

OWN YOUR OWN HOME

BUILDING BOOM WILL FOLLOW CONVENTION OF REALTORS

BUY REAL ESTATE NOW

Realtors In Annual Meet Urge Immediate Building To Help Home Shortage

Over 2,000 realtors from all sections of the country attended the annual convention of the National Association of Real Estate Boards, which closes at Atlantic City this afternoon.

Washington's participation in the convention was notable. Harry Wardman, William H. Saunders, John Weaver, and William E. Shannon delivered important speeches, and were in prominence in all the convention's activities.

Harry Wardman led the program at the Thursday afternoon session with a discussion on the building and management of homes and apartments during the present high price level.

William H. Saunders was Washington's representative in the contest for the Chicago Trophy, a silver cup presented to the real estate board of that city which furnishes a speaker who, in a five-minute talk, best extols the benefits and beauties of his home city.

William E. Shannon, who during the war was manager of the real estate and commanding division of the United States Housing Commission, spoke Friday afternoon on the problems of housing in the United States and abroad, and how these problems were solved during the war.

Weaver Probable President.

Through all the days of the convention, John L. Weaver, of Weaver Bros., has been mentioned as the probable next president of the National Association. His name is a favorite before the nominating committee, and Washington realtors are confident of his success in the balloting this afternoon.

Every phase of building and real estate was discussed during the four

days of the convention and a building boom is confidently expected in all sections of the country following the Atlantic City meet.

Prices No Lower.

The keynote of every discussion was that there is no hope for an immediate decline in the cost of labor or of building materials. Authoritative evidence of the stability of present prices was presented by recognized national and international authorities, and even the most timorous of the realtors in attendance are now convinced that it is useless to defer building projects longer.

It was pointed out that the United States must furnish the bulk of the materials needed to rebuild France and Belgium, and also for the 5,000,000 homes that are to be constructed in England. With this tremendous foreign draft on our material markets there can be no price reduction.

The consensus of opinion was that it would be unsafe, even dangerous, to attempt to reduce labor wages now. The early construction of many homes was advanced as the only means of solving the nation's pressing housing problem.

Adjournment Today.

The convention will adjourn this afternoon. The final work on the program includes the election of officers, the awarding of the Chicago trophy and a decision upon the convention city for next year. In the latter race Kansas City and Atlanta are both making a strong bid for honors. With the presidency almost certain to go to the South, Kansas City bids fair to capture the 1920 convention.

PRESIDENT OF REAL ESTATE BOARDS



WILLIAM M. GARLAND, Of Los Angeles, retiring president of National Association of Real Estate Boards, now in convention at Atlantic City.

TO DECORATE MISS BOOTH.

NEW YORK, June 28.—Commander Evangeline Booth, head of the Salvation Army in the United States, has been notified by the War Department that she has been awarded the distinguished service medal for her services during the war. The formal award will be made at Washington by Secretary of War Baker in a few days.

HIGH PRICES STAY, SAYS WARDMAN

Featuring the Thursday afternoon session of the Atlantic City realtors' convention was the discussion led by Harry Wardman, of Washington, on "Building and Management of Apartments at High Level of War Prices."

In an extemporaneous talk before the general session began, Mr. Wardman announced it as his intention to keep on building as rapidly as he could, despite the present high price level. He unqualifiedly asserted that there would be no reduction in material or labor costs.

Mr. Wardman declared that England was building five million homes and France almost as many, and that the United States would be called upon to provide the greater share of materials for these foreign construction enterprises. This tremendous demand on local markets, asserted Wardman, will maintain prices at their present level for some time to come.

He also declared that labor would not accept lower wages, and that in the present period of the world's unrest, due to the recent world-wide war, it was both unpracticable and unwise to attempt to secure lower labor costs.

Following his talk, Mr. Wardman answered numerous questions put to him by realtors from all parts of the country. He had a fund of authoritative information at his command, and the impression he left with the assemblage was that the present price level is here to stay and that the only relief from the nation's pressing housing shortage is to build, and to build now.

Mr. Wardman's talk attracted one of the largest audiences that attended any of the convention's sessions. His reputation as a Washington builder preceded him to Atlantic City, and his words were regarded as authoritative by those who heard him.

FAVORITE IN RACE TO LEAD REALTORS



JOHN L. WEAVER, Of Weaver Brothers, leading in race for next president of National Association of Real Estate Boards. Popular with delegates from all sections of the country.

NEW LEASE AIMED AT PROFITEERING

The Loton H. Slawson Company, a prominent real estate firm of New York city, has taken steps to squelch the rent profiteering in that city. The method employed is the insertion of a clause in the leases of the firm which will penalize tenants who attempt to profit through sub-renting.

The plan is being studied with interest by several of the real estate firms of Washington. The clause inserted in the leases of the firm reads:

"As a special consideration for the making of this lease the tenant agrees that if at any time during its term the premises herein leased be sublet or the lease be sold, and profit whatsoever accruing directly or indirectly therefrom shall go, in its entirety, to the landlord, and the tenant by accepting this lease expressly relinquishes all rights to and claims for any profits whatsoever."

QUARTER BILLION FOR UNITED STATES ROADS

Recent reviews of the road-building situation in the United States, sent out by the United States Department of Labor, have brought many reports of new projects to the information and education service of the department.

There are available for use between now and 1921, for State roads, funds to the amount of \$266,750,000. For the present fiscal year there is available \$17,000,000, but this amount obtainable from the Federal Government for 1919 is small compared with the appropriation involved in plans now being carried forward in all parts of the country, since projects in eighteen States total \$755,000,000. These figures representing expenditures expended in the immense area covered by the United States give promise of great industrial expansion.

Money means work. Don't labor for trivialities. Save your labor and buy stamps.

RECENT SALES OF REALTY ARE HUGE

Sales totaling over a hundred thousand dollars were negotiated during the past several weeks through the real estate firm of Gardiner & Dent. Leading the list was the sale of the Westover apartments at 2501 Pennsylvania avenue to a local business man who will hold it as an investment. The price paid was \$40,000. The property was sold for Nannie E. Goss.

The apartment is four stories in height and contains twelve apartments of three and six rooms and bath. It is built on a lot with a frontage of 76 feet on Pennsylvania avenue, and 110 feet on Twenty-fifth street. The apartment produces an annual rental of about \$4,600.

The same firm sold for Mrs. Myra C. Marshall, her home at 3157 Eighteenth street, at the corner of M. boulevard, to George M. Curtis, who will occupy it. The property is three stories high and contains ten rooms and two baths with all modern improvements. The price paid was \$11,500.

Sell Arters Residence.

The new, modern, tapestry brick residence of L. M. Arters at 1427 Crittendon street, was sold to Frank Skinner for \$9,850. The house contains eight rooms and two baths and front and rear porches. The purchaser will occupy it.

George H. Lillebridge sold his home at 2235 Hiatt place to Mrs. Clara Robbin for \$5,750. This is a two-story, colonial brick home, containing seven rooms and bath and furnished with electric lights, hot-water heat and all modern improvements. The purchaser will occupy the property as his home.

Archie J. Murray purchased through the same office the two-story brick home at 603 North Carolina avenue southeast, for \$5,750. The house contains six rooms and bath and all modern improvements.

Arthur A. Crow sold his home at 318 North Carolina avenue southeast, to D. Valenza. The price was \$4,500. The house contains seven rooms and bath. It will be occupied by the purchaser.

Sheridan's Purchase House.

John and Elizabeth B. Sheridan were the purchasers of the brick home at 1322 East Capitol street. It was sold by Gardiner & Dent for Francis G. Boswell for \$4,500. The house is two stories high and contains all modern improvements.

Fred. Muhlhause and S. Louise Muhlhause sold the property at 321 G street northeast to Frank Pignone for \$4,000. The purchaser will occupy the property as his home.

Mrs. Mary J. Hausman sold her home at 728 Hobart street to Fred A. Palmer, who will occupy the property. The house is colonial in design and contains six rooms and bath with all modern improvements. The price paid was \$3,000.

The three-story and basement brick home at 1017 Otis place was sold for Lieut. F. K. Kennedy, jr., to the Misses M. E. Coleman and A. E. Thomas for \$8,500. The purchasers will occupy it as their home.

SOCIETY RAISING FUNDS TO ERECT NEW BUILDING

Erection of a building on M street northwest, near Seventeenth street, for the Medical Society of the District, at a cost of \$90,000, has been planned by the society. More than \$50,000 already has been subscribed and the society now is making an effort to obtain the \$40,000 needed be-

APARTMENT SOLD LAST WEEK



The Westover, a four-story building on Pennsylvania avenue, sold by Gardiner & Dent to local business man as investment.

fore work on the structure can be started.

The Medical Society of the District is the official representative of the regular medical profession of this jurisdiction, and has a membership of 500. It is one of the constituent bodies of the American Medical Association. The society was founded in 1817, being one of the earliest scientific bodies organized in this country.

Do you want to work for nothing? Don't throw away the results of your work on trifling expenditures. War Savings Stamps are a solid, growing return.

DESIGNS GROUNDS FOR HOME BUYERS

Allan Wells Gibson, a landscape architect, has inaugurated a new plan of home construction that has met with favor in Washington. Mr. Gibson, who is connected with the sales force of Fulton R. Gordon, provides the purchaser of every lot he sells with a detailed plan for the beautification of the finished home site.

In consultation with the purchaser and architect a color design is decided upon and the kind and variety of foliage that will surround the home. As the home is being built, Mr. Gibson personally attends to the installation of the shrubbery and flowers.

Everything that goes into the landscape work is sold to the home owner at cost. The plan given the purchaser outlines the location of every shrub and flower bed, the kind and cost of seeds, and all other necessary information.

Mr. Gibson was for several years the landscape architect at "Biltmore," the country estate of the late George W. Vanderbilt at Asheville, N. C. He had charge of 160,000 acres at this place. He also superintended the designing of the grounds about the home of "Hurry Up" Vost, famous Michigan football coach, at Nashville, Tenn.

COULDN'T HAVE PREVENTED SINKINGS, SAY BRITISH

The scuttling of the German ships at Scapa Flow could not have been prevented without violating the terms of the armistice, says a statement issued today by the British embassy.

The ships, the statement says, were not surrendered, but merely interned, so no guards could have been placed on board. And even if guards had been on board, they could not have prevented the German crews, who were thoroughly familiar with the ships, from opening the valves without detection.

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SHANNON EXPLAINS SAVING OF MONEY

The ways and means by which \$1,500,000 was saved for the United States Government during the war by the real estate men of the country were explained in detail at the real estate convention by William E. Shannon, of Washington.

Mr. Shannon was manager of the real estate and commanding division of the United States Housing Corporation during the war, and had charge of the lease and purchase of practically every piece of land bought or leased by the Government.

His department provided homes for war workers in overcrowded industrial centers as well as in Washington. These homes were built with remarkable speed and at a minimum cost to the country. When completed they were models of completeness and utility.

Mr. Shannon explained how similar methods could and should be followed in these days of reconstruction to alleviate the pressing housing shortage of the country.

In the general discussion that followed Mr. Shannon's talk the whole subject of appraisal, buying and conservation of real estate, as followed by the Government, was taken up.

A handsome silver coffee service was presented to Mr. Shannon by his fellow realtors from Washington in appreciation of his services to the Government. The presentation speech was made by John L. Weaver.

THREE WEEKS BETWEEN TWINS.

CALWOOD, Mo., June 28.—S. P. Dudley, a farmer living near here, has two lambs, born of the same mother, but three weeks apart. The mother is caring for both, and there is no doubt in the mind of Mr. Dudley that they belong to her, even if one did get here three weeks ahead of the other.

Houses Sold By John F. Maury



Upper left—Tapestry brick home of colonial design at 2308 Tracy place, sold for James Dorrittee for \$35,000. Upper right—Home at 14 Grafton street, Chevy Chase, Md., sold to Virginia C. Ward for \$10,500. Lower—Beautiful home at 8 Grafton street, sold to Thomas Francis for \$13,500.

Real Estate Headquarters

This office is equipped with real estate of every class. It matters not what kind of real estate you care to buy, an investment, a home, or speculative properties, we have the very best that the market affords. Buyers are acquainted with this fact, which accounts for the large number of properties sold through this office. Owners of properties who desire results that will prove eminently satisfactory should make us their agent. We will be glad to act in any capacity. Properties listed here receive real personal attention. Our superior service costs you no more than inferior service. Try us.

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