

Houses Are Few and Rents High

Continued from Page One... It is a national situation here in America, but more pronounced in Philadelphia than elsewhere, because of our tremendous war expansion.

"The English Government proposes to build over 500,000 houses. I believe the constitution would prevent the same thing being done here in Pennsylvania, and aside from any legal difficulty I do not believe public opinion would endorse any such movement on the part of the government.

"The only relief I can see is to organize a big company to build houses and rent them. House building is being held up not so much by high building costs as by the apprehension that these costs may go down materially in a few years and cause a depreciation in the value of houses built now.

"If a company were organized that would agree to write off in the public interest this emergency excess value, building would then go ahead. It might not be necessary in the long run to write off any excess depreciation. A good many people believe that present high prices will become a fixture. It would be necessary, however, to have some such arrangement to cover what might be called the margin of apprehension. Housing must pay a fair return under ordinary conditions. It should pay 6 per cent net. A company such as I suggested should get out of its rents 6 per cent on its capitalization after it has written off emergency depreciation.

"Ten thousand houses would have to be built to relieve the present situation. This would cost about \$30,000,000. Ten per cent for abnormal depreciation would mean \$3,000,000. There would be the possibility—even the probability as I see it—that this depreciation would never occur.

"England has written off the excess war costs of housing. In some cases the United States will have to write off as much as one-third of the cost of the houses it built during the war emergency.

"In 1914 it was estimated that there were 20,000 vacant houses in Philadelphia. Late in 1917 the police undertook a vacant house census. The police reported a total of 6000 vacant houses. The housing commission took a thousand of the addresses reported by the police and looked them up. It was found that the police had reported stores, churches, office buildings and ruins as vacant houses. On the basis of this investigation the housing commission estimated that there were actually about 450 vacant dwellings in the city instead of 6000.

"Only 240 Houses Available... In December of 1917 we had the real estate board canvass the city to find out how many habitable two-story dwellings there were vacant that rented for \$20 a month or less. The report showed only 240.

"There are in the city at present an indeterminate number of habitable houses which are empty because their owners want to sell them and think they can do so more easily if the houses are tenantless. Perhaps these houses total 2000.

"As for the rented houses whose tenants are ordered to buy or get out, some householders are buying under protest, others are putting their goods in storage and going into rooms or moving into the country for the summer. These people hope for better conditions in the fall; I am afraid they will be disappointed.

"The Housing Association is looking for trouble during the next ten years because of the high selling price of these houses. If prices go down the men who buy now and later want to rent their houses to others will likely neglect to keep them in good condition, arguing they cannot afford to do so because of the excessive purchase price.

"As a general proposition, house rents in Philadelphia are not excessive. It is entirely legitimate to make some increase to meet the higher cost levels of the day. Yet there are some owners who are taking advantage of present conditions to raise their rents unduly.

Low Rents an Asset... Taking the 1916 rents as normal, it is quite fair to add to the year's rent 10 per cent of the cost of all improvements; 5 per cent of the cost of all repairs and the full tax increase. A slight percentage over the total is permissible, I think. But wherever the

A Real Hair Saver

This Man Is Growing Hairless. Parisian Sage Is Just the Thing for Such Cases.



"This'll make it Grow, Daddy!"

If your hair is thinning out, premature gray, brittle, falling out, dandruff and your head itches like mad, quick action must be taken to save your hair.

Don't wait until the hair root is dead, for then nothing can be done. Get from your druggist or toilet counter today a bottle of Parisian Sage. It doesn't cost much and there's nothing else you could use that's so simple, safe and effective.

You will surely be delighted with the first application. Your hair will soon be much more abundant and radiant with life and beauty—all itching ceases and your scalp feels cool and comfortable. Parisian Sage is in great demand by discriminating women because it is instantly perfumed, does not color or streak the hair, and keeps it lustrous, soft and shiny.

WORLD NEWS SUMMARIZED BY THE ASSOCIATED PRESS

Germany will be forced either to accept or reject the Allied peace terms by May 15, according to reports printed in Paris. It is indicated that no reply is expected before May 6. What action would follow rejection of the terms by the Germans has not been forecast.

The refusal of Stephen Pichon, the French foreign minister, to divulge the provisions of the treaty to the Chamber of Deputies yesterday, and the failure of Premier David Lloyd George to speak in more than general terms before the House of Commons indicate that the terms will not be made public at present.

It was announced at a meeting of the Council of Ten that various articles are in the hands of the drafting committee, and that the remaining articles would be disposed of today. It is probable that the treaty will be completed within a very brief period. Norway and Switzerland will act as agents of the Allied and associated

governments in feeding Russia. It has been agreed. France has made reservations on the subject and these will be considered today. The plan is opposed by Russian elements opposed to the Bolsheviks, but they probably will acquiesce in the Allied decision.

The question of the United States becoming mandatory for Armenia and Cilicia is again being considered. Several Entente powers also seem disposed to ask this country to take control of Constantinople, which is said to appeal to some members of the American commission.

Albania has appealed to Premier Clemenceau asking for confirmation of her complete independence. Here, too, there is a willingness that the United States should assume control of governmental affairs.

The communists are still in control of Munich, but heavy forces of Bavarian troops are said to be advancing on the Bavarian capital. It is not known whether a decisive battle has been fought.

increase comes over these figures the rent charged is open to question. The low rental basis of this city always has been one of Philadelphia's greatest commercial and industrial assets. One of the surest ways to check the city's growth is to have abnormally high-priced houses.

Russian Truce Is Planned by Allies... Continued from Page One and Wester rivers, is to be dismantled and virtually destroyed by order of the council of four, according to unofficial advice.

Other Enemies Come Later... Austria-Hungary, Turkey and Bulgaria probably will be summoned to Versailles a fortnight after Germany to consider their peace treaties, which temporarily are overshadowed by the German negotiations.

There is the greatest uncertainty concerning the disposition of the Turkish empire. The Entente apparently is anxious to have the United States accept Armenia and Cilicia as a mandatory, but the American disposition toward this proposal has not been indicated clearly. The future of Constantinople has not been determined, although some of the American delegates would prefer to have the United States take charge of it rather than of undeveloped territory and convert it into a model city, with modern docks and ideal sanitation.

The British, French and Italians apparently are willing to have the United States take over Constantinople, as this

PALLIUM FOR ARCHBISHOP

Pope's Envoy Expected to Reach Here About May 1... Dispatches from Rome indicate that Pope Benedict is about to send a special envoy to this country bearing the pallium of Archbishop Dougherty and the newly consecrated archbishop of New York and St. Paul.

The score should be one hundred per cent pretty—and it will be if men buy these fine new vests seem just as dainty as they could possibly be.

They are of crisp organdie, fine creamy net and soft voile, and we couldn't begin to describe all the pretty styles. There are dainty, puffy little net things that are typically French, others are trimmed with row after row of fine lace or net. Little black bows ornament some and there are plenty of smart high-neck styles.

Teach Children The Care of Teeth... Ninety per cent of the backward school children have defective teeth. Mothers should teach their children to brush their teeth daily using a soft tooth brush and a good dentifrice.

Sozodont... FOR THE TEETH Liquid—Powder or Paste SOLD BY DEALERS EVERYWHERE

Cooler and Nicest... Don't try to go through the Summer with any old sort of Box Springs or Hair Mattresses.

Luxurious Box Springs Hair Mattresses... Dougherty's Faultless Bedding 1632 CHESTNUT STREET

WANAMAKER'S DOWN STAIRS STORE

A New Tie for Every Man in Philadelphia on Easter Morning... The score should be one hundred per cent pretty—and it will be if men buy these fine new vests seem just as dainty as they could possibly be.

Delightful New Neckwear... Neckwear was never so varied nor so pretty as it is this season. And these lovely new vests seem just as dainty as they could possibly be.

More Good Silk Petticoats at \$3.85... The last that we had went very quickly, and these are quite as good. They have jersey tops and taffeta flounces and are in navy, black, green, taupe and many changeable colors.

Made Specially for Wanamaker's Down Stairs Store Adora Corsets... Particular attention is paid to details that insure comfort and proper support for the body.

Baronette Satin Skirts \$13.50, Special... After a long delay this shipment has just arrived in time for Easter. Gleaming baronette satin in navy, Peking or light blue, black, white and flesh makes the skirts. They are gathered all around under a girde, and the unusual pockets and girde are trimmed with large pearl buttons.

Women's Frocks Full of Easter Charm Crisp Taffeta... At \$17.25 there are pretty models. One shows rows of cording on the skirt and the bodice is embroidered in red. Other styles are combined with Georgette crepe, braided or embroidered.

Some Smart Easter Suits Are to Be Had for \$25... For the street there are tailored serge suits made with box or belted coats and suits of gabardine. These have pretty vests of gay color and all the jackets are lined with silk.

Wool Jersey Frocks Special at \$15... are in six different models, either button trimmed, embroidered or braided. They would be marked \$8.50 to \$12.50 more, regularly.

Georgette Crepe Frocks in a great number of attractive models at \$22.50 to \$37.50.

Silk Tricotee... is very smart in henna, taupe, black or combinations of color, priced from \$25 to \$37.50.

WANAMAKER'S DOWN STAIRS STORE

Charming Easter Clothes for the Younger Members of the Family... Frocks of Serge or Taffeta... Here's a blue serge frock that is gay with pongee and gilt ball buttons.

Jolly Junior Suits... are made on much the lines of women's suits, yet have a distinctly ingenuous air about them. They are of serge and wool poplin, some are belted, others have box coats and silk vests.

Girls Have a Fondness for Capes... —and caps really are the most youthful of all wraps. For little girls of 8 to 14 years there are capes of serge with bright pipings or vests of velour or silk poplin.

And an Easter Suit for the Wee Lad... Surely the little girls of the family are not going to get all the Easter frocks. Little suits with real sure-enough trousers that button on to the waist are here with—and this is put in for mother's benefit—smocking and touches of hard-work on the collars and cuffs.

Of April Interest... A PRETTY gift to some woman is a dainty powder puff such as this. It is a dainty glass bowl with a tuft of puff on which a tiny Kewpie doll, swathed in chiffon, is throned.

Brise Brise Special... Made of Nottingham net, 34 inches long and 36 inches wide, they are exceedingly good at this price and a good solution to the Summer curtain problem.

Women's Easter Shoes in Three New Styles... Black patent leather or black calfskin oxford ties with welted soles and high curved heels are \$5.90.

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What Would We Do Now Without The Player-Piano?

What would we do without the telephone, the automobile, electric lights and running water? We could live, of course, but how? Comforts and improved ways of living come to be almost necessities.

Who would want to go back to the days when, to hear our own piano, we had to invite some friend who could play? And when to hear GOOD music was an event.

Happily, those days are gone. Now any family can have, at any time, better music than all but a favored few ever had.

The performance of a good player-piano is not only faultless in technique, but adequate in expression.

Mind you, we said a GOOD player-piano. In spite of the great advance in these instruments in the past twenty years, there are still hundreds not worth house room.

Twenty years, by the way, is the age of the Wanamaker Piano Store, which is celebrating its anniversary this week. And which is showing a collection of player-pianos and reproducing pianos not to be equalled in Philadelphia.

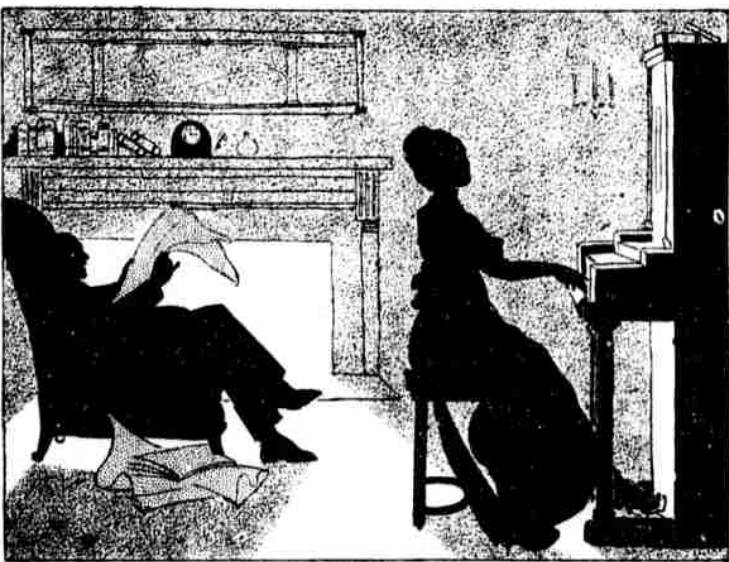
Chickering Schomacker Emerson Lindeman Knabe Haines Bros. Marshall and Wendell J. C. Campbell

These are the famous names of the instruments we sell. Prices range from \$545 to \$3250, and any instrument may be bought on convenient terms.

In any one of them, player-piano or reproducing piano, you will find satisfaction. If you are not yourself a musician, any one who is will tell you that these are eight of the best-known piano names in America, and that three of them are among the greatest ten pianos of the world.

For the remainder of the week there will be concerts by a string quartet and a pianist at 2:15 and 3:30 in Egyptian Hall.

JOHN WANAMAKER



We Have Heard That Even the Easter Rabbit Is Going to Wear a Cape

He would feel entirely out of it if he didn't, for every one seems to be planning to wear a cape or a d'blain on Easter morning.

Among the finer wraps at \$7.50 to \$145 there are lovely and luxurious things of satin, tricotine, tricelotte, Paulette, evora, bolivia, and cashmere velour.

Tweeds for Rough Weather... are made into capes, coats and dolmans at \$15 to \$30. They are ever so smart for country wear.

Women's Easter Shoes in Three New Styles... Black patent leather or black calfskin oxford ties with welted soles and high curved heels are \$5.90.

For Men... At \$5.50 a pair are dark tan leather oxford ties made on English lasts.

For Children... Black patent leather ankle-strap pumps on sensible toe shapes with welted soles, from small size 8 1/2 to big girls' size 6, are priced \$3.50 to \$4.75.