

APARTMENT HUNTING EASIER THAN IN 1920

Vacancies More Numerous, With Prices Shaded in Some Districts.

NORMALCY IS FAR OFF Two Rooms and Bath, From Transformed Houses, in Majority.

FAMILIES FACE PROBLEMS Advertisements in 'New York Herald' Show Many More Places to Let.

Apartment hunting in these last few days of September, prior to the semi-annual domestic upheaval and parade of the moving vans, is not nearly so discouraging as it was exactly one year ago.

And for another thing, the real estate agents have ceased to shake their heads pitiably at you when you drift into their offices to ask meekly if they have anything vacant that is within your means and not too far removed from that portion of Manhattan or The Bronx in which you are willing to agree to abide for one year, or two years, or three years, according to the term of lease demanded by the landlord.

For the purpose of getting first hand information about the apartment situation in New York, the Herald reporter visited numerous apartments almost from the Battery to The Bronx, investigated them from the point of view of the homemaker and compared prices and numbers of apartments offered for rent with those in the market this time of September, 1920.

Some Prices Are Lower. Here is the result of the survey: Prices are just a trifle lower in some districts but in many trifle as yet and there is a promise that rents will continue to go lower, though experts declare it will be three or four years before the normal price is again reached.

The two room and bath apartment is far more numerous than any other size, because of the hundreds of old fashioned houses that have undergone remodeling into apartments and because of the increased demand from year to year for these hotel-like suites.

On the same date this year the display advertisements of unfurnished apartments measured more than four times as many as the classified advertisements of unfurnished apartments in Manhattan, including Washington Heights.

On September 22, 1920, THE NEW YORK HERALD carried less than two columns of display advertisements of unfurnished apartments in hotels and in apartment houses.

On the same date this year the display advertisements of unfurnished apartments measured more than four times as many as the classified advertisements of unfurnished apartments in Manhattan, including Washington Heights.

On the same date this year the display advertisements of unfurnished apartments measured more than four times as many as the classified advertisements of unfurnished apartments in Manhattan, including Washington Heights.

On the same date this year the display advertisements of unfurnished apartments measured more than four times as many as the classified advertisements of unfurnished apartments in Manhattan, including Washington Heights.

The Beginning of a Beautiful Friendship. A comic strip with four panels showing a conversation between Mrs. Hatch and a woman named MRS. DISHFACE. The dialogue is humorous and includes references to a 'Fiji Islander' and a 'Police Detective'.

REAL ESTATE NEWS, NOTES AND GOSSIP

Developers Buy Sites for Housing Project on Crest of Marble Hill.

The Adria Building Corporation bought from Selah B. Masten the plot 50x100 at 115-121 West 27th street, Marble Hill.

Tenement House Deals. John Finck sold 531 West Fifty-second street, a five story, fourteen room tenement, 25x100, for David Crawford.

Biagio Permetti sold to Glouise Sclard a four story store tenement, 20x80, at 2208 Second avenue.

Schillhaus sold for Clara Roth and Bella Hillman to the Pionat, Monroe, Inc. Nathan Stoller president, two five story apartment houses at 1519-1521 Charlotte street on a plot 60x100.

Warrens Sell Newport Place. DeBlots & Eldridge sold for the estate of George Henry Warren the Homestead property on the corner of Narragansett avenue and Clay street, Newport, to Mrs. R. Horace Gallatin.

\$200,000 Flat for Morris Avenue. Plans have been filed for a five story apartment house, 122,928, at the southeast corner of Morris avenue and 108th street, for the Shatz-Zucker Building Corporation.

Paterson Mill Sold. The Soverbut silk mill at Paterson and Harrison streets, Paterson, N. J., has been sold for Julius Edelson to Irving B. Hopper by J. Brussels & Co.

MISCELLANEOUS LEASES. Charles G. Keller rented second and third floors in 387 Sixth avenue to the Montclair Realty Corporation.

Cross & Brown Company leased for the M.C.M. Real Estate Corporation an apartment in 151 East Forty-fifth street to David S. Traitel.

Pease & Elliman leased for the Particulators Holding Company its residence on Wellesley avenue, Yonkers.

Pease & Elliman and the Crunkshaft Company were the brokers in the lease of the Bolkenhaus apartments, Fifth avenue and Fifty-eighth street.

Henry R. Walcott, formerly with Lawrence, Blake & Jewell, is now associated with Slawson & Hobbs in their mortgage department.

Maurice Werthelm sold a second mortgage of \$3,000 on the five story apartment house at 64 East Sixty-sixth street.

Margaret Hawkins is the real buyer of the dwelling at 23 East Fifty-first street, sold recently.

A. N. Gitterman was the broker in the sale of 13 Van Cortlandt place for the NEW ENGLAND AT THE BEST.

The City Mortgage Company has made a building loan of \$50,000 to the Hill Avenue Company, Inc.

For the erection of a five story apartment house, 10072, the 35 Mount Hope Place, Inc. obtained from the City Mortgage Company a building loan of \$105,000 on the northeast corner of Walton avenue and Mount Hope place.

CITY REAL ESTATE. Borough of Queens-Sale or Rent.

Higginson Cabot, Jr., Harold V. Amberg and Edward B. Byron, with Pease and Elliman, to Nathan F. George.

The five story store tenement, 22,5x 98.5, at 451 West 107th street, has been leased by John Reber from Louis and Henry Michaelis for ten years at an annual rental of \$28,000.

JAMAICA TAXPAYERS TO MEET. James R. Murphy, president of the Jamaica Estates Property Owners Association, Inc., announces that a meeting will be held this evening at 8 o'clock in the Town Hall, Jamaica, L. I.

Edward B. Kegel has sold the southeast corner of Fifth avenue and Seventh street, four stories and two flats, for Huldreich Apol Dr. B. Stattman 374 and 376 Seventh avenue, two stories and six flats, for Samuel Epstein to S. Olonoff; 492 Sixth street, two family dwellings, for Fannie Shane to E. Carver; 43 Howard place, a single dwelling, for C. Morris to Prospect Park West, store and two apartments, for L. Esposito; northeast corner Gravesend avenue and Terrace place, vacant plot, 119x96, for Stuart M. Waldenburg to V. Picono for improvement; plot 100x 100 on south side of Seventy-ninth street, between Twelfth and Thirteenth avenues, for T. Javinsky to M. Cammerer for improvement; 613 Fifth avenue, store lease for restaurant for ten years to Kasper Methe; northeast corner Fifth avenue and Thirtieth street, store lease for dry goods to Joseph Siegel, and 337 Fifth avenue, store lease to Joseph Schleicher for dairy.

William Liss, Inc. sold for Dr. Costare two for two houses and stores at 195 and 203 Court street, 42x100, and held at \$28,000.

Henry L. Nielsen sold the dwelling at 354 Twelfth street for T. Javinsky to S. Leppan; also leased for two years store at 380 Atlantic avenue to Wood & Marshall.

Samuel Goldfiska sold for the Sibly Realty Corporation to L. Levy for investment a two story business building on the north side of Avenue J, 116 feet east of East Twelfth street.

Realty Associates sold to E. D. Smith a two story dwelling with garage at 618 Sixty-eighth street between Sixth and Seventh avenues.

A. Mishkin sold for Wood, Harmon & Co. to Leah Cantor a plot at the southeast corner of Avenue I and East Eighth street, Midwood Manor, 60x100.

M. James Hughes, at Port Richmond, sold for Louis Latourette a two family house on Catherine street to George Schulz.

INSTRUCTION, COLLEGES, & C. PACKARD COMMERCIAL SCHOOL 64th Year THOROUGHNESS

is the keynote of the Packard method of business training. Each student receives attention according to his requirements.

Unprecedented demand for Packard graduates to fill positions of responsibility as bookkeepers, accountants, stenographers and secretaries.

Building specially constructed for school purposes with special provision for the safety, health and comfort of the student. Day School opens Sept. 6.

Applied ACCOUNTANCY First Lecture Tuesday Evening Sept. 27 at 7:45

If interested you are invited to attend without obligation.

Payne & Merrill Certified Public Accountants Lexington Ave. at 41st St.

BERKELEY-IRVING SCHOOL FOR BOYS 311 West Eighty-third St. "From Primary to College"

New York Law School Afternoon and Evening Sessions. A Student can enter September 27, 1921.

BROOKLYN-IRVING LAW SCHOOL 305 Washington St. Term Begins Monday, Sept. 26th

TRINITY SCHOOL 139 WEST 91st STREET, New York FOUNDED 1869

BOOKKEEPING NEW TERM-SEPTEMBER 27th. An intensive, practical, professional training to qualify as JUNIOR ACCOUNTANT.

RIVERSIDE SCHOOL 879 WEST END AVE. (AT 103rd ST.) For Girls. Kindergarten, Elementary, High School. Catalogue, Telephone 4142-24

BALLARD REGULAR COURSE SEPTEMBER, 1921. 610 West 45th Street, Central Branch Y.W.C.A.

PRATT SCHOOL, 62 West 45th Street. Recreational training; individual instruction. Register now. Students under sixteen not admitted.

THE CARPENTER SCHOOL Mr. Carpenter's Private Classes for Boys known throughout the City. 21 years at 910 West End Ave. Circular.

CITY REAL ESTATE. Borough of Queens-Sale or Rent.

New Garden Apartments Ready for Occupancy

Tenant-Ownership Plan Moderate Initial Payment

3 Rooms and 1 Bath \$60 to \$85 Per Month

4 Rooms and 1 Bath \$85 to \$115 Per Month

5 Rooms and 1 Bath \$90 to \$150 Per Month

6 Rooms 1 and 2 Baths \$115 to \$185 Per Month

Also 7, 8, 9 and 10 Rooms—1 to 3 Baths

Comfort and convenience combined with wholesome community life at minimum cost

Every Room an Outside Room Facing private park or parked street

Jackson Heights Social and Business References Required Golf, Tennis, Children's Playgrounds, etc.

22 MINUTES FROM 42nd STREET The Newest Apartments are Tax Exempt for 10 Years

Apartment Open for Inspection until 8 P. M. Daily Visit JACKSON HEIGHTS Today

To visit Jackson Heights, take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th Street Station—(Office Opposite Station)

The Queensboro Corporation, 50 E. 42nd St.

CITY REAL ESTATE. Borough of Queens-Sale or Rent.

Freeport Absolute sacrifice! Owner must sell beautiful country home in the best and most convenient location in the village.

Home Sites "Sunny Brae" White Plains Road and Penfield Avenue

MAMARONECK Montrose and Delancy Avenue. Beautiful modern houses with garages.

Hotel Hamilton 73rd Street, east of Broadway. The House of Sunshine

Hotel Bretton Hall Broadway, 85th to 86th St. Subway Station at 85th Street

LAURELTON 147-149 West 55th St. Telephone Circle 0240

Office Space To Let Small or Large Space Every room has unobstructed sunlight and air.

Low Rentals Apply to your own broker, or at the offices of The Evening Telegram

1412 to 1416 B'WAY Northeast Corner 39th St. 2,800 square feet; will divide; small apt. \$25.00 up. English, 1031 Broadway.

HOUSING CONDITIONS IN ENGLAND VERY BAD

S. W. Straus Tells of Study He Made Abroad. S. W. Straus, of S. W. Straus & Co., who has just returned from Europe where he has made a study of housing conditions, sums up his opinions as follows:

"The German people are practicing efficiency and thrift to the utmost of their ability. They are working hard to come back. The political and financial situations in Germany are bad, but there is much new building going on throughout the country.

"Housing conditions in England and France are very bad, particularly in the cities of London. The English Government has built a great many small homes for working people, but it has failed to inspire any substantial home building activities based on private initiative.

Outside of certain devastated areas in France there is very little new building. Rents are proportionately higher in the European cities than here.

"The great lesson which America can learn from Europe's experience is that the best way to help the housing situation is to encourage private enterprise. The Government can inspire and encourage home building and home owning movements, but it should not attempt to go into the housing business."

PREPARING FOR 1922 HOME EXPOSITION

Plans are already under way for the Fourth Annual "Own Your Home" Exposition, to be held in the Sixty-ninth Regiment Armory, Lexington avenue, and Twenty-fifth street, from April 22 to 30, 1922.

Plans are already under way for the Fourth Annual "Own Your Home" Exposition, to be held in the Sixty-ninth Regiment Armory, Lexington avenue, and Twenty-fifth street, from April 22 to 30, 1922.

Plans are already under way for the Fourth Annual "Own Your Home" Exposition, to be held in the Sixty-ninth Regiment Armory, Lexington avenue, and Twenty-fifth street, from April 22 to 30, 1922.

Plans are already under way for the Fourth Annual "Own Your Home" Exposition, to be held in the Sixty-ninth Regiment Armory, Lexington avenue, and Twenty-fifth street, from April 22 to 30, 1922.

Plans are already under way for the Fourth Annual "Own Your Home" Exposition, to be held in the Sixty-ninth Regiment Armory, Lexington avenue, and Twenty-fifth street, from April 22 to 30, 1922.

Plans are already under way for the Fourth Annual "Own Your Home" Exposition, to be held in the Sixty-ninth Regiment Armory, Lexington avenue, and Twenty-fifth street, from April 22 to 30, 1922.

Plans are already under way for the Fourth Annual "Own Your Home" Exposition, to be held in the Sixty-ninth Regiment Armory, Lexington avenue, and Twenty-fifth street, from April 22 to 30, 1922.

Plans are already under way for the Fourth Annual "Own Your Home" Exposition, to be held in the Sixty-ninth Regiment Armory, Lexington avenue, and Twenty-fifth street, from April 22 to 30, 1922.

Plans are already under way for the Fourth Annual "Own Your Home" Exposition, to be held in the Sixty-ninth Regiment Armory, Lexington avenue, and Twenty-fifth street, from April 22 to 30, 1922.

FIRE RECORD

A. M. Loss. 3:30—Front of 424 7th av., taxi. 4:35—177 3d av., Unknown. 4:45—25 Lenox av., Mrs. Green. 11:35—273 3d av., 4th & 5th streets, None.

12:40—1234 st. and Southern Blvd., Bronx, auto, John Vassallo. 12:45—40 W. 170th st., Frank Sano. 1:30—124 W. 48th st., Unknown. 3:05—Front of 518 W. 170th st., Otto St.

5:15—26 E. 4th st., Manhattan Dye. 5:35—274 Spring St., Bridget McOrath. 6:30—Bond and Mortgage Company in process of erection, 4213 small dwellings which are to cost \$42,000,000.

The construction under way to date will house 17,000 families which means that the building is practically back to what was considered normal before the war.

In 1920 by 9,000 families were provided for. These figures show clearly the trend of the public mind towards the question of home building.

Robert H. Sexton, director of the New York Exposition and authority on the housing situation, said yesterday at the exposition headquarters:

"In 1921 almost double the contracts for housing construction have been let over the surplus for 1920 in New York city and there has been erected, or is in the process of erection, 4,213 small dwellings which are to cost \$42,000,000.

The construction under way to date will house 17,000 families which means that the building is practically back to what was considered normal before the war.

In 1920 by 9,000 families were provided for. These figures show clearly the trend of the public mind towards the question of home building.

Robert H. Sexton, director of the New York Exposition and authority on the housing situation, said yesterday at the exposition headquarters:

"In 1921 almost double the contracts for housing construction have been let over the surplus for 1920 in New York city and there has been erected, or is in the process of erection, 4,213 small dwellings which are to cost \$42,000,000.

The construction under way to date will house 17,000 families which means that the building is practically back to what was considered normal before the war.

In 1920 by 9,000 families were provided for. These figures show clearly the trend of the public mind towards the question of home building.

Robert H. Sexton, director of the New York Exposition and authority on the housing situation, said yesterday at the exposition headquarters:

"In 1921 almost double the contracts for housing construction have been let over the surplus for 1920 in New York city and there has been erected, or is in the process of erection, 4,213 small dwellings which are to cost \$42,000,000.

RESORTS. New England.

Tour New England This Fall MOTOR OVER WELL BUILT ROADWAYS. BREATHE FRESH AIR. VIEW SCENIC SPOTS. SEE SUMMER GREEN TURN TO AUTUMN COLORS.

NEW ENGLAND AT THE BEST. AND AFTER THE BEST. RUN GLEAMING TOURS. MODERN CITY HOTELS OR FAMOUS RESORTS AVAILABLE.

Send for free Illustrated Road Map in colors. "New England, Touring and the Season of the Year." NEW ENGLAND HOTEL ASSOCIATION, comprising 100 Hotels, 1000 Bed Rooms, 100 Bath Rooms, 1000 Rooms, 1000 Bath Rooms, 1000 Rooms, 1000 Bath Rooms.

WILLIAM M. KIMBALL, Secretary. 1711 Hotel, Northampton, Mass.

RESORTS. New England. Tour New England This Fall

MOTOR OVER WELL BUILT ROADWAYS. BREATHE FRESH AIR. VIEW SCENIC SPOTS. SEE SUMMER GREEN TURN TO AUTUMN COLORS.

NEW ENGLAND AT THE BEST. AND AFTER THE BEST. RUN GLEAMING TOURS. MODERN CITY HOTELS OR FAMOUS RESORTS AVAILABLE.

Send for free Illustrated Road Map in colors. "New England, Touring and the Season of the Year." NEW ENGLAND HOTEL ASSOCIATION, comprising 100 Hotels, 1000 Bed Rooms, 100 Bath Rooms, 1000 Rooms, 1000 Bath Rooms.

WILLIAM M. KIMBALL, Secretary. 1711 Hotel, Northampton, Mass.

RESORTS. New England. Tour New England This Fall

MOTOR OVER WELL BUILT ROADWAYS. BREATHE FRESH AIR. VIEW SCENIC SPOTS. SEE SUMMER GREEN TURN TO AUTUMN COLORS.

NEW ENGLAND AT THE BEST. AND AFTER THE BEST. RUN GLEAMING TOURS. MODERN CITY HOTELS OR FAMOUS RESORTS AVAILABLE.

Send for free Illustrated Road Map in colors. "New England, Touring and the Season of the Year." NEW ENGLAND HOTEL ASSOCIATION, comprising 100 Hotels, 1000 Bed Rooms, 100 Bath Rooms, 1000 Rooms, 1000 Bath Rooms.

WILLIAM M. KIMBALL, Secretary. 1711 Hotel, Northampton, Mass.

RESORTS. New England. Tour New England This Fall