

APARTMENT HOUSES TO CHANGE ASPECT OF RITTENHOUSE SQ.

Valuable Sites in Exclusive Residential Section Will Soon Be Improved, Experts Believe.

The four sides of Rittenhouse Square, for two generations the hub of Philadelphia's most exclusive and expensive residential section, will probably undergo many changes within the next few years.

All the way back to 1852, when the square was inclosed with a high iron paling fence, it was surrounded by fine residences and few would have believed that three generations ahead would occur the position it occupies in the real estate world of today.

The change would have taken a much longer time, but for the aid of the automobile, which enabled many who considered this section as home to get easily in and out from their country places.

At first, when prices were shaded on the sides of the square, brokers picked up what were considered bargains. In a short time it became known that a number were on the market without bills upon them, and the situation assumed dullness.

Buyers and sellers were too far apart, and that condition more or less prevails today.

APARTMENT HOUSE DEVELOPMENT Such a locality could not long occupy a position of doubt as to its usefulness.

With an open space on Walnut street and on South Rittenhouse square of 540 feet; and on 18th street and 19th street 500 feet, containing over six and one-half acres, the finest kind of development in apartment houses was possible.

Assessed values in 1907 and 1914 were: 1907. 1914. North side Walnut st. \$2,122,000 \$2,524,000 East side 18th st. 1,200,000 1,500,000 South side Rittenhouse sq. 1,200,000 2,000,000 West side 19th st. 500,000 1,750,000

Totals \$5,022,000 \$8,274,000 In this estimate the Wetherill apartment is put in at \$1,200,000 and the McVine apartment at \$600,000.

A number of fine apartment sites are possible, notably the property at 221 to 225 South 18th street, lot 115,641 ft. along Chancellor street, purchased by E. T. Stotesbury on May 31, 1912, from the Philadelphia Trust Company, trustee of the estate of Joseph Harrison, Jr.

Other sites around the square which have all the needed qualifications are as follows: Southeast corner 18th and Walnut streets and 1722 Walnut street, adjoining lot 82x185 to Chancellor street, owned by Mrs. Anne W. Penfield and assessed at \$375,000.

N. e. 237-39-41-43 South 18th street, lot 88x150, owned by the estate of Ann Thomas, and assessed at \$230,000.

The Van Rensselaer property, at the northwest corner of 18th and Walnut streets, lot 50x145, and assessed at \$275,000.

Rittenhouse square is suited in every way for apartment houses, and some of the smaller streets leading to it, where the ground can be obtained at slightly lower figures, are also likely to have less pretentious ones.

Plans have been prepared for a ten-story apartment house at 171-19-21 Rittenhouse street, lot 45x65, with small streets on three sides. This will be only about 100 feet from Rittenhouse square.

A bachelor apartment was planned for this site in 1907. At that time Philadelphia had not the faith in the apartment question that plainly exists today, and the plan failed for want of financial support.

SALES IN VICINITY. Eighteenth street from Chestnut street to Walnut street has not been slow in receiving light from the trade conditions which for three years have been getting stronger on Walnut street.

On October 6, 1910, 124 South 18th street, lot 15x67, was sold for \$85,000, and on June 1, 1911, 106 South 18th street, lot 15x67, brought \$29,000. It is noted that a number of private dwellings have been altered into stores.

On 19th street, between Chestnut and Walnut streets, property is strongly held. There have been no recent sales and no attempt is noted on this block to convert dwelling houses into stores.

On 19th street, near the city's center, is to be the site for more apartments, houses of the type now standing upon it, builders can afford to buy at prices now ruling.

MORTGAGES RECORDED. Loans on mortgages show up very well for the week, the following are of record, including Thursday: Loans by building societies \$597,000 Loans by trust companies 407,500 Loans by individuals 407,500

CHILD DENOUNCES POLICE FOR ARRESTING HER FATHER

Cavito Didn't Teach Her to Steal, Declares 12-year-old Girl.

Twelve-year-old Gilda Cavito, of 1805 South 13th street, indignantly denounced the detectives today for the arrest of her father, Mauro Cavito, herself and her 8-year-old brother Olgarino, on a charge of shoplifting.

She declares that in their search of the Cavito home the police took articles that had been bought in Italy several years ago, and even removed a trunk containing the trousseau of a young girl who boards in the house.

"Mamma is sick," said the child, "she's worrying about papa, and she's crying and pulling at her hair. It's a lie, what the police said. Papa didn't teach us to steal, and we don't steal. We didn't have a chance to explain. Papa can't understand English. It cost mamma \$25 to get us out."

The two children were released yesterday from the House of Detention on bail for a further hearing. Cavito was held in \$800 bail for a further hearing by Magistrate Renshaw at Central station. The man and the children were arrested by Detectives Gray and Walsh, who say they found a flour bag under the boy's coat containing \$50 worth of toys and other articles stolen from department stores.

At the Cavito home the detectives say they obtained loot that filled two automobiles.

WORK ON PARKWAY WILL BE RESUMED EARLY IN SPRING

\$988,000 to Be Expended Soon in Developing Boulevard West from Logan Square.

The \$900,000 item in the \$11,200,000 loan for acquisition of property and improvement of the Parkway will provide work for the city's unemployed in the early spring.

The beginning of actual work depends on Council's passage of appropriation bills of the loan items. A balance of \$158,000 is now in the City Treasury from a loan of \$300,000 for actual development of the Parkway, and not for purchase of properties. The Mayor's policy will be to use that amount with the \$900,000 in developing the boulevard west of Logan Square.

The city has acquired title to about 75 per cent of the properties that must be removed for complete development of the Parkway over its entire length, from Broad and Filbert streets to Fairmount Park.

Under the new department, if appropriations had been granted, the Department of Health and Charities would have had more power in punishing landlords who refuse to make improvements. The appropriation asked was \$213,710. This amount would have enabled the Department of Health and Charities to employ more inspectors to maintain a watch on landlords.

Records of existing conditions are now being compiled by investigators, and it is planned to make public the attitude of every candidate for Councils toward the new Division of Housing and Sanitation.

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COUNCILS' BARRIER FAILS TO END WAR ON HOUSING EVILS

Civic Workers and Others Renew Efforts When Finance Committee Ignores Demand for Appropriation

Civic workers today denounced Councils' Finance Committee which yesterday ignored appropriations for the new Division of Housing and Sanitation.

It was announced by the Philadelphia Housing Commission, of which George W. Norris, Director of the Department of Wharves, Docks and Ferries, is president, that the fight in behalf of cleaner and better tenements would be continued.

Proof of the condition of hundreds of filthy tenements in the congested section will be brought forth daily. It is planned by the Housing Commission to gather new statistics which will show that scores of deaths and serious ailments are directly due to the present tenement house evil. Photographs of unfit houses will be exhibited in various parts of the city, and taxpayers will be given an opportunity to see certain evils which the Finance Committee ignored.

A CAMPAIGN ISSUE

There is to be no let-up, civic workers declared, in the movement for better homes for the poor. It is probable that the present tenement house evil will be a factor during the next Mayoralty campaign.

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All Ready for Christmas—With the Goods—and the Best Good Will in the World to Serve You Well and Royally

Tomorrow morning, Grand Organ Concert will start at 9 o'clock

Christmas Notes: They're building fierce battleships of Peg Lock construction blocks on Fourth Floor, Market. The Southern mountaineers make pretty little baskets. For sale in the Basket Section, Subway Floor, Central.

Christmas wreaths are well named—the woman who gets one is wreathed in smiles. Garden Section, Subway Floor, Central. Chicago women time their knitting by the symphony conductor's baton; here they can knit in three-quarter time or any time in Art Needlework Store. Second Floor, Central.

It's a long, long wait to all the youngsters; for the oldsters the time does fly! Daily demonstrations of the Patheoscope, the motion picture machine approved by fire and safety authorities. Toy Store, Fourth Floor, Market. As the cold strengthens the call for Thermos bottles lengthens; keep liquids hot or cold as you wish for 48 hours; fine for a sick room. Subway Gallery, Chestnut.

All your college boy's favorite colors are here in fifty-cent cashmere socks; extremely novel in wool and at the price. Main Floor, Market. Large tin boxes filled with hard candies, \$1. Favors for the stockings or the table from 5c up. Jack Horner pies with twelve favors, \$5 to \$12. Trimmed trees for the table, \$3.50 to \$6.50. Coconut pillows, 25c pound. Seafoam kisses, 30c pound. (Subway Floor, Chestnut)

If You're Thinking of an Umbrella at \$5.00 we have ready for you to see the most interesting assortment of \$5 umbrellas in Philadelphia. The covers are silk; there are sizes for men or women, and as to handles!—well, it will take your own two eyes to appreciate all the handsome things in the collection. Plain or fancy handles—metal, wood, enamel, pearl, all are represented. (Main Floor, Chestnut)

Men's Low Priced Suits and Overcoats to Wear or to Give The gift of a big, double-breasted, blue chinchilla overcoat would please any man with a lot of outdoor work to do; especially good for a chauffeur, coachman, a gardener or a man-about-the-house. We have a number of these specials at \$12. Other good overcoats, \$10 to \$14.50. And a large selection of suits specially priced at \$9.50 to \$11.75. (Subway Floor, Market)

Tool Chests Are Usually Among the Belated Purchases—they cannot be hidden in closets so readily as smaller gifts; in fact, one merit of a chest is that it saves the tools from being hidden or mislaid. We have them in all sizes and at a complete price range, running from \$2.50 to \$125, and whatever the price, the tools can be trusted to do honest jobbing in a workmanlike manner. (Hardware, Subway Floor, Central)

Still More of Those Famous Tea Wagons at \$17.50 Each are ready to be wheeled away. This is the first season at which they have ever been offered for so low a price. Made by the Cowan people, makers of the famous "Martha Washington" sewing table, and made in the same way, of solid mahogany, 18 inches wide, 24 inches long; each equipped with a removable glass tray. It is just one item in the greatest show of gift furniture Philadelphia has yet seen. (Fifth Floor)

Fine Leather Work Boxes Using beautiful leathers and dainty fittings, the makers of these practical work boxes have turned out some exceptionally attractive cases. The prices start at \$9 for a smooth leather case of generous size and many accessories. It has a lock and key, is silk lined and finished with pearl handled fittings. Other boxes, even finer, at \$10, \$12 and up to \$22 for a big case of dull mottled leather, more lined and completely fitted. (Main Floor, Central)

Watch Pocket Carbine Cameras are as useful as the watch itself—pretty nearly. Prices start at \$13. Every other kind of fine camera, foreign and domestic, to be had in the Camera Shop, besides photographic supplies and a great variety of albums. (Main Floor, Central)

Call or Write for Catalogue

Leary's Book Store Ninth Street, Below Market

JOHN WANAMAKER

LEARY'S Christmas Books

Reminders of Editions

Call or Write for Catalogue

A New Harrison Fisher Book "American Belles"

Persia and Its People

Classic North Africa

Chronicles of the Court of Napoleon III

A Fascinating Love Story

The Delights of Getting Well

NOTE: CHAMBERLIN

Deposits Post Office

Table with 3 columns: Year, Assessed Value, Amount Paid by City. Rows for 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, and Totals.

MILEAGE OF CONGRESSMEN House Votes Actual Traveling Expenses for Members and Families.

Autotruck Upsets in Camden An autotruck, belonging to Strawbridge & Clothier, turned turtle at 27th street and Kaighn avenue, Camden, this afternoon.

Thief Flees When Discovered An attempt to break into the book and candy stand at the Paoli station of the Pennsylvania Railroad was frustrated this morning by James Farrell, the railroad watchman.

Fete Pictures Copyrighted The photographs of a fashion show at the Ritz-Carillon Hotel which appeared in the Evening Ledger yesterday afternoon were taken by Reilly & Way, and are copyrighted by them.

RELIGIOUS NOTICES Jewish RODEPH SHALOM (Rush Peace) Services Saturday 10 & 11. B. B. Warner, Rector and Mr. Vernon Hill. "A Miracle of History," by Rabbi Hyman Berkowitz. All Welcome.

SCHOOLS AND COLLEGES PHILADELPHIA Both sexes Private Lessons CIVIL SERVICE, Shorthand, Bookkeeping, Bookbinding, etc. Miss Mason, 323 Lafayette Bldg. 5th & Chest.

"The Delights of Getting Well" The most complete and authoritative work on the subject of getting well ever published. By Dr. V. B. Keating. Philadelphia, 1914. 128 pp. \$1.00.

WOMAN'S PURSE STOLEN ON CAR Mrs. William Frederick Sticker, 151 N. 2nd street, reported to the police that her purse, containing \$100 and other valuables, was stolen from her car on Chestnut street last night.