

CHESTER TIMES – December 11, 1915 – LAND SALES STILL ACTIVE – Some Let Up in the Number of Contracts Awarded Owing to the Cold Weather

There never a time in the history of this city and county that so many inquiries for real estate are being made. Each day, almost, brings to the city some speculators from outside points who have been in the speculating business for years. This has caused this city to be brought more prominently before the world, and to give it advertising unheard of.

All of the real estate brokers and those having land for sale are kept pretty busy answering inquiries either from those who want to purchase for private purposes or from men who want to come here and try and induce outside capital to invest funds in land and business enterprises in the city or close by. All of the land between Darby Borough and the Delaware line is more or less affected by this condition, and unless the bubble bursts within the next six months the promised double population for Chester will be more than realized.

The two important deal this week were the sale of the Family Theatre and the announcement of the leasing of the lot at Seventh and Edgmont Avenue for the purpose of erecting an office building with stores on the ground floor. It is understood that the lease has agreed to pay a rental value for this triangular plot of ground of \$100 per month for a period of ten years.

IMPORTANT IF TRUE – There is a rumor that some valuable property on Fifth Street is soon to change hands, and that the frame structures which now stand on the land are to be torn down to make room for an improvement of some dimensions in its character. “It will not be long before all the frame and smaller structures in the heart of the city will be forced to give way to more imposing fire-proof structures,” is the way a lending business man sized up the situation this morning.

But few announcements were made from Eddystone this week in the way of land changing ownership, but it is understood that just as soon as the charters are granted for the proposed hotels in that borough in close proximity to the big Baldwin and Remington plants, the work will be started on these structures. Many seem to have the wrong impression as to what these buildings are to be erected for. Some people never think of a hotel as an accommodation for man without connecting it with the granting of a liquor license. These hotels are to be for the living accommodation for workmen in the big plants in that vicinity.

A NEW PROMOTER – James Wolfenden a member of the firm of Wolfenden Sheree and Company, Cardington manufacturers, has entered the real estate world as a promoter and developer, and he expects to place upon the market during the coming summer one of the finest tracts of ground in Delaware County contiguous to Philadelphia. Mr. Wolfenden recently purchased twenty-five acres of ground in Upper Darby Township close to the Sixty-Ninth Street terminal, the price paid being about \$6000 an acre. Mr. Wolfenden plans to develop all of this tract, and if he carries out his plan he will build more than a hundred houses, lay out streets, and otherwise improve the property.

This tract lies so close to Philadelphia that it is practically a part of the city; and it lies just to one side of the most rapidly developing residential section of Delaware County, Upper Darby Township has been booming for the last two years and has grown in that time as it never grew before. All through the township towns are going up, those already well started and starting being Drexel Hill, Observatory Hill, Kirklyn, Keystone, Highland Park, Bywood, Lansdowne Heights, and Harwood.

The cold weather during the last week has acted as a damper upon the letting of building contracts, and comparatively few have been let. The number of real estate transfers is not falling

off perceptibly, and there promises to be plenty of building work a progress during the entire winter.

ANOTHER BUILDING FOR REMINGTON – The Remington Arms Company, despite the tremendous size of the buildings erected on the grounds of the Baldwin Locomotive Works at Eddystone, is already feeling cramped for room in some quarters, and has let to the Pomeroy Construction Company a contract to build an addition to the dry-kiln buildings. This will be of hollow tile and will conform in appearance with other buildings on the property. It will be 85 feet by 145 feet, and will cost \$7300.

George S. Roe of Philadelphia, has let to George Miller, a Philadelphia contractor, a contract for the erection of two houses at Lester. No price is made public. The H. K. Mulford Company of Glenolden has plans out for a hollow tile power house for its plant.

Vito Greto of Ridley Township has awarded a contract to William A. Maron, Jr., a contractor of his city, for the erection of a two and one-half story frame dwelling on Maddock Street, Leiperville. No price has been given. A building agreement has been filed in Media by the terms of which J. B. Flaunders, a Media builder, will erect a stone and frame bungalow at Lima for J. Harvey Smith, prothonotary of the county. The price is \$6071.

J. D. Lengel of Wayne, has been awarded a contract to build a mission house for the John Miller Memorial Baptist Young People's Union, the price being \$8000.

Arthur Blake, Clifton Heights real estate dealer, reports the sale of the Charles Gilligan property on Harrison Avenue, Clifton Heights to Harry Marsh of Clifton Heights for \$2800. He has sold the Kirk Estate property on Springfield Avenue, Clifton Heights to Charles J. Daly of Clifton Heights for \$3200. He has sold the two properties of William Johnson at Burmont to Dominick Rosetta of Lansdowne, the price not being given. He has sold the two houses on the property of the Barry Estate on Baltimore Avenue, Clifton Heights to John Dorsey of Clifton Heights for \$3600.

PROSPECTIVE CONTRACTS – Plans are out for the erection of a garage on the property off Paul Hertel in the borough of Rutledge. It will be constructed of stone, one story high, 26 by 18 feet, with slate roof, electric lights and cement flowers. The architect is taking bids.

St. Luke's P. E. Church, Eddystone, will shortly ask bids for the erection of a garage in connection with the church property. It will be two and done-half stories high, 25 by 40 feet, and will be built of stone.

W. Harry Roberts of Ardmore, has had plans prepared for two dwellings to be erected in the township of Springfield. They will be built of stone and frame, two stories high, shingle roof, hot water heating, oak floors, tile work and electric lights. The owner is taking sub-bids.

The revised for bids for the new \$35,000 school building in the borough of Marcus Hook have been placed in the hands of the contractors and builders and bids are set to be in by January 5.

NEW \$10,000 RESIDENCE – W. L. Moorhouse of Tumbler, Pa. has plans out for a new \$10,000 residence to be built in the town of St. David's in Radnor Township. It will be constructed of stone, two and one-half stories high, slate roof, hot water heating, hardwood floors, tile work and electric lights.

H. E. Marlor of Norwood has plans out for a new residence to be erected at Wallingford. It will be built of stone, two and one-half stories high, 26 by 65 feet. There is also to be a one-story garage erected in connection with the house 22 by 30 feet.

BUILDING NOTES – The Arthur Machin Company houses on East Twentieth Street are approaching completion. With the weather conditions favorable, two of the six houses will be finished in a few weeks. The dwellings are of modern architecture and contain all conveniences.

The Freihofer operation at the city line on the north is being increased by the excavating of two more cellars. Six dwellings of foreign design are under way and the cellars of the two additional ones will be excavated in a few days and providing the weather is not too cold, the stone masons will begin promptly.

Harry Purdy has awarded a contract to William E. Marron, Jr., for the erection of a two-story brick dwelling on the south side of Twenty-Third Street, between Crosby and Madison Streets. Ground will be broken for the dwelling in a few days.

Carpenters are finishing out the two Oglesby dwellings on Twenty-Third Street east of Edgmont Avenue. The dwellings are very attractive and contain all modern conveniences.

Ground will be broken in a few days by S. A. Hewes and Son for four modern dwellings on Twentieth Street, between Madison and Upland Streets. The dwellings will improve the property in that vicinity and will also be very attractive.

NEW PERMITS GRANTED – The following permits were issued during the past week by Building Inspector Terryl T. Williams

Stewart Distilling Company, group of six brick dwellings on north side of Delaware River between Madison and Upland Streets. These buildings were described in the Times several weeks ago.

Walter E. Hewes, six two-story brick dwellings on north side of Sixth Street between Highland Avenue and Harwick Street.

W. A. Hewes and Son, four 3-story brick dwelling on the south side of Twentieth Street between Upland and Madison Streets

William E. Marron, Jr., one 2-story brick dwelling on the south side of Twenty-Third Street between Crosby and Madison Streets

G. M. Bricker, two 2-story stone dwellings on the north side of Twenty-Sixth Street between Edgmont Avenue and Elkinton Boulevard.

J. H. Phipps, one-story frame building covered with corrugated, iron in rear of the residence at 339 Lloyd Street

REAL ESTATE TRANSFERS – The following transfers of real estate were yesterday recorded with Recorder of Deeds J. Lord Rigby at Media:

Upper Darby – James B. Sweetwood of Philadelphia to Elizabeth M. Zinti of Woodbury Heights, N. J. two lots on Runnymede Avenue \$1

Ridley Park – John T. Ransom of Chicago, Ill. to Harry H. Elliott of Philadelphia, lot with buildings at South Park and Morton Avenues, \$5750

Upland – George K. Crozer, executor of Upland to John P. Crozer of same place, factory, property known as No.1 mill, \$7500

Chester – Mary E. Carroll of Chester to Michael Pasturszek of Philadelphia, house and lot on Mellvaine Street, south of Seventh street, \$1300

Eddystone – Ernest Harvey of New York to Mulford M. Adams of Philadelphia, lot on Twelfth Street, \$2000

Upper Darby – Sarah P. Sellers and Annabella Sellers of Upper Darby to Claude O. Dorrall of Philadelphia at Baywood, \$1000

Ridley Township – William Schlechtweg of Holmes to William J. Deveney of Chester, house and lot at Holmes, \$3500

Ridley Park – Horatio B. Lincoln of Ridley Park to Mary W. Lincoln of same place, house and lot on Ridley Avenue, \$1

Haverford Township – John H. Storer of Boston, Mass. to J. George Roll of Philadelphia, two lots at Beechwood, \$360

Clifton Heights – Howard M. Lutz of Upper Darby to Henry Clark of Clifton Heights, two lots at Central Avenue and Springfield Road, \$1

Haverford Township – George M. Kelly of Philadelphia to Harvey A. Lucas of same place, lot at South Ardmore, \$300

Chester – William Provost, Jr., of Chester to Clara V. Ladomus, Marie A. Cochran and Margaret A. Cochran of Chester, house and lot on Fourteenth Street east of Walnut street, \$5275

Radnor Township – Luigio Mugiello of Wayne to Donato Phillipoine of same place, house and lot in Wayne, \$1

Chester – John Dowling of Chester to Harry I. Darr of same place, house and lot at 2803 West Third Street, \$1

Chester – Henry H. Bell of Chester to Caroline H. Maddock of same place house and lot on Eighth Street west of Market Street, \$3250