

APARTMENTS UNFURNISHED.

WASHINGTON SQUARE, GREENWICH VILLAGE. We have a number of apartments of every size with all the latest improvements. Call and see us.

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APARTMENTS UNFURNISHED.

Above 80th St.—5th Av. to North River. Attractive housekeeping apartments, 2 rooms and bath; elevator service. \$200 to \$250. Superintendant on premises.

4th Central Park West—Two rooms, bath, high class, all improvements; \$100. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

BROADWAY, 3505.—Four rooms, bath, all front room, elevator, etc., immediate possession; rent \$100.

115 GEORGETOWN AV., 371.—Five rooms; immediate possession; rent \$100. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

187th and Hamilton place, 51 (near Broadway)—Five rooms, bath, elevator, phone; immediate possession. Rent \$125.

147th St., 565 W.—Seven rooms, elevator, all improvements; immediate possession; rent \$125. Superintendant on premises.

141ST ST., 423 West (corner)—4, 5 large rooms, bath, spacious closets; exclusive housekeeping; immediate possession; rent \$125. Call all week.

1187 ST., 630 W. (corner Drive)—7 rooms, all facing street; immediate possession. Rent \$125. Superintendant on premises.

Miscellaneous. ONE room with bath, delightful location; 305 month. Telephone Franklin 5670.

Borough of Bronx. CRISTON AV., 2415.—2 room apartment and bath; immediate possession; rent \$110. See superintendant or Mr. Brown, 125 Broadway, New York.

UPPER PART OF TWO FAMILY HOUSE. 2836 Briggs av., Bedford Park, N. Y. 2454 West 87th St., Elmhurst, all improvements, new house, \$250. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

Borough of Brooklyn. BEAUTIFUL sunny apartment, just completed, 3 rooms, white tiled kitchen and bath, steam heat, electricity, parquet floors; telephone; entire front private house; 10 minutes from Wall street. Rent \$125. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

LOWER 8 room apartment, bath, electric, hot water heat, telephone, garage space; immediate possession. Rent \$125. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

UPPER part of 2 family house, 5 rooms and bath; can be shown from 10 to 4. 829 E. 12th St., Manhattan, above 125th St. Tel. 4-1923.

Long Island. FOREST HILLS GARDENS. Two splendid new elevator buildings; 165 small apartments; selections of 3 and 4 room apartments; immediate possession. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

FLAT to let, five rooms and bath, \$50. 1208 Washington St., Hoboken.

APARTMENTS WANTED. A furnished apartment, 7 or 8 rooms, wanted from December 1st to February 1st, reference to Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

A SELECT CLIENTELE. Let your apartments here for results. HARRIS, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

AN EXCLUSIVE CLIENTELE. List apartments with Mrs. DINGLEMAN, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

CHOICE CLIENTELE. Choice Apartments. MISS RANDOLPH, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

WANTED—By a New York family of four and five children, a furnished apartment, 4 or 5 rooms, bath, steam heat, electricity, in a quiet, desirable location, near the city, for the month of January, February, March; location between 42d and 86th St., 6th and 7th Aves., near the station. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

WANTED—On East 12th, 424 to 726, four to five months, high class furnished apartment of two bedrooms, preferably with two bathrooms, in a desirable location, near the city, for the month of January, February, March; location between 42d and 86th St., 6th and 7th Aves., near the station. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

WOULD exchange use of fully furnished cottage at Far Rockaway for furnished apartment, 4 or 5 rooms, bath, steam heat, electricity, in a quiet, desirable location, near the city, for the month of January, February, March; location between 42d and 86th St., 6th and 7th Aves., near the station. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

WANTED—Neighborhood Washington and Green av., small, 3 or 4 rooms, bath, steam heat, electricity, in a quiet, desirable location, near the city, for the month of January, February, March; location between 42d and 86th St., 6th and 7th Aves., near the station. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

WANTED—Couple desire 3 room apartment, modern improvements, \$40-\$45; Harlem or Midtown. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

WANTED—By a young couple 4-5 rooms, unfurnished, in a quiet, desirable location, near the city, for the month of January, February, March; location between 42d and 86th St., 6th and 7th Aves., near the station. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

WANTED—7 or 8 room garden floor apartment, 8th to 100th St., vicinity West End av.; references: L. E. 219 Herald, Herald.

TWO rooms, bath and kitchenette, west of Broadway and below 125th St., maximum rent \$100. Call on Mr. J. J. O'Connell, 125 West 42nd St., Washington Heights, above 125th St. Tel. 4-1923.

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URGENT COURT REFORMS. Taxpayers Attack Crowded Calendars and Court Rooms. At the last meeting of the Harlem Property Owners Association serious consideration was given to the overcrowded conditions of some of the municipal courts of the city of New York. Letters were sent to Aaron J. Levy, president of the Board of Justices, Mayor Hylan and the Appellate Division praying for relief. Suggestions were made that the judges who have short calendars in their own courts should be assigned and be compelled to sit in the courts where the calendars are overcrowded, and that the court house in the Jefferson Market be designated as the overflow court to which all judges should be assigned to try and to which the judges who are not otherwise engaged should be assigned and compelled to sit. The conditions being temporary, the assignment should not be permanent, it is necessary to elect new judges or create new courts, thereby causing additional burdens to the already overtaxed property owner.

The United Real Estate Owners Association will hold a special meeting at the Hotel Astor, on December 6 at 9 o'clock P. M. Presiding Justice Aaron Levy and Justice Spiegelberg and many other justices will be present; also many State Senators and Assemblymen from New York City. The object of the meeting is to consider amendments to the existing rent laws and to the charter of the city of New York.

All those interested in real estate and good government are invited to be present. No admission charge. Reserved seats can be obtained by phoning WY 5297.

Queens Borough Reports. Halleran Agency sold in Flushing to Clara P. Lewis to John E. Preston the plot, 50x175, on the south side of Mitchell avenue, near Parsons avenue; for the computer came into being, the two family dwelling at 90 North Sixteenth street, 50x125; for Grace Appleton to Mary Link the two family dwelling at 14 Ash street, 60x100.

AN OLD TIME VIEWS

RECALLS DAY WHEN TRINITY'S SPIRE TOPPED THE LOFTIEST MARTS OF BUSINESS.

By THE ODD PARAGRAPHER.

The writer was walking down Broadway recently when he saw one of New York's old time realty operators—a man whose name is unknown to many present day followers of the market, but who had been quite active before skyscraper development became the rage.

This old gentleman, now in his seventies, but as erect and sprightly as a man of fifty, walked along leisurely, stopping now and then to view the buildings on either side of the thoroughfare.

At Cortland street the writer spoke to the veteran realty trader and asked if he recalled an interview some years ago—quite clear in the writer's mind, since it was his first important assignment.

The old gentleman said he had a very vivid recollection of an interview that he had a clipping of the story in his scrapbook.

"I take it that you haven't been in this section for some time, judging by your interest in the improvements," I remarked as we continued walking south.

"Would you believe me," he began reflectively, "when I say that I marvel as much as you do at the changes that have been made since I was last in this section. Well, sir, I have been plenty."

"When I left the city, following my retirement from the real estate business," he continued, "the Woolworth Building had not been completed; the new Equitable Building had not been thought of, and the great skyscrapers, Express Buildings, the Whitehall Building and dozens of other smaller improvements were future undertakings."

"I have been away from this part of town for many years and right now I am heading for the Battery, where I am to meet some friends. I decided to walk south from Chambers street so that I might see the changes that have been made since I was last in this section. Well, sir, I have been plenty."

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General Hines Buys Malba Home

Residence of Italian Renaissance Design at Malba on the Sound, L. I., Recently Purchased by Gen. Frank Hines, U. S. A., from the Malba Estates Corporation. The property covers a large plot overlooking the Sound at the corner of Malba Drive and Fourth avenue.

THE REFORMATION OF A WALL WORTH HEREINCT Architect Rescues Old Houses on Grove Court, Once Pig's Alley, for Mr. Average Man

By W. P. DUDLEY. An architect once said, speaking of altering a house where a peculiar plan made the more usual schemes impossible, that an obstacle once overcome offers a better result than one arrived at easily and agreeably. It is probably for this standpoint that the work of residential architects in New York is most of interest as it affects the problem of the individual home builder.

Now there are many kinds of home-builders in New York. Some can still build palaces—these do not concern us. Others can keep up well ordered houses of good size in desirable situations, or live in apartments of varying degrees of luxury and smartness. However, it is probable that there will always be well ordered houses of good size in desirable locations for those who want to pay for their homes in New York.

Nobody will be kept waiting very long who has plenty of money and wants to use it. This is more difficult and far more important in the development of the city, is to find a home for the man who stands in the vast level of moderate incomes and limited resources, the average man with an average pocketbook, who none the less carries in his mind the desire for a pleasant and comfortable home, in whose simple beauty he hopes to find rest and contentment in an old time New Yorker hesitated to admit concerning the more modern improvements," he admitted rather apologetically.

In the spring of 1880 I conducted a similar study of the city, north of the Flat to let, five rooms and bath, \$50. 1208 Washington St., Hoboken.

Continuing, "The 'Old Timer' said: 'It is something of a coincidence that I am now on a mission similar to one I took part in just forty years ago. The friends I met at that time are strangers to this city and want me to show them the great landmarks of lower Manhattan. I had to brush up on my own information, and as an old time New Yorker hesitated to admit concerning the more modern improvements," he admitted rather apologetically.

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