

CLOUDY DAY GREETED THE GROUNDHOG

EARLY SPRING, ACCORDING
TO THE OLD PREDICTION

January Cold, Dry and Bright,
With Less Wind Than Usual—Absence of Rain
Is Felt.

The groundhog played up to form today and predicted that the balance of the winter would not be long drawn out. All over Central New Brunswick the sky has been overcast with the weather cloudy and slight snow-flurries. The groundhog failed to see his shadow and it is presumed that he is at large prepared for an early spring.

January Cold, Dry and Bright

The statistics prepared by Dr. C. C. Jones from data secured each day at the Dominion meteorological observatory show that the month of January which closed Saturday was remarkably cold, dry and bright, with less wind than usual.

The statistics of the weather are as follows:

Average temperature for January, 1920, 4 above zero.

Average temperature for January, 1919, 16 above zero.

Average temperature for January for forty six years, 13 above.

Highest temperature for January 1920, 36 above zero, on the 8th.

z Highest temperature for January, 1919, 39 above zero, on the 2nd.

Lowest temperature for January, 1920, 24 below zero, on the 3rd.

Lowest temperature for January, 1919, 19 below zero on several dates.

No rain fell during the month but there was snowfall to the depth of fifteen inches which makes a total precipitation of 1.5 inches.

In January 1919 the total precipitation was 4.37 inches. Hours of bright sunshine in January 1920 totalled 122 while in January 1919 they totalled 81.

The total wind mileage was 4,440 while in January 1919 the total wind mileage was 6,006.

Rain Much Needed

The dryness of the month has been marked in all sections of the country. Wells have gone dry and even brooks which have been depended upon for water-supply in past years, have failed. For protracted cold weather the month probably made a record as its average temperature is nine degrees below the average for forty six years.

Official Monthly Statistics

The statistics for the City of Fredericton sub-district during the month of January as collected by the Board of Health under the provisions of the Public Health Act are as follows: Births, 21, deaths 17, marriages, 10.

Missionary Sermon

At the Fredericton Methodist Church yesterday the pastor Rev. G. M. Young preached a sermon on foreign missions. Owing to the extremely low temperature the morning service was held in the vestry of the church.

Going South

Mr. E. H. Clarkson left on Saturday evening when he will join a party of life insurance agents and proceed on a trip to Florida to be absent a month. Mr. Clarkson won this trip last year in a contest for new business.

On Rent Question

The Mail is in receipt of a lengthy letter from "Citizen" upon the rent question in Fredericton, in which the matter is dealt with from the viewpoint of the property owner. Lack of space prevented publication today but it will appear tomorrow.

Banns Published

At St. Anthony's Church, Devon, Sunday, there was publication of the banns of marriage of Constance Ladds and Albert Shields both of Upper Mauderville and Mary Jessie Pain and John Henry Sherman both of Marysville.

Going to St. Stephen

Mr. Charles E. McLean, photographer, returned on Saturday from a trip to St. Stephen. While in that town he purchased a property which he intends to fit up as a studio. He will remove to the border town in the spring.

Week-end Alarms

The fire department had three calls over the week-end. An alarm called the firemen out Saturday for an overheated pipe at the home of John Shanks, King Street, below Regent. Sunday morning an exploding range at the residence of Prof. Pulling, George Street, gave the firemen another run and Sunday afternoon, a burning chimney at the home of Harvey Hanson, King Street, called the department out.

RENT INCREASES FORESTALLING REVALUATION

CITY COUNCIL WILL
HEAR A DELEGATION

City to be Asked to Act Under
Housing Act—Owners Say
That Expenses Forced
Increases.

The period for giving notice of increase in rentals on property held by yearly tenure, expired Saturday night and numerous notices of increase were given. The general upward trend in rents has caused an outcry on the part of tenants who claim that in many cases the increase is unreasonable. The property owners on the other hand claim that to get a fair return from the money invested they have been compelled to advance rents. There is little doubt that some rentals have been increased to an excessive amount but there are many cases in which the increases are justified. It is expected that the excessive rentals will adjust themselves in the course of time or properties will be vacant.

Forestalling Revaluation

One prominent owner of rentable property in Fredericton informed the Mail that the prospect of revaluation of real estate was one great factor in the substantial increases in rents which have been made. The City Council has talked of revaluation for some time and it is generally expected that action will be taken this year. Owners are forestalling the expected increase in assessment valuation.

Expenses Have Increased

The same property owner stated that expenses of all kinds on dwellings, stores and offices had advanced and that the landlord by raising rentals was taking steps to meet the increased outlay. He cited increased water-rates, increased city assessment, increased insurance rates, increased cost of repairs of all kinds and increased cost of caretaking as all contributing to send up rentals.

Very Little Building

Although there has been a tendency to advance rents for some time, there has been practically no money invested in the erection of houses to let in this city. Real estate men say that the reason for this state of affairs is that the cost of building is excessive at the present time in regard to both materials and labor, and that future conditions are so unsettled in regard to the cost of both that investors are fighting shy of building.

Evidence of Growth

The fact that there has been a gen-

CO-OPERATIVE DAIRY CO. ELECTS ITS DIRECTORS

INCORPORATION WILL
BE PROCEEDED WITH

Meetings Will be Held Begin-
ning Next Week—Farm-
Co-operative Dairy
Company, Ltd.

The Farmers' Cooperative Dairy Company Limited, is to be incorporated in the near future and will establish a creamery and butter-factory in the McIntosh property, King Street, which was purchased by the company recently.

Meet Here Saturday

A group of farmers interested in the formation of the company and the establishment of the industry met on Saturday at the office of the Minister of Agriculture and elected provisional directors, adopted bylaws and took other measures connected with the new company.

Provisional Directors

The provisional directors who were appointed Saturday and who will conduct the business until after incorporation are as follows: H. A. Kitchen, W. B. Gilman, Mr. Sinclair and Robert Gay of Kingsclear, Alex. Dunphy of Douglas and W. A. McKnight of New Maryland.

Meetings Will Be Held

Beginning next week, meetings will be held in the farming districts adjacent to Fredericton for the purpose of arousing interest in the venture and obtaining patrons for cream and stock holders.

eral upward trend in rents is taken as unmistakable evidence that there has been substantial growth in this city in both business and residential sections as the demand for dwellings, stores and offices is greater than the supply. The problem is how to have the demand met.

Under Housing Act

The situation has caused a demand for action by the city under the Housing Act. The City Council when it meets in committee tonight will receive a large delegation on this matter. It will include representatives of the Board of Trade, York Commercial Club, Fredericton Branch, G. W. V. A. and Fredericton Labor Council. Other cities in New Brunswick during 1919 took advantage of the act and had a number of dwellings built. Fredericton is expected to do the same in 1920.

EDGECOMBE'S BIG WHITEWEAR SALE

Is now in Full Swing
and will continue only a short time
longer

A Beautiful Collection of
Dainty Garments in Cotton,
Nainsook, Muller, Crepe de
Chene and Wash Satin.

Nightdresses, Skirts, Draw-
ers, Chemise, Bloomers, Cami-
soles, Brassiers, Corset Cov-
ers, etc., etc.

Also a fine range of Ladies'
Voile and Silk Waists, Infants'
and Children's Dresses, etc.

All of the above goods are
marked at prices that cannot
be had later on.

This is a cash sale and it
would pay every thrifty woman
to purchase a year's supply of
these necessary garments.



Fred. B. Edgecombe Co., Ltd.

Horse Blankets

Keep your Horses warm and comfortable with
good Blankets.

We have just received another shipment of Horse
Blankets, these blankets are made of the best material,
to meet your needs.

A Blanket in cold weather means a lot to the
horse and may be the means of saving veterinary bills.

James S. Neill & Sons, Ltd.

FREDERICTON'S BIG HARDWARE STORE

Our store will close at 6 p. m. every Saturday during January, February and March.

TELL THE PEOPLE

TELL THE PEOPLE

TELL THE PEOPLE

TELL THE PEOPLE

WE TELL THE PEOPLE AND THE PEOPLE KNOW.

SHUTE & CO.

Established Their Business Just Fifty-eight Years Ago.
WATCHES DIAMONDS GLASSES

TABLES

For Every Room in the House

PARLOR TABLES

HALL TABLES

LIBRARY TABLES

DEN TABLES

DINING TABLES

KITCHEN TABLES

Stock is Large, Quality is the Best, Price is the
Lowest.

Colwell & Jennings

THE HOUSE FURNISHER

Store closes at 6 p. m. Saturdays during January, Feb. and March.

WHEN YOU THINK SHOES THINK CAMPBELL'S

LUMBERMEN'S OVERSHOES

made to wear without boots

SOLID RUBBER HEELS

HEAVY ROLL EDGE SOLES

Waterproof Tops with Fleece Linings

One- and Two-Buckle Styles

= H. S. CAMPBELL =
SHOEMAN Cor. York and Queen Sts.

WHEN YOU THINK SHOES THINK CAMPBELL'S

McClaren's Tapioca Pudding

NO EGGS REQUIRED
BIRD'S CUSTARD POWDER
BIRD'S EGG SUBSTITUTE
CLUB EGG POWDER
EGGS - - - - - WE HAVE SOME
Graham Flour in 5 lb. Bags.

C. H. BURTT

322 QUEEN STREET
Confectionery of All Kinds

BOWLING

—AT THE—

PALACE ALLEYS

CARLETON STREET

The 5 Best and Fastest Alleys
in the Province.

3 nice prizes given away at
the Weekly Roll-off every Mon-
day evening at 8 o'clock.

Beer and cigars.
Follow the crowd. All go to
the Palace Alleys.