

Kitchen Comfort

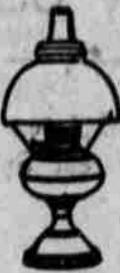
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NEW YORK RENTS

Enormous Sum Received Yearly by Gotham Property Holders.

HERMIT IN POPULOUS CITY

Almost a Billion Dollars Paid Yearly to City Landlords—City Hermit Lives 49 Years in One Room—Cost of Reforming Gamins—Digging a Sea Lane.

NEW YORK, May 22.—Almost a billion dollars—\$900,000,000 annually, or \$75,000,000 a month—is the estimated sum that New Yorkers pay to the fortunate owners of metropolitan real estate for the privilege of living and doing business within the city's limits. Exact figures are a little difficult to obtain; but by dividing the population, which exceeds 4,000,000, into 800,000 families of five persons each, and disregarding the elite who occupy homes of their own, an approximation is readily obtained. There are probably 50,000 families in the metropolis who pay an average of \$1,200 a year for private houses and apartments of the better class, which equals an outlay of \$60,000,000. About three times as many families pay an average of \$480 a year for flats of the ordinary class, which accounts for another \$72,000,000. Then there remain 600,000 families living in tenements and the cheaper grade of flats at an average annual expenditure for rent of \$180. This makes a total of \$240,000,000 a year for housing alone. Downtown in Manhattan, however, where the skyscrapers grow tall and close, rents are enormously greater, frequently running as high as five dollars a square foot, and the rentals of stores and offices of all sorts swell the golden flood pouring into the coffers of the landlords by another \$600,000,000. The population of the city is growing at the rate of 200,000 a year, which means another 40,000 families who pay an average rental of \$300 a year, or a total of \$12,000,000, and there is an annual increase in business which yields at least \$24,000,000 more.

One of the most populous sections of a great city would seem a strange place for a recluse to find an undisturbed retreat; but the experience of John Armstrong illustrates once more the saying that there is no other loneliness like that of great crowds. When 49 years of age he came to New York from Indiana, which was all the information he vouchsafed concerning himself, Armstrong's first care was to obtain an abiding place in which he would not be disturbed. This he found in a six by nine embayment in the interior of the century-old Fifteenth Ward hotel, which was so miserably lighted and ventilated as to afford the practical assurance that no one else would be willing to pay even the eight dollars a month which the room cost him. Into this he moved with his treasures, which consisted of fifty or more suits of the most aristocratic clothes of the period and a great number of pictures. Chief among the latter was a big oil portrait of Lincoln, whence grew the rumor that he had once been the friend of the great war president in his early backwood days. Five successive proprietors of the hotel had respected his rights that no one should enter the room, not even to take care of it, and by obtaining his meals in the cheap restaurants of that vicinity, Armstrong made his isolation as complete as if he had hidden in the heart of a forest. Last week, however, the ruthless hand of progress reached out to demolish his home, and loading his effects into a light wagon, the old man of ninety-five drove away, the beloved portrait of Lincoln lying across his knees, to pass his few remaining years at the country home of the last proprietor of the hotel.

According to the last annual report of the New York Juvenile Asylum, an institution which has had more than half a century of experience in caring for the small sprigs of humanity committed to its charge by the Children's Court and the various children's societies, the cost of transforming the average street gamin into a useful member of society is about \$454. At present the Asylum occupies a village of sixteen separate cottages on the Hudson about 25 miles from New York in which 320 boys are cared for, at a per capita cost of \$247.60 a year, of which \$50 is contributed by private charity and the remainder is made up by the city. The boys remain with the institution an average of 22 months before they are released or sent to homes in the West. By a carefully prepared estimate it has been determined that an increase in the capacity of the village to 500 boys will reduce the average yearly cost to \$205.32, and that when plans for the fu-

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\$4 Underwear	\$3.40	\$5 Sweater	\$3.50
\$3 Underwear	\$2.25	\$4 "	\$3
\$2.50 Underwear	\$2.00	\$3 "	\$2.40
\$1 Underwear	.80	Apron Overalls,	65c
25c Cashmere Sox	20c, three pair for 50c		
50c Working Shirts	for 40 cents.		

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ture are fully carried out and 1,000 boys provided for, there will still be a further reduction in the expense, no small part of which will be due the boys themselves through the products of the industrial training school. During the summer of last year the communal farm, which is worked in small plots by the boys as a part of this system of education, produced a value of \$3,152 from seeds furnished by the United States Department of Agriculture. Previous to removing to the country, the average cost of caring for 1,000 boys was \$130 each per year; but the results obtained under the present system, even at the increased expense, are so far superior that a number of similar institutions have already moved into the country or are preparing to do so.

Just outside the Narrows, in New York harbor, the giant suction dredges,

to the casual observer looking like powerful battleships as they crawl slowly over the surface of the lower bay, spouting tufts of inky smoke, are engaged upon the greatest channel dredging undertaking of modern times. The work consists of widening and deepening Ambrose Channel into a great sea lane which will shorten by five miles in distance and hours in time the present narrow and tortuous entrance to the greatest port of the world.

These twin monsters were built especially for the work by the United

States government and equipped with

the very latest dredging apparatus at

a cost of \$500,000 each.

From day-break on Monday morning till noon on

Saturday, when the dredges return to

the city for supplies, not an hour is lost

in the prosecution of the work, which in-

volves the removal of a block of sand

seven miles long, 2,000 feet wide and 20

feet thick—55,000,000 cubic yards in

all, or 80,000,000 tons of sand—which

must be lifted and dumped back into the

sea again three miles outside Scotland

Light. Under the suction of the pow-

erful centrifugal pumps, 10,000 cubic

yards of sand come over the side of each

dredge every twenty-four hours, togeth-

er with a perfect Niagara of sea water

which finds its way back to the ocean

in a roaring flood through the overflow.

Not less interesting than the work it-

self is the curious aggregation of ob-

jects which is found on the surface of

the sand where the bins have been filled

and the pumps stopped. Fish there are

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