

# The Daily Advance

THE WEATHER  
Cloudy tonight and  
Thursday with rising  
temperature, fresh East  
winds.

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ELIZABETH CITY, NORTH CAROLINA, WEDNESDAY EVENING, JANUARY 19, 1921

NO. 16

## ZONING IS MOST IMPORTANT PHASE OF CITY PLANNING EXPERTS FIND

### Saves Thousands of Dollars For Business Men And Makes Every Home In the Community Safer and Happier—Time to Begin is Now

(By L. D. Case)

The outstanding feature of a City Plan such as has already been discussed in these columns is what is known as zoning. It is by the zoning system that the city plan is worked out.

Zoning expresses the idea of orderliness in community development. Just as we have a place for everything in a well ordered home, so we should have a place for everything in a well regulated town. What would you think of a housewife who insisted on keeping her gas range in her parlor and her piano in her kitchen? Yet anomalies like those have been commonplace in our community house keeping. What would be considered insanity in an ordinary house is excused as an exercise of individual liberty when practiced in a city at large. And yet misplaced buildings are to be condemned much more than out-of-place pieces of furniture.

The whole purpose of zoning is to encourage the erection of the right building in the right place. It protects the man who develops his property along proper lines against the man who develops his along improper lines. Rightly understood, zoning means substitution of an economic, scientific, efficient community program of city building for wasteful, inefficient haphazard growth.

#### Zoning Experience of New York

As it is the theft of the horse that teaches one to lock the barn door, it is the dire consequences of unregulated building which are the most offensive in impressing the value of zoning a city.

When New York had been taught only too well that unregulated building meant anarchy in its industrial and residential development, that putting apartments next to private houses, and factories next to department stores, proved, not only unprofitable, but involved the demoralization, if not the collapse of real estate values, the acceptance of zoning came as matter of course, and now the wonder is that the city did not effect and exercise control over building a half century ago.

In New York the testimony of real estate experts is almost unanimous that the adoption of the zoning law has stabilized land values. The effect of the zone plan has been particularly noticeable in the districts reserved for detached houses. In such districts there has been an increased demand for private residences since the enactment of the zoning law. The restrictions have resulted in a great deal of improvement of real estate conditions in such neighborhoods. Where the prohibitions against objectionable uses of land imposed by restrictive covenants were formerly limited in their duration, they are now permanent.

#### Use Districts

The zoning law, in assuring these districts an orderly development in the future, has strengthened values to a considerable degree. Free from any fear of invasion from garages, stores, or apartment houses, the home owners in these districts are settling down to enjoy the relief which the zoning has given them.

Business streets, too, are feeling the wholesome effect of the law. Keeping business off residential streets means keeping it on business streets. Haphazard development hurts business property. The sporadic store invading quiet home streets not only demoralizes residential values; in decentralizing the shopping district it also disintegrates business values.

Viewed in every way the experience of New York has clearly demonstrated that no city can afford to do without zoning.

Four classes of use districts are needed in Elizabeth City: residence districts, business districts, industrial districts, and heavy industrial districts. The regulations adopted elsewhere for such districts are as follows:

#### Residence Districts

In a residence district buildings may be erected only for certain specific uses. The uses that are not specially permitted are prohibited. The uses allowed are: dwellings and tenements; lodging houses and boarding houses; hotels; churches, schools, libraries and public museum; private

### May Hear Program Thousand Miles

Pittsburgh, Jan. 19.—The Pittsburgh Chamber of Commerce on next Saturday afternoon will render a program on the wireless telephone which amateur operators within a radius of 1,000 miles are expected to hear.

clubs, hospitals and sanitarium; philanthropic and eleemosynary institutions, railroad passenger stations; and nurseries and green houses. Uses customarily accessory to the above uses and located on the same lot allowed. Garages for more than five motor vehicles are not permitted as an accessory use.

#### Business Districts

In a business district buildings may be erected for any use that is not specifically prohibited. The uses exclude from business districts are: garages, except after a public hearing by the board of appeals; blacksmith shops; horseshoeing establishments; milk and bottling and distributing stations; carpet and bag cleaning establishments; coal yards, lumber yards, car barns; junk yards, and those trade industries that are prohibited in an industrial district. The manufacture of such products as are sold at retail on the premises to the ultimate consumer is allowed in a business district; manufacturing that does not come within this description is prohibited.

#### Industrial Districts

In an industrial district buildings may, as in a business district, be erected for any use that is not categorically excluded. The trades and industries banned are all of a noxious or offensive character by reason of the emission of noise, odor, dust or gas, embracing among others, boiler works, acid plants, garbage incinerators, foundries, smelters, slaughter houses, stone crushers, and tanneries.

#### Heavy Industrial Districts

In a heavy industrial district the only use for which buildings may not be erected is for residential purposes. This exclusion, however, not apply to the erection and maintenance of dwelling quarters in connection with an industrial establishment for the family of one watchman employed upon the premises.

The exclusion of residence from the heavy industrial district is a special feature of the scheme outlined for Elizabeth City. The very reasons that make it desirable to exclude nuisances from the residence districts apply with equal, if not greater, force when it comes to prohibiting the erection of new buildings which will in the main be developed with trades and industries especially offensive by reason of the emission of odor, dust, gas and noise. If it is unhealthy for people to live near an isolated factory in a residence district, it is all the more unhealthy for them to live in an isolated residence in a heavy industrial district. Any dwellings erected among the heavier industries in the meadows are doomed in advance to become slums. Wholesome homes simply cannot be maintained under any environment having its character fixed by chemical plants, tanneries, shipways, foundries and railroad yards.

Keeping all kinds of industry out of the residence districts and residences out of the heavy industrial districts is expected to go a long way in improving social conditions in Elizabeth City, for zoning offers at one stroke, without expense or any increase of rents, a method of protecting such housing standards as we have achieved against steady deterioration. It does more than that—in defining the direction and character of city growth, it lays the basis for an ever increasing improvement in social and economic conditions affecting the whole community.

Never has the intimate relationship between good housing and successful industry been plainer than it is today. The stabilization of employment conditions and the reductions of industrial

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## KILLS CHILDREN THEN HERSELF

Winchester, Va., Jan. 19.—Mrs. Mary Glenn Hicks shot and killed three of her four children at her home near here with a shotgun and then killed herself. She is believed to have been mentally deranged from a recent attack of influenza.

## Harding Ready For Trip to Florida

Marion, Jan. 19.—President-elect Harding's engagement calendar was clear today and he turned his attention to personal affairs in preparation for departure tomorrow for six weeks in Florida. He will leave tomorrow night for St. Augustine, where he will be joined later by Mrs. Harding.

St. Augustine will remain the President-elect's headquarters during February.

## Mitchell's Store To Give Away Goods

Mitchell's Department Store is featuring bargains in an advertisement on the back page of this issue which is bound to attract attention in that O. F. Gilbert, proprietor, is promising a present to every one of the first twenty-five persons entering his store on Friday morning, January 21. "This offer does not apply," says Mr. Gilbert, "to clerks from other stores in the city." Further particulars may be seen in the advertisement.

## Many More Blacks Live In Norfolk

### And Cleveland, O., Tops List With Increase of Negroes of 308.1 Per Cent

Washington, Jan. 19.—The negro population of Norfolk, Va., is 49,477, an increase of 73.2 per cent.

The negro population of Portsmouth is 23,242, an increase of 109.1 per cent.

The negroes of Charleston, S. C., number 32,292, an increase of 4 per cent.

The negro population of Cleveland, Ohio, is 34,474, an increase of 308.1 per cent.

## O'Callaghan Seaman Must Reship Soon

Washington, Jan. 19.—Counsel for Lord Mayor O'Callaghan was directed today by Secretary Wilson to deliver O'Callaghan promptly to the immigration inspector at Norfolk. The order is described as merely a formal notification to Judge Lawrence, in whose custody O'Callaghan was placed when paroled, of the secretary's decision last week that O'Callaghan is a seaman and should reship on a vessel bound abroad.

## Wrecked Seaplane Sunk By Gunfire

San Francisco, Jan. 19.—The naval seaplane NC-5, which was wrecked during the flight from San Diego to the Canal Zone, has been sunk by gunfire, according to a radio received here. No explanation of the message has been received.

#### BACK FROM NEW YORK

J. T. McCabe has returned from New York City, where he has been to buy spring goods. Mr. McCabe says that New York is crowded with buyers and frankly admits that it is very difficult to get a line on which prices are going. As usual he was on the alert to secure the best prices possible for "The Busy Store."

## D'Annunzio Will Live Near Paris

London, Jan. 19.—Gabriele D'Annunzio, who left Rome yesterday, is reported enroute to a village near Paris, where he will stay with friends.

#### RECORD COLD WEATHER

Washington, Jan. 19.—The coldest weather of the season prevailed last night throughout the Middle-Atlantic and New England States. At Northfield, Vermont, the temperature dropped to 20 degrees below zero.

## Burglar Gets In At Benton & West's

A burglar entered the store of Benton & West on Poindexter street Tuesday night. He is said to have made a good haul.

## WOMEN ARE FOR THE PRIMARY LAW

### Would Also Censor Movies, Raise Age of Consent, Aid Mothers, Vote Privately and So On

Raleigh, Jan. 18.—Retention of present State-wide primary law a bill to provide privacy in voting and endorsement of the proposed bill for State censorship of all moving pictures are three of the most important matters that the women of the State are asking of the present session of the General Assembly.

In asking for retention of the primary law the opinion is expressed in all circles that the women will have little difficulty in having their wishes complied with since it is not believed that there is the remotest chance of repealing the law. Before it became known, however, that the women were backing the primary there was fear expressed by friends of the primary that the law might be destroyed.

The full program as outlined by the North Carolina Legislative Council of Women, of which Mrs. C. C. Hook of Charlotte, is chairman, and which represents every organization of North Carolina follows:

1.—Endorsement of the bill to provide a state censorship of moving pictures.

2.—To amend the law concerning carnal crimes to read: "Carnal knowledge of a girl between the ages of 12 and 16 is a felony." (The law now reads between the ages of 12 and 14).

3.—A mothers' aid law as recommended by the organization of superintendents of orphanages and the State Board of Charities and public welfare.

4.—Adequate appropriation for maintenance and necessary increase in capacity as recommended by the State Board of Charities and Public Welfare, of Samaritan, Jackson Training School and Caswell Training School, making special provision at Caswell Training School for care of colored mental defectives.

5.—An appropriation for a training school for delinquent colored boys, on the order of the Jackson Training School.

6.—Endorsement of the program of legislation of the North Carolina Forestry Association.

7.—A bill to provide privacy in voting.

8.—Retention of the primary law.

#### Republicans For Roads

Republican members of the General Assembly will introduce a good roads bill within the next week dred million dollars to carry out asking for a bond issue of two hundred million dollars for the construction of a State-wide system of hard surfaced highways.

The bill has been drawn by Representative S. O. Macquire, of Surry, who said today that he would introduce the bill. The Republican members with Representative Macquire are contending that the Democrats of the State have talked good roads long enough and it is now time for immediate action.

"Both dominant parties in North Carolina have good roads planks in their platforms," said Representative Macquire, "and it is the opinion of the minority members that the sentiment of the people of the State is for good roads. By passing the bill which we will introduce fixing the bond issue at two hundred millions roads can be built. We agree with Governor Morrison that if the people are in earnest then we ought to make a step forward. Roads cannot be built by merely talking. If the Democrats are in earnest then we want them to support our bill or else quit talking."

Although the Macquire bill shoots far over the heads of the most progressive Democrats in the amount of money involved, it does indicate that Republicans as well as Democrats favor good roads. Advocates of good roads think it a healthy sign and look for some constructive legislation within a short time.

#### Urges Economy

Judge Francis D. Winston, of Windsor, former lieutenant governor of the State, is in the capital looking on the legislature for the first time since the law-makers convened. The former president of the Senate is talking economy in the administration of the State's business, and he is opposed to additional representation in Congress for North Carolina. "We already have more congressmen than we need," Judge Winston said today.

As to holding the State's expenses down to a minimum, Judge Winston thinks that there are entirely

## FIGHT NOT OFF SAYS KEARNS

### And Official Confirmation Lacking of Report Dempsey and Carpentier Not to Meet

New York, Jan. 19.—Official confirmation was lacking early today of an announcement printed in the New York Times that the championship fight between Dempsey and Carpentier had been definitely called off.

San Francisco, Jan. 19.—Jack Kearns, Dempsey's manager, declared today that the fight had not been called off and that the managers of both fighters and promoters had posted forfeits.

Shortly before noon today Tex Ricard, one of the promoters of the fight, stated positively that the bout had not been called off.

## WORCHESTER HAS MILLIONAIRE FIRE

### And With Many Fires Reported Simultaneously In All Quarters of City Talk of Incendiarism Rife

Worcester, Mass., Jan. 19.—Fire starting early today in the Knowles building here destroyed that and spread to 19 other places within a radius of one mile.

The loss has been fixed at upwards of a million dollars.

The Knowles building is in the heart of the city and was quickly destroyed. The fire then spread across Main street and in a short time other fires were reported in all quarters of the city and reports of incendiarism were rife.

One fire was in a group of three-story wooden buildings in the lumber district. This blaze began in the rear of one building and in an adjoining building a fireman found a flaming suitcase in the front doorway.

The police say that they have only the faintest suspicion of incendiarism but that the origin of the principal fires remain undetermined.

#### KEATON-PALMER

The home of Mr. and Mrs. John L. Palmer, at Weeksville, was the scene of a lovely wedding on Tuesday afternoon at two-thirty o'clock when their attractive daughter, Miss Bertha Raufis Palmer, became the bride of Mr. Mordecai Keaton. Both bride and groom reside in the neighborhood of Union church.

The ceremony was solemnized by the pastor, Rev. E. L. Stack, before an improvised altar of pines and potted plants, in the presence of the immediate families and a number of relatives and friends, including Mrs. Raymond A. Stanton and Miss Margaret Stanton, of Norfolk, and Miss Elizabeth Raufis and Mr. and Mrs. George Markham and children, of Elizabeth City.

The bride was becomingly attired in white silk crepe de chine and carried a corsage bouquet of white carnations and ferns.

The attendants were: Mrs. Annie Pendleton, of Norfolk, sister of the groom, matron of honor; Mr. Tommie Keaton, brother of the groom, best man; Miss Thelma Stanton, of Norfolk, cousin of the bride, bridesmaid, and Mr. Howard Palmer, brother of the bride, groomsman.

The couple were the recipients of many beautiful and valuable presents.

After the ceremony the party was served to a bountiful supply of ice cream and cake.

Mr. and Mrs. Keaton are among the choice young workers of the Union church and the many friends are delighted to know that they will continue to make their home in the Union neighborhood.

## Annual Payments Are Now Agreed On

Paris, Jan. 19.—Abandonment of the plan fixing the total amount of reparations to be paid by Germany and the substitution of annual payments has been agreed upon by French, British and German delegates, says a Berlin dispatch to the Journal.

too many minor attaches on the State's payroll. He is in favor of "cleaning out" every department so as to get rid of all "dead weight" which will result in a great saving to North Carolina.

## WAIT ON SCHOOL REVENUE BILL

### Dr. Brooks Says State Educational Commission Will Make No Recommendations Until This Is Settled

Raleigh, January 19.—Commenting on the proposed revision of the public school laws prepared by the State Educational Commission over which there has sprung up some opposition, Dr. E. C. Brooks, State Superintendent of Public Instruction, today said that no recommendations concerning the revision will be made to the General Assembly until the school revenue bill has been enacted.

"Much of the proposed revision depends upon how the finances are to be administered," said Dr. Brooks. "If the revenue bill is late in being enacted then it will be impossible to make many changes and enacted into law the proposed revision adjusted last year."

The most bitter objection so far has come from Plummer Stewart, chairman of the Board of Trustees, of the Charlotte schools, and Supt. Harry Harding. The objection raised is that the revision will interfere with the local self government of the schools. "The one purpose of the change referred to," said Dr. Brooks, "is to give more self government to the cities and to place them on the same plane with the counties in the administration of the funds received from State and county."

"The proposed revision is in accordance with the laws creating the Educational Commission but this work of this commission was so heavy that the revision of the laws and suggested amendments could not be prepared until just before the General Assembly convened. The outline of the proposed amendments were discussed at the Teachers' Assembly in November, but all superintendents were given to understand that no attempt would be made to have them enacted into law until every superintendent had had full time to study the proposed revision in every detail."

"It has not been presented to the General Assembly for enactment and will not be recommended by me until every superintendent has had opportunity to study it very carefully and present his views."

#### Cotton Men Meet

In semi-annual meeting here yesterday the North Carolina Cotton Manufacturers Association went on record as favoring the plan outlined by former Governor Richard I. Manning of South Carolina, who addressed the association on the American Products Export and Import Corporation, and drafted resolutions in respect to D. Y. Cooper of Henderson and Charles B. Armstrong of Gastonia, deceased members of the association.

"The association goes on record," reads the resolutions, as favoring this or any other plan that will stabilize the price of cotton and assist in exporting cotton and we recommend the plan be presented, through the secretary, to the members urging their careful and favorable consideration of it."

It is the plan of the export and import corporation, said Governor Manning to sell and buy for its own account and will also handle a commission business. "We believe a great opportunity will develop in the marketing of cotton in Europe, particularly in the Central empire. Mills and labor are their idle, waiting for the cotton they cannot buy because of prohibitive exchange rates and poor credit facilities. They have security to offer and products to exchange for our commodities. The American Products Export and Import Corporation can use foreign credits and can assist the Southern farmer in selling his products."

#### ENTERTAIN S. S. CLASS

Monday afternoon Miss Catherine Schuyler and Mrs. Hite entertained their Sunday school class at the rectory. Though it was cold out of doors, the class did not seem to find it so for busy they were playing games of all sorts, looking for hidden peanuts and the like. After their games they were served refreshments in the dining room, which was all aglow with lighted candles. Masters Johnnie Winslow and Mills Bell received prizes for finding the greatest number of peanuts.

The following were present Misses Hazel Pendleton, Mary White, Faith Hite, Masters Johnnie Winslow, Mills Bell, Melvil Bell, Francis Scott, Charles Robinson, Billie Robinson, Garland Bowen.