



THE TIMES FOUNDED 1866
THE DISPATCH FOUNDED IN 1864

RICHMOND, VA., SUNDAY, AUGUST 21, 1910.

PRICE FIVE CENTS.

REAL ESTATE AND BUILDING NEWS

Midsummer Dullness Soon to Give Way to Autumn Activity.

DULLNESS IN THE LOVELY SUBURBS

Auction Sales That Were Disappointing—Suburban Stunt May Have Been Overdone—All Business Men Looking for Big Autumn Business. Outlook Encouraging.

The real estate market is in something of a waiting condition. Just what it is waiting for remains to be seen. It may be waiting for cooler weather or it may be waiting for Christmas. Possibly it is waiting for a loosening of some restrictions that are now being kept tight by the owners of the same who are summering in the mountains or on the seashore or somewhere else, far from the maddening cry of the auctioneer and the rental agent. Anyhow, dullness characterizes the real estate market, and will continue to characterize it until the cool breezes come and autumn winds begin to blow.

Nevertheless, some business was done during the days of the past week, and the real estate agents were not the most idle people in the town, not by a jugful.

Good Business Done.

The total sales of the week were very close to \$150,000, but the details of the same cannot be given because the dealers who engineered the midsummer trades are as mum as oysters or clams. Perhaps if all of them would talk out in meeting the total would be shown to exceed the figure named above.

Not all of the agents are blue, and all of them do not complain of dull business. For instance, Brooks, Moncure & Carter report that they are just closing their best week since being in their new quarters at Eighth and Franklin Streets. Among their recent sales they mention several lots in Lee Annex, two Church Hill residences, a Broad Street store, a home on Hanover Avenue and two houses on West Main Street, a West Cary Avenue home for \$8,000, a West Cary residence for over \$5,000; a Floyd Avenue home for \$5,000; a Park Avenue site for \$2,000, and various other properties, swelling the total to something like \$50,000; and the sales were made during the past week or three or more weeks of what is considered the dull season of the year.

Another Precedent.

Another firm, J. A. Connelly & Co., varied its custom by losing some, little and told about some recent sales, not all of which were made during the past week. Among others reported, the following are worthy of mention: East Broad Street residence property amounting to \$20,000; a Chamberlayne Avenue home for \$8,000; a West Cary residence for over \$5,000; a Floyd Avenue home for \$5,000; a Park Avenue site for \$2,000, and various other properties, swelling the total to something like \$50,000; and the sales were made during the past week or three or more weeks of what is considered the dull season of the year.

Amos & Polndexter report some right interesting sales, aggregating about \$20,000, and consisting of a variety of property ranging from Church Hill and West Main Street lots to suburban homes in Highland Park and farm lands in Chesterfield county. Suburbs Not Wild.

The dealers in suburban properties are not altogether as enthusiastic as they once were. A very charming of conditions and things has expressed the opinion to this writer that the suburban business has been overdone to some extent. As an evidence of that fact, he cites the sale of the attempted sale of two houses and lots in one of the most charming of the suburbs last Friday. The houses were good enough and the lots were well located, but the bidders were not numerous when the property went under the hammer.

The creditors who were interested in the sale were not a little disgusted when the property was knocked out at several hundred dollars less than was believed to be the minimum price. The outlook is indicative of the biggest business that real estate men have known for any previous fall. This may be true, but it is not the only reason there are some people who are in the habit of watching the real estate market very closely and who are not near so optimistic as the agents quoted above.

Anyhow Richmond dirt is always worth a sight of money, more than it usually brings. The fact that the probability is that there will be no decline in values during this good year. Perhaps the fall season may develop exactly the other thing.

RAPID PROGRESS MADE.

The Neomansdon Realty Corporation is a new concern with a queer name. One of the members of the firm being asked yesterday for information, unobscured himself as follows: "We have added to our present real estate business an additional department for the purpose of placing the most extensive farm list in the State before the people of Virginia. E. N. Warden has been made manager of this department, and will use his entire time together with several assistants in general sections of the State, to the north."

That is pretty good. People who make a specialty of handling farm lands are always to be commended, service, whether they make any commission or not.

FARMS CHANGE HANDS.

Several Recent Real Estate Deals Reported From Leesburg.

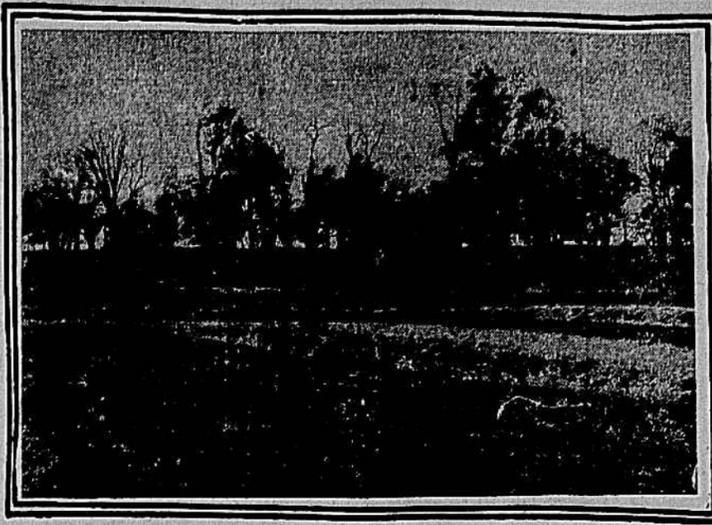
[Special to The Times-Dispatch.]
Leesburg, Va., August 20.—The Geo. F. Harrison stock farm, containing 250 acres, was sold to J. F. Spooner, of Illinois, by the owner for \$25,000. The farm is located on the Little River Turnpike and is one of the most productive in Northern Virginia.

H. C. Gibson, of Leesburg, has purchased the T. F. Dame farm of 200 acres, located at White's Ferry, in Maryland.

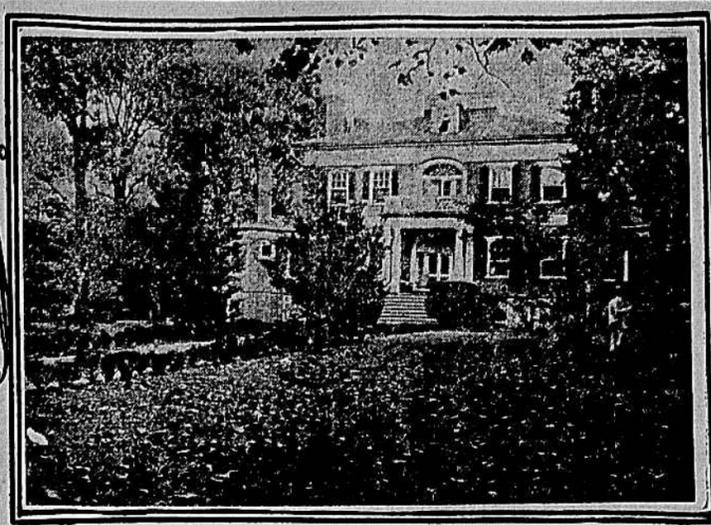
The W. J. Carter farm, located at Lunette, Loudoun county, has been sold to T. J. Linton, of West Virginia. The acreage is 450 acres, and the price paid was \$12,000.

In addition to these there have been fifteen other sales of real estate in Loudoun county, most of the purchases being from Southwest Virginia and West Virginia.

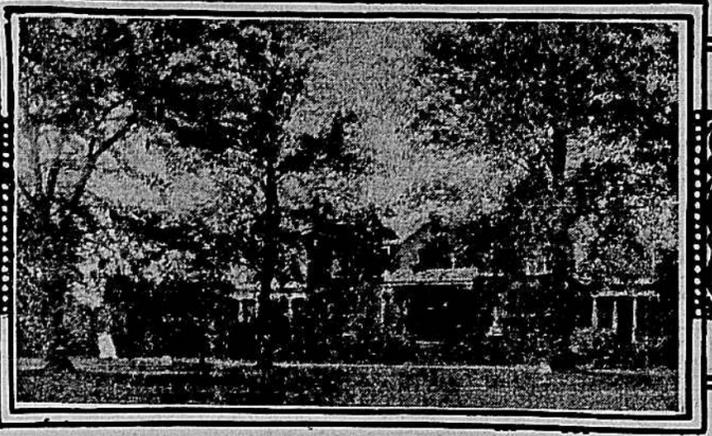
HISTORIC COUNTRY HOMES IN VIRGINIA



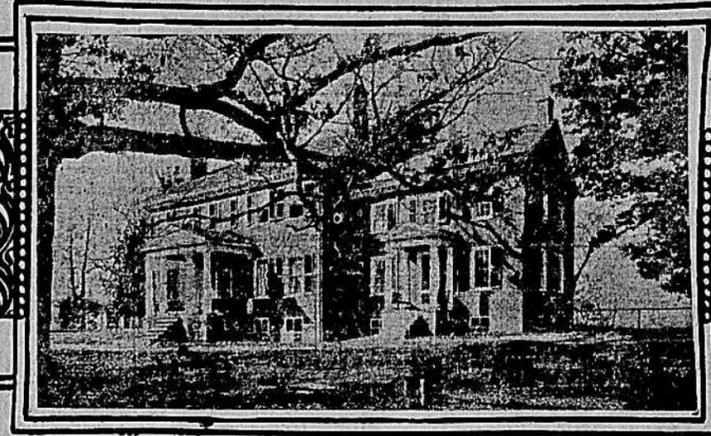
TERRACED GARDEN AT "EDGE HILL."



"MIRADOR," THE LANGHORNE'S PLACE.



CASTLE HILL, HOME OF THE LATE COLONEL RIVES.



"MORVEN," AN ALBEMARLE HOME.

TOBACCO SALES IN NORTH CAROLINA

Dealings on Forty-seven Markets Amounted to 157,628,493 Pounds.

[Special to The Times-Dispatch.]
Raleigh, N. C., August 20.—There were sold on the warehouse floors of the various leaf tobacco markets in North Carolina during the year ending August 1 157,628,493 pounds of tobacco, of which 142,228,009 was first hand for the growers. The remainder was re-sales for dealers and warehouses. The total sales for the previous year were 156,988,259 pounds. The State Department of Agriculture has just gotten out its annual report of sales, based on the reports required by law to be made to the department by the warehouses, these reports being compulsory. There were forty-seven tobacco markets reporting, and the sales by each for the past year follow:

Winston, 20,989,699; Wilson, 17,303,484; Kinston, 12,130,175; Greenville, 10,988,802; Rocky Mount, 9,474,479; Durham, 7,043,255; Oxford, 6,307,308; Henderson, 5,580,717; Reidsville, 6,270,289; Roxboro, 6,924,211; Mount Airy, 4,402,381; Louisville, 3,596,094; Farmville, 3,553,424; Goldsboro, 3,233,807; Lenoir, 3,034,901; Smithfield, 2,857,470; Warrenton, 2,860,194; Edinboro, 2,810,101; Stoneville, 2,190,841; Fairbluff, 2,747,575; Snow Hill, 2,055,153; Ayden, 2,026,785; Richlands, 1,893,225; Robersonville, 1,875,471; Burlington, 1,691,461; Apex, 1,669,547; Madison, 1,457,439; Creedmore, 1,467,185; Warsaw, 1,450,087; Youngsville, 1,326,034; Wilmington, 1,171,769; Zebulon, 1,072,338; Greensboro, 979,981; Enfield, 792,710; Wendell, 767,071; Fuquay Springs, 734,524; Lumberton, 641,303; Clayton, 531,183; Mebane, 450,793; Clinton, 538,705; Pilot Mountain, 452,028; Ahoskie, 420,300; Dunn, 379,835; Statesville, 355,803; Aulander, 331,904; Milton, 325,188; Lakeville, 297,371; total, 157,628,493.

SOUTHERN STATES SHOW PROGRESS

Recent Important Industrial Announcements From Various Sections.

[Special to The Times-Dispatch.]
Baltimore, August 20.—Among the important Southern industrial and other developmental announcements in this week's issue of the Manufacturers' Record are the following:

- Citizens' Light, Heat and Power Company, Mobile, Ala., closed contract for the engineering and construction required for additional facilities, to cost \$500,000, and plans an extension for transmission lines at a cost of from \$100,000 to \$200,000.
- National Lumber and Creosoting Company, Texarkana, Ark., decided to build a two-cylinder creosoting plant, costing \$125,000, at Houston, Tex.
- International Sugar Feed Company, Memphis, Tenn., began the construction of a \$250,000 plant that will include an eight-story factory and two warehouses of reinforced concrete construction.
- Southern Bell Telephone and Telegraph Company, Atlanta, Ga., accepted plans for erecting a six-story reinforced concrete construction exchange and office building at Norfolk, Va., the cost to be \$200,000.
- Pocomoke Guano Co., Norfolk, Va., secured 71 acres of land at Columbia, S. C., as site for a fertilizer factory to cost probably \$150,000.
- Deeper Cotton Mills, Monticello, Ga., will be organized with \$200,000 capital stock to build a mill of 10,000 spindles driven by electricity.
- George Y. Hunter, and associates, Prosperity, S. C., will organize a company to build a 10,000 spindle cotton mill, cost probably \$200,000.
- Rock Hill Fertilizer Works, Rock Hill, S. C., was organized to establish a plant with a daily capacity of 100 tons of fertilizer.
- Hambly Manufacturing Co., Salisbury, N. C., announced its plans to install a broad loom, etc., driven by electricity, on the production of mercerized damask.
- Arcade Cotton Mills, Rock Hill, S. C., decided on a \$160,000 increase of capital stock for installing new machinery, etc.
- Ascension Red Cypress Co., New Orleans, La., purchased 300,000 feet of cypress timber and will build a double band mill in Ascension Parish, La.
- Louisiana Petroleum Co., Shreveport, La., was incorporated with a capital stock of \$750,000.
- Nicholas Coal and Coke Co., Swiftport, Va., was incorporated to mine coal and manufacture coke; capital stock is \$100,000.
- Congaree Fertilizer Co., Columbia, S. C., was organized with \$50,000 capital stock, purchased 25 acres of land and will erect plant for manufacturing acid phosphate and fertilizer.
- Wadsworth Red Ash Coal Co., Birmingham, Ala., was incorporated with \$100,000 capital stock to develop coal lands.
- Marion County Lumber Co., Ocala, Fla., was incorporated with \$100,000 capital stock, and will develop 40,000 acres of timber land; has purchased saw mill and will increase its daily capacity to 75,000 feet of lumber.
- Consumer's Natural Gas Co., Birmingham, Ala., will be organized with \$200,000 capital stock to construct pipe lines for distributing natural gas in the Birmingham district.

ROBERT BURNS ON GOOD ROADS TOPIC

Famous Scotch Bard Preached Doctrine of Better Highways a Century Ago.

VIRGINIA ROADS ARE SCOTTISH

Mistakes of the Over-Prudent. Too Much Fear of a Bonded Indebtedness.

[Special to The Times-Dispatch.]
Up in the red hills of Albemarle county there was a so-called good roads meeting a week or more ago. It might better be described as a bad roads meeting. It was held at Stony Point, and a stony and a hard time did three lonesome good roads advocates have at this meeting.

The point at issue in that part of Albemarle, that is to say, in the Rivanna district, was, Shall the people vote a bond issue for good roads? A meeting to consider that momentous question was called at Stony Point. The data for the meeting fit just at a time when the wideawake folks of the district were exceedingly busy with their twentieth century crops—threshing wheat, taking in hay, sowing grass and clover seed in the corn furrows and all that kind of thing. The old fogies who had made no wheat to thresh, no hay to take in and no grass or clover seed to sow had plenty of time to go to the meeting, for they had nothing else to do, and as a result they were largely in the majority at the time the convolve was called to order.

One of the young fellows who attended, and was in the minority, told me that the fact remained that by ninety-seven of them were old fogies, afraid of a bond issue, and only three wideawake youngsters were there to advocate a bond issue for good roads in the Rivanna district, a district that needs good roads a little worse than any section of Virginia in which it has been my privilege to travel.

Of course, the old fogies were eloquent, and, of course, they dealt largely in the stock argument about the horrors of accumulating a bonded indebtedness, and some of them could not refrain from getting in a few terrible remarks about the terrible automobiles that come along for no other purpose than to frighten country horses and all that kind of claptrap. The result was that the meeting voted down by a majority of 97 to 3 the proposition to issue and sell bonds to pay for good roads.

The young men, the twentieth century hustlers, are much to blame for not dropping their wheat, thrashing and everything else to attend that meeting, and outvote the old fogies, but that is now ancient history. Maybe they will know better next time, but the fact remains that by their negligence Rivanna district has been set back five or six years; and what a pity it is.

It would not be much of a pity, either, if this sort of thing was confined to Rivanna district or even to Albemarle county, but the real pity is that nearly every county in the State and nearly every district in the 100 counties is afflicted with its quota of old fogies, and the horror of it is that all of these old fogies who have managed to pay their taxes have a vote on the question of a good roads bond issue. The catchy argument of the old fogies is that all of this good roads talk is something new, and that

(Continued on Third Page.)



SENATOR MARTIN'S HOME.

CAROLINA FARMERS GO BACK TO COTTON

Tobacco Cultivation Very Much on Decrease, and Reports are Not Encouraging—Considerable Business in Package Goods in Richmond.

The interest in the tobacco district now centres on reports from the opening of the early markets in the Carolinas. The reports from the eastern section of North Carolina are not very encouraging. The tobacco grown this year, for various reasons, is lacking in the qualities that make the heart of the dealers glad. The South Carolina product is not only inferior, but it is too small to attract very much attention.

The fact is that the South Carolina farmers, and, as for that matter, the men in the eastern section of North Carolina, are not much tobacco growers anyhow. Some years ago, when cotton was selling down to something like 5 cents the pound, these Carolina folks took up tobacco culture, because they thought any old thing was better than cotton at the then ruling price. They found out that their sand hills could bring a very colorful kind of a weed that had but little tobacco substance in it, but was good enough to make cigarettes for well-minded, college boys and other kinds of duds. The cigarette manufacturers encouraged the business, and for several years the farmers did well growing the weed.

But now cotton is bringing anywhere from 10 to 15 cents the pound, and the Carolina farmers have very naturally gone back to their first love, and the tobacco product has been very materially decreased. However, enough

of the papery stuff is being grown to keep up a market here and there in the territory referred to, and the sales in those markets are now on. In Richmond during the past week considerable business was done in package goods. Possibly as many as 100 hogsheds and tierces of leaf tobacco were sold, and as the sellers were in a position to hold the goods if they had wanted to, the presumption is that they got very satisfactory prices. The tobacco dealers are beginning to take a great deal of interest in the forthcoming tobacco exhibit at the State Fair. Information from the country is to the effect that farmers all over the tobacco growing sections have read about the big premiums that are being offered, and they are going to compete for the same. The indications now are that the leaf tobacco exhibit this year will be the largest ever seen on the State Fair Grounds.

Rocky Mount Tobacco Market.

[Special to The Times-Dispatch.]
Rocky Mount, N. C., August 20.—The tobacco market opened for the season on Thursday, and despite the rally weather of the warehouses had good sales, amounting in the aggregate to about 50,000 pounds. The receipts consisted almost entirely of bottom leaf primings, which are thin and lacking in size and body, but are bright and free from disease, as a rule, and cleaner than usual. The average price was above 8 cents per pound, some lots bringing as high as 35 cents.

NOTES BY THE WAY FROM EVERYWHERE

Small Farms Better Than Big Homes—Development Order of Day.

FARMS THAT PAY; SOME THAT DON'T

Northern Neck Country Wants a Railway—Grape Culture in the Foothills—A Banker Who Is a Demonstrator. Good Roads Talk in Pittsylvania County.

BY FRANK S. WOODSON,
Industrial Editor.

During a vacation spell a man with a note book in hand can pick up a lot of information about things in general. A vacation spent in the mountain section of Virginia has been very informing in a way. In Albemarle and Augusta counties, as well as in the Tidewater section, one can run up with people from all parts of the country, for old Virginia homes, with high-sounding names, are very attractive to men of means. I was talking the other day with a real estate agent who has made all kinds of commissions selling old ancestral homes to men who have money to burn, and he confessed to me that beyond the commissions named in the bond none of his customers had been of much benefit to the country.

All up and down the James River, all up in Albemarle and Augusta, away over in Buckingham and Cumberland counties, many of the old homes have been bought by folks who came from the North, from Virginia cities and from various and sundry other sections, and these people are heartily welcome by the people in the respective neighborhoods because they have money to spend and a good deal of it.

Doubtful Problem.
And yet, I doubt very much if these money spenders are really very desirable acquisitions to a community. True, they buy large acres and they run up grocery bills and they pay the expenses of fine horses, and some of them have automobiles and high-priced chauffeurs, and in their way manage during a holiday season to put considerable money in circulation, and they do not do any plowing; they do not make hay while the sun shines; they do not fertilize the lands they have bought, and in no way do they add to the taxable values. They just spend a month or more in the summer seasons on their estates, and like swallows and sora, when the frost comes, they take unto themselves wings and fly away. Some of them have built fine houses or improved good old houses that they bought; but they stopped right there and beyond that they have added but little to the wealth and productiveness of the lands they squatted upon.

Non-Productive.

I was in one of the most charming sections of Albemarle county a week or ten days ago, and I asked a country merchant about the agriculture and development of his section. In reply to my question, "What do you raise around here?" he replied: "Nothing much." Being pressed for a more definite answer, he told me that the most of the old farms in that region had been bought up by bloated bondholders from New York and elsewhere; that they did not buy them for development or improvement, but simply to use them as a loading place during the heated term. I had a talk also with the chairman of the Board of Supervisors of Albemarle county, and he agreed with me that one or two Swedes or Danes or Germans who would buy forty or fifty acres of the good and rich lands of the county and handle the same on the intensive farming system would be worth more to Virginia than all of the rich automobile owners who have bought ancestral homes in that region within the last decade or two.

Down in James City county there is a settlement of Norwegian farmers, and not one of them bought more than fifty acres of land when he came into the country; but he worked the fifty acres for all they were worth, and all of them have made money and at the same time added to the wealth of the country. These fifty or more Norwegian farmers are worth more to Virginia than all of the "summer swallows" who have located in the State since the war. The lands up in the foothills are susceptible to improvement, and the sooner the real estate agents get down to the business of selling them to real farmers and land improvers the better it will be for the foothill section.

Suit Water Bureau.

Over in the Northern Neck county the people are getting very much in earnest about building a railroad that will put them in easy touch with the markets of the country and especially with Richmond. Why that section has been so long isolated is a mystery. Not long ago there are always wide awake in the matter of politics and in many other matters, and they have a way of accomplishing things when they really get interested. Now that they have caught the railroad fever one can almost imagine that he hears the sound of the steam whistle, but the Northern Neck folks can't do it all by themselves. They need some help, and it certainly will pay Richmond to help them to build a railway that will put them in touch with Richmond. Managed Dabney, of the Chamber of Commerce, has the matter under advisement, and when Dabney gets well interested in a scheme, that scheme is very likely to be pulled through.

A Sure Enough Developer.

Up in Chase City, which is a part, and a very important part, of the county of Mecklenburg, there lives a fellow named R. D. Patterson. He is the

(Continued on Third Page.)