

CHESTER TIMES – BIG OPERATION IN UPPER DARBY – More Than One Million Dollars to be Expended in Improving Choice Tract of Land

The building operation has been started by John H. McClatchey in Upper Darby Township will be the biggest of the kind that this county has ever seen, according to present plans, as it will involve this year about \$1,200,000, and several hundred thousand dollars more will be spent before the fifty acres in the tract which was purchased in all developed. McClatchey paid \$5000 an acre for the property some months ago, and so rapidly has the value of land increased in the township that he has since refused \$10,000 an acre for the plot.

His present plan is to erect 150 houses this year, and the first of fifty of these will be started about April 1. He has already engaged nearly fifty stone masons, who will come to the operation from New York about April 1. These houses will cost approximately \$6000 each. They will be of stone with all modern conveniences, and will be erected on sixty-foot lots. The ground is being laid out with an eighty-foot main boulevard leading from the big archway of the Sixty-Ninth Street terminal. This boulevard will have flower gardens in the center and will be modelled after the Lincoln Drive in Germantown. From the end of this boulevard nearest the terminal other streets will branch off to either side like spokes in a wheel. The laying of sewers and the installation of gas and electricity will go forward with the building of the houses.

This operation will probably equal any four others in this county in point of money involved for the present year, or in the history of the county. This city has a number of big operations contemplated, one of which involves two hundred houses, but these houses are to be of semi-detached type and will cost about \$2000 each if the deals go through, which is not assured at this time.

MARCUS HOOK'S NEW SCHOOL – Ground was broken this week for a new school house for Marcus Hook borough. This will be of brick, two stories high and containing twelve class rooms. A lawn seventy-five feet wide will surround the building on three sides, and a two-acre playground will be provided in the rear. The contract was let to J. Harry Richardson of Marcus Hook, and the building will cost, completed about \$55,000.

Bids will be opened in about ten days for a new school and chapel to be erected at Collingdale for the new St. Joseph's Catholic Church parish. This building will contain six class rooms and an auditorium which will seat 600 people. The plot upon which it is proposed to erect the building is at Bartram Avenue and the Philadelphia and West Chester Traction Company's line, and the price of the building is estimated to be about \$20,000. Paul Monehan, a Philadelphia architect, prepared the plans. Rev. O. C. Gromall is rector of the church.

MORE BUILDINGS FOR BALDWIN'S – The Baldwin Locomotive Works is to erect a three-bay machine shop at the mammoth plant in Eddystone, and has let the contract to the McClintic-Marshall Company of Pittsburgh. The same company has been awarded a contract for a super-neater shop, which will be a smaller building, and a contract for a transformer house, has been let to James Kelly of Philadelphia. All of these buildings will correspond with the other buildings on the premises. No price has been announced in any case.

J. V. Kane of Clifton Heights has had plans prepared for four semi-detached brick houses to be erected on Broadway, Clifton Heights. These will contain seven rooms with modern conveniences and will cost about \$10,000.

W. Harry Roberts, an Oakmont contractor has been awarded a contract by William G. MacDowell of Philadelphia for a residence at Springfield. This is the fifth contract awarded to Contractor Roberts for houses at Springfield to be erected this spring. The houses will cost about \$5000 each.

Charles Pierson, proprietor of Pierson's Garage, Media, has had plans prepared and will erect on Washington Street, Media, a new garage with 100 feet frontage. This will immediately adjoin his present building and will be used in conjunction with it. The cost will be about \$10,000.

IMPROVEMENTS MUST GO ON – There is such a demand for houses and other buildings in this city that owners who have let contracts are urging the builders to get busy, notwithstanding the adverse conditions of the weather for building. Wherever possible stone masons started in this week to lay the foundation walls for a number of structures and these will be pushed along to rapid conclusion unless the weather becomes too severe. The sales of the Howe property on Market Street near Sixth, this week and the big sale of unimproved land in the borough of Eddystone to be used for new dwellings were the main deals closed during the week, although a number of important changes in central city real estate are talked of and may be consummated any day.

CONTRACTS AWARDED – William Ward, a local contractor, this week has received the contract for the construction of a large apartment house in the borough of Eddystone. Mrs. Athalia Klose is the owner. The building will be built of hollow tile and stucco, two stories and will have a dimension of 116 by 30 feet. Work is to begin at once on this structure which will be used to assist in housing of the hundreds of new workmen coming to the big plants in Eddystone and Ridley Township.

A contract has been awarded to J. Howard Roberts of Lansdowne for the erection of four houses in Springfield Township for the Springfield Real Estate Company. The houses will be constructed of stone and plaster, will be two-and-one-half stories high, will have tile and slate roofs, hot water heating and electric lights. Oak floors will be put in the houses.

STORE HOUSE CONTRACT – The contract has been awarded to H. Louis Morris for the erection of a new storehouse for Frank Tollin, the merchant, at 617 Edgmont Avenue. The building will be of brick and have a frontage on Sixth Street, east of Welsh, of 60 feet and extend back for a similar distance. This building has been needed for some time and will be used purely for storage purposes. The contract calls for an early completion of the work as the owner is desirous of getting it for use as soon as possible.

BUILDING PERMITS – Permits issued during the week by Building Inspector Williams are as follows:

J. H. Phipps for the Baldt Anchor Company, one-story frame building, covered with corrugated iron and brick for a boiler house, on Sixth Street, between Butler and Pusey Streets, 11 feet, 16 inches by 23 feet 8 inches and 12 feet in height.

Henry W. Jones, one-story frame building covered with asphalt shingles. Rear of 620 East Fourteenth Street, 12 by 18 feet and 9 feet in height.

Samuel Syfret for Harry Robinson, new glass store front at 603 Welsh Street, 15 feet 6 inches by 10 feet in height.

H. Louis Morris for Frank Tollin, two-story brick store house on the north side of Sixth Street, between Welsh and Crosby Streets, 50 feet by 55 feet and each story 10 feet in height.

William Ward for the Fayette Manufacturing Company, open shed on the north side of Front Street between Welsh and Crosby Streets, 60 feet by 60 feet and 15 feet in height.

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

Collingdale – Frank B. Rhodes of Media to Frederick Wilson of Darby, house and lot on Staley Street, \$1

Ridley Township – Samuel E. Carver of Philadelphia to Joseph E. Welsh of Holmes, lot at South Wyndom, \$175

Chester – Dennis McLaughlin of Chester to Frank Warwick of same place, house and lot at Tenth and Kerlin Streets, \$2750

Eddystone – Richard Eppes of Petersburg, Va. to James M. Wolford of Washington, D. C., lot with buildings at Thirteenth and Leiper Streets, and lot at Chester Pike and Saville Avenue, \$15,825

Birmingham Township – George K. Barney of Birmingham Township to Charles B. Holladay of Wilmington, Del., 133 acres with buildings on Brandywine Creek, \$32,000

Haverford Township – A. Stanley Peterson of Philadelphia to Eugene T. Lever of Haverford Township, lot with buildings at Llanerch Manor, \$1

Swarthmore – Clara V. Lewis of Swarthmore to Vincent S. Powell of same place, lot on Dartmouth Avenue, \$1

Eddystone – David Friedman of Philadelphia in Morris Handle and Maurice M. Glick of Camden, N. J., house and lot on Saville Avenue, \$2135