

CHESTER TIMES – November 27, 1915 – GREAT ACTIVITY IN BUILDING – Upper Darby is to Enjoy a Further Boom in the Way of New Houses and Stores

That portion of this county lying close to the Philadelphia line, and more particularly Upper Darby Township near the end of the elevated line at Sixty-Ninth and Market Streets, has been growing with great rapidity during the last year, and indications are that it will continue to grow. Within the last eight months Wadas and Jones, contractors, have erected sixty-two houses in two operations in this township; and they are planning all operation, which will surpass the two combined. They have purchased a tract of eleven acres at West Chester Pike and State Road and they will have this cut up into building lots and erect sixty-five houses. These will cost about \$350,000, the operation being the biggest the county has seen in some years. The houses will be directly opposite the Cobb's Creek Parkway, and they will accommodate the overflow of Philadelphia's population.

Seldom does a week go by without some developments of interest at Springfield, the new town along the Media division of the Philadelphia and West Chester Traction Company. During the last week announcement has been made that plans are being prepared for fourteen houses on that tract, all of these in keeping with this fine dwelling erected on the tract during the last few months. These will be located at various points upon the five hundred acres which are being developed, and will cost about \$7500 or \$8000 each, in addition to the houses to be erected by the Springfield Real Estate Company, which is developing the ground. Frank J. L. Minimer of Philadelphia will put up a fine home, and has let a contract to M. Roy Sheen, a Philadelphia contractor, for the house. No price has been made public, but the building will be similar to others on the tract.

Included among the sales of property of the week is that of the house and twenty-seven acres of land in Radnor Township, which was the home of Mr. and Mrs. Frank LaLanne, both of whom are now dead to C. Hartman Kuhn, a prominent Philadelphia banker. The price paid was \$90,000, the sale being made by William J. Turner, and the Philadelphia Trust Company, executors and trustees, under the will of Anna Sharp LaLanne. It is understood that Mr. Kuhn will have extensive alterations made to the place and will then make it his home.

FOOD COMPANY ACQUIRES LAND – Elizabeth H. Harris has sold seven acres of land on the Baltimore Pike at Saxer Avenue near Morton. The land adjoins the property now used as an experiment station, and it is understood that poultry houses for exhibition stock will be erected. The property was taken in the name of Joseph Kellar, president of the company, and the price paid was \$2400.

William Ward, contractor, has been awarded a contract by the Irving Worsted Company, for the erection of an additional building on Green Street. The work is to be done by January 20, 1916, with a bonus of \$10 for each day it is completed ahead of this time. The contract price is \$4600. William A. Marron, Jr., of this city, has been awarded a contract to build a frame bungalow at Norfolk, for Joseph P. Anderson of this city, the price being \$2050.

J. Harry Richardson, contractor of Marcus Hook, has been awarded a contract to erect a brick house on Market Street, Marcus Hook, for K. T. W. Pechmann of Marcus Hook. The price is \$3448.

BIGGEST DEAL OF THE WEEK – C. Edwin Hunter has sold for the Girard Trust Company, trustee for the estate of Thomas H. Powers, deceased, to James Wolfenden, a tract of twenty-five acres at the southwest corner of West Chester Turnpike and Garrettford Road, immediately opposite the Sixty-Ninth Street Terminal, for a price in excess of \$100,000.

This is the largest sale ever made in this location, and the highest price attained per acre. The corner is considered to be the best business proposition in the eastern end of Delaware County.

The property will be improved with dwellings and stores. The sale will lead to developing this entire section in adjunct with the growth of West Philadelphia, as Upper Darby Township affords every city convenience, including sewers, to prospective builders.

The growth of real estate values in this section has been watched with much interest since the erection of the Sixty-Ninth Street Terminal. The tract, which is now occupied by the terminal, was purchased by the Rapid Transit Company from the Sarah Pennock Estate, in 1902 for a price of \$1000 per acre. This was considered a very high price and was the first sale of acreage in the immediate section for a period of over fifty years.

Since that time practically all of the land in West Philadelphia has been developed up to Cobb's Creek Boulevard and Parkway, having land in Delaware County, adjacent to the city, next in line for development.

The holding of the Powers' estate has been sought after many times by prospective purchasers. This is the first sale, however, to have been consummated.

Mr. Hunter also reports the sale of 11,413 acres at the northeast corner of West Chester Turnpike and State Road to George T. Wadas, et al., for a price not disclosed; ground in the vicinity is held at \$400 per acre.

This ground lies immediately opposite the new golf links of the City of Philadelphia along Cobb's Creek Parkway and will be developed into residential properties.

**NEW BUNGALOW FOR LIMA** – Prothonotary J. Harvey Smith has plans out for a bungalow at Lima, where he has resided for many years. It will be constructed of stone, one and one-half stories high, 32 by 77 feet, asbestos shingles roof, hot water heating, electric lights, hardwood floors and the work, local contractors are bidding for the work.

T. DeWitt Cuyler will shortly make some alterations and additions to his statue and garage in Haverford Township. Plans are out for this improvement, and contractors are bidding for the work. It will be a stone and frame structure, two stories high, slate roof, electric lights, composition floors.

T. Elwood Allison of Media, has plans for a new residence at Wallingford. It will be constructed of stone, two and one-half stories high, 14 by 54 feet, shingle roof, hot air heating and electric lights. The bids for this residence are due today and a number of local and Philadelphia contractors are bidding on the work.

Plans are in course of preparation for a new hotel for this city, but the location and the name of the owner have been withheld for the present. The plans are being prepared by a Philadelphia architect. The hotel is to be built of brick, with stone trimmings, three stories, slag roof, steam heat, electric lights and the work.

Philadelphia architects are preparing plans for another residence at Wallingford, the owner's name being withheld for the present. It is to be constructed of stone, two and one-half stories high, shingle roof, electric lights. The architect will mate bids in about one week.

**SIX STORES FOR NORWOOD** – L. Bishop Botfield of Philadelphia, has plans out for six stores to be erected in the borough off Norwood. They will be constructed of tapestry brick, one story high, slag roof, hot air furnaces, electric lights and the work. Local and Philadelphia contractors are bidding for the work, and the bids are due to be in the hands of the architect today.

**THE STEWART DISTILLERY** – Work will shortly start on the Stewart distillery along the river front at Madison Street. The contract this week was let for the foundations to H. E. Baton of Philadelphia. This will consist of a group of six buildings, concrete, brick and steel. There will be a warehouse 100 by 100 feet; still house, 40 by 60 feet; fermenter house, 50 by 75 feet; engine house, 25 by 50 feet; boiler house, 50 by 33 feet; denaturing house, 200 by 50 feet.

At the present time, work is progressing on the driving of the piles on which will rest the bulkhead and a portion of the buildings. The Stewart Distilling Company, which has its headquarters at 254 South Third Street in the city of Philadelphia, recently purchased about twenty acres of riverfront property for their business and it is understood that the buildings and everything will be gotten ready as soon as possible for the conduct of the business, which is said for the present to be the manufacture of munition products for the Allied Armies of Europe.

The houses being erected by Samuel R. Bell, on Lloyd Street, north of the Pennsylvania Railroad, are progressing. The masonry work is finished and the bricklayers are rushing their work. The dwellings will be modernly equipped and will be the first to be erected in that square.

**BUILDING PERMITS** – Building permits have been issued to the following persons by Building Inspector Terryl T. Williams:

Lindsey & Moorhouse make alterations to frame house, 2404 Chestnut Street

William H. Holcroft for Chester Shipbuilding Company, one-story brick building, south side of Front Street, between Parker and Kerlin Streets

Joseph M. Harper, second story addition to garage north side of Sixth Street between Welsh and Crosby Streets

Frazier Brothers for Thurlow Steel Company, one-story brick building, north side of Fourth Street between Booth and Trainer Streets

Philadelphia Suburban Gas Company, one-story brick addition with corrugated roof, east side of Central Avenue between Delaware Avenue and Delaware River

H. Louis Morris for Beacon Light Company, one-story brick addition to power house, north side of Front Street, between Market Street and Edgmont Avenue

**REAL ESTATE TRANSFERS** – The following transfers of real estate were yesterday recorded with Recorder of Deeds Rigby:

Haverford Township – Elizabeth Snyder of Ardmore to Stephen L. Moore of Chester County, two lots at South Ardmore, \$600

Darby – Harold W. Kline of Darby to Robert S. Bell of same place, house and lot at Second Street and Greenway Avenue, \$1000

Newtown Township – John T. Neal of Riverside, N. J. to William J. Neal of Newtown Township, house and lot on Newtown Street Road, \$2000

Aston Township – John Q. Adams of Philadelphia to James Harper of Aston Township, four acres with buildings at Village Greet, \$2750

Eddystone – Michael F. Gillespie of Eddystone to Eleanor E. Ayer of Chester, house and lot at Tenth and Saville Avenue, \$1

Prospect Park – John Reese of Philadelphia to Charles F. Eggleston of same place, house and lot on Lincoln Avenue, \$1

Chester – Thurlow Steel & Forging Company to Thurlow Steel works, Inc., tract with buildings at Fourth and Booth streets, \$1

Chester – Luemina Scott of Chester to Amos M. Scott of Philadelphia, house and lot on Central Avenue, south of Eleventh Street, \$1

Haverford Township – John E. Hoyt of Philadelphia to Paul Zenone of Brookline, lot at Brookline, \$1

Thornbury Township – John Brinton of West Chester to Gertrude C. Barnes of same place, one hundred and seven and one-fifth acres on road from Brinton's Mill Road to Concord Road, \$11,500

Marple Township – Charles A. Bergdoll of Manoa to Louise A. Bergdoll of same place, twelve and three quarter acres on West Chester Pike, \$1

Glenolden – John Reese of Philadelphia to Mary L. Eggleston of same place, house and lot on Chester Pike, \$1

Ridley Township – Michael Privary of Ridley Park Heights to Girard Real Estate and Improvement Company, lot at Ridley Park Heights, \$1

Yeadon – Bridget A. Horan of Philadelphia to Daniel H. Barrow of Yeadon, two lots on Elder Avenue, \$1

Upper Darby – James A. Devenney of Philadelphia to Mary Ring of same place, two lots at Drexel Hill, \$1

Glenolden – M. Atee Ermold of Haddon Heights, N. J. to A. Grant Rowbotham of Glenolden, house and lot on Sharpe Avenue, \$1

Chester – Excelsior Saving Fund to Thomas I. Johnson of Chester, lot with buildings on Third Street, east of Penn Street, \$2500

Eddystone – Eleanor E. Ayer of Chester to Catherine A. Gillespie of Eddystone, house and lot at Tenth and Saville Avenue, \$1