

RENTAL DEMAND IN TIMES SQUARE

Many Applications for Space Received by United Cigar Stores Company in Section.

Unprecedented demand for rentable space in the Times square section has created a unique situation, applications for choice located quarters being far in excess of the supply.

Another large concern has made an offer for the entire second floor, and a number of applications have been received for space in the upper floors, which will be subdivided into show rooms, offices and lofts.

In speaking of the project J. H. Stryker, who is connected with the real estate department of the company, said yesterday: "Never before in my experience has there been such a demand for rentable space in the neighborhood."

Strong Plea Made to Finish Barge Canal

Addressing the members of the Bronx Board of Trade at their regular meeting on Wednesday evening, February 25, the Hon. Edward S. Walsh, State Superintendent of Public Works, made a strong plea for popular support of a referendum bill which will be submitted for the voters next November.

Westchester Transactions. Joseph E. Merriam sold for Mrs. James Sutton her property at Foster's Corners to Walter Seleck, of Mount Kisco.

COMMISSION MERCHANTS TO BE HOUSED IN NEW BUILDING



OFFICE BUILDING AT WEST BROADWAY AND FRANKLIN ST. HENRY WELSH ESTATE. CHARLES BUTLER - FRANK VITOLD - ARCHITECTS

In order to house commission merchants a ten story structure will be erected at the corner of West Broadway and Franklin street.

BUILDING APPEALS TO BE CONSIDERED

Will Hear Long List of Applications for Zoning Law Permits.

The Board of Appeals will meet on Tuesday in room 915 of the Municipal Building, and at the morning session will consider the following business:

Application, November 29, 1919, under the building zone resolution, of Guy W. Culkin, consulting engineer, on behalf of Sarah M. Schoettli, lessee, Mary A. Nichols and Arthur Nichols, owners, to permit in a business district the erection of a garage; premises 153-153A, Fulton street, Brooklyn.

Application, February 3, 1920, under the building zone resolution, of I. T. Flatto, attorney, on behalf of James N. Buttery, Charles M. Rosenthal and B. A. Faine, owners, to permit in a residence district the erection of a three story public garage; premises 607-613 West 58th street, running through to 109th street, Manhattan.

Application, February 2, 1920, under the building zone resolution, of Frederick A. Woonberger, builder, on behalf of John Pfeiffer, owner, to permit in a business district the extension in area of an existing garage; premises 1904 Bushwick avenue, southwest corner of Stewart street, Brooklyn.

Application, January 10, 1920, under the building zone resolution, of Henry F. Williams, attorney on behalf of Haver-meyer and owner, to permit in a business district the erection of a public garage; premises Nos. 244-254 Nostrand avenue, Borough of Brooklyn.

Application, January 10, 1920, under the building zone resolution, of the Crown Auto Service, on behalf of Cornelius Saggerty, owner, to permit in a business district the extension in area and use of an existing garage; premises Nos. 157-169 Rogers avenue, Brooklyn.

Application, May 27, 1919, under the building zone resolution, of the Crown Auto Service, on behalf of Cornelius Saggerty, owner, to permit in a business district the extension in area and use of an existing garage; premises Nos. 157-169 Rogers avenue, Brooklyn.

Application, February 3, 1920, under the building zone resolution, of Dunham & Crumley, architects, on behalf of Chershad Realty Co., Inc., to permit in a business district the erection of a public garage; premises Nos. 1413-1425 Newkirk avenue, northwest corner of Marleborough road, Brooklyn.

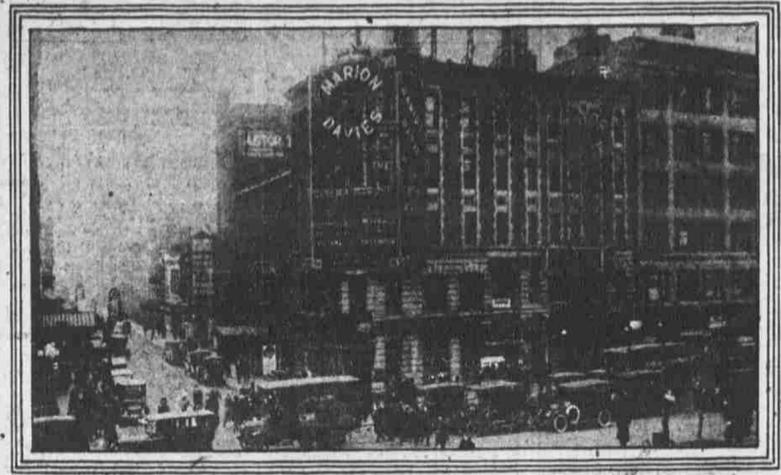
Application, February 4, 1920, under the building zone resolution, of Henry C. Brucker, architect, on behalf of Isidor Goetzit, owner, to permit in a business district the erection of a public garage; premises No. 2,685 Metropolitan avenue, northeast corner Pleasant avenue, Newtown, Queens.

Application, February 4, 1920, under the building zone resolution, of Ely & Hamann, architects, on behalf of Gotthard Lowenstein & Rose L. Loeb, owners, to permit in a business district the erection of a public garage; premises Nos. 601-606 Sterling place, Brooklyn.

Application, February 4, 1920, under the building zone resolution, of Joseph A. MacCarroll, architect, on behalf of Globe Wernicke Company, owner, to permit in a business district structural alterations in an existing garage; premises, Nos. 42-51 Downing street, Manhattan.

Clifton (N. J.) Stores in Deal. Otto Heidler purchased seven one and two story store buildings at Nos. 681 to 697 Main avenue, Clifton, N. J., from Joseph Finnegan through Richard L. Watterson for \$24,000.

HENRY ASTOR AUCTION SALE FIRST IN HISTORY OF FAMILY



ASTOR THEATRE. THE FEE to the LAND WILL BE AUCTIONED.

One Hundred and Forty-One Parcels in and Near Times Square on Auction Block.

Because of the present high cost of building vacant lots are now ranked among the cheapest of all commodities. For the same reason business buildings, private house and apartment tenants now are competing with the professional and semi-professional elements in the real estate market to purchase centrally located, accessible properties improved with a modern building or with one capable of being modernized or altered.

This is the underlying factor in the widespread public interest aroused by the announcement of the sale of the 141 parcels belonging to the trust estate of the late Henry Astor, grandson of John Jacob Astor. The sale is to be held at the Astor Hotel on Tuesday, March 9, at eleven o'clock in the morning.

The properties to be auctioned, with the exception of six vacant lots, are improved, the structural improvements including sixty three and four story dwellings under lease, thirty-eight tenements, seven factory buildings and the fee to the land of three theatres, all located between Broadway and Twelfth avenue, Forty-fifth and Fifty-first streets, with the single exception of No. 704 Third avenue, a tenement.

Like ancient Gaul, Harlem might be said to be divided into three parts, the south end, developed with apartment houses, the middle section, given over to the negro colony, and the north end and river front section, either undeveloped or improved with industrial structures.

Harlem was originally settled as the result of the northward trend of population from the east side of the city. Stages on the old Boston Post Road and boats on the East and Harlem rivers carried the early settlers to their homes in the northeastern part of Manhattan Island.

At this time along Fifth avenue and Madison avenue on the east side of the city, which under so much of Harlem rose above the surface as high as the roofs of the tenements which have since been built along these avenues.

The first business street naturally was Third avenue, because of its intimate connection with the east side. But 15th street, Eighth avenue, 11th street and finally 14th street developed into regular business streets of great importance.

Harlem has a large extent of water front and it is the belief of the Harlem Board of Commerce that this dock property, especially along the Harlem River, will be largely developed for manufacturing.

Harlem River Deepening. The United States government has approved plans for the improvement of the Harlem River to a uniform width of 400 feet and a depth of fifteen to eighteen feet.

But Harlem does not wait upon the fulfillment of the promises of completed large terminals and channels. There has already been a noticeable increase in the number of factories in the district.

Two detrimental conditions prevail in Harlem to prevent great improvement in population. These conditions suggest that the future of the district is more likely to become of greater and greater manufacturing importance rather than to remain, as it has been, largely residential.

It is one of the curiosities of New York's real estate development that the movement of population which swept up the east side and spilled its overflow into Harlem crossed the island at 125th street and started south from that street down the newly constructed extension of the Sixth and Ninth avenues "L" lines, meeting the uptown current.

BILLS PENDING AT ALBANY AFFECTING REAL ESTATE

Real Estate Board Analyzes Measures Which Are of Interest and Importance to Realty Owners in New York City and the Metropolitan Zone.

The Real Estate Board of New York through its legislation and taxation committee in analyzing bills now before the Legislature gives its opinion on another group of bills designed ostensibly to check so-called profiteering in rents.

The Board without losing sight of the existence of the law of supply and demand is in sympathy with the general disapproval of unreasonable demands upon tenants, but it does not allow that to blind it to the inherent defects in most of the bills so far offered.

Senate Int. 359, Pr. 596, Schacko (Same as Assembly Int. 616, Pr. 521, 1920). Amended by Senate Int. 360, Pr. 600, 1920. This measure proposes to amend the Summary Proceedings Act by providing that no monthly tenant may be evicted for holding over his term unless notice is given him sixty days (instead of twenty days as the law now prescribes) before the expiration of his term.

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TRANSIT LINES BIG FACTOR IN DEVELOPMENT OF HARLEM

For Many Years Section of City North of Central Park Has Been Served with Splendid Transportation. Which Has Helped Build Up an Otherwise Isolated District.

The first buildings erected on the west side of the island on the street side, were single family houses, and a good many of these are still in existence. Some of them have been remodelled.

In the early nineties the tenement on a twenty-five foot lot, called "railroad flats," house of the five-story walk-up type, because they were so private halls and communication from front to rear was effected only by going from one room through to another, began to be built on both the east and west sides.

During the last few months there has been a large amount of properties acquired by negroes. This movement has not alone been confined to the apartment or tenement house, but has also extended into the dwelling house field.

A recent survey of Harlem disclosed that only 1,375 lots were unimproved, mostly in the industrial section. One-half the buildings are five and six stories. There is an insistent demand for small apartments and for loft buildings, both of which could easily be rented at highly remunerative rates.

The population of Harlem increased ninety-four per cent in the decade 1890-1900 and sixty-nine per cent from 1900 to 1910, reaching in the last year 330,000. The increase since then has been marked.

Furey Estate to Auction Properties in Brooklyn

The executors of the estate of the late Bridget Furey announce the sale, by public auction, on Tuesday, March 9, of improved and unimproved properties in the Bay Ridge and Fort Hamilton sections of Brooklyn.

Following is a list of the properties to be offered: Nos. 9,822 and 9,824 Fourth avenue, and No. 151 Ninety-ninth street, the northeast corner Eighty-sixth street and Park Hamilton avenue, No. 211 109th street, Nos. 417 and 419 101st street, and the southwest corner Church avenue and Fifty-seventh street, Rugby.

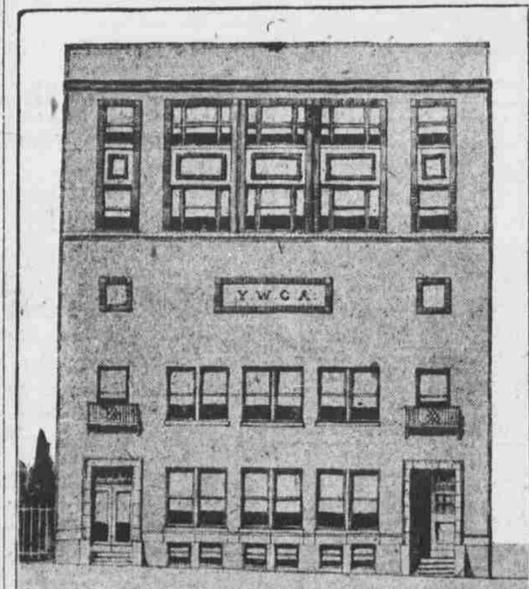
Leases Hartdale Dwelling. Misses Nash & Kennedy leased the residence of Hyram C. Guerin, in Greenacres avenue, Hartdale, N. Y., to Walter F. Glps, of New York.

Buyers Seaside Cottage. Misses Nash & Kennedy sold for Benjamin Edwards, English, stucco cottage on a 100-foot plot in Post road, Seaside, N. Y., to Morton R. Goldsmith.

SEWER EASEMENT.

The Queens Topographical Bureau has completed a map showing sewer easement in Yellowstone avenue, between Queens Boulevard and Fifty-first street. In this street is to be built a trunk sewer connecting with the Fifty-first street sewer that will drain a large portion of Forest Hills and surrounding territory and open a district for independent building operations.

Y. W. C. A. COLORED BRANCH OPENED.



Y.W.C.A. BRANCH in HARLEM for COLORED WOMEN.

The new five story modern building fully equipped at No. 175 West 137th street, has been completed and was formally opened for the use of the Colored Women's Branch of the Young Women's Christian Association of the week.

John J. Pettit, architect, has provided every facility for the work of the Colored Women's Branch. The basement is given over to the cafeteria to accommodate about one hundred people; a modern kitchen, pantry, room for food storage, cold storage, men's lobby, lavatory and dining room. The second floor contains offices, club rooms, class rooms and a workshop for training girls in power machine operating, all well lighted and airy.