

CHESTER TIMES – April 25, 1914 – BROKERS' VIEWS OF URBAN LAND – All Agree  
That Suburban Expansion is Bound to Come in the Near Future

G. Edwin Hunter, one of the best posted real estate brokers along the Main Line of the Pennsylvania Railroad, and who has sold much valuable land in the Delaware County, has this to say upon the subject of Suburban Expansion:

“Business conditions during the past year, admittedly not up to the standard, have had more or less influence on the general conditions of the real estate market, but at the same time real estate has really suffered less than would be expected.

“There has been a general tendency during the past year for large investors to seek central real estate as a means of investment in place of other securities. This alone shows the most secure and staple to be had. The operative builder has met with very good success in the outlying districts of the city. This is due to the steady demand for homes of the semi-suburban type. The operative builder of today is far ahead and superior to the operator of former years. Houses now built are more attractive and artistic with every conceivable improvement. The entire outlying districts are being developed, and especially West Philadelphia, is built up practically to the county line. The demand and growth of suburban districts has been more pronounced in the past year than ever before. So-called ‘country districts’ have been brought in close proximity to city developments by means of better transportation facilities, and the building and resurfacing of the highways by both State and local highway officials.

STEADY DEMAND FOR FARM – “The steady demand for farms in the nearby suburbs is far beyond the expectations of those who have watched this end of the real estate market closely. The entire district north and west of Media has been the scene of the greatest activity. This activity is bound to extend westward, along the central division of the Pennsylvania Railroad, which, it is understood, will be electrified after the completion of the electrifying of the Main Line.

“The present time is ripe for additional real estate development, principally in the western section of West Philadelphia and across the county line into Delaware County. Many investments have already been made in vacant ground in this vicinity. As it is a known fact, all large cities have expanded to the west more rapidly than in any other direction.

“With the return of business confidence, many more operations will be started. Now is the time for real estate investments, which are bound to reap a rich harvest of increase values both from the standpoint of home seeker, operator and investor.”

FINE SITES NEAR MEDIA – T. Ellwod Allison, one of the leading citizens off Nether Providence, is enthusiastic over the advantages offered in and about Media to persons looking for sites for homes. He says:

“Those seeking homes and locations where the surroundings and the advantages are of the best, would do well to look into the possibilities of Media and its vicinity. An unusual real estate activity has taken place in this section with the opening of the new high speed short line from Philadelphia to Media. This is particularly the case with Wallingford, where large tracts have been erected. Wallingford with its beautiful trolly country lines about 450 feet above sea level on the Central Division of the Pennsylvania Railroad, 12 miles from Philadelphia. Excellent train service and three trolley lines connect it with Philadelphia and with Media, and two trolley lines connect it with Chester and with Media. Some of Delaware County’s finest estates and two of the county’s leading and most popular clubs, Springhaven Country Club and the Rose Tree Hunt Club, are located in it. Most of Wallingford is piped for Media water, which is renowned for its purity. Its roads are in good condition and are well lighted; its natural drainage is excellent and its school is efficient and well graded. To this add a select environment and you no doubt realize that this must be the ideal location for the suburban home seeker.”

THE EASTERN BOROUGHES – “There is not the least doubt but that Darby, Colwyn, Sharon Hill, Collingdale, and numerous other suburbs in this vicinity will have the most prosperous real estate season in their history,” says Swope & Son, real estate brokers. “It seems the natural tendency of many people living under crowded city conditions to spread out to the more desirable and healthful suburban life more and more each year. This section seems particularly inviting the section seems particularly inviting. The prospect of an elevated line out Woodland Avenue seems almost an assured fact. Those

best in position to know expect to see it completed in less than three years. The outlook for Cobb's Creek Boulevard is also very promising. The historic Blue Bell Inn, at Seventy-Third Street and Woodland Avenue, a landmark since revolutionary times, was recently purchased by the city for Parkway purposes.

"Four dwellings and a corner store at Third and Pine streets, Colwyn, to be erected by Christian Hansen, are well under way and will probably be finished by late spring. Julius Nelson has recently finished four Colonial-style residences on Cherry Street, Sharon Hill, and is contemplating the erection of 12 small investment houses on Seventh Street north of Spruce, Darby. MacPherson has started the erection of 150 houses at Tenth Street and Cedar Avenue, Darby. Harry Tarbottom expects to erect eight dwellings on Mill Street, Darby. J. Pappas plans the erection of two stores in the near future. Ground was broken several weeks ago for the new Catholic Church at Eleventh and Main Streets, Darby. The plot of ground owned by Charles O. Baird, at Fifth and Main Streets, has recently been plotted and there is every indication that dwellings and stores will be erected thereon in the near future. The two schools of Darby, one at Sixth and Walnut Streets, and the other at Tenth Street and Ridge Avenue, have become so overcrowded that it has become necessary to enlarge the capacity of both."

**CONTRACT AWARDED** – The contract for nine modern two-story brick houses to be built at Second and Booth Streets, was awarded this week to contractor Solomon Hoffman. The owner is A. E. Lessey, and the contract was let for him through William B. Marker, the real estate agent, of Third and Market Square. This will give a marked improvement to that section of the city and will give to working people splendid homes in which to live.

John Stanley of Manoa is asking bids for the construction of a two and one-half story stone and framed dwelling at Manoa, this county. The building will have a dimension off 30 by 41 feet, shingle roof, steam heat, electric lights and hard wood floors. Bids are due at the present time and the contract will be let so that work can be started in the near future.

J. Sims Wilson has been awarded the contract for the erection of a garage at Haverford Township for Wilfred Lewis. The building will be erected of stone and plaster, two stories high, 27 by 34 feet.

W. H. Jones of West Chester has been awarded the contract for alterations to the residence of Dr. Thomas G. Ashton at Newtown Square. The building will be two and one-half stories slate roof and wire lath.

**ADDITION TO TOWN HALL** – The Borough of Colwyn contemplates erecting an addition to its Town Hall and Fire House, and where the same is contemplated it will be a three-story building 25x84 feet, containing Apparatus Room, Council Chamber, Fire Company's Meeting room, Social Room and Janitor's quarters will install heating plant, bath and lavatories all up-to-date.

The plans and specifications are now in the hands of the building committee and on file. The work and will be of first class in every respect and estimates are now being and plans can be inspected at Peter Hausmann, 208 S. Second Street, Colwyn. The Architect is H. M. Pedrick, Post Office Building, Darby, Pa.

**IN THE CITY** – The building being erected at Sixth and New Market Streets by J. Irvin Taylor for Nothnagle and Roser is beginning to present a more attractive appearance. The bricklayers have commenced work and the first floor frames have been placed in position. The building will add much to the attractiveness of that street corner.

Nolan Brothers are completing the store front of Carl Doubet, the jeweler at Seventh Street and Edgmont Avenue. The new front is mounted with copper plate and has only been introduced in this section in the past month. The work will be completed in a few days.

Ground was broken on Wednesday by Contractor Harry J. Krotee for a bungalow for James Beaumont, the Chester roofer. The building will be erected on East Eighteenth Street between Hyatt and Washington Streets. It will be one of the coziest little homes in the city.

Morris Plumley, the Second Ward contractor, has a force of men building an addition to the brick garage for Joseph Schlosbon at Fourth and Hinkson Streets. The addition was a necessity owing to the owner purchasing another large auto truck for use in his business.

Ground was broken at Sixth Street and Morton Avenue on Thursday for a two-story store and dwelling. The building is being erected for a Philadelphia man who will conduct a first class barber shop.

Contractor William Ward has about completed the improvements to the Welsh building at Seventh and Potter Streets. The interior of the building has been decorated and the owner is having store fixtures placed in position. The finishing of the window handicapped the workmen a trifle, owing to one of the large plate glass windows being broken in transportation. The exterior of the building is being painted aw light buff and is attractive.

A back addition is being built in the rear of the house at 628 Green Street. The building will be improved in various ways, including a bath room and all fixtures. The building is owned by a Russian.

The house being erected by Frazer Brothers at Fifteenth and Walnut Streets for John Hanna, is nearing completion and will be ready for occupancy in a few days. The house is a decided improvement to the neighborhood.

Work on the Wetherill houses, one at Fourteenth and Potter Streets and the other at Twenty-First and Chestnut Streets, is being rapidly pushed. These two homes will be among the most attractive in the city. They are being erected by William Provost, Jr.

Contractor William Ward is pushing the work on the corrugated iron building of the Huston Manufacturing Company at Green and Caldwell Street. The building will be used as a storehouse.

The eight houses on Edgmont Avenue, near Twenty-First Street, being erected by Contractor William Wan are nearing completion and will be ready for occupancy in a few weeks. The houses are being finished inside and will be in the hands of the painters in a short time.

The work on the house at Twentieth and Madison Streets, being built by Howard Taylor, will be completed in few days and will add much to the attractiveness of the street. It is three-story brick dwelling with a modern conveniences.

The carpenters doing the insulating work at the Buckley packing house are pushing the improvement, but will be several weeks before the work is completed.

The house at 625 Madison Street which has had a front porch added to it, is now in the hands of painters.

Bricklayers have about completed the brick work on the garage in the rear of the establishment by Harry Ingram at Eighth and Welsh Streets. The building which replaced the old billboards is quite attractive in appearance.

The two houses being erected by Thomas Birch at Thirteenth and Crosby Streets will be completed in a short time. One of the houses will be sheathed in on Monday and will be ready for the flooring. The other house which is still in the hands of the bricklayers, will be ready for the carpenters the latter part of the week.

Thomas Williams, an employee of the Southern Pennsylvania Traction Company is having a bungalow erected in Norfolk. This is the second house to be built for Mr. Williams in the past year.

Carpenters will commence work on the corrugated iron building at the plant of the Aberfoyle Manufacturing Company in a few days. The building will be used as a warehouse.

The large frame house at 1428 Edgmont Avenue, which is undergoing a number of improvements, will be completed soon. A back addition has been erected and second-story rooms enlarged. The exterior is in the hands of painters, who will finish their work the middle of the week.