

JERSEY'S "QUEEN CITY" OUT TO RECRUIT GREATER CITIZENRY



IF A TOWN MAY BE JUDGED BY ITS PUBLIC BUILDINGS, PLAINFIELD'S CITY HALL SPEAKS ELOQUENTLY FOR THE QUEEN CITY.



ON THE OUTSKIRTS OF THE CITY.

Plainfield Starts Vigorous Campaign to Swell Ranks of Its Home Owners--Makes Its Strongest Bid for Metropolitanites Who Are Tired of Flat Dwelling--Hires New York Expert to Devise Zoning Plan

Residents of Plainfield, N. J., devoted to a plan to expand a city of beautiful homes are to-day breathing easier than they did a few weeks ago. The fear that the residential sections of the city would be further developed without the guiding hand of modern laws and restrictions has been allayed by the adoption by the city government of a new code of building regulations and by an appropriation of \$4,000 to engage Herbert Swan of the New York city zoning committee to make a preliminary survey for the adoption of a zoning ordinance.

The Chamber of Commerce of the Plainfield is an enthusiastic backer of the zoning plan, and the organization has appointed a special committee to cooperate with Mr. Swan and the city government in drawing up the zoning ordinance. Plainfield, like many other suburban cities, is now being seriously considered by hundreds of New York business men as a future commuting home, and during the past year all previous building records have been eclipsed as flats fled at the office of the building inspector so far this spring indicate that Plainfield will be the scene of even greater activity during 1922.

With a Mayor and city government who are doing everything in their power to add attractive features to an already modern city, Plainfield—long known as the Queen City of New Jersey—has been summing up its attractive features during the past few weeks, and is now prepared to launch a vigorous advertising campaign in Greater New York, where Plainfield citizens believe there are hundreds of business men who would welcome an opportunity to locate a home in a commuting district with exceptional advantages.

Situated in the lee of the famous Watchung Mountains, twenty-four miles southwest of New York, on the Central Railroad of New Jersey, Plainfield believes its climatic, educational, moral and social conditions are of such high standards that the man with a family to bring up and educate will find it a most desirable place in which to live. Surrounding Plainfield are many beautiful short automobile drives into the mountain districts and the superior type of residences can be truly appreciated by persons who have taken the time to explore the city and its environs.

For a long time some of the native citizens unfortunately maintained an imaginary Chinese Wall around the city.



TREES AND SHRUBBERY IN ABUNDANCE PROVIDE SPLENDID SETTINGS FOR PLAINFIELD DWELLINGS.

In the last few years, however, Plainfield has undergone a transformation and the spirit of enterprise has manifested itself. To-day many New York business men are taking advantage of the opportunity to acquire some of the desirable building sites on the market and in constructing their homes they have found in Plainfield models worthy of duplication.

The Plainfield Chamber of Commerce is now determined to carry its message of opportunity to hundreds of home-seekers in the vicinity of New York, and welcomes inquiries about the city. In connection with its campaign it has contracted for a booth at the "Own Your Own Home" exposition which will be held in New York at the sixty-ninth

Regiment Armory from April 22 to 30. Representatives of the chamber will be in constant attendance at the exposition and in booth 23 there will be an exhibit of scenes illustrative of Plainfield's beauty.

The thriving Jersey town has been dominated by a spirit of enterprise ever since 1838, when railroad promoters first visited the place and sought financial assistance in the construction of a railroad to connect with Elizabethport and thence by ferry with New York city. At that time the village of Scotch Plains nearby was larger than Plainfield and was offered the same opportunity to obtain railroad facilities. Scotch Plains, however, did not respond, and the early progressiveness of Plainfield's citizens resulted in the construction of the railroad which is responsible for the Queen City's development to-day.

New York, Trysting Place of Beauty and Ugliness

By THE ODD PARAGRAPHER.

They were on lower Broadway, walking north and gazing intently upon the improvements in both sides of the thoroughfare. One was obviously a New Yorker and the other a foreigner, presumably English.

"There's the finest office building in the world," the New Yorker said proudly, pointing to a certain well known landmark. "Remarkable specimen of architecture, isn't it?"

"Quite," agreed the other. Shifting his gaze, the visitor inquired, "What is that ugly structure opposite a prison?"

"No," answered the New Yorker, half apologetically, "that is the old Federal Building—it is to be razed soon." And, as if to take his companion's mind off the monstrosity he had just seen, he pointed to the Municipal Building, saying, "There stands as fine an office building as has ever been erected by a municipality."

The visitor gazed at it interestedly for a few moments, and then allowed his glance to wander over other improvements in the vicinity. He paid particular attention to the Astor Building and the "half-prison" relic of the once famous Astor House; also to several of the smaller structures on Park Row.

After a few moments' silent inspection and reflection, the visitor turned to the New Yorker and said, "We have no improvements at home that compare with your fine office buildings in size, cost or splendor, but neither have we any buildings quite as ugly as some I have seen here to-day."

commuters enjoy over commuters to other centers who are forced to use the crowded subways.

Just recently former Mayor Frank McNinch of Charlotte, N. C., came to New York as a member of the executive staff of Community Service. In selecting a place of residence he picked Plainfield. At a recent Chamber of Commerce dinner he told the following story of how he came to settle in the Queen City:

"I was impressed with the hearty welcome extended to me as a newcomer to your city, and I know that hundreds of others would be sufficiently impressed by such a demonstration of hospitality to come and live with you.

"If you have never left your native city for a home elsewhere you don't know what it means to receive the

extension of the rent limitation laws and owners in the renting and leasing of property the St. Louis Real Estate Exchange is preparing a list of undesirable tenants located in the city of St. Louis, Mo.

Tenants who have been sued for rent, dispossessed or who have moved without giving notice are to comprise the list, and the facts are to be provided by members of the Real Estate Exchange. In asking assistance of the membership of the exchange stressed the point that the proposed list of undesirable tenants is not to be a blacklist, and the members are not pleased to govern their actions by the reports.

Housing in American Tropics.

Tropical America has been coming to the United States more and more for building materials, housing plans and even "readcut" houses, declared O. C. Gould in Architecture and Building. There are several reasons. Advertising matter regarding factory built houses has gone to every corner and the makers have not been averse to orders from abroad. In the region discussed the number of Americans dispatched to turn to their native land in purchasing is increasing. Large American sugar enterprises, fruit companies and other concerns have had to provide houses for their employees. Latin and other natives, partly with a desire to build with less liability to earthquake damage, are turning to new methods of construction, and are imitating American buildings.

German landlords received another jolt recently from the Reichstag through

hearty welcome that my family and myself had from you. I want to be one of you and to help in spreading the good name of Plainfield everywhere, so that homeseekers will be directed here to live.

"With my family, including four children in their formative years, I am

satisfied with Plainfield's schools, churches and moral atmosphere. You have nearly everything that a home city needs, and the only other thing you need is to let the outside world know it by advertising. A welcome to others like that extended to me will bring results."

At the junction of Crescent Avenue and Watchung Avenue.

March was a phenomenal month for filing new building plans, according to Building Superintendent John W. Moore. During the month the total applications were 3,224 for new buildings, both as to number and estimated cost, for March alone were larger than the entire totals both for new buildings and for alterations of any year since the establishment of the Building Bureau up to and including the year 1919. In 1920 there were 5,138 applications, at an estimated cost of \$26,653,170. In 1921 there were 3,224 for new buildings, both as to number and estimated cost, for March alone were larger than the entire totals both for new buildings and for alterations of any year since the establishment of the Building Bureau up to and including the year 1919. In 1920 there were 5,138 applications, at an estimated cost of \$26,653,170. 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