

Building Construction Breaking All Records

In No Previous January Have Housing or Industrial Operations Been Conducted on So Wide a Scale as for Last Two Months

By J. C. ROYLE

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New York, January 21—More building construction is going on in the United States today than in any previous January in history.

This is due in part to the open weather which has prevailed quite generally, but the main factors have been the comparative stability of material and labor costs and the confidence of builders, bankers and investors in the business prospects of 1924.

The last three months of 1923 showed an average gain over the previous year of about 25 per cent. The increase was 30 per cent for October and November and 18 per cent for December. The permits issued so far this month indicate that this rate of improvement is being fully maintained. These increases in activity are measured against a period which was the greatest building year this country has ever known.

With these facts in mind, real estate and construction men feel that the spring will show a volume of building that will be astounding. At present the construction work is confined to the cities, but there are indications that when the weather settles the smaller towns and rural districts will produce their share of activity.

Investigation of housing conditions in the cities indicates that the shortage cannot be relieved for several years, even at the present rate of construction. Industrial construction also is increasing. It is known that scores of industries are extending plant capacities and building new mills and factories.

In spite of this fact, however, producers and dealers in materials have exercised the utmost care not to allow prices to run away from them. They have guarded carefully against advances which might check the demand and some few building materials have even shown price declines. This, however, is regarded as usual at this season of the year. Production of materials has continued brisk. Brick and cement plants have been kept in active operation. The lumber mills in some sections are running far above eight hour normal capacity and the steel plants are well occupied, although not producing at the rate of the 1923 peak.

Some German and Holland brick is coming into the port of New York where it is offered at \$4 and \$5 under the price of the products of the Hudson River kilns. However, the volume of foreign brick is so small that these shipments have been absorbed without visible effect on the market.

About half of the \$5,500,000 worth of building in 1923 was done in 25 cities but every section of the country showed improvement over the previous year. These gains ranged from 14 per cent in the South to 18 per cent in the East, 30 per cent in the Central West and 36 per cent in the Far West.

New York had the greatest volume of business but showed an increase of only 25 per cent over 1922 while Los Angeles led all other competitors with 65 per cent. St. Louis was second with 64, St. Paul third with 60, Milwaukee fourth with 54, Chicago fifth with 45, Detroit sixth with 37, Atlanta seventh with 31, and Cleveland eighth with 26. According to the F. W. Dodge Corporation reports, Philadelphia showed a falling off of sixty per cent in building in December compared with December 1922. For the entire year the loss as compared with 1922, was 27 per cent.

Construction men in Detroit declare that faith in the immediate and ultimate future of the automobile industry is shown by decision of land owners there to proceed immediately with construction of large office buildings. Work will start at once on three huge structures in the heart of the city. Two will be 20 stories in height and cost \$5,000,000 each, while the third, a club and office building, will rise 32 stories and will cost \$2,500,000.

The Southern states are spending great sums in construction. Nine new hotels costing over \$1,000,000 each have been put up in the last year and others are in course of construction or planned.

Belhaven omits red clover as he says it will not stand up under his heavy pasturage with hogs and substitutes Kentucky blue grass. Some farmers object to the blue grass on the ground that it is hard to kill. Others say they don't want to kill it.

For low wet land this mixture is recommended:

- 15 pounds clover
 - 5 pounds carpet grass
 - 2 pounds Dallas grass
- This mixture is for summer and fall mixtures.

Both mixtures should be sown from the last of February to the first of March and from the last of August to the first of September.

Permanent pastures are the basis of hog raising as demonstrated by the actual experience of both Mr. Jennings and Mr. Latham. The Pasquotank County farmer with his 2000 acre tract of 20 acres under cultivation is accomplishing something unusual in producing two hogs to the acre. His pasture is 4 acres and he cultivates several crops and has about seven head of cattle.

The meeting of 1923 was declared to have been such a success and to have proved so helpful to the members that it was decided to make the meeting a regular annual affair.

REBUILD POWER PLANT

Greenville, January 21—The final work on the rebuilding of the power plant at this city has just been completed and with its completion it is carried to another city other than those of which it is now serving. Under the new plan the plant will serve Greenville, Bethel, Winterville.

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Permanent Pasture Interests Farmers

Success Of Those Who Have Tried Them Leading Other Farmers Plan Likewise

Many farmers of this section of the country have become interested in the subject of permanent pastures. The success of pastures owned by farmers has induced others to plan pastures of their own and interest in the subject is keen. Farmers in other sections of the Albemarle region read with interest the account of the meeting of the Boosters Club in Moyock last Tuesday night and more details of the proper preparation of pastures are sought after by them.

The story of Zenas Jennings' pasture as related to the Boosters created more real interest than a whole library of theory. Practical farmers are willing to listen to actual experience while skeptical of plans tried only on test farms.

Mr. Jennings pasture was planted under the direction of Grover W. Falls, County agricultural agent, who also addressed the Boosters on the subject and who is authority for the information given here.

There is no crop that will give the returns on money invested that a pasture will, according to Mr. Falls, who adds that the labor required is slight. This will appeal most strongly to those who have suffered inconvenience from the shortage of workers. Every raiser of live stock must harvest his own feed, says Mr. Falls.

- The failures of pastures attempted are classified as follows:
1. Poor seed.
 2. Insufficient preparation of soil.
 3. Not enough liming.
 4. Improper mixture of seed.
 5. Lack of inoculation.
 6. Over pasturing.

Not less than two tons of lime per acre should be used, according to Mr. Falls. Then two crops should be planted and plowed under. The first crop may consist of rye or oats and the second of soy beans or a similar crop. The land should be broken deep and allowed to settle. It should then be disced and harrowed to thoroughly pulverize the soil.

In preparing the seed for sowing Mr. Falls recommends that all large seed be mixed separately. Each mixture should then be divided in half. The farmer should then sow across the field one way with half the seed and cover his tracks sowing the other way with the other half to avoid missing any spots.

Here are the mixtures that have proved satisfactory in this section of the State:

- For well drained land,
 - 8 pounds orchard grass
 - 8 pounds red top
 - 8 pounds of Italian rye.
 - 8 pounds of Alsike clover
 - 4 pounds red clover
 - 4 pounds white clover
- This mixture should be sown in the spring. Fred P. Latham of

HOLD MARKET CONFERENCE

Raleigh, January 21—The National Co-operative Marketing Conference will be held in Washington on February 7-8-9 of this year, according to a report received here

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