scorer and G. J. Dawes,	Recreation Centre Work Will be Demonstrated At Exhibition Building Early Next Month, it is Planned	<b>D. CLU EXCHANGE</b> Phone: Green 421
Local readers, per insertion, per line 25   Advertising and Circulation Telephone 98   News Department Telephone 86   Member of Audit Bureau of Circulations 86   DAILY EDITION Friday, March 13, 1936   COMING RATHER HEAVY The return of a measure of prosperity is bringing with	Wilson, Blaine, McLeod, T. Davis, Llewellyn. Grottettes (7) — Dickens (1)	LEAFS ON TOP AGAIN Defeated Canadiens Last Night	It is being planned to hold a final display early in April in con- nection with the closing of the season for the local recreational and physical education centre, it was announced this morning by Paul Kozoolin, the director. The display, open to the public, will probably be in the Exhibition Hall. The going off of the electric lights for about ten minutes last night did not interfere with the	Used Washing Machines A-1 Condition 1 A. B. C. Playmaid Electric 1 Handpower Machine 1 Waterpower Machine

Used Sewing Machines it many demands for support for public institutions which continuation of classes at the Intermediate League have been long delayed but which make it difficult for MONTREAL, March 13: (CP)- centre. The drills continued with Canadian Legion (15)-Eby (3) A-1 Condition those who are easy of access to the canvasser such as the Suehiro (1), Palmer (5), Bryant (2) Toronto Maple Leafs moved back the use of a flashlight and pre-2 Singer Dropheads businessmen of the city. There is a campaign going on to Lear (4), Dickens. into exclusive possession of first sented quite a novel appearance. 1 White place in the international section secure funds for the equipment of the new museum, a Scythians (24)-Gillis (9), Roma of the National Hockey League most desirable object. There is another move to raise a (1), Montesano (6), Letourneau (4) LAND ACT last night by defeating the Cana-Montesano (4), couple of thousand dollars for instruments for the Boys' **Used Radios** diens here 6 to 3 while the Montreal Notice of Intention to apply to Lease Senior League Band, another very worthy cause. The hospital is badly in ' Grotto (50)-Ratchford Maroons, with whom the Maple In Prince Rupert Land Recording Dis-**A-1** Condition need of money and tickets are being sold for an affair for Smith (4), McPhee (14), Gillis Leafs had been tied, played a three trict of Range 5 Coast, and situate on all draw with the Black Hawks at Raien Island close to Galloway Rapids Victor, 5 Tubes Electric it, another very good cause. Plenty of other requests for Murray (3), Morgan (13), Stalker. churches, societies and various organizations make life Moose (44)-J. Morrison (0), 12 smith (2), Wingham (15), Camp-12 Chicago. The Detroit Red Wings all Take notice that I, Martin Miller of Victor Battery Set Prince Rupert, B.C., occupation Lumberbut dropped their disastrous jinx difficult sometimes for those who do business with the bell (6), Mitchel 1(5), R. Morrison man intends to apply for a lease of the Knight Battery, 2 Volt, 6 Tubes when they were defeated 4 to 3 in following described lands:public. Third Avenue is always the first to bear the brunt (8). Commencing at a post planted apovertime by the Rangers at New roximatley 3 000 ft. north of lots 115of these campaigns and their number is becoming so great York. Senior League D. L. 251, Range 5 Coast thence Used Instruments 760 It. south as to be almost unbearable. thence 260 HOCKEY SCORES nonth thence following the shore line Lambie & Stone **1 Spanish Guitar** to post of commencement and contain-Grotto ing ten acres, more or less. WILL DO NOTHING Hawaiian Guitar MARTIN MILLER Northwestern League Moose Dated March 6, 1936. There is a lot of talk about the possibility of France de-Tenor Banjo, Etc. Intermediate League Edmonton 0, Portland 4. ciding to drive Germany out of the Rhineland with a re- Scythians LAND ACT Household Goods Bought Outright sultant general European mix-up and the end of modern Canadian Legion civilization. If it were likely that Europe was to be plung- High School Ladies' League ed into another war just now it might not be a bad thing High School In Prince Rupert Land Recording Dis-JONES trict of Range 5 Coast, and situate to get rid of a civilization which permits and encourages Grottettes close to Galloway Rapids Bridge, ne Prince Rupert, B. such a thing. Yet we do not think here will be any war Annettes Take notice that I. Martin Miller just now. Europe still remembers the Great War and its' Moose Prince Rupert, B.C., occupation Lumber-**Junior League** man intends to apply for a lease of the aftermath and we cannot think that they will again pre- Moose following described Foreshore lands:cipitate a conflict which would undoubtedly result in the High School Commencing at a post planted approximately 3,000 ft. north of Lots 115-10 PHONE-957 **PHONE**---957 116, D. L. 251, Range 5 Coast District overturn of thrones and the change of many a demo- Scythians Satin-Glo Satin-Glo thence about 500 ft. south to opposite Satin-Glo Saturday Specials cratic system, possibly resulting in a world ruled by dic- Boy Scouts shore thence northerly following the Varnish Finish shcreline to post of commencement Enamel tators. We suggest that at the meeting about to take place and containing 11/4 acres, more or less Leg of Veal, 6 lbs. & \$1 MARTIN MILLER between the European powers there will be a lot of talk Grads and Rangers The best all pur-A distinctive finish In rich glowing Dated March 6, 1936. lb. Lard pose varnish for infor wails, furniture, colors of extreme terior and exterior Rump Roast of Beef, 6 lbs.



Enjoy the Best Tea NOTICE Opening Saturday, 14th

- March 13, 1936

## LOCAL NEWS NOTES

Attention, everyone. The Museum | Charles Letts will sail tonight on campaign is on. Join now. the Cardena for Campbell River. You can rent a car at Walker's We need a Museum. Give it a

as low as \$1.50 a day, plus 7c a boost and have one. Join now!

Carl Kirmis of Massett, after a Tonight - "Yimmy Johnson', brief business visit to the city, will Yob," I.O.O.F. Hall, 8 o'clock. Adm. sail by the Prince John tonight (62, on his return to the Queen Char-50c. Refreshments. lotte Islands.

Miss Chrissie McLeod sailed last night on the Prince Rupert for a trip to Vancouver.

The regular monthly meeting of the Prince Rupert Trades and Labor Council, scheduled for last

DAILY NEWS

Edward Pierce and Morris Holm- night, was postponed until next berg, local halibut fishermen, re- week.

turned to the city on the Princess

Harold B. Thomas, who has been Norah yesterday afternoon from a in the butcher business in Skagway, brief trip to Ketchikan. and Mrs. Thomas were passengers ford of the Fisheries Experimental plan to reside. Station tonight at 8 in Fishermen's Union Hall, postponed from last night. D. W. Reeve of Vancouver, who came here as an expert valuator, in connection with the local assessment appeal in Supreme Court Rupert last night on his return south. Kenneth B. Hanah, an accoun-Route at Skagway, and his son. John, were passengers aboard the Princess Norah yesterday afternoon bound for Vancouver whence they plan to proceed on a trip to the West Indies. Mrs. MacLeod White and two will proceed to Vancouver. aboardt he Princess Norah yesterday afternoon going through to Vancouver. Mrs. White's husband is in charge of the Consolidated Min-Announcements







Enjoy

with an

More Leisure

Construction of the second second

PAGE TERM







PAGE FOUR



month and these

the area