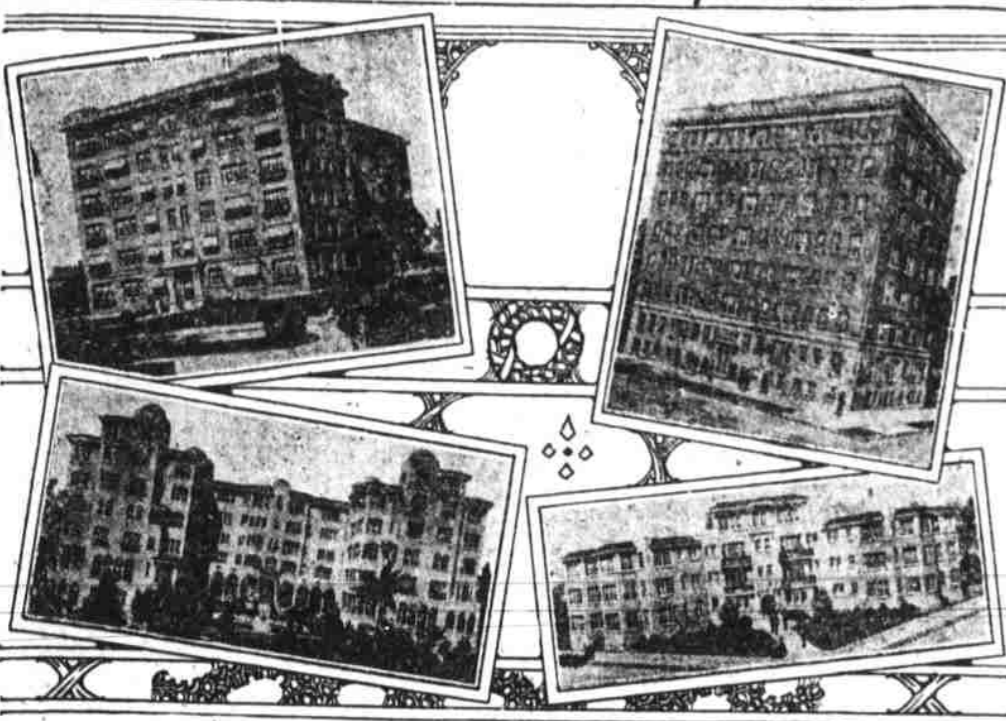


Group of Modern Southern Apartments



Top, left: The Almudura, Memphis, Tenn. Right: The Dulion, Birmingham, Ala. Below, left: The Granada, Miami, Fla. Right: The Berkeley Court, Charleston, S. C.

Governors of States Predict Expansion Throughout South

Governors of southern states, who are intimately in touch with affairs over the entire area of their respective states, are optimistic for the future. In statements made to this survey, a number of them expressed their conviction that the year of 1922 is a wonderful period of expansion which lies just ahead. These statements are as follows:

BY E. LEE TRINKLE, Governor of Virginia. "If I mistake not the spirit of Virginia today, it is to advance along the line. The Virginia of Washington and Jefferson, of Henry and Mason, of Marshall and Madison, of Lee and Jackson, the Virginia which emerged from the Civil War, reconstruction with spirit unbroken, flees the problems of world war readjustment with confidence and optimism. "The year of 1921 was one of business depression. The year of 1922 is one of business revival. General conditions this year will far exceed those of any year since the late war, while reports from all over the state indicate that crops are in excellent condition and that soon the fields will be 'white with harvest.' The beneficial results to all the people of the state of the 50 per cent reduction in the tax on intangible personal property, made by the last general assembly, already apparent, will become more apparent as time passes.

BY THOMAS W. HARDWICK, Governor of Georgia. "The progress that has been made in building and other operations affords the most encouraging assurance that our southern states have been truly remarkable during the past decade, and very noticeably so during the past six months. That this has taken place in the face of economic conditions seemingly adverse against us, indeed for the future of this section, and speaks, as no amount of arguing could do, of the substantial foundation upon which southern prosperity rests.

BY LEE M. RUSSELL, Governor of Mississippi. "I am sure that no state in the Union, taking into consideration all the conditions, has made a better progress in the past ten years than Mississippi. My reason for this conclusion is followed by farming has taken a strong hold on the people. The boll weevil was a blessing in disguise, driving the farmer from one product, cotton, to the raising of other products, corn, hay and peas, and to the industries that allow us to hand-in-hand-truck rails, and dairying. The live-at-home idea is here to stay. We are essentially an agricultural state and must be an always.

BY ALBERT C. RITCHIE, Governor of Maryland. "The state of Maryland, with Baltimore as its metropolis, is developing more and more into an industrial state. This is evidenced by the drift of population into the leading industrial centers of the state. This accumulation of population in the manufacturing cities is not due alone to the migration of Maryland country farmers to Baltimore, Cambridge, Hagerstown and other of the larger towns on the eastern and western shores, but it is due also to the incoming of outside labor which is attracted here by our expanding industrial growth. This is attested by the 25 per cent increase in the average number of our wage earners which has marked recent years. Actual wages paid out in dollars and cents have increased 180 per cent. This has been accompanied by the rather remarkable record of nearly 115 per cent increase in our manufacturing output. The output of manufactured



The Citizens National Bank of Baltimore now under construction.

are third in the production of oil, to say nothing in regard to the large number of the minerals which are just being developed. It strikes the careful observer that we have just begun to scratch the surface of possibilities here.

BY J. B. A. ROBERTSON, Governor of Oklahoma. Oklahoma as a part of the "New South," but more particularly one of the progressive states of the southwest, can report progress in development the way of material development at this time. To the many natural resources of this state must be added the unexcelled enterprise of a citizenship gathered from all the other states. To legislation in large measure is due the wonderful development work that has gone on in Oklahoma since statehood. Our oil, coal, and iron resources have only been scratched in the way of material development. In this line intelligent, earnest, and practical work is going forward at this time.

BY JOHN M. PARKER, Governor of Louisiana. "Louisiana is one of the greatest states in the Union. We have the largest sulphur deposits in the world. The largest salt mines, vast tracts of sugar cane, the largest tracts of cotton remaining in the world. The

shows an increase of about 132 per cent in value. "Taking the number of wage earners as the basis of measuring their ranking importance in the state, the following list represents the manufacturing lines which have won an illustrious leadership in Maryland, no one of which employs less than 1,000 persons, many run about 10,000 and some exceed 15,000: "Shoemaking, men's clothing, cars and motor shop repairing, foundry, iron and steel work, tinware, furniture and machine shop products, men's furnishings goods, stamped and enamel ware, cotton goods products, fertilizers, confectionery and ice cream, women's clothing, skirts, printing and book publishing, tobacco products, bakery products, slaughtering and meat packing, paper and wood pulp, boxes (wooden), boxes (paper), furniture, planing mill products, straw hats, lumber products, glass products, brick, terra cotta and fire brick products.

"Of the factories operating in the state 22 per cent have an output of less than \$5,000 each; 32 per cent have an output ranging between \$5,000 and \$20,000 each; 25 per cent have an output ranging between \$20,000 and \$100,000 each; 13 per cent have an output ranging between \$100,000 and \$500,000 each; 2 per cent have an output ranging between \$50,000 and \$1,000,000 each, and 2 per cent have an output over \$1,000,000 each.

"The general condition of industry in Maryland is distinctly healthy and the outlook bright.

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Over Two Millions Involved In Actual Construction Work In Process Here Now Detailed Survey of Present Building Operations Shows Asheville In Midst Of An Unprecedented Building Boom

Residences Worth Over Half Million Are Going Up In All Parts of the City and Suburbs

Over two million dollars' worth of actual construction work in process shows that Asheville is in the midst of the most unprecedented building boom in the history of the city. According to a thorough and exhaustive survey of the building operations now going on in the city conducted by the Asheville Citizen during the past week, it is estimated that the building boom actually being accounted for. This work is practically all under way at the present time except for some operations that had been closed down on account of the industrial and business conditions caused by the nation-wide strike now in progress.

Over \$1,555,500 in buildings, including stores, houses, hospitals, and a number of other types are rapidly going up. The volume from month to month is steadily increasing, and by the beginning of the next year Asheville will be well on its way to really a Greater Asheville as far as the building and construction work is concerned.

West Asheville has the appearance of enjoying one of the most promising business and residential construction eras that that section of the city has ever witnessed.

Among those building residences in Biltmore Forest are the following: W. B. Mason of Washington, D. C., is building a residence that will be somewhat unique in design, being 200 feet long and only one and a half stories high, costing about \$55,000. Mr. Frank Street is building a residence in the Biltmore Forest near the Club House, a residence of ten rooms; Dr. Charles L. Minor is constructing a large residence on White Oak Road; Mrs. Thomas Waddell and others have started a Country Club that promises to vie with any in the United States from the standpoint of social and recreational activities.

The L. B. Jackson Realty Company have extensive operations under way at the present time. In Grove Park Mr. Jackson is building two large residences costing around \$25,000 each. On Pearson Drive he is constructing two \$5,000 residences. On Merrimon Avenue he is building one \$10,000 residence, while in Biltmore Forest he is constructing a two-story house on Vanderbilt Road at a cost of \$25,000. Mr. Jackson says he "builds houses and then sells them" and produces the evidence.

The furniture firm of Donald and Donald is building a large store building on Broadway. It will cost around \$15,000 and will be completed by March, according to present plans.

The addition work that is being done to the Y. M. C. A. Building at the corner of Walnut and St. Mary's streets is being completed by the Nicholas Shoe Store. It is being remodeled at a cost of about \$2,000. It will be used as a store for shoes and will be completed in a few days.

Building Permits in City for Seven Months \$2,294,202

Building permits in Asheville since January 1 have reached a total of \$2,294,202. This includes the report for last week which showed the estimated building for the past seven days in the metropolis of the Land of the Sky, to be \$16,000. For the first seven months of '22, the total was about one million dollars.

Start Work Quarter Million Dollar Wings For Hospital In Spring

The Biltmore Hospital is planning for the early Spring the construction of two large wings costing in the neighborhood of \$250,000.

It will be located on the hill to the right of the present buildings of the hospital not far from the present site. The architect, W. H. Lord, of the city, is at the present time drawing the plans. He is assisted by Stevens and Lee, a noted Boston firm that specializes in hospital construction.

Contract has been signed with the North Carolina Cotton Growers' Co-operative Marketing Association for a million storage space for assembling and concentration cotton warehouse at Fayetteville. It has been announced by O. J. McConnell and associates of that city.

Work on the building will start at once and the warehouse will be ready for the receipt of cotton on October 20. The contract calls for a minimum storage space for \$8,000 bales, but the local men are building with a view to providing facilities for storing 12,000 bales. This will make Fayetteville the largest interior cotton point in North Carolina.

Finishing touches are being made to complete the Lenoir County highway system, a \$1,000,000 project. The system would be completed in Eastern North Carolina, and the finest in the country to have been built by 30,000 men.

Approximately 70 miles of roads of better construction than the average city street comprise the system. The paved roads extend from Kingston to the border of every adjoining county. Union County, New Jersey, is the only county in the United States which has a better road system than Lenoir County.

Contracts have been awarded by the Co-operative Marketing Association of Winston-Salem for a warehouse for the storage of leaf tobacco and a modern redrying plant, which will be ready for operation by the end of the year.

Two Modern Apartment Houses Are Now Being Constructed

Dunham and Malone are putting up fire-proof building. CORNER MERRIMON, CHESTNUT STREET. Each Apartment to Have Every Convenience and Sleeping Porch.

H. A. Dunham and C. N. Malone are constructing a large apartment house at the corner of Chestnut Street and Merrimon Avenue. Building operations have been temporarily suspended on account of the strike situation, but as soon as conditions get on a better basis so that materials can be secured the structure will be rushed to completion.

Work started on the building last June and the hope was to get it done and ready for occupancy by December 1.

The apartment house will be entirely fireproof and will represent an investment of approximately \$75,000. It will be made of brick, steel and concrete and will be the only fireproof building of its character in town, according to Mr. Dunham.

There will be three stories to the building, with the entire structure divided into 15 apartments of from five to six rooms each.

One of the main features that will be unique, far as Asheville is concerned will be the private sleeping porches to each apartment. Other modern conveniences necessary to make the building a first-class apartment house will be installed, such as an elevator, steam heat and other furnishings.

The building will be about 15 feet back from the street and will be a capital one, especially as it is built so that it will have all the appearances of a real home.

Ronald Greene is the architect for the building which will combine beauty with durability.

Biltmore Forest Country Club Is of Untold Value

Representing an actual investment of around \$300,000, the Biltmore Forest Country Club is the scene of general activities and the social features of the club house as well as the recreational features of the tennis courts and golf links are in daily use.

Utilizing a part of the land developed from the primitive state by the late George W. Vanderbilt, Junius G. Adams, Thomas Waddell, Raoul, Charles E. Waddell and others have started a Country Club that promises to vie with any in the United States from the standpoint of social and recreational activities.

ERA OF ECONOMIC EXPANSION BEING ENJOYED LOCALLY

Asheville and Buncombe County and a large section of Western North Carolina cannot any longer "live hard times" in excuse for not having any construction work. The economic depression following the war when the Federal Reserve Board pursued its policy of deflation, whether rightly or wrongly, has now changed to an era of economic expansion that from the standpoint of precedent is without parallel in the history of this section. This condition is undoubted among local bankers and business men.

The building of roads, the construction of residences, large and small, the building of large business structures, warehouse, apartment houses the establishment of manufacturing concerns and the development in general of all the resources of this rich section is now going on at such a rapid rate that it were not for the present temporary half-halt in the general situation all over the United States caused by the Shop Crafts strike, this section would be in a greater point of real constructive work than the days of the great war, when wages soared sky high and likewise prices.

North Carolina need have no fear for the future. Articles carried in The Citizen on this issue are proof enough that Asheville and Buncombe County are on the boom, which is a permanent one for some time to come. As soon as the operations will start in this section that will from the standpoint of anything hitherto heard of or witnessed in this section totally eclipse all past construction work.

Spending Large Sum To Improve Country School Houses Now

The schools of the county are coming in for their share of the building boom that is going on in Asheville and Buncombe County at the present time. Repairs are being made to the extent of \$100,000 on the following County schools: Grace, Barnard, Woodfin and Haw Creek. The Candler school building now going up is the only County school in process of construction at the present time. It will cost in the neighborhood of \$50,000.

What Is Going On Over State To Make For Better Business, Homes and Civic Improvement

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Work On Million Dollar Hotel to Start In Spring

Worked out for the proposed new million dollar hotel, the Brigs property, Haywood St., indications are that actual construction will hardly be started before the early Spring.

Financing of the new proposition, with the idea of making it one of the most modern hotels in this section, are being taken up at various steps, with financiers and among the finance committee members.

While no announcement has been made as to the definite plans for leasing and operation, or the number of rooms, it is stated that it will be strictly modern in every appointment.

Typewriter Ribbons

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STEEL WORK ON LOUGHRAN BUILDING BEING COMPLETED

The Loughran Building, now under construction on Haywood Street, corner of Walnut, at a cost of around \$100,000 will be one of the highest and most attractive department store buildings in the South, according to the architects. Six stories high, and at one of the highest points in the city, the building will tower over the business section and may be seen from many parts of the city.

Steel construction work is now being completed and the general contractors will shortly begin work using terra cotta over the steel. White terra cotta will be used, and when completed the new structure will vie with any in the South from the standpoint of beauty and strength, the owners assert.

Mr. Loughran states that no arrangements have been made for leasing the building, but it is understood that a number of applications have been received, several from well known firms seeking to establish a branch store in Asheville.