

SUBURBAN AGE FAST ARRIVING

Realty Convention to Discuss its Problems

America is evolving a type of city that the world has never known before, with a manner of living, in its suburban areas, never before possible. The establishment of this twentieth century type of city community, spreading out into an area five or six times that occupied by cities of its population 20 years ago, will be one of the phases of present tendencies in city growth to be brought before real estate specialists of the United States and Canada who will meet in Detroit, June 23-26, inclusive, for the eighteenth annual convention of the National Association of Real Estate boards.

Approximately 4,000 persons are expected to take part in the convention. It is expected to be the largest meeting of men interested in real estate which the association has ever held, and one of the largest conventions of business men to be held in the country during the year.

"The Future of American Cities" will be the opening topic of the convention's general sessions. Dr. William L. Bailey, professor of sociology at Northwestern university, will picture this future as it is forecast by a survey he has made covering the present suburban tendencies in every city in the country of over 100,000 population. The survey was made under the auspices of the Institute for Social and Religious Research of the Rockefeller Foundation.

Need For Expansion

Dr. Bailey's survey bears out the estimate of the United States Department of Agriculture that within the next 10 or 20 years American cities will need to add 10,000,000 acres to their area to take care of suburban expansion.

Following the age of pioneering and rural expansion the nation experienced an age of rapid concentration of its population into the cities. But while 6,500,000 people in the last 10 years have been drawn from the country regions into the cities the survey finds that a contrary current of population seeking relief from urban congestion has carried two million people outside of city boundaries. The age of big-city development has been succeeded by a nation-wide movement to the zones where city and country meet.

Within commuting distance of the large cities, Dr. Bailey's investigation shows, there is now a population equal to nearly half that of the cities proper; and a dozen large American cities now have more people in their suburbs than within their boundaries. America, the survey indicates, is entering a Suburban Age.

Plan Board Discussion

The general sessions of the convention will deal with the city and its development as that development is affected by real estate conditions and as it is a matter for the concern of real estate boards. The topics will include comparative city values and why varying values exist; the development of beauty and dignity in American cities, not only in the residential but in the down town sections; the effect of the automobile on real estate development and values; the future of American domestic architecture; the part of real estate mortgage bonds in making real estate development possible; the establishment, in vocational schools and in colleges and universities over the country, of a professional training for men entering the business of real estate; and the enforcement, through member boards of the National Association of Real Estate Boards, of a vigorous and definite code of business ethics for all members of such boards.

In addition to the general sessions the Association's Mortgage and Finance division, Home Builders and Subdividers division, Industrial Property division, Farm Lands division, Brokers division, Property Management division and Realtor Secretaries division will hold simultaneous sessions on the special problems in each of these fields of real estate activity.

General sessions of the convention will be held on the mornings of June 23, 25 and 26. Division sessions will be held simultaneously throughout every afternoon of the convention and in addition will occupy the morning of June 24.

Real Estate Board Acts Against Unjust Rentals

Organized real estate men of the city of Washington, D. C., will become an agency for discovering and adjusting cases of injustice to tenants in rent agreements, according to a report made to the National Association of Real Estate boards by the Washington Real Estate board.

The Washington board, in its campaign to eliminate any attempt on the part of landlords to raise rent unduly or to evict tenants unjustly, has called on every member to report any undue action of the kind on the part of any property owner or rental agent that may come to his attention. It also calls on its members to caution property owners and rental agents against any action in regard to rental terms that might cause criticism.

Northwestern Course Is Favorite With Experts

The Northwestern Golf club which opened its 1925 season two weeks ago, is enjoying mid-season popularity, according to Charles F. Speed, its aggressive president.

The semi-public course in the Forest Preserves west of north Evanston, last year was rated by experts as one of the finest of the newer courses in this vicinity. These same experts also predicted a record season in 1925. More than 300 early spring golfers cavorted over the fairways last Sunday.

An excellent clubhouse with all modern facilities is prepared to serve the convenience of the golfers.

Must Pass Test Here to Sell Real Estate

A requirement that applicants for a real estate broker's license in New Jersey must submit to an examination to determine their competency to act in the fiduciary capacity involved has been added to the real estate license law of New Jersey by action of the legislature. The amendments to the law, passed over the governor's veto, apply to all applicants who have been in the real estate business for less than five years.

The amendments define a single sale as constituting "engaging in the real estate business" for the purposes of administration of the real estate act.

REALTORS MEET MONDAY

The North Shore Real Estate board will hold its April meeting Monday evening, April 13, at the Lake Shore Terrace, Sheridan road and Chestnut avenue, Wilmette. Dinner will be served at 6:30 o'clock.

Commandery Club Plans Program for April 22

The Wilmette Commandery club, comprising in its membership Knights Templars of Wilmette and the neighboring north shore communities, will hold its regular monthly meeting Wednesday evening, April 22.

Henry Lundblad, grand commander of Knights Templars of Illinois, promises to attend the meeting and give the principal address. He is a widely known speaker.

Adding variety to the evening's activities will be a program of music arranged by Frint George, chairman of the entertainment committee, and given by a group of Chicago's foremost radio artists.

The Commandery club has a membership of 150 north shore Templars whose affiliations are widely scattered in Illinois, Wisconsin, Iowa and units in other states. Paul A. Hoffman is its president, and Carl J. Zipprich, secretary.

All Templars of the north shore are cordially invited to the meeting on April 22.

Winnetka Legionnaires to Stage Musical Show

"Married at 3," the show being staged by the Winnetka post of the American Legion this year, is being rehearsed almost nightly at the Community House. Its producers expect it to be the banner show of the season when it is staged at the Skokie school May 7, 8 and 9.

The production of this show is a much larger task than that of the "Gay Adventuress," which was the Legion's production last year, and it was the enthusiastic reception of that play, and the demand that it be run again, that brought about the decision

to give three performances this year.

Mrs. Guy Stuart Bailey will take one of the leading parts in "Married at 3." She will be remembered as the Gay Adventuress in last year's show. Howard H. Hoyt, Jr., who with Ralph J. Rosenthal wrote the book, lyrics and music for the current production has been in New York for the past week getting new ideas for the show. Reserved seat coupons are now on sale.

BUILD NEW HOMES

Two building permits were issued at Kenilworth last week. One was to R. G. Gloor, who will build a brick veneer residence, costing \$30,000, at 206 Woodstock avenue. The other was to Anton Wagner, for a stucco residence on Ridge road, to cost \$8,000.



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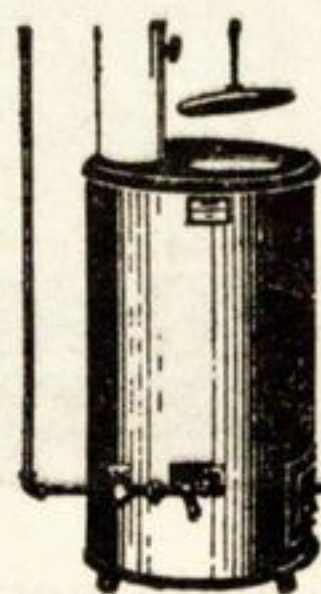
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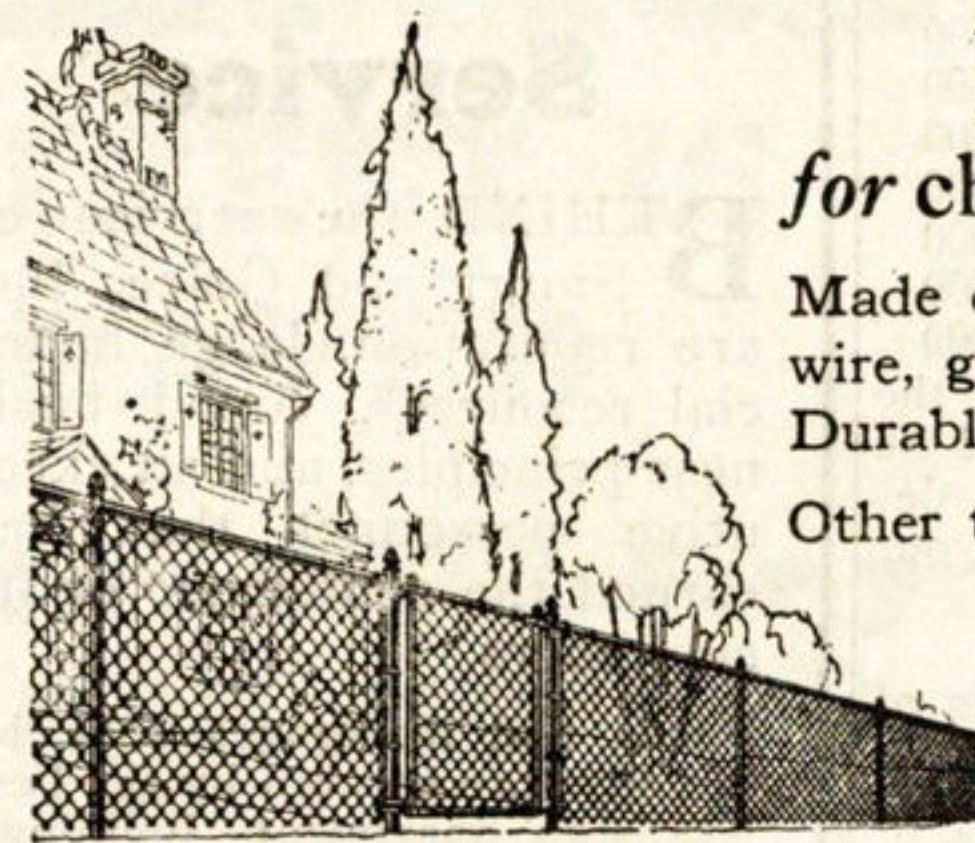
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