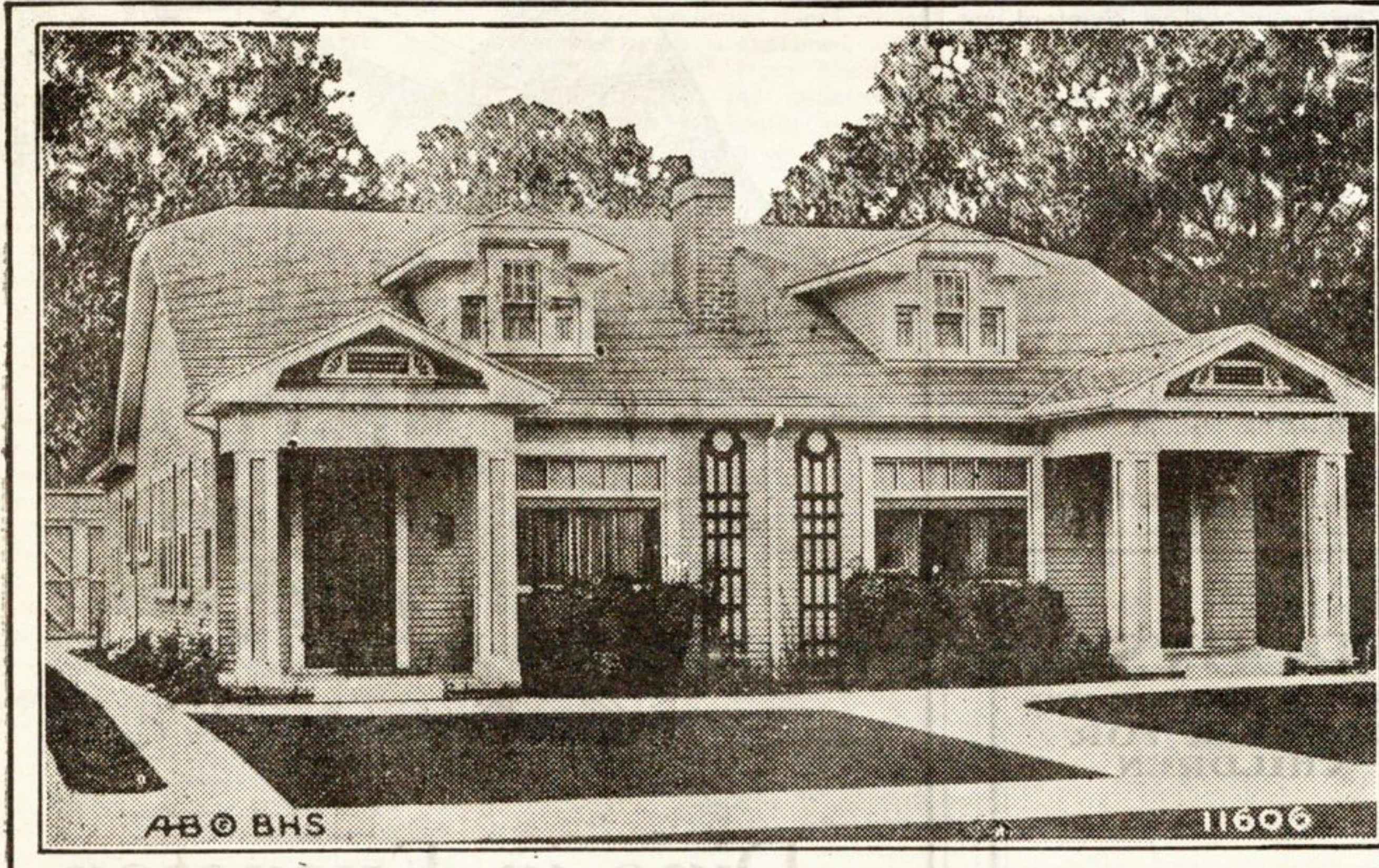


NEWS OF INTEREST IN REAL ESTATE AND BUILDING FIELDS

Unusual Duplex of Frame Construction



MAKE STUDY OF SUBDIVISIONS

Realty Convention Considers New Problem

American cities, with their present rapid growth and the increasing demand for homes away from the crowded section, are constantly breaking over their boundary lines and overflowing into new territory. But the march of an urban population into the region still under the township authority brings some large problems. Haphazard development of the outlying territories, plats laid out without reference to the way in which they conform to the city's plan of arterial streets, residence lots parceled out far from water and sewer connections, hampering of the semi-urban territory by legal restrictions as to township expenditure framed to meet the needs of a purely rural township, these are some of the growing-pains of suburban territories.

Create Metropolitan Areas

The creation of metropolitan areas, or districts, is the device which modern cities have evolved to aid in the adjustment of these difficulties. The National Association of Real Estate Boards will undertake a study of how far American cities have devised successful plans for the development of suburban territories through metropolitan areas, and will hold a national round table discussion of subdividers looking to the encouragement of workable plans, and toward the spread of such methods of subdivision development as will make for sound and healthy city growth.

The study has been undertaken by the Home Builders and Subdividers division of the association by action of its executive committee. Irenaeus Shuler, of Omaha, has been chosen to make the investigation of present policies of city planning commissions and regional planning commissions in regard to outlying territories. The problem of the development of subdivisions in outlying sections will be the central theme at the all-day meeting of the division to be held in connection with the annual meeting of the National Association of Real Estate boards at Dallas, January 13-16, inclusive.

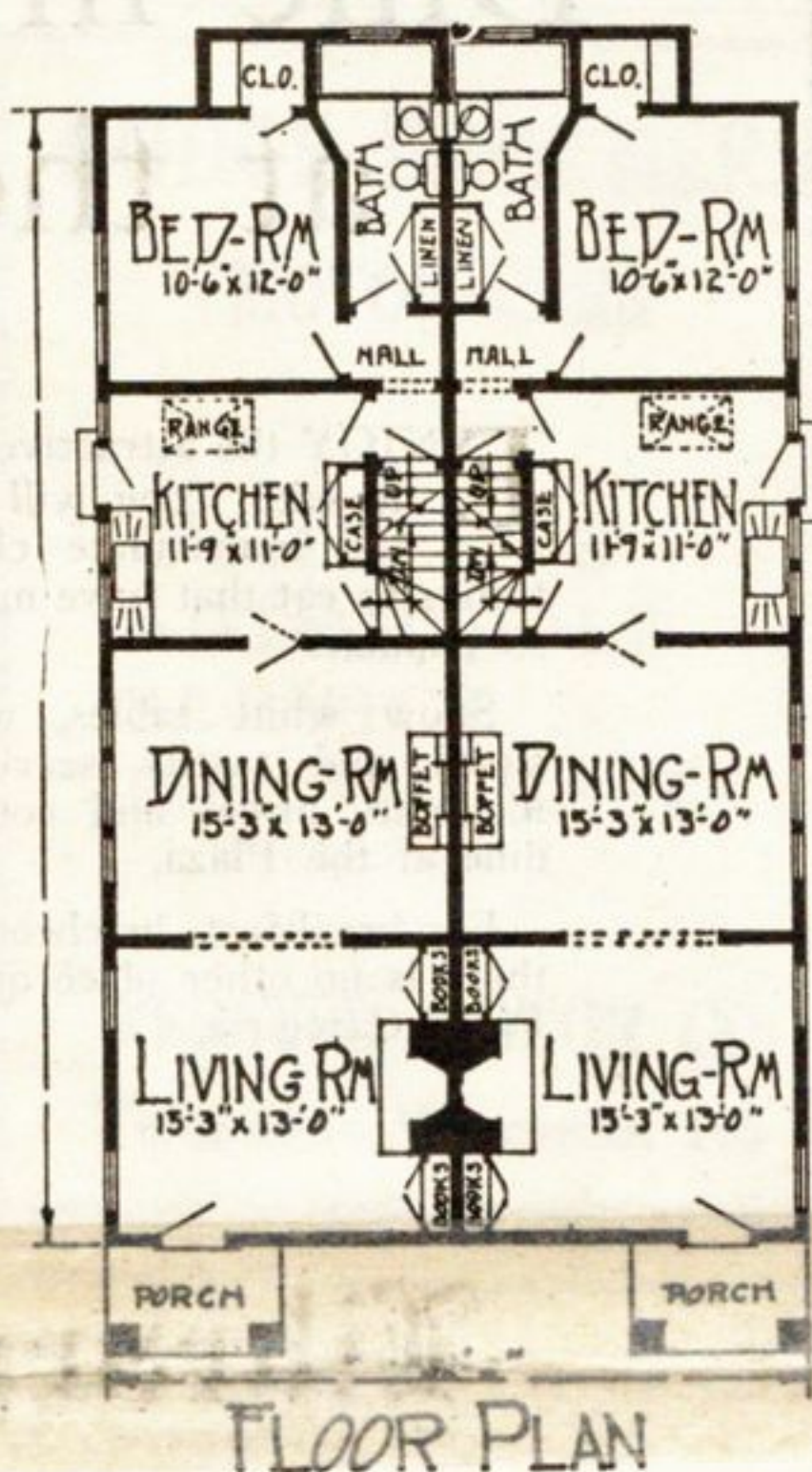
Study Transportation

The carrying of transportation and of public utilities into the suburban area will be another subject to be considered by the Division at this session. Frank B. Upshaw, of Portland, will lead the discussion. H. A. Brown, of Brockton, Mass., will lead the round-table conference on the extent to which community-owned playgrounds and recreation centers can be made possible by the subdivider even for a moderately priced subdivision. Bert L. Clogston, Los Angeles, who will take the chairmanship of the division at the January meeting, will lead the discussion on financing methods which make subdivision development possible. Guy Ellis, of Detroit, will lead the discussion on selling methods.

The meeting, to be held simultaneously with those of the six other great divisions of the association on the opening day of the convention, will be an informal exchange of business experience on a national scale. All members of the division are invited to take part in the discussions.

High Schools to Study Courses in Real Estate

Real estate educational courses are being inaugurated in public vocational



high schools of Oklahoma in accordance with the request of the Oklahoma Real Estate commission, which administers the state real estate license law. The educational program outlined by the National Association of Real Estate boards has been introduced in the vocational night schools of Oklahoma City, Tulsa and Enid.

Oklahoma City university and the Oklahoma State Business academy maintain courses in real estate. Other state institutions expect to inaugurate the course in connection with their Departments of Commerce.

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Mrs. Arthur H. Kudner, 16 Warwick road, gave a large luncheon and bridge party at her home Friday afternoon.

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BARGAINS

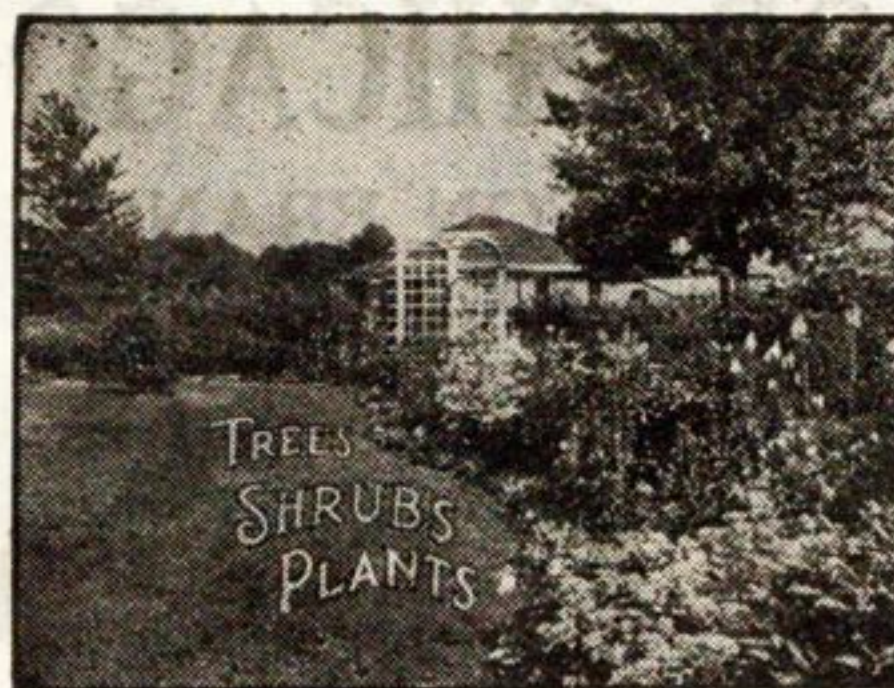
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