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& HOWARD STREETS.**
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POSSESSION AT ONCE.
EXCELLENT SHIPPING FACIL-
ITIES. RENT \$5000.

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STORES and SHOPS
With Direct Connection with Grand Central Terminal and Subways.
IN THE NEW
Equitable Trust Building
Madison Ave. and 45th St.
NEW YORK'S SMART SHOP THOROUGHFARE
Unusual Location for:
ART STORE—ANTIQUE SHOP
MILLINER—HABERDASHER
AUTO SHOW ROOM—BOOT SHOP
CONFECTIONER—FLORIST—WOMEN'S GOWNS
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Murray Hill 475 **J. L. ROBERTSON** 10 East 47th St.

Emmet Building
95 MADISON AVENUE
CORNER 29TH STREET
A few
OFFICES FOR RENT
To Desirable Tenants
Call up Supt.
Mad. Sq. 40

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OFFICES TO LET
IN THE
BURRELL BUILDING
171 Madison Ave., cor. 88d St.
Permanent light. No courts. No manufacturing
No shipping. Strictly office space
LOTON H. SLAWSON COMPANY, Agents & Managers
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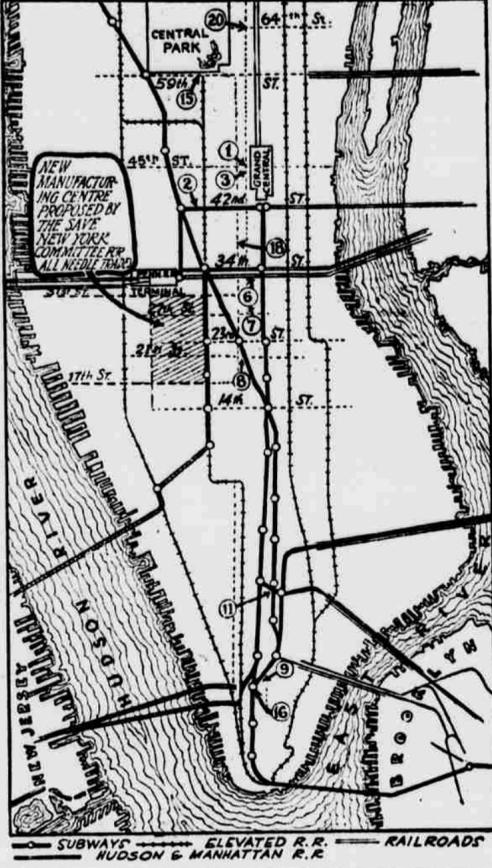
Key to Map

1—Madison avenue, between Forty-fifth and Forty-sixth streets, block of modern stores just completed, block on the Park avenue apartment house, Douglas L. Elliman & Co. agents, 414 Madison avenue.
2—110 to 114 West 42nd street, second floor, offices, showrooms and stores, owned and operated by Douglas L. Elliman & Co. agents, 414 Madison avenue.
3—Equitable Trust Building, Madison avenue and Forty-fifth street, new retail trade store, Frank D. Veiller, J. L. Robertson, agents, 10 East 47th street.
4—Temple Court Building, 5 Beekman street, well located, Douglas L. Elliman & Co. agents, on the premises.
5—Emmet Building, 95 Madison avenue, corner of Twenty-ninth street, offices for rent. Agent on premises.
6—Broadway & Fifth Avenue Building, fourth side of Twenty-first street, Broadway to Fifth avenue, new six-story store structure, Douglas L. Elliman & Co. agents, 414 Madison avenue.
7—Temple Court Building, 5 Beekman street, well located, Douglas L. Elliman & Co. agents, on the premises.
8—Lafayette and Howard streets, north corner, store and basement, Douglas L. Elliman & Co. agents, 414 Madison avenue.
9—Beekman street, corner of Eighth avenue, store in the new apartment building of John J. Hearn. Agent on premises.
10—Broadway, corner of Fulton street, store, Douglas L. Elliman & Co. agents, 414 Madison avenue.
11—Broadway, 388 Fifth avenue, near Thirty-sixth street, two floors, for new retail store, Douglas L. Elliman & Co. agents, 414 Madison avenue.
12—Madison avenue, between Sixty-fourth and Sixty-fifth streets, new modern store, well located, Douglas L. Elliman & Co. agents, 414 Madison avenue.

STORE and FLOORS
TO LEASE
in this new
16 Story Fireproof
Structure.
Light on all sides.
STORE (with Mezzanine)
and Basement.
FLOORS, 11,000 feet.
907 Broadway **HESS** Cor. 20th St.
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TWO FLOORS
each 27 x 80 feet
in the
Tecla Building
398 FIFTH AVENUE
between 36th & 37th Sts.
A step from the Waldorf-Astoria and surrounded
by the smartest establishments in the world
These floors have exceptional rear as well as front daylight
and are suitable for any high class retail business.
Apply on premises or your own broker

HERE IS THE SPACE
Large and Small
NOW AVAILABLE FOR
Offices, Showrooms, Stores, Lofts



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Are you looking back at the old days when 14th Street, then later 23rd Street, were the retail centers? Or, are you watching where the retail business is being done to-day—looking ahead to see where you can locate to get your share? If so

You'll Be Interested in this Block of Stores 47th to 48th Streets, on Madison Avenue,

is the location—lying directly between Fifth Avenue and the Park Avenue residential section—the side streets already crowded—this is a coming shopping center, and coming fast. Realize the proximity to the Ritz, the Biltmore, and all places of fashionable importance—realize that these stores are in the largest exclusive apartment building in the world—known as 270 Park Avenue.

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DOUGLAS L. ELLIMAN & Co.
REAL ESTATE AND INSURANCE
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Offices Showrooms and Store
IN THE NEW SIX STORY FIREPROOF BUILDING
110-112-114 West 42nd Street
AND 107 TO 117 WEST 41ST STREET
Between Broadway & Sixth Ave.
LOCATION—Most accessible in entire city. This district centering about Broadway and 42nd St. offers the greatest number of transit lines in Greater New York.
BUILDING—Presenting a beautiful front of Granite Terra-Cotta, with every modern convenience in elevator service and appointments. Subdivision of floor spaces permits us to offer as large as 15,000 gross feet on a floor and as small as 140 net feet in an office.
STORE—Only large one row available in this district, with 12,500 gross feet and a basement that is 10 feet in the clear.
ONLY HIGHEST CLASS TENANCY IS SOUGHT.
The James McCreery Realty Corpn.
OWNERS
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Equipped with all modern facilities and splendid light. 60,000 to 70,000 square feet of space in prominent locations below Fulton Street suitable for jewelers.
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Broadway-John Street Corporation
206 Broadway at Fulton Street
MADISON AVE. STORES
For Antique Shop, Art Gallery, Decorator, Furniture House or other high-class retail concern.
WEST SIDE MADISON AVE., BET. 64TH AND 65TH STS.
Ground Floor and Parlor Store.
RULAND & WHITING-BENJAMIN
710 Madison Ave., Plaza 4951.
Full Commission to Brokers.

Corporations, Firms and Individuals desiring to lease Office Space, Lofts or Warehouses in the downtown section of the city can obtain particulars of the space they desire by calling on me.
No Information Given Over the Phone.
Thomas J. O'Reilly
Downtown Office, 51 Chambers Street

NEW YORK'S WAR POPULATION LARGE
Tenement Statistics Reflect Great Flood of Humanity to This City Since 1914

It is possible now and for the first time to estimate with some degree of accuracy the great flood of humanity to New York City in the last three years. New Yorkers have been giving considerable thought to this, wondering just how many from other parts of the country and the wide world have come to share in the wonderful business advantages and possibilities of New York City, which have been increased many times by the creating of this world as the commercial base of the world since all other commercial centers have for four years been in the throes of a great war.

New Yorkers have had just reason to believe that the influx of business seekers to this city has been large, for they are reminded in many ways that this city is an extremely crowded one. They have found it difficult to get living accommodations no matter what rental they are willing to pay. In the business sections they find the same conditions exist. They cannot get quarters for business to expand even though willing to pay exorbitantly for the space. On the transit lines one is again reminded that many have come to his city, because never before has he been so crowded. New Yorkers are raising no objection to the fact that those who have come will not go away with the end of the war and the readjustment of business to the bases which existed before the war and the development of New York as the great supply depot for the universe.

A fairly accurate estimate of the increase in the population of the city is made possible by the report of the Tenement House Department for 1915 and 1916, which has just been issued and which contains a lot of information regarding apartment construction during the first years of the war, also the number of vacancies which existed, rentals paid and the general tendency of apartment construction at the time. These statistics, compared with the reports of real estate men from every corner of the city, would indicate that the thousands and thousands of apartments which were put on the market in 1914, 1915 and 1916 had been consumed and that for the first time in many years Manhattan and the entire city was filled. Manhattan has been for years steadily losing population. This has been reflected in the municipal elections, and last year for the first time Brooklyn showed a greater voting population than Manhattan.

The Tenement House Department, which has watched the change of population for many years, claims that about 20,000 persons leave New York for other boroughs every year, due to the expansion of business here.

From the reports of real estate agents and apartment seekers on housing facilities last year it would appear that other parts of the city during 1915 and 1916 the vacancies must have been filled up because the 14,000 apartments which were put on the market in 1914, 1915 and 1916 have all been tenanted. This would mean that the influx was sufficient not only to

1918 a census conducted by the department disclosed the fact that of the 532,124 apartments in the borough, 32,976, or 6.35 per cent, were vacant. In the borough where the greatest congestion exists, therefore, and where, if there were no outlet for the population, there would obviously be the greatest increase in rents in the event of a serious shortage of apartments, there appears to be little room for doubt that the supply of new apartments during 1917 will be ample to prevent any emergency. It should be remembered, moreover, that for some years past the population of Manhattan has been decreasing at the rate of about 37,000 per annum, so that during the year 1916 alone the accommodations provided for 22,594 persons in the borough represent a gain in housing space for more than 14,000 persons had there been no housing accommodations demolished during the year or converted to other than living purposes in order to meet the demands of business. For several years slightly less than 1,000

buildings a year have been demolished in the Borough of Manhattan. Of these buildings an average of nearly 650 have been tenement houses and dwellings; and as approximately 350 of these each year were dwellings for only one or two families, the housing space eliminated through their demolition was very small. The tenement houses demolished, amounting to approximately 200 a year, have been in most instances of a very old type, not more than three or four stories in height, seldom having accommodations for more than eight families. Statistics are not available as to the actual number of families displaced in this way each year, but less than 1,500 would be a safe estimate. It is therefore evident that demolition has not deducted housing space for more than 7,000 persons from the gain in space made by the erection of new tenement houses in 1916.

"The number of apartments contained in the tenement houses erected in 1915 varied all the way from 12 to more than 50. The prevailing type was that containing 21 apartments, of which class of building 13 were erected. Closely following this in point of numbers were buildings containing 21 apartments, of which 17 were erected, while 14 contained more than 50 apartments.

"In 1916 the range of apartments provided in buildings was much wider, amounting to approximately 10 to 107, only one building contained 10 apartments and only one contained 107, however.

"The prevailing type in 1916 was again that containing 21 apartments, as in 1915, of which class of buildings there were 18. Just as in 1915, also, the next largest class was that in which the buildings contained 31 apartments, so in 1916 the next largest class, or 15 in all, contained 31 apartments. Only 12 of the 154 tenement houses erected in 1916, however, contained more than 50 apartments.

"Tenement houses erected during the last five years in Manhattan disclose a distinct gain in the popularity of the

Death of Former Owner Brings Beautiful Barton Lodge Into Market

The general public often does not become acquainted with America's palatial homes and the garden spots surrounding them until for one reason or another they are forced upon the market by some untoward event. At Hot Springs, Va., Seth Barton French acquired about six acres on one of the beautiful hillsides, erected a three story Colonial dwelling and two two story cottages, with various outbuildings, at a cost of \$300,000, and then invested about \$50,000 more in furnishings. He named the place Barton Lodge, and it soon became one of the show places of Hot Springs. The property came into the possession of

Mrs. Seth Barton French after the death of her husband, and since it no longer holds the fascinations she used to know she has instructed Joseph P. Day to offer it for sale at a sacrifice. Mrs. French is at present in Europe, but the property has been carefully kept and up to the first of the present month the mansion was occupied by a caretaker, who has removed to one of the smaller buildings pending the sale of the whole property.

Barton Lodge is situated on the hillside adjacent to the Homestead Hotel, which is famed throughout the world for its bathhouse and the radioactive waters. The hotel owns several thousand acres and it is impossible to buy



property outright in this locality. A portion of Barton Lodge is a leasehold for fifteen years, recently renewed, but the main body of land containing the mansion, cottages, garage and green house is all fee simple title. The buildings are richly furnished, but are to be sold furnished or unfurnished. Every modern improvement and convenience is contained within the structures. The mansion contains twenty-three rooms and nine baths.

The grounds are beautifully planted and considerable money has been spent in securing and cultivating all varieties of evergreens and various species of trees.

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One Hundred Central Park South
S.W. Corner 59th St & 6th Ave.
A NEW 14-Story Fireproof Building of unusually high character. Centrally located and convenient to the leading Clubs, Hotels, Theatres, Restaurants, Grand Central and Pennsylvania Depots, etc.
Every possible requirement of bachelors and small families is here provided for—Suites of 2 and 3 rooms and bath. Larger Suites Easily Arranged.
North Light Studios Suitable for Artists.
Duplex Apartments of 6 Rooms and Baths on the Upper Floors.
Restaurant on Main Floor Will Serve Meals in Apartment if Desired.
JOHN J. HEARN, Pres.
Offices: 1036 6th Av., Cor. 58th.
Phone Plaza—9299.

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A Forward Movement in Suburban Development.
15 Minutes from Penn Station.
Houses and Villa Plots for Sale.
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Send for Booklet 8.

SEE THE NEW HOUSES AT
Kew Gardens
15 minutes from Herald Sq.
ROOMS TO LET.
152 MADISON AVENUE
Cor. 32nd St.
TWO ROOMS AND BATH, BAY WINDOW FACING MADISON AVENUE. ALL LIGHT ROOMS. SUITABLE DOCTOR'S OR DENTIST'S OFFICE. HIGHEST REFERENCES REQUIRED.

For Factory or Sites
Waterfront and Railroad Property with Full Riparian Rights.
Dock Built.
Ready to Build on.
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\$2200 Down Secures Farm With 26 Cows and
12 horses, dozen calves and yearlings, wagon, harness, sleds, electric mower, traps, etc. etc. etc. all included, by making down of this purchase \$2500 and the balance in 12 monthly payments of \$100.00. This is a beautiful property with 100 acres of land, 2500 ft. of water front on the Hudson River, 1000 ft. of frontage on the New York State Canal.
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Specialists in Washington and Baltimore Real Estate.
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30 minutes to heart of New York City.
splendid commutation. 10 new rooms, two tiled baths, artistically finished in hardwood, parquet floors, beamed ceilings, open fireplace, all conveniences, year round outdoor sports. Golf, boating, country club, good market. This is a city apartment and for a little cash down can be bought by the month you save pay a rent. Exclusive Montclair-Morriston section. 400 ft. elevation, high in the healthy hills. Near market, schools, churches.
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will buy the dearest little home in the whole world. Some fine homes have moved into New York, tiled bath, hot water, electric, etc. City from this section. D. L. and W. H. R. beautiful, desirable, convenient location. Total price \$10,000. We have private Post Office Box 604, New York City.

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REAL ESTATE WANTED.
OWNER of commercial water fronts, factory, factory sites, warehouses desiring to sell or lease should communicate with FLOYD S. COBBIN, specialist, 10 Wall St., Tel. Recler 912.