

HOUSE-HUNTING AS A SCIENCE—THE WEARY PROCESS OF SECURING A PROPER DWELLING—ACTIVE DEMAND FOR HOUSES WHICH RENT FROM \$1,000 TO \$3,000—"FLATS" THEIR USE AND ABUSE—RENTING OF STORES AND PROMOTING IMPROVEMENTS ON BUSINESS PROPERTY—A DISSERTATION ON TENEMENT HOUSES—RAMMING UP OF THE REST QUESTION—ANNEXATION AND RAPID TRANSIT THE ONLY POSSIBLE REMEDY FOR THE EXISTING EVIL.

Periodically once a year, householders are greatly agitated on the question of moving, and that "periodical" period has arrived a few weeks ago and will continue to last until about the 30th instant, when those who have the choice left between remaining where they are (if possible) or with a new habitation will have the choice left between remaining where they are (if possible) or with a new habitation...

The great mystery in the era of housekeeping is being annually solved by the frugal wife who has made HOUSE HUNTING A SCIENCE. As a result at the breakfast table closely scans the advertisements in the HERALD, marks such as appear favorable, and, shortly after, gets ready to proceed on her journey. If the family is in good circumstances a coupe or carriage is called in requisition; if, however, the income is only moderate, the horse cars are considered amply as a means of propulsion.

Man and many of the instances where the lady of a family returns at night after a long, weary tramp, lasting the entire day, tired, footsore and discouraged, having succeeded only in looking at a great number of houses, without finding any to rent, and the contemplation of being compelled to retrace her search again on the morrow robs her of the night's rest, which even her weariness cannot restore. Pater familias very seldom partakes in the agony of house-hunting any more than he does in looking for a servant. His task in life is only to see to his business, where he sits, feet up on a desk, smoking his choice Havanas, while his poor wife has to be responsible for all happenings at home, and even provide the shelter itself.

Year after year the scarcity of eligible houses becomes more and more apparent. Conceding that our population is largely on the increase, yet the supply of adequate dwellings is by no means commensurate with the demand. The great trouble heretofore has been that the exorbitant price demanded by mechanics to erect houses was entirely too great for the builders to grant, and, coupled with the steadily increasing prices of real estate, investments in brick and mortar promised but a slow and unprofitable return.

This, then, besides the influx of new residents from day to day, accounts for the scarcity of suitable dwellings for the masses. Carefully compiled statistics obtained by our reporter from the most reliable real estate agents show that the supply of medium-priced houses, say between one thousand and twenty-five hundred dollars per annum, is not only inadequate to the demand, but has been almost completely exhausted in the last few years. RESIDENCES HANGING ABOVE THREE THOUSAND DOLLARS are plenty, without any takers, and when the rent rises above this last category, the number of tenants turns away in disgust and cannot be induced to register. High-priced houses can only now and then be let to those who are in the habit of spending a regular business. Even then \$250 a month rent is too great to warrant the undertaking; and yet there are plenty of landlords who would rather allow their houses to stand empty than to let them for less than a few cents and thereby secure a good tenant and certain payment.

It is assumed by owners of improved property that a return of seven per cent on their investments is by no means a fair compensation for outlay. In proportion to the cost of a house costing \$40,000 lets for \$2,800 per annum, although the calculation of seven per cent on the investment is not more than about four per cent. The balance above that amount is absorbed in taxes, assessments, insurance, repairs, and if a sick child is born to the family, the interest on the investment is reduced still lower.

However, as the article is calculated to analyze the profits and losses of landlords on real estate, but only to demonstrate the existing status of rents, the statement just illustrated was merely given in the abstract, and the cat drivers were forced to a doubt" to the much, and at most times justly, abused landlord.

CHAPTER ON "FLATS," in connection with rents of houses, is a natural sequence in this instance. The readers of the HERALD, who are residing in luxurious palaces, or costly country residences, are probably not so well acquainted with the term of "flats," as are here informed (in parenthesis) that they are apartments, which are divided into two, three, four, five, six, seven, eight, and ten rooms on one floor, with all modern conveniences, rents for this modern, improved style of dwellings are as high, if not higher, than those of the palaces and country residences. Yet there are people who deceive themselves with the idea that a residence in one of these flats is a more desirable one than a residence in a country house, and they are induced to invest twenty-five to fifty per cent more than a good house would cost. There are several extensive building operations in progress, and it is to be expected that the number of flats will be increased in the future. The most desirable flats are those which are situated in the most fashionable streets. Lowering six or seven stories to the ground level, elevators are introduced to bring the upper stories in connection with the ground floors, and as an inducement for tenants to dwell therein, the rents are lowered to the moderate level of these flats have been great failures from the fact that the owners have no idea where to stop in placing their flats, and are unable to occupy said apartments. Furthermore, the application of flats has been abused. If any owner of a double-breasted tenement house capable of building five or six flats, and who has a few floors he forthwith advertises the same as "flats," which name, however, only indicates that of the party renting the same. The medium class of these apartments has been advanced in price, and they are now occupied by the poor.

FURNISHED RESIDENCES are in the most advanced stage, and, although having the slightest show of being let, present on the market. The fact about this style of domicile is that only persons of means will hire a furnished house, and that the number of such houses is very small. There are many who are willing to rent a furnished house for a few months, but they are not willing to occupy one for a longer period. The number of furnished houses is very small, and they are not likely to be increased in the future.

THE REMOVING UP OF THE REST QUESTION can be done in very brief space. The natural consequence of the annexation of the rest question to our middle classes is the speedy and complete Westchester county to New York, and to establish rapid transit at once to reach localities where no other means of communication are available. Moderate sums and the same reached in a proper space of time. Very few years will elapse ere the main portion of the city of New York will be connected to business or residences, while the lower part must remain devoted to heavy storage or to tenement dwellings. Consequently, people of moderate means in order to secure comfortable dwellings are compelled to seek for such either at Staten Island, Long Island or in Westchester county. Everybody, whether he be a householder or a business man, is suffering from the pestilence of the late Tammany King, which has advanced taxation on a raised valuation of property, and the continued labor strikes, by light

rents of all descriptions have been enhanced, in some instances from two to five hundred per cent. It is idle to say that only the poor suffer by the rise. The wealthy owners of property in a great many cases, which all the wealth of their property cannot assuage. The only difference in the case of the latter is that they are "rich" bidders. Capitalists should see to it that a proper amount of available dwellings, at reasonable rents, are erected within the limits of the city, and that the lessor and lessee will dawn, and property owners will find better remuneration on their investments than they have received in years gone by.

THE LABOR MOVEMENT.

The Organization of the "Eight-Hour Enforcement League."

Meeting of Workmen Last Evening—Several Measures Proposed for Testing the Law—Eight Hours Demanded as a Day's Work.

The workmen of New York are now organizing a united and desperate effort for the redressing of the wrongs from which they suffer and for the assertion of the supremacy of labor. The meeting last evening at the Germania Assembly Rooms was not all that had been hoped for by the friends of the movement, yet it may serve as the basis upon which a most systematic campaign may be carried on. The men certainly arrived in a more enlightened and a more perfect understanding of the prospects of defeat and victory, and will on the occasion of the next meeting, called for next Tuesday evening, be able to thoroughly organize. It was, indeed, encouraging to hear the unbiased and candid statements which were made by many of the speakers. The old system, by which indifferent workmen were enabled to live off the hard earnings of the industrious, was candidly referred to and deprecated. When the workmen of the country become their own thinkers and cease to be

THE TOOLS OF POLITICAL TRICKSTERS the cause of labor will become much more respected and its advocates more influential. THE ORGANIZATION. The meeting was called to order by Osborne Ward and Mr. Maddox was chosen chairman. Mr. George Blair, the Secretary of the Federal Council of the most important societies, was appointed. The call, published in the HERALD of Friday, was then read. A committee on credentials, consisting of Messrs. Keys, Banks and Garson, was appointed.

THE CHAIRMAN then stated that the object of the meeting was to perfect an organization which should be a power to counteract the influence of the employers in the great cities of the land. In the State of New York the Attorney General was supposed to be the advocate of the employer, and the only person who was supposed to be the advocate of the laborer was the State Comptroller. The speaker proposed that a plan of employing counsel and legally testing the question. He said that he knew one man who, if he were as powerful as the speaker, would have been attacked by the government machinery. It would be a great triumph for labor could secure a man only humiliated.

MR. MCGUIRE, of the Piano-makers' Union, said: "The workmen want a national conference, at which the most important societies of the great cities of the Union, Revolution is what is wanted. With the men of Boston, Chicago and New York once united they will do anything. The speaker proposed that a plan of employing counsel and legally testing the question. He said that he knew one man who, if he were as powerful as the speaker, would have been attacked by the government machinery. It would be a great triumph for labor could secure a man only humiliated.

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SHIPPING NEWS.

Almanac for New York—This Day.

ETERNAL AND MOON. Sun rises, 5:40. Moon rises, 5:52. Moon sets, 3:43. High tide, 11:15. Low tide, 5:30.

OCEAN STEAMERS.

DATES OF DEPARTURE FROM NEW YORK FOR THE MONTHS OF APRIL AND MAY.

Table with columns: Steamer, Date, Destination, Office.

PORT OF NEW YORK, APRIL 22, 1873.

CLEARED. Steamship Wilmington, Rotterdam, Havana—W. Clyde & Co. Agents.

THE PURSER of the steamship Cuba, from Liverpool, has our thanks for courtesies.

SHIP NEWS. The purser of the steamship Cuba, from Liverpool, has our thanks for courtesies. The purser of the steamship Cuba, from Liverpool, has our thanks for courtesies.

ARRIVALS.

REPORTED BY THE HERALD STEAM YACHTS AND HERALD TELEGRAPH LINE.

Steamship Wilmington, Rotterdam, Havana—W. Clyde & Co. Agents. Steamship Cuba, from Liverpool, has our thanks for courtesies.

WHALMENS.

Arrived at New London April 20, ship Flying Fish, Capt. J. H. Smith, 100 tons, 10 days.

SPOKEN.

Ship Confidence, Port from New York for San Francisco, Dec 21, 21 1/2 days.

FOREIGN PORTS.

At Madrid, Pr. April 4—In port ship Lily (Br), Ryan, for New York in 10 days.

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