FINANCIAL AND COMMERCIAL SITUATION HOME AND ABROAD

WEEK-END BRINGS BETTER FEELING IN FINANCIAL MARKET

New York Investment Houses Will Again Solicit New Business and Philadelphia Will Follow Suit.

With the end of the week comes a more general disposition in financial circles to regard the situation as exceedingly favorable. Events of the last few days have done much to clear away the clouded atmosphere, and conditions give more promise of an early return to normal than at any time since the great

European struggle began. London has been particularly active to installing confidence, and the better

London has been particularly active in installing confidence, and the better feeling there, influenced largely by reported continued victories for the British and French armies, has been reflected strongly in the markets in this country. Brokers in the metropolis are still talking of an early reopening of the Stock Exchange there. So marked has been the general improvement. The exchanges in Sydney and Adelaide will reopen for business on Monday, and there is a chance that the Melbourne Stock Exchange will follow suit some time later in the week.

Collapse of the foreign exchange market has helped materially in the general readjustment. It touched a lower price level yesterday than at any time in six weeks, the principal influence being the successful settlement of a great part of successful settlement of a great part of successful settlement of a great part of this country's foreign indebtedness. This was helped along very materially through the flotation of the New York City \$100.000,000 bond and corporate note issue. Which, it was announced today, had been oversubscribed. The break in exchange indicates a return to more normal conditions in our trade relations with Europe, specially Great Britain. Exports have been growing to a remarkable extent.

Demand Sterling was firm today and rates recovered some of yesterday's desider ruling strong at 4.95½ to 4.95½. Demand Sterling was interest recovered some of yesterday's de-eline, ruling strong at 4.95½ to 4.96½. There was a fairly brisk demand, even at the higher rates.

WILL RESUME BOND SALES.

The Philadelphia Stock Exchange Com-mittee of Five and the Committee on Unlisted Securities have agreed on a plan Unlisted Securities never aging for the broadening of local bond trading by which bond houses will be permitted

o solicit business.

An announcement to this effect will be An announcement to this effect will be made at the Stock Exchange on Monday, and the Bond Committee will also send out a letter on the subject. The plan has the sanction of the Clearing House, and similar action has been taken in New York. in New York.

In New York.

Restrictions on trading will be relaxed to as to allow the sending out of bond salemen, issuance of circulars and other divertising, and solicitation of business

advertising, and solicitation of business on the basis of prices approved by the committees, sales to be only of bonds held by the firms offering them, and ealy on a cash basis.

Announcement that New York investment bankers had decided to again put through sales on a large scale and that Philadelphia firms would follow suit next week gave added strength to the situaweek gave added strength to the situation. A committee will meet in New York daily to pass on all sales and their restrictions will be stretched so as to permit transfers at lower prices, if necessary, than those which ruled when the Exchange closed July 39.

Exchange closed July 39.
This indicates very clearly a final re-turn to more normal conditions, since for weeks the brokers have been restricted in sales to the last official Exchange prices. There is a possibility that a similar ruling will be made here. At any rate, brokers and bond salesmen are brushing the accumulated dust from their desks and chairs and are getting in shape for a more active trading-all of which forecasts the return of a brighter situa-

The New York Committee of Seven, after continued conference with the Clearing House Committee and the Stock Exchange Committee of Five, makes the following announcement:

"With the concurrence of the said committees, it is the understanding that dealers in bonds should be directly governed by the following rules:
"The sale of unlisted bonds owned by the dealer; it is thought that dealers

should be free to sell such bonds to in-"The sale of unlisted bonds not owned by the dealer; all such proposed trades

should be laid before the Committee of "The sale of listed bonds; all such proposed trades should be laid before the Stock Exchange Committee of Five."

It is the general expectation that, at the rate of progress being made in clearng the trade of open contracts requiring international adjustment, the cotton ex-changes of the country are likely to be open for business inside of the next two or three weeks.

THE GOLD POOL PLAN.

B. Forgan, of Chicago; A. H. Wigand Benjamin Strong, Jr. of New York and Levi L. Rue, of Philadelphia, representing the committee appointed by the conference of bankers called by the Federal Reserve Board on September 4 to consider the foreign exchange situation, esterday conferred with the board in further consideration of their proposed plan to create a gold fund to relieve the pas to create a gold rund to relieve the laternational exchange situation. The formulational exchange situation. The committee originally recommended that a fold fund of \$150,000,000 be created by contributions from the banks of the country beated in reserve and central reserve

Action of New York in completing arrangements for payment of its maturing chilgations and for the necessary gold smittances to Europe relieved one phase of the situation and made it desirable to further consider the subject and de-termine what further relief, if any, was

DECREASE IN BANK CLEARINGS Philadeiphia News Bureau points out that of the seven large cities in the United States, only one, New Orleans, showed an increase this week over the orresponding week last year in the matter of exchanges through the clearing house. Though cotton movement in the south, with its resulting banking bushess, is below normal because of war conditions, clearings in that city were an increase of \$3 per cent.

acrease of 13 per cent.
The largest ratio of decrease in clearmas was in New York city, 39 per cent.; said the smallest in Baltimore, 0.02 per cent. Hoston and Philadelphia cach fell off 15 per cent; St. Louis, 9.2 per cent. and Chicago, 8.3 per cent.

FAILURES THIS WEEK

FAILURES THIS WEEK
Commercial failures this week in the
United States, as reported by R. G. Dun
& Co., are 334, against 188 last week,
is the preceding week and 282 the corresponding week last year. Failures in
Canada number 55, against 39 last week,
& the preceding week and twenty last
rear. Of failures this week in the United
States 185 were in the East, 100 South.

West and 53 in the Pacific States, and
in reported liabilities of \$5000 or more,
sainst is last week. Liabilities of commercial failures reported thus far for
September are \$12,777,600, against \$7,142,403
last year.

SEES BETTER OUTLOOK FOR IRON AND STEEL TRADE

Expert Says Prices Have Already Gone to Their Lowest Level. "It is my firm conviction that it will e a long time before we again see as

low prices for iron and steel products as we have seen since the first of the present year.'

ent year."

This is a statement made in an interview by Frank Banckes, vice president and general sales agent of the American Steel and Wire Company.
"It would seem." he says, "some people looked for an immediate boom in American trade right after the declaration of the company of the compa war in Europe, but there came up several complications that delayed matters. Trade improvement has set in, however. It is gradual but persistent and we shall continue to see good results coming from it from now on."

BANKS MUST STOP HOARDING MONEY, M'ADOO INSISTS

Secretary Treatens to Recall Emergency Currency From Bankers Who Deny Loans for Legitimate Commercial Needs.

WASHINGTON, Sept. 19.-Drastic action against bankers who are hoarding money, denying loans for legitimate purposes to commercial borrowers while their vaults bulge with "war emergency" and other currency, is being considered by Secretary of the Treasury McAdoo.

The Secretary and members of the Federal Reserve Board admitted today that numerous complaints against bankers are being received. Recall from offending banks by the Treasury of currency issued for the war emergency under the Aldrich-Vreeland act unless the hoarding ceases was being seriously considered today, it

was reported. State banks, which cannot be reached by the Federal officials, are also offending by hoarding their money, it was stated

today. While millions of dollars of emergency currency have been poured out to the banks, manufacturers and merchants are being turned down when loans are re-quested and interest charges boosted, according to complaints reaching the treasury. Many banks are also said to be declining to extend maturing paper.

Hoarding always occurs in times of dis-tress, but with the treasury dealing out currency with a free hand there is no necessity for such action now, in the opinion of Secretary McAdoo, and the reserve board.

Between October 15 and November 1 the reserve board plans to have the new currency system in operation, and mem-bers believe present hoarding will then

MORE DIVIDENDS PASSED

United Gas and Electric Corporation has passed the dividend on its first preferred stock because of the disturbance of financial conditions. It is said, however, that the dividend has been fully earned. The dividend usually declared at this time is 3 per cent. semiannually. Galveston Wharf Company, in which the city of Galveston, Tex., has \$650,000 stock, has passed its dividend.

BANK CLEARINGS

Hank clearings today compared with corresponding day last two years: 1914 1913 1912 Philadelphia \$22,392,006 \$27,506,540 \$28,247,246 Boston 20,467,29 2,2500,602 28,387,566 New York 186,181,705 305,502,006

HILL URGES PRUDENCE

ST. PAUL, Sept. 19.-James J. Hill, asked by a representative of the New York News Bureau as to effect of European war on general business con-ditions, answered that he was not a prophet or son of a prophet, but he ad-vised people to be "prudent and careful, and not to bite off more than they can

THE COTTON SITUATION

Statistical position of cotton, as made up by Financial Chronicle, follows: This week Lastweek LastYear Visible supply. 2.708,774 2,776,940 2,336,479 American . . . 1,513,774 1,468,046 1,424,470 In si'ht Sep. 18 651,076 474,865 1,446,164

FINANCIAL NOTES

Philadelphia banks have taken out \$127,250 emergency currency from the Sub-treasury in this city, making \$9,652,090 issued thus far.

Out of a total of 21 blast furnaces in Eastern and Central Pennsylvania only nine are in blast.

Banks gained from the Subtreasury yes-

A reduction of 25 per cent, in the civil engineering force has been ordered by the New York, New Haven and Hartford

In the matter of a proposed increase of 15 per cent, in freight rates, the Gulf, Colorado and Santa Fe will start a force of expert accountants at work preparing data to be submitted to the Texas Rail-road Commission at the public hearings to

Government reports give the condition of sugar beets on September 1 as 32.5 per cent. of normal, forecasting a yield per acre of about 10.4 per cent.

International Steam Pump Company reelvers have been authorized to issue re ceivers' certificates for \$500,000 at present. They are permitted to issue \$1,250,000 later,

if it is necessary. Board of Public Utility Commissioners of New Jersey approved the application of the Atlantic City Electric Company and the Ocean City Electric Light Company for the purchase of the latter by the former at \$272.063. The Atlantic City Electric Company was authorized to lagu-

\$70,200 preferred stock and \$218,000 bonds.

Hankers in charge of the syndicate which underwrote New York city's \$100,-000,000 loan have announced the over-subscription of the bonds and notes, although definite figures were not yet available. It is believed 20 per cent. of the issue has been taken by foreign colders of maturing notes.

G. Franklin Davis Co. Collings and Richey Aves. West Collingswood, N. J. Phila. Office, 240 S. 3d Street Collingswood, N. J.

Corner lot, good location for business Values increasing Fine lot facing the Knight Park.

10-room dwelling, all conveniences, facing the Knight Park—\$4250.

Hargain 212 mory brick dwelling \$2500 \$250 cash balance may remain on mort-sage, poyable as rent.

FEDERAL BUREAU ANNOUNCES RATES ON WAR POLICIES

No Risks Will Be Taken on Cargoes to Ports in North, Black, Baltic or Adriatic Seas or the Bosphorus.

Exporters in this city received today from Washington the schedule of rates fixed by the Federal War Rick Bureau covering insurance on cargoes destined for foreign shipment. On all shipments between ports of the United States and its possessions or any nonbelligerent country in the Western Hemisphere would be 1/2 per cent.; to nonbelligerent ports not north of Havre or east of Sicily, I per cent.; to all other ports, 11/2 per cent. On vessels between United States ports or the possessions or non-States ports or its possessions or non-States ports or its possessions or non-belligerents in Western Hemisphere, ½ per cent.; to nonbelligerent ports not north of Havre or east or Sicily, ½ per cent.; other ports, 1 per cent. Time policies will be issued for %0 days only at a 2 per cent, rate or in special cases i per cent. The rates are all subject to change without notice.

The bureau also announced that no insurance will be granted to vessels bound for ports on the North Sea, between the latitudes of Christiansand and Amsterdam, on the Kattegat or Baltic Sea or adjacent waters, to ports on the Adriatic or Black Seas or on the Bos-phorus, without special application and Because of the exceptional hazards in-

volved, the Federal bureau will consider these special ports only when applica-tion is made to it and it reserves the right to decline any risks to these ports, or, if accepted, to name such rates as may seem in its judgment adequate.

DEFICIT OF NEW YORK BANKS LARGER THIS WEEK

Loans, Reserve and Net Deposits Show Advances.

Increases were made in all items with the exception of three in this week's statement of the members of the New York Clearing House Association. Loans advanced \$67,288,000, net deposits increased \$63,912,000 and the deficit increased \$3,-

The following table gives the average condition of the members this and last

Specie Legal tenders	320,549,000 88,248,000	Sept. 12. \$2.162,094,0 320,838,0 78,583,0 1,020,294,0 124,516,0 328,646,0 68,777,0 397,423,0
	49,594,000 38,384,100	51,120,0 35,065,0
֡	its	\$2,210,282,000 \$20,749,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000 \$107,49,000

Chester Issue Taken Here-More Offerings to be Made.

MUNICIPAL BONDS

An issue of \$75,000 paving bonds by Chester, Pa., was awarded to E. J. Coleman, Philadelphia, at par and interest. Bids will be received until September 19 by the Burgess of Hancock, Washington County, Md., for \$10,000 5 per cent. water

Leechburg. Armstrong County, Pa., will not offer \$9000 school bonds until June, Bids will be received until September 23 by Phillipsburg, N. J., for \$13,000 13 year

ordinance, calling for a vote on a \$1,300,000 bond issue, was introduced in the Reading, Pa., Council. The loan will

DIVIDENDS DECLARED

Philadelphia Company, regular quarterly 15; per cent, on common, payable November 2 in scrip, to stock of record October 1. Scrip is redeemable at option of the company on or before May 1, 1916, and will bear interest until date of redemption at rate of 6 per cent, payable semiannually. Company also declared regular semiannual 3 per cent, on preferred payable in cash November 2 to stock of record October 1.

payable in cash November 2 to stock of record October I.

Ashland Coal and Iron, quarterly 1 per cent, payable September 23. This is the first dividend since December 25, 1913, when 1 per cent, was declared.

New York State Railways, regular quarterly of 14 per cent, on the preferred and a quarterly of 19 per cent, on the common, both payable October 1 to stock of record September 22. This is a reduction of 15 of 1 per cent, from the last quarterly payment on the common.

Tobacco Products Corporation, regular terly 1% per cent, on preferred, payable tober 1 to stock of record September 21. Goulds Manufacturing Company, regular quarterly 114 per cent, on common and 134 per cent, on preferred, payable Cctober 1 to stock of record September 19.

Sharon Steel Hoop, regular quarterly 1% percent, payable October 1.

CHICAGO LIVE STOCK

CHICAGO. Sept. 19. — HOGS. — Receipts, 5000; markets slow to steady; mixed and butchers, \$8,80649,45; good heavy, \$8,0069,40; rough heavy, \$8,2509,8,5; light, \$8,750,45; light, \$8,6598,53; bulk, \$8,4509,25; CATFILE, — Receipts, 500; markets steady; heaves, \$7,40 4211; cows and helfers, \$4490,75; stockers and feeders, \$4490,75; stockers and feeders, \$4490,75; heaves, \$7,400,800; caives, \$10,500,912,25. SHEEP—Heccipts, 7560; murkets weak, native and Western, \$3,5590,10; lambs, \$608,85.

CANADA BUYS WHEAT

The European war has caused an enormous increase in Chicago wheat exports to Canada by way of the Great Lakes. According to figures compiled by R. C. McCreary, head of the Marine Department in the Customs Office, twice as much wheat as usual was exported in July and August July and August.

RIDLEY PARK

E. L. MOORE

917 South 15th Street, Phila.

WILL EXCHANGE CLEAR Figs Duelling Purm near station Seashere Bus. Block Seashore Bus. Block Otty Lots Seashore Ground Suburban Operation Delaware Co. Ground JAMES H. DUGAN 720 WALNUT STREET

BUY A NEW HOME IN LANS DALE
SOLVE THE COST OF LIVING PROBLEM
42 MINUTES FROM READING TERMINAL
15. COMMUTATION PARE.
NEW TWIN BEICK HOUSES: ALL CONVENIENCES, \$250 TO \$4450; TERMS
2UIT
SEND FOR DESCRIPTIVE CIRCULAR
WM. B. ANDREWS
16 S. 54 SC. Palls. Main St., Landale, Pa.

PHILADELPHIA MARKETS

GRAIN AND FLOUR

PROVISIONS

PROVISIONS

Market quiet but steady. City beef, in sets, smoked and att-dried, 319-22e. Western beef, in sets, smoked, 215-12e. city beef, knuckles and tenders, smoked, 215-12e. city beef, knuckles and tenders, smoked and att-dried, 126-12e. Western beef, knuckles and tenders, smoked, 32-32e. city beef, knuckles and tenders, smoked, 25-32e. city beef, knuckles and tenders, smoked, 25-32e. city beef, knuckles and tenders, smoked, 25-32e. city beef, losse, 15-96-16e. jork, family \$280-16e. jork, jo

SUGAR

Market quist at quotations, Standard granulated, 7.30c.; fine granulated, 7.25c.; powdered, 7.35c.; confectioners' A, 7.15c.; soft grades, 6.45@7.65c.

DAIRY PRODUCTS DAIRY PRODUCTS

BUTTER.—Receipts of desirable stock light and prices steady, but trade quiet. Western fresh, solid-nacked, creamery, fancy specials, 34c.; extra, 32c.; extra firsts, 32t.; fixts firsts, 32t.; fixts firsts, 32t.; fixts firsts, 30f. firsts, 22t.; fixts firsts, 30f. firsts, 20f. firsts, 20f

but trace quist. New York full-crease ch. cs. 164@164c; do., do., fair to good, 154@16c.; do., part skims, 0@14c. POULTRY LIVE.—Choice stock firm, but ordinary gife woultry dull and weak, Fowls, 176 18c.; old \$1.60.

New Stone Houses

Income Reduced More Than \$6,000,000 in First Week of September — Cotton Roads Hard Hit By Slump.

The roads showing improvement are the Chicago, Indianapolis and Louisville, Minneapolis and St. Louis, Denver and Rio Grande, Western Pacific, and Mobile and Ohio. The unusually light movement of cotton, which is generally a great fac tor in the freight business of the rail-roads of the South, has adversely affected

neasure the smaller earnings voted on at the general election, to be Louisville and Nashville, Cincinnati, New be voted on at the general election, to be held November 3, and, if approved by the voters, the money is to be used for the following items: New city hall, \$130,000: and Southwest are not as large as formstorage reservoir, \$450,000: land for parks erly, in some instances, and indications are and boulevards, \$250,000; improved street for improvement, notably in Colorado and Southern, Missouri Pacific, and Missouri,

Sept., 1 week. \$6,491.139 Loss \$392.683 5.7 Aug., 1 week. 5.887.012 Loss 244.581 4.0 July, 1 week. 6.676.153 Loss 2,425 0.0

Commercial bar silver is being quoted in New York today at 51% cents. In London bar silver was down \(\frac{1}{4}d \), to 219-16d.

rocaters, 11612c.; apring chickens, fine, large, 17618c.; do., medium sizes, 10610c.; ducks, old, 13514c.; do., spring, 14615c.; sulnear, per pair, young, weighing 2 ibs, and over sateer, 70c.; do., weighing 1'gf15, ibs, aplece, 6007fc.; do., weighing 1'gf15, ibs, aplece, 6007fc.; do., weighing 1'gf15, ibs, aplece, 6007fc.; do., weighing 1 ib., aplece, 6007fc.; do., with demand equal to the limited offerings. Preschieffled fowls, ten 1b., selected beavy, 213c.; fancy weighing 4'gf2 ibs, aplece, 200c.; weighing 1 ibs, aplece, 200c.; weighing 1 ibs, aplece, 10c. old reconters, frequency 1 ibs, and under aplece, 1c.; old reconters, frequency 1 ibs, aplece, 200c.; weighing 1 ibs, aplece, 200c.; weighing 1 ibs, aplece, 200c.; fair of the pair 1 ibs, aplece, 10c., fair of the pair 1 ibs, aplece, 150 10c. squabs, per for, white weighing 11 gif the per doz. \$3.15 m 10c. white weighing 10 gif the per doz. \$3.65.15 white weighing 8 lbs. per dox. \$2.25 p 2.50 do. do. 7 lbs. per doz. \$1.25 g 1.50 2.50 do. do. 7 lbs. per doz. \$1.25 g 1.50 2.50 do. 25 1.50 2.50 do. 0.50 1 lbs. per doz. \$1.25 g 1.50 do. 0.50 25 1.50 doz. \$1.25 g 1.50

FRESH FRUITS

FRESH FRUITS

Market quiet and without important change. Apples. per bbl.—Gravenstein. \$2.50mi3. Blush, \$2.50mi3. deep code cating varieties. \$2.50mi3. medium, \$1.50mi2.00; apples. Delawars. per hamper, 200900. Lemons, per box. \$194. Pincapples, per crate—Forto Rico, \$1.25mi3. \$2.5 Florida, \$142.50. Cranherries, Cape Cod. Early Black, per bbl., \$4.50mi3. Cranherries. Cape Cod. Early Black, per crate, \$1.75mi3. Cape Cod. Cape Cod. Early Black, per crate, \$1.75mi3. Cape Cod. Cape Cod.

VEGETABLES VEGETABLES

Potatoes quiet but stendy. Other vegetables showed little change. Penna. choice, 75%75c.; do., fair to good, 65%95c.; white potatoes, Jersey, per basket, 40%45c.; weet potatoes, Eastern Shore, per bbl.—No. 1, \$1.75%235; No. 2, 75c.63\$1; sweet potatoes, No. 1, \$1.75%21; No. 2, 75c.63\$1; sweets, Jorsey, per bbl.—No. 1, \$2.50%2,75; No. 2, \$1.50\$1. 1.31, sweets, Jersey, per basket, 40%50c. Colons, Western and Connecticut Valley, Colons, Western and Connecticut Valley, choice, per 100-1b, bag, \$1.10\$1,20; chicas, medium, per 100-1b; bag, \$1. Cabbage, domestic per ton, \$11\$%31. Celery, N. Y., per hunch, 10 \$20\$cc, Mushrooms, per 4-b, basket, 50c.\$2\$\$1.60.

REAL ESTATE FOR SALE

NASSAU ROAD GZd & GZd

(First street north of Jefferson St.)
Something ENTIRELY DIFFERENT

These houses are all stone, of the semi-suburban type. Houses are 23 feet front, the semi-central plant heat. These houses have every conceivable convenience that is pos-sible to equip the modern house of today, including marble shower baths, etc.

W. Percival Johnson

BUILDER, on Premises

or 4039 Lancaster Avenue.

These houses may be reached either via Sevated passing north up 60th street, overbrook cars on Arch street, or P. R. R., ottling off at Overbrook Station.

\$300 CASH and MONTHLY PAY-

MENTS of \$25

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THE CHESTER AVE. SECTION

DONALD V. REDDING

52d and Chester Ave

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A NEW OPERATION

LOUGHRAN HOUSES

UST LIKE THE US THAT WE BUILT AND SOLD LAST YEAR

See Sample Houses

4832 North Fifth Street

Price \$4000

516 Eleanor St.—Price \$3200

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5TH ST., BELOW ROCKLAND ST.

THE CENTER

for complete information of all city and suburban

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PALMER & HIRST

Apartment Specialists

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Bldg,

KITCHENETTE SUITES

Phone Walnut 145:

which \$5 reduces a second mortgage) secure a new porch-front residence aining \$7 rooms, steam heat, Dutch, etc. Further particulars upon request.

RAILROADS SHOW A CONTINUED FALLING OFF IN EARNINGS

With few exceptions, gross earnings of the railroads in the United States for the first week of September continued to show decreases compared with the same period last year. Moderate improvement is shown by some roads, but the leading systems of the country are generally below their last year's figures. The falling off during the first week of Septem-

ber was \$6,491,139, or 5.7 per cent.

the earnings of the cotton roads.

To this can be attributed, in a large

Kansas and Texas. The following table gives the gross earnings of all railroads in the United States reporting to Dun's Review for the first week of September, and the loss as compared with the earnings of the same roads for the corresponding period a year ago: also the roads that reported for the same week in the preceding months, together with the percentages of loss compared

Net earnings of the Chicago Northwestern Railway decreased \$511,231 in the year ending June 30, 1914, when compared with the same period of the previous year, according to the annual report just issued. The net earnings for the year were \$24,271,900. The total operating ex-penses for the year were \$59,406,141. Of this amount \$12,179,689 was for charges pertaining to the maintenance of way

BAR SILVER

APARTMENTS

All the bearing the second Housekeeping Apartments

BACHELOR SUITES

FIREPROOF BUILDINGS Corner 18th and Walnut Sts. Corner 15th and Pine Sts. Corner Juniper and Spruce Sts. Also Haverford, at Station

Holmehurst

McILVAIN & CO., 1518 LAND TITLE BLDG.

1012 Spruce Street

ONE AND TWO ROOM APARTMENTS Well-appointed dining rooms with separate tables for each family-"Meals that please"

The comforts of a luxurious home combined with the service and freedom of an apartment house References Required

Telephone Connection

REAL ESTATE FOR SALE

New Homes—Nearest Centre of City Spring Garden and 41st Streets



with 8 rooms; large terraces; electric and gas lighting; hot-water heat; parquetry floors; basement laundries, etc.

Prices \$2950 to \$3750 You Can Pay More, But Why? EDWARD F. GORMAN

BUILDER AND OWNER on Premises. SAMPLE HOUSE OPEN DAILY AND SUNDAY ALSO VENINGS These properties can be reached by Haverford subway and Lombard and South streets cars. All car lines running on Lancaster avenue, including Arch street cars, pass 41st, just north of the properties.

Overbrook

A "NAPOLEONIC SUCCESS"

Is the Verdict of the Army of Home Buyers Who Have Been Advancing and Besieging

OVERBROOK McGarvey's

Price \$3700 62d St., North of Lansdowne Ave. Only 8 Left-Surrender in Time JOHN N. McGARVEY

Builder and Owner, on Premises Any car crossing 60th street or Overbrook car will pass you direct to operation for one fare.

Germantown

Choice Properties West Side-Detached

Stone and brick construction; high eavation; one block to Penna. R. R.: 12 rooms; electric light; large rooms. Southwestern modern and attractive invertor. Let 69 by exposure, Garage, Convenient to Penna, 190 feet deep. Old shade. This is one of it, R. and trolley. Must be said before the good buys this fail.

Emlen Below Upsal

Two-Story Modern

Various Prices

Detached-Stone

West Side

Street

\$6850 Three story stone semi-uetached decellings, containing 11
\$6850 rooms, including 2 baths, De\$6850 from, Hot-water heat, gas and
\$6850 from Hot-water heat, gas and
the electricity; gas kitchen, hardwood floors, tile bath,
wood floors, tile bath.

\$AMPLE HOUSE OFFIN FOR

SAMPLE HOUSE OFFIN FOR

SAMP

J. H. CHADWICK & CO., 5618 Germantown Ave.

THIS IS THE TIME TO BUY MAIN LINE HOMES AT UNUSUAL PRICES NEVER SUCH VALUE ON MAIN LINE BEAUTIFUL ST. DAVIDS HOME Mandsome new Spanish design bouse WILL HE COMPLETED SEPT 25TH Built of holies tile, Froems 2 THLED BATHS with SHOWER Interior finish white Living room mission, and all modern appointments. Sleeping Porch Lot 60%210. In excelent neighborhood, page station. \$8000. AN OPPORTUNITY

CAN BE REMODELED

West Philadelphia

3900 Chestnut St.

Wm. H.W. Quick & Bro., Inc. 8 South 40th St. Mer the Following Properties for Sale:

The best apartment site in West Phila, leiphia; for 100x220, resulting on 5 streets root elevation; high-class surroundings excellent car families. Maha an other, 4207 Walnut St. Lot \$5x215; a semi-suburban hone, in city imits; oil shads, large lib reception and betrooms, nodern plum one of the finest on West Walnut a Must be seen to be appreciated. 3827 Walnut St.

story semi-detached stone and-brick resince, containing 14 marks and many due features beautiful author; must sold regardless of cost. 932 South 49th St. 3809 Walnut St.

518 Woodland Terrace 4007 Spring Garden

acry house convenient to L. and sur-lines; newly purefelt and otherwise; let conflicts. Reduced price for qui-on account owner's removal to country TELEPHONES

Bell, Belmont 5212 Keystone, West 197 Philadelphia, Pa. West Philadelphia

HOMES AND INVESTMENTS 4206 SPRUCE STREET 3 story, 14 rooms, 2 baths, side yard; new umbing; newly papered and painted.

3 stery, 12 rooms; modern plumbing; first-ace condition; near elecated station; price 350 NORTH 42D STREET

4030 SPRING GARDEN STREET

4400 SANSOM STREET 607 NORTH 34TH STREET

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