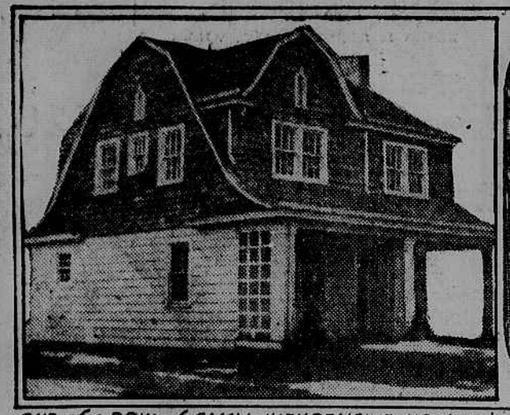
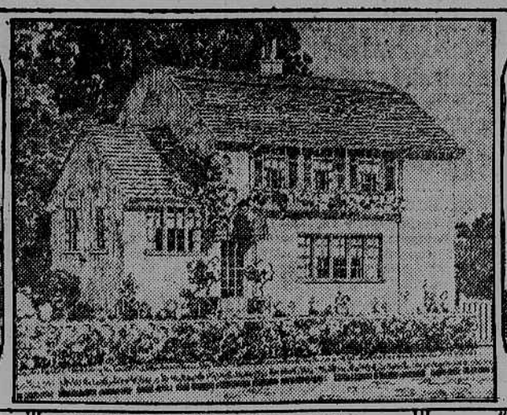
New Homes and Old Homes, Large and Small, Perhaps 150 In All, Are To Be Had in Long Island Towns Near City Line

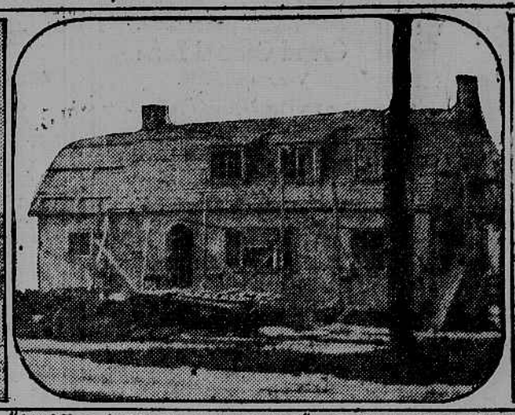


ONE of a ROW of SMALL INEXPENSIVE HOMES in THE HENDERSON SECTION, FLUSHING

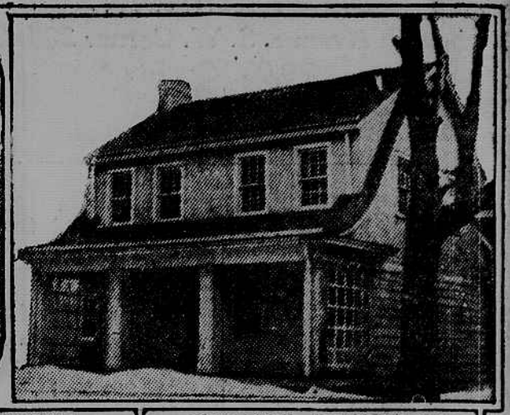
MURRAY HILL HOUSE in WHICH COUNTRY LIFE MAY BE ENJOYED to THE UTMOST.



HOME OF CHATEAU TYPE at MALBA



"JUST a LITTLE DIFFERENT"— IS THE WAY a MECHANIC WORKING on THIS MITCHELL AVE, Flushing, HOUSE DESCRIBED IT.



ANOTHER HENDERSON SECTION DWELLING.

Builders Are Active in Attractive Corner of New York in Erecting Dwellings for Those Who Want To Be Free of Landlords

Nestled in several pretty little towns and hamlets on Long Island's north shore and within the city line, among old trees, on wooded knolls and in dips in the terrain, are a hundred houses in various degrees of completion. Unesthetic as they are, lacking frosty white paint and rich colored shingles and trim, and despite ugly scarred cemented exteriors, surrounded with scaffolding, building material litter and mud—apparent hopeless disorder and confusion, these stark and unadorned compilations of frame, clapboard and stucco should gladden the hearts of the many who want to be through with landlords before the end of the next six weeks. The sight of them will be to those who are not sure of their present homes what the distant view of the promised land was to the Jews—harbingers of happiness, peace of mind and contentment, a state which it is safe to say few renters have enjoyed since apartment owners became certain that the shortage of homes was real.

Unlike the Jews who were being led into the land of great promise, those who would enter Long Island's realm of bliss must sally forth with a bag of American dollars.

Pittance Is Not Acceptable

The builders of Flushing, Murray Hill, Malba, Douglaston and Little Neck are every one students of present day economics, and are not going to let go their buildings without substantial inducement. They are asking 25, 30 and 50 per cent in cash on first payment. On a house held for sale at $11,500 a cash payment of $3,500 is asked, though not demanded. You may depend that less than $2,500 will not be acceptable, as there is too much money seeking investment in homes at this time to make it necessary for builders to accept a pittance. This is the view of one builder active in the Flushing field. From information and observation, it can be said, that it is very near the view of all builders operating not only along the outer edge of Queens, but in every corner of the suburbs. Only amounts ranging into the thousands of dollars will be sufficient inducement to move them to hand over comfortable homes of Colonial, Dutch Colonial and Italian designs.

Procrastination Means Disappointment

And what is more, the snap judgment is now highly essential in the hunt for a home if never before. Things are moving too rapidly in urban districts not to have a corresponding effect on suburban housing conditions. A wholesale lift in rentals in Manhattan is reflected shortly in the suburbs. There is a frantic invasion of the little home districts and every dwelling that measures up better than the apartment suite in the city as a home and an investment is snapped up.

This information is based on fact, and is given to eliminate disappointment, as disappointment will come to the family which procrastinates these days. That you may better understand how rapidly possibilities are disappearing from the field, take the business of one real estate man operating in Flushing. Nearly every other day last year this man sold a home. In all he sold 153 dwellings for $1,221,600. There are a score of other brokers in the Flushing field who undoubtedly sold houses, too.

Initial Step Toward Ownership

Of course, decisions must depend on your financial resources. If you have in mind the purchase of a home study your finances, just what you have on hand and just how much of your regular income you can apply each month to the purchase of a home without sacrificing to the point of hardship. Having ascertained your resources then set out on your home hunting mission.

In Flushing the cheapest of the new houses, now on the market are not to be had for less than $11,500. The other extremity is more than $25,000. Buying either houses on the smallest possible cash basis acceptable, $2,500 in the cheaper houses and $5,000 in the more expensive ,the monthly charge, for the first year at least, would be about $140 in t he former case and about $250 in the latter.

The second year the charge would be less and the third still lower.

Let Us Start

If the analysis of your finances will permit you to spend this much each month on a home then travel to the Pennsylvania Station at Seventh Avenue and Thirty-third Street. Nearly every half hour a train leaves for Flushing and the other little towns along the North Shore out near the city's edge where ample provisions are being made for your accommodation. Seek out a real estate broker—there are many in each town—and tell him your wants. If you would prefer hunting alone, then get off at the Bridge Street Station in Flushing and start out on your hunt from there. There are four sections where the sound of the builder's hammers fill the air. Houses that sell for about $11,500 are to be found in the Henderson section, which is over near the Flushing Hospital.

To the left of Broadway and north of the Flushing High School, a fine piece of architecture, are to be found houses of a greater cost. Directly out Broadway at Murray Hill and at Broadway-on-the-Hill, which are about one and two miles from the Bridge Street Station, and may be reached either by train or by bus line along Broadway, are other homes of high cost.

The estimate is made by real estate men that there are at least half a hundred new houses under way in these three sections at this time.

Opportunities in the Henderson Tract

To get to the section, or to the houses being built in the Henderson section, take the Jamaica car and get off at Parsons Avenue. The houses are right there. Of a group of perhaps forty all but nine have been sold. These nine are being offered at $11,000 to $12,000 and contain six, seven and eight rooms with baths. There are some more under way, just in the rear of these houses, but the builders are not committing themselves to a selling price on these on these yet, because of the instability of labor and material prices. The builders of these houses, the Associate Operators, it is understood, will erect about seventy-two houses altogether on this tract.

There were nine houses, Colonial and Dutch Colonial, on this block for sale last week, but there is reason to believe that the number has been decreased because several houses were under negotiation at the time.

Cost $140 a Month

Three thousand dollars is being demanded as first payment, although, as was mentioned above, the builders might be willing to take $3,500. Seventy-five dollars each month will go toward reducing the second mortgage, which must be lifted in fifteen months.

The houses are nicely arranged, with living room, dining room, small conservatory and kitchen on the ground floor. On the second floor are four bedrooms and tiled bathroom with pedestal porcelain basin. The floors are of hard wood, and in the walls between the bedrooms is a nest of narrow drawers and lockers for the storage of bed linen and towels.

In the living rooms are open fireplaces of brick, with sidelights over the mantels. Entrance is directly from the porch into the living room. In some houses the dining room has plate shelves and side lights. Skillful planning has provided for a variety of arrangements of the first door rooms.

Houses Along Chestnut Street

On Chestnut Street, north from Whitestone Avenue to Parsons Avenue and beyond, are perhaps fifteen dwellings. A block north on Mitchell Avenue, near Parsons Avenue, James A. Tellis is erecting two fine homes, one of which is to be in stucco of Italian design. It is one of the dwellings shown above. Its exterior does not indicate the spaciousness of the interior. The rooms are large and have been designed "just a little different," as one of the workmen explained in talking about the house. The living room is long and broad, lighted by two wide window cases of small panes. At the far end of the room is a high open fireplace. To the left of the entrance to this room is the dining room, which is elevated a step. The dining room has ample windows, and from it entrance may be had to the flagged colonnade in the rear.

The kitchen is at the other end of the house, and is reached by passing around the space devoted to the hall and staircase.

Upstairs are four or five bedrooms of exceptional area, with dormer windows in which are window seats.

Below the house and hidden from the front is a garage. Mr. Tellis, who is in the lumber business, is putting very excellent material into the interior of the house. It is one of a group of ten homes which he plans to erect at this point to sell for from $20,000 to $25,000 each. A second dwelling is now under way on adjoining property to the west. It is not more than 50 per cent completed.

In Chestnut Street, which is the block just south of the Tellis houses, are seven houses, flanking North Parsons Avenue to the east and west, which are being rushed to completion. John Crawford, who lives in Parsons Avenue, is building four to the west of the avenue. One of the houses is at the corner of Parsons Avenue. For this house it is said he wants $25,000. The dwellings will not be ready for another six weeks. They are homes which should appeal to families that have laid aside a few thousand dollars and can afford to invest $140 or more a month in a home for a limited period.

$25,000 Houses in Murray Hill

The Murray Hill section is not more than a half mile east of Parsons Avenue. Take the bus line, which runs through Broadway, a wide thoroughfare beautiful with trees and fine houses. There are about a dozen homes in and about Murray Hill that may be purchased.

The Rickert-Brown Realty Company had eight houses there, but only two remain unsold. They are held at $25,000 each. The Bowne Park Realty Company has a few homes for sale, and scattered operations of one and two houses will bring the number of new homes awaiting occupants in the Murray Hill district up to a dozen.

Room for Parties

The houses erected by the Rickert-Brown Company are Colonial in design, three stories high, on a sizable plot. The rooms are large, bed rooms as well as living rooms, which have been laid out with the view of entertaining. The large living room with the adjoining spacious porch, which might be added to the dancing space in the living room, should appeal to the family which has some young folks. Then the dining rooms are measured, so to speak, to the possible capacity of the living room.

Just beyond Murray Hill is Broadway-on-the-Hill, where a lawyer named Flatto is erecting eight houses on Thirty-fourth Street and A. M. Ryon, a coal merchant of Flushing, is building eight houses on Thirty-fifth Street. There are other houses going up in the same section which will make attractive homes for rent payers.

The same bus line which brought you to Murray Hill and to Broadway-on-the-Hill will take you to Douglaston and beyond to Bayside.

Smaller Homes at Douglaston

At Douglaston the Rickert-Brown Company is building homes smaller than those erected in Murray Hill. Naturally, they are cheaper, being smaller in size and on land which is not as expensive as that at Murray Hill. Early last week there were ten of these houses to select from, but only nine were for sale on Wednesday. They are offered at $13,000 to $15,000, and it is needless to say the builders will not shade their prices. They have seven rooms and bath and may be purchased on the partial payment basis over an original cash payment of at least 25 per cent.

Income of $6,500 at Least Needed

Figuring that you have paid $3,500 on a $15,000 house, the charge the first year would be about $200 a month. The greatest expense would be in paying off the second mortgage, which would have to be accomplished in three years. The family man whose income is not at least $6,500 a year should not buy a house of this cost and on such terms, because the load would be too much and in time the pleasure of home ownership would disappear. The builder from whom you buy will not want you to enter on a contract which in time will be a hardship for you to live up to. It, too, is hurtful to suburban home development.

This little suggestion may spoil your dream, but it is better that you match home buying plans with your income now than after you have gone through unnecessary mental torture and have had financial losses.

Ten New Houses in Malba in May

In Malba will be found dwellings all of the more costly type; that is, structures which will sell for $17,500 to $24,000. Ten of them will be completed during the next two months; that is the hope of the builders, at least. There are twenty-five houses in various stages of construction or planning at Malba. The developers are of the opinion that midsummer will see all their home construction now in hand completed and ready for folks to take possession.

Malba is regarded by some as part of Flushing. There is no physical division between the two places, unless it is the railroad that runs to Whitestone. On this branch Malba is two stations out from Bride Street, Flushing, and thirty-eight minutes from the Seventh Avenue station.

Although there is no physical barrier that marks the end of one and the start of the other, the division is felt and in time becomes evident, because Malba is an estate of estates, privately owned and regulated by restrictions and conditions for the benefit of all who live there.

Malba was the private estate of William Ziegler, of baking powder fame, and there is every reason for supposing that this promontory, sticking out into the Sound, is still the holding of the Ziegler heirs.

One of the many houses is practically completed. It can be had for $23,000 on a 25 per cent cash basis, and so much each month for three or five years toward lifting the second mortgage. This is the basis on which all houses will be sold at Malba, at least these are the most favorable terms that can be expected of the Malba home builders.

$17,500 Malba's Lowest Price

This price is an intermediate figure. There are cheaper houses and also dearer ones at Malba. The cheapest of the new structures cannot be had for less than $17,500. The next highest is $18,500, then comes $19,900, up to $24,000.

Old designs have been adopted to modern conditions. The houses range in size from eight rooms and two baths to ten rooms and three baths on various sized plots and in various locations. The difference in the cost of the houses is as much due to location and area of the site as construction.

Living rooms are all large, some of them being 28 feet long and 14 feet wide, with fireplace and built-in bookcases, window seats, hardwood floors and many outlets for electric sidelights.

Dining rooms will be found to be of good size and nicely connected with the service kitchen and pantry. Bedrooms are often as large as the living rooms, connected with private baths of tile and equipped with modern bathroom fixtures. Provisions are made in each bedroom for the use of electric aparatus essential to the comfort of the occupant. In the cellar or the basement are places for rigging up the laundry machinery.

Electrical Servantless House

There is one house under construction at Malba in which all paraphernalia known to domestic science will be installed. The builders call it the electrical servantless house. This will be a nine-room house on a site 73x103, with a garage extension in which will be a bedroom and a bath for the use of a chauffeur.

On the other side of the house is to be a sun porch. The dining room in this home is in the rear, and the kitchen in the front next to the garage extension. Upstairs are four bedrooms and two baths.

The housewife who occupies this house will not have to bother whether Mr. Iceman comes or remains away. She will always have ice, because in her cellar will be a Frigidaire refrigerator. There also will be an electric washing machine, electric mangler, irons, vacuum system and other machinery for doing the heavy housework.

Another feature which will be noticed in many of the Malba houses is the breakfast room, placed so as to get the morning sun and with stationary table and built-in seats.

House Would Cost $250 a Month

Ownership of this house would cost at least $160 a month for five years. In the first place 25 per cent of the price, or about $6,000, would be required on the first payment. Half of the price would remain as a permanent mortgage at 6 per cent and the remaining $5,000 would be a second mortgage payable in five years.

Cheaper Homes in Neighboring Town

Next station, either way on the railroad, is Whitestone to the north and College Point to the south. Between are arms of the Sound. In each of these towns a number of homes of a cheaper grade than those in Malba are in many parts of Flushing are under way.

Flushing is a town of many homes, ancient, old and moderately new. Some of these may be bought at prices from $3,000 up to $70,000 and $100,000. They are mostly in the older sections of the town. Some of them are on Sanford Street, others on Parsons Avenue, some more on Whitestone Avenue and Whitestone Road. Location is the big value in some cases, while in others it is the building.

For instance, there is a house in Flushing or, to be more exact, on Broadway-on-the-Hill, containing twenty-three rooms, one bath, steam heat and electricity, which can be purchased for $11,500. There is another house of only twelve rooms which cannot be had for less than $70,000, of which $20,000 must be cash. There is still another house of comparatively few rooms which is held at $125,000.

It is possible to give an idea of the opportunities in old houses to be found in Flushing. There is only one $3,000 house, one for $3,250, three for which $9,000 is being asked, four for $10,000, three for $10,500 and about ten which can be had for $14,000. All the other Flushing homes now on the market are held at prices much above these figures and their owners are asking from 25 to 50 per cent cash.

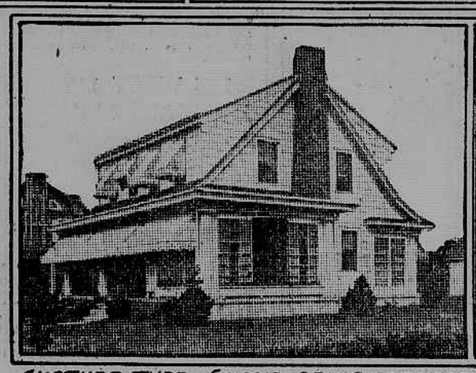
Flushing Was Old Nursery

Flushing is one of the oldest towns in the vicinity of New York. It was well established when New York was still a Dutch colony. It was frequented by the Society of Friends, or Quakers, and the Quakers' meeting house, which dates back to 1694, is still to be seen in Flushing. If it could talk it would tell of many incidents of torture and abuse visited on the peaceful Quakers, who were regarded in those days in the light of evil people. John Bowne, after whom Bowne Park is named, was one who befriended the Quakers and was brought to an account for doing so.

Cedars of Lebanon in Flushing

Flushing originally was practically a great nursery, and some of the trees planted there then still survive. There are seven cedars of Lebanon in the world some one has said, and three of them are in Flushing. Many have tried to cultivate these trees, mentioned often in Biblical writing.

On Washington Street are to be seen Japanese larch and weeping beech, on Madison Avenue are some Austrian pines and on the Parsons estate are tulip trees.

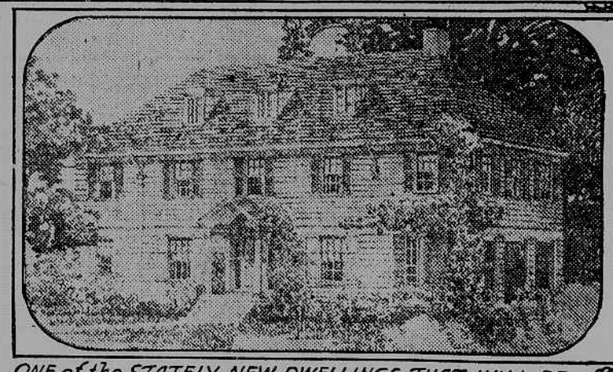


ANOTHER TYPE of HOME BEING ERECTED at DOUGLASTON

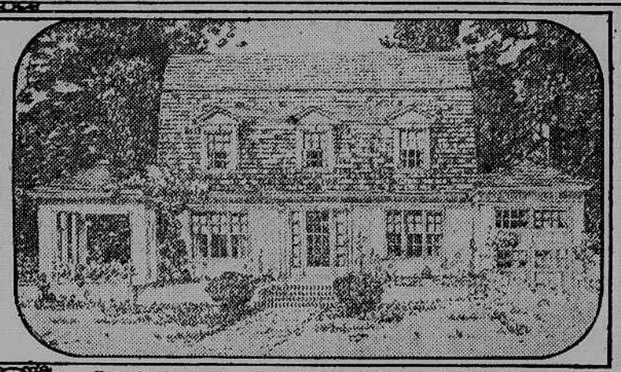
NO USE DENYING CHARM of THIS DOUGLASTON HOUSE.

THIS HOUSE IS BEING DUPLICATED at DOUGLASTON.

WILL BE READY in MAY. THIS HOUSE IS ON CHESTNUT St. Near North PARSONS AVE.



ONE of the STATELY NEW DWELLINGS THAT WILL BE READY THIS SUMMER at MALBA.



ELECTRICAL, SERVANTLESS HOUSE BEING ERECTED at MALBA.

100 Houses, Costing From $11,500 to $25,000, Are Under Way; Many Older Structures Also Available at Prices Starting at $3,250

Standard Oil to Build New Home on Broadway

The headquarters of the Standard Oil Company, at 26 Broadway, is to be carried south to Beaver Street and from Broadway to New Street. The plan is to remove the ten-story Welles Building, at 18 Broadway, and 7 Beaver Street, which the company leased some time ago for ninety-nine years; the twelve-story Produce Exchange Building, at the northeast corner of Broadway and Beaver Street, which has just been acquired; at property adjoining, at 1 Beaver Street, from the Wendels on a leasing basis, and 3 Beaver Street, purchased from George F. Lockwood. Negotiations are now pending for a lease of the seven-story building at the northwest corner of Beaver and New streets from the McClymond estate.

These properties will give the Standard Oil Company a site 179 feet on Broadway, 160 feet on Beaver Street and 104 feet on New Street on which to build its addition. The present home of the Standard Oil Company is fifteen stories and covers a site 114 feet on Broadway and 99.4 feet on New Street.

A building twenty stories high, with towers, will be erected on the new property from plans by Carrere & Hastings. Mr. Hastings will sail on Tuesday for Italy to study architectural features that are planned to be incorporated in the addition to the Standard Oil Company's headquarters. It will cost probably $5,000,000.

Reports that the Hudson Building, adjoining the Standard Oil Building, and the twenty-story structure at 42 Broadway, which was sold a few weeks ago, were to be taken, with the Standard Arcade, property to the north of these, a Standard Oil holding, in a great building project, was denied authoritatively yesterday.

Herbert L. Pratt, vice-president of the Standard Oil Company, said yesterday: "These purchases and leases will give the company a building site of approximately 27,000 square feet. The entire area of the present headquarters of the company at No. 26 Broadway and the new space acquired will give the corporation 50,000 square feet all told. Carrere & Hastings have submitted preliminary plans for the erection on this new property of a building approximately twenty stories, with a tower several stories above that. This additional floor space is necessary for the increasing business of the present occupants of No. 26 Broadway, the principal concerns being the Standard Oil Company of New Jersey, the Standard Oil Company of New York, the Carter Oil Company, the Anglo-American Oil Company, the Prairie Oil and Gas Company, the Ohio Oil Company, the Rockefeller Foundation, Charles Pratt & Co. and Edward S. Harkness."

I. Newton Lewis, of the realty firm of L. J. Phillips & Co., represented the company in the lease of the Welles Building, No. 18 Broadway, which was reported in The Tribune several weeks ago, and the lease of 1 Beaver Street from the Wendel estate and the purchase of 3 Beaver Street from F. Lockwood, and Mr. Lyons, of H. S. Ely & Co., represented the New York Exchange Bank in the sale of its building.

Builders Buy Big Tract At Rockville Center

The De Mott Estates have sold to Beebe & Murphy $141,000 worth of building lots at Rockville Center, on which they have broken ground for eighty-five seven to eight room houses, each on plot 60x100. There also are fifty private parties who have bought lots on this tract and who will start houses at once.

The tract will have all the improvements that are in the village, including sidewalks and curbs, water and gas, street lights and telephone service. The houses will sell for $8,500 to $11,000.

94th Street Dwelling Sold

William A. White & Sons have sold for Cornelius Doremus, attorney for the estate of Anna M. Lehmann, the three-story and basement dwelling at 179 East Ninety-fourth Street, on lot 18.5x100.8½. The buyer is Louise Schuler.

The Houghton company has sold to Alice M. Beck the three-story and basement dwelling at 135 West Eighty-seventh Street for the Lucille Dreyfous estate.

Mrs. Blumenthal Sells House

Mrs. Samuel Blumenthal has sold through the M. Morgenthau jr. company the three-story and basement building at 334 West Eighty-fourth Street. The Stability Realty Company, which bought the house, will renovate it and offer it for sale.

Carles A. DuBois has sold for Rose and Meyer Abraham to Dr. Seymour Eberstein the three-story dwelling at 519 West 148th Street.

Mrs. Amelia Schiff Sells 77th Street House

Disposes of Five-Story American Basement Dwelling to William C. Strange

Pease & Elliman have sold for Mrs. Amelia R. Schiff to William C. Strange jr. the five-story American basement dwelling, on lot 18x100, at 146 West Seventy-seventh Street.

Walter C. Wyckoff has sold for M. H. Merriman and H. H. Merriman to Robert Goelet the Columbia College leasehold at 8 West Fifty-first Street, a four-story and basement dwelling, on lot 22x100.5.

William Wolff's Sons has sold for Mrs. Irma Schoenberg the five-story dwelling a 52 St. Mark's Place; also to Joseph Zimmern, who will occupy, the three-story house at 127 East Eighty-first Street, and to Dr. S. J. Tandlich the house at 245 East Seventy-first Street.

The Duross Company has resold the four-story brownstone house at 234 West Fourteenth Street, on lot 25x103.3, for William Douglas Kilpatrick to the Fairfacts Company. This property was purchased from Judge J. Frederic Kernochan and the Lawyers' Title and Insurance Company, as trustees, a few weeks ago through the same brokers.

A. D. Rockwell jr. has sold for Mrs. A. E. Anderson the dwelling at 261 East 122d Street to Frank B. Valentine.

John J. Egan has sold for the estate of Murtha J. Garry the dwelling at 421 West 141st Street, on lot 20x100, to Michael J. Cashman.

Build Homes or Decrease Population

Fool laws are about to be enacted which propose to better housing conditions and lower rents by penalizing owners of realty and making it impossible for them to manage their own properties.

The laws, if enacted, would discredit ownership of real estate and almost entirely prohibit future building operations.

The only way to better housing conditions is to increase the number of dwellings or decrease the population—there is no other way.
—G. L. LAWRENCE.

Tenants to Operate This House to Their Liking

First of Three Large Apartments Being Erected on Fairview Avenue

The Loring Construction Company, Inc., is now erecting the first of three large apartment houses on the co-operative plan of ownership, on Fairview Avenue, between 190th and 191st streets. It is situated on a high plateau overlooking Dyckman Valley and the Hudson River, one of the highest points in the city. It is planned to have the structure ready for occupancy by October 1 next.

The house is to be known as the Fairview Terrace Apartments and has a frontage of 140 feet. It will contain forty-two suites, of two, three and four rooms each. The rooms will be large, and each apartment will have a foyer. The finish of the interior will be thoroughly modern, among the features being panelled rooms and built-in tubs.

The purchaser of each apartment will receive a proportionate share of stock with a perpetual lease of his apartment, which lease will be in terms of twenty-one years, with a renewal at the expiration of each twenty-one year period. The suites will be sold at varying prices according to size and location, and subject to a mortgage of $150,000. The interest on this mortgage will be apportioned according to the value of the apartment.

The coöperator may either occupy his apartment or sublease it with the approval of other coöperators. The building will be managed by a reputable real estate firm, which will be directly responsible and subject to the control of the coöperators or owners through a board or executive committee which will be elected annually.

Homes in Jersey Hills

The Tribune will tell in next Sunday's issue housing conditions in a section of New Jersey suburbs which is one of the most attractive home settlements in the metropolitan district. It is in the Jersey mountains. Builders are erecting there homes that will fit every purse.

Stop Labor Strikes and Unessential Construction

Real estate, building and labor interests, business men in general and tenants' unions in particular, are making active preparations to be fully represented at the general conference called by Mayor Hylan for the immediate settlement of the housing problem of the City of New York and its environs.

"Mayor Hylan," said Edward A. MacDougall, president of the Queensboro Corporation yesterday, "has succeeded in developing a constructive policy in the settlement of this great issue, which each day grows more serious.

"If the committee to be appointed by the Mayor can succeed in creating conditions productive of confidence on the part of the builder, or of the capitalist, or both, the problem as a whole will be soon on the high road to solution.

"Builders will not undertake operations when labor will not fix its compensation or its amount of work per diem or per dollar for more than ten minutes.

"This summarizes the situation correctly, and it must be apparent that the conditions affecting the great building industry must either be adjusted at once or serious consequences result from the non-adjustment of the question. We have not far to search for the reasons.

"First and foremost is the great shortage of labor in the building trades in the City of New York. Despite this fact, however, when an adjustment of the wage question has been arrived at builders must be prepared to at once proceed with such labor and material as are available.

Stop Unessential Construction

"The question then is how to increase the amount of labor available for building trades. One way to do this is to place some sort of an embargo on unessential industry; and, pending the erection of an adequate supply of housing, to provide for the compulsory arbitration of all labor and other disputes affecting building. Such arbitration can be made compulsory by giving the Justice of the Supreme Court in the district affected the full power to regulate the situation and to enforce an equitable adjustment.

"The most serious problem confronting the building trades is the brick strike. This is but one of the many labor troubles, all of which are not only onerous, but entirely unsatisfactory to the builder. As the result of the rapid multiplication of such problems the largest single housing operation begun in the City of New York during the last year has been seriously delayed. It is, in fact, at present tied up by a strike called by the local plasterers, who are endeavoring to impose a most arbitrary schedule of work or limit output, and to enforce the employment of an unnecessary foreman of their own selection, to supervise the work.

Labor Seems to Favor High Rentals

"These strikes are only two of many difficulties the builders of these new houses have had to contend with. From their point of view labor appears to be in a conspiracy to deliberately interfere with the construction of new buildings and to help maintain the abnormally high rentals demanded to-day for apartments in the more congested sections. As though these problems were not, in themselves, enough to discourage the builder, the painters union also demands of their men that they refuse to work on Saturdays.

"There are many other questions of the same caliber that very properly might be brought to the attention of the Mayor's Committee, once the personnel of that body has been decided upon, which, no doubt, can be amicably and sanely adjusted.

"With regard to the future, the Queensboro Corporation is only waiting upon labor conditions to carry out a most comprehensive plan of new building. When these conditions are favorable, and when labor is ready to go to work on a 'square deal' basis, the Queensboro Corporation will proceed immediately to build, from plans already prepared, several blocks of new apartment houses. Each block of buildings will contain three, four, five and six room suites, for 165 families. These apartments are being, and will be in the future, erected on the Jackson Heights plan of tenant ownership. That this plan has proved entirely satisfactory to the tenant population of New York is strongly reflected in the fact that the apartments are being sold, from the plans, coincident with the construction of the buildings and before their completion.

"In addition we are negotiating at the present time with a large number of builders, all of whom signified their desire and willingness to build at Jackson Heights just as soon as labor conditions are favorable."