

House Rentals In Cities At Last Past Their Peak

Reports from All Sections of Country Since Semi-annual Moving Day Thursday Seem Indicate Practically No Advances and Some Cases of Recession

By J. C. ROYLE
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New York, May 3.—Sufficient reports have come from various sections of the country since the semi-annual moving day Thursday to indicate definitely that the rentals for the moderate and higher priced dwellings have not gone up. On the contrary, in some sections they have shown slight decreases.

This fact has not slowed down building construction throughout the land to any appreciable degree. However, it has focused attention on certain types of dwellings. Prospective investors are thinking twice about putting up dwellings with labor and material at present prices when the placing of rentals above a certain level encounters immediate resistance from tenants. Money is easy, but even the reduction in the re-discount rate by the New York Federal Reserve Bank is not expected to stimulate some classes of building.

Scores of apartments in New York, Chicago and other large cities are vacant, not because people do not want the quarters but because they will not pay the rents demanded for those quarters. Then, too, the surge of inhabitants to the cities, so apparent during and after the war, is gradually correcting itself.

The advance in the value of land and real property in the larger cities has been so great that city property is becoming too valuable to use for factory and industrial uses. Industrial plants therefore are moving into the suburbs and the locations adjacent to the cities and are taking the majority of the workers engaged with them.

The extent of the appreciation of city property may be estimated from the fact that the value of real property and improvement in the United States increased \$67,177,918,000 between 1921 and 1922 to a total of \$176,414,444,000 and that the rate of increase in the last year has been even higher.

The metal trades formerly employed the largest number of workers of any industry in New York City. There are 250,000 people engaged in the metal trades in this vicinity today and it is estimated that 750,000 are dependent on the industry. Yet great numbers of the plants formerly located on Manhattan have migrated to New Jersey, Long Island and Connecticut. There are now only five iron foundries in Manhattan, where formerly there were 65. Large heavy steel metal plants in Lower Manhattan have decreased in number from 35 to 12 in 20 years and the number of men employed south of 59th street is only half the number employed in 1900.

Plants have moved to larger tracts of cheaper land which still are accessible to rail lines. Shipping facilities and dumping spaces. This movement has been materially aided by the use of automobile trucks in handling both light and heavy products for short hauls.

Similar conditions exist on the other side of the continent. Land in Hollywood has grown in value that moving picture producers are contemplating the abandonment of studio sites which cover large acreages there and are preparing for a migration to localities where land is cheaper.

In some sections of the country, owners of flats and apartment houses complain bitterly of what they call "double cross" from the realty dealers. About a year and half ago, landlords in many sections began boosting rents. This, they say, was done on the advice of real estate dealers, who in many instances advised owners to allow their apartments to remain rather than cut below the high rental level. The landlords assert now that while they were thus broadcasting advice, the realty men dashed for the outlying districts and erected thousands of five and six room houses which they sold on small payments down and monthly installments on about the same level as the apartment house rents.

In the vicinity of San Francisco alone, about 15,000 such houses have been built and there are 5,000 or more empty apartments in that city. Similar conditions exist in other cities. When the apartment owners reduce rents the realty men, it is claimed, immediately cut down the size of the monthly payments correspondingly.

TOBACCO GROWERS TO INVESTIGATE BOYCOTT

New York, May 3.—The Tobacco Growers Commission of Southerners representing the three largest tobacco co-operative marketing associations in the United States sailed today for Europe in the effort to lift the boycott said to have been imposed upon American tobacco and to study general marketing conditions abroad with a view to ascertaining the probable demand for the 1924 crop and arranging the undisposed stocks of last year.

President Chamber Commerce Endorses National Edition

The plans of The Advance to issue a National Publicity Edition have met with gratifying response in Elizabeth City and endorsements of the edition have been received in which this newspaper takes genuine pride.

Herewith is presented the endorsement of M. Leigh Sheep, president of the Chamber of Commerce. Mr. Sheep takes the view that the proposal to issue this edition is particularly timely just now, when, with the era of development certain to come to Elizabeth City and its section as a result of good roads already built, now in process of construction or soon to be built, Elizabeth City will be sure to become more really than ever before the metropolis of the entire Albemarle region.

Thousands of extra copies of this edition will be printed and conscientiously distributed so that the message of a greater Albemarle and a greater Elizabeth City may be carried not only into territory immediately contiguous to but also into regions remote from ours, and each copy so sent out will be a herald to proclaim to its every reader that Elizabeth City extends a welcome both to home seekers and to those who want locations for new industries and business enterprises.

The Advance has looked forward for some time to issuing such an edition, but the task of gathering and compiling the data needed has been too great a task to impose upon its already severely taxed staff. A special writer and worker has therefore been engaged to undertake this proposition and he is already gathering material for the edition. The

The Daily Advance,
Elizabeth City, N. C.

Gentlemen:-
Regarding the National Publicity Edition of your paper which you propose issuing in the near future, will say that I believe this to be worth-while publicity; and especially to be desired by our city and community at this time.

The development of our section and the marketing of our immense natural resources depends to a great extent on our letting the world know what we have to offer as inducements to capital and people to come and join us in building a greater and more prosperous Elizabeth City and Albemarle section.

The Special Edition which you propose to issue, should be an ideal medium for "broadcasting" such information and for that reason deserves the support of the entire community.

Respectfully yours,
(Signed) M. Leigh Sheep,
President Chamber of Commerce.

Elizabeth City, N. C.,
May 3, 1924.

Advance bespeaks for him in this task the courtesy, consideration and co-operation that representatives of this newspaper have ever received from the business interests of the town and from the public generally.

Democrats Must Repudiate Ku Klux Klan In Platform

This Believed to be Price That Supporters of Al Smith Will Demand Before They Throw Their Support to Any Other Candidate in the Democratic Convention

By DAVID LAWRENCE
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Washington, May 2.—The certainty that President Coolidge will be nominated on the Republican ticket has turned political discussion here almost entirely to the Democratic race, interest in which in the last few days has become intensified through the activities of those favoring Governor Al Smith of New York.

GOVERNOR ISSUES APPEAL FOR AID

Atlanta, May 3.—The magnitude of the tornado disaster in South Carolina has impelled the Red Cross to send an extra number of workers into the stricken areas while cots, food and medical aid are also being dispatched.

The governor of South Carolina yesterday issued an appeal for aid.

EVERETT IMPROVING
Charlotte, May 3.—Secretary of State W. N. Everett is progressing favorably after three major operations.

REVIVAL AT CALVARY

Revival services will begin at Calvary Baptist Church on Riverside Drive Sunday night and continue throughout the week. Rev. W. G. Hughes, evangelist of the Baptist State Mission Board will assist the pastor, Rev. R. F. Hall, in this meeting. Mr. Hughes preached in a revival at Calvary last spring and large crowds attended the meeting and greatly enjoyed his messages. Calvary Church has been enlarged during the past year by the building of an annex which will make it possible for still larger crowds to hear Mr. Hughes this year. A cordial invitation is extended to the public to attend this meeting.

FORK SCHOOL CLOSES A SUCCESSFUL YEAR

Fork school closed Friday evening with a successful year of work, nearly every pupil being promoted to a higher grade. The school presented an interesting fair play "Mid-Summer Eve" with Miss Ludena Jennings as queen of the fairies. The drills were very pretty in each scene of the play by the tiny green elves and fairies. A large number from Elizabeth City as well as that community attended the play and spent a very pleasant evening.

ZAYES LEAVES FOR SCENE OF REVOLT

Havana, May 3.—President Zayas today left Havana for Santa Clara, Providence, where armed men are in revolt against his government. He was accompanied by Secretary of the Interior and General Herrero, chief of the staff. Washington, May 3.—The Cuban government facing "conditions of violence" in Santa Clara Providence caused by revolutionists has appealed to the Washington Government for the purchase of considerable amount of arms and ammunition for use by Zayas forces.

BACK FROM WASHINGTON

Prof. S. L. Sheep, Misses Sallie Beasley and Ethel Jones of the school faculty and the 19 pupils who accompanied them returned Saturday morning from Washington, after an educational tour of more than four days. Leaving here Tuesday morning they spent the day at Norfolk sight seeing. A bus ride through the residential section started them off and then they visited the Navy Base and were shown through the different departments and at the Navy Yard went on the battle ship New York and saw the large dry docks and other places of interest. Sailing from Norfolk Tuesday evening on the Southland they arrived at Washington Wednesday morning. While there they visited Lee's home at Arlington and spent the day in going through public and Government buildings. Thursday they visited the White House and had the honor of shaking hands with President Coolidge and went through the Natural History Museum and visited the grave of the unknown soldier. Friday they visited Mount Vernon and Alexandria. This tour was one of the many carried out this spring by schools in all states of the Union.

The student going from here were Misses Ruth Williams, Katherine Duff, Mary Owens, Martha Pat Archibald, Lillian Twiford, Edna Marquette, Glennie Morse, Jessie Williams, Francis Jockels, Lillian Williams, Anne Melick, Iola Hathaway, Messrs Robert Williams, Francis Jockels, Blackwell Cooke, Linwood Hughes, John Sawyer, Marvin Cartwright.

PINT COST HIM \$30

Norman Harvey, colored, for illegal possession under the Turlington Act, was fined \$30 and costs Saturday morning, this one submission making up the total grist of the police court mill.

The speech of Senator Willis, Republican, of Ohio, challenging the Democrats to nominate McAdoo and warning them that the campaign would turn on the fact that McAdoo was Doheny's lawyer has furnished a surprise.

Hitherto the Republicans have seemed to want McAdoo nominated because they thought he was easiest to defeat. They did not interrogate him extensively when he was before a Senate investigating committee as they hoped to do some more interrogating if he were the nominee.

The growing strength of McAdoo in several states has been puzzling to the professional politicians of both parties who have assumed that he was already eliminated because he served as a corporation lawyer and received large fees.

But nobody here is assuming that the Democratic nomination is assured to any candidate and the talk from New York state about Governor Al Smith has really stirred up more comment here in the last few days than anything else. The Smith boom is frankly regarded as a serious one and no two people engaged actively in politics here seem to be agreed about the direction the boom will take.

Several Republicans are secretly hoping the Democrats will not name Al Smith because they appreciate what a complicated campaign would ensue. Party lines might be broken by religious ties. A bitter struggle would be bound to ensue with respect to the wet and dry issue. The friends of President Coolidge hope neither the religious nor the prohibition issue will be raised. Both are hard to meet. For example, in fighting a candidate like Governor Smith, his opponents would have to lean backward in proclaiming their lack of religious prejudice. Even inside the Democratic party that phase of the contest is causing embarrassment today. Democrats who favor Al Smith are saying they think the only real opposition is coming from those who object to the fact that Al Smith is a Catholic. They do not regard the argument that he is a "wet" as being the sole reason for opposition. Influenced as they are by an admiration for the New York governor and his vote-getting strength in the East, they will not accept arguments about religion or prohibition with much grace. Whatever the outcome, there is bound to be a certain amount of disaffection, all of which is not displeasing to the Republicans.

Until recently the possibility of nominating Al Smith was dismissed as absurd. In the last few days the readiness of prominent Protestants and anti-Tammany men like Franklin D. Roosevelt to take up the cudgels for the New York governor has made politicians realize they will have on their hands at the Democratic convention two big issues—religion and prohibition. In any other year, a fight on religious prejudices would be frankly regarded by men of all faith as unfortunate, but the persons who have been the subject of criticism by such organizations as the Ku Klux Klan, are aching for an opportunity to strike back at their opponents and they would like nothing than an open fight.

Some of the anti-Smith men who are sympathetic with the efforts of Democrats to put through a platform plank denouncing the Ku Klux Klan think the most effective way to fight that organization is not with a Catholic but with a Protestant. The fight that Senator Underwood of Alabama is making against the Klan is pointed to as much more convincing and effective strategy and one more likely to win wide support than a straight fight between men of the particular creeds denounced by the Ku Klux Klan.

The nomination of Al Smith may not come to pass for various reasons apart from his religion but his supporters will probably not be content until they have committed the Democratic National Convention and its candidate to an absolute repudiation of the Ku Klux Klan. At the moment the Republicans with few exceptions are inclined to omit reference to it in the party platform.

COTTON MARKET

New York, May 3.—Spot cotton closed quiet at noon today, declining 10 points. Middling 30.95. Futures closed as follows: May 29.70; July 27.98; October 24.20; December 23.60; January 23.25.

VETOES PENSION BILL

Washington, May 3.—Coolidge today vetoed the Bureau Omnibus Pension Bill on the ground of economy, holding that the measure would entail an unwarranted drain on the Treasury.

MOTHERS IN ROW OVER MOTHERS DAY

Washington, May 3.—The officers of the American War Mothers have issued a spirited protest against the published attack by the Mothers Day International Association on their plan to sell publicity carnation bouquets on Saturday, May 10, in a nationwide observance of Mothers Day which falls on the Sunday following.

The International Association denounced the plan as a "tag day game" in which it charged that the War Mothers were being used for the profit of others.

The War Mothers denounced the attack as "insulting and malicious."

BODY GENERAL CARR ESCORTED TO HOME

Durham, May 3.—The body of the late General Julian S. Carr was escorted last night from the train to his home here by hundreds of sorrowing citizens.

Today long lines passed silently into the home for a last look at the face of Durham's leading citizen. Sunday afternoon at 3:30 the burial will take place in Oakland Cemetery.

BANK ORDERED CLOSED

St. Paul, Minn., May 3.—The Capital Trust and Savings Bank of St. Paul with deposits of \$5,000,000 was today ordered closed by the state superintendent of banks. "Frozen assets" was the cause he said.

FOR LAW AND ORDER

Springfield, Mass., May 3.—An appeal to all higher institutions of learning to lead in the support of law and order was passed today by unanimous vote by the Methodist Episcopal general conference here.

Times Are Hard For The Country's Tie Pounders

By OWEN L. SCOTT
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Chicago, May 3.—Hobodom had a serious business on hand when its annual May Day conference opened here Thursday. The tie pounding delegates brought tales of hard times for the "boes"—of a dearth of employment that's troublesome for the multitude of migrants, now that spring has brought them out into the open after the winter's hibernation.

Hobo college representatives, white collared hobo helpers, and just plain "boes" are here in numbers to see what they can do about the situation. They're here to learn, to get the drift of the employment wind, and then bump their way back, via blind baggage, to tell their waiting brethren in which direction to head.

For the spring drive is on. Dr. James Ends How of St. Louis, "millionaire 'boe'" here to lead and inspire his boys, advised that there are 40,000 out of work on the West coast, with other thousands in the South, ready to move on employing centers. "The younger men are hitting the road—not many in town now," he declared.

There will be plans made to help the migrants who are out of work and with no jobs in sight. The hobo college will give its course of instruc-

Incongruous Couple Have Young Daughter

Hempstead, New York, May 3.—A certificate filed today with the town clerk showed that a daughter had been born recently in Baldwin to Mrs. Susan Sampson Tucker, whose marriage has been the object of an inquiry in the Jersey courts.

DATE OF SALE SHOULD HAVE BEEN JUNE SECOND

In the notice of the sheriff's sale of property for nonpayment of taxes which appeared in the Advance on May 1 the date of sale was given as Monday May 5. This date should have been Monday June 2, which gives those interested in the matter time to make their arrangements. The sheriff urges, however, that they do not delay the matter.

MAKE HONOR ROLL

Among the 181 students at the University of North Carolina who made the honor roll in their studies last quarter were G. F. Seyffert, Jr., of Elizabeth City, F. W. Davis, Elizabeth City, A. V. Hoyle, Manteo, Q. E. Newby, Hertford. Seyffert was one of the 21 students making the grade "A," the highest mark obtainable.

BUYING FARM SUPPLIES

W. H. Forbes, Riddle; T. L. Garrington, Jarvisburg; J. W. Griggs, Point Harbor; W. H. Scott, Weeksville; K. A. White, City Route Five; H. T. Crawley, Belcross and Mrs. M. R. Megahan, Weeksville, were in the city this week purchasing farm supplies.

Miss Ellen Melick returned to St. Mary's College at Raleigh Friday night after spending some time with her parents, Mr. and Mrs. C. W. Melick, 102 East Matthews street.

SANER ADDRESSES CAROLINA LAWYERS

President American Bar Association Urges Lifting America Above Mercenary Politics

Pinehurst, May 3.—A plea to lift America "above" the slough of mercenary politics and carry it steadily forward as a government of liberty under the law, was urged upon lawyers attending the convention of the North Carolina Bar Association in an address Friday night by Robert E. L. Saner, of Dallas, president of the American Bar Association.

The call for active, intelligent and unselfish public service was never more insistent than today, Mr. Saner asserted, who said the traditions of the flag and the men who launched the Government joined in admonishing "us to obey this call."

"The only forces that can preserve our republic are men with convictions and the courage of their convictions," he continued. "My plea is that a modicum of the same sort of courage that actuated our fathers shall be manifested not only by public officials but by the great mass of private and the ranks of our citizenship. What we must have is an active exercise of the duties of citizenship by men who stand outside of party or class, whose sole motive and objective is the public weal, and who have the courage to tear a question open and let the light through it. We must have men who stand for the right, for justice, for liberty under the law, for government under the Constitution, and who will carry our republic forward toward the fulfillment of its high mission as a leader and exemplar for the emulation and inspiration of all the nations of the earth."

The association last night adopted a resolution calling on Congress not to present to the states for ratification the proposed child labor amendment.

KIWANIAN BANQUET DELIGHTFUL AFFAIR

The Kiwanian luncheon at the Linden Friday evening was a delightful affair, and the Kiwanians are extending appreciation to the management of the Linden and to the members of the Woman's Club who assisted in serving. Mrs. C. P. Brown, Mrs. R. B. Cotter, Mrs. J. C. B. Ehringhaus, Mrs. Bessie Stewart and Mrs. Duckworth Glover. These ladies and others also arranged the tables and did the decorating for the banquet. Lilies and fleur de lis with other spring flowers were used and the Linden was particularly pretty.

SEARCH GOES ON FOR MAJOR MARTIN

False Pass, Alaska, May 3.—As a result of information from natives scattered along the barren Alaskan peninsula that they saw Major Frederick Martin, who has been missing since Wednesday, headed northwestward in the Chignik Lakes and Behring Sea, wireless calls were broadcast today to all vessels in the northern body of water and additional parties were organized to search the rocky shore. Meantime Martin's three companions were prepared to continue their journey if conditions permit.

VETERANS MEET

A called meeting of Confederate Veterans of Camp W. F. Martin, No. 1590, was held here Saturday to name a delegate to the Confederate Reunion at Memphis June 3-6. The thin gray line is now so thin that only veterans B. Frank Spence, J. K. Matthews, N. C. Burgess and N. G. Davis were able to attend. Mr. Spence hoped to be able to attend the reunion and so was named as a delegate. The others felt that they would be unable to take the trip.

EXTEND PRIVILEGES TO GIRLS OF OTHER CREEDS

New York, May 3.—Delegates to the national convention of the Young Women's Christian Association today voted to change the basis of membership in the association and to extend the voting privileges to girls of creeds not previously eligible to vote.

WOODSHED AND HONEY HOUSE ARE BURNED IN CAMDEN

While T. C. Whitehurst of Camden was in Elizabeth City Friday on business, his woodshed and honey house caught on fire from sparks from the wood pile chips he had set on fire before leaving. Some neighbors saw the fire and came to the rescue, but did not succeed in putting it out until the house caught. No serious damage was done to the house before they finally put the fire out, but the woodshed and honey house were burned and also wood and meat which was stored in them.