EXPERTS ASSERT LOWER RENTS ARE STILL FAR AWAY

Present Laws to Aid Only in Erecting Small Houses in Outlying Districts.

MANHATTAN HOPELESS

Tax Exemption Fails in Purpose in Congested Sections of Metropolis.

SMALL SUITES OVERDONE

Restrictions on Landlords in Measure Blamed for Lack of Building Progress.

Tenants who look for the coming year to give them any relief from their rent burdens are living in a fool's paradise. This at least is the dictum heard from real estate men throughout the city, in the poor, medium and wealthy sections of Manhattan, The Bronx, Brooklyn and Queens. No matter what happens to the other items that go to make up the cost of living, the market price of living space must remain in the loftier altitudes for some time to come, these authorities declare, and even the unbiassed analyst is forced to admit that they have most of the logic on their side of the argument.

The most encouraging picture that optimism can paint for the future is the prospect of a very gradual reduction—shading off is probably a better descriptive term—in the cost of hiring a dwelling or flat. Just when the break will begin is a matter for conjecture, and one man's guess is just about as good as another's. One thing is certain—it cannot assume worth while proportions until the supply of housing is in excess of the demand; or, in other words, until landlords are forced to bid against each other for tenants. And therein lies the joker, for no one, even the most expert, can venture to predict just when the building boom will set in.

After the passage of the ordinance exempting new medium priced housing from taxation for the next ten years, some real estate men and builders thought they saw relief on the horizon. But these same men also deluded themselves with the hope that the renting laws would be declared unconstitutional. Consequently, the recent decision of the Court of Appeals at Albany upholding the tenant-landlord legislation in toto threw them back into the slough of despond. Now they declare that the stimulus of the tax exemption law is not nearly great enough to overcome the opiate administered by the rent laws, which have kept dwelling construction in a comatose condition for the last year.

Will Take Decade to Catch Up.

The extreme optimists declare that there will be no material reduction of rents for the next ten years, and they base their prediction on the estimate of construction experts that it will take a full decade to catch up with the demand for housing, even with the most intensive building boom in effect. Others maintain that there will be some relief within the next few years. Building, they argue, will be resumed with vigor when the rent laws expire on November 1, 1922. That, of course, is contingent upon the hope that the Legislature will not see fit to reenact the measures which started such an avalanche of protest from real estate circles. Brick and mortar will begin to fly even sooner than that, the realtors declare, if the Legislature at its present session will only see fit to modify the laws so as to give the landlord at least a semblance of control over his property.

In the meantime, practically all real estate men declare, the residential construction work started by the Board of Aldermen's tax exemption ordinance will consist chiefly of two family houses in the outlying boroughs and will at best provide just enough housing to eliminate the doubling up of families in those districts. Douglas L. Elliman, head of the real estate firm of Douglas L. Elliman & Co., Inc., holds this belief. He does not believe that this construction will have any tangible effect on rent rolls, although he does say that it will give much needed relief from congestion in the outlying boroughs. Most of Mr. Elliman's extensive activities lie in the high class residential sections of Manhattan and he can see no prospect of relief here. The demand for housekeeping suites is as strong as ever, says Mr. Elliman, and leases are running at the old rental rates.

Opponents of the tax exemption ordinance go so far as to say that it may react disastrously on the renting situation by heaping the burden of the city's increased tax levy on the owners of the old apartment houses, who, in turn, will try to recoup their losses in this direction by raising the rents in their properties when the landlord-tenant laws expire. Even if the Legislature readopts the measures, these realtors say, the courts may be induced to accept the increased taxes as a justification for slightly higher rents. This is the opinion at least of Jules Nehring, who handles many apartment house properties in the Washington Heights and Morningside sections of Manhattan and in the west Bronx.

More Lenient Now to Landlords.

"Since the enactment of the rent laws," said Mr. Nehring, "I have had a great deal of court experience, chiefly in the capacity of expert appraiser in landlord-tenant disputes. In recent months I have noticed a tendency on the part of the Municipal Court Justices to be more lenient in their treatment of landlords. This I attribute to the fact that they have had enough experience to convince them that all the right in the matter is not on the side of the tenants and that the hullabaloo raised in behalf of the latter was stirred up to a certain extent by demagogues. I have noticed that landlords who come into court with clean hands get fair treatment and I don't believe that the Judges would turn a deaf ear to a landlord who could show that his tax burdens had been increased so as to permit the owner of new property to go free."

By no means all real estate men share this opinion as to the possible reactionary effects of the tax exemption ordinance. Some believe that protests on the part of the real estate interests will result next year in a considerable reduction of the present exorbitant tax assessments. Mr. Nehring admits that the exemption ordinance will stimulate the building of two and three story houses south of the Yonkers line.

"This, however," he said, "is not the kind of building that can be of any real benefit. What we need is more apartment houses containing suites of from three to five rooms and renting at from $10 to $15 a room, and we would have got them if the Court of Appeals had declared the rent laws unconstitutional. We may even get them yet if the Legislature will modify the laws so as to give to the landlord the right to eject an undesirable tenant after four or five months' notice.

"Building materials are cheaper now and labor is giving an eight hour day for eight hours' pay, which is tantamount to saying that he is working for less money. But even with these favorable factors and the tax exemption added it is not possible to build the type of house I mean and rent it at prices that will be as low as those charged by the owners of the older properties. A walkup apartment cannot be built today to rent for a cent less than $20 a room, whereas in certain sections we have the older ones renting at from $10 to $15 a room. Mortgage money is freer now, and the savings banks and other lending institutions are more liberal with their money and yet few people want to build."

Mr. Nehring, like most other men in his business, believes that the break in rents cannot start for several years, but that when it does it will strike the small suite first. The miniature apartment of one or two rooms which became so popular during the acute stage of the home shortage, Mr. Nehring agrees, is nothing more nor less than freak housing and will not draw tenants when the latter are able to pick and choose.

Too Much Freak Housing Now.

For much the same reason Mr. Nehring doubts the merit of the measure proposed at Albany removing three family houses from the scope of the tenement house law. With too much freak housing on the market already, Mr. Nehring says, practical builders will not want to spend money on a property that will be both unrentable and unsalable after the shortage is passed.

The same situation applies to Brooklyn, according to George Horton of the firm of Bulkley & Horton, who manage much property in Kings. One and two room apartments will be the first to feel the reduction, but all the more staple properties will remain high for the next few years. Tax exemption may result in production of two family houses, he said, but builders as a class, he added, have shown no tendency to stampede the building bureau with plans so far. The recent rent law decision, he thought, was to a great extent accountable for this.

In the face of this pessimism one mild zephyr of hope blows in from the direction of The Bronx. B. H. Weisker, a real estate man who is active in the city's great northern borough, says that the builders there are preparing to do considerable construction work toward the latter part of the year. This, he pointed out, will give them the benefit of the tax exemption provision, which only applies to structures completed between April 1, 1920, and April 1, 1922. Thousands of plans, he said, have been prepared, and they would have been put through had it not been for the depressing effect of the rent law decision from Albany.

"I believe, too," said Mr. Weisker, "that the lowered cost of construction and the freedom from taxes will enable the owners of the apartment houses put up in 1921 to rent them for less than the figures demanded for the apartment houses of 1920. They will not, however, be able to bring their figures down any lower or even as low as the old properties. Consequently the average of rental prices is bound to remain high for several years to come."

For a brief period during the latter part of the year 1920 there was a slight intimation of relief from an unexpected source in Manhattan. It proved to be a mirage, however. Practically the only type of residential construction work undertaken in Manhattan during the whole year had been in the form of high class apartment houses, such as are to be found in the Park avenue section and along the reaches of Millionaires Row, as that segment of Fifth avenue between Fifty-ninth and Eighty-sixth streets is popularly called.

Vacuum High Up Vanishes.

For a time it looked as though this form of housing had been overproduced. To heighten this impression many of the former occupants of such expensive apartments had gone down a step in the apartment house scale as a protest against the high rents. This caused a congestion in the moderate priced housing and left a vacuum higher up in the scale. It was thought that the owners of the expensive apartments would sooner of later come down in their rents and fill up their apartments with the type of tenants accustomed to occupying them and in a way contribute toward the alleviation of the situation in the moderate priced housing.

But somehow or other the vacuum in the apartments of the millionaire variety has practically filled up and the demand for moderate priced housing is just as keen as ever with the rents still high. Lawrence B. Elliman, president of the firm of Pease & Elliman, which has most of the luxurious houses in Millionaires Row and many in the exclusive Park avenue section on its renting list, says that he has no more than five suites available at a rental of $20,000 or more.

In Greenwich Village the demand for apartments and living space of other types has not even reached its peak, declares H. P. Vaughn, a real estate man who confines his activities chiefly to this section of old homes and the habitats of artists. There has not been much new building there, he adds, although there has been enough remodelling work to keep fairly well abreast of the demand for small suites, which still thrive in the Bohemian atmosphere of the Village.

It does not require a renting agent, however, to realize the meagre prospects of a reduction in the cost of living space. John L. Parish, who neither owns nor manages property, but whose job it is to analyze real estate conditions, can see nothing in the housing situation, either present or prospective, to justify hope or expectation of any reduction in rentals for any class of housings in the early future. Mr. Parish is secretary of the Advisory Council of Real Estate Interests and of the Board of Title Underwriters.

No Early Rush Expected In New Buildings Here

A SUDDEN boom in building construction is not to be looked for this spring, according to Dr. John Whyte, director of research for the National Association of Credit Men. He predicts a gradual resumption of activity, which by late summer may reach a substantial figure.

Writing in the current issue of the *Credit Monthly*, Dr. Whyte says: "There exists, of course, no doubt as to the great shortage of housing, of perhaps a million houses, affecting 4,000,000 persons. But these 4,000,000 are not homeless.

"If the price of building materials suddenly drops to comparatively low levels, if railway credit and public utility credit suddenly become reestablished, the whole complexion of industry may be changed. Barring these contingencies, it is not likely that construction will start off with a rush this spring."

MILLER'S TRANSIT PLAN WINS TACIT APPROVAL OF BAR

Association of City Stands by Principle of Public Service Commission.

OPPOSES HYLAN BUSES

Report Says Municipal Ownership and Operation Would Be Too Costly.

AGAINST TAMMANY BILLS

Takes Position on 75 Important Measures Now Pending at Albany.

The committee on the amendment of the law of the Association of the Bar of the City of New York made public yesterday its first bulletin of this year setting forth its views upon pending legislation at Albany. The report advises against the passage of the bills to authorize the city to put into effect Mayor Hylan's plan for municipal ownership and operation of bus lines, as having evidence of becoming a losing financial venture for the city and on the ground that such a move would be unconstitutional.

On the other hand, the committee offers no criticism of Gov. Miller's bill for the creation of the State transit commission to settle New York's street transportation problems, but, without mentioning the bill by name, expresses its approval of the principle involved in the following paragraph:

"Ever since the Public Service Commissions were created there have been introduced in the Legislature during every session a considerable number of bills dealing with matters that properly come within the purview of these commissions. In many instances express authority has been conferred upon the commissions to deal with the very subjects as to which legislation is sought. In other instances the proposed legislation could well be obviated were the power conferred on the commissions to deal with the proposed subjects after making such investigations as the commissions are qualified to make and which the Legislature has not the time or opportunity to make. Believing in the policy underlying the creation of these commissions and in the good results accomplished as a result of a thorough and systematic investigation of the facts on which the regulation of public utilities should be predicated, the committee has uniformaly opposed such special legislation.

Tammany Bills Branded.

"We have gone into perhaps unnecessary detail in explaining the methods and theories of the committee, in the hope that we may at least have indicated our desire and willingness to be helpful to the legislative and executive branches of the government in the performance of the important duties that rest upon them."

The Bar Association's committee analyzes and expresses its approval or disapproval of more than seventy-five of the more important measures pending in Albany. The report is voluminous and exhaustive. A number of the bills of Tammany vintage are branded as out and out political measures for the purpose of obtaining or retaining jobs for political office holders.

The committee goes into Gov. Miller's bills for State enforcement of the Volstead act in detail and disapproves the bills unless they are amended so that every violation would not be made triable by a jury, which would add to the congestion of the courts; so that the same act would not be twice criminal, once under the State and once under the Federal law, and so that all the matter in the enforcement bill and provisions affecting taxation be included in a single act so as not to encumber the code further than possible.

The committee disapproves the bill of Senator Duggan, which proposes to deprive the Justices of the Appellate division in the First Department of the function of fixing the time and the place for holding special and trial terms in the First Judicial District and of assigning Justices to hold such terms. This bill is in support of the fight which Justice John Ford has waged against those powers, and the report of the association's judiciary committee, made public when Justice Ford launched his attack several months ago, is quoted as representing the views of the law amendment committee.

Bus Plan Disapproved.

Concerning the bill to put Mayor Hylan's bus plan into effect, the report says:

"The avowed object of these measures is to enable the city of New York to engage in the business of transportation of passengers by means of omnibuses to be purchased, owned and operated by the municipality. It is a new departure, there being but one precedent, namely the operation by the city of the Staten Island and South Brooklyn ferries. The experience in respect to that undertaking is most discouraging to the taxpayers." Figures from 1906 to 1916 then are quoted to show that this was a losing venture. The report states also that the Fifth Avenue Coach Company by its 1919 report shows that it costs eight cents per passenger to operate under highly favorable circumstances.

Upon the question of constitutionality of the bus bill the report says:

"Irrespective of the economic features presented by this proposed legislation, we are of the opinion that these measures would be unconstitutional because of the prohibition of Article VIII., Section 10, of the Constitution, which provides:

"'Nor shall any city be allowed to incur any indebtedness except for city purposes.'

"What constitutes a public purpose was discussed with great clearness by Chief Judge Cullen in Smith v. Smythe, 197 N. Y., 457. He pointed out the distinction between what may be termed a public interest and the corporate interest of a municipality, and showed that it is a corporate or governmental purpose only, not merely a proprietary one, that can be regarded as a city purpose within the meaning of the Constitution. In this respect he followed the opinions in Matter of Niagara Falls & W. R. Co., 108 N. Y., 375, and Matter of Chapman W City of New York, 168 N. Y., 80.

"Public Purposes" Defined.

"In the first of these cases Judge Andrews pointed out that while the establishment of furnaces, mills and manufactories, the building of churches and of hotels, and similar enterprises, are more or less matters of public concern, they nevertheless do not constitute public purposes. In the latter of these cases Judge Vann showed that there can be no lawful tax which is not laid for a public purpose, and that in deciding whether in a given case the object for which taxes are assessed falls upon the one side or the other of the line they must be governed mainly by the course and usage of the Government, the objects for which taxes have been customarily and by long course of legislation levied, and the objects or purposes that have been considered necessary to the support and for the proper use of the Government.

"Tested by these decisions, there can be no support for the contention that the operation of a line of omnibuses for the use of such persons as may find them convenient or even necessary constitutes a city purpose."

The report characterizes Senator "Marty" McCue's bill to make the erstwhile holding of the post of police justice a qualification for city magistrate as "peculiarly vicious."

The report continues:

"The section, as it now stands, requires that a city magistrate must have been admitted to practice as an attorney for at least three years, unless he was a city magistrate, or was acting as such on or before January 1, 1905. This bill substitutes for the last clause, the following: 'Unless he was a police justice, or was acting as a police justice, on or before January 1, 1895.'

"Evidently a relic of a bygone period still cherishes judicious ambitions. It is, however, a matter of public history that the former police justices were so unsatisfactory that in order to get rid of them the office was abolished by L. 1895, c 601, which took effect June 30, 1895. The act is discussed in various opinions of the Court of Appeals, which sustained its constitutionality."

Death Penalty in Favor.

The committee's report also registers its opposition to a number of bills having for their object the election of city magistrates and Justices of Special Sessions, who are now appointed by the Mayor.

Several bills for the abolishment of capital punishment are disapproved by the committee. The committee says that it "feels that crime has become so rampant that criminals should be made to feel the rigor of the law. There has of late been too great a tendency in certain quarters to regard them as more sinned against than sinning—a theory that in practice is found quite untenable."

The committee comes out for a return to the convention system of nomination of candidates for public office, and upon the subject of changes in the election law recommends that the law be revised, as is now being done by a joint legislative committee, and that piecemeal amendments be not enacted.

The committee sets forth its objections to special claims bills and suggests that hereafter they be dealt with by the finance committees of the two houses instead of the judiciary committees.

Stand on Other Measures.

Action upon some of the other measures by the Bar Association committee was as follows:

Disapproving Mr. Hamill's bill to amend the penal law in relation to picketing by aliens.

Approving Mr. Gibbs's bill to amend the decedent estate law, in relation to the recording of wills probated outside of the State.

Disapproving Senator Cotillo's bill to amend the decedent estate law by permitting actions for personal injuries against executors and administrators. The committee points out that this bill contemplates a radical change in our law as it has stood since the earliest common law day. The present rule rests on sound considerations of public policy. A change such as that proposed would inevitably result in serious abuses and stimulate fraud and blackmail.

Disapproving Mr. Jager's bill to permit trial by juries in the Court of Special Sessions. The committee declares that this bill "would have a baneful influence."

Strongly disapproving, in a lengthy memorandum, Mr. Wallace and Mr. Neiburn's bills for the election of so-called "public defenders."

Disapproving Senator Fearon's bill in respect to the negligent operation of motor vehicles.

Disapproving Mr. Duel's bill to amend the banking law so as to make a new definition of good faith, and to create a new public policy that banks shall not be liable even where they should have notice of defects in an instrument.

Senator Mullen and Assemblyman Betts's bills to enact a blue sky law. The committee in this memorandum fully discusses the questions of policy involved in the enactment of such a law, although it expresses no opinion thereon, and fully discusses the merits and demerits of this legislation. It disapproves the bills.

Approving Mr. Betts's bill to amend the penal law so as to bring misrepresentation as to securities more clearly within its provisions. The committee points out that this is a class of amendments which should be enacted rather than blue sky laws, and calls particular attention to the recent Maryland statute which is said to have driven swindlers out of Maryland.

MAYORS ASKED TO AID FIGHT ON TRANSIT BILL

La Guardia Repeats Home Rule Cry as Argument.

F. H. La Guardia, in a letter to the Republican Senators and Assemblymen from Buffalo, Rochester, Schenectady, Rome, Utica, Troy and Albany, which he made public yesterday, makes a plea for those legislators to unite with legislators from New York for the defeat of Gov. Miller's transit bill now pending before the Senate, and adds that "if this bill passes the situation for the city of New York will be such that it will take years to regain the confidence that the people of this city have given our party."

The President of the Board of Aldermen also forwarded to the Public Service Committee of the Senate copies of letters which he had received from Mayors of various cities throughout the country opposing State control of city public utilities, which, he says, has been so satisfactory to traction interests that they are making a fight for its general extension. It may be only a short time, Mr. La Guardia tells the up State legislators, until their own cities will be confronted with the same sort of problem presented by the Governor's measure as it relates to New York city.

The City Club also made public a letter which it has addressed to all members of the Legislature, asking defeat of the bill, which it describes as being "of chameleon type," in that "whatever the changes in appearance, its substance remains always the same." The City Club then complains that various amendments tot he bill have not essentially changed its original characteristics.

TEXTILE INDUSTRY IMPROVING.

All but Two Plants in Central Berkshire Work Full Time.

Special Despatch to THE NEW YORK HERALD.

PITTSFIELD, Mass., March 13.—The central Berkshire textile industry shows signs of recovery. All except one plant in Pittsfield and Dalton, employing 3,000 hands, are running full time.

Officials of the Pontoosuc Woolen Company, which was organized in 1826, say the business depression which began November 1 and now apparently ending was the worst and longest in its history.

STRIKE OF PACKERS NOW SEEMS CERTAIN

Employers and Union Leaders See No Hope in Davis Conference.

WAGES ARE CUT TO-DAY

Result of Strike Ballot Now Being Taken Will Be Known Wednesday.

CHICAGO, March 13.—With more than 100,000 employees in the packing industry in all parts of the country balloting on a proposed strike, wage decreases amounting to 12½ and 15 per cent, together with a readjustment of working hours, which were announced last week, will go into effect to-morrow.

Both the packers and union officials yesterday agreed to meet James Davis, Secretary of Labor, who offered his services as mediator in the hope of averting a strike. To-night representatives of both sides said there was little prospect of agreement in the proposed conference.

Union leaders pointed out that the packers in agreeing to send two representatives to Washington had said that "we assume that the justice and necessity of wage cuts will not be at issue. Nor can there justly be an issue in the matter of hours." According to representatives of the men this left nothing to be discussed.

"We know the packers are hoping that some of the men will engage in a runaway strike to-morrow morning," said Dennis Lane of the Amalgamated Meat Cutters and Butcher Workmen, "and, in fact, we have evidence that they are aggravating them, endeavoring to entice them into such action. However, the international officers have warned all of our membership to remain on the job until after the vote has been taken and until such time as the international executive board has issued strike instructions.

"When the strike occurs it will be national in scope and will have occurred because of the packers repudiating an existing agreement with the Government and because of their desire for a strike to accomplish the twofold purpose of destroying the workers' organization and unloading at profiteering prices the enormous quantities of meat now in cold storage, which they bought at the lowest prices paid for live stock since 1912."

A meeting of the union leaders to take action on the proposed strike will be held in Chicago on Wednesday. By that time the result of the strike balloting will be known, it is expected. The unions have suggested that the meeting in Washington be held on Friday, March 18, but have received no reply from Mr. Davis.

SIOUX CITY, Ia., March 13.—Eighteen hundred union men employed in the three packing houses her voted unanimously to-day not to go out on a strike to-morrow, despite the announcement of the packers wages would be reduced eight cents an hour on hourly paid work and 12½ cents on piece work.

OMAHA, Neb., March 13.—The 5,000 packing house workers in South Omaha will return to their work to-morrow morning, regardless of the announced wage adjustment, according to W. J. Burns, secretary-treasurer of the local union.

"While there is a strong sentiment to strike," said Burns, "they have decided to abide by the instructions of local union leaders."

SECRETARY OF LABOR PREPARED FOR PARLEY

Has Secured All Data Relating to the Industry.

WASHINGTON, March 13.—Secretary of Labor Davis to-night was still awaiting replies from four of the five leading packers and from packing house employees to his offer of mediation in the controversy arising from the proposed wage cut announced to take effect to-morrow.

Wilson & Co., in a telegram received during the day by the Secretary, agreed to the Secretary's proposal of a conference between two representatives each from the packers and their employees, in which Mr. Davis will participate with Secretaries Hoover of Commerce and Wallace of Agriculture, in the role of advisers.

Secretary Davis is anxious to set the date for the conference as soon as possible and the telegraph offices to-day had instructions from him to send any telegrams to his hotel.

Secretary Davis has had experts in the Department of Labor place before him all data regarding packing industry labor.

HYLAN OPENS WAR ON BROOKLYN DOUBLE FARE

Orders Corporation Counsel to Oppose P. S. C. Move.

Mayor Hylan announced yesterday he has issued instructions to John P. O'Brien, Corporation Counsel, "to oppose with all the means at his command the double fare schedules granted by Public Service Commissioner Barrett" upon surface lines in Brooklyn.

"Does Commissioner Barrett think," the Mayor asked, "that in granting this privilege to the companies such action will assure his continuation or make his retention in office on any new commission that may be appointed possible?"

Mayor Hylan then adds that if it were not for Supreme Court decisions to the effect that he cannot legally do so, he would have buses at a five cent fare running along every trolley line where a double fare is charged and that if the people of Brooklyn will get their legislators to pass his pending bus bill in Albany he will have 2,000 buses operating on the streets of Brooklyn inside of thirty days. In addition, the city will appropriate $10,000,000 to see that the city is plentifully supplied with buses, the Mayor said.

Fire Record

A. M.		Loss.
2:05	58th st. and Lexington av., subway station I. R. T.; rubbish	Unknown
4:00	105th st. and Grand av., automobile; Sophie Kelpper	Unknown
4:55	2173 1st av.; automobile	None
10:25	3 E. 50th st.; Helen Pierce	Slight
11:10	229 Division st.; unknown	Slight
12:35	221 Bowery; Jacob Zucker	Unknown
P. M.		
12:15	409 E. 72d st.; Rose Hogik	Unknown
1:15	990 Tiffany st., Bronx; automobile; Sam Wolf	Unknown
1:30	168 Mulberry st.; Felemina Chirca	Unknown
3:35	167 Bleecker st.; unknown	Unknown
5:05	131 E. Houston st.; Morris Reinberg	Slight
7:10	432 W. 53d st.; Angelina Varusi	Slight

Rail Shopmen's Wages More Than Doubled Since 1915, With Car Inspectors Tripled

THE statistical offices of the New York Central Railroad issued yesterday the following table of wages for machinists, boilermakers, blacksmiths and car inspectors, showing comparisons between the present rate of pay and those obtaining in August, 1915, and August, 1919. The comparisons are computed on straight time earnings:

Class.	Present hourly rates	Straight time earnings for one day of 8 hours	Average monthly pay for Aug., 1920	Average monthly pay for Aug., 1919	Average monthly pay for Aug., 1915	Percentage of increase
Machinists	$.85	$6.80	$223.43	$147.02	$95.15	134.8%
Boilermakers	.85	6.80	227.50	164.44	106.77	103.7%
Blacksmiths	.85	6.80	214.27	148.30	97.81	119.1%
Car inspectors	.80	6.40	212.77	146.38	67.21	216.6%

WAGE CUT FOLLOWS SLUMP IN INDUSTRY

Continued from First Page.

25 per cent. were made, affecting all employees. It was reported that owing to the reduction in the price of cloth wages were reduced and business for this period was very slack. The per capita earnings show a decrease of 3.6 per cent when compared with December.

Cotton Finishing: Practically every concern reported a wage reduction of 22½ per cent., affecting from 85 to 100 per cent. of the employees, but the figures indicate more time worked. The per capita earnings are 13.7 per cent. less than for the previous month.

Wage Decrease General.

Hosiery and Underwear: A decrease of 33 1-3 per cent. in rates of wages was reported by two concerns. All employees were affected in the first establishment, but the per cent of employees affected in the second concern was not stated. In two plants a decrease in wages of 25 per cent. was made. The number of employees affected by this change was not reported. All employees in one concern and 90 per cent. of the employees in another were reduced 22½ per cent. in wages. A general wage decrease of approximately 20 per cent. was reported by four establishments. A 15 per cent. decrease was made to the entire force in one concern and to 95 per cent. of the force in another. One plant reported a bonus discontinued and a decrease in wages of 15 per cent. affecting all employees. A general wage rate decrease of about 11 per cent. was reported by one plant. Five per cent of the employees in one plant received a wage rate reduction of 10 per cent. while 25 per cent of the employees in another plant had a reduction of 7½ per cent.

Woollen: A general wage rate decrease of 22½ per cent. was reported throughout the woollen industry, but more time was worked. The per capita earnings are shown to be 6.2 per cent. less in January than in December.

Silk: A decrease in wages of 22½ per cent. was reported by one mill affecting the entire force. All employees in one plant and 80 per cent. of employees in another plant were given a reduction in wages of 20 per cent. The wages of practically the entire force in one concern were reduced 10 per cent. The per capita earnings for this month, when compared with the previous month, show a decrease of 4.8 per cent. Dull business was reported in the industry and many mills were partially shut down.

Men's Ready Made Clothing: An increase of practically 10 per cent. was given to 5 per cent. of the employees in one concern. The wages of the entire force of one plant were reduced 20 per cent. A wage rate decrease of 15 per cent. was reported by one concern affecting one-third of the employees, while another concern reported a wage rate decrease of 12 per cent. affecting one-half of the force. For January the per capita earnings are 4.6 per cent. less than for December.

Bonus for Full Time.

Leather: One concern granted a bonus for full time service. The entire force of three tanneries had respective decreases of 25 per cent., 22½ per cent. and 20 per cent. A general wage decrease of 20 per cent. was reported by one concern, while another reported a 20 per cent. decrease to 80 per cent. of the force. All new men in one tannery were reduced five cents an hour, while the wages of 95 per cent. of the employees in another were reduced 1 per cent. The per capita earnings reported show a decrease of 12.5 per cent. compared with December.

Boots and Shoes: An increase of 10.6 per cent. was granted to 1.6 per cent. of the men in one plant. The entire force of two factories received respective decreases of 20 per cent. and 16 2-3 per cent. In three concerns a decrease of 7½ per cent. was made, affecting 75 per cent. of the employees. A 10 per cent. production bonus was discontinued in these concerns.

Paper Making: A decrease of 20 per cent. to 90 per cent. of the force was reported by one plant. Two mills reported a wage decrease of 10 per cent., affecting all employees in the first mill and 94 per cent. in the second mill. Business depression was prevailing in many plants, causing part time employment.

Cigars: An increase of approximately 3 per cent. was granted to 51 per cent of the men in one plant. A wage rate reduction of 15 per cent. was made to 93 per cent. of the force in one plant, while in another a reduction in wages of 12 per cent. was made to 75 per cent. of the men. Ninety per cent. of the force in one plant received a decrease of 10 per cent. In several plants in stock of manufactured articles was large, necessitating the closing of the plants for a short time. Comparing January with December, a decrease of 7.8 per cent. in per capita earnings is shown.

Bituminous Coal: A decrease in wages of 20 per cent. was reported by one mine, affecting the entire force. Many mines were working on short time due to a poor demand for coal. When compared with December per capita earnings the decrease for January was 23.3 per cent.

GOODYEAR PLAN POSTPONED.

Creditors Refuse to Accept Readjustment Proposals.

AKRON, Ohio, March 13.—The adjourned meeting of the Goodyear Tire and Rubber Company stockholders, scheduled for March 15, to ratify the company's refinancing plans, involving $85,000,000, again will be adjourned indefinitely, it was announced to-night by Vice-President George M. Stadelman.

Delay in consummation of the negotiations has been occasioned by refusal of all merchandise creditors to give unanimous assent to the "plan of adjustment" it was said.

BOSTON TEAMSTERS TO STRIKE.

BOSTON, March 13.—Members of the Lumber Teamsters' Union voted to-day to declare a strike at all yards and wharves next Wednesday morning unless the employers abandon their announced intention of reducing wages of the teamsters $2 a week.

EACH SIDE TO BACK UP IN RAIL BATTLE

Continued from First Page.

there are railroad managers who declare that unless something radical in the way of wage cutting or Government subsidy materialized soon anybody who thinks he or it is big enough to carry some of the railroads is welcome to the job, because these managers say they will be perfectly willing to quit in favor of such a miracle man or agency.

But yesterday both sides took advantage of a holiday to lay back and see how the public was reacting to the situation. As neither side has set forth its complete argument, and the labor side hardly at all, the public appeared to be in a daze. To be sure the whole matter is to be laid before the labor board. Both sides agree that there is nothing to be done except to abide by the decision of that body. The wage question will take precedence on the board's calendar.

To-day the Marine Managers Association will submit to the General Managers Association the proposed revised schedule of pay for harbor workers on railroad payrolls. That the reduction the marine workers will be asked to accept will be the same as that offered to land workers goes without saying. And it likewise goes without saying that the marine workers will return the same reply as the land forces:

"Let the United States Railroad Labor Board decide."

PENNSY HAS NEW PLAN FOR HEAVIEST TONNAGE

Solid Train Movements on Coal, Coke and Steel.

An improved method of handling shipments of coal and coke, also steel products, has been worked out by the central region of the Pennsylvania Railroad in cooperation with shippers. The plan, involves, when the tonnage permits, the organization of the coal and coke traffic from the larger operations into solid train movements from points of origin to destinations, with the creation of shipping days from the smaller operations to permit of solid train movements from the primary yards nearest the point of origin.

The steel traffic plan comprises the operation of solid trains from the assembling yards adjacent to the steel districts to destination.

The advantages sought are avoidance of congestion by reduction of cars on the line, more expeditious service by elimination of breaking up trains and switching cars en route and improved car supply in times of business activity.

ATTORNEY AND SEAMAN DEBATE OPEN SHOP IDEA

Ex-Envoy Morgenthau Has Job Keeping Order.

Walter Gordon Merritt, attorney of the League for Industrial Rights and counsel for the employers in the Danbury hatters' case, upheld the principle of the open shop yesterday afternoon at the Lexington Theatre in a debate with Andrew Furuseth, president of the International Seamen's Union. Henry Morgenthau, formerly Ambassador to Turkey, had his hands full as chairman while Mr. Merritt was speaking, and while he was answering questions, but he finally was able to maintain a semblance of decorum.

Mr. Merritt said that the open shop does not deny any right of industry except the right to exclude others. It does not deny the right to organize to labor unions, he said, and does not imply opposition to labor unions.

"I do not even object to the closed shop in individual cases," said Mr. Merritt, "but I do object to a great national system of a closed shop, to be accomplished by removing the obstacles of law which now prevent the organization of such a system and the consequent oppression of the public. A national closed shop system, maintained by strikes and boycotts, is incompatible with the principles of human liberty. You are asking too much of society when you ask for that, and you offer no hostages in return."

Mr. Furuseth said that the open shop as explained and advocated by Mr. Merritt was far different from the open shop which employers' organizations are trying to put into effect "by excluding all union men."

OPPOSE WAGE CUT ON D., L. & W.

Workers Outside Brotherhoods Agree to Fight Reduction.

SCRANTON, Pa., March 12.—Opposition to the wage reduction proposed by officials of the Delaware, Lackawanna and Western Railroad was voiced here to-day at a convention of the Lackawanna system federation, which includes all classes of employees not affiliated with the brotherhoods.

It was decided that if the company failed to abide by the decision of the Wage Labor Board, the federation "would take such action as is necessary," despite its agreement with the Labor Board.

FORBIDDEN TO ACCEPT CUT.

Boston and Maine Freight Handlers Get Union Orders.

BOSTON, March 13.—Instructions not to accept under any circumstances any proposal for a wage decrease were given to the conference commission of the Boston and Maine Freight Handlers' Union, affiliated with the International Longshoremen's Association, at a meeting to-day.

Similar action has been taken by freight handlers on the Boston and Albany and the New York, New Haven and Hartford roads.

RUTLAND R. R. ISSUES CALL.

Employees Anticipate Proposal for Reduction of Wages.

RUTLAND, Vt., March 13.—George T. Jarvis, general manager of the Rutland Railroad, to-day issued a call for a conference with all employees of the road except train crews and telegraphers. The purpose of the conference was not stated, but employees interpreted it as anticipating a proposal for a wage reduction. The date will be set later, the notice said.

RAIL LABOR DISPUTE ENTERS FINAL PHASE

U. S. Board Will Hear Jewell, Walsh and Lauck To-day on Workers' Side.

TO TAKE SEVERAL WEEKS

Wage Issues Expected to Flood Hearing, Pressing All Others to Background.

CHICAGO, March 13.—The dispute between the railways and their employees regarding wages and working hours and conditions will enter its final stage tomorrow before the United States Railroad Labor Board.

B. M. Jewell, president of the railroad department of the American Federation of Labor, and his colleagues, Frank P. Walsh, counsel, and W. Jett Lauck, economist, will appear then before the board in support of the railroad shop crafts' national agreements. It is said that Mr. Jewell's testimony in answer to the presentation of the railways will require seven weeks.

The subject of rules and working conditions, however, has been almost superseded, since the railways made their plea, by the wage issue which has come to the fore through the action of the railroads in calling conferences with their employees preliminary to wage reductions.

There are indications that the board will be flooded with wage disputes before it can finish with the rules and working conditions or "national agreements." Labor leaders said that an open break was possible, which might lead to their withdrawal from further discussions.

MERCHANTS TO SEEK UNEMPLOYMENT CURE

Association Committee Dislikes 'Open Shop' Term.

The Merchants Association announced yesterday that on the recommendation of its committee on industrial relations it will undertake a study of unemployment with a view to finding means for its prevention, together with a study of the plan for the adjustment of industrial disputes which was recommended by President Wilson's second industrial conference, for the purpose of adopting desired changes.

In its report the committee says: "Although unemployment is one of the conspicuous ailments at this time, it is of course not responsible for all industrial unrest. A fundamental cause is the misunderstanding, suspicion and distrust that arise because of the lack of personal contact between management and labor.

"Your committee believes that much may be accomplished through plans of employee representation, whereby the representatives of management and of the employees come together in frequent conference for the consideration of matters of mutual interest. Employers now have the opportunity to demonstrate that the assumption is incorrect that they are uniformly arrayed against or antagonistic to labor."

STATE RAILWAY MEN CONFER ON STRIKE

40,000 in New York Represented at Gathering.

Special Despatch to THE NEW YORK HERALD.

SYRACUSE, March 13.—First steps to determine whether New York State railway workers will call a protest strike against proposed reductions in wages effective May 1 and April 1 were taken here to-day when representatives of more than 40,00 rail workers met in secret conference.

The meeting was called by J. E. Robinson, general chairman of the Brotherhood of Railway Clerks and Station Workers for New York State. The presidents and chairmen of each of the Six-seven local organizations in the State were present, along with other railroad men. They were summoned with a view of "determining sentiment of the workers regarding the wage cut and to make arrangements to handle any situation that may arise, fully protecting the interests of the employing railroads, the business men of the country, as well as the men themselves."

The leaders were frank in their statements that they wish to avoid a strike if possible, but there are some among them who are indignant at the reduction and threaten to act if it is carried out. The leaders have until March 22 to learn the sentiment of the men and present an answer to the announcement of the New York Central, which was the first railroad to announce the reduction.

After to-night's meeting the delegates will return to their homes, carrying instructions from the conference to submit to their organizations.

SEES PROTESTANT UNION OF SECTS IN EUROPE

Bishop Thomas Predicts 'The See of Canterbury.'

Special Despatch to THE NEW YORK HERALD.

PITTSBURGH, Pa., March 13.—"There are forty Christian sects outside the Catholic Church in Europe, and I believe that within ten years they all will be united, with the Archbishop of Canterbury as their titular head, not as a pope, not with anything like papal power, but