

Home Ownership Idea Is Strongly Rooted Here

Annual Sales of Building Sites During Year Were Attended Chiefly by People Who Wanted to Get Out of Rent Paying Class

By Joseph P. Day... The selling 20,000 lots last year I was able to judge the strength and character of the market. I found that the two lot buyer predominated. This year he was in the majority by a big margin. Of course, in saying this I am disregarding sales of apartment houses, business and high class building sites distinctly opportunities for the renter.

outsiders will have an easier time, I believe, securing loans for operations in 1923. Already there is a distinct easing in the mortgage money market, a sign of a returning faith in the land by moneyed interests. There is a generous proportion of the 200,000 yearly increase in New York City's population that is able and eager to buy or rent homes—money constructed dwellings or apartments. The newness has an irresistible appeal, together with the modern conveniences which accompany it.

The demand will always maintain a market for the larger building investor and lot speculator, and I am confident that 1923 will see a sustained demand on the part of the buyer of this type. As a matter of fact, I look for a building boom in the spring that will make similar events of other years look like weak furies. So, I should say that the outstanding feature of the 1922 season was the domination of the market by the small lot buyer, the home site seeker. The small buyer overshadowed the big investor and speculator, not so much because this type of buyer decreased, but because of the tremendous increase of the home seeker.

The advent of the home site seeker is evidence of the healthy condition of the New York lot market. New York's housing shortage is far from being relieved. In support of this position permit me to insert a portion of an able article by Charles W. Wood, quoting John J. Murphy, secretary of the Tenement House Commission of the City of New York. This article was recently featured in a New York newspaper. Mr. Murphy's views follow:

The most agonizing problem before the average New Yorker is the problem of where to find a suitable home—where the rent is reasonably within his income and which is still a place for a family to live in. Almost everybody is feeling deeply on this subject. Very few are complaining. That's the trouble. In another year New York may again face a crisis which will require something more than intelligent planning on the part of those who have usually concerned themselves with the ordinary business of community statehood. It will require a lot of public education. It will require a degree of co-operation on the part of many conflicting elements in the community—such a degree of co-operation as can hardly be looked for except in the event of a sudden social catastrophe.

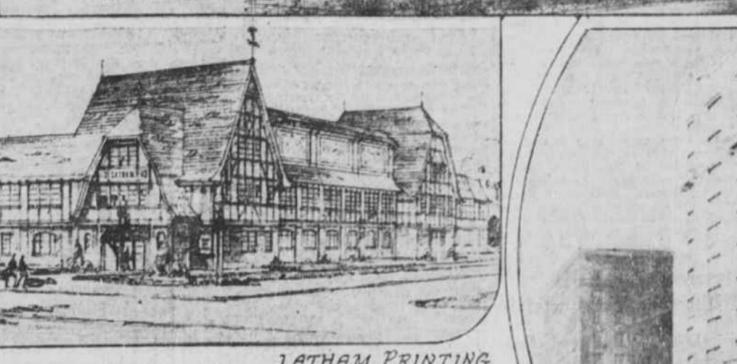
I agree with Mr. Murphy's vision on the best possible way out of a housing situation that may well be one desperate situation. It is community building co-operation. The unfortunate complications in the building trades situation will hardly make for a lowering of construction prices, which had been confidently hoped for. The only answer, then, is community building, the worth of which has had a fine exemplification in the Throgs Neck district of the Bronx. In the construction of a thousand or more homes which have sprung up behind auction sales, many of them, almost the majority of them, were built in a co-operative way by persons of moderate means—the fireman, the policeman, letter carrier and artisan.

Operators and Investors Trade in Bronx Flats... Out-of-Town Purchaser Acquires House Recently Completed on University Ave. Alexander Selkin and David Mintz sold for Klein & Rosen the new five-story apartment at 2522 University Avenue, 125x100, held at \$275,000, to an out-of-town purchaser.

Additions to Structural New York



PARK AVENUE'S NEWEST CO-OPERATIVE APARTMENT. WILL COVER BLOCK BETWEEN 65th and 64th STREET.



LATHAM PRINTING PLANT UNDER WAY IN LONG ISLAND CITY

Reconstruction Of Nation Seems To Be in Order

Building Expenditures Are Greatest in History; Early Reports Indicate Total of About \$3,822,000,000

Reports of current building operations from all parts of the country warrant an estimate at this time of \$3,822,000,000 as the nation's building record for 1922, say S. W. Straus & Co. in round numbers the amount exceeds the total for 1921 or any other year in the nation's history by nearly \$1,000,000,000.

Expenditures for building this month approximate \$250,000,000, a substantial increase over December, 1921, despite the fact that the last month of 1922 shows a decrease over November of this year. This loss is apparently only a temporary one, due in part to natural seasonal causes, supplemented by transportation congestion. During each month a new record has been established.

There is no indication of any decrease in building costs. On the contrary conditions point to a continuance of the present wage scale, with a tendency especially in the larger cities toward higher levels. In New York and many other important centers the actual and prospective shortage of laborers is a subject of considerable importance to employers. The ranks of the skilled mechanics are being reduced to a greater extent than they are being replenished.

Living Costs Still High... The fact that living costs of wage earners still stand at about 55 per cent higher than in 1914 should also be noted in figuring upon a building labor wage scale for the near future. This month the price of labor for the country at large held firmly at the November level, irrespective of a universal slowing down in building operations over November. This would seem to indicate that the tendency of the price of labor will be upward when building operations in the spring resume the proportions which are anticipated.

Money Remains Firm... With regard to the financing of new building operations the market on first mortgage long-term real estate bonds remains firm at 6 and 6 1/2 per cent, according to the locality, the ruling rate being 6 per cent in the East and 6 1/2 per cent in the West and South. From estimates and reports so far submitted the closing days of December, during the reporting period, showed gains during the entire year of more than \$2,900,000.

Greater New York Will Be Twenty-five Years Old To-morrow

Greater New York will be twenty-five years old to-morrow. On January 1, 1898, Manhattan, the Bronx, Brooklyn, Queens and Richmond were consolidated into one city, each county becoming a borough. In the twenty-five years greater New York has become greater than any one ever expected. The Brooklyn Bridge was the only span then. Ferries connected the boroughs and the elevated steam roads were the rapid transit of the day. Brooklyn had trolleys, but Manhattan depended principally on horse-drawn cars. The assessed value of the greater city in 1898 was \$1,856,567,923. The assessment total this year is \$10,249,995,630. Hundreds of miles of railroads now run under land and water, tying to business and amusement centers attractive suburban developments of small homes and apartments, which on the day of consolidation were quaint, quiet, sleepy villages, truck farms or open space. Ferries have given way to tunnels and bridges which serve as routes for fast train service between boroughs. Boroughs have become great centers of population, business and industry, superior to many leading cities of the country. Development is reaching out in every direction and its progress is as distinct as if each forward step were marked. In view of the advance made in the first twenty-five years of consolidation, what may be expected during the next twenty-five years?

Living Costs Still High... The fact that living costs of wage earners still stand at about 55 per cent higher than in 1914 should also be noted in figuring upon a building labor wage scale for the near future. This month the price of labor for the country at large held firmly at the November level, irrespective of a universal slowing down in building operations over November. This would seem to indicate that the tendency of the price of labor will be upward when building operations in the spring resume the proportions which are anticipated.

Money Remains Firm... With regard to the financing of new building operations the market on first mortgage long-term real estate bonds remains firm at 6 and 6 1/2 per cent, according to the locality, the ruling rate being 6 per cent in the East and 6 1/2 per cent in the West and South. From estimates and reports so far submitted the closing days of December, during the reporting period, showed gains during the entire year of more than \$2,900,000.

Money Remains Firm... With regard to the financing of new building operations the market on first mortgage long-term real estate bonds remains firm at 6 and 6 1/2 per cent, according to the locality, the ruling rate being 6 per cent in the East and 6 1/2 per cent in the West and South. From estimates and reports so far submitted the closing days of December, during the reporting period, showed gains during the entire year of more than \$2,900,000.

Money Remains Firm... With regard to the financing of new building operations the market on first mortgage long-term real estate bonds remains firm at 6 and 6 1/2 per cent, according to the locality, the ruling rate being 6 per cent in the East and 6 1/2 per cent in the West and South. From estimates and reports so far submitted the closing days of December, during the reporting period, showed gains during the entire year of more than \$2,900,000.

Want Easier Way To Rectify Mistakes In Assessments

Real Estate Board Offers Recommendations for Proposed Charters To Be Submitted to Legislature

It is apparent now that two charters are to be submitted to the Legislature, one inspired by the Baldwin committee, appointed by Governor Miller, and the other by the city administration. As neither of the proposed charters has been printed in full, criticism is impossible. The Real Estate Board wishes, however, to emphasize recommendations already made by it, namely, that in drawing the charter ample provision should be made for the rectification in the simplest manner possible of errors made in city departments.

In the matter of the levying of assessments, for instance, if a deputy tax commissioner is not fully informed as to all the conditions which make value on a certain piece of real property and makes a mistake, it ought to be made easy for the property owner to have such a mistake rectified. He should not be obliged to retain a lawyer and swear out a writ of certiorari, always a costly procedure both for the city and the taxpayer. There should be a board of review operating under simple and easily understood rules where the property owner could go with a statement of facts and get justice, whether from an error of the deputy or from a plain over-valuation.

This should also be true as to other boards before which property owners or citizens generally bring their grievances. Commissioners charged with the enforcement of regulatory statutes or ordinances should make provision for the hearing of grievances under conditions easily understood by any taxpayer or citizen. It ought not to be necessary, in order to secure the modification of any order or the removal of any violation filed, to employ a lawyer or skilled technical advice. The procedure in all such cases should be made as simple as possible, and all regulatory laws or ordinances should be enforced with fairness and moderation.

Warning to Builders: Third of City Vacant

There are 603,813 parcels noted on the tax lists of the five boroughs. Of this number only 197,877 are vacant, which means that about two-thirds of all the land in the Greater City has been improved. There are fewer spots on Manhattan awaiting builders than in any other district. On Manhattan there are 88,902 parcels, of which 5,509 are unimproved. The Bronx has 36,240 vacant spots out of a total of 73,382, Brooklyn 47,675 out of 232,738, Queens 85,538 out of a total of 163,711 and Richmond 22,796 out of 45,085.

boards before which property owners or citizens generally bring their grievances. Commissioners charged with the enforcement of regulatory statutes or ordinances should make provision for the hearing of grievances under conditions easily understood by any taxpayer or citizen. It ought not to be necessary, in order to secure the modification of any order or the removal of any violation filed, to employ a lawyer or skilled technical advice. The procedure in all such cases should be made as simple as possible, and all regulatory laws or ordinances should be enforced with fairness and moderation.

boards before which property owners or citizens generally bring their grievances. Commissioners charged with the enforcement of regulatory statutes or ordinances should make provision for the hearing of grievances under conditions easily understood by any taxpayer or citizen. It ought not to be necessary, in order to secure the modification of any order or the removal of any violation filed, to employ a lawyer or skilled technical advice. The procedure in all such cases should be made as simple as possible, and all regulatory laws or ordinances should be enforced with fairness and moderation.

boards before which property owners or citizens generally bring their grievances. Commissioners charged with the enforcement of regulatory statutes or ordinances should make provision for the hearing of grievances under conditions easily understood by any taxpayer or citizen. It ought not to be necessary, in order to secure the modification of any order or the removal of any violation filed, to employ a lawyer or skilled technical advice. The procedure in all such cases should be made as simple as possible, and all regulatory laws or ordinances should be enforced with fairness and moderation.

boards before which property owners or citizens generally bring their grievances. Commissioners charged with the enforcement of regulatory statutes or ordinances should make provision for the hearing of grievances under conditions easily understood by any taxpayer or citizen. It ought not to be necessary, in order to secure the modification of any order or the removal of any violation filed, to employ a lawyer or skilled technical advice. The procedure in all such cases should be made as simple as possible, and all regulatory laws or ordinances should be enforced with fairness and moderation.

boards before which property owners or citizens generally bring their grievances. Commissioners charged with the enforcement of regulatory statutes or ordinances should make provision for the hearing of grievances under conditions easily understood by any taxpayer or citizen. It ought not to be necessary, in order to secure the modification of any order or the removal of any violation filed, to employ a lawyer or skilled technical advice. The procedure in all such cases should be made as simple as possible, and all regulatory laws or ordinances should be enforced with fairness and moderation.

boards before which property owners or citizens generally bring their grievances. Commissioners charged with the enforcement of regulatory statutes or ordinances should make provision for the hearing of grievances under conditions easily understood by any taxpayer or citizen. It ought not to be necessary, in order to secure the modification of any order or the removal of any violation filed, to employ a lawyer or skilled technical advice. The procedure in all such cases should be made as simple as possible, and all regulatory laws or ordinances should be enforced with fairness and moderation.

boards before which property owners or citizens generally bring their grievances. Commissioners charged with the enforcement of regulatory statutes or ordinances should make provision for the hearing of grievances under conditions easily understood by any taxpayer or citizen. It ought not to be necessary, in order to secure the modification of any order or the removal of any violation filed, to employ a lawyer or skilled technical advice. The procedure in all such cases should be made as simple as possible, and all regulatory laws or ordinances should be enforced with fairness and moderation.

boards before which property owners or citizens generally bring their grievances. Commissioners charged with the enforcement of regulatory statutes or ordinances should make provision for the hearing of grievances under conditions easily understood by any taxpayer or citizen. It ought not to be necessary, in order to secure the modification of any order or the removal of any violation filed, to employ a lawyer or skilled technical advice. The procedure in all such cases should be made as simple as possible, and all regulatory laws or ordinances should be enforced with fairness and moderation.

Glendinning Bought by Corporation

Apartment Hotel on Big Site in West 13d Street Sold; Chilmark Hall and Kenesaw in Deals

Franklin & Walsh Realty Corporation purchased from the M. E. C. Realty Corporation, Clarence J. Lawson, president, through Wood, Dolson Company, Inc., represented by Eugene S. Van Ripper, the Glendinning, 239 West 163d Street, southwest corner of Amsterdam Avenue, a seven-story apartment hotel, occupying an area of about five and one-half city lots. This property has been held at \$450,000. The purchasers were represented by George Sol Strauss and the seller by Eugene S. Van Ripper. This is the first transfer of this property in twenty-five years.

Max Natanson purchased from the M. E. C. Realty Corporation, Clarence J. Lawson, president, through Wood, Dolson Company, Inc., represented by Eugene S. Van Ripper, the Chilmark Hall, at 501 West 143d Street, northwest corner of Hamilton Place, a six-story apartment, occupying four city lots, containing thirty-three apartments, four, five and six rooms and eight stores. The property has been held at \$350,000. This is the first sale of the property since its purchase from the builder, John V. Signell. The sale was represented by Walter M. Winkler and the seller by George W. Elkins.

Mr. Natanson also purchased from the M. E. C. Realty Corporation, Clarence J. Lawson, president, through Wood, Dolson Company, Inc., represented by Eugene S. Van Ripper, the Kenesaw, at 660 St. Nicholas Avenue, a six-story apartment, 50x100, containing thirty apartments, four, five and six rooms. The property has been held at \$115,000. This is also the first sale of the property since its purchase from the builders.

Harry N. Kohn purchased from the Ming Toy Holding Co., 108 and 110 East Broadway, a five-story apartment, 51x109.85, adjoining the southeast corner of Park Avenue and Ninety-first Street. O'Reilly & Dahn were the brokers.

Samuel Schwartz sold to Dinah Plotkin the six-story apartment at 79-81 Old Broadway, 51.6x100. Samuel Schwartz sold to Dinah Plotkin the five-story apartment at 3134 Broadway, near 157th Street, 32.6x75. The property was represented by Ernestine Goetze the four-story tenement, with stores, at 1110 Third Avenue, northwest corner of Sixty-fifth Street, 20.5x83.4.

Charlotte A. Milderberger sold to Louis Phillippe the four-story flat at 73 West 128th Street, 18.9x70.0. The 922 Second Avenue Corporation, with M. Schweller and N. and S. Kent as directors, has been formed to take over the four-story houses at the southeast corner of Second Avenue and Forty-ninth Street, 50.8x75.

Charlotte A. Milderberger sold to Louis Phillippe the four-story flat at 73 West 128th Street, 18.9x70.0. The 922 Second Avenue Corporation, with M. Schweller and N. and S. Kent as directors, has been formed to take over the four-story houses at the southeast corner of Second Avenue and Forty-ninth Street, 50.8x75.

Charlotte A. Milderberger sold to Louis Phillippe the four-story flat at 73 West 128th Street, 18.9x70.0. The 922 Second Avenue Corporation, with M. Schweller and N. and S. Kent as directors, has been formed to take over the four-story houses at the southeast corner of Second Avenue and Forty-ninth Street, 50.8x75.



APARTMENT STRUCTURE WHICH WILL SOON GO UP ON PROPERTY at 591-597 WEST END AVE, Near 89th STREET

Albany Apartments On Broadway Were Among Earliest

Proceeded Navarro Houses and Were Talk of City When Proposed; Buildings Are Still in Use

To the Real Estate Editor, New York Tribune: Sir: I read with considerable interest the article headed "Spanish Flats" introduced in New York Apartment House Idea, published on Sunday, December 3, and the one of last Sunday, "New York's First Multi-Family Homes." May I call your attention to the fact that you failed to mention one of the earliest of the pioneer apartment structures.

The house which I refer to is the Albany, on the west side of the Broadway block front between Fifth and Fifty-first streets, which, when completed, was one of the architectural novelties of the city. It was built by General Daniel Butterfield, George King and Lewis May, who received many complimentary messages and offers of comfort for this house, ideas and the private type of home which predominated in those days. This section of Broadway was a fashionable residential section when the Albany was built and a promenade of the fashionable class.

When the first announcement was made that an apartment house would be erected to occupy an entire block front many were of the opinion that the project was too large and new an undertaking in this country to meet with success. When it was completed it created such comment and was considered such a novelty that it became one of the sights of the city, particularly for visitors from out of town.

Always Room for Another House on Park Avenue

Latest Project Will Cover Entire Block and Cost Several Million Dollars

There seems always to be room for another apartment in the Park Avenue district. On the east side of the avenue, between Sixty-third and Sixty-fourth Street, construction will be started soon on a fifty-two-suite apartment house that will cost several million dollars to complete. It will be co-operatively owned, under the name of S. W. Straus & Co. have agreed to build the Navarro or "Spanish Flats" by General Daniel Butterfield, George King and Lewis May, who received many complimentary messages and offers of comfort for this house, ideas and the private type of home which predominated in those days.

When the first announcement was made that an apartment house would be erected to occupy an entire block front many were of the opinion that the project was too large and new an undertaking in this country to meet with success. When it was completed it created such comment and was considered such a novelty that it became one of the sights of the city, particularly for visitors from out of town.

When the first announcement was made that an apartment house would be erected to occupy an entire block front many were of the opinion that the project was too large and new an undertaking in this country to meet with success. When it was completed it created such comment and was considered such a novelty that it became one of the sights of the city, particularly for visitors from out of town.



NEW HOTEL EMPIRE NOW UNDER CONSTRUCTION ON BROADWAY at 63rd STREET

Greater New York Will Be Twenty-five Years Old To-morrow

Greater New York will be twenty-five years old to-morrow. On January 1, 1898, Manhattan, the Bronx, Brooklyn, Queens and Richmond were consolidated into one city, each county becoming a borough. In the twenty-five years greater New York has become greater than any one ever expected. The Brooklyn Bridge was the only span then. Ferries connected the boroughs and the elevated steam roads were the rapid transit of the day. Brooklyn had trolleys, but Manhattan depended principally on horse-drawn cars. The assessed value of the greater city in 1898 was \$1,856,567,923. The assessment total this year is \$10,249,995,630. Hundreds of miles of railroads now run under land and water, tying to business and amusement centers attractive suburban developments of small homes and apartments, which on the day of consolidation were quaint, quiet, sleepy villages, truck farms or open space. Ferries have given way to tunnels and bridges which serve as routes for fast train service between boroughs. Boroughs have become great centers of population, business and industry, superior to many leading cities of the country. Development is reaching out in every direction and its progress is as distinct as if each forward step were marked. In view of the advance made in the first twenty-five years of consolidation, what may be expected during the next twenty-five years?

Money Remains Firm... With regard to the financing of new building operations the market on first mortgage long-term real estate bonds remains firm at 6 and 6 1/2 per cent, according to the locality, the ruling rate being 6 per cent in the East and 6 1/2 per cent in the West and South. From estimates and reports so far submitted the closing days of December, during the reporting period, showed gains during the entire year of more than \$2,900,000.

Always Room for Another House on Park Avenue

Latest Project Will Cover Entire Block and Cost Several Million Dollars

There seems always to be room for another apartment in the Park Avenue district. On the east side of the avenue, between Sixty-third and Sixty-fourth Street, construction will be started soon on a fifty-two-suite apartment house that will cost several million dollars to complete. It will be co-operatively owned, under the name of S. W. Straus & Co. have agreed to build the Navarro or "Spanish Flats" by General Daniel Butterfield, George King and Lewis May, who received many complimentary messages and offers of comfort for this house, ideas and the private type of home which predominated in those days.

When the first announcement was made that an apartment house would be erected to occupy an entire block front many were of the opinion that the project was too large and new an undertaking in this country to meet with success. When it was completed it created such comment and was considered such a novelty that it became one of the sights of the city, particularly for visitors from out of town.

When the first announcement was made that an apartment house would be erected to occupy an entire block front many were of the opinion that the project was too large and new an undertaking in this country to meet with success. When it was completed it created such comment and was considered such a novelty that it became one of the sights of the city, particularly for visitors from out of town.

Always Room for Another House on Park Avenue

Latest Project Will Cover Entire Block and Cost Several Million Dollars

There seems always to be room for another apartment in the Park Avenue district. On the east side of the avenue, between Sixty-third and Sixty-fourth Street, construction will be started soon on a fifty-two-suite apartment house that will cost several million dollars to complete. It will be co-operatively owned, under the name of S. W. Straus & Co. have agreed to build the Navarro or "Spanish Flats" by General Daniel Butterfield, George King and Lewis May, who received many complimentary messages and offers of comfort for this house, ideas and the private type of home which predominated in those days.

When the first announcement was made that an apartment house would be erected to occupy an entire block front many were of the opinion that the project was too large and new an undertaking in this country to meet with success. When it was completed it created such comment and was considered such a novelty that it became one of the sights of the city, particularly for visitors from out of town.

When the first announcement was made that an apartment house would be erected to occupy an entire block front many were of the opinion that the project was too large and new an undertaking in this country to meet with success. When it was completed it created such comment and was considered such a novelty that it became one of the sights of the city, particularly for visitors from out of town.

Home Buying In Lexington Avenue Section

Deal Pending for Dwellings Forming "L" on 31st St.; Architect Buys Houses in 54th St. for Occupancy

Negotiations are reported well advanced for the sale by William Forbes Morgan to an operator of the five four-story dwellings at 181 to 187 Lexington Avenue and 137 East Thirty-first Street, forming an "L" around the southeast corner of those thoroughfares. The property is valued at about \$175,000, and fronts 78.5 feet on the avenue and 18.4 in Thirty-first Street.

Brown, Wiselock-Harris, Vought & Co. sold the two four-story dwellings at 127 and 129 East Fifty-fourth Street, 33.2x109.5, near Lexington Avenue, to Howard Greenley, architect, who plans to convert them into a residential building. The property was sold for \$175,000 and fronts 78.5 feet on the avenue and 18.4 in Thirty-first Street.

The Poetta Realty Corporation bought from Arthur T. Smeigman the four-story dwelling at 5 West Seventy-fourth Street, 50x102.2. The Society of the New York Hospital has acquired from Caroline T. Kiesel for a stated consideration of \$38,000 the three-story dwelling at 15 West Sixteenth Street, 33.4x22.2.

\$15,000 Profit on \$30,000 Purchase Not Enough... An offer of \$15,000 profit on a purchase made in the Pelham Manor section of Westchester has been refused, according to Thomas J. Good, of Pelham Manor, which he says is an indication of real estate conditions in Westchester, particularly the shore territory. Two years ago the property was offered for \$45,000 for \$30,000. He offered \$45,000 for \$30,000. He offered \$45,000 for \$30,000. He offered \$45,000 for \$30,000.

Lease Also Bought in Sale Of Cortlandt St. Property... In the sale of the Waterman Building at 10 Cortlandt Street to Research Realty Co., recently reported in this column, the buyers bought up the Tiffin & Co. lease, which has seven years and a half years to run. A. H. Mathews & Co. negotiated the deal.

Buyers Plan Changes for Houses Purchased in Brooklyn... Albert E. Kelly sold for Emily Doel 867 Union Street, a three-story house, 20x95, to Ruby Nelson; 135 Columbia Heights for the American Board of Commissioners for Foreign Missions to David J. Walsh for bachelor apartment building at 267 Second Street to Wasserman; the three-story building at 269 Second Street for the same owner to Samuel Gottlieb; the property, 100x160, with a one-family house, for the estate of Charles H. Tier to the Market Managing and Operating Company, Inc.

Building Co. Buys Sites in Springfield for Ten Houses... W. H. Schabehorn has sold at Springfield-Hillcrest, L. I. lots, to W. H. Brown, of Brooklyn; J. J. Kennedy, of Jamaica; C. C. Frater, of Brooklyn; John Andrews, of Brooklyn, and the J. R. Allen Building Company. The latter has secured twenty lots as sites for ten houses. They will be ready in ninety days.

Factories for Long Island... The Roman-Callman Company sold for Isaac Lowenfeld and William Prager the plot containing 15,900 square feet on the south side of Queens Boulevard, 40 feet east of the Pulaski Street, Long Island City. The purchaser will improve the site with two factory buildings.

Large Newark Corner Plot Sold... L. Bamberger & Co. have purchased from the Oraton Investment Co. the plot 100x160 at the southwest corner of Elizabeth and Nassau avenues, Newark. The new owner will improve the site. Feist & Feist were the brokers.