

January 5, 1923

Mr. James N. Cleary,  
1026 Lexington Avenue,  
New York City.

My dear Mr. Cleary:

I have just received from Mr. Francis J. McLaughlin, directions to pay to you the January rent for my apartment at 120 E. 19 St. I had already made out the check to Mr. Bohanan, but he had not called for it.

In sending this check, I want to call attention to certain things about the house which have really become intolerable. If I had not been so busy I certainly should have left the house a month ago. These matters, with proper attention, can easily be remedied.

For two days of this last week, I have had no heat whatever. Several evenings during the past month I have had to see my friends at the Club because it was so uncomfortable here.

The odors from the restaurant have become so offensive that there are times when the house was really nauseating. After I had taken a lease and found there was to be a restaurant in the basement, I complained to Mr. Bohanan; but he said there had been an arrangement of fans and hoods which would make it impossible for odors to spread through the house. You have only to come in here in the forenoon to find out how bad it is.

Since Mrs. Clark left there has been no regular cleaning of the stairs and halls. It has been impossible to get repairs made.

My fireplace is now in a dangerous condition, the mortar which holds the lining in place, falling out in chunks. I don't dare build the big fire there which is necessary when there is so little heat in the house.

Unless these things can be changed within the next month, I shall not feel like paying another month's rent, and certainly shall try to look for other quarters. I have all confidence in you, however, my dear Mr. Cleary, that you know how to run a house.

Very truly yours