

OUTLOOK FOR REAL ESTATE IN 1915 BRISK IN ALL SECTIONS OF THE CITY

Apathy in Monetary Transactions as Result of War Rapidly Subsiding—Cost of Property Operations This Year Nearly up to 1913.

1500 More Two-story Dwellings Erected. Great Office Buildings Swell 1914 Total Investment—Activity Last July Greatest in Ten Years.

The year 1914 contained many monetary features of interest. It started with every promise of active conditions and held this trend until the close of the month of July, when the beginning of the war halted all monetary transactions.

RECORD OF PERMITS ISSUED. Table with columns for Character, 1913 Permits, 1914 Permits, and Cost. Rows include Dwellings, Office buildings, Churches, etc.

SUMMARY OF DEEDS AND MORTGAGES RECORDED. Table with columns for Deeds, Mortgages, Total value, and Total amount.

REMARKABLE SHOWING.

An analysis of a statement of this kind would not be possible here. The total cost of operations approximately is only \$2,027,718 less than in 1913. This is remarkable under existing conditions.

CENTRAL REAL ESTATE.

The most impressive development of the year is seen in the office buildings going up around the City Hall and the Widener Building, rapidly going up on the Mint Arcade site, Juniper and Chestnut streets.

Nov. 25—N. E. cor. Walnut and 18th streets, the 12-story apartment house, assessed \$100,000 for 1915.

WEST PHILADELPHIA. The part of Philadelphia lying west of the Schuylkill River is of such vast size that a review of the situation is beyond the scope of this article.

MARKET STREET VERY ACTIVE. January 2—N. E. cor. Market and 22d street, 10-story building, 100,000.

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feet on the east line and 125 feet on Parkway, and will cost \$1,200,000.

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Northwest Section. The Northwest Section has been very quiet the last year. Trains are slowly recovering from the shock of the ups and downs in grading caused by the abolition of grade crossings on the line of the Philadelphia and Reading Railway.

GERMANTOWN. Conditions in Germantown for the year 1914 have been rather apathetic, except in West Felham, Upan and in the Chelton Avenue and Ogonts trolley district.

CHESTNUT HILLS. Chestnut Hill has had a quiet year, and buyers and sellers have been rather far apart. The estate of Samuel Goodman, deceased, has been paring with real estate.

ROXBOROUGH AND VICINITY. The 12th Ward gives the usual good account of itself. Values have been low enough for some time to afford an opportunity for the suburban home seeker to obtain what he wants at figures which are much below other localities.

NORTHEAST SECTION. Logan, the York road section, and out in the 23d Ward the same conditions are prevalent. There has been a great deal of building. Among others, 21 dwellings and corner stores were erected on the east side of Old York road, north of Wyoming avenue.

GRADE CROSSINGS. Progress has been made in plans for elevating tracks in South Philadelphia and the northeast section.

HIGHWAYS OVER CREEKS. The following bridges are planned: One on line of Orthodox street over Frankford Creek; one carrying 68th street over West Chester branch of Pennsylvania Railroad Company and over Cobb's Creek.

FRANKFORD. The 23d Ward has had a rather quiet year. However, a very fair amount of high-class building has been done. It is a waiting time for better money conditions and the elevated railroad, so long talked about. It would take very little to start a boom, and great confidence is expressed by brokers.

shine Company, etc. The volume of this class of work is encouraging. The increased fare on the railroads has caused prospective purchasers to make special inquiry for homes along trolley roads, and as 59th Street Terminal is the nearest and best connection to the central part of the city, it is only natural that ground along the roads of the Philadelphia and Western, and the West Chester, Ardmore, Media and Collingdale, will be in demand.

Most of the land close to 69th Street Terminal is situated in Upper Darby township. This township is of the first-class and is governed by a board of commissioners. Every city convenience is afforded prospective buyers, such as schools, police and fire protection, churches, gas, electric light and Springfield water. Tidewater sewage is being installed. A new development is now being projected along Springdale viaduct, the new trolley to Media, and will be ready for sale in the early spring.

SINGLE DWELLING RULES. The two-family house has not gained on the single dwelling throughout Philadelphia. Citizens still seem to desire their sleeping quarters separate from their own yards. Then, again, the two-family house proposition is not easily sold to investors, who still desire the single house with a single tenant, and money can very easily be tied up in two-family houses. Although the percentage of profit might appear attractive, it does not seem to be sufficient to bring buyers.

STRANGE POISONING REVEALS 2 WOMEN IN LAWYER'S LIFE. Mother Who Took Mercury and Gave It to Babies, Dying, Says Rogers Is Her Husband.

NEW YORK, Dec. 31.—The mystery in the mercury poisoning case of Mrs. Forsyth Elton Rogers was partly lifted last night. Two women, each of them accused personally of the crime, were named in the romantic life of Rogers.

TO GET \$40,000 BY MIDNIGHT. If Wellesley Workers Fail, College Loses Conditional Gift. Members of Wellesley clubs throughout the country, co-operating with the Wellesley College Committee of Endowment, must raise \$40,000 before midnight or the college will lose a conditional contribution of \$70,000 from the Rockefeller Foundation.

DO YOU PASTE "ASTHMA" IN YOUR NEW SCRAPBOOK? Comic Series Vies With War News for Popularity in Page. The scrap-book fad, dear to the men, women and children of past generations, is coming back into its own. Philadelphia stationary dealers say that in the last few months an unprecedented demand has been noticed for scrap-books of all sizes.

'WOMAN WITH MAN'S BRAIN' AROUSES FEMINE SCORN. Mrs. Imogen Oakley Resents Introduction of Dr. Anna Shaw as Reverse of Complimentary.

The relative value of the feminine brain as compared with the masculine one is being discussed right merrily in Philadelphia by those women of the city who have been accredited with more than the customary amount of gray matter ever since the Rev. Dr. Anna Howard Shaw took such violent exception to a mere man's ill-chosen method of introducing her to an audience.

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NO. 4. ASTHMA SIMPSON, THE VILLAGE QUEEN—OH! MY! SOMETHING SNAPPY BLEW INTO CHEEZBURG

