APARTMENTS — UNFURNISHED.

Above 59th St.—5th Av. to North River.

86TH ST., 321 WEST.
81ST ST., 29 WEST.
95TH ST., 1 WEST.
3 TO 4 ROOMS, KITCHEN AND BATH; PAID SERVICE; ALSO DOCTORS' SUITES. SUPT. ON PREMISES.

67TH, 58 W.—Entire floor, private residence, 2 immense rooms, kitchenette, bath, electric light, furnace included; telephone; $165 per month.

69TH ST., 62 West.—Beautifully altered house in desirable location, two rooms, bath and pantry; immediate possession; $1,100 to $1,300. HOUGHTON COMPANY, 174 West 72d st.

62D ST., 74 W.—Large parlor, bedroom, bath, kitchenette; ground floor; near L station; $75.

63D ST., 175 West.—One and two rooms and bath, $65; 3 rooms and bath and kitchenette, immediate possession, $100. HOUGHTON COMPANY, 174 West 72d st.

66TH ST., 210 WEST (CORNER BROADWAY).—NEW, UP-TO-DATE ELEVATOR APARTMENT HOUSE, EXCEPTIONALLY BEAUTIFUL, HOUSEKEEPING APARTMENTS, 2, 3 ROOMS, BATH, KITCHENETTE; $1,400-$2,000 YEARLY.

66TH, 172 W.—2, 3 room apts. for Oct. possession, all improvem'ts, near "L" and sub.

103D ST., 3 WEST—Second floor, six rooms and bath, steam heat and hot water, to lease at $80 per month; immediate possession. See janitress, 5 West 103d st.

103D, 161 West (Glothilde).—Attractive 5 rooms, modern, improved; close Broadway subway, "L" station; $1,320; clean, well managed, new law house. Devoe's bell.

104TH, 244 West.—Seven light, newly decorated rooms; elevator; best service; west of Broadway; ready Sept. 1; exceptional.

105TH, 73 W.—Two large sunny rooms, steam, bath, kitchen privileges. FLEISCHER.

130TH ST., 69 W.—Seven room apartment, 4 light bedrooms, bright kitchen, elevator, electric light, immediate possession. EBLING REALTY CO., 7 E. 42d st.

206 WEST 82D STREET.

Apartment, ground floor, for doctor or dentist, 7 rooms, bath, electricity, steam, hot water, two entrances; immediate possession; rent $90 per month. P. W. MORRISON, 1214 Pacific st., Brooklyn. Phone 3752 Decatur.

226 WEST 75TH ST.
2 AND 3 ROOMS AND BATH.
$1,200 TO $1,600; ELEVATOR; SERVICE.
L. J. PHILLIPS & CO., 148 WEST 72D ST.

250 W. 85TH ST.—Elegantly renovated high class 2 and 3 rooms, bath and kitchen; entire floor.

335 W. 75th St.—Eight rooms; southern exposure; fifth floor; refrigeration; subrental.

273 WEST END AV.,
BETWEEN 72D AND 73D STS.
SUITES OF 1 AND 2 ROOMS;
$1,200 TO $1,560
L. J. PHILLIPS & CO., 148 W. 72D ST.

924 WEST END AV., AT 105TH ST.
SUITES, 4, 7, 8, 9 & 10 ROOMS, 1 & 4 BATHS; RENTAL $1,800 to $5,500.
SUPERINTENDENT ON PREMISES, OR
L. J. PHILLIPS & CO., 148 WEST 72D ST.

Washington Heights. Above 125th St., West of 8th Av.

ATTRACTIVE 5 room apartment, $95; immediate possession. SCHMIDT, 545 West 156th.

BROADWAY, 3750, S. E. Cor. 156th St. High class elevator house, overlooking Hispanic Museum; adjoining subway station. 6 ROOMS $125.

CHOICE five, six rooms, modern conveniences, $75-$85. YONKERS REALTY EXCHANGE, 389 South Broadway. Yonkers 5300. Sunday inspection.

CONVENT AV., 492.—Six rooms, bath, second floor; all improvements; immediate possession; $100 monthly. KNOX McAFEE, Jr., 200 West 72d st., N. Y. C.

FIRST class party desired for excellent five room apartment, near Drive; suitable for doctor or dentist. 622 W. 136th, Supt.

REFINED elevator apartments, five, six, seven rooms, one, two baths, $100, $125, $150; large outside rooms, roof garden, river view; half hour Grand Central; Sunday inspection. YONKERS REALTY EXCHANGE, 389 South Broadway. Yonkers 5300.

ST. NICHOLAS AV., 925.—Four, five room apartments, $65, $75; modern improvements. Inquire on premises. Phone Intervale 9153.

TRINITY STUDIO,
Southeast corner Broadway and 153d st.,
Two rooms, bath and kitchenette, rent $75.00
Three rooms, bath and kitchenette, rent 100.00
ARTHUR L. SHAW, 4032 Broadway.

4, 7 AND 8 room apartments to rent. Rrinecliff Court, 788 Riverside Drive, corner 158th st.

318T ST., 19-21 WEST.
Modern, fireproof elevator apartments, two, three very large, light rooms; maid, porter and telephone service; rents moderate.

142D (100 Hamilton place).—Four rooms, elevator; $110; block east of Broadway.

188TH, 601 W. (corner Broadway).—Elevator apartment, 7 rooms, foyer. Supt.

600 West 169th St.—Apartment six rooms; immediate possession about October 1; elevator apartment. See Supt.

Miscellaneous.

MISS C. H. THOMAS,
21 East 40th st. Plaza 4280.
Park av. section, apartments furnished or unfurnished, 2 to 10 rooms.

Borough of Bronx.

CONCOURSE four room apartment; rent $75. 2516 Grand Concourse. Apply supt.

MORRIS AV., 2038 and 2042 (corner Burnside av.).—One block from Jerome av. subway station; new apartments, large rooms; 3 rooms and bath, $70 and $75; 4 rooms and bath, $80 to $90; 5 rooms, $100 and $105. PORTER & CO., 159 West 125th st.

UNIVERSITY AV.—Seven room apartment, $1,600; all improvements. Phone Monday, 2960 Tremont.

UNIVERSITY AV.—Doctor's apartment, seven rooms, $1,800; October. Phone Monday 2960 Tremont.

Borough of Brooklyn.

APARTMENT wanted, 3 or 4 rooms and bath, hot water, in vicinity of Nostrand av. and St. John's place. Phone Orchard 3889.

BERGEN ST., 1845—Modern apartment, 6 rooms, bath, steam, electricity; rent $55. Inquire on premises. Tel. Morningside 1392.

PROSPECT PARK PLAZA, 15 minutes Wall st., both subways; five rooms, bath, real kitchen; $100. Prospect 6948.

Borough of Queens.

ASTORIA, L. I.—Entire floor of private dwelling, 6 rooms and bath, parquet floors, open fireplace in living room, large rear porch; garage accommodations; only two apartments in building; open air on three sides; five minutes' walk from subway station; rental, including garage, $100 per month. Address PRIVATE, box 48, Long Island City.

Westchester.

EIGHT ROOM apartment, adjoining Sagamore Park; two baths, servants' toilet; two minutes to station; $165. 21 Fairview av. Phone 3035W Tuckahoe, or Vanderbilt 8276.

Long Island.

REST in Jamaica; strictly high class; just finished; 3 and 4 room apartments; 5 minutes' walk to main station. 77 Alsop st., Jamaica.

FOREST HILLS GARDENS, L. I.

Spacious 2, 3, 4, 5, 6 Room Suites.
NEW "TENNIS PLACE" APARTMENTS.
Housekeeping or Splendid Tea Room Service.
In Ultra-modern Elevator Building.
By Station. 15 minutes on electric trains to Penn. Station, 34th st., 7th av., N. Y. C.
Ideal Country Life with
City Comforts and Conveniences.
NEIGHBORS OF REFINEMENT.
Apply on Premises or
GUYON L. C. EARLE, AGENT.
238, 5th Av., 34th St. Fitzroy 0821.

UNUSUALLY attractive and sunny apartment, 9 rooms, 2 baths, 10th floor, West End av., 106th st.; redecorated throughout last October; all outside rooms, southern and eastern exposure; unobstructed view both sides; to sublet, unfurnished, immediately; 1 year lease, privilege additional year; $4,000. Write Box 162, Great Neck, L. I.

New Jersey.

APARTMENTS to let in the beautiful new Harding apartments, 5 to 7 rooms and bath; modern throughout; elevator service. 290 Potter pl., Clifton Park, Weehawken, N. J.; supt. on premises.

ATTRACTIVE 4 and 5 room apartments; all improvements; one immediate possession. Apply janitor, 172 William st., East Orange, N. J.

NEW first floor, five rooms, bath, porch, improvements, $60 monthly; eight room floor, $75. VAN WINKLE CO., opposite station, Rutherford, N. J.

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

RECENT RENT LAW DECISION APPROVED

Right of Landlords to Income of 10 P. C. Net Commended by Realty Board.

The recent decision declaring that owners of flats and apartment houses are entitled to rents not exceeding 10 per cent. of the present market value of their properties, handed down by the Appellate Term of the Supreme Court in Brooklyn, is approved by the Real Estate Board of New York. This body of conservative real estate interests declares that by this decision order may now be brought out of chaos in the application of the new rent laws. In a statement issued yesterday the Board says:

"Immediately succeeding the enactment of the rent laws of September, 1920, the Real Estate Board of New York foresaw the complications and delays that would be experienced in their administration. It submitted to the Board of Municipal Court Justices a carefully considered code of rules to govern the adjudication of cases arising under the new statutes, the cardinal principle of which was that all computations as to reasonable rent should be based upon the actual gross value of the property, and providing further that from the gross rents there should be deducted the operating expenses, including cost of management, legal services and allowances for vacancies and depreciation, the net income remaining to be regarded as a fair return to the property owner if it did not exceed 10 per cent. of the market value of his property.

"But the Municipal Court Justices not only ignored the suggestions of the Real Estate Board of New York, but they absolutely refused to apply any uniform standards for the adjudication of rent law cases. Every Justice adopted his own interpretation of each of the many intricacies of the new statutes, to the utter despair of lawyers and litigants and the annoyance and distress of overburdened appellate tribunals.

"Order may be brought out of the chaos that now obtains in rent law litigations by due observance of the rules for the determination of what is a reasonable rent, laid down by the Appellate Term of the Second Department in its recent decision in the case of Hirsch vs. Weiner, which, at least, must be accepted as controlling in the municipal courts of the Boroughs of Kings, Queens and Richmond.

"In its opinion the Appellate Term fully demonstrates the necessity for taking the present market value of multi-family dwellings as the basis for the computation of what are reasonable rents for apartments therein. By so doing a short cut is provided which will shorten and simplify the trials of rent actions and summary proceedings, thereby materially minimizing the congestion of business in the courts.

"Insofar as the decision holds that landlords are legitimately entitled to net rentals of not exceeding 10 per cent. of the present value of their properties, it should be acceptable to property owners, for it insures them fair and definite returns on their investments and to tenants because it stabilizes rents as the rent laws have stabilized tenancies."

MAKES STRONG APPEAL FOR BUILDING LOANS

Frank Bailey Says Poor Man Needs Cheaper Rents.

The demand for building loans, on account of the great building operations going on in Brooklyn, is extremely heavy, and the difficulties of supplying the capital for these building operations is and will be very considerable, according to the Title Guarantee and Trust Company, which during the last two weeks, aided by a group of New York and Brooklyn banks, have provided building loans for forty-six different builders. The total amount loaned was $1,414,000. This money will aid in the construction of 137 residential buildings and will accommodate 543 families.

Frank Bailey, vice-president of the Title Guarantee and Trust Company, said yesterday:

"I am still under the impression that the higher priced flat is being constructed up to the demand, but that the purchase power of the people is being reduced. Rents in the higher class property have peaked, but unfortunately for the middle class tenant there is not construction to meet his necessities.

"The loans that we have made in two weeks cover 543 families in Brooklyn and 232 families in Queens, or a total of 775 families, and is a help toward the housing relief, the total amount loaned being more than $2,250,000. I hope that it will be possible to interest other in aiding this great home movement, because it will have to come between now and April 1, 1922, at which time the tax exemption privilege expires. If those who control capital and are interested in housing will now aid, the housing relief will be cured to a great extent within the next six months."

ELECTRIFICATION IN ITALY.

2,000 Miles of State Railways to Have That Power by 1922.

ROME, Sept. 3.—The Italian State railways are bit by bit being electrified. Every now and then the Government undertakes to add 300 or 400 miles of electrification to the system.

By the end of 1922 there will be more than 2,000 miles of electrified State railways in Italy. This is expected to reduce the coal consumption of the railroads by about one-third.

APARTMENTS WANTED.

Furnished.

BUSINESS man and wife, highest references, seek 4 rooms and bath or a small house, Hudson River district, vicinity Tarrytown; prefer partly furnished; any moderate location 20 miles N. Y. considered. Write MacSerian, Hotel Majestic, N. Y. city.

BEGINNING October 1, for one year, well furnished apartment with two bedrooms, living room and kitchenette; must be within convenient walking distance of 42d st. S 93 Herald, Herald sq.

COUPLE wants 2-3 room furnished housekeeping, 8th to 34th, West; $50-$60. T 259 Herald, Herald sq.

FURNISHED six room apartment, West Side preferred, from October 1 to either January or June 1; splendid references; will not consider rent over $200. S 182 Herald, Herald sq.

RESPONSIBLE YOUNG CHRISTIAN BACHELOR,

head of large 5th av. realty corporation, social standing, will manage small apartment house in exchange for use small furnished suite for occupancy. S 166 Herald, Herald sq.

Unfurnished.

BETWEEN 96th and 140th sts., West Side, from October 1, by responsible family, 6 room unfurnished apartment; rent not over $90 per month; references exchanged. R 950 Herald, Fulton st.

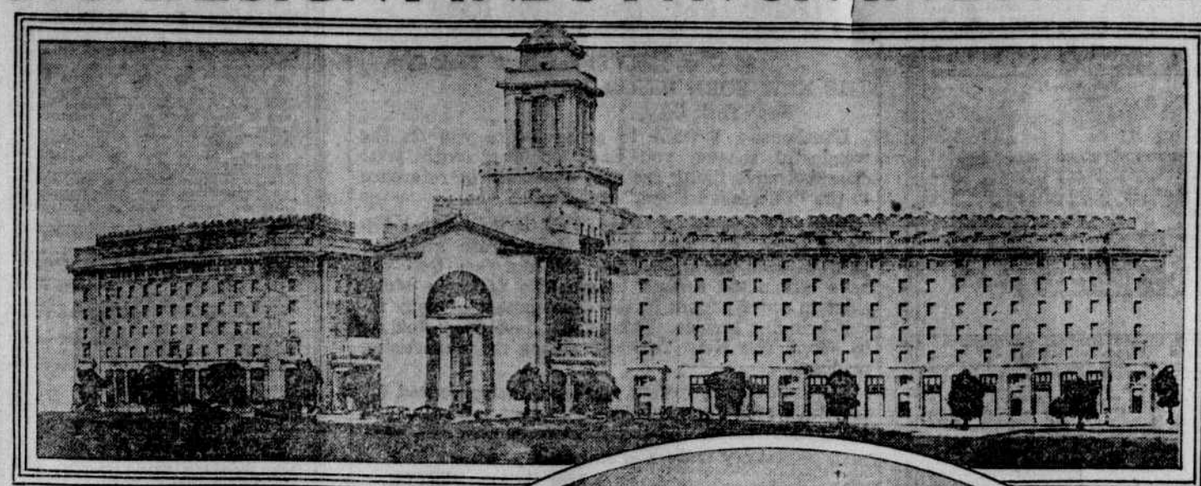
BY responsible woman, permanent housekeeping 3 rooms and bath; near city; $40 a month, including heat; references exchanged. Mrs. D., Box 156 Highland Falls, N. Y.

REFINED American family, three adults, wishes 6 room apartment on West Side, rent about $85. 127 Duane st., room 97.

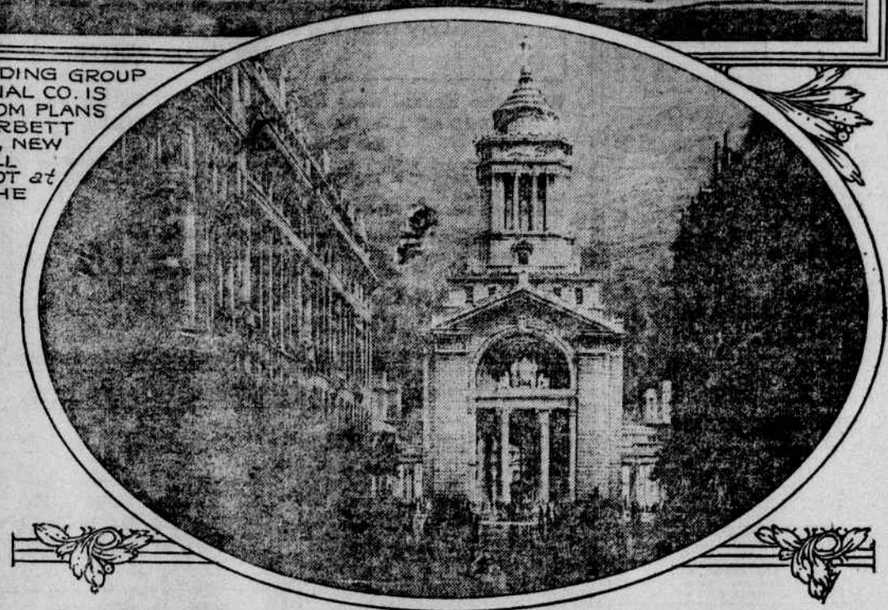
WANTED, unfurnished apartment above 60th st., with 2 to 4 rooms, $75 or $100, from October 1 to July 1; would take furnished for $150 per month; best of reference. O 550 Herald, 280 Broadway.

WANTED—Oct. 1; 3 rooms, bath and kitchenette, between 48th and 55th sts., west of 5th av.; prefer walkup; will pay $1,800. L 688 Herald, 280 B'way.

U. S. DESIGN FINDS FAVOR IN BRITAIN



PERSPECTIVE OF THE BUILDING GROUP WHICH THE BUSH TERMINAL CO. IS ERECTING IN LONDON FROM PLANS DRAWN BY HARVEY W. CORBETT OF HELMLE AND CORBETT, NEW YORK ARCHITECTS. IT WILL COVER A THREE ACRE PLOT AT ALDWYCH ISLAND ON THE STRAND.



CENTRAL ARCHWAY WHICH IS TO HAVE A RECESSED SCULPTURED GROUP SUGGESTIVE OF INTERNATIONAL TRADE.

Many Evidences of the American Influence Seen in New English Buildings, Says N. Y. Architect.

That the constantly changing architecture of London is being materially influenced by the study of American architecture on the part of British architects is the opinion of Harvey W. Corbett of Helmle & Corbett, architects of this city. Mr. Corbett who has made an extended and intimate study of London architecture in developing the design of the Bush Terminal Company's building at Aldwych and the Strand, observed that British architects are giving attention to the various published reports and books upon American architecture and are developing a system of architectural education along lines similar to those followed by the Beaux Arts in Paris. This is, Mr. Corbett declares, a radical change in architectural education because in the past the British architects' training has been entirely through apprenticeship methods.

A critical observer of the progress of British architecture could point out many clear cut types and designs whose inspiration may have been derived from an American source. Indeed, Mr. Corbett says, so far as the design or type is concerned, some of the new British buildings might have been transported bodily from any of the large American cities. An example is the new Selfridge Department Stores Building, which, except for the height limit that prevails in the case of all buildings in London, is of a type to be found in Chicago or any mid-West American city. Yet it is still classical in inspiration and that seems to be the source of all present day London architecture.

Yet London has an architectural individuality all its own. Even if there were no restriction as to height, the typical American skyscraper in London would be completely out of character with its surroundings. For this reason, Mr. Corbett said, there was no attempt to overstress the American idea in constructing the Bush Building, despite predictions to the contrary when the project first became public.

"Such a structure would have been so inharmonious, such an offense to the eye and the sensibilities, that it would have been a mistake in taste even had the London County Council been willing to permit us to construct it. So we have planned a building—and it is now about half way finished—which will recall the British spirit and will harmonize with the dignified and beautiful architecture of its surroundings," said Mr. Corbett.

"One of the most striking things about London architecture is that a traveller carries away an impression of harmony, of a consistently homogeneous effect as a result of his visit to the city. And yet probably no city in the world, not even New York, has a greater variety or larger number of types of architecture than the city of London. Buildings of every possible style, and no style at all, from the earliest Egyptian to the latest German art nouveau are set alongside one another. But because they are such small units, because there is a limit of height under which all buildings must range, this great variety of architectural features blends into a mosaic whose different parts, in spite of their variegated and brilliant colors, form as a whole a harmonious scheme. The mosaic may be compared to a giant Persian rug in which gay colors, even riotous colors are intermingled but which through the artistry and subtle sense of color values of the rug makers blend into a harmonious design. So in London, one of the most beautiful cities of the world, the varied types of architecture are brought into harmony by the heights law.

"Yet the idea that there is a restriction on the height of buildings in London is a mistake in one way. The restriction does not apply to features like domes, towers, campaniles, which are purely architectural and are not built to serve any practical purpose. The Heights law of London actually applies to human occupancy above a certain level, and the reason is one of fire hazard. At the request of the County Council we have submitted a design for an ornamental tower to the Bush Building which, as planned, will rise 300 feet above the level of the Strand. St. Paul's Cathedral, the tallest structure in London, is 365 feet high from the street curb to the top of the cross.

"In the architecture of the Bush Building we have taken our inspiration from the original sources of classical design rather than from the later and more local inspirations of classical architecture as so many of the English architects have been doing. On the other hand American architects are studying with greatest care the work of British architects in home design. The British architects have always been the masters of home architecture. The word home is an essentially Anglo-Saxon word.

"Some eighty or one hundred years ago the public buildings of London had a very marked, pure classical feeling and these structures are to-day recognized as the highest standards of architectural achievement that the city has to offer. But these earlier buildings do not seem to be the source of inspiration for most of the modern English work. Our hope is that the architecture of the Bush Building, which because of its conspicuous position and size must necessarily have an influence upon the future architecture of the city, will recall by its character of form and detail the beauty and simplicity and impressiveness of those monumental English buildings erected at an early day which stand as examples of the finest types of architecture.

"The architecture of the Bush Building will be a modernized classical. We hope to set a standard of dignified architecture of great simplicity, with the interest both in form and detail concentrated at certain definite focal points such as the entrances of the building facing the Strand and Kingsway.

"Kingsway is a new street in the centre of business London. The Bush Building is set in a triangular plot at the junction of the Strand, Aldwych and Kingsway and forms the terminus of Kingsway.

"One characteristic of European cities and probably the one thing which gives them their consistent charm, if one thing can be named above others, is that their streets stop—they do not go on forever as our American streets do. I recall showing a Chicago friend the Avenue de l'Opera in Paris, which is terminated by the Grand Opera building, very much as Kingsway will be terminated by the Bush Building, and was pointing out to him how impressive it was to look down a great, beautiful street and find it visually closed at the end by a fine piece of architecture. He turned to me and said: 'Yes, that is very true, but I want to tell you that we have streets in Chicago without a single interruption.'

"Kingsway gives unusual opportunity for such an architectural monument as we have planned. The study given to this particular point was very thorough. The length and importance of the street seem to justify a treatment the scale of which will be great enough to successfully hold the eye of the observer. One can readily realize that a small motive or a field of windows such as the practical requirements of a building might have demanded would not be a sufficiently striking element with which to stop such a vista. Therefore, it was determined finally to adopt the recessed arch shown in the drawing. This arch is forty feet wide and eighty feet high, the largest single architectural motive as far as we know in the city of London."

TESTS SHOW CLAY BRICK IS INFERIOR

Building Code May Be Changed So as to Favor Concrete and Cement Variety.

In cooperation with the Bureau of Buildings of New York City Prof. Albin H. Beyer of the Department of Civil Engineering of Columbia University is conducting a series of elaborate tests which so far, it is reported, have tended to show the superiority of the cement and concrete brick over the clay brick now in use. According to a statement issued yesterday by Prof. Beyer the tests when completed will probably result in the revision of the building codes by the removal of the handicaps now imposed upon the cement and concrete brick industry.

The experiments have been carried on in the testing laboratories connected with the university and are made possible by the engineering research fund established by William Richmond Peters in memory of his son, William Richmond Peters, Jr. Various kinds of cement and concrete brick manufactured to compete with the better grades of clay brick have been tested with the view of determining the comparative strength of buildings constructed of cement, concrete and clay bricks but otherwise of similar construction.

"The strength or efficiency ratio," says Prof. Beyer in his statement, "seems to greatly favor the cement and concrete brick which with the mortar forms a more homogeneous monolith than the various kinds of clay bricks now used.

"Under the existing building codes, to our knowledge, cement and concrete bricks are only accepted as building materials under the specifications and standard physical tests for clay building bricks. It is now being realized that due to the wide variation in the physical properties, strengths and behavior of these different kinds of brick mentioned, the standard specifications for clay bricks cannot in fairness be applied to the cement and various kinds of concrete brick developed to date.

"The investigations should be of great value to engineers, architects and builders, and should form the basis of revisions required in building codes to cover this new kind of building material.

"At present the cement and concrete brick industry is handicapped to a material extent by the lack of provisions in the building codes for this new material, but before the necessary provisions in the codes can be made, reliable and conclusive test data must be available. The tests now being made will furnish the necessary data."

Prof. Beyer, as chairman of a subcommittee of the American Society of Mechanical Engineers, has also been conducting a thorough investigation of the theory of the elastic failure of the ductile ferrous metals.

REPRODUCES POMANDER WALK

Thomas Healy Is Completing His Unique West Side Colony.

What was once vacant land lying between Broadway and West End avenue from Ninety-fourth to Ninety-fifth streets has suddenly blossomed out into a unique residential colony, a replica of "Pomander Walk," so delightfully portrayed in Louis N. Parker's drama of that name. Each little dwelling contains two complete four room and kitchenette apartments, each of which is adapted for the use of one family exclusively. The development is the work of Thomas Healy, restaurateur.

Mr. Healy intends to have all these houses ready for occupancy by October 1. The landscaping calls for smart lawns for each house with flower gardens and uniformed attendants, as well as other atmospheric accompaniments of the original Pomander Walk. A twenty foot promenade between the double row of structures is being constructed, and at each end there are massive decorated stone arched gateways with antique iron adornments. Although in an uncompleted state, more than half the houses have already been rented. King & Campbell were the architects and the John J. McMahon Company the general contractors.

PLAN 1922 HOME EXHIBIT.

Will Be Held in 69th Regiment Armory in April.

The next "Own Your Home Exposition" will be held in April, 1922, in the Sixty-ninth Regiment Armory, Lexington avenue and Twenty-fifth street. Robert H. Sexton, director, announced yesterday that the show will be supported next year by larger committees from the allied building trades industries and from house planners and decorators. A new national committee has been formed to aid in directing and conducting the expositions in New York and Chicago. The committee includes the following:

J. H. Burton, president American Wholesale Lumber Dealers' Association; Dr. William Compton, secretary-manager National Lumber Manufacturers' Association; A. J. R. Curtis, secretary National Conference Concrete House Construction; N. E. Loomis, president Associated Tile Manufacturers; James E. Montgomery, secretary Concrete Products Association; John Nolan, city planner; Wharton Clay, commissioner Associated Metal Lath Manufacturers, and Arthur E. East, business manager, "Save the Surface Campaign."

SEE NO SAGGING IN COST OF BUILDING

Loan Experts Look for Abnormal Activity in Construction for Some Time.

S. W. Straus & Co. announce that they have underwritten a first mortgage serial bond issue of $1,000,000 on the Milbourne apartment building, St. Louis, Mo., and $450,000 on the Regillus apartment building, Oakland, Cal. With regard to the building situation, S. W. Straus & Co. say:

"There is no reason why capital should not be found for the housing situation to-day where right and proper safeguards for the protection of the lender are provided, as fundamental conditions are sound. While building operations have proceeded with considerable activity during the current year, in the face of generally depressed business conditions, these operations have not been of sufficient magnitude to alter the housing situation materially. The country is still very heavily underbuilt. There must be abnormal activity in the building trades for some time to come, not only to make up the present housing deficit but also to keep pace with the increased demand for buildings of all types, which is bound to make its influence felt as general business conditions pick up.

"A firmer tone is developing in prices for building materials, accompanying a somewhat increased demand for these commodities, and in many departments of the industry opinion is expressed that prices will not sag below present levels excepting of course the usual routine fluctuations.

"A larger proportion of new building money is being invested in structures of purely residential character, due primarily to the shortage of houses, and, secondarily, to various vigorous efforts that have been made to improve the situation. This has meant the erection of many multi-family types of structures, as well as small flat buildings and detached residences. The heavy diversion of both capital and labor along these lines has impeded the development of office buildings, industrial plants and similar types, and, while this slowing up does not greatly affect the situation at this time, it will be reflected in a considerable shortage in these classes of buildings when the general business situation shall have returned to normal."

PRAISES CHICAGO REALTY CONCLA

New Yorker Says It Proved That National Realty Interests Are Well Organized.

Representatives of the Real Estate Board of New York who attended the convention of the National Association of Real Estate Boards held at Chicago, July 12 to 15, are enthusiastic over the convention, not only as a mere gathering of numbers, but because of the beneficial results it will have for real estate and kindred interests.

The Real Estate Board of New York sent a delegation of twenty, including the following: Laurence McGuire, chairman; Charles G. Edwards, J. Irving Walsh, Walter Stabler, Edward P. Doyle, Richard O. Chittick, Frederick G. Hobbs of Slawson & Hobbs and a member of the board of governors, Kenneth S. Hobbs, John A. Steinmetz, Edwin C. Benedict, representing Charles F. Noyes; Ira A. Lurie and William Willett, representing Joseph P. Day; Edward C. Meurer, representing the Staten Island Savings Bank; Walter B. Smith, representing Wood-Dolson Company; Mr. and Mrs. Ignatz Reich, Sidney W. Reich, Harold M. Phillips and Dr. Henry W. Berg, representing the Greater New York Taxpayers Association.

Speaking of the convention, Laurence McGuire, chairman of the committee, says:

"Those who did not go to the convention missed a great deal and those who did cannot but be impressed with the growing importance of the national body, which now includes in its membership approximately 400 boards, representing every State in the Union and many cities in Canada.

"These annual gatherings of Americans from every State are good for the individual and good for the business. They furnish the opportunity for an exchange of ideas and bring into close contact so many persons interested in all phases of real estate that the ultimate result cannot but be beneficial.

"These free discussions in convention and in conferences and in committees, while they relate more particularly to the problem of real estate, are giving evidence of a growing interest on the part of those who are developing, owning and selling real estate in the larger aspects of these problems, namely, the duty which those who follow real estate as a profession owe to the public in their various communities. In gatherings of this kind, both small town and large town provincialism gets a shock that it sorely needs.

"Emphasis must also be laid on the value of the convention, at which no less than 5,000 delegates were registered, in giving notice to the public and incidentally to both local and Federal legislators, that real estate is now thoroughly organized and is prepared to present its case before those who make local, State and national laws.

"The committee adopted several resolutions, among the most important of which were those urging Congress to repeal the excess profits tax, and the modification of surtaxes and of several other of our tantalizing income tax provisions.

"The problem of housing also received close attention and important amendments were made to a model bill for licensing brokers which the national body is advocating for the various States."

Demand for Lots in Greenwich, Ct.

For the first time since the entrance of the United States into the world war there is a genuine demand for vacant land in the vicinity of Greenwich, Conn., according to Ladd & Nichols, who report that they have sold several parcels of their holdings there to clients who will build private residences at once. The brokers point out that the demand for building sites is an indication that the public has decided that the time has arrived for home building regardless of the debate as to whether or not building material prices and wages may rise or fall in the immediate future.

Newark ... Good Realtors to Co... Aid of the Statute.

On the eve of the application ... new law in New Jersey which wi... pel every real estate broker o... to take out a state license, the ... Real Estate Board through its pre... Charles Kraemer, has issued an a... to the real estate profession of ... Jersey to lend its hearty support to ... fulfillment of the law. The request ... penned by President Kraemer follow...

"The hour is fast approaching w... your business will become legalized ... a State supervised profession. No lon... will the unscrupulous and irresponsib... curbstone broker thrive at the expen... of the reliable and well established re... estate firms.

"The public is entitled to this protection; this profession is worthy of a high and lofty business morale and etiquette, and only such American citizens who are desirous of adopting same as a livelihood, willing to comply with the highest business standards, should be permitted to enter the ranks.

"Now that we have established this state licensing law, it behooves every realtor to cooperate in bringing to the Real Estate Board's attention the names of those who are violating sam... and the names of those who are ... deavoring to procure licenses not wor... of same. This board welcomes any ... sistance or advice that realtors will a... vance. This board feels itself respo... sible for everyone licensed in this di... trict, and will leave nothing undone ... see that only those who are entitled t... the privileges are permitted to enter the profession's ranks."

For the instruction of members of the Newark Real Estate Board in the details of the operation of the new State licensing act, John A. Linnett, secretary of the board, has issued the following communication:

"As you no doubt know, the real estate license law will go into effect October 1, 1921. Every person, firm, association, partnership or corporation, whether operating under a trade name or otherwise to engage directly or indirectly in the business of a real estate broker or salesman within New Jersey, must obtain a license, and it is unlawful to be without a license after October 1.

"If firm, association, partnership or corporation, designate one official member only to take out firm, &c., broker's license, all other members and officials thereof acting must each obtain a salesman's license also.

"The State has been divided into three districts as follows: First district comprises Bergen, Essex, Hudson, Morris, Passaic, Sussex and Warren counties. Second district comprises Hunterdon, Mercer, Middlesex, Monmouth, Somerset and Union counties. Third district comprises Atlantic, Burlington, Camden, Ocean, Cape May, Cumberland, Gloucester and Salem counties.

"The Commissioners appointed by his Excellency the Governor are Frank Stevens, Jersey City; Vincent P. Bradley, Trenton; Michael A. Devine, Atlantic City.

"The address of the proposed executive office for District No. 1 will be 1 Montgomery street, Jersey City, where all communications for this district should be sent to the commission. The acts of this commission will become official after September 6. To facilitate the commission's work, it is advised that you immediately file your eligible applicants for license with Mr. Frank Stevens, Commissioner of District No. 1.

"Any information you may desire may be had by calling at or telephoning the Real Estate Board rooms of this city. We ask the cooperation of every realtor in making this law effective."

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1256—George Steinberg

Broadway
208—Jacob Grau
298—J. Tart
311—A. Brookenstein
555—A. Bernheim
1058—C. W. Schoenherr
1670—Max Weiss

Church Avenue
111—M. H. Garrick

Court Street
16—McKenna-Muller
251—A. Korzin

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