PART V.
EIGHT PAGES.

New-York Tribune.

FINANCIAL AND MISCELLANEOUS.

NEW-YORK DAILY TRIBUNE. SUNDAY. FEBRUARY 11, 1906.

NEW-YORK WASTES A LAKE EVERY DAY IN THE YEAR.

Her Extravagance with Water Is Phenomenal—Reasonable Economy Would Produce a Cash Income of Four Million Dollars a Year from This One Item.

At the same time that New-York City is planning to spend $161,000,000 for a new watershed it is permitting 80,000,000 gallons to run to waste daily, or enough to supply all the faucets in Boston. If all this waste water were poured into Broadway and the side streets dammed up it would in twenty-four hours cover that thoroughfare, sidewalks and all, to an average depth of two feet from Bowling Green to 180th-st. It would fill Madison Square Garden to the roof in twelve hours. In thirteen days it would cause the new reservoir in Central Park, which holds 1,000,000,000 gallons, to overflow. In one year it would inundate the whole island of Manhattan, were its surface perfectly flat, to the depth of six feet. If sold at the regular metered rates this waste water in one year would bring to the city an added revenue of $4,000,000.

Does the New-York housewife realize how she is contributing to this colossal waste when in winter she "lets the tap run all night to keep the pipes from freezing up?" Does she understand what the sum total of the city's wastefulness amounts to when, as is the custom in East Side flathouses not heated by steam, she lets the hot water run all day "to keep the flat warm?" Does she ever think further than for her own comfort when in summer she permits the water to pour for half an hour into the kitchen sink, because she wants to get a "cool glass"? Does the janitor of a flathouse appreciate how he is helping to make a spendthrift of the municipality when he lets the tank on the roof overflow night and day, simply because he is too lazy to repair its broken ball cock?

Whether or not most New-Yorkers fully understand how tremendous is the city's waste of water, many of them appear unwilling to take the lesson to heart as long as their own supply is unlimited. They have so long been accustomed to the antiquated system of paying water rates which is still in vogue in the dwelling houses of this city and which is based not on the actual amount of water used, but on the frontage of a building, that they strongly oppose any change. "The average customer," says one expert, "has grown to believe that he has the right, not only to use, but to waste all the water he pleases, and he resents any attempt to curtail or limit that right. He has grown to assume that water should be as free as air."

THE USEFUL METER.

What would check the waste of city water and at the same time permit the public to use all that it really needed, according to engineers who have made a special study of New-York's water problem, is the water meter. If the city would install a meter in every dwelling house, tenement house and apartment house in the entire city these men say 77,416,800 gallons of water could be saved in Manhattan, The Bronx and Brooklyn in one day, of 80,000,000 gallons for entire city. The old frontage system of calculating water rents must go, these experts say, and with it the chances of graft which certain Tammany politicians have used to build up snug fortunes. The Citizens Union favors the passage by the Board of Aldermen of a resolution which was introduced the other day and which will authorize the Water Commissioner to put meters in all dwelling houses.

Just a glance down a New-York street is enough to see how inadequate is the frontage system of calculating water rents. Yonder is an old fashioned brick dwelling house, with gabled roof and dormer windows, a relic of the quieter days of "Little Old New-York." Beside it towers a narrow apartment house, like a wafer stuck on edge, divided up into small suites of rooms, each "with bath." Its width is no greater than that of the ancient structure alongside, but, although it consumes by means of its many bathrooms and other modern sanitary equipments a hundred times more water than the old dwelling house, its water rate is only four or five times greater. The reason is that the water rent is based on the frontages of the two buildings, not on the actual amount of water which each consumes.

These frontage rates vary to such a degree that they are a Chinese puzzle to the uninitiated. The water rate for a dwelling house one story high and sixteen feet wide, for example, is $4 a year, while for a building of this character five stories high and 37½ to 50 feet wide the rate is $18. The basis of the frontage rate for a house is that it contain only one family. An additional dollar is added for each additional family. Extra baths cost $3 a year, and other sanitary fixtures $2 a year.

In the early history of this city, when dwelling houses were built of almost uniform size, only a few stories high, and with none of the sanitary appliances which at the present time call for a large supply of water, the frontage system of water rates was a fairly equitable standard for everybody. In those days people did not use the water that they now demand. Few houses had more than one bathtub. The great majority of dwelling houses, such as one sees to-day still standing in the quaint streets of the Greenwich Village quarter of the city, had none. There was a faucet over the kitchen sink and one on an upper floor "to fill the pitchers" of the bedrooms. A housewife of those times used ten gallons of water where one of to-day would use one hundred.

The loss of revenue to the city because of its failure to install more water meters is shown by the fact that, although only one-fifth of the water consumed in Manhattan is metered, yet this water brings in $1,000,000 more rent than the four times greater volume of unmetered water. At the present time there are no meters in private dwelling houses, tenement houses or apartment houses which do not maintain a plant for the generation of light and power. In other buildings, or parts of buildings, meters may be installed at "the discretion of the Water Commissioner."

CHANCE OF GRAFT.

Under Tammany administrations this "discretion" clause has been worked for all that it is worth. Friends of the three district leaders who for the last two years have been in control of the Water Department have been enabled, whenever possible, to enjoy the antiquated frontage rate. For instance, one tenement house, the lower floor of which is used for stores, may use three times as much water as one consisting entirely of living rooms. Yet, if the Water Commissioner, "in his discretion," does not think that the former building need have a meter its owner as a consequence pays no more water rates than the other landlord. In other words, the "discretion" of the Commissioner has reduced the water rates of the first landlord to one-third what they would be otherwise.

The provision that apartment houses need not be equipped with water meters if they do not contain a plant for the generation of light or power has been used by the Lighting Trust, for which Charles F. Murphy, the Tammany boss, has manifested such friendship, as a special means to boom business. Whenever a new apartment house is put up, a representative of the trust is likely to call on the owner and say:

"We would like to supply your house with light and power."

"Nothing," replies the owner, "I have planned to put in a dynamo, which can be run with my own engine."

"That will cost you more," says the agent. "If you manufacture your own power you will have to pay water rent by the meter instead of at the frontage rate."

"Well, what of that?" says the owner.

"With a meter," replies the agent, "you will have to pay for every drop you use, and your bill will be four or five times more than if you can get a frontage rate. Take our power, and you will find it cheaper in the long run."

The section in the charter which contains the "discretion" clause is No. 475, and it reads in part:

"The Commissioner of Water Supply is authorized in his discretion to cause water meters, the pattern and price of which shall be approved by the Board of Aldermen, to be placed in all stores, workshops, hotels, manufactories, office buildings, public edifices, at wharves, ferry houses, stables and in all places in which water is furnished for business consumption, and, if authorized thereto by the Board of Aldermen, in all apartment houses, tenements, flathouses and private dwellings, so that all water so furnished therein and thereat may be measured and known by said department, and for the purpose of ascertaining the ratable portion which consumers of water should pay for the water therein or thereat received and used."

Although the Board of Aldermen has the power to extend the meter system to all buildings in the city and thus save 80,000,000 gallons of water a day, it has never dared to take this action. Certain demagogic members of the board always raise the cry that water meters will raise rents for the tenement house dwellers. They say that landlords will put the extra expense on the tenants. Accordingly, the water meter resolution which was introduced the other day by Alderman Myers, the Republican leader, is being denounced by many of its enemies in an effort to catch the poor man's vote.

ARGUMENT FOR WATER METERS.

Advocates of water meters, however, say that if water is paid for according to the quantity used landlords in the end will find their expenses less than at present. The present metered rate, they say, should be lowered, so that with the establishment of meters water rates will not be increased but equalized, while at the same time the consumption of water will be greatly decreased. In Cleveland the water meter has even cut down water rates below the old frontage rates. The owners of nine out of ten dwelling houses in that city in which meters were recently installed discovered that they were saving money under the new system. Of 26,000 consumers in business and residence districts 17,000 averaged each only 3,000 cubic feet in six months.

That meters cut down water waste and of necessity make the reduction of water rents possible has in fact been proved in every city where they have had a fair trial. In Cleveland, where the meter system is being extended further each year, the consumption of water per capita in 1901 was 172 gallons; in 1905, 130, and in 1906 it is expected to be no more than 120. A comparative study of ten American cities which was made by George I. Bailey, superintendent of the Bureau of Water Supply of Albany, showed that in cities where less than one-tenth of the taps were metered the average per capita consumption was 153 gallons; in cities where from one-tenth to one-fourth of the taps were metered, 110 gallons; in cities where from one-fourth to one-half of the taps were metered, 104 gallons, and where more than half the taps were metered, 62 gallons. The cities investigated are contained in the following table:

City.	Population.	Per cent of taps metered.	Per capita daily consumption in gallons.
Buffalo	352,400	1.6	233
Philadelphia	1,293,700	0.5	229
Detroit	285,700	10.0	148
Boston	560,900	5.5	143
Memphis	102,330	8.3	125
Denver	133,859	7.6	121
Atlanta	89,872	91.6	84
Milwaukee	285,300	67.6	80
Worcester	117,421	94.3	70
Providence	175,597	82.6	54

New-York City, where only one-fifth of the water is metered, uses about 550,000,000 gallons of water a day, or 137.50 gallons per capita. It may thus be seen that three times more water is consumed in this city for each inhabitant than in Providence, where four-fifths of the taps are metered. In Manhattan and The Bronx there are 242,000 bathtubs, 3,180,000 washtubs, sinks and basins, 2,465,000 faucets, 416,000 hydrants and 45,000 meters.

MORE WATER NEEDED.

Another argument for the extension of the meter service in this city and the saving of all the water possible is that New-York is finding it more and more difficult to get an additional water supply. Laws have been passed shutting the city out of Suffolk and Dutchess counties, and now a bill has been introduced at Albany to prevent this city taking any water from Ulster County. This measure, if it becomes law, will knock in the head the $161,000,000 plan of obtaining water from the Catskills which was evolved by a special commission and to which the city is committed by the action of the Board of Estimate. Indeed, the hostility of up-State counties to New-York's projects to obtain more watersheds has become so great that the State Water Commission in its first report the other day said that the city might eventually be compelled to pump water from the Hudson somewhere north of Poughkeepsie. While the search for new and available sources of water supply goes on, the waste of our present supply is worthy of the most serious consideration.

All the engineers who have studied the water system of New-York agree that the waste of water is tremendous, and that it would be almost wholly checked by meters.

"The leakage from the mains themselves is far less than most people suppose," said the Commission on Additional Water Supply in its report of 1903, many of whose findings were based on the report of Nicholas S. Hill, jr., at that time chief engineer of the Water Department. Mr. Hill made a house to house investigation in certain typical districts in the endeavor to learn how much water was wasted. "New-York's distribution system," the commissioners said, "needs many new gate valves and hydrants to bring it into satisfactory condition, but the deterioration of street mains is not such as to require extensive renewals to prevent waste. The house to house inspection in typical districts in Manhattan and The Bronx indicates that the loss from leaky and defective plumbing fixtures probably exceeds 15 per cent of the total supply, or upward of 40,000,000 gallons a day.

"The reduction of all waste is effectively aided by the use of meters, which tend to make each householder an inspector of leaks, and thus bring prompt remedy for all obvious waste from leaky fixtures, and furthermore lessen the temptation to waste water at night for fear that poorly protected pipes may freeze. It also lessens the tendency to waste large quantities of water while trying to obtain cooler water from the pipes."

L. M. de Varona, chief engineer of the Department of Water Supply at the present time, has long been advocating the establishment of water meters in all buildings. He says that the wealthy classes will always be lavish with water, metered or unmetered, and he says they should be required to pay for whatever they use. Meters would not increase the water rates of the poor, he says.

In his report for 1902 Mr. de Varona dealt with the question of water waste in Brooklyn. Summarizing the conclusions arrived at and recommendations made in reports and communications of former years, he said:

"Among the measures to check waste of water the question of water meters was made prominent. The cost of these should be borne by the city, the introduction of them gradual, and to guard against the tendency to reduce from penurious motives the amount of water used by the poorer classes in the tenement districts, where often none too much is used now, and where it is mostly needed, a fixed maximum rate might be established for various classes of buildings based on the amount of water, liberally calculated, which should be used, taking into account the number and occupation of the tenants. For this fixed minimum rate the charge should be low, and for any excess much higher.

"People ought to be educated in the use of water, but this education will count for nothing unless accompanied by the meter system of paying for water. People should be made to understand, for example, that water is no cooler after it has run ten minutes than when it has run for a much shorter period, and also that it is unnecessary to have a faucet running full to prevent the freezing of pipes in extreme cold weather."

UNWELCOME, BUT SALUTARY.

Another strong advocate of the meter system for the entire city is John R. Freeman, of the Burr-Hering-Freeman Water Commission, which made an exhaustive inquiry into the subject of water waste in this city.

"I am, from evidence," he said, "forced to conclude that the one efficient, economical and practical method for lessening the waste of water in New-York City begins with the water meter on every service pipe. At the same time, I must admit that public sentiment in New-York (or the other largest American cities) does not appear to be in favor of domestic meters, but I believe that adverse sentiment comes from lack of full understanding of benefits to the public welfare, and from an exaggerated notion of the inconveniences.

"There is a growing sentiment, however, in favor of meters in the country at large, and the method of selling water through meters for household purposes has, for example, been fully tested and proved entirely satisfactory in Providence, the second city in New-England; in Worcester, Fall River, Lawrence and Lowell, the chief industrial cities of Massachusetts. The meter system is also meeting with success in Syracuse and Poughkeepsie, N. Y."

ICE HOCKEY WITH A HANDICAP.
At Grindelwald the other day the women's hockey team challenged the men, who had to wear skirts, blouses, hats and snow boots. The game, which ended in a draw, was played amid continuous laughter from the onlookers. —(Black and White.

A BADLY ABUSED CEREAL.

The rice that comes on the American table looks mushy; the grains seem all mashed together, instead of being distinct and large. The trouble (sometimes due to the cooking) is usually explained by the statement that our rice is of inferior quality, though there is no better rice in the world than our Louisiana and Texas article; the grains are large, firm and nutty. The fact is, our public won't buy any rice unless the grains shine and glisten. Consequently the first thing the miller does is to put his rice crop through a course of polishing, by which the covering of the kernel is rubbed off, and at the same time the most nutritive part. The result is that he gets a beautiful, almost sparkling, grain, which sells well; but inasmuch as the covering has been removed, the grains when cooked lose their identity and become a mush. "Polished rices" is a peculiarity of America. The public can procure the unpolished rice if they will insist on the grocer getting it for them, for "polishing" is an extra process which the miller will be glad to abandon.—(Country Life in America.

Dr. Lyon's
PERFECT
Tooth Powder
Cleanses and beautifies the teeth and purifies the breath.
Used by people of refinement for over a quarter of a century.
Convenient for tourists.
PREPARED BY
J. W. Lyon, D.D.S.

SAVINGS BANKS AND BLACK HORSE CAVALRY

Ex-President McMahon of the Emigrants' Industrial Tells How Easily He Resisted Efforts at Blackmail.

What does a bank president do when he retires? He goes to work again. At least this seems to be the answer in the case of James McMahon, who, after twenty-seven years as trustee and president of the Emigrant Industrial Savings Bank, resigned from active service the other day. He had planned a vacation to conclude his ripe years of toil, but soon discovered, like many others, that it is more fun to keep partly in the harness.

"I may take a trip abroad next summer," said the veteran banker to a Tribune reporter. "Well, perhaps summer after next," he added with the tone of a hustling young business man who hates to lose time.

A white chin beard and smooth shaven upper lip gave Mr. McMahon a pleasantly clerical look as he sat in a Brooklyn office and explained how board meetings, various minor interests and nightly banquets were preventing the formation of rust on his mentality. He is still a trustee of the Emigrant Savings Bank. The retirement as president has merely relieved him of onerous routine and daily grind. Perhaps now for the first time business assumes the aspect of a diversion.

"You have seen many changes in a quarter century of banking," said the interlocutor.

"Yes," replied Mr. McMahon. "It would take me some time even to summarize them. The savings banks have grown in scope and extent with our industries, which make us the richest nation in the world. It is wonderful to compare the figures of then and now in regard to these treasure houses of the people. The old timers would be astonished to see those institutions housed in magnificent buildings, having many thousand depositors, advertising for patrons and in lively businesslike competition among themselves offering as high as 4 per cent interest. The scope of investments has been enlarged. It is now possible for a bank to invest in selected railroad bonds without obtaining the permission of the legislature, as was formerly required. The same bonds may be accepted as collateral for loans. Not every change can be called an improvement, since one might well ask why savings banks should compete among themselves and try to gain customers by the promise of higher dividends."

"Are not the dividends or interests sometimes paid out of the surplus?"

"No, it is illegal; but when the surplus of a bank reaches the maximum of 15 per cent all surplus over this maximum must be divided among the depositors every three years, in the the shape of an extra dividend.

"People seem to be more acute these days in going after an extra quarter or half per cent. If one bank advertises 4 per cent against another's 3½ there is a rush to the former institution. When the Emigrant Bank raised the rate to 4 and then dropped back to 3½ it took considerable time for us to regain our deposit losses. Speaking of the surplus, the tax upon it is the only objectionable feature that I can find in present conditions of law, and both political parties have promised to lift the tax."

"Is the legislative inquiry into banking likely to bear fruit"?

"Not in any evil sense, as far as I know. The savings banks, at least, have generally been conducted on a conservative, honorable basis, in full recognition of their philanthropic purposes. Trustees, officers and employes may not do business with their own banks. Trustees, except members of the executive committee, who obtain modest fees, derive no remuneration. Honor is their recompense. The highest reported salary of a savings bank president is $20,000, which a good man surely deserves. He earns it by his wide knowledge of securities, judgment and skill in management. My own salary was $12,000. So that if any tale of malfeasance or gross extravagance is unfolded it will be a surprise to all of us. We savings bank people have no notion of competing with the sensational chapters of the insurance inquiry."

"Have you not met the striker, or equerry of the Black Horse Cavalry?"

"Yes, and shown him the door. He has come into my office on occasion and explained how his influence might be purchased against hostile measures. 'Good day, sir,' was the answer. We never considered it necessary to guard our patrons by spending their money in bribery. We found the legislature as a body amenable to reasonable argument. The fact that the associated savings banks could, if necessary, pass out educational literature over their counters from Montauk to Buffalo and thus enlighten more than two million citizen depositors no doubt prevented an excess of legislative hostility."

"Is there likelihood of savings banks going into insurance, in order to match the alleged savings features of some big insurance companies?"

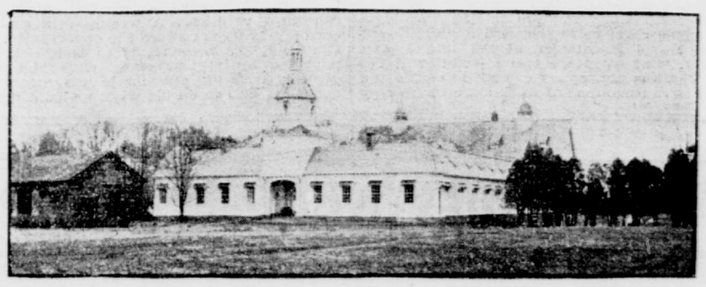
"I do not fancy any such merging of functions. There is no serious rivalry between banks and insurance companies. The insurance dividend is a long deferred promissory guess and the interest does not compound, I believe. A savings bank announces its dividend at frequent intervals. It permits the addition and withdrawal of small amounts, which is its excellent reason for existence. Nothing can take its place. A man can borrow on his insurance policy, but only a proportion of the reserve on his premiums, and he pays 5 per cent interest. The savings bank is the treasury of the poor and the middle class; and if you ever heard a paternal old cashier argue with a depositor you know it is not too easy for people to draw out and squander their savings. The insurance agent, you know, often tries to discredit bank deposits because it is so easy for a man to take out his money."

"How about government savings banks, such as they have in Canada"?

"Well, it might be said that the lax conditions in many States outside of New-York would possibly be done away with by federal control and union. There are stock company banks in other States, whereas ours are mutual. Evils exist in the diverse loose systems of some States. Yet I am not a believer in extending the functions of the federal government without grave reason, and I would not care to see a United States savings bank established. What is good for Arizona would be superfluous for New-York. Each State that needs salvation should be able to work it out for itself."

"What of the future of interest on money?"

"Just now the rate seems to be high all over the world. Whether savings banks will be able to pay more or less in the immediate future is a problem. Interest seems to fluctuate in cycles, high this year and low the next. Wealth accumulated reduces the rate. As a general proposition as we grow richer the interest rate declines. Money can't get a job, so to speak, and offers to work for low wages."



NEW BARN OF BISHOP POTTER'S STEPSON.
F. Ambrose Clark has erected it near Cooperstown, N. Y., at an estimated cost of $175,000.

F. AMBROSE CLARK'S BARN.

Cooperstown, N. Y., Feb. 10 (Special).—The handsome new barn and stables on the Iroquois farm, near this village, will soon be completed. The farm is owned by F. Ambrose Clark, third son of the present wife of Bishop Potter, and the building is one of the most costly barns in Central New-York.

The structure covers about one-third of an acre of land and its cost is estimated at $175,000. The plans were made by Percy Griffin, of New-York City, while Charles Root, of this village, has had charge of the work of construction.

The work of building began early last summer, and has required more than 200,000 feet of hemlock and 30,000 feet of Georgia pine. The roof took 200,000 shingles. Steel has been used in many ways in the construction.

The barn is built in the Queen Anne style and has an inner court, 74x154 feet. A large fountain will be placed in the centre of this court. The front, 116 feet long, has a four story tower which is used as a grain elevator, and under the tower is the driveway, which will be closed by a large gate. Offices and sleeping rooms for the grooms take up the front part of the building. The two sides are devoted to stalls, ten boxes, each 16 feet square, and a number of single ones, giving accommodations for two score horses.

The large rear building will be used as a carriage and harness room, while on the second floor is an enormous haymow, capable of holding two hundred tons.

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Fine China—Rich Cut Glass

A Sale of
White and Gold
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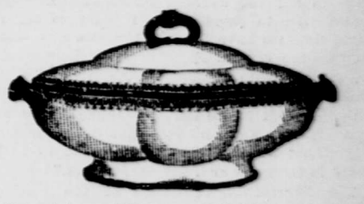
We announce the inauguration on
Monday, February 12th,
of a most extraordinary Sale of White and Gold China and Glass. For several months preparations have been in progress, and when you visit this Sale we are very confident you will be pleased not alone with the magnitude of the assortment but at the really reasonable prices at which you can buy a dainty White and Gold China or Glass Service.

The new White and Gold Booklet illustrates and describes a few of these exclusive offerings. Shall we send a copy?

LIMOGES CHINA
WHITE AND GOLD
DINNER SERVICE



This dainty White and Gold service has burnished gold lace work border and solid burnished gold handles. It is particularly adapted for monogram work. Can be bought in any quantity desired.
Dinner set.....$57.15

ENGLISH WHITE
AND GOLD CHINA

Three choice specimens of Service Plates from Minton's.

It is impracticable to even attempt a description of the beautiful White and Gold English Service Plates, Bouillon, Tea and After Dinner Cups and Saucers, Complete Dinner Sets, etc., which we will exhibit from the famous and well-known factories of Cauldon, Minton and Doulton.

GOLD DECORATED
GLASS SERVICE

This design is etched in the glasses and filled with best burnished gold; has cut stem and star cut bottom.
12 Tumblers, 12 Saucer Champagnes, 12 Clarets, 12 Sherries, 12 Cordials.
60 pieces as above.....$66.45

Sold in single dozen lots or any quantity desired.

FANCY GOLD GLASS Not the least interesting in this White and Gold Sale is our unusual and practically unlimited collection of rare White and Gold Glass: Compotiers, Olives, Bon Bons, Vases, Sugars and Creamers, Cocktail and Ice Cream Sets, Grape Fruit Glasses, etc.

SPECIAL DECORATION OF CHINA AND GLASS The special ornamentation of China and Glass with crests, monograms, flags, etc., continues to be a notable feature of our business. We maintain one of the most complete firing, enameling and decorating plants in this country, and employ the most competent artists in their profession to work exclusively for us. We furnish designs, original or suggested, and match pieces already in existence. Where practicable, samples will be furnished without charge. We will be pleased to take this matter up with you.

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