

Manhattan's Most Interesting Block in Final State of Structural Development

Steamship Row, as Broadway Facing Bowling Green Will Be Known From Now On, Has Been Associated With U.S. History Three Centuries

The story of New York always is interesting. It is a romance that is not only true, but as thrilling and as enthralling as any tale written of the sea, the tropics of the north woods. Characters that enter into these tales of fiction and make them what they are were actors in the making of New York. Here lived and died men of every race, every creed and every type. They were sailors, soldiers, adventurers, men of the woods, traders, village men, noblemen, plutocrats, snobs and just ordinary folks. They wrestled with the great problems of the time, all of which are interesting if not glorious.

It is hard even for a dreamer to picture New York as a city of less proportions than it is to-day. It cannot be that this town of great heights, tremendous reaches, containing millions and millions of people and close to 1,000,000 homes was once only a cluster of homes at the lower tip of Manhattan and walled in like the sacred city of Peking.

The great big push that has sent New York beyond the ancient cities of lands that were going places many years before we started, got under way about a century ago and gained steadily forward. At the end of the first fifty years this old town had only 120 houses, which is about a twentieth part of the buildings erected here in 1919, which was a very poor building year. As the end of that fifty-year period the city had a population of 1,000, which is the population of some of our tenements in the crowded East Side sections.

Every block has a story all its own. Some blocks have much more interesting histories than others. There are not many who will dispute the statement that the most interesting block in Manhattan is that on Broadway facing Bowling Green from the west.

Additional interest is added to the property because of the changes that are being made in the physical aspect of the block and the character of the business that will take hold when these great structural monuments are finished. It is to be New York's steamship row. In these buildings will be men who own millions and millions of dollars' worth of vessels and control directly or indirectly great numbers of ships that plow the waters both in the nearby Atlantic and the far shores of the far corners of the earth. Every ship's master will know that block.

Ship Owners Erecting Monuments

The Cunard Company will soon have ready its building at the north end of the block, a \$15,000,000 structure that replaced the old Stevens House. The International Mercantile Marine Lines are making over the old Washington Building erected at the south end of the block in the Field of Cable case back in 1882. The structure between the Bowling Green Building, the home of the Holland-American Line and the old Stevens House, which is not so well known as the companies which will control the buildings on each side, has also undergone changes.



With the Custom House diagonally across there is no doubt about the future of the section which has been tracing as any tale written of the sea, the tropics of the north woods. Characters that enter into these tales of fiction and make them what they are were actors in the making of New York. Here lived and died men of every race, every creed and every type. They were sailors, soldiers, adventurers, men of the woods, traders, village men, noblemen, plutocrats, snobs and just ordinary folks. They wrestled with the great problems of the time, all of which are interesting if not glorious.

Greatest Realty Deal

It was on this block and over the little park known as Bowling Green that Minuit men and the Indian owners of this island sat down to close the most famous real estate deal in the history of the world. The purchase of what is now a \$5,000,000 property, Manhattan Island, for \$24.

Peter Kocks, a soldier of the 23rd regiment, erected a tavern on the corner occupied by the Washington Building, or the new home of the International Mercantile Marine Lines. Pieter was a great soldier, a good innkeeper, but with Pieter, for she got the tavern and sweetheart to go through with the promise she had made him. Anne was his name, and the story is that she did not regret being forced into wedlock with Pieter, for she got the tavern and sweetheart to go through with the promise she had made him. Anne was his name, and the story is that she did not regret being forced into wedlock with Pieter, for she got the tavern and sweetheart to go through with the promise she had made him.

Home Rulers Meeting Place

The King's Arms or Burns's Coffee House, the house next door, became the headquarters of the movement against the rule without representation. They called themselves the Liberty Boys. The day the Stamp Act became operative two companies of Liberty Boys marched to the City Hall and erected a liberty pole and scaffold, on which they hung the effigy of Lieutenant Governor Golden. Then they took his chair, seated another effigy of him in it and dragged it down to the fort at the Battery, where they burned it before the soldiers on the ramparts, who were prepared to resist the people.

Recent Buyers of Realty

Robert Miller is the buyer of the apartments 509 to 513 West 170th Street, sold recently. The house at 204 Madison Street, sold recently, was bought by Jacob Farber. Donato Spota is the buyer of the four-story flat 69 Sixth Avenue, sold by the Hoquet estate through Schindler & Liebler.

Trading in the Bronx

Edward Polak Inc. sold for Joseph Jospo to Julius Feuerstein 699 Jackson Avenue, a three-family house, 18x79; for Mr. Oderwald to Mrs. Lanpher 3287 Hull Avenue, a two-family house, and for a client 963 East 179th Street, a five-story apartment, 34x102.

Sales of New Jersey Homes

Oscar W. Bule sold to H. B. Van Cleave a residence on plot with a frontage of 100 feet in Montclair, N. J. The residence contains eleven rooms, three baths and large enclosed porch. Mr. Bule has been asking \$35,000 for the property. The sale was negotiated through the Simpson-Merritt Company.

Physician Buys 14th Street Home Occupied for Years

The Dross Company sold the four-story dwelling 325 West Fourteenth Street, 25x125, to Dr. Leroy B. Sherman for George E. Hoe. Dr. Sherman has occupied the house for eighteen years. Pease & Elliman sold for Artemas Holmes 118 East Seventy-sixth Street, a four-story English basement dwelling, 16x100, located between Park and Lexington avenues, to a buyer for occupancy.

Buildings in Vesey St. Sold by Larned Estate

Win. A. White & Sons sold 52 and 54 Vesey Street, two five-story buildings, 50x101.6, for Augusta Larned and the estate of W. Z. Larned. The seller has been asking \$150,000. The same brokers, a few months ago, sold the adjoining parcel, at 50 Vesey Street, to Frederick Brown, who, in April, 1920, resold the property to F. Glitz.

Curbside Brokers Name Agent

The New York Curb Market Realty Associates, Inc., comprising the organization of curb market brokers, who are now erecting for their own occupancy a building at 78 to 80 Trinity Place, extending through to 113-123 Greenwich Street, have appointed Tankos, Smith & Co., agents.

Property Transferred to a Holding Company; Trading in Tenement Houses Covers Wide Territory

Morton E. Robertson sold to Frederick W. Waue the two four-story tenements 13 Manhattan Street, 60x100. Henry Ewell sold to Irving Shach the four-story house with stores 1650 Lexington Avenue, northwest corner of 104th Street, 17x255. George Latour sold to Lawrence Schlosser the five-story flat 362 West 119th Street, 25x100.11.

William E. Atkinson Acquires Attractive Home at Larchmont

Fish & Marvin sold for William E. Atkinson, of the Metro Picture Corporation, his residence at Larchmont to Anton F. Baarslog; for John C. Hansen his bungalow at Larchmont to Richard E. Sevier, of Brooklyn, and have rented for Mrs. Edith C. Grand Bedford Hills, her residence in the Murray Hill section of Scarsdale to Julian A. Harris, of this city.

Lease Hastens Purchase of Shoe and Leather Bank Realty

H. L. Moxley & Co. represented the owner of 220 Broadway in the lease to the Metropolitan Bank, Shoe and Leather Branch, of a portion of the ground floor premises, Baldwin H. Schupp, president of H. L. Moxley & Co., who conducted the negotiations, said that a number of large banking interests were negotiating for the premises which hastened the closing of the deal whereby the Chemical Bank purchased the Shoe and Leather Building, at Broadway and Chambers Street, and that without the premises being rented at 220 Broadway, the sale would have been possible.

Buying of Brooklyn Homes

Charles Partridge sold the dwelling with garage 315 Coton Avenue for Catherine Miller. Henry L. Nilsson sold the one-family dwelling 424 Fourth Street for Clara L. Lane to Martha Will.

Soldiers, Pirates, Traitors, Nobility and Pioneer Shipbuilders Have Lived on Romantic Land Which Great Maritime Interests Have Taken

Bowling Green Building replaced the terminal. In the mean time the Stevens House had been erected at the corner of Morris Street, and next to it was the official headquarters of the British Consul. The block has been associated with British governmental life from the time the city was captured from the Dutch. With the Cunard Company in control of the property it looks as if the British will continue their interest in that block.



Colonel John Stevens, who built the Phoenix, the first vessel to navigate the ocean by steam, and the first steam ferry, the Juliana, which operated between New York and Hoboken, was a neighbor of Fulton and Watts. He lived on Broadway, on land included in the site of the Cunard Building. Colonel Stevens also was the first to develop artillery to be used against iron armor.

First Atlantic Gardens

Burns's Coffee House property was known in after years as the Atlantic Gardens and the home of the best musical entertainments in the city at the time. Folks had to present themselves for admission before 8 o'clock in the evening. Four shillings was the price of the tickets.

Another Steel Firm Locates in Grand Central District

The Eastern Steel Company, whose office is at 60 Broadway, has closed a lease for a large suite of offices in the 50 East Forty-second Street Building, a unique corner of Madison Avenue. Upon completion of extensive alterations this company will move in February. This lease is significant in that it indicates the tendency on the part of large industrial corporations to establish their offices in the Grand Central district and is the second steel corporation to lease space there within one week, the Crucible Steel Company having just decided to make a similar step within the last few days.

And We Say—'Buy Now'

Real Estate Editor N. Y. Tribune: It occurs to me that it would not be a bad idea for your paper to print an article on the advisability of people buying homes now, if they propose to do so in the spring, as there are no building operations going on at the present time and the houses that are for sale are somewhat limited in number. If they all wait until May 1 they will, naturally, be forced to pay a pretty good price, while—because of the financial situation now prevailing—a great many of the people who have built houses to sell would accept a lower price at the present time than they will two or three months later. In this section (New Rochelle) building operations have ceased, so far as new work is concerned, all the builders devoting their time to finishing up things they have on hand.

Bostonian Leases Estate

Pell & Tibbits leased to H. Nelson Slater, of Boston, the waterfront estate of Stephen H. P. Pell on Manhattan Bay, Sands Point, L. I. Burgoyne Hamilton and Adrian Isaacson 2d leased the P. H. Post residence at East Williston, L. I.

Virginian Suggests U. S. Lend Its Credit to Builders

Any citizen with 20 per cent of cost should be backed by these United States. The suggestion is made by a Tribune reader living in Virginia that the government get behind the housing problem by forming a government building association to finance the home building enterprises of its citizens.

Colonial Structure at the Northwest Corner of Old Slip and Water Street, Occupied by the Atlantic and Pacific Steamship Corporation, Was Given Second Honor in the New Building Class.

Alfred C. Bossom and Clinton & Russell Designed the First Prize Winner.

M. & L. Hess, Inc., Leased the Second Floor at 125 West Twenty-third Street to Schmitt & Seidel, Manufacturers of Optical Goods; the Second Floor at 26 West Twentieth Street to the Metropolitan Braid Ornament Company.

MacLean & Co. Leased a Second Floor at 42 Sixth Avenue to C. A. Halpern; space in same building to Stromwasser & Gottshall; a loft at 125 West Twenty-third Street to Weissner Bros.; a loft at 125 West Twenty-third Street to M. A. Koppel; a loft at 119 West Twenty-second Street to Monroe Putnam; store at 108 West Twenty-fourth Street to Selig Handel, and a store at 110 West Twenty-fourth Street to Highland Neckwear Company.

A. A. Hageman Leased the Second Floor at 42 West Thirty-sixth Street to Uhorchak, Motnik & Co.; the third floor at 34 West Thirty-sixth Street to Lillian E. Harrington; the fourth floor at 59 West Thirtieth Street to Sigmund Barbas.

Elliott Bates to Go It Alone

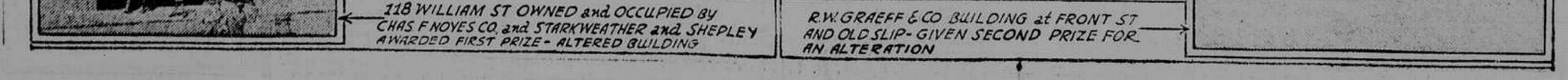
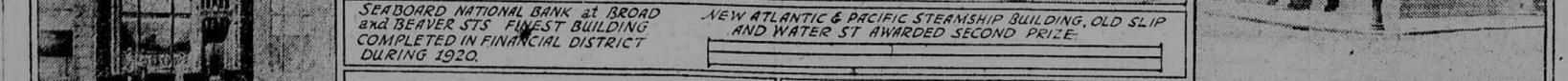
Elliott Bates, formerly associated with the Lawrence Park Realty Company as sales manager, has opened an office in Bronxville under his own name and management.

Downtown League Rewards Owners Who Gave Business Neighborhoods In Lower Manhattan Attractive Trade Structures During Last Year

From now on it is the plan of the Downtown League, which was organized several years ago for the purpose of furthering interests of the business districts of lower Manhattan, to give prizes for the best construction work completed in the district each year. It is a plan which has been practised by the Fifth Avenue Association and with remarkable results.

Because of the diversified interests in the downtown section, an association to promote such competition was out of the question until a few years ago, when the merchants and owners of the locality discovered that civic betterment was not to be obtained nor their interests fully protected except through organization.

The plan for giving prizes is the first of many that is aimed to bring the section to a high state of development and improve its structural appearance. Harry K. Grigg, Joseph F. Cullman, Sigbee Graham and Frederick Brown were appointed a committee by the league to name the structures erected during the year which should be given honors. The committee considered new construction and alterations, and according to its findings, which were reported to the league yesterday, the Seaboard National Bank Building, just completed at the northeast corner of Broad and Beaver streets, was awarded the first prize for new buildings, and the building occupied by the Charles T. Noyes Company and Starkweather & Shepley, at 18 William Street, was given first prize for the best alteration of the year in the section.



118 WILLIAM ST OWNED AND OCCUPIED BY CHAS F NOYES CO AND STARKWEATHER AND SHEPLEY AWARDED FIRST PRIZE - ALTERED BUILDING