EVENING PUBLIC LEDGER-PHILADELPHIA, SATURDAY, MARCH. 18, 192

PENNSYLVANIA—SUBURBAN

# Cobbs Creek Parkway

At 62nd Street

Wonderfully Built and Finished Homes

It is a Treat and Education to see such excellent workmanship as you will find in these new homes

Semi-Detached

English and Spanish Architecture

Five and seven chambers - 2 baths. Priced, \$14,500 to \$23,000 Sample House open Day and Night

#### J. Harker Chadwick

2123 Land Title Bldg.

Spruce 0397

REAL ESTATE FOR SALE

WEST PHILADELPHIA

To reach these homes by auto go west on Walnut street to 63d (Cobbs Creek Parkway) then south to houses.

# New Stone Homes (2 Story)

in beautiful Overbrook, 20 minutes from City Hall. Spacious living-room with open fireplace; hardwood floors throughout; two baths; large closets; 20-ft. fronts; enclosed and heated porches. Garages.

### Central Plant Heat

Heat and hot water furnished at a cost less than your ordinary coal bill. No furnace, no ashes, no effort to housekeep without a servant in this advanced plan of a house.

TERMS TO SUIT

65th ST. NORTH OF AVE.

# MOSS & TAYLOR

Builders of Homes for Thirty Years Take "L" or surface cars to 631 st., pass orth to Lansdowne ave, or surface cars No. t or 44. Walk two blocks west. One fare.

### GAINOR ROAD W

"The Last Word" In Home Construction and Completeness

Wait? ADVANCING DAILY

New Homes Ready for Occupancy; Based on Estimates Just Received, Cannot Be Duplicated Today for \$16,000. ONLY A FEW LEFT AT \$15,000

COME-AND BE CONVINCED FURNISHED SAMPLE HOUSE OPEN DAILY & SUNDAY

Two-story semi-detached homes with 4 and 5 bedrooms and 2 baths—making 2 distinct suites. Large garage, maid's room with bath, distinctly apart from rest of house.

NEW IDEAS IN LIGHTING FIXTURES Pass north to Bala car on 52d, direct to 54th and Gainer road, one fare. Wear Wynnefield Station, P. R. R.

DANIEL E. HOGAN, Builder

# *SALE* 413 S. 46th Street

Semi-detached home, with garage. Very attractive residence in exclusive and restricted section of West Philadelphia. 15 rooms, 2 baths, laundry, hardwood floors, hot-water heat, electric light-modern in every respect.

> JOHN H. SINBERG 1218 Chestnut Street

seteries. Warehouses, Manufacturing Floore SPACE in the 10-story building at the N. E. cor. of 12th and Arch sts. This space will be ready by June 1 or perhaps earlier. Admirably adapted for general offices; ceilings are high; abundance of natural light; fire-proof construction; low insurance; reasonable rent.

PEOPLE'S TRUST CO.

Business Properties and Stores 16TH & PARKWAY

Double property, with frontage of ft. 8 in.; ideal site for good busi J.Tackson Co. CHESTNUT AND 18TH

WEST PHILADELPHIA

CHEAP CORNER VERY LITTLE CASH REQUIRED 1852 SOUTH YEWDALL ST. THOROUGHLY RENOVATED HOUSE OPEN

**ALLEN & REED** 

CORNER WITH GARAGE 1747 NORTH 59TH ST. BUITABLE FOR PHYSICIAN OR DENTIST: BARGAIN HOUSE OPEN ALLEN & REED

\$450 CASH 1232 S. St. Bernard st., price 52850; electric light, mahogany and white interior, newly papered, linoleum on kitchen. Agent on premises daily. I to 8 Thirty State State of States of the State of States of the States

A COMPLETE MODERN AT OVERHILL ROAD

SOUTH OF CHESTNUT ST. TWO STORY SEMI-DETACHED INSPECTION IS INVITED APPLY ON PREMISES OR TO ROBERT KILLOUGH

Wayne and Duyal str., Germantown Wynnefield Corner For Doctor or Dentist

nmediate occupancy: 2 story. 8 rooms, antry, laundry, 2 boths, garage and in-osed botch, a new home—modern in ery respect Thickly Populated Community No Competition G. PERCY FOX GOT N. 40th St. Preston 4995

NEW STONE HOUSES

3 AND 4 BEDROOMS
2 BATHS AND GARAGE
65TH ST. OVERBROOK
NORTH OF LANSDOWNE AVE. Central-Plant Heat MOSS & TAYLOR

3EAUTIFUL homes: porch front; everythink new pay \$200; move in immediately; we make easy terms: 18 minutes from City Hall; 3 or 4 bedrooms, electric, mardwood, gas range: 18-foot front; prior 55150 owner Liways at rample house, 5721 Gesner st.; take subway cars No. 1 ar No. 37 or No. 12 to Weedland aveload 65th st.; walk 4s square south.

GERMANTOWN

GERMANTOWN

New Colonial Home Wayne and Westview Aves., Germantown



Built for persons of discrimination and taste. These new homes measure up to everything you wished some day a home would have. Beautiful to see—built to last—planned for comfort. Two-car garage. Price, \$25,500. By train, Pennsylvanis Railroad to Upsal Station, By auto, a beautiful ride through Fairmount Park to Wayne Ave. up Wayne Ave. to Westview. By trolley, car 53 on 13th St. direct to door. Get off at

JOHN H. McCLATCHY, Builder of Homes

### **NEW HOUSES** SEDGWICK

Attractive detached and semi-detached stone dwellings of 12 and 14 rooms, 2 and 3 baths; hot-water heat, electricity, hardwood floors, open fireplaces; porches inclosed and heated; distinctive decorations; single and 2-car garages.

These houses are nearing completion. Why not select one now for early spring possession? Location, Ardleigh st., north of East Mt. Pleasant ave., Germantown.

#### SEDGWICK FARMS COMPANY

7014 BOYER ST., GERMANTOWN Phone, Germantown 0569

LOGAN 

LOGAN

Distinctive Homes at Unusual Prices

BROAD STREET AND SOMERVILLE AVENUE

NEW THREE-STORY STONE HOMES WITH GARAGES

WEST PHILADELPHIA 

# 69th St. Centre

17 Minutes to City Hall One Fare

6 rooms and bath; steam heat, hardwood floors on first; brick house; a bargain in this location.

Colonial residence: 4 bodrooms, tile bath, large living room; heated garage; hardwood floors first and second: small amount of cash: 2 blocks

to Terminal.

\$11,750 Single residence: 4 bedrooms second Single residence. q floor; hardwood floors first and sec-end; separate garage; small amount

of cash; immediate possession. J. H. MECKE, JR.

goth and Market STs.
Directly Opposite Terminal
Open Sunday. Phone Lansdowne 1289. 

CONTROL OF STATE STATE OF THE PROPERTY OF THE

69th Street Section

17 Minutes to City Hall One Fare

Has in its midst the largest and most beautiful theatre in Penna., with a \$50,000 Kimball organ and the latest pictures

\$5950

HADFIELD ST. 5400 BLOCK

Financed to Suit Purchaser Sample House Open Pass South on 52d street to Balti-more avenue, walk 2 is squares south to Hudfield street.

J. HARKER CHADWICK

**OVERBROOK** 

Wynnewood road, 900 block, 2-story semi-detached stone home, 6 chambers, inclosed heated porch, stone garage, central heat to 133,150 feet. 64th st., 960 block, 3-story semi-detached stone home, with inclosed porch, 6 chambers and 2 baths, 2-car garage, central plant heat.

McDevitt & Mullin 63d & Lancaster ave. Overbrook 4888 WEST PHIL DELPHIA

# Home Buyers

If you are looking for an artistic 7 or 8 room home with garage—examine this new sample hous Millinery

54th & Arlington Sts. Wynnefield Lodge and Club Rooms

Priced at \$8800 to \$9300

Pass north over 52d St. (car 70) to Arlington Street or drive through Fairmount Park to 54th and Wynnefield Ave. and south three blocks.

J. Harker Chadwick LAND TITLE BLDG. PHONE SPRUCE 0897

#### Willows Ave. (5400 block) south of Baltimore ave.

NEW-\$7600

Selection of paper and fixtures 5407 open today. Phone Wood and 8690 W. Buy now. Prices will increase.

69TH & MARKET \$13. Prettiest Home in This Section A single stone home in this restricted section, inclosed porch, 2½, story, contains 8 large rooms, 2 baths; a 2-car garage, every modern improvement; in excellent condition; owner must sell; price \$14.500; well financed. Apply 27 Glendale road or call Lansdowne 1842 W.

GERMANTOWN

GERMANTOWN

Moderate-sized detached stone home situated about 1/2 block from railroad station. House consists of 12 rooms, 2 baths and large sun porch. A wonderful location with a wonderful home. Price 20,000. Others in Germantown for sale. WmH.Wilson&Co.

REDUCED \$1000 Eight-room corner dwelling, basement ga-

rage, separate porch, hardwood flooring, hot-water heat; keys builder's office. 6537 N. Woodstock Street

5026 ERRINGER PLACE—New: 2 baths: garage: a park street; between Man-heim and Clapler: opposite Cricket Club; charming location; reduced to \$12,500. G. RANDLE, 1809 Locust

# SESQUI-CENTENNIAL

Problems and Opportunities Which May Confront You

Philadelphia & West Chester Traction Company herewith presents certain information which may be helpful or profitable to you. Owners, tenants and builders of Philadelphia homes, as well as merchants and investors, are now confronted with new problems and opportunities which the Sesqui-Centennial Exposition will produce.

Our object is to help you visualize approaching conditions indicated herein and meet them successfully to our mutual advantage.

By prompt, intelligent action, you can gain advantages over those possessed oft ess vision and initiative. Information respecting certain other Expositions is indicative of the attendance which may be expected at the Sesqui-Centennial conducted as a great international event of world-wide importance and effect.

Total Attendans Free and Paid Name of Expedition Date Opened May 10, 1876 May 1, 1893 April 14, 1900 April 30, 1904 Feb. 20, 1915 Nov. 10, 1876 Oct. 26, 1893 Nov. 12, 1900 9,686,876 27,539,521

62,947,712 people resided in the United States proper in 1890, three years prior to the World's Fair held in Chicago. Of these 21,238,705 resided in Illinois, Wisconsin, Minnesota, Michigan, Iowa, Missouri, Kentucky, Indiana and Ohio with area of 490,916 square miles. Their transportation facilities to Chicago in 1893 were not comparable to those now centering in Philadelphia, and the automobile was not then a factor.

38,218,903 people resided in France in 1896, three years prior to the Universal Exhibition in Paris in 1900 when the automobile was not a factor. The area of France proper is 203,803 square miles. Its length from north to south is 600 miles and from east to west is 528 miles.

105,710,620 people resided in the United States proper in 1920, six years prior to the coming Sesqui-Centennial (with population increasing nearly 1,400,000 each year). Of these 39,521,942 resided in Pennsylvania, New Jersey, New York, Connecticut, Rhode Island, Massachusetts, Delaware, Maryland, District of Columbia, Ohio, Virginia and West Virginia, with area of only 230,916 square miles. Sesqui-Centennial visitors will have unexcelled rail or water and highway transportation facilities. Automobiles will bring vast numbers of visitors from nearby and distant points.

#### WHAT MAY WE EXPECT?

1923 will bring the advance guard, and a greater influx of people will follow in 1924 and 1925 to work on the construction of exhibition buildings, and appurtenances, apartment houses, dwellings, garages and numerous other buildings and enlargements thereof, extensions of railroads, yards and terminals, and numerous public improvements, including the Delaware River Bridge. These people will reside here for a substantial period.

1924 will bring prospective exhibitors here in great numbers to plan for the accommodation of their exhibits.

1925 will bring people from all parts of the world to handle, install and care for exhibits. Many of them will reside here until the Exposition closes.

1926, during the Exposition period, will require Philadelphia to house and provide for a greater influx of visitors than has ever occurred in any American city. Many will reside here for weeks or months.

1923, '24 and '25 will bring others here in great numbers and they will reside here for a substantial period. Their services will be required in carrying on inevitable and intensive building activity, which will soon be in full awing and will culminate when the Exposition opens; also to operate new and expanded business enterprises (stores, hotels, apartments, restaurants, amusement enterprises, garages, transportation facilities, etc.), which must care for and accommodate all new arrivals, their vast purchasing power and their automobiles. In these respects, there will be increasing and continuous employment until well into 1926.

Numerous hotels, apartment houses and garages must be built. Many dwellings will be remodeled as boarding houses. Demand for house

Numerous hotels, apartment houses and garages must be built. Many dwellings will be remodeled as boarding houses. Demand for housing facilities, including individual homes in which boarders may be accommodated, will, at best, greatly exceed the supply. Shortage of and demand for individual homes and apartment houses will increase rapidly until well into 1926. Then the shortage will be more acute than during the World War. Every available house or apartment, large or small, in or within commuting distance of Philadelphia, will be in urgent demand.

From now on, demand for materials and labor in the building trades will increase.

Operative builders should quickly visualize the coming, increasing and unprecedented market for apartment houses, individual homes and garages; and should proceed to construct them in a location where, under normal conditions, they will be in demand and readily marketable at a profit, and where they will be convenient to the Exposition.

where they will be convenient to the Exposition.

Every tenant should guard against rent increases by securing at once, if possible, a new lease containing option of renewal thereof from year to year up to and including 1926, or by promptly building or buying a home at present prices in a satisfactory and convenient location.

Every home owner who contemplates a change of location should buy a home or buy a site for a home now, and build it at present prices before competition for labor and materials becomes acute, and thus be prepared to sell the present home on a rising market at a satisfactory price.

Everyone to whom these suggestions apply can save money and inconvenience by acting promptly.

Investors and investing institutions will have unusual opportunities to buy safe first mortgages yielding satisfactory returns, where population will grow and values will be stable after the Exposition closes.

69th St. Terminal Centre is Philadelphia's western front gateway. It is backed up by fast-developing suburban communities with fast-growing purchasing power.

Seven interurban electric car lines and a network of improved highways converge at this prosperous and rapidly growing traffic and business centre, which is within 17 minutes of City Hall, by direct rapid transit service operated to and through the central business district of Philadelphia for one fare, with protected waiting stations at each end of the daily journey.

Well-known developments at 52d St. Centre in Philadelphia and at 125th St. centre in New York indicate the character and extent of development assured to 69th St. Centre, which offers superior advantages for profitable stores and places of public entertainment, apartment houses and garages, backed up by beautiful homes.

19th St. Subway Station, only about two squares from the proposed entrance to the Exposition grounds, and within 15 minutes of 69th St. Terminal, was originally planned for elevated trains to receive and discharge passengers at that point, and it should be operated as the main Subway Station serving

the Parkway entrance to the Exposition. Advantages of the 69th St. Centre over other locations will be multiplied by convenience to the Exposition.

69th St. Centre Has the Following Business Enterprises:

STORES IN OPERATION-1 Bakery 1 Electrical Supply 4 Grocery 2 Produce 1 Oyster and Fish 1 Delicatessen 1 Adding Machine 1 Auto Accessory 1 Dry Goods

Sporting Goods
Bicycles and Motorcycles
Furniture and Upholstering

Wall Paper and Paper-hanging

41 Apartments and 6,000 square feet of office

Cooking Utensils

1 Confectionery 1 Hardware 1 Millinery 1 Victrola 2 Trust Companies

Sewing Machines

Leather Goods and Trunks

1 Ford Auto Agency (show room and service space in 69th St. Theatre Building magnificent Moving Picture Theatre, U. S. Post-office 50 Apartments and 2 Offices in Damon-Lawler 5 stores under construction for rent or sale capacity 2,500 10 others about to be started

69th St. Centre Needs the Following Business Enterprises:

STORES TO RETAIL-

Boots and Shoes Men's Furnishings, including Hats Clothing Dry Goods and Notions

5 and 10-Cent Goods Large Garage and Auto Repair Shop Auto Sales Agencies and Show Rooms

House Furnishings Carpets and Rugs Offices of Public Utilities where bills can be paid and Appliances purchased

Washing Machines Vacuum Cleaners Books, Stationery and Music Refrigerators Interior Decorating and Painting Agencies and Show Rooms for Builders' Materials

Hall for Dancing and Entertainments More Apartment Houses (there is a great demand Gas-filling Station Telephone Exchange for apartments)

Here are exceptional opportunities for professional men, including lawyers, doctors, dentists and architects, as well as for real estate brokers, contractors and builders. A business enterprise which comes into a new and fast-growing community and grows up with it establishes a good will of inestimable value and stability which assures profit and defies competition.

If You Contemplate Buying or Building a Home the Following Information Will Interest You: Geographically, and from a transportation viewpoint, the rolling highlands served by our lines radiating from 69th St. Terminal, within the first fare zone and within 30 minutes of the centre of the city, have unique advantages over all other districts available for development surrounding built-up

Other controlling advantages should not be overlooked. Our patrons work where it is hot in summer, and noisy, but live where it is cool and quiet. The district which we serve, with an altitude ranging from 100 feet to 485 feet above tidewater, is favored by cool, dry, prevailing southwesterly breezes in summer, fresh from the countryside, which drive the smoke and heat radiated from asphalt streets, sidewalks and brick walls of the city Attractive and quiet residential byways in the beautiful suburbs along our lines are immune from the dangers of ever-increasing city traffic congestion which menaces the safety and lives of children.

Among the rolling hills along our lines, football, coasting and skating in winter, and baseball, tennis, croquet, roller-skating, bicycle riding and golf is summer, develop robust children and provide healthful occupation and amusement for adults. Excellent schools, churches, places of amusement,

summer, develop robust children and provide healthful occupation and amusement for adults. Excellent schools, churches, places or amusement stores and public utilities are readily available.

New residents are extended a hearty welcome by active and fast-growing civic associations which have developed and maintain a fine community spirit. Communities which we serve enjoy suburban life at its best with city conveniences.

Choice building sites in numerous attractive, substantial and convenient land developments adjacent to four lines of Philadelphia & West Chester Traction Company, which radiate from 69th St. Terminal, within the first fare zone from 69th St. and within 30 minutes of the proposed Exposition site and City Hall afford worth-while opportunities to individuals who wish to build their own homes, and to operative builders.

1,000 attractive suburban homes will be built in these developments for sale to individual home buyers during 1922. Many of them are now under

construction; they are selling in advance of completion.

The situation disclosed by the following map is worthy of your consideration:

TRANSIT LINES SERVING THE MOST CONVENIENT AND FAST-GROWING SUBURBAN DISTRICT OF PHILADELPHIA IN THE BEAUTIFUL HIGHLANDS WEST OF THE CITY

Philadelphia and West Chester Traction Company's System, Radiating from Business Centre at 69th Street Terminal to Terminals in Ardmore, West Chester, Media, and Sharon Hill, is indicated by heavy solid lines COLUMN TO ARDMORE CAMDE West Contraction DELAWAR

Would it not be well for you to preserve this message for further consideration?

If we can help you establish your home or a profitable business enterprise in our territory, let us know promptly and we shall be glad to do so. Philadelphia & West Chester Traction Co. 69th Street Terminal,

UPPER DARBY BRANCH PHILADELPHIA POST OFFICE