



*"My! It's nice to get out after being cooped up all day."*

New Yorker  
1927



*“... and don't go beyond W, Harold!”*

New Yorker  
1927



*"I wonder who lived in those old shacks  
before the neighborhood was improved."*

New Yorker  
1928



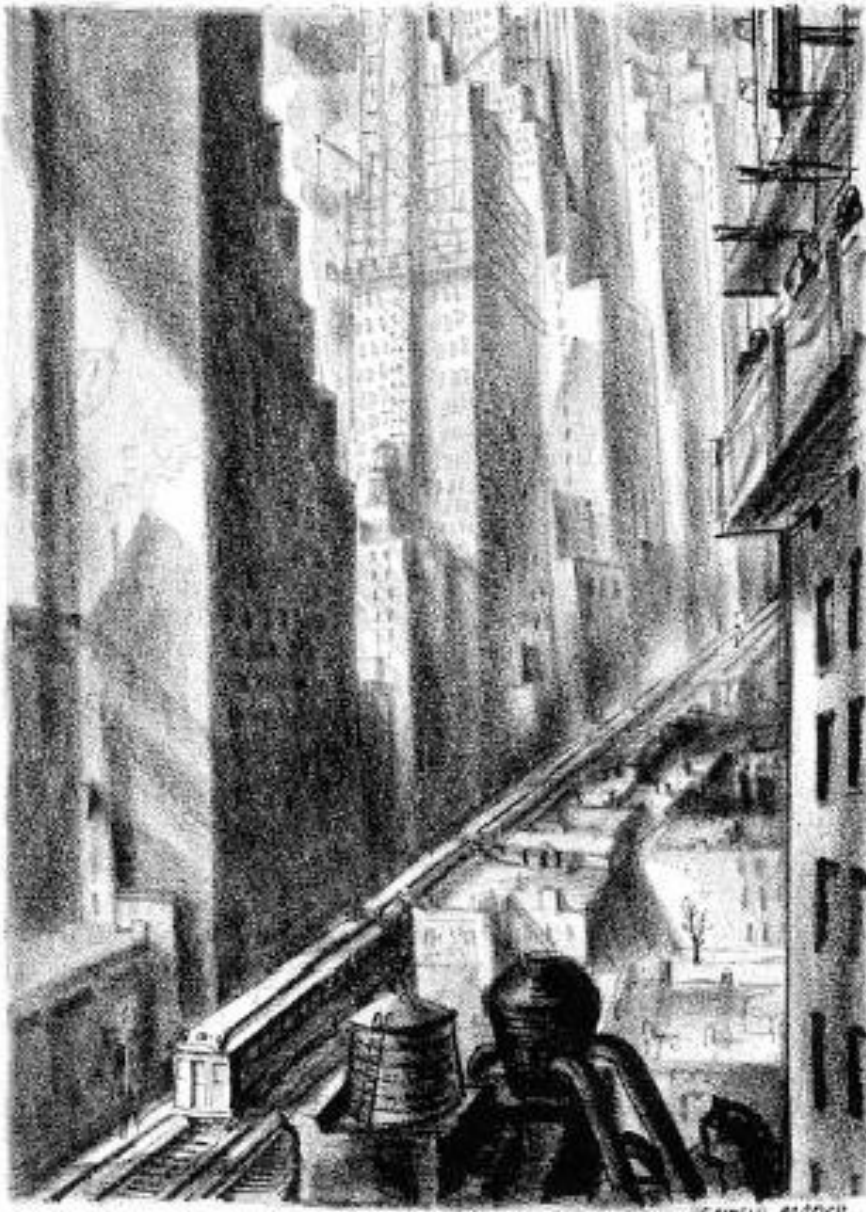
*"I tell you, Gus, this town ain't what it used to be."*

New Yorker  
1929



*"You got a tree in this yard. It ain't every house got a tree in its yard."*

New Yorker  
1929



HEERMAN ASTOR

*But only God can make a tree*

New Yorker  
1930