

Copies of Newspaper Articles and
Copy of National Magazine Articles
with Respect to these Cases Appearing
in Daily Newspapers in Baltimore City
and in National Magazines

Petitioners' Exhbt A for Ident.

Realty Firm Faces Suit

The Real Estate Commission of Maryland today has before it for investigation a complaint that asked for revocation of the real estate brokers licenses of Manuel M. Bernstein and Warren Shaw, trading as the Manning-Shaw Realty Company.

Two families, both living in the 3800 block Grantley road, filed the complaint which charges "block busting" activities against the brokers, and contends their conduct amounts to misleading and untruthful advertising and misrepresentation that justifies revocation of the licenses.

Mr. and Mrs. Allen Kleiman and Mr. and Mrs. Bernard Cherry, through Melvin J. Sykes, attorney, complained that the real estate operators had marked a residence in their area as "sold" when it had not been sold but was actually being still offered for sale to Negro prospects.

Under provisions of Maryland law, the complaint contended that the various actions amounted to misrepresentation, improper dealings, and untruthful advertising that would justify revocation of the broker's licenses.

Block-Busting

The filing of a formal complaint against an alleged "block-busting" incident comes at a time when many neighborhoods in Baltimore are incensed over the speculative efforts to produce fast and demoralizing changes in racial occupancy. Some fourteen white improvement associations have banded together, not in the traditional opposition to any racial change but to see what can be done to keep the change within orderly, acceptable bounds and out of the hands of those who would deliberately foster a white rout.

The subtleties of producing rapid turnovers in home occupancy are many and varied, but some of the more conspicuous techniques have had general recognition. The Baltimore Commission on Human Relations, appointed by the Mayor, pointed out a few causes and effects two years ago:

The true "block-buster" is a speculator who buys a house in a stable neighborhood and puts in tenants at little or no rent—the type of tenants who would be undesirable neighbors no matter what their race, religion or origin. The "block-buster" then launches a fear campaign to force the home owners in the neighborhood to sell at reduced prices by saying the street is deteriorating and the property values are dwindling.

Having acquired these houses at panic prices, he resells them to Negroes at inflated prices, which the new owners in many cases cannot afford. This leads, of necessity, to the houses being broken up into apartments. Overcrowding and deterioration then actually do drag property values down and the neighborhood is inevitably doomed.

As this process has been repeated in varied forms throughout wide areas of the city, Baltimore has seen a mass flight of substantial white families beyond the city lines. Fine old neighborhoods have been disrupted; school and church ties broken; purchasing power has declined, taking its toll of downtown businesses; property values have declined, putting a crimp in city revenue, and much of what made Baltimore a pleasant city has suffered a blight.

After full recognition is given to the need of the expanding Negro population to acquire more housing—and the more enlightened neighborhood associations respect that need and are willing to go part way

to accommodate it—the fact remains that rapid turnovers in home ownership in the settled sections of Baltimore have a devaluating and disruptive effect, no matter what group is involved. By now it is one of the most pressing and widespread problems confronting the city, and so far very little has been done or even said about it.

GBC Study Panel Of Business Plans To Halt

Neighborhood Groups Present Suggestions

By OLIVER McMILLAN

Outlines of a program designed to halt conversion of city neighborhoods from all-white to all-Negro occupancy were presented today to a study panel of the Greater Baltimore Committee.

Developed at an Aug. 18 meeting of representatives from 15 neighborhood improvement groups, several of them bi-racial, the program has three basic objectives:

- To make more housing available to the city's space-cramped Negro population.
- Development of a public relations program to make city living more desirable and "create a climate in which mixed occupancy is accepted as something that can be lived with rather than . . . run from."
- Preventing profiteering from blockbusting and the stimulation of rapid property turnover in neighborhoods into which Negroes have moved.

Most of the recommendations were made in the original bi-racial appeal to the Greater Baltimore Committee in July but were refined at the later meeting.

THE APPEAL warned that "area after area of substantial detached homes in Baltimore's finest residential sections have been undergoing rapid changes from white to Negro occupancy.

"Unless this pattern of displacement of financially stable white families . . . is changed, it will be only a question of time before Baltimore becomes completely a community of Negroes and lower income whites."

Such conversion, the appeal said, would ultimately cut city tax revenue and reduce income for the downtown shopping district.

Representatives of neighborhood groups would not release specifics on the final draft of their proposals. But presumably it will follow those outlined Aug. 18.

Perhaps most controversial of those specifics is the development of new open-occupancy housing—which, the group admits, would mean finding a site in the county.

The group suggested that the Greater Baltimore Committee might encourage builders to take on such a project.

This, the neighborhood groups suggest, would require a marketing study of the need for Negro housing. No such study has been made since 1953 when FHA projected a need for 6,400 privately constructed dwellings.

OTHER STUDIES, the neighborhood groups believe, will have to be made to determine whether open occupancy projects are financially successful and whether quotas would

have to be set to balance out white and Negro purchases.

The second objective would include:

● Financial assistance for neighborhood improvement associations, possibly to support the activities of a "neighborhood real estate agent" who would encourage whites to purchase in "changing" neighborhoods.

● A program to convince legitimate real estate firms that it is possible to sell to whites in a neighborhood where racial structure is changing.

Residents of "changing" neighborhoods have complained that once a Negro family moves in, real estate men refuse to show houses to prospective white buyers and direct advertising only to Negroes.

● Finding "secondary" financing for used city housing to offset higher FHA down payment requirements. This, the neighborhood group suggest, would remove some of the advantages held by development housing in the suburbs.

On the other hand, the groups may suggest legislation to outlaw installment contracts on grounds that lack of a down payment introduces a buyer who cannot maintain the property.

industries, as well as steel, the labor situation in Detroit may play an important part.

Detroit auto manufacturers and the United Auto Worker Union have yet to come to an agreement on contracts for the coming year after five months of negotiations. The dispute threatens the production of 1959 model cars

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In August dozen major i city reported swing in busi

REPRESENTING neighborhood associations and bi-racial groups at the meeting were L. E. Larson, president of the Allendale-Lyndhurst Improvement Assn.; Melvin Sykes, attorney for the Ashburton Area Assn.; Frank T. Gray, vice-president of the Citizens Planning and Housing Assn.; and Samuel Daniels, executive secretary of the Maryland Commission on Interracial Problems and Relations.

They were named at the Aug. 18 meeting.

The Greater Baltimore Committee was represented by its chairman, Charles H. Buck, Robert B. Hobbs, vice-chairman, and James W. Rouse, chairman of its urban renewal subcommittee.

GROUP PUTS OFF DECISION ON HOUSING

Delays Forming Policy To Halt Areas' Shift To All-Negro

By ODELL M. SMITH

The Greater Baltimore Committee announced yesterday it will postpone the formulation of a policy to halt the change in Baltimore residential communities from all-white to all-Negro.

The announcement came at the conclusion of a closed meeting at which the problem was discussed by three members of the committee, together with representatives of neighborhood improvement associations and other groups.

"We received their suggestions and the matter is under continued consideration," a spokesman of the Greater Baltimore Committee said.

Purposes Of Program

The main purposes in the program laid before the committee were:

1. To stop real-estate profiteering by "block busting"—the practice of depressing prices artificially by moving Negro families into white communities and then reselling the properties to Negroes at inflated prices.
2. To relieve population congestion by making more housing available to Negro families.
3. To develop a public relations program to make urban living more desirable and to "create a climate in which mixed occupancy is accepted. . . ."

Rapid Change

The report noted the rapid change that is taking place throughout most of the city, with white families moving to the suburbs as Negro families spread into residential neighborhoods.

A warning was issued that unless this trend is halted, Baltimore will become a city of Negroes and whites with low incomes.

Such a change would bring about a reduction in city revenues, a decline of downtown business and a further deterioration of the city's central business district, it was stated.

Block-Busting

Neighborhood associations in search of assistance in their efforts to ward off "block-busters" have turned to the Greater Baltimore Committee, which until now has been identified mainly with large-scale downtown problems. The choice is a good one, because the efforts to maintain stable neighborhoods and the drive to regenerate downtown business are closely linked. It might even be said that the plans for a rejuvenated downtown are to some extent foredoomed if the flight of substantial white families to outlying counties continues as at present.

Exactly what an organization such as the Greater Baltimore Committee can do about rapid racial turnover in home occupancy is not clear at this time. But the situation is one requiring some large and influential organization with a city-wide viewpoint to determine the extent to which neighborhoods are deliberately being broken up and how best to put home owners on guard against blockbusters and to persuade them not to desert the city. The problem is one of accommodating the housing needs of one group of citizens without overturning the residential stability to which other citizens are entitled, and no larger problem confronts Baltimore at this juncture.

Letters To The Editor

Block-Busting

TO THE EDITOR OF THE SUN—Sir: Those of us who have been active in trying to meet the problem of changing neighborhoods have come to realize that it is not one that can be solved by neighborhoods alone, nor does it affect only the neighborhoods involved. Every person in the Baltimore metropolitan area has a stake in this problem.

The future economic, civic and cultural life of Baltimore to a large degree depends on the type of people we have living in our city. As you very properly state, rapid turnovers in home-ownership in the settled sections of Baltimore have a devaluating and disrupting effect no matter what group is involved.

Those of us who have seen firsthand what is happening have come to several conclusions, among which are the following:

1. Unless something is done to change attitudes, and unless new housing is made available to Negroes, it will only be a question of time before Baltimore proper will become a community of Negroes and low-income whites.

2. Running away is no solution. As the economic and educational levels of the Negroes continue to improve, they will seek—and find—the type housing that is the right of every American. Every neighborhood in Baltimore—and in the counties as well—has or will soon have Negroes as neighbors.

3. This problem will not go away by simply avoiding discussion of it. It will get progressively more serious, and the solution more complicated if indifference and apathy is permitted to continue.

4. Solutions are possible. The same imagination and boldness that characterized the approach to downtown rehabilitation and urban renewal should also be put to use to solve what is surely one of Baltimore's most basic problems in its plans to continue as a vital and important urban center.

ELLSWORTH E. ROSEN,
President, Ashburton Area Association.
Baltimore, Sept. 11.

Racial Change

If the school population estimates prove correct, and they are seldom wrong by much, this year for the first time Negro elementary pupils in Baltimore will outnumber white ones. Last year the white children had a narrow majority: 51,958 to 50,977, but the school census this fall is expected to show a Negro gain of 4,207 and a white loss of 711.

The change has been working upward from the lowest grade. Last year it was the third grade that for the first time had a colored majority. This year it is the fourth grade. While white pupils still outnumber Negroes in the fifth grade and upward, their numbers in the elementary schools as a whole do not offset the preponderance of colored youngsters in the lower grades. Last year at the first-grade level Negroes outnumbered whites by nearly two to one.

If the trend continues, colored pupils will have attained the majority in all three junior high grades by 1962. Before that, however, they will outnumber whites in the school system as a whole, because of the large percentages in the lower grades. The predicted school enrollment in 1960 is 84,878 white pupils, 89,842 Negroes. By 1966 the colored school population is expected to exceed the white total by 34,000.

Behind the change are such well recognized factors as the higher birth and in-migration rates among Negroes and the enrollment of large numbers of white pupils in parochial and private schools rather than public classes. Less well recognized is the part played by the speculators who invade stable white neighborhoods and deliberately stimulate a flight to the suburbs that more than offsets the still high white birth rate. The change from all-white to all-colored home ownership induced by "block-busting" and related techniques produces a corresponding change in school populations. And the change can hardly be any more pleasing to Negroes who believe in the educational advantages of integrated schooling than it is to the white families whose school, church and neighborhood ties are callously broken.

Blockbusting

TO THE EDITOR OF THE SUN—Sir: On behalf of our neighborhood association, let me express appreciation for your editorials on blockbusting and the problems of changing neighborhoods. (September 7 and September 10.)

Few Baltimoreans not directly concerned realize that a veritable revolution is taking place in many residential neighborhoods where associations of white home owners, once banded together to promote racial segregation, are now openly willing to accept what has been called an "assimilable percentage" of Negroes. Equally revolutionary, perhaps, is that the Negroes themselves, and the pro-integration whites, are accepting the fact that racial change must be limited if integration is to succeed.

The most spectacular proof that integrated neighborhoods are feasible is the appreciable number of new white families who have elected to buy and to rent in these neighborhoods since the first Negroes moved in—something which most Baltimoreans would have thought a fantastic impossibility for the present generation. This shows that racial change is not irreversible and that stabilized integration can be made to work.

Whether this will continue in the neighborhoods now undergoing this change depends in part on what happens in the rest of the Baltimore community. The steps noted in your articles and editorials are necessary to keep these neighborhoods from bearing the total impact of the Negroes' share in our city's growth.

There are many reasons why this should be done, quite apart from the fate of the particular neighborhoods concerned. Civic and business groups, governmental agencies and the press all have a part to play in making this transition a constructive one. That's why we are grateful for your news coverage and your editorial support.

SIDNEY HOLLANDER, JR.,
President, Windsor Hills Improvement Association.

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'BLOCK-BUSTING' IS VIEWED ANEW

Other Factors Are Involved,
Commission Chief Says

The problem of changing neighborhoods must be viewed as one of many "indivisible" factors — not merely one of "block-busting" — it was stated yesterday.

Philip A. Camponeschi, executive secretary of the city's Equal Employment Opportunity Commission, labeled the unscrupulous block-buster only the "immediate villain in the piece."

Citing the decline of Baltimore's white population, he said a "larger issue" is involved.

Law Actions Asked

He said the block-buster "should be dealt with summarily and by law. However, the problem is not just one of regulating block-busting."

"Neither," he declared, "is it simply a matter of providing adequate housing opportunities to all persons regardless of race or religion, though, this is necessary and desirable."

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(Continued, Page 38, Column 2)

'Block-Busting' Is Viewed Anew

(Continued from Page 40)

other "indivisible" factors of the problem as these:

1. "Where employment discrimination prevails, if educational standards and achievements remain low and manners and morals loose, no amount of housing, new or otherwise, will reverse the exodus."

Called Dilemma

2. "White prejudice and discrimination—in all its aspects—induce low standards of health, education, skill, manners and morals. Low standards and values, in turn, give white prejudice support and substance."

The last point Mr. Camponeschi referred to as "a dilemma which cries for official recognition and treatment."

"Some truly imaginative social engineering," he said, "is required to break through the horns of this dilemma."

The issue of changing neighborhoods, closely tied to the efforts to rejuvenate downtown Baltimore, has received new public attention recently.

Committee Help Sought

Several neighborhood improvement associations have asked help from the Greater Baltimore Committee in halting block-busting, increasing Negro housing and creating a "climate in which mixed occupancy is accepted."

"The improvement associations' concern in stabilizing existing neighborhoods is healthy," Mr. Camponeschi said, "and their choice of the Greater Baltimore Committee as a forum is a wise one."

The population figures cited by Mr. Camponeschi, who said he was expressing personal views on the issue, show a trend in progress.

White Population Falls

According to statistics of the Baltimore City Health Department, between July 1, 1956, and July 1, 1957, the city's white population experienced a natural increase (births, less deaths) of 6,251.

This growth, however, was offset by the emigration of an estimated 12,429 persons—yielding a total loss of 6,178.

Correspondence

Block-Busting

TO THE EDITOR OF THE SUN—*Sir*: I would like to express my personal approval of your editorial stand against "block-busting" in *The Sunday Sun* of September 7 and *The Sun* of September 10. In addition I speak for the membership of our neighborhood association.

It is becoming apparent to many enlightened citizens of Baltimore that such a serious problem as confronts us now in the rapid turnover of settled areas of the community cannot be ignored nor can it be solved without the concerted action of all elements of leadership. Unfortunately it has not been something which was deemed desirable to talk about in public places or to bring out in the open except in the imme-

diately area which was being threatened.

As you pointed out so clearly, the search by the neighborhood associations for assistance has led to requesting the Greater Baltimore Committee to consider the problem.

I hope that your editorial policy will continue to support the attempts which are being made to reach a solution that is not founded on hate, fear or prejudice but on a realistic and mutual understanding, with the over-all welfare of the community as a whole as the primary aim.

LAWRENCE E. LARSEN,

President, The Allendale Lyndhurst Improvement Association.

Baltimore, Sept. 13.

BLOCK-SHIFT ISSUE VIEWED

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"Unified Basis"

During this same period, the Negro population increased by 10,854, a figure which reflects both natural increase and increase through immigration.

Mr. Camponeschi further quitted the Health Department as pointing out that "this trend, begun in 1944, is expected to continue."

Mr. Camponeschi said the

problem "must be dealt with on a unified basis."

He said he feels that the city alone cannot resolve the problem but needs the help of the many official and unofficial agencies which have been dealing with different aspects of the whole thing.

"I think they should work even more closely," he stated, "pooling their ideas. This exchange of information would be a valuable start."

The Great Migration

By EDWARD C. BURKS

Day by day, the great migration of the Negro from the South continues. Anyone knows this in general, but it is the cumulative effect that counts. It is large. The latest population figures supplied by the individual states show significant changes since the last official census in 1950, nor is the trend a new one. Consider what has happened in about half an average lifetime:

At the end of World War I more than three quarters of all the Negroes in the United States were concentrated in the eleven Southern States of the erstwhile Confederacy. As late as 1950, 60 per cent of the

	Present*	1950	1940	1930	1920
Alabama	1,020	980	980	945	900
Arkansas	400	425	485	480	470
Florida	800	600	515	430	330
Georgia	1,130	1,065	1,085	1,070	1,205
Louisiana	1,000	880	850	775	700
Mississippi	960	985	1,075	1,010	935
N. Carolina	1,135	1,045	980	920	765
S. Carolina	935	820	815	795	865
Tennessee	550	530	510	480	450
Texas	1,140	975	925	855	740
Virginia	815	735	660	650	690
Total	9,880	9,050	8,880	8,400	8,050

Per cent of all Negroes in U.S. 53.4% 60% 69% 70.6% 77%
 *Figures in this column are latest estimates supplied by the States and are either for 1956 or 1957.

Negroes in the country were residents of those eleven states. And at the present rate of migration it will only be a few more years until more than half of all Negroes in the United States will be outside the eleven Southern states.

At present, between 53 and 54 per cent of the American Negro population is concentrated in those states. At the time of the 1950 census Georgia had more Negroes than any other state in the Union—with New York State ranking sixth. Now, in 1958, New York State has become the state with the most Negroes. Not only that; New York leads the nearest Southern state by 180,000. In just eight years the Negro population of New York State increased by 400,000 from 919,000 to 1,319,160.

Since 1950 the Negro population in Illinois has shot up from 646,000 to 888,000 until now it amounts to nearly 10 per cent of the State's total. Pennsylvania reports a similar big gain.

Actually there are more Negroes in the eleven Southern states than there were in 1950, but the over-all Negro percentage—despite a higher birth rate—has dipped since 1950 because of migration northward. The Negro population in those eleven states (Virginia, North Carolina, South Carolina, Georgia, Florida, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Texas) was 9,050,000 in 1950. Now it amounts to nearly 9,900,000. However, at the same time the total Negro population in the United States increased

	1957	1950	1940	1930	1920
Total	173	151	132	123	106
Negro	18.7	15	12.9	11.9	10.5
Per cent of total	10.8%	10%	9.8%	9.7%	9.9%

from 15,000,000 to 18,700,000—a gain of 3,700,000, most of it in non-Southern states.

The Negro birth rate, generally higher than the white in the South for some years past, makes the percentage of Negro school registrations (as compared to white) slightly higher than the total Negro population as compared to white. It is clear that the big migration takes place for the most part after Negroes have passed school age—excepting, of course, the preschool children who accompany their parents.

The following table, which indicates the percentage of the total American Negro population in the

eleven Southern states, shows the extent of the migration:

- 1920—77 per cent of all Negroes in those 11 states
- 1930—70.6 per cent
- 1940—69 per cent
- 1950—60 per cent
- 1958—53 to 54 per cent

It is apparent that this continuing migration will have an important effect on the school integration question in the coming years. The Federal Census Bureau in Washington cannot, however, supply population estimates broken down into figures for whites and Negroes. Those have to be gathered from the individual states.

The eleven Southern states, in giving up a large number of Negroes to the north, are becoming "whiter." The following table shows the Negro percentage of the total population in those eleven states at different periods:

- 1920—32%
- 1930—29.2%
- 1940—28%
- 1950—24.7%
- 1958—24%

Now, although New York State has more Negroes than any other state, the Negroes (mostly concentrated in New York city) still constitute only 8 per cent of the State's total population.

Percentage-wise Mississippi still ranks first with 46 per cent of its people classified as Negroes.

Although the time is rapidly approaching when most Negroes will live outside the eleven Southern states, the population trends in those eleven states are uneven. For exam-

NEGRO PERCENTAGE OF TOTAL POPULATION IN SELECTED STATES

	Present*	1950
Alabama	31.5%	32%
Florida	18.8	22
Georgia	29	31
Louisiana	32	33
Mississippi	46	45
North Carolina	25.7	25.8
South Carolina	39.4	39
Tennessee	15.6	16
Texas	12.7	13
Virginia	21.5	22
(Baltimore)	30	25.5
Kentucky	7	6.9
Oklahoma	7	6.5
New York	8	6.2
Illinois	9.3	7.4

ple, since 1950, South Carolina (with a population 39 per cent Negro) and Mississippi (with 46 per cent) have actually seen a tiny gain in the Negro percentage. That was primarily because of the higher Negro birth rate.

On the other hand a big drop in the Negro percentage was registered in fast-growing Florida, where there is a huge white inflow from the north. Florida's population has jumped from 2,800,000 in 1950 to 4,300,000 today, and the Negro percentage of the total has fallen in that time from 22 to 18.8 per cent. Other Southern states have shown slight declines in the Negro percentage since 1950.

The situation now is that New York State has become the State with the most Negroes, but the time when the Negroes in the north are as numerous percentage-wise as in the South is still some years off.

The accompanying tables show the great Negro influx into the north—

	1950	1940	1930	1920
California	460	125	80	40
Per cent of all Negroes in U.S.	3%	(Less than 1 per cent)		

and into California. An interesting fact is that the Negro percentage in the so-called border states (Maryland, Delaware, West Virginia, Kentucky, Missouri and Oklahoma—plus the District of Columbia) has changed little since 1920—about 10 per cent of the United States total.

Maryland has registered large gains in its Negro population—from 386,000 in 1950 to 467,000 at

present—but there has been a decline, for example, in the other "border state" of Kentucky.

A closer check of the Maryland figures shows that the big Negro gains since 1950 are confined to Baltimore city. In 1950 at census time, 16 per cent of all Marylanders were Negroes. Today the Negro percentage is just 16.5 per cent. But the Negro count in Baltimore city jumped from approximately 24 per cent of the total in 1950 to slightly more than 30 per cent at present.

It is interesting to note that the recent battles over school integration have occurred mainly in Southern and "border" states with relatively few Negroes as compared with the deep Southern average.

For instance there have been disturbances in Kentucky where the Negro population is only 7 per cent

NEGROES IN THE BORDER STATES (In round figures; in thousands)

	Present*	1950	1940	1930	1920
Maryland	465	385	300	275	245
D.C.	380	280	185	130	110
Delaware	45	35	30	30	30
West Va.	115	120	115	85	85
Kentucky	200	200	215	225	235
Missouri	295	245	225	180	180
Oklahoma	160	145	170	170	150
Totals	1,470	1,270	1,175	1,035	1,035

Per cent of all Negroes in U.S. 9.8% 9.9% 9.9% 9.9%
 *Figures where available are latest State estimates for 1956 and 1957.

of the total. (The Negro percentage for the entire United States is 11.) The Negro percentages in other states where integration is now a big issue are as follows: Virginia, 21.5 per cent; Arkansas, 22 per cent; Tennessee, 15.6 per cent. (For comparison: Maryland's figure is 16.5, New York's 8 per cent.)

Deep South states where integration is still something in the future have these big Negro percentages (indicating the prospect of even greater trouble): Mississippi, 46 per cent; South Carolina, 39 per cent; Louisiana, 32 per cent; Alabama, 31.5 per cent; Georgia, 29 per cent. (Georgia's Negro percentage has dropped from 31 to 29 since 1950.)

Negroes migrating from the South have been going primarily to seven northern states (New York, New

NEGROES IN SEVEN NORTHERN STATES (In round figures; in thousands)

	Present*	1950	1940	1930	1920
New York	1,320	920	570	410	200
New Jersey	320	225	210	115	115
Penn.	640	470	430	285	285
Ohio	515	340	310	185	185
Michigan	440	210	170	60	60
Indiana	175	120	110	80	80
Illinois	890	645	385	330	180
(Chicago)	(700)				
Totals	3,650	2,325	1,970	1,110	1,110

Per cent of all Negroes in U.S. 24% 18% 16.6% 10.5%
 *Figures where available are latest State estimates for 1958.

Jersey, Pennsylvania, Ohio, Michigan, Indiana and Illinois), to several "border cities" and to California. (The "border cities" include Baltimore, Washington and St. Louis.)

The great change in New York State is seen from the following table on Negro population figures there:

- 1920—198,000
- 1930—412,000
- 1940—571,000
- 1950—918,000
- 1958—1,319,000

The figures for two deep Southern states in the same period are:

	Georgia	Mississippi
1920	1,206,000	935,000
1930	1,071,000	1,009,000
1940	1,085,000	1,075,000
1950	1,063,000	986,000
1958	1,132,000	970,000

In short, both Georgia and Mississippi have registered declines in their Negro population while New York has shown an increase of more than sixfold.

(Note: Most of the late population estimates for the South and border states used here were supplied by the Southern Education Reporting Service, Nashville, Tenn., and by Miss Eleanor Steinke, librarian at the Vanderbilt University Medical Library, Nashville.)

Blockbusting Complaint Filed

A complaint alleging the violation of three specific articles of the State real estate law has been filed against a Baltimore brokerage on a "blockbusting" charge in the Windsor Hills area.

It was filed with the Real Estate Commission against Manning-Shaw Realty Company by Melvin J. Sykes, attorney, on behalf of his clients, Mr. and Mrs. James R. McDonough, Jr., of 2911 North Loudon avenue.

Specified in the complaint is a charge of "misleading and untruthful advertising."

"Sold" Sign Cited

Cited in the complaint was the firm's placement of a "sold" sign at 2920 North Loudon avenue in May when the property, in fact, was not sold.

The complaint alleges:

"The placement of a Manning-Shaw sold sign on the property . . . depreciated the value of the complainants' property and injuriously affected the same inasmuch as Manning-Shaw are widely known in and about the city of Baltimore for their engagement in the practice of blockbusting and in the promotion of panic and instability in formerly all - white neighborhoods."

Blockbusting is the practice of rapidly converting an all-white neighborhood to Negro occupancy by directly or subtly advertising, through innuendo or word-of-mouth, that the first property sold on the block went to a Negro buyer.

Block-Busting

TO THE EDITOR OF THE SUN—Sir: A functioning, flexible intellect should be brought to bear on this really serious problem of "block-busting." The Gordian knot should be cut by the use of creative imagination. The solution is simple in vision, though vastly complex in execution. It lies in doing away with segregated neighborhoods.

The only people who can do this are the people who actually live in the threatened blocks. But they must be led. Let the residents of a just "busted" block welcome their new neighbor, congratulate him on his progress and then give him practical hints and helps in adjusting to his new standard of living. A helping hand is much better than a clenched fist or a panicky face.

Educators, the clergy, professional people, union executives, social workers and all other natural leaders must come down from their ivory towers and get to the grass-roots resident. They must work on the neighborhood and block level, and thus lead our basically well meaning people into the realm of practical brotherhood.

PAUL E. CONNOLLY,
Baltimore, Sept. 19.

TO THE EDITOR OF THE SUN—Sir:

We are aware of the exodus from Baltimore of substantial white families which you have described aptly in your fine editorials. Unless this obvious happening can be checked promptly, this city will be populated by families of Negroes and whites with low incomes, financially unable to maintain the expensive facilities they require. Added to the present smothering burden the suburban neighborhoods are experiencing will be the thousands of families uprooted by proposed construction downtown. Where are they to go?

It is evident that plans must be made immediately if any of the tradition of Baltimore is to survive. Necessary housing for the ever increasing population should be of first consideration, but not at the expense of old established neighborhoods. Baltimore again must be an attractive place for white people to live, downtown and in the suburbs. We should not forget that they, too, have inalienable rights, freedom of speech . . . the right of the people to be secure in their persons and houses.

Neighborhood associations have appealed to the Greater Baltimore Committee for the necessary leadership toward the solving of the dilemma. Mr. L. E. Larsen, president of the Allendale-Lyndhurst Association, is representing the West Baltimore Steering Committee in meeting with the Greater Baltimore Committee. We are indebted to him and to all the dedicated men working on this complicated and far-reaching problem. We will look to them for advice and offer our complete cooperation.

MRS. EMIL H. HENNING, JR.,
Chairman, West Baltimore
Steering Committee:

Allendale-Lyndhurst Improvement Association, Civic Improvement Association of

Irvington and Vicinity, Inc.,
Hunting Ridge Community
Assembly, Rognel Heights
Neighborhood Association, Uplands Community Association,
Wedgewood Improvement Association, Westgate Community Association, Wildwood Improvement Association, West Hills Community Association, Inc.

Baltimore, Sept. 17.

Realty Firm Faces Second Charge Of 'Block-Busting'



IN THE CENTER OF "BLOCK-BUSTING" CONTROVERSY . . . Loudon Ave. house and "Sold" sign

The latest formal complaint was filed with the commission yesterday by Sykes on behalf of Mr. and Mrs. James R. McDonough, of 2911 N. Loudon Ave. Sykes said a "half-dozen" more would follow.

The first complaint, also filed by Sykes, came from Allen and Janet Kleiman, 3801 Grantley Rd., and Bernard and Dora Cherry, 3802 Grantley Rd.

Both charges allege "misrepresentation" by Manuel Bernstein and Warren Shaw, owners of the company, was for "the purpose of obtaining additional listings" in an all white neighborhood.

In an answer to the first complaint, filed with the commission yesterday, the Manning-Shaw Co., through its attorney J. Calvin Carney, denied all allegations.

THE ANSWER denied "block-busting," "misrepresentation," "misleading and untrue advertising," and "violation of the real estate brokers law."

The company charged the complaint was "impertinent, scandalous, and irrelevant."

The answer also stated that the "complaint is an ill-concealed attempt to harass and embarrass" the company and an "effort to deprive" Manning-Shaw of rights guaranteed by the Constitution of the United States.

The complaints, according to attorney Melvin Sykes, charge that the realty company is trying to "frighten" homeowners into believing Negroes are moving into their neighborhoods by means of "misleading and untruthful advertising" which violates the real estate brokers law.

The complainants insist that Manning-Shaw is "widely known in and about the city of Baltimore for their engagements in the practice of block-busting."

The "misrepresentation" charge consists, the complainants say, in placing "Sold" signs on houses and "frightening" homeowners into believing Negroes have moved in.

The first complainant contended that the company placed a "Sold" sign on the house at 3800 Grantley Rd. before it was really sold.

In support of this they produced an affidavit by a Negro, David F. Riddick, who said he had been shown the house in question and when he asked about the "Sold" sign was assured by a Manning-Shaw salesman the property was still available.

IN ITS ANSWER the company contended that Riddick "was not a bona fide prospective purchaser" of the house, but was a "tool" of the complainants.

Sykes said the "Sold" signs on two houses in the 2900 block N. Loudon Ave. have caused the majority of homeowners in the block to put their houses up for sale.

A spokesman for the State Real Estate Commission said no hearings would be held until investigation on all complaints was complete.

Complaint Denied By Manning-Shaw

A second complaint that the Manning-Shaw Realty Co. is engaging in illegal "block-busting" tactics is being investigated by the Real Estate Commission of Maryland today.

Wednesday Evening, Oct. 1, 1958

IN 'BLOCK-BUSTING' ROW

Realty Firm Accused Of Fake Advertising

By OLIVER McMILLAN

A complaint of false advertising has been filed against the Manning-Shaw Realty Co.,

already facing two separate complaints of using "block-busting" tactics to acquire real estate listings in changing neighborhoods.

The complaint was filed with the Maryland Real Estate Commission by Mrs. Mildred Farley, a home owner.

She charges that the company "improperly and falsely" advertised her property at 916 Lyndhurst St. for rent. Mrs. Farley now lives in Wheaton, Md.

The advertising, she said, "was done without her per-

Continued, Page 2, Column 3

False-Advertising Charge Made Against Realty Firm

Continued from Page 1

mission and without any legal contract or commitments existing between myself" and Manning-Shaw.

She said the action "... has caused me considerable anxiety and concern as well as creating a serious doubt in the minds of my friends and neighbors as to my intentions as regarding the welfare and good of the community."

"This attitude on the part of my friends and neighbors," she said in her complaint, "has arisen due to the reputation of his realty firm in our area and in other areas for tactics which contribute to panic, fear and mass home selling."

J. CALVIN CARNEY, attorney for the firm's head, Manuel Bernstein, said he has not seen Mrs. Farley's charges but that "the whole business is ridiculous — they (Bernstein and Warren Shaw) are simply being harrassed."

Two previous complaints filed with the commission by Melvin Sykes, attorney for the bi-racial Ashburton Area Assn., charge the firm with putting "sold" signs on property in order to create panic listings among whites who think Negroes are moving into the neighborhood.

The first complaint by Sykes also charges that Bernstein falsely applied for his broker's

license on Aug. 20, 1954, by concealing a conviction on defrauding the Veteran's Administration of \$15,000.

BERNSTEIN appeared before the Commission on a similar charge in 1957 and the commission ruled:

"As to the charge of false information given on the application, the fact that the license was actually issued more than five years after the offense does not justify punitive action at this time."

The original application on

which yearly renewals are based, shows that Bernstein answered "no" to the question:

"Have you been convicted at anytime during the past five years of forgery, embezzlement, obtaining money under false pretenses, extortion, criminal conspiracy to defraud or any other felony?"

At that time, the period would not have been up until Oct. 15 of 1954 but the commission based its ruling on the actual issuance of the license, Feb. 16, 1955.

Realty Dealer Charged With Fake Advertising

By OLIVER McMILLAN

A complaint of false advertising has been filed against the Manning-Shaw Realty Co., already facing two separate complaints of using "block-busting" tactics to acquire real estate listings in changing neighborhoods.

The complaint was filed with the Maryland Real Estate Commission by Mrs. Mildred Farley, a home owner.

She charges that the company "improperly and falsely" advertised her property at 916 Lyndhurst St. for rent. Mrs. Farley now lives in Wheaton, Md.

The advertising, she said, "was done without her permission and without any legal contract or commitments existing between myself and Manning-Shaw."

She said the action "... has caused me considerable anxiety and concern as well as creating a serious doubt in the minds of my friends and neighbors as to my intentions in regarding the welfare and good of the community."

"This attitude on the part of my friends and neighbors," she said in her complaint, "has arisen due to the reputation of this realty firm in our area and in other areas for tactics which contribute to panic, fear and mass home selling."

J. CALVIN CARNEY, attorney for the firm's head, Manuel Bernstein, said he has not seen Mrs. Farley's charges but that "the whole business is treacherous — they (Bernstein and Warren Shaw) are simply being harassed."

Two previous complaints

filed with the commission by Melvin Sykes, attorney for the bi-racial Ashburton Area Assn., charge Bernstein with putting "sold" signs on property in order to create panic listings among whites who think Negroes are moving into the neighborhood.

The first complaint by Sykes also charges that Bernstein falsely applied for his broker's license on Aug. 20, 1954, by concealing a conviction on defrauding the Veteran's Administration of \$15,000.

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NEW REAL ESTATE COMPLAINT FILED

Block-Busting Charge Made Against Firm

A second block-busting complaint was filed before the Real Estate Commission of Baltimore yesterday against Manning-Shaw Realty Company.

Meanwhile, counsel for the realty firm filed an answer to the first complaint, and announced they will respond promptly to the new charges filed yesterday.

The newest action was instituted by Mr. and Mrs. James R. McDonough, Jr., of the 2900 block North Loudon avenue, through Melvin J. Sykes, attorney.

In denying the use of block-busting tactics in the sale of a property in the 3800 block Grantley road, basis of the first complaint, the house sellers charged that the complaint is an "ill-concealed attempt to harass and embarrass these respondents who conduct their business in good faith and in a
(Continued, Page 26, Column 5)

New Real Estate Complaint Filed

(Continued from Page 40)

competent, trustworthy, honest and lawful manner."

Mr. Sykes, as attorney for both complainants, charged that the realty company operators by subtle means or innuendo made it appear that the first property sold on the block went to a Negro buyer.

He contended this depreciates property values in the neighborhood and causes panic selling of other dwellings.

The answer alleged that the neighborhood where the Grantley road property is located is a "changing neighborhood, and that the alleged complaint is an ill-disguised effort to deprive the respondents of their lawful rights as guaranteed by the Constitution of the United States and the decisions of the Supreme Court of the United States."

Real Estate 'Sold' Signs To Be Topic

A committee of the Real Estate Board scheduled to discuss possible restrictions on "sold" signs which are often left for weeks in front of a home will meet next Tuesday morning.

The flurry over "sold" signs also ties in with "block-busting" or the moving of Negro families into formerly all-white areas.

The Real Estate Board committee originally planned to meet yesterday to discuss possible lowered property values resulting from posting of "sold" signs for long periods. But the chairman, Russell T. Baker, was ill, and the Tuesday date was then selected.

'Sold' House Signs Called Illegal

Hugo Ricciuti, acting city solicitor, said today that "sold" signs on houses are unquestionably illegal in residential zones.

Mr. Ricciuti confirmed the opinion of William F. Stout, principal zoning examiner in the Bureau of Building Inspection, that such signs are banned by the zoning law.

Mr. Ricciuti said he has informed Raughley L. Porter, head of the bureau, that this is the official position of the city law department.

The city solicitor said Mr. Porter is prepared to inform the real estate board of Baltimore and all real estate dealers that this provision will be enforced.

Councilman Henry R. Hergenroeder (D., Third) had discussed with civic groups the possibility of an ordinance outlawing the signs but Mr. Ricciuti said today that an ordinance would be "entirely unnecessary."

"Block Busting"

Mr. Hergenroeder said these "sold" signs are sometimes used in the "block-busting" technique and are in any case advertising in a residential zone.

Mr. Stout said the zoning ordinance allows only certain specific signs in the residential and residential-office zones.

The zoning examiner said only "for rent," "for sale" and "for lease" signs were allowed in these two zones.

"Any other sign is excluded

[Continued, Page 24, Column 3]

'Sold' Signs Are Called Illegal

[Continued From Page 46]

by the law, according to my understanding," Mr. Stout said.

He continued, "In my seventeen years with the bureau, no one has ever complained about such signs. But if we receive complaints, we will enforce this provision of the zoning law."

10 Days Allowed

Mr. Stout said that normal procedure called for a notice that a violation existed, with ten days allowed for compliance. Then the bureau usually takes court action.

William Hammond, executive vice president of the Real Estate Board, said today that a special committee will meet Tuesday to consider the law department ruling on the matter.

He said this committee would offer its recommendations at a full board meeting Thursday.

It is indicated that the board will probably ask for an ordinance allowing such "sold" signs to be posted for short periods after sales are made.

Friday, October 3, 1958 ★ 31

CITY SOLICITOR RULES:

'Sold' Signs Barred In Residence Areas

Acting City Solicitor Hugo A. Ricciuti today ruled "sold" signs in residential and residential-office areas of Baltimore are illegal.

The only lawful signs under city zoning law are "for rent," "for sale" and "for lease," he ruled.

Ricciuti's action followed numerous complaints in recent weeks of "block-busting" in which "sold" signs played a part.

Complaints stem from "sold" signs being placed by realty firms on properties which have not been sold, thus panicking

residents into permitting racial changes in the block.

Ricciuti said he would inform building engineer Raughly L. Porter of the law department's decision. Porter, he said, would inform the realty dealers of the city and the Real Estate Board.

Monday, October 6, 1958 ★ 21

Liss Bill Outlaws 'Block-Busting'

Solomon Liss (D., 5th) said today that he will introduce an ordinance in the City Council tonight aimed at misrepresentation in the sale of real estate, that he called "block-busting."

The ordinance will carry a fine of \$100 or sixty days in jail. According to Liss, the ordinance says:

"It shall be unlawful for anyone engaged in the sale of real estate falsely to represent to any person that there is a possible change in the type of residence in the immediate neighborhood as part of a scheme to induce a conveyance or conveyances at less than the normal price range for a willing seller—

"Or where otherwise there would be no conveyance, which practice being more familiarly described as block-busting, or to pursue a continued and flagrant course of misrepresentation in the making of false promises or statements concerning the property."

The Maryland Real Estate Commission is now considering charges of "misleading and untruthful advertising" that have been placed against the Manning-Shaw Realty Co., in connection with alleged "block-busting" in at least two Baltimore neighborhoods.

'Blockbusting' Penalty Bill Is Planned

By David Culhane

Councilman Solomon Liss (D., Fifth) said today that he will introduce legislation making it illegal to give any false information as part of a "block-busting" scheme.

Conviction of the misdemeanor would carry a top penalty of a \$100 fine and 60 days in jail.

The basic element in the crime would be to "falsely represent to any person that there is a possible change in the character or type of residents in the immediate neighborhood" in which a property sale is involved.

The bill would cover situations where the purpose of the "block-busting" is "to induce a conveyance at less than the normal price . . ." or to force a sale "where otherwise there would be no sale."

The law would also ban any "continued and flagrant misrepresentation in the making of false promises or statements concerning the property."

Planned For Some Time

Mr. Liss said he had been working on such an ordinance for some time and that the recent concern over "blockbusting" had decided him to introduce the bill at today's session of the City Council.

Several civic organizations have urged action against this sales technique as detrimental to peace and order and property values.

The technique involves buying a house and then telling people in the block that it has been sold to a Negro. Several Councilmen have condemned the plan as contrary to the best interests of both races.

Part of the procedure in blockbusting is to post a "sold" sign on the home involved, whether it is sold or not.

Hugo A. Ricciuti, acting city solicitor, said last Friday that such signs are "unquestionably illegal in and residential zone."

Mr. Ricciuti said the existing zoning law allows only specific types of signs and does not include "sold" signs. He said the city is prepared to enforce this provision of the law.

Group Develops Sold-Sign Plan

A closed-door meeting of a special committee of the Real Estate Board of Baltimore was held yesterday to discuss possible restrictions on "sold" signs, already ruled illegal by the city solicitor under existing statutes.

Charles W. Hammond, executive vice president of the board, said that a recommendation had formulated in the meeting, but that nothing would be announced until the recommendation had been presented to the board of directors tomorrow night.

Hugo A. Ricciuti, acting city solicitor, ruled Friday that the only legal signs in residential areas are "For Sale," "For Rent," and "For Lease."

"Sold" signs have been attacked by neighborhood groups because they are used occasionally as a "block busting" tactic to panic property owners in racially changing areas.

City Is Enforcing 'Sold' Sign Ban In Residential Areas

The city today began enforcement of a ruling against "sold" signs in residential areas.

Some 25 complaints about such signs have been received by the Bureau of Building Inspection since Hugo A. Ricciuti, acting city solicitor, announced last week that the signs were "unquestionably illegal."

Warning Violators

William F. Stout, principal zoning examiner in the bureau, said notices will leave his office today informing some of the first 25 violators that they must remove the signs.

Mr. Stout said he has as yet been unable to take action on the countless signs discovered already by his inspectors.

Mr. Stout said ten days are normally allowed before any action is taken against violators. He said he presumed a similar period will be granted for these signs.

Mr. Ricciuti ruled that since the zoning law allows only specific signs, "sold" signs, which are not mentioned, are illegal.

No Complaint In 17 Years

Mr. Stout said that it had always been his understanding but that in seventeen years with

the bureau no one had ever complained about such signs until recently.

Complaints developed after it was pointed out that the signs were sometimes used in the technique known as "blockbusting."

Blockbusting involves forcing white residents from a neighborhood by telling them a certain house has been sold to Negroes.

City officials and civic organizations have condemned this activity as against the best interests of both races.

Would Fight Blockbusting

Councilman Solomon Liss (D., Fifth) has introduced legislation in the City Council which would make the giving of false information for blockbusting a misdemeanor subject to fine and a jail term.

Councilmen Henry R. Hergenroeder (D., Third) and William D. Schaefer (D., Fifth) have also indicated willingness to establish laws to check blockbusting.

The Real Estate Board of Baltimore will meet tomorrow and take up the question of "sold" signs. It is expected that they will recommend the legalizing of such signs.

'Sold' Sign Ban Applied

The city today began enforcing the law against "sold" signs on real estate.

The Bureau of Building Inspection said notices were sent to landlords after 25 complaints had been received.

They are being given 5 days to comply or they will be summoned to Housing Court, where they face at least a \$25 fine.

The law has not previously been enforced, housing officials said, because no complaints were received.

ATTACK CALLED 'SCANDALOUS'**Realty Firm Denies
Block-Busting Charge**

Manning-Shaw Realty Co. today had termed two more complaints that it engaged in block-busting tactics "impertinent, scandalous and irrelevant."

Through Attorney J. Calvin Carney, the firm answered charges filed before the Real Estate Commission of Maryland with the counter charge that such complaints are "part of an ill-concealed attempt to harass and embarrass these respondents."

Carney told the commission a complaint about block-busting in the 900 block Lyndhurst St. resulted when the seller, Mrs. Mildred Farley, misrepresented the status of the title, then changed her mind about having a guardian appointed for her minor daughter, who held an interest in the property.

The attorney said a would-be purchaser's deposit was returned, but the firm lost con-

siderable money in examining the title.

A complaint by Mr. and Mrs. James R. McDonough, Jr., in connection with properties in the 2900 block Loudon Ave., was answered by Manning-Shaw with the statement that the sale is about to be consummated.

Block-Busting

An expression of interest among city councilmen in the evils of "block-busting" should prove encouraging to beleaguered property owners who until recently have felt themselves to be without allies. It may be that Councilman Liss is on the right track with his bill that would set up penalties for the types of misrepresentation that are used to induce panic selling among white home owners.

The trouble at this point is that we do not know whether present laws actually are weak, thereby creating a need for new laws, or simply are not being effectively en-

forced. Much may be revealed as to the dimensions of the problem, the tactics used and the adequacy of laws already at hand when the Real Estate Commission holds its hearings on the specific complaints which have been filed by property owners. The first of these complaints was made to the commission early in September, and until there is action by this State licensing agency, lawmakers will be working in the dark.

FIRM DENIES COMPLAINTS

Charges Of 'Block-Busting' Called 'Impertinent'

Answering two more complaints of "block-busting" tactics filed before the Real Estate Commission of Maryland, Manning Shaw Realty Company declared yesterday that such charges are "impertinent, scandalous and irrelevant."

The two latest complaints answered yesterday through J. Calvin Carney, attorney, involved properties in the 900 block Lyndhurst street and the 2900 block Loudon avenue.

As to the Lyndhurst street property, the realty firm contended that consummation of the sale was held up and finally blocked because the seller, Mrs. Mildred Farley, misrepresented the status of the title by failing to state that her minor daughter had an interest as joint tenant with her.

Mrs. Farley at first agreed to have a guardian appointed to perfect the title but then changed her mind, the commission was told.

Mind Change Claimed

The realty firm alleged it not only refunded the deposit to the would-be purchaser but was put to considerable expense to examine the title.

Answering the complaint filed by Mr. and Mrs. James R. McDonough, Jr., in connection with the Loudon avenue properties Manning Shaw alleged that the sales are about to be perfected.

The company contended the complaints are "part of an ill-concealed attempt to harass and embarrass these respondents."

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SOME REALTY SIGNS O.K.'D

'Reasonable Ordinance' On 'Sold' Posters Favored

Real Estate Board directors went on record last night in favor of a "reasonable ordinance" to permit brokers to post a "sold by" sign in front of houses sold in residential districts.

The city recently ruled that such signs are illegal.

The directors declared that recent abuse of the signs by "unprincipled real estate brokers" in certain "block-busting" episodes had made it necessary for the city to crack down.

C. Willis Hammond, executive vice president of the Real Estate Board, said the directors want an ordinance which would prevent such abuses in the future.

At the same time, legalizing of the signs under a "reasonable ordinance" would permit reputable brokers to resume "a standard and useful practice," according to the directors.

Complaints Filed

Two complaints have been filed with the State Real Estate Commission charging the Manning-Shaw Realty Company with falsely erecting "sold" signs in front of houses that had not been sold.

According to Melvin J. Sykes, attorney for the complainants, the purpose of the signs was to convince the white families in the block that Negroes were moving in—to panic them into selling their homes at a cheap price.

The complaints concern property in the 3800 block Grantley road and in the 2900 block North Loudor avenue.

The directors, in a meeting at the Sheraton-Belvedere Hotel, drew up a letter to the 700 member realtors in the Greater Baltimore area, outlining their position.

Compliance Urged

The letter called to the attention of local realtors that "sold by" signs are not permitted in residential or residential and office-use districts and urged immediate compliance. (Residential and office use districts are generally zones near the business district where there are doctors' and professional offices in the lower floors of the buildings).

"In readily complying" with the city's request, the directors said in their letter, "we abhor the practices of unprincipled real estate brokers which have made it necessary for the city to enforce this provision of the zoning ordinance."

Names Unmentioned

No brokers were mentioned by name. The letter went on to state: "Sold by" signs heretofore have been considered a standard and useful practice enabling many sellers of property in Baltimore city to announce to their neighbors that their house has been efficiently and successfully sold. It has also enabled realtors and ethical real estate brokers to perform services for other neighborhood residents."

Realtor, incidentally, is defined by Webster's as "a real estate broker who is an active member of a local board having membership in the National Association of Real Estate Boards."

Mr. Hammond gave an off-the-cuff guess that 75 to 80 percent of the brokers in the Baltimore area are realtors. The Manning-Shaw Realty Company is not a member of the local board or national association.

Wednesday, Oct. 15, 1958 ★

Shaw Declares Block-Busting Charges Are 'Intimidation'

The head of a real estate firm, subject of several "block busting" complaints now pending before the State Real Estate Commission, today said his firm had lost 50 per cent of its business since the charges began about two months ago.

Warren S. Shaw, president of the Manning-Shaw Realty Co., 1821 Eutaw Pl., told The News-Post that his firm has been "intimidated" and "sin-

gled out" among 20 other Baltimore real estate brokers who follow a similar policy of selling homes to Negroes in "changing neighborhoods."

He denied his company is violating the Maryland code by using improper listing agreements with home owners, as charged in a complaint filed yesterday with the commission by Herbert J. Arnold, an attorney for the Allendale Lyndhurst Improvement Assn., Inc.

THE COMPLAINT, the third filed against Manning-Shaw in less than two weeks, does not involve block-busting. It amounts to a technical charge that the firm's printed listing agreements with home-owners violate state realty law by failing to indicate a definite expiration date, thus giving the firm "indefinite" contractual rights with the home owner as to disposition of his property.

Shaw disputed the charge, pointing out that his forms have a clause which gives the owner the right to withdraw his property from Manning-Shaw "at any time after six months."

"This is the kind of harassment we've been running up against," Shaw said.

"Sure, this whole thing about Negroes moving into white neighborhoods is a big problem and we're willing to help solve it," he said. "But intimidating this concern is not the answer."

"We're not block-busters,"

said Shaw. "We're not trying to create racial panic. In fact, 75 per cent of the houses we sell are in neighborhoods which already have changed from white to colored."

Continued Shaw: "We don't solicit white neighborhoods. We have more than 200 listings today—and all have been called in. Not once have we put up a sold sign on a house not for sale. Sure, we've put up 'sold' signs on houses we've sold—so does everybody else. It's competitive.

"But we long ago abandoned phone calls, post cards and the like as a means of obtaining houses for sale."

SHAW SAID HIS firm is going ahead with a "pilot project in the 4000 block Grantley Rd., which is a block and a half away from the closest Negro family. A Negro family has selected a home at 4019 Grantley Rd.

"We have asked residents of this block to give the family a chance to move in and prove the theory that Negroes make good neighbors. We would prefer to see whites remain when a Negro moves in."

Shaw said he believes the Baltimore city government should pass an anti-bias housing law, such as has been adopted in New Jersey, as a means of ending discriminatory practices in the sale of homes.

He said he would welcome a meeting among the city's real estate firms, members of the Greater Baltimore Committee and representatives of associations in changing neighborhoods to discuss means by which the local housing situation involving whites and Negroes might be solved.

"There has been integration in Baltimore in the schools, football, buses—why not in housing?" Shaw asked.

Wednesday, Oct. 29, 1958 ★ 29

WITH REAL ESTATE AGENCY

New 'Block-Busting' Complaint Filed

A new complaint signed by 16 residents of Grantley Rd. charging the Manning-Shaw Realty Co. used false pretenses in purchasing property for purposes of "block busting" has been filed with the Real Estate Commission.

The complaint, latest of several against the real estate

firm, names Manuel M. Burnstein and Warren S. Shaw.

The alleged false pretenses occurred in the sale of the home of Mrs. Bettye Kellar, a widow with residence at 4019 Grantley Rd.

A statement signed by Mrs. Kellar alleges that in April an agent for the Manning-Shaw firm, Robert Barber, bought her home in the name of the Eutaw Realty Co.

Mrs. Kellar said she became suspicious when neighbors told her Barber works for Manning-Shaw.

She said she contacted Manning-Shaw and was told a settlement on her property would take place Sept. 3.

Previous complaints of block busting and irregular practices have been denied by the company.

Shaw termed the new complaints "trashy" and "ridiculous lies." He said they are "absolutely without merit."

Blockbusting

The city and State agencies responsible for the promotion of harmonious interracial relations have done a public service in more clearly defining the term "blockbusting." In the current discussion of changing neighborhoods in Baltimore the impression has risen in some quarters that those opposed to blockbusting operations actually are seeking to confine colored families to limited areas and keep them out of white neighborhoods altogether. This is not so.

The more enlightened neighborhood associations recognize that the expanding colored population must obtain additional housing and have gone on record as being unopposed to the purchase of formerly white homes through ordinary channels and standard financing arrangements. It is the tactics used to create panic among white home owners and induce a rapid racial turnover, that has led a dozen neighborhood associations to appeal for serious study and protection.

Defending the right of Negroes to exercise a freedom of choice in meeting their housing needs, the joint report of the Maryland Commission on Interracial Problems and Relations and the Baltimore Com-

mission on Human Relations correctly defined blockbusting as follows:

The deliberate creation or exploitation, by a real-estate broker, dealer, speculator or owner, of prejudice, fear, ignorance or panic, designed to induce a rapid change of a block's population from white to colored.

The two public commissions believe the answer to blockbusting lies in an open-occupancy policy which would enable colored Baltimoreans to buy the types of housing they want and where they want it through normal channels. But that does not answer the immediate problem of how to stop the blockbusting that currently has some fine old neighborhoods in a state of siege. And it was a wish to stop the tactics being used against them at this moment that led residents to seek outside help in stabilizing their areas. Now that the Greater Baltimore Committee is stepping into the picture, some more immediate answers may be found.

NEGRO HOMES BEING SOUGHT IN ALL AREAS

Plan Seeks To Fight Block-Busting In Baltimore

A broad plan to open all areas of the city to Negro occupancy and fight block-busting in changing neighborhoods was approved yesterday at a special conference on interracial housing problems in Baltimore.

The plan, outlined at the end of an all-day meeting of civic organizations, real estate men and representatives of government agencies, had been drawn up by a special committee supported by the Greater Baltimore Committee, the Urban League, Citizens Planning and Housing Association and a number of neighborhood improvement associations.

Purpose Of Plan Cited

One of the main purposes of the proposed program, directed by a private agency yet to be established, would be to check deterioration of many city property values and the consequent lowering of the social and moral climate.

Duties of the agency, with an adequate staff and finances would include:

1. Fight block-busting by enlisting support of responsible realtors and by encouraging action against unscrupulous speculators.

2. Stimulate the sale and rental of dwellings on an open occupancy basis and prevent the practice of "steering" Negroes to, and whites away from, changing neighborhoods. In the matter of open occupancy, several speakers explained at the meeting, a person's financial status and cultural background should be the deciding factor in his entering a certain neighborhood—not his color.

Emphasize Urban Living

3. Conduct a program emphasizing the advantages of urban living in order to promote sales of homes in the city's residential neighborhoods.

4. Develop a means of financing older homes on a basis that would compete with the low down payments permitted in new developments.

5. Mobilize support to conserve good neighborhoods.

6. Achieve these objectives by working with neighborhood associations, real estate people, lending institutions, church groups, labor organizations and

the appropriate State and municipal agencies.

7. Exercise "such other functions" which would be necessary to preserve Baltimore's present residential areas.

More than 100 persons attended the meeting at the Sheraton-Belvedere Hotel, although many had left when the seven-point program was presented for approval.

The great majority of the 40 or 50 people remaining indicated their approval of the program.

One realtor, Mal Sherman, thought the open-occupancy clause might have been presented more forcefully, and another real estate representative, Mrs. Rudolph Vincenti, thought that clause should be "modified."

Mrs. Vincenti said afterward that she believed there was "a greater need for Negro housing, but not at the expense of destroying others."

She indicated that people in some of the better Baltimore neighborhoods would stand to lose much if open occupancy became a reality.

The meeting, entitled "Conference On Changing Neighborhoods" began with an address by James W. Rouse, mortgage banker and conference chairman, who said he doubted if such a gathering had ever been held before in the city, and possibly never before in the United States.

Outgrowth Of Previous Meeting
Mr. Rouse said the conference was an outgrowth of a meeting he had with three neighborhood association representatives who wondered if the Greater Baltimore Committee would be interested in developing an overall program to cope with many of the problems brought about by the changing character of the city's communities.

Such a program was later supported by members of the Greater Baltimore Committee, he said.

"Root Of Problem Is Fear"

Mr. Rouse said the changing of neighborhoods from an all-white to a mixed or entirely Negro population is often accompanied by "panic which the ruthless blockbuster can create. . . ."

"The root of the problem is fear and fear cannot be erased by executive fiat or any other kind of degree," he added.

He said the only "effective deterrent to fear is experience" of different races living together.

Melvin J. Sykes, attorney for the Ashburton Area Association, said it had been his experience that previously all-white neighborhoods could remain stable with the coming of Negro families if the influx was moderate.

Mr. Sykes said real estate groups in the city could do much to preserve neighborhoods if they did not "write off" a community as soon as a Negro moved in.

Suggests Dropping Practice

He suggested that real estate men eliminate the present practice of separating white and Negro markets, and drop "the present attitude" of not selling to a Negro in a white neighborhood even though the individual Negro is a respectable citizen. He said this barrier drives the Negro to a speculator.

The attorney further suggested that real estate men do away with the advertising practice of listing houses "for colored occupancy" and the "sold-by" signs which "create panic" in a neighborhood.

Mr. Sykes said it might be a good idea to reactivate the Real Estate Commission with a power to subpoena unscrupulous operators.

Result Of Attitude Of Many

Mr. Sherman went further and said much of the problem is the result of the attitude of many citizens. He said there are home owners who simply tell realtors, "I won't sell my house to colored."

He said the problem is not confined to Negroes but also includes the "Jewish-Gentile situation" and Italians.

Even in some Jewish neighborhoods, he added, he has had people approach him with the statement: "I want to make sure a Jewish person has bought the house next to me."

"I don't know yet whether people themselves are ready to accept this thing," concluded Mr. Sherman in his estimate of the general problem of the racial and religious aspects of community living.

Otho Pinkett, of the Housing Authority of Baltimore city and manager of Lafayette Courts,

said that despite tages of block-busting "Negroes have bought unless they themselves to be of the block-bust phasized, however, "We dislike block cause we pay more fected to hostile n and it endangers th safety of our famili

He said the Negro made aware of the advantages of block further suggested whites correct th about Negro neighb

"Reports that 't are coming' create s sometimes that we you [white people] seen us before, or I our description mu like of some pur eater," Mr. Pinkett c

Two Words Of

Reuben A. Clay, r the Federal Housin tration, said there are of advice which, if would go a long w halting panic and th neighborhood deterior

"Stop running," he Gerard Sherry, mar tor of the Catholic R the principal speak luncheon meeting of ference, and he appro problem from this star

Truth Is Basic U

"One religious truth in our Judaeo-Christian and accepted by all of Sherry said, "should operative in this delica that truth is the basic the human race.

"Pious mouthings o about the brotherhood under the fatherhood must be replaced by efforts to make this truth reality.

"Brotherhood weeks or inter-faith games should be only signs pointing to 51 other weeks and 1,000 other affairs. They should not remain a ritualistic sop to some nebulous diety.

"Truth Unlived Is Truth Denied" "A truth unlived is a truth denied. And unless we really live this truth of the unity of the human family, we are denying it and we should logically look to a Hitler-type demagogue for guidance, and, thus, at least escape from our hypocrisy."

Mr. Sherry said a start toward the solution of the problem of changing neighborhoods can be made by recognizing not the differences of groups, but their likenesses.

He said the one "common denominator" for all residents of the city is "the interest of Baltimore."

Seen As Meeting Ground

Interest in the city as a whole can become a meeting ground for everyone, he asserted.

John P. Mollett, president of the Mount Royal Improvement Association, reviewed some of the problems of trying to maintain the respectable status of older neighborhoods and said his organization has run into trouble from various city departments.

Mr. Mollett reported "extreme difficulty" in obtaining adequate law enforcement and declared that "no city department is willing to accept the final responsibility" for correcting apparent faults in the neighborhood structure.

"Actively Discouraged"

He said prospective purchasers of property in the Mount Royal neighborhoods are "actively discouraged" by banking institutions and building and loan associations.

"People are told 'You're crazy to buy there,'" Mr. Mollett reported.

Sidney Hollander, Jr., of the Windsor Hills Improvement Association, said a program of education can be a big help in a changing neighborhood. His own group, he said, holds block meetings, sends out newsletters and confers with legislative representatives and school authorities in attempting to maintain a balanced and stable community.

Must Be Tackled By City

Ellsworth Rosen, president of the Ashburton Area Association, said the problem was not one for the neighborhoods alone, but must be tackled by the city government and city-wide organizations.

"I think time is running out for the Baltimore community," he told the group.

'Sold' Signs

TO THE EDITOR OF THE SUN—*Sir*: Seriously now, does anybody in his right mind really believe that the prohibition of the use of the simple "sold by" signs will in any way stop or prevent the sale of housing to Negroes?

Because the simple-minded white people, who would drown each other in a teacup full of water, were so naive as to allow the police power of the Mayor and City Council to stampede them into bigger debt by demolishing Negro housing, is no excuse to use the real estate broker's "sold by" as a scapegoat.

The "sold by" sign was a simple courtesy extended by the buyer and the seller to let the public know that there was no longer any necessity to continue to make inquiries. When a property is sold it is because the listing brokerage put such an effort into the project that scores of people become interested and their concern is not something you can turn off and on like a spigot. It certainly was a small thing to deny satisfaction to the broker who spent time and money which could have been love's labor lost had it not culminated in a sale.

Contrary to the latest hysteria because of the fraudulent abuse by a handful of dacoits who are in cahoots with borderline operators, the "sold" sign had nothing to do with blockbusting. The continuous placing of Negroes in white blocks will go on regardless of what methods are used to harass honest real estate people, because of the enormous profits involved and the lack of adequate Negro housing. All the "buster" has to do is buy a house in any block and rent to Negroes with the blessing of the real culprits, the VA, FHA, your Government, unions, the church, savings and loan associations who lend to the speculator, the jerry builder who creates \$90 ground rents, the settlement lawyers and countless small business people who would have to go back on relief if the mass pressure to run ever died out.

Build decent housing for Negroes at honest prices and take the profit out of trading on their lack of down payment, and few if any colored would buy some beat-up discard of a crumb box just to live among whites. Honest use of the "sold by" sign has never done anyone harm, and if it is outlawed by hypocrites, malcontents and monopolists, other means will be found to let the whole world know that the broker finally sold your house and mine among the countless homes that fill two columns of realty transactions in the daily legal publication almost every day. CLARENCE COX.
Baltimore, Nov. 14.

BLOCKBUSTING MEASURE DUE TO BE REVISED

Council Unit Agrees To Redraft It Because Of Objections

By ODELL M. SMITH

The Judiciary Committee of the City Council agreed yesterday to redraft an anti-blockbusting ordinance after objections to its form were raised by the Urban League, the Real Estate Board and the Greater Baltimore Committee.

Representatives of the three organizations made it clear that they were in agreement with the purpose of the bill.

But they thought it should be revised to clear up certain ambiguities and remove possible legal flaws.

Introduced By Liss

The bill, introduced by Councilman Solomon Liss (D., Fifth), would make it a crime for real-estate operators to misrepresent "the character and type of residents" in a neighborhood for the purpose of inducing public panic for profit.

It is a practice generally known as blockbusting.

As it was explained, unscrupulous operators depress values by telling white owners the block is "going colored." They then buy the property at the depressed value and sell it to Negroes at an inflated price.

"Literally millions of dollars are made off the panic of the people," Mr. Liss said at the committee hearing, and "white and colored both suffer."

Called "Vague"

David Glenn, community services secretary of the Urban League, said his organization opposes the bill in its present form because it is "vague," opens the way for possible harassment of legitimate real-estate operators and could lead to other abuses.

He emphasized that the league is not "opposed to the idea" and "will be happy to go along" with the legislation if it is revised.

Virtually the same position was taken by the Greater Baltimore Committee, represented by William Boucher, and the Real Estate Board of Greater Baltimore, by William H. C. Wilson.

Mr. Boucher disliked the bill's definition of "blockbusting" and thought it should be spelled out more clearly.

Mr. Glenn said the Urban League felt that more could be accomplished by passing a resolution asking the Real Estate Commission for a stronger en-

(Continued, Page 25, Column 4)

MEASURE DUE TO BE REVISED

Council Unit Will Redraft Blockbusting Bill

By ODELL M. SMITH

(Continued from Page 40)

forcement of the real-estate ethical code.

The Council committee, however, felt that a law making the practice a crime is needed, but it agreed to hold the legislation up until amendments can be drafted to overcome the objections raised by the three organizations.

In its present form, the ordinance makes it unlawful "falsely to represent that there is a possible change in the character or type of residents" of a neighborhood "as a scheme to induce . . . conveyances at less than the normal price range of a willing seller. . . ."

The penalty for violation is a fine of \$100 or 60 days in jail, or both.

Tuesday, Feb. 3, 1959

AT REALTY PROBE

'Sold' Sign On House Branded As Trick

Proceedings before the Maryland Real Estate Commission on a complaint of false advertising against the Manning-Shaw Realty Co. today centered on testimony that attempts were made to sell a property after a sold sign had been placed upon it.

The complaining property owners contend that the sold sign was used as a deliberate attempt to panic the neighborhood into believing the area was undergoing racial changes and to encourage them to put their own property up for sale.

Complaints seek revocation of the realty company's license.

Over protest by J. Calvin Carney, attorney for the real estate company headed by Manuel Bernstein, David Riddick of 120 Oak Ave., Dundalk, testified that the company offered to sell him the property after it had been advertised as sold in June, 1958.

The testimony drew an outburst from Carney who claims that the commission acted "indecently" and was "trying to cover up for a lying witness."

Carney's objection centered on testimony given by Riddick as to the reputation of the Manning-Shaw Co.

ASSISTANT ATTY. GEN. Joseph Kaufman said Carney would be held "strictly account-

able" for his remarks about the commission but that they would be taken up later in the hearings.

Complaint is being made by Mr. and Mrs. Bernard Cherry of 3802 Grantley Rd. and Mr. and Mrs. Alan Kleiman, 3801 Grantley Rd. It concerns the sale of a property at 3800 Grantley Rd.

In response to questions Riddick, a Negro, said he had inquired about the property "out of curiosity" and without the intention of purchasing it.

Hearing On 'Blockbusting' Charge Ends In Argument

A stormy State Real Estate Commission hearing on "blockbusting" charges against a Baltimore realty firm broke up last night with company counsel engaged in an argument with one of the three commissioners.

During an early stage of the day-long hearing, J. Calvin Carney, attorney for the Manning-Shaw Realty Company, had labeled as "indecent" the conduct of Mac Gardiner, one of the commissioners.

Little was said of the incident until the session drew to a close. Then, Joseph S. Kaufman, assistant attorney general advising the commission, demanded Mr. Carney prove the charge or apologize.

No Apology

The attorney allowed that his words may have been "inappropriate" to describe the objectionable examination of a witness by Mr. Gardiner, but said he would not apologize. He would prove it, Mr. Carney said. And then there was a further

exchange of heated words between the commissioner and the lawyer.

This incident was but the last in a number of skirmishes stretching through the exhaustive and sometimes exhausting hearings which may cost Manning-Shaw its real estate brokers license. The hearing will continue this morning.

The case, one of five to be heard against the company, grew out of a complaint filed by two families living in the 3800 block Grantley road, a predominantly white neighborhood, about the sale of a house in their block.

They sought revocation of the company's license on grounds that it used false advertising in selling the home to a Negro family to promote panic and

(Continued, Page 21, Column 6)

cause a rapid changeover in property.

It was also charged that Manuel M. Bernstein, who operates the firm along with Warren S. Shaw, a Negro, was not entitled to a brokers permit because he had secured it by "a false and fraudulent representation."

Other Developments

Other developments during the day included:

1. Mr. Kaufman advised Melvin J. Sykes, attorney for the complainants, that he should disqualify himself from the case if he takes the stand tomorrow as a witness. Mr. Carney has said he plans to call his opponent to testify about a magazine interview.

2. Mr. Sykes said he would like to testify but would want to continue to handle the case.

3. George Straughn, a Negro salesman employed by Manning-Shaw, who said he sold the house in question last June, testified he has not as yet been paid a commission on the sale. Mr. Sykes has contended that it was not a bona fide sale.

4. Joseph J. Carter, the Negro automobile agency employee who purchased the Grantley road dwelling, said he and his wife had a total income of about \$100 a week. The house cost \$18,000 plus ground rent, he said, and his weekly payments are \$40.

Convicted, Fined \$1,000

"Can you afford this house?" asked Mr. Sykes.

"Well," replied Mr. Carter, who has four children, "it's possible to do anything."

Mr. Bernstein, who was convicted of defrauding the Veterans Administration of \$15,000 and was fined \$1,000 and sentenced in Federal court to a 30-day jail term, denied he had any intent to mislead the commission when he filed for licenses as a real estate salesman and broker.

In his application for a broker's license, Mr. Bernstein had answered "no" to a question

asking whether the applicant had been convicted of certain crimes within five years of the application.

The witness had appeared before the commission on a similar charge in 1957, it was testified. At that time he was cleared on grounds the five-year period was up when the license was issued.

Mr. Sykes, however, contended that Mr. Bernstein had given the same answer on an application for a salesman's permit in May, 1953—well within the five-year period.

Views Stated

Mr. Carney contended these issues had been settled by the commission in 1957 and also stated that the real estate law refers to State courts rather than Federal convictions.

6. Mr. Allen Kleiman, and Bernard Cherry, two of the complainants, emphasized they had no prejudice against Negro neighbors and were perfectly willing to live in an integrated neighborhood.

But they added that they were opposed to the tactics of Manning-Shaw which, they said, would lead to an all-Negro neighborhood.

7. David F. Riddick, Negro tavern manager, testified that a Manning-Shaw salesman offered to sell him the Grantley road home after it was advertised as sold in June. The incident took place more than two months later, he said.

Difficulty Noted

It was the testimony of Mr. Riddick which led to the difficulty between Mr. Carney and Mr. Gardiner.

The witness had begun to give testimony about what he had heard of Manning-Shaw's reputation. Mr. Carney objected to its hearsay nature and exploded when Mr. Gardiner asked questions in what the commissioner described as an attempt "to get all the facts."

Mr. Carney shouted the commissioner's action was "indecent," in addition to being "unfair" and he accused him of "trying to cover up for a lying witness."

With difficulty, Mr. Kaufman managed to obtain order.

He warned Mr. Carney that "I will hold you strictly accountable for the statement."

Much of the testimony centered about alleged attempts by Manning-Shaw to sell the property after a sold sign was placed upon it. The complainants contend the sign was erected mere-

ly to panic the residents into believing it was changing racially.

Almost 50 witnesses were gathered at the tiny commission offices yesterday morning awaiting a chance to testify in the series of cases. Few of them were called.

The hearing opened with a statement by Mr. Carney in which he denied the existence of any "blockbusting" scheme or its use by his clients. He pointed out that any person, regardless of race, creed or color could live where he wanted.

Mr. Carney also termed the allegations of the complainants as "unfounded, a vicious piece of untruth."

Speaking for the commission, Mr. Gardiner pointed out that the issue before the board was not "blockbusting," which is not punishable by law, but whether the house was really sold and whether any laws had been violated.

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Compliments Mark Hearing Into Blockbusting Charges

An exchange of compliments rather than barbed words marked the end of testimony yesterday in the first of a series of State Real Estate Commission cases revolving around blockbusting charges.

Contrasted to Tuesday's session which broke up with an attorney for Manning-Shaw Realty Company accusing one of the three commissioners of "indecent" conduct, statements of mutual respect were traded.

But during the day-long hearing, testimony disclosed a number of discrepancies with earlier statements by the Negro resident of the Ashburton house whose change of ownership sparked the case.

Public Apology

And there was a running series of fulminations from J. Calvin Carney, counsel for the company, about the charges filed against his clients by residents of the area.

It was Mr. Carney who chose to end the hearing on a harmonious note with a public apology for anything he may have said Tuesday that reflected on Mac Gardiner, the commissioner with whom he had duelled orally.

Mr. Gardiner, too, was in a magnanimous mood as the trying two-day hearing which drew nerves taut in the tiny commission offices drew to a close. He allowed that no apology was necessary.

Hearings on four other charges brought against the company by the residents of the Northwest Baltimore area will be heard February 24.

Time Of Ruling Not Decided

Edward J. Dyas, board chairman, said it had not yet been determined whether a ruling will be handed down on the completed case before then.

The complainants in this case, two families living in the 3800 block Grantley road, have asked that Manning-Shaw's real-estate broker's license be revoked because it used false advertising in selling a home in the block to a Negro family.

Through Melvin J. Sykes, their attorney, they claim the sale was not a bona fide one, and say the company erected a sold sign on the property when it was not sold in order to cause panic and force home owners to flee.

The area is predominately white. The complainants have repeatedly stated they have no objection to Negro neighbors but do not wish to see all white residents leave the neighborhood.

Auto Agency Employee

It was the testimony of Sergt. Violet Hill Whyte, a policewoman, that developed the discrepancies with that offered at the previous session by Joseph J. Carter, the home buyer.

Mr. Carter, an automobile agency employee, had said he had four children. And he told the board he and his wife have a combined income of about \$100 a week.

Testimony disclosed he is paying \$18,000 plus ground rent

for the house. Weekly payments are set at \$40 under the terms of a land installment contract.

Sergeant Whyte said she went to the Grantley road home on a Saturday complaint from Mrs. Carter. The policewoman testified she found the woman had nine children by Mr. Carter, ranging in age from 4 months to 16 years.

Eight of them were living with Mrs. Carter in the kitchen of the house, she said. The only heat came from the gas range.

Says Hunger Was Observed

Under questioning by Mr. Sykes and amid continued objections by Mr. Carney, Sergeant White called it an unusual way to occupy a home. She added that she observed "extreme" hunger and a need for clothes on the part of the children.

The witness testified that Mrs. Carter said her husband was home "off and on" and part of the family spent five days a week living behind a store in the 2000 block North Payson street. Mrs. Carter said her husband was buying the property, Sergeant Whyte related.

In one of his four appearances on the witness stand yesterday, Warren S. Shaw, one of the officers of the firm, noted Mr. Carter had made sizable down payments on the Grantley road home and it was a bona fide sale.

It was Mr. Carney's contention that how the buyer occupied a home sold to him was no concern of his clients.

Sole Issue Stated

While complaints of blockbusting—sometimes defined as the introduction of residents into an area to force other owners to sell—loom on the fringes of the case, they are not at issue.

The commission has repeatedly stated that the sole issue at hand in the Grantley case is whether there was a legitimate sale or not. Blockbusting is not punishable at law.

Another witness, a woman once associated with Manning-Shaw, said the firm often put sold signs on properties when officials knew the financing arrangements would not be approved by any lending agency.

Mrs. Evelyn Heller, a licensed broker, said that once Manning-Shaw had sold a property and posted the sign, neighbors were telephoned and told the house was so'd.

Charges Called Untrue

Mr. Shaw, a Negro, said the witnesses' charges were untrue.

While Mrs. Heller told the commission that it was not standard real-estate practice to post sold signs before all arrangements were completed, a leading realtor said she was wrong.

Mal Sherman, a vice president of the Maryland Real Estate Association, said it was a general practice to post such signs immediately after a contract is signed.

A number of men associated with lending institutions and lawyers appeared to testify as to the excellence of Manning-Shaw's reputation in the real-estate field. All said they would be happy to continue to do business with the firm.

LICENSE HEARING RECESSED

9 Living In Kitchen, Realty Board Told

The Maryland Real Estate Commission has set Feb. 24 for resumption of hearings in a series of complaints seeking revocation of the license of the Manning-Shaw Realty Co., a firm specializing in sales to Negroes.

Hearings on a charge of false advertising ended late yesterday after two days of conflicting testimony and angry exchanges.

The complaint, brought by two families in the 3800 block of Grantley Rd. charges Manning-Shaw with placing a "sold" sign on a property at 3800 Grantley Rd. when a bonafide sale had not been made.

Manuel M. Bernstein and Warren S. Shaw, partners in the firm, contend the \$18,000 house had been sold to Joseph J. Carter. Carter, a Negro, testified that he and his wife have a combined income of \$100 a week and that he purchased the home on a standard land installment contract dated Sept. 19 for payment of \$40 a week.

BUT YESTERDAY, Sgt. Violet Hill Whyte, Northwestern District policewoman, testified Carter is living in the house only periodically and that in answer to a complaint she found his wife and 8 of his 9 children living in the kitchen of the house.

Carter and four of his children, she said, spend part of the week in the rear quarters of a store he is purchasing in the 2000 block of N. Payson St.

Earlier, Carter had testified he had only four children. Sgt. Whyte said he has nine, ranging from four months to 16 years of age.

Although the complaints are popularly referred to as "blockbusting complaints," the Real Estate Commission has power to act only on the question of whether or not the sign was false advertising and on a second charge that Bernstein concealed a federal conviction in applying for his broker's license.

YESTERDAY, Mal Sherman, a Baltimore realtor, testified

use of "sold" signs is common practice among real estate men even when a sale is contingent upon financing and is short of final closing.

This is in contradiction to the contention of the complainants. The complaints were brought by Mr. and Mrs. Bernard Cherry and Mr. and Mrs. Allen Kleiman.

Both families have testified they have no objection to Negroes living in the neighborhood but that they are opposed to the complete conversion they claim is brought on by the purposeful use of sold signs to create panic listings.

3 'BLOCKBUSTING' CASES DISMISSED

2 Other Complaints Due To Get Further Hearings

The State Real Estate Commission yesterday dismissed three complaints against a Baltimore realty firm figuring in a series of cases involving "blockbusting" charges.

But two other cases, including the sale of an \$18,000 Ashburton home to a \$54-a-week Negro porter, were scheduled for further hearings March 24.

One of the cases was dismissed after it was ruled the complainants had not produced evidence to support their charge that the Manning-Shaw Realty Company was guilty of false advertising.

One Witness Dead

Dismissals resulted in the two other cases without testimony being heard.

In the first, counsel for the complainants said a leading witness had died and, in the other, no one appeared to testify.

The three-man commission also promised a ruling for today in the last case heard in the four days of exhaustive hearings which began early in the month.

A dismissal in the false-advertising case was granted at the request of J. Calvin Carney, the firm's attorney, who contended Mrs. Mildred Farley, the complaining witness, had not made out a case.

Now Lives In D.C. Suburb

Mrs. Farley, a widow, who now lives in a Washington suburb, said Manning-Shaw had twice advertised her home in the 900 block Lyndhurst street as being for rent without her permission.

It was the contention of the company that Mrs. Farley misrepresented the status of her title by failing to state that her minor daughter was a joint tenant with her. The company had been assigned a contract of sale entered into by the woman and a third party.

Edward J. Dyas, commission chairman, in stating the reason for the dismissal, said there was no repetition of the advertisements after they had first occurred and no evidence they were malicious.

The second case to be dismissed concerned the charges of Mr. and Mrs. James R. McDonough, Jr., of the 2900 block Loudon avenue. Specified in their complaint was a charge of "misleading and untruthful advertising."

It was dismissed when Melvin J. Sykes, attorney for the McDonoughs, said a key witness in the case had died over the weekend.

During arguments leading up to a ruling of a dismissal without prejudice, the two lawyers again crossed swords as they have often in the marathon meetings.

Order Restored

Mr. Carney said something about people who bring charges and then "walk away," and Mr. Sykes, leaping to his feet and hammering the table, yelled he was tired of his adversary's "bluster."

Order was soon restored, and Mr. Carney apologized at the suggestion of the commission.

The last dismissal was granted in the case brought by Aaron Weiss, of the 4000 block Grantley road. It came when Mr. Sykes, who was absent for the afternoon session, informed the commission he was willing to stand on what had gone before.

Mr. Carney moved for a dismissal with prejudice and it was approved. He said the complainants had "no foundation in law or fact" for their charges.

Testimony About Form

Much of the day was spent in hearing testimony in one of the two cases held over for March 24. This concerned the question of whether Manning-Shaw had been using an improper form of listing contract.

The charge was brought by Allendale-Lyndhurst Improvement Association which claimed the realty firm's listing agreements had violated the law in not having a definite termination date.

Mr. Sykes said his evidence would show the violation was a wilful one. This was denied by Manuel M. Bernstein and Warren Shaw, co-partners in the firm when they took the stand.

Mrs. Evelyn Heller, a former Manning-Shaw associate, testified that she had been present when William G. Nicholson, the commission's former executive secretary, had warned Mr. Bernstein about the alleged violation.

Move Made

Mr. Bernstein's recollections of the conversation were completely at variance with this. He emphasized he had visited the commission's office in reference to a complaint which had been made against Mrs. Heller.

At this point Mr. Carney moved that Mr. Nicholson, who recently retired, be called to give his version of the conversation. The former executive secretary is presently out of town.

It was also stated that Manning-Shaw has now altered its listing agreements to conform with the law. Mac Gardiner, of the commission, disclosed this was done at the order of the body after an investigation.

In addition to hearing Mr. Nicholson at the late-March meeting, oral arguments will be presented in a controversial case involving the sale of a home in the 3800 block Grantley road to Joseph J. Carter, a Negro.

GROUP TO FIGHT 'BLOCK-BUSTING'

Nonprofit Unit To File For
Incorporation Tomorrow

Four Baltimore civic leaders announced they will file the articles of incorporation tomorrow establishing Baltimore Neighborhoods, Inc., in an attempt to stabilize the city's residential sections and prevent "block busting."

James W. Rouse, Ellsworth E. Rosen and Sidney Hollander, Jr., will be the incorporators under Maryland law. William Boucher 3d will be the resident agent of the corporation, which will have offices in the Mathieson Building.

Seven Directors

Seven men will act as directors of the corporation until its first annual meeting, which has not yet been scheduled, Mr. Boucher said yesterday. The directors are Mr. Hollander, Mr. Rosen, Frank T. Gray, Lawrence E. Larsen, Henry J. Muller, Dr. Furman Templeton and Melvin J. Sykes.

Mr. Boucher said the purposes of the nonprofit organization are:

1. The conduct of a continuing program to promote urban living and the purchase of homes in residential neighborhoods within the city limits.

2. The maintaining of stability and quality in the neighborhoods

(Continued, Page 26, Column 2)

Group To Fight 'Block-Busting'

(Continued from Page 38)

of the Baltimore metropolitan area.

3. The development and implementation of means of financing older homes in the established residential sections of the city so as to permit them to compete from a financing viewpoint with the newer neighborhoods.

4. The removal of barriers to a free market in housing in order to increase the availability of houses both for rent and for sale to all people of the community.

New Housing

5. The stimulation of construction of new housing units within the city and the prevention of the practice of "steering" Negroes to—and white citizens away from—residential sections known as "changing neighborhoods."

6. The stemming of panic and wholesale flight from existing neighborhoods and the processing of complaints relating to real estate practices affecting them.

7. The protection of neighborhoods against the exploitation of prejudice, fear, ignorance and panic by real estate brokers, dealers, speculators and others.

Coordination Sought

8. The assisting of neighborhood associations, builders, real estate brokers and agents, lending institutions, church and civic groups, labor organizations, the Negro community, appropriate State and municipal agencies and the general public in the coordinating of efforts in behalf of these objectives.

The corporation will have no capital stock, Mr. Boucher said, and the qualifications and responsibilities of members will be set forth in its by-laws.

Its governing body will be its board of directors.

REAL ESTATE CASE ENDS

Final Arguments Heard; Testimony To Be Studied

The State Real Estate Commission, after hearing final arguments in a case revolving around "block busting" charges, yesterday began study of the some 800 pages of testimony developed in lengthy hearings.

Edward J. Dyas, chairman of the three-man board, said a decision in the case against the Manning-Shaw Realty Company would be handed down as soon as possible.

But the sheer weight of the record, totaling 794 pages of testimony taken in three days of hearings, obviously precluded any chance of an immediate ruling.

False Advertising Charged

Attorneys for the realty firm, charged with using false advertising to sell homes in a predominately white neighborhood and the residents of the area, nailed down their arguments in brief statements as the hearing drew to a close.

It was the contention of Melvin J. Sykes, attorney for the residents of the Ashburton area, that the sale of an \$18,000 home to a \$54-a-week Negro automobile agency porter was not a bona fide one.

J. Calvin Carney, counsel for Manning-Shaw, argued that his clients had made a legitimate sale and the purchaser had every intention to live in the house in the 3800 block Grantley road.

While the case is surrounded by overtones of "block-busting"—the introduction of residents into an area to panic homeowners into selling—this is not the issue before the board.

Charge Noted

The complainants' charges that Manning-Shaw erected "Sold" sign on the property without it actually being sold in the hope of forcing them to flee.

In addition, the board is considering a charge that Manuel M. Bernstein, who along with Warren S. Shaw, is a partner in the realty firm, obtained his broker's license by a "false" representation.

At stake is Manning-Shaw's permit to do business.

the rights of their customers under the Federal Constitution and Supreme Court decisions.

Discussing the statements of the opposition, Mr. Carney said it was "crystal clear" that the man sent by the residents to attempt to buy the house was shown it only because he specifically asked to see this property.

The attorney placed great stress on the fact that records produced by Manning-Shaw showed Mr. Carter had made a \$2,000 down payment on the property finally sold to him under a land installment contract and was continuing to meet his \$40-a-week payments.

Mr. Carney said there was

every intention on the part of the firm to pay a commission on the Carter sale and the Commission was "a purely clerical one." He pointed out that the salesman was one of Manning-Shaw's best and had a drawing account.

The allegation that Mr. Carter was a bad credit risk and in no position to pay for the Grantley road property and this fact was known to Manning-Shaw was flatly denied by Mr. Carney.

He said at the time the man came to the realty firm, he owned three separate pieces of property and a new car, and appeared to be a man of substantial means as well as a good credit

risk. Terming the charges as "illegal, illogical and unfair," the attorney said there was no

grounds for anyone taking any action against his clients.

Earlier in the day, the board

dismissed another charge filed against Manning-Shaw when the complainants failed to show up.

This dismissal, fifth granted, involved charges of failing to refund a deposit.

A Number Of Points

Mr. Sykes made a number of points in his argument before the board which took about a half-hour. Among them were:

1. Joseph J. Carter, the Negro to whom the Grantley road home was sold, was under contract with Manning-Shaw to buy another home from them at the time the contract was due for settlement.

2. Manning - Shaw did not regard the transaction as a bona fide sale as they did not pay a commission on the sale to the salesman who sold it to Mr. Carter.

3. Mr. Carter was in no position to pay for the property to sell at \$18,000 plus \$120 a year ground rent and Manning-Shaw knew it, even going so far as to call the buyer a "deadbeat."

Character Of Occupancy

4. The character of Mr. Carter's occupancy indicated he did not intend to live in it, for among other things, he never gave his employer his address as Grantley road.

5. Manning-Shaw attempted to sell the home to another Negro sent out by the residents of the area to act as if he were interested in purchasing the property.

Mr. Sykes, in calling for the lifting of Manning-Shaw's license, said that the defendants had attempted to mislead the commission and "pollute the fountain of authority, itself." He said a guilty verdict would be in the public interest.

In his argument, Mr. Carney charged that the complainants had failed to prove any wrongdoing on the part of his clients, and the case was part of a plot to prevent them from selling homes in changing neighborhoods to Negroes.

He described this as an infringement of their rights and

IN 'BLOCKBUSTING' CASE

Realty Firm Loses License 3 Months

The licenses of Manuel M. Bernstein and Warren Shaw of the Manning-Shaw Realty Co. were suspended for three months today by the Maryland Real Estate Commission on the basis of the "block-busting" case in the 3800 block Grantley Rd.

The two license-holders also were given an additional three months' suspension in a case involving an illegal listing of property in the Alendale-Lyndhurst area, but this suspension is to run concurrently with the other.

The opinion of the commission, signed by Edward J. Dyas, chairman, and Ralph P. Ripley and Mac Gardiner, held on several counts that the agents acted illegally in the Grantley Rd. case.

It was charged the agents marked the house "for sale" and then put an adhesive sticker "sold" on it to panic neighbors into offering their places for sale, when in fact the property had not been sold.

The commission found the

sale to Joseph Carter "was not in fact a bona fide sale," and mentioned several reasons:

- The agent got no commission.

- The agent offered the same house to a prospective buyer as late as August, 1958, (alleged date of the Carter sale was in June).

- The person reported to have bought the 3800 block Grantley Rd. house actually had a contract to buy another house which was still in effect.

- A police sergeant testified he found the family living in the kitchen without heat all winter, so there was no real occupancy.

The opinion concluded:

"The commission finds the respondents have engaged in a continued and flagrant course of misrepresentation . . . and further finds that they have engaged in misleading and untruthful advertising . . .

"The commission further finds the respondents' conduct constitutes and demonstrates bad faith and improper dealings . . ."

BOARD ACTS AGAINST 2 IN REALTY FIRM

Suspends Brokers' Licenses In 'Blockbusting' Cases

The State Real Estate Commission suspended the broker's licenses of the operators of the Manning-Shaw Realty Company for three months yesterday in the wake of a series of "blockbusting" cases.

Manuel M. Bernstein and Warren S. Shaw, his Negro partner in the firm, were found guilty of violating the real estate code in two cases.

The three-month suspensions ordered for each violation are to run concurrently.

In its ruling, the commission said Manning-Shaw's "conduct constitutes and demonstrates bad faith and improper dealings" and the company "engaged in a continued and flagrant course of misrepresentation."

Controversial House Sale

One of the cases involved the controversial sale of a home in the 3800 block Grantley road to a Negro and the other a charge that the firm used a listing agreement without a definite termination date.

The three-man commission ruled in the Grantley road case that a bona fide sale had not taken place.

Residents of the primarily all-white Ashburton area had contended that a sold sign was placed on the property to panic them into selling their homes.

Facts Listed

The commission said it based its decision on the following facts:

1. The salesman who purportedly made the sale to Joseph Carter, a 54-year-old Negro automobile agency employee, did not receive a commission although he normally would have been entitled to one.

2. Although Manning-Shaw said the house was sold to Mr. Carter June 19, 1958, it was shown to a man posing as a prospective buyer as late as August and Mr. Shaw discussed financing arrangements with him.

3. Manning-Shaw knew Mr. Carter had previously obligated himself to buy another home, and a contract for this was in effect at the time the contract was signed for the purchase of the Grantley road property.

4. There were several discrepancies between the contract of sale purportedly executed June 19 and the final transaction.

Was To Sell For \$18,000

The earlier contract called for a \$3,000 down payment on the home which was to sell for \$18,000 plus \$120 annual ground rent with a settlement due within 30 days. The deal was finally consummated September 19, with a smaller down payment and larger weekly payments.

"Notwithstanding the purported closing of the transaction September 19," the commission said

(Continued on Page 25, Column 4)

REALTY UNIT ACTS IN CASE

Suspends Licenses Of Manning-Shaw Operators

(Continued from Page 38)

Manning-Shaw's answer to charges brought against it filed ten days later "stated that settlement had not yet taken place."

5. The "unimpeachable" testimony of Sgt. Violet Hill Whyte, of the Police Department, was that the occupancy of the Grantley road home by the Carter family was not a normal one.

Sergeant Whyte had testified she found the entire Carter family living in the kitchen area without heat during the winter.

"Vague And Indefinite"

In addition to these reasons, the commission said it was "difficult to give credence to the explanations" of Mr. Bernstein and Mr. Shaw "and to the testimony of Mr. Carter."

"The respondent Shaw, who was more familiar with this transaction, was very vague and indefinite in his testimony," the commission said. "The witness Joseph

Carter contradicted himself and was quite inconsistent; therefore, little weight should be given to his testimony.

"From the evidence adduced, the commission finds that the respondents have engaged in a continued and flagrant course of misrepresentation . . . and further finds that they have engaged in misleading and untruthful advertising. . . .

"Demonstrates Bad Faith"

"The commission further finds that the respondent's conduct constitutes and demonstrates bad faith and improper dealings."

Turning to the listing agreement case, brought by the Allendale-Lyndhurst Improvement Association, the commission said Manning-Shaw had full knowledge that their listing agreement did not comply with the law.

This requires that agreements for the listing of property for sale have a definite termination date without notice of either party.

Melvin J. Sykes, the attorney who handled both cases before the commission, said the Grantley road case marked the first time, as far as he knew, "that a claim of illegal blockbusting has been fully documented by legal proof."

Considering Appeal

The decision "confirms that the alarming racial change-over of neighborhoods has not been an inevitable natural process," he continued.

He said it gives heart to responsible elements—both white and Negro—in their efforts to achieve neighborhood stability and a fair, honest and open housing market for everyone throughout the metropolitan area.

J. Calvin Carney, attorney for Manning-Shaw, said he was "disappointed" by the decision and was considering an appeal to the courts.

The case against Manning-Shaw goes back to last summer when residents of the Ashburton area protested that a sold sign had been placed on the Grantley road home, but there was no activity and were no occupants in the house.

They claimed the sign had been put there to panic them into selling because it was known that Manning-Shaw dealt primarily with a Negro clientele.

Hearings Held

While the firm was not specifically charged with "blockbusting," which is not illegal, the issue was there, for Ashburton is one of Baltimore's changing neigh-

hoods. "Blockbusting" has been defined as the introduction of residents into an area with the aim of forcing property owners to sell at panic prices.

An extensive series of hearings was held on the charges earlier this year and nearly 800 pages of testimony were taken.

Mr. Sykes had also sought the revocation of Mr. Bernstein's brokerage license on the grounds that he had made misrepresentations on his application. The commission said it was not taking action "at this time" in regard to the charge.

The three-month suspension ordered in the two other cases is effective May 1.

REAL ESTATE APPEAL DUE

Manning-Shaw Will Fight License Suspension

The attorney for Manning-Shaw Realty Company said yesterday his clients will appeal to the courts against suspension of their brokers' licenses by the State Real Estate Commission.

Such a move would bring before the Baltimore City Court all the evidence upon which the commission ordered suspensions of three months for violation of the State real estate code.

J. Calvin Carney, attorney for Manuel M. Bernstein and Warren S. Shaw, partners in the real estate firm, said yesterday he plans an early appeal from the decision announced Wednesday.

Grounds Not Revealed

Mr. Carney did not specify the grounds for reversal of the decision which he will set out in his appeal. He did, however, cite sections of the State code which gave

the courts broad power over administrative decisions, including reversal or modification.

In the wake of a series of alleged "blockbusting" incidents, the real estate men were found guilty by the commission of "bad faith and improper dealings" and of being "engaged in a continued and flagrant course of misrepresentation."

Prompting Of Panic

"Blockbusting" generally is defined as the introduction of Negro residents into a neighborhood as a means of prompting panic real estate sales at low prices by white residents.

That practice is not a violation

of the code. However, testimony regarding "blockbusting" was in the background of the evidence upon which the commission based its decision, Mr. Carney declared.

His appeal presumably will be filed before May 1, when the suspension decreed by the commission would become effective.

Termination Date

The commission ordered suspension of the licenses held by Mr. Bernstein and Mr. Shaw for three months in each of two cases but assigned the suspension to run concurrently.

The two cases which led to suspension of the licenses involved the sale of a home in the 3800

block Grantley road to a Negro and a charge that Manning-Shaw used a listing agreement without a definite termination date.

In the Grantley road case, the commission held that a legitimate sale had not taken place. Residents of the area, occupied for the most part by white persons, had held that a "sold" sign was placed on the property in an attempt to panic them into selling their home.

'Block-Busting' Court Order Appealed

By T. DENTON MILLER

Constitutional questions today were raised by Manuel M. Bernstein and Warren S. Shaw, real estate brokers trading as Manning Shaw Realty Company, in appealing to Baltimore City Court from a brokerage suspension order issued April 21 by the Real Estate Commission of Maryland.

The commission had imposed three-month suspension orders in two cases, making the license suspensions run concurrently from May 1.

One case had dealt with an alleged "block busting" sale of a house in Ashburton, while the other dealt with details of a real estate listing contract.

Ask Court Review

In both instances, the real estate men, through J. Calvin Carney, attorney, asked Baltimore City Court to review the cases and strike out the suspension orders. The court also was asked to stay the effect of the suspension orders until after the appeal hearing.

The appeal cases claimed that prejudice and discrimination is involved in the complaints and rulings affecting the two real estate men.

The appeal petitions complained that the neighborhood association has used unconstitutional methods and improper prejudices as part of a "conspiracy" to try to prevent alterations "in a changing neighborhood."

LATEST PROBLEM FOR CITIES IN NORTH: "BLOCKBUSTING"

In city after city, white families are likely to wake up some morning to see a Negro family moving in next door.

When it happens, chances are a "blockbuster" has been at work—and before long the whole neighborhood may be Negro.

Who's behind these moves? A case study of the border city of Baltimore shows exactly what's going on, and why.

BALTIMORE

A new expression is being heard more and more in cities of the Border States and the North. The expression is "blockbusting."

This term is applied to methods being used to move Negro families into white neighborhoods. It is part of the process of breaking down the lines drawn in the past between the two races.

Here in Baltimore, blockbusting is a phrase of growing importance. It has large parts of Baltimore's middle-class neighborhoods on edge.

Take Spruce Drive, a quiet street of neatly landscaped homes. There, a house was sold recently to a Negro. Within days, 20 out of 23 nearby houses blossomed with "For Sale" signs as white owners prepared to move away.

Out in the fashionable Windsor Hills area, where some Negroes already have bought homes, white residents found circulars in their mailboxes one morning.

The circulars, from a realty firm known to specialize in sales to Negroes, urged whites to sell out. They promised "confidential" transactions—a clear hint that a white could sell to a Negro without his neighbors' foreknowledge.

A widow "trapped"? White homeowners on Grantley Road, in a complaint filed with the Maryland Real Estate Commission, make this charge:

A salesman, concealing the identity of his firm, persuaded a widow on Grantley Road to sell him her house. When she learned the identity of his employers, she called his office and pleaded to get her house back before it was sold to Negroes. She was told that this could be done only if she paid the company a commission, which she could not afford.

This firm has denied any misrepresentation on the part of its salesman. Its president said:

"We are primarily interested in selling houses from people to people, and are in the real estate business to attempt to make a profit. We have attempted to operate our business in a nondiscriminatory manner and in a democratic fashion, without excluding any would-be purchasers from any property on our list."

About 20 such real estate firms operating in Baltimore specialize in sales to Negroes. Often, it is said, "blockbusters" in these firms promote alarm in a white

neighborhood in order to push a quick turnover in house sales—and quick profits for themselves.

"Busting" by rumor. You hear this example of how one white block was "busted" two years ago:

Whites living only a block or two away from the nearest Negro home began getting calls one day from a blockbuster. He offered premium prices of \$1,000 to \$2,000 above normal for their homes. No white, however, was willing to sell.

Then, this agent got a friend to start telephoning the homeowners, saying that one of them had agreed to sell to the blockbuster. Property values, he warned, would decline soon and they should sell quickly to avoid a loss.

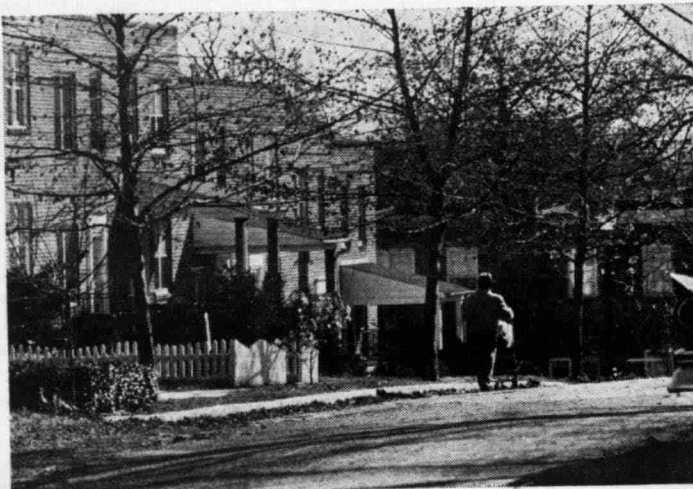
This rumor caused one white owner to sell his house to the agent.

The blockbuster then started showing the house to his Negro clients. None bought. Most could not afford the price. Some, it is thought, feared neighborhood hostility that would greet the first Negro family.

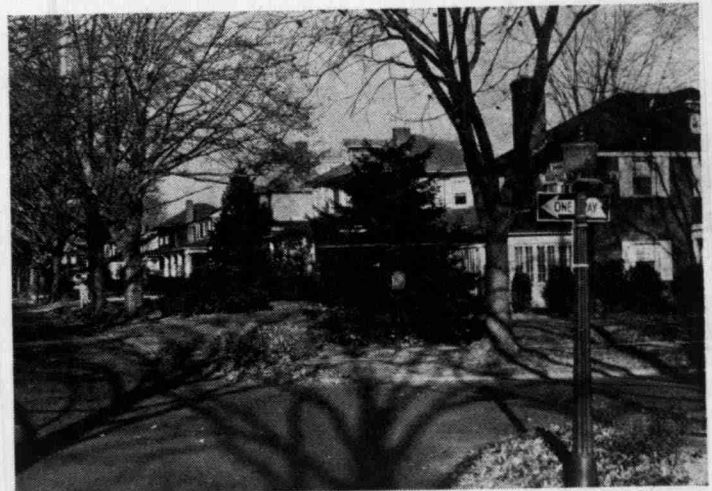
After several months, a large and disorderly Negro family moved into the house, paying only a minimum rent. Soon, the once-peaceful neighborhood resounded to the screams of youngsters and adults. A radio blared night and day in the house so that, one white recalls, "you could hear it a hundred yards away." Negro visitors came and went in large numbers.

Before long, nearby whites began of-

(Continued on page 87)



SPRUCE DRIVE—Soon after sale of one home to a Negro, white owners put 20 out of 23 nearby houses on the market



GRANTLEY ROAD—White home owners in this section of Baltimore claim identity of buyer was hidden in one sale

—USN&WR Photos

[continued]

CITIES' PROBLEM: "BLOCKBUSTING"

fering their homes for sale. The first ones sold at a profit. Those who waited a while took a loss. Within a year or two, the block was predominantly Negro. By that time, the disorderly family had moved away.

Organized panic. Some agents reportedly put up "Sold" signs on houses while they are still on the market. These signs, bearing the name of a well-known blockbuster, are described as one method of launching a selling stampede among whites who assume that the houses have been sold to Negroes.

Recently, a realty firm sent "panic" circulars to 2,400 homes in and near the Ashburton neighborhood in northwest Baltimore. The circulars said Negroes were about to "invade" the section. Other companies besieged whites by telephone. At least one instance is reported of a firm sending Negro children from door to door in white neighborhoods with "offers" to buy.

Blockbusters operating in white neighborhoods sometimes are described as employed by white firms. Once a house is bought, the white agent may turn it over to a Negro realty firm for resale.

Those who have studied Baltimore's problem of blockbusting say there is no evidence that these practices get any support from Negro groups such as the National Association for the Advancement of Colored People. A white editor says:

"It's simply a question of the individual Negro turning to anyone who can get him a house."

Realty firms specializing in sales to Negroes advertise lavishly in the city's Negro newspaper. Headlines in big type proclaim: "Luxury homes in newly breaking neighborhoods." Often these advertisements promise no down payment, or perhaps \$500 down.

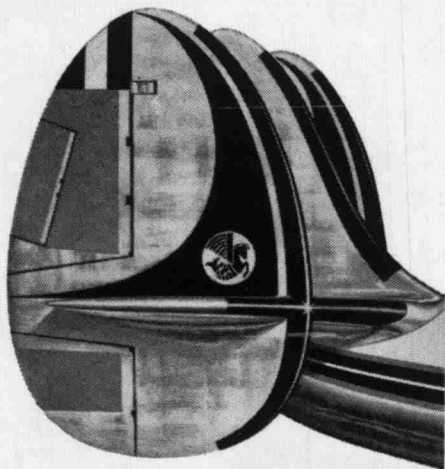
The Negroes' side. There are complaints from Negroes, too, about blockbusting.

One Negro told whites at a neighborhood meeting in northwest Baltimore that he hadn't wanted to move into that neighborhood, but was "steered" there by a real estate agent.

Even after a "busted" neighborhood fills up with middle-class Negroes, it may undergo another busting—this one carried out by Negro realty firms who bring in low-income families and drive out the first Negroes. A Negro lawyer says:

"Within a few years after buying into a white neighborhood at great sacrifice to

(Continued on page 88)



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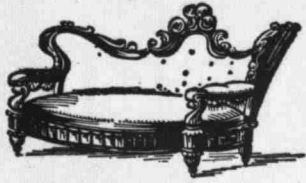
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U. S. News & World Report

[continued]

CITIES' PROBLEM: "BLOCKBUSTING"

himself, a respectable Negro may find the worst type of family moving in alongside and reducing his area to a slum just like the one he left behind."

The chief victims of the blockbuster, however, are those whites who are forced to sell at a loss after their neighborhoods have changed and property values have dropped.

"A frightening thing." Here is the situation in the words of Melvin J. Sykes, a white attorney who is among the leaders of a drive to curb blockbusting in



—USN&WR Photo

HOUSING SHORTAGE for Negroes is acute, helps bring on "blockbusting"

Baltimore: "Lots of people in these neighborhoods are living on pensions or some other fixed income. Often their house is a lifetime investment. They don't want to sell at a loss and move to a strange neighborhood. But it's a pretty frightening thing when you look down your street and all you see are those flaming signs that say, 'Sold—Sold—Sold.'"

As one example, Mr. Sykes mentions a retired man who bought a house several years ago for \$17,500 and then spent \$25,000 to remodel it into a luxury home. After the neighborhood "changed," he was obliged to sell it for about \$20,000.

Such incidents stir high feelings among whites. Three years ago, one real estate agent got a telephone call threatening him with assassination if he sold a small apartment house to Negroes.

In another area last year, irate neigh-
(Continued on page 89)



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bors picketed a house offered for sale to Negroes.

At this time, however, some neighborhoods are giving a tryout to the theory of "peaceful coexistence" with Negro newcomers as one way of ending "panic" selling and declining property values.

In the Ashburton area, Mr. Sykes and other whites have joined with Negro homeowners to underwrite an advertising campaign aimed at luring white buyers to the neighborhood.

"We're going after white buyers only," says Mr. Sykes. "Frankly, it's a quota system, and our Negro neighbors go along with this as the best way to preserve property values in view of community attitudes."

Nearby Windsor Hills is carrying out a similar advertising campaign. Nobody,



—US&WR Photo

IN BALTIMORE, Negro population is growing rapidly with influx from South

now, is willing to predict whether these efforts will succeed.

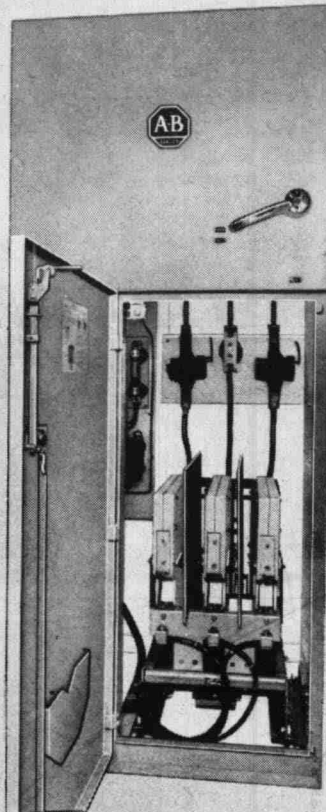
City to change? Baltimore's Negro population, it is pointed out, continues to grow by leaps and bounds as newcomers arrive daily from the South in search of jobs. Shortage of housing for Negroes remains acute. Pressures created by an expanding Negro population jammed in slum areas helps the blockbusters. A recent statement of several civic groups warned:

"Unless this pattern is changed, it will only be a question of time before Baltimore becomes completely a community of Negroes and lower-income whites."

But Baltimore, like other cities across the nation, is far from a solution to this problem. Nor has it solved the problem of blockbusting that is changing one neighborhood after another from white to Negro. **[END]**



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Ashburton brick bungalow: Two bedrooms, two baths and finished attic. Asking price: \$28,500. The agent is not a block-buster.



This three-bedroom brick colonial is typical of many Ashburton houses. Offered for sale at \$25,000 by an ethical real-estate firm.



White stucco and brick, ten rooms: \$29,000. One of the area's more luxurious homes, it is handled by a reputable Negro agency.



Estelle Sachs. As real-estate agent in nearby Windsor Hills she urges whites to buy in her area to keep the area biracial.

When a Negro Moves Next Door

By ELLSWORTH E. ROSEN with Arnold Nicholson

A Baltimore resident tells how his neighborhood welcomes Negro homeowners—and keeps white families from moving away.

I live in what is known as a "changing neighborhood" in Baltimore. In short, a Negro family has bought a house down the street.

The color of my neighbor's skin does not bother me at all. His income and behavior are just about the same as mine. But the economic threat his presence has created for me, and for the entire community, is disturbing. A lot of people who live somewhere else have assumed that our pleasant, middle-class neighborhood is headed for all-Negro occupancy and rapid deterioration as properties pass from financially strong hands to less responsible ownership. The pattern is a familiar one in many big cities of the North.

We were enmeshed in the initial, frightening stages of this process just a year ago. "The dark cloud," we were told, "had descended." Our neighborhood, however, has refused to accept this verdict for the future. We believe that a mixture of white and Negro families is both inevitable and compatible with good living, and have succeeded, after quite a struggle, in proving our point to date. The all-Negro "cloud," we hope, may never descend simply because we and increasing numbers of Baltimoreans understand the forces at work, the threat to the future of the city and are agreed that some solution must be found.

The most heartening support for our acceptance of racial integration has come from the Greater Baltimore Committee, a group of nearly 100 of the city's business leaders. These men, until they were confronted with the problem of "changing neighborhoods," had concentrated their energies on the rebuilding of downtown. Now, thanks largely to G.B.C., a city-wide private agency is being created to work with neighborhoods like ours.

We do not think for a moment that all the members of G.B.C., or even a majority of Baltimore citizens, presently share our personal biracial views. But they are at least willing to listen and to consider our proposals for a solution. Neither can they deny that we have shown a

(Continued on Page 139)



The author (right) and his neighbor Sam Daniels, who is a director of Maryland's Commission on Interracial Problems.





Ashburton boys, after school. At present, only five per cent of the families are Negro.



The author's four-year-old daughter Joy (above, right) and neighborhood playmates.



"A mixture of white and Negro families is compatible with good living," says Rosen, whose son Danny (above, left) is shown here with Tyrone Carroll, a neighbor's child.

Below: Otho Pinkett (left) of the Ashburton Area Association reassures fellow residents. "To protect your way of life," he says, "continue living in your own home."



When a Negro Moves Next Door

(Continued from Page 32)

measure of success. Enough of us, in enough "changing neighborhoods," are fighting the all-white, all-black concept to bring the topic soberly out in the open, in the press and over the air, rather than have it confined to bitter words about "the black tide" or about segregation, voiced by one race or the other.

The battle in our neighborhood, known as Ashburton, began with a young lawyer and myself. We and our wives—who got us together in the first place—were not content to sit, like birds mesmerized by a snake, and watch our hopes and homes wrecked, not by Negroes, but by block-busting real-estate agents and speculators. Block-busting, incidentally, in its simplest form consists of placing on a street a family whose class or race excites fear or prejudice in the neighbors, and then deliberately exploiting this prejudice to create panic and to depress real-estate values. It had become almost epidemic when we called a score of our neighbors together, organized the Ashburton Area Association, the first local association avowedly open to both races, and invited the rest of the community to join. Two letters, mailed early in 1958 to about 1100 homes, enrolled 400 members.

Our meetings have been confined to small groups, covering Ashburton block by block. We had a typical evening gathering just a few months ago only two streets from my house. About twenty men and women met in the large living room of our block leader's home. They were a fair cross section of any substantial middle-class neighborhood. Two of the men were doctors; one was a lawyer. One of the businessmen was reputed to be a millionaire. Most had school-age children. There was a widow in her early fifties.

"If you want to protect your home and your way of life," they were told, "a simple solution lies open to you. You don't have to join the Army and face death on foreign soil. You don't even have to risk bodily injury. All you have to do is to continue living in your own home."

The speaker was a Negro. Intelligent, soft-spoken, articulate, but a Negro, and the only one in the group.

"Don't think you can escape the problem simply by putting your house up for sale and running away," Otho P. Pinkett said. Pinkett lives in Ashburton and manages an 815-unit public-housing project in another part of the city. "Times are changing faster than most of us realize. Even if you move far out in the suburbs, I can virtually guarantee that by the time you finish paying off your next mortgage—and it will be a lot higher than the one you have now—you'll face the same situation. There will be Negroes living near you.

"As a matter of fact," he added with a smile, "if this area turns all Negro, I plan to move out to the suburbs with you."

I think Otho Pinkett is right, and so apparently did some of my neighbors by the time that meeting was over. Two families who had indicated they intended to move said they would hold on for the time being.

Pinkett is a vice president of the association which I serve as president. He is the big gun in the arsenal we have mustered either to change or to reinforce our neighbors' attitudes. It is shock treatment, as a rule, when a Negro walks into a supposedly all-white meeting—and the shock, in turn, heightens the subsequent realization that Mr. Pinkett's intelligence, sense of values, desires and plans for the community are no different from those of others in the room.

Melvin J. Sykes, the young lawyer I mentioned, and I also spoke to the block group, explaining our association's campaign through the press, radio and TV against block-busting and our successes, as well as failures, in selling homes in the area to white families.

I have participated in almost thirty of these block meetings in the past year. Two years ago I only vaguely knew the meaning of the term "changing neighborhood." I had come from Hartford, Connecticut, to a public-relations job in Baltimore. The high percentage of Negroes living within the city limits was obvious—the figure is close to 30 per cent today—and my first impression of a "changing neighborhood" was that of a slum, or near slum, old and deteriorating.

My wife and I, at the time we purchased our home, just couldn't relate

what we had seen elsewhere to Ashburton. It is a suburban-type neighborhood only fifteen minutes' drive from downtown. Tall trees line the streets. The houses, built twenty to twenty-five years ago, are almost all single-family, detached dwellings, well kept, with ample lawns and gardens. Our home is one of the few "semidetached," or twin, houses.

We had spent months in house hunting, much of the time in the newly bulldozed developments in the suburbs beyond the city limits, known in Baltimore as "in the counties." Our goal was a house of three bedrooms for the two children—a boy seven and a girl four—and ourselves, at around \$20,000. We went from one sprawl of look-alike ranchers and split-levels to another. The prices usually inched a thousand or two above our figure; the travel time to my office was at least a half hour and generally more; the schools were mostly on double shifts; and life with only one car looked rough.

We kept returning to Ashburton. It was, we felt, a handsome, mature neighborhood. The lots were larger, the houses more substantial and in no sense, other than their two-story height, out of date. We have, for instance, two full baths and two half baths in our home. And prices were about a third less than those asked for new homes with the same amount of space.

No one pretended that Ashburton was still "fashionable." Built as an exclusive "restricted" community originally, it saw a large influx of well-to-do Jewish families after World War II. In recent years, many began seeking newer, but certainly no greener, pastures. Ashburton today includes families of all faiths and ages. The business of finding and transporting baby sitters is no problem in an older community of this sort. The schools are uncrowded. And there are fine shopping centers just five minutes away.

So we bought in Ashburton. We bought despite the warning of old-time Baltimoreans. "Didn't we know," they asked in astonishment, "that Ashburton was gone, and that some of the blocks were already broken?" No white person in his right mind would buy there. It was a shame that such a thing should happen to a nice place like Ashburton, they added, "but what could anyone do?"

Their lament for Ashburton was better founded than we realized. The first Negro in the area—a high-school principal—had bought a pleasant brick home in 1956. Within twelve months, more than a score of Negroes, almost all professional people, had moved in. In the past year, another forty to fifty families have migrated to what the Negro community now refers to as "the Gold Coast." This includes, in addition to our central-Ashburton area, another 900 dwellings—or 2000 in all. The 110 colored families who now own homes in Ashburton are only 5 per cent of the neighborhood, but by normal Baltimore patterns a complete change-over should be only a question of two to five years more, maybe a little longer if a recession intervenes.

By the time we got into our home late in 1957, the process of change was increasingly apparent. Dozens of For Sale signs dotted the lawns, and two houses were rumored to be for sale for every one clearly marked. Many of these homes, it was said, were to be shown to Negro prospects only at night. Our new neighbors greeted us with more than usual enthusiasm, but almost from the first day wondered audibly how long they could hold out against the situation, even though they "loved the neighborhood."

The process was almost painful to watch. As soon as one house on a block was sold to a Negro, swarms of agents went on a house-to-house campaign, spreading the news and warning residents to put their houses up for sale "while you can still get the price." In adjoining blocks the salesmen we called the Paul Revere type would begin a doorbell campaign, or often telephone, with the information, "They're coming, they're coming." Some brokers, when they got listings, refused to show the homes to white prospects. Specialists in Negro housing, obviously aware of the panic value, put up "sold" signs on homes which had not really been sold.

A few speculators purchased homes in strategic areas and moved in low-income Negro families on a weekly-rental basis. Other overambitious Negro families were persuaded to buy under contract agreements requiring no down payment and monthly installments "just like rent." The terms of these contracts, in most instances, made it almost impossible for the hard-pressed family to build up any

NEXT WEEK

MEDICINE'S LEGAL NIGHTMARE

By MILTON SILVERMAN

Malpractice Suits: Yearly Cost to Doctors,
Hospitals—and Patients—\$50,000,000

LOOKING FOR THE PROMISED LAND

The Puerto Rican Migration to Our Big Cities

IN COLOR:

THE CAPITOL'S NEW FACE

D DAY

OMAHA BEACH

By DAVID HOWARTH

THE DARK ROAD

A New Serial of Adventure Behind the Iron Curtain

By JAMES CROSS

RYNE DUREN OF THE YANKEES



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equity or to put money aside for proper maintenance and repair of the property.

The ads in the real-estate section of the newspapers openly proclaimed, "Ashburton—Colored," even though our neighborhood was still more than 95 per cent white.

The neighbors merely shrugged. It was inevitable, they figured, that Negroes would continue to buy in Ashburton. It was inevitable that the whites would move out and that within a few years Ashburton would be just another part of the expanding Negro core wrapping itself around the heart of Baltimore. And nothing could be done about it "because you can't change people. You can't make them live where they don't want to."

We had no quarrel with that statement. But some of us began to ask, "Why, if we wanted to live here, should we be pushed out?" Were inertia, panic and flight the only solution? Mrs. Sykes and my wife, who met through the League of Women Voters, brought the four of us together one evening at the Sykes' home to discuss our dilemma. The Sykeses had moved to Ashburton in 1954.

As Mel Sykes said, "I first thought the acceptance of Negro neighbors was an individual problem each resident had to settle for himself. We made the decision, you did, and I am sure many of our neighbors feel as we do. But this is not enough. The change we're prepared to accept has become a destructive rout. Our problem is essentially one of timing. The battle is not to maintain the status quo, but to eliminate the forces that produce disorder."

We found help right next door, in Windsor Hills. This community, which is older than Ashburton, contains a greater variety of homes, with a few apartments, built on winding lanes on a hillside, only minutes from the Hillside Golf Course. Its problems as a changing neighborhood had begun about a year before ours, and a long-dormant civic organization, the Windsor Hills Improvement Association, had been revived to tackle them. Sidney Hollander, Jr., president of the group, recommended block meetings and active solicitation of white families to buy homes.

"You can't afford ideology in your program," Hollander told us. "The most ardent liberal will find that your association must discriminate, not against Negroes, but in favor of white buyers. There is no other choice under the pressures that exist."

We laid this philosophy on the line in our first letter, asking for members and

financial help. "We welcome all good neighbors," it said, "regardless of race, creed or color. But we understand, as we trust everyone will, that experience shows that the key to keeping up the quality of this or any neighborhood is to attract a sufficient number of new white homeowner families."

We began a series of newspaper ads to sell the advantages of Ashburton—until our money ran out. Mostly, however, we were busy fighting the block-buster, calming our neighbors in meeting after meeting, steering them to decent, reliable real-estate agents, seeking ways and means to put an end to obviously shady practices.

The neighborhood, as a whole, has pulled back from the edge of panic. Fifteen sales have been made to white families in the past six months, while Negroes bought perhaps twice that number in the same time. About fifty properties are listed for sale, which is an average of less than one to the block. Prices, which in some blocks had become completely demoralized, are back on a steady, though still depressed, level.

Several homeowners began to take direct action against block-busting. They filed complaints against one real-estate firm, asking the Real Estate Commission of Maryland to revoke its broker's license for "misleading and untruthful advertising."

"They put a Sold sign on a house on our block on June twentieth, but they were still showing people the house in August," said one complainant. "The purpose was to frighten the neighbors into the belief that Negroes had moved into the block, to obtain additional listings for sale to Negroes." The complaint was backed up by the sworn statement of a Negro witness, who inquired about the property. "I asked the agent about the Sold sign on the house," the witness said, "and he said not to worry about this—that the house was definitely not sold. If it had been sold he certainly would not show it." This was on August twenty-seventh, more than two months after the Sold sign first appeared.

The Sold notice—usually a luminous, orange-red sticker pasted over For Sale signs—was as effective as a quarantine poster in spreading panic through a block. I use the past tense because our association, working with Windsor Hills and other areas, called on the city to enforce that part of its zoning ordinance which prohibits advertising signs in residential neighborhoods. The city solicitor



April 4, 1959

ruled the Sold By signs illegal, and as complaints poured into the Bureau of Building Inspection, notices of violations went out and the signs disappeared. The local Real Estate Board co-operated by instructing its members—which did not as a rule include the firms we objected to—to comply, but at the same time called for the drafting of an ordinance which would make Sold signs legal. The city council, as this is written, has not taken action.

The most striking effect of the ban on Sold signs occurred in one block in which fifteen of twenty-three properties were posted as either For Sale or Sold. Two weeks after the city took action there were just six houses marked for sale.

Windsor Hills has taken a step which our association has been hesitant to follow, but which now seems inevitable. Their real-estate committee has appointed a resident agent to represent them and to promote sales and rentals. The average outside agent is unwilling either to recommend the area to white buyers, or to risk his time on an obviously difficult, lengthy sale.

"A sale to a white family takes endless discussions," Mrs. Estelle Sachs, the agent, told me. "Most people who look in our area are liberal-minded, but their liberalism has to be strengthened. The person I am most afraid of is the one who says, 'Oh, this wouldn't affect me at all.' This person almost always comes up later with an excuse that he doesn't mind living next to Negroes, but his wife opposes, or his children are too young.

"When you sell to one person, his friends become our best prospects. I am thinking of one couple who wanted to live in Windsor Hills because it was close to where they worked. The couple did not mind the situation, but the wife's family was dead set against it. They were East-

ern Shore people and told me many times, 'They used to lynch Negroes there,' and they did not want their daughter living anywhere near them.

"But the couple finally bought a house. That was three years ago, and the wife's parents just recently came to ask if I could find a home for another member of their family. From that one sale, I had six other people who looked in the area and settled there."

Mrs. Sachs has helped sell twenty-five Windsor Hills homes to white buyers in the past three years, and has rented thirty others. "I have not been able to sell homes next door to a Negro," she says, "although I can rent them."

The change has taken strange turns in Windsor Hills. Between fifty and sixty of its 600 dwelling units are now occupied by Negroes. One fair-sized home, which had been converted into three apartments by the white owner, was sold to a Negro buyer who promptly restored the house to single occupancy for his young family. The Windsor Hills Improvement Association has several Negro members. Sidney Hollander went to see the first who applied for membership, to explain the association policy of encouraging white buyers. Sidney's Negro neighbor said that was all right with him. As a matter of fact, he said, the day they moved into their home a big van also arrived next door. "I took a look and then called my wife," he told Hollander. "'Honey,' I said, 'it's a white man moving in.'"

Just as we in Ashburton are following Windsor Hills' lead in selecting a real-estate salesman, Windsor Hills is considering formation of a corporation to purchase distressed properties in strategic locations for rehabilitation, if necessary, and for resale. They have a model in the operations of Bolton Hill, Inc., formed

by members of the Mount Royal Improvement Association five years ago. Mount Royal, 400 acres on the rim of the city's central, commercial heart, has a great variety of dwellings as well as commercial districts.

The Bolton Hill corporation has bought eighteen properties, usually in deteriorating blocks to prevent slums. They are large dwellings, as a rule, and the corporation has converted most of them from shabby rooming houses to middle-income apartment use. The aim is to attract and hold substantial, permanent residents instead of drifters.

Low-income whites and rapacious landlords have been more of an economic threat than Negroes in many blocks. Seven of the Bolton Hill properties have been improved and sold, and eleven are operated for rentals.

"We had a seven-unit rental property in one block, where the property next door recently was sold for Negro occupancy. No one moved out of our refurbished house," said John P. Mollett, president of the Mount Royal group—which is now biracial—and a Bolton Hill director. "We have found that if our association holds block meetings, and the corporation starts operations in a block early enough, a substantial number of the original owners will remain."

John Mollett's comment was made at a day-long meeting, on the problems of changing neighborhoods, which the Greater Baltimore Committee helped sponsor late this past year. Real-estate brokers, bankers, city officials, civic leaders and representatives of nearly every neighborhood "protective" and "improvement" group in the city were brought together. Die-hard segregationists and liberal do-gooders eyed one another with suspicion, but heard the facts out.

We—and I speak now for at least a dozen Baltimore neighborhoods which feel, as we do, that flight is not the answer—considered the meeting a major step forward. The city-wide agency that is growing out of it, backed by the G.B.C., the Baltimore Urban League and the Citizens Planning and Housing Council, means that we are not going to be left in isolated neighborhoods to fight the battle alone.

We campaigned openly for this recognition. Our process of self-education in Ashburton was only a few months old when two points became clear. The first was that neighborhoods do not have to deteriorate when Negroes move in—if panic does not take hold. Dozens of families who are remaining can testify to this. But if the block-busters succeed, speculators sooner or later convert houses to multifamily rental units or open the door to downgrading by placing properties in eager but ill-equipped hands. The garbage collections that were sufficient for a single-family area become inadequate for the greatly increased number of families. The neighborhood ceases to oppose zoning changes that bring service stations, machine shops and other commercial establishments. Change and violations alike go unchecked under the city's loosely written and poorly enforced zoning laws.

The second point we learned was that no neighborhood association can solve the problems of change alone. The basic problem is that of attitudes—the attitude of the present homeowners, the attitude of the banks and mortgage lenders, the attitude of real-estate salesmen and, most importantly, the attitude of potential white purchasers. To change these attitudes, and to perform the educational job necessary to reverse tradition and prejudice, was beyond our scope.



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The one organization in Baltimore that in our opinion was both forceful enough to take action toward a meaningful solution and had good reason to do so was the Greater Baltimore Committee. Only a few months earlier the committee had proposed a bold, imaginative \$127,000,000 Charles Center, for the most part privately financed, which promises a major overhaul of the downtown business district of the city.

The future of such a center, if ringed by miles of deteriorated neighborhoods in a city of low-income families, would seem open to question. I think, in this connection, of a comment by L. E. Larsen, president of the Allendale-Lyndhurst Improvement Association, on the attitude of residents in his area, which is primarily one of row houses. "Acceptance of Negro families would be much easier for our people," he said, "if we had less commuting to and from work by car. You have to drive through deteriorated districts where the residents are one hundred per cent Negro. This sorry picture is hard to shake, even though the family a few doors down the street has no relation to it, other than the color of their skin."

Both history and forecasts, however, point to no letup in the pressures which create such scenes. Baltimore's Negro population, from 1940 to 1957, grew from

165,000 to about 280,000. In that time only 6000 new dwelling units open to Negro occupancy were built, mostly public housing. Estimates show that, while the population of Baltimore city proper will not increase substantially in the next few years, the numbers of Negroes will grow by about 10,000 a year. The big population growth is forecast for the metropolitan area, outside the city limits, where only a few Negroes have been able to buy homes.

The skeptics told us that G.B.C.'s hard-headed businessmen would never consider a problem as controversial, complex and seemingly unsolvable as that of changing neighborhoods. But we figured we had nothing to lose by approaching them. Even if we were turned down, the publicity would be beneficial.

Our approach stressed not only the economic effect of neighborhood change on the city's cultural, educational and social life but also the need for higher-income families to support downtown rehabilitation and renewal. We asked G.B.C. to consider the opening of additional areas of new and old housing to the Negro residents; a stimulation of public awareness of the practices that cause disorderly change, and to seek ways and means to enlist the cooperation of real-estate brokers in preserving the city.

The reaction of the businessmen was as surprising as it was prompt. The G.B.C. first agreed to investigate "to decide what role, if any, we might play in solving this problem," moved then to eliminate the words "if any," and wound up with the recommendation that an agency be formed, in which G.B.C. would participate, to advance the measures we had suggested. They added to the list "providing special assistance, financial and otherwise," necessary to stimulate renewed interest on the part of white purchasers in areas within the city.

"This is not just a racial problem," said the committee, "but an economic one also." As mortgage banker and urban renewal expert James W. Rouse explained, speaking as chairman of the meeting where our "changing neighborhood" agency was born, "The root of the problem is fear—and experience is the only effective deterrent."

If I were asked to write a recipe for other cities, on the basis of our experience in Ashburton and Baltimore, the first item would be more housing available to Negroes of all income levels. If new developments in the suburbs were all on an open-occupancy basis, for instance, the pressure on any one would be small. The demand for middle- and higher-income Negro housing is going to grow, but is still relatively light. I also

know that older neighborhoods must be protected with strong zoning laws and active enforcement. If multifamily conversions are prohibited, and neglect prevented, speculation and profiteering will not be so attractive.

Certainly more must be done to encourage white families to buy in the city. FHA mortgage insurance, for instance, has been almost exclusively used to make it easy to purchase a newly built home in the suburbs. Nothing comparable is offered the buyer of an older home in town. We need both education and inducement to sell the advantages of in-town living, which are many and becoming more apparent as suburbia continues to spread. Block-busting and related unscrupulous real-estate practices have to be fought. And neighborhood rehabilitation must be stepped up, simply because the conservation of existing homes is, in the long run, less costly than slum clearance. City government has neglected this field, both in encouraging rehabilitation and in protecting neighborhoods with code enforcement.

The dilemma was well put by the person who said, "To save the city from the Negro is against my principles; to save the city for the Negro—I have no enthusiasm for." We hope in Baltimore to save the city for everyone—which I am sure is the only way it can be done.

My Ambition is to Quit (Continued from Page 31)

can't make the kind of money I make, but at least he can stay in one place all the time.

It's the money—and nothing but the money—that keeps me in baseball today. I have no desire to die in harness. I'm like a boxer who lives for the time he can hang up his gloves, but can't afford to do it yet. He can't earn as much doing anything else, and neither can I.

I don't need anywhere near as much as I make to live on. But I do need what's left over to provide a measure of future security for my family. Until that's pretty well assured, I've got to keep going. Then I'll get out of baseball—and I mean totally out. I don't want to be a manager, scout, coach, farm director, general manager, traveling secretary, league president, commissioner or batboy. My ambition is to be a fan, with the privilege of going to a ball game because I feel like it, not because it's my business. I'll have some good baseball years left when I do hang up my spikes. I'll always envy Al Rosen, the Cleveland Indians' slugger, who quit in 1955 at the age of thirty, long before he had reached the end of the trail. When I first heard he intended to get out, I didn't believe it because I didn't think anyone else in baseball felt the way I did.

"I've had it," he told me one day in 1955. "I'm going to retire at the end of the season."

"I'll beat you to it," I said. "You'll still be playing long after I'm through."

I meant it. I really thought he would. But Rosen stuck to his decision. I'm still waiting for the time when I can do the same, and settle down to a normal family life with my wife and children.

My wife is the former Zoe Ann Olsen, who was famous in her own right as an Olympic diving star when I married her in 1949. I'd known her since she was a leggy little kid of thirteen, fooling around a pool in Oakland, California, where I was a lifeguard. We have two children—Jan, who's eight, and five-year-old Jon.

The best time of the year for us is the winter. We're all together then, and I never travel farther away from our home

at Lake Tahoe, Nevada, than Oakland. There's nothing normal about the life I lead during the rest of the year. For seven months, I spend less than half my time with the people I love most in the world. For three of those seven months I don't see them at all.

I've missed the kind of thrills that other people take for granted. When my oldest child was born, I was playing baseball 2000 miles away. A few days after my second one arrived, I had to leave town. My wife has had to handle most household crises all by herself. Practically every time one came up, I was away.

She's forever keeping bad news from me because she's afraid it'll affect my play on the ball field. A couple of years ago, for instance, I called Zoë from Kansas City, and her voice was so indistinct I thought we had a bad connection.

"I can't hear you, honey," I said. "I'll tell the operator to put in the call again on a better line."

She cleared her throat. Then, in a stronger voice, she said, "Is this better?"

"Much," I said. We talked for a few minutes, and I hung up.

I was home a week later, and a few days after that I ran into a neighbor. "How's Zoë?" she asked.

"Fine," I said.

"That's good," the woman remarked. "We were all worried about her."

"Why?"

"She had pneumonia. Didn't you know?"

Then there was the time I called home in the spring of 1957 and a neighbor answered the phone. "Where's Zoë?" I asked.

"She's in the hospital."

"What happened?"

"She broke her ankle skiing," the lady said.

It was the same old story. All the bad news had to come from the neighbors. So did all the help. I don't know what we'd have done without them.

The only time Zoë ever told me about anything that went wrong was last year, and then I had to pry it out of her. I phoned her from Cleveland, where we had just begun a western trip. Her voice sounded odd.

"Are you sick?" I asked.

"I'm all right," she said.

"You don't sound right."

"Well, I am," she insisted.

Two weeks later she met me at Boston's Back Bay station. Her face was pale and she looked thin. "You look as if you had pneumonia again," I said.

She nodded.

"And it was worse than the last time, wasn't it?"

"Much worse," she murmured.

"Why didn't you tell me?" I demanded.

"I knew it would be over before you got home," she said, "and I didn't want to worry you."

When I first started out in baseball, I never foresaw this sort of thing. All I thought about was what a great thing it must be to win fame and fortune as a big-league ballplayer, like my idol, Joe DiMaggio, who had played for the San Francisco Seals when I was a kid.

Well, I've got a little measure of fame and a certain amount of fortune, and I'm still not satisfied. Baseball, I've discovered, is no game for devoted family men. I was a bachelor when I began and it all looked like a great, big wonderful adventure. It still looked that way for a time after I got married.

The world was all ours then. Zoë was the beautiful, blond Olympic heroine and I was Jackie Jensen—All-American full-back at the University of California, Rose Bowl star, bonus boy and glamour-puss New York Yankees' rookie. I knew big-league baseball was no pushover, but everything else had come so easily to me that I wasn't worried.

I first reported to the Yankees at their spring-training headquarters in St. Petersburg, Florida, in 1950. Zoë and I, married only a few months and looking, I suppose, like a dream couple out of the storybooks, pulled up in front of the Hotel Soreno in our yellow Cadillac convertible. Some guy who saw us drive up remarked, "Well, well, if it isn't Golden Boy himself." I've been stuck with the name ever since.

I may have looked and acted and even felt like Golden Boy, but it didn't take me long to learn that I was just another cocky kid trying to break into baseball's toughest line-up. The Yankees neither greeted me with open arms nor ignored me. They just let me sputter along for a couple of years. I not only got nowhere but even went down to their Kansas City farm club for a couple of months in 1951. I'm

