

CHESTER TIMES – June 20, 1914 – LIGHT FACTOR IN LAND VALUES – Gas and Electricity Has Given Enhanced Values to Farm Land and Property

One of the factors least considered in the advancement of real estate in the rural sections, and one that has done as anyone thing to enhance the value of farming land, is the gas and electric companies. A few years ago no attention was paid to light. The average farmer would give all of his attention to the tilling of his soil and but little to the home comforts of his house, but today the up-to-date farmer has made his home more attractive by the installation of gas or electric light. This fact has been largely responsible for attracting rich buyers in the country, and has caused them to pay large sum of money for ordinary farm land for turning it into country seats and estates. The other important concomitant in causing the land in Delaware County to bring fabulous prices in some sections has been the advent of the steam and trolley lines. No county in the State, according to the best advices, is receiving larger prices for its sub urban land for city folks to improve as country homes.

THE ART GALLERY – An important building started this week is the Alfred O. Deshong Memorial Art Gallery at Eleventh Street and Edgmont Avenue. The elevations and distances were secured through the construction of a model of a portion of the front of the future home for the art treasures of the late A.O. Deshong, but this has been torn down and workmen are digging out the earth for the foundations. Contractor Gohle of New York, is under contract to complete this handsome addition to the city's pretty park in seven months, and the way he has started in there seems to be no doubt but what the building will be finished on time. Most of the workmen come from New York, but they have started win in a manner to indicate that they are accustomed to large contracts.

This has been a rather quiet week in real estate transfers and also in new contracts being awarded for new structures.

Judge William B. Broomall has plants under consideration or in course of preparation for the enlargement of the Law Building on East Fifth Street. It is the purpose to extend the building back a distance of seventy-five feet, giving room for eight more offices. All of the rooms in the present structure are occupied, and there is a demand for offices in the heart of the city such as those in the Law Building. It is not known just how soon the Judge will begin operations, but it is said that the work will be done before cold weather comes on.

E. B. HOWARD BUYS RADNOR TRACT – Settlement has been made by Edgar B. Howard for an 83 acre tract of ground adjoining the Radnor Hunt Club, which recently was purchased by him through the Lower Merion Realty Company, from the estate of George B. Roberts. The purchaser was represented in the transaction by Samuel C. Wagner, Jr. The ground adjoins the country places of Herbert L. Clark, George H. Earle, Jr., and Robert L. Montgomery, and was held for sale at \$1300 per acre. The purchaser will build a residence on the tract.

Settlement has been made by George W. B. Fletcher for a residence and three acres of ground on Tenbridge Road, Haverford, recently purchased by him from the Haverford Development Company, through Herbert and Claghorn. Edgar W. Nicholson represented the Haverford Development Company in the transaction. The property was held at \$45,000.

Albert Wunderlich, the well-known citizen of the Third Ward will, the coming week, begin work on a number of new houses on his lot of ground on Crosby Streets, just off of Third Street. This operation was held up for some weeks pending a decision of the Court as to whether or not the city officials had the right to regulate the width of the court or alley upon which several of the new dwellings are to fact. The Court held that Mr. Wunderlich had the right to construct the houses upon his land as he contemplated and ground will be broken on Monday and the dwellings hurled along as fast as possible.

Architect Harry Parker is preparing plans for a new residence for William S. Blakely at Nineteenth and Providence Avenue, this city. The building will be two and one-half stories high, and will be constructed off brick with stone trimmings; will have slate roof, but water heating and electric lights.

Josiah White of the Marlborough-Blenheim Hotel at Atlantic City, contemplates making some changes to his residence at Cardington, this County. A Philadelphia architect has plans prepared for a two and one-half story frame and stone building with shingle roof.

Bids are being handed in for the new fire house and hall for the borough of Colwyn to cost \$5000. It will be of brick construction three stories high, 25 by 85 feet in dimensions.

\$25,000 CONTRACT – General William G. Price of this city has awarded the contract for a brick store, hall, office and apartment building to George Hogg of Philadelphia, at his bid of \$25,000. It is understood that the new buildings are to be erected in the near future. The architect is E. Allen Wilson of Philadelphia.

BUILDING PERMITS – Building Inspector T. T. Williams has issued the following permits:

Charles Batten, one-story frame garage in rear of 2016 West Fourth Street

J. H. Phipps one-story brick addition to rear of 321 Market Street

Albert Wunderlich, four two-story brick apartment houses on the west side of Crosby Street between Second and Third

William Ward, two two-story brick dwellings on the north side of Seventh Street between Hinkson and Caldwell

IN THE CITY – Contractor Anthony J. Loeper of Philadelphia has an extra force of men at work on the excavations for the seventeen houses he will erect on Chestnut Street, between Tenth and Twelfth Streets. The force at work at the present time, number about sixty laborers and they are being urged to have the work ready for the stonemasons Monday morning.

The houses on Chestnut Street will be very attractive according to the plans of the contractor. They will be two-story houses with all modern conveniences and will be of red stretcher brick. The finish will be of oak with hard wood stairs and floors in the first story.

When the cellars for these seventeen homes are completed ground will be broken on Morton Avenue, from Tenth Street to Melrose Avenue for seventeen more dwellings. These dwellings will be similar in construction to the first seventeen on Chestnut Street, with one or two slight changes in the architecture. The dwellings will be put up for sale when completed by the owner, James R. Parvin of Philadelphia.

It is expected that when the thirty-four houses are entirely completed that more ground on Morton Avenue between Melrose Avenue and East Fourteenth Street will be purchased by the same owner and more houses erected.

Several Philadelphia contractors have been in this city this week looking up vacant lots for building purposes and they have been taken to various sections of the city, where the land is available. On Tuesday afternoon, fourteen men occupying three touring cars, were in this city looking at ground, but no definite action was taken by them at the time. It is thought by many who talked to the real estate brokers that the Fifth Ward will be built up from Hyatt Street out to the Ridley River as soon as matters can be arranged with the owners of the property.

Local contractors are trying to arrange for the sale of property in the rear of the Huston Manufacturing Company, running from Hinkson Street to the Ridley River. If the ground can be purchased at a reasonable price, plans will be drawn for forty two-story brick houses.

The Nothnagle and Roser Building at Sixth and New Market Streets is about completed and will be occupied in a few days by the owners.

Contractor Horace Jackson is rapidly pushing the work on the Roder Cigar store at Seventh Street and Edgmont Avenue. The walks are being arranged around the building and will be completed about the latter part of next week.

Lathers have started to work on the two stores on East Seventh Street adjoining the Imperial Hotel, being erected by Samuel Lax. The stores will be ready for occupancy in about four weeks.

The improvements to the Mills house at Eighth and Crosby Streets are about completed and the building will be occupied in a few days. An addition has been added to the third story.

Carpenters are rapidly pushing the work on the house and store at Sixth Street and Morton Avenue. Lathers have begun on the second story and plasterers will commence operations next week.

Contractors Mattson and Rickards are pushing the improvements to the residence of Dr. F. Otis Bryant, at Broad and Potter Streets

Contractor James Babe will commence operations on three two—story dwellings on East Thirteenth street, near Crosby Street, the early part of the week.

The Ward houses at Twenty-Third Street and Edgmont Avenue will be ready for occupancy in a few weeks. The houses are now being wired for electricity and the painters are varnishing the interior.

The addition to the Convent building on East Broad Street is being rapidly pushed.

Oliver Brothers have broken ground for two more houses on Twenty-Third Street, near Edgmont Avenue. The houses will be of the same style architecture as those erected last summer.

J. Irvin Taylor is progressing with the work on the store and dwelling at Twentieth and Madison Streets.

Bricklayers have completed their work on the Beaumont bungalow at Eighteenth and Hyatt Streets

Horace Witsil, the real estate dealer of the West End is making rapid progress upon his buildings at Eighth and Pennell Streets. The rough brick work has been completed and the interior will receive the attention of the workmen in a short time.

The eight houses being built by James Shropshire at Seventh and Pusey Streets, are still uncompleted, but the streets are still uncompleted, but the workmen are rushing the work upon them. These houses will have a comfortable backyard and a front porch, and will make an ideal location for those seeking a small, but comfortable home.

William Wiser has almost completed his three houses on Mary Street near Ulrich. While these houses have been built on a somewhat smaller scale than the usual run, yet the details of the interior are modern in every respect.

William Marker is having the front of his second and third story facing on his seven stores on West Third Street, near the bridge painted. The upper parts are being faced with a metallic set of bay windows and are attractive.

George Hewes has almost completed his two houses at Third and Pusey Streets and will turn them over to the tenants in a short while.

J. G. Milbourn is making fast time on his dwellings at Fifth and Lloyd Streets. The brick work is almost completed and the interior will be started in a short time. These houses are the first ones on the block adjoining the railroad.

Minor improvements will be started next week to the dwelling on the northwest corner of Third and Franklin Streets.

The houses at Seventh and Lincoln Streets, built by George Hewes, are now receiving the finishing touches. They will be occupied in a week or so.