

CHESTER TIMES – December 27, 1913 – REAL ESTATE MARKET DULL –  
Few Sales Made During the Week, Owing to the Holidays and Cold Weather Coming On

Added sluggishness was given the usual condition of the real estate marked this week by the presence of the Christmas holiday season, and the fact that the weather has not been conducive to the starting of any new building operations. Real estate men and builders are figuring on the prospect for the coming spring and many are viewing the situation optimistically. The business conditions over the country will largely determine the amount of building to be done in the spring. There are a number of deals in course of progress which will mean much work for mechanics and laborers unless the new legislation at Washington interfere too seriously with the business and financial conditions.

If the new tariff measure does what its sponsors predict, cut down the high cost of living, and provide work for the people, with the assistance of the new Currency Bill, there will be considerable building just as soon as the weather opens up. If, on the other hand, men are thrown out of work, and affairs of the country become stagnated, the prospects are not very rosy for any great amount of work the coming spring and summer in the way of the erection of large enterprises.

It is well at this time to reflect upon the rapid growth of many districts in Delaware County and in each instance it can be traced to the railroad and trolley facilities which have been provided within the county borders. Every section through which transportation facilities have been improved the demand for building sites has been exceedingly good. It is predicted in a few years that there will be but little available land in the Eastern section of the county, which is skirted by the Pennsylvania Railroad, the Philadelphia and Western Railway, the Philadelphia and West Chester Traction Company trolley lines, the Garrettford Street Railway line and other trolley lines, within easy access to the lines mentioned. Haverford Township has increased in taxable property many thousands of dollars. Not only has most of the valuable land in this pretty suburban district been bought up for suburban homes for rich men, but many fashionable residential settlements have been built up. Some of the finest land in the county skirts the Pennsylvania Railroad, beginning at the Philadelphia line, and extending West to the Chester County line.

It is the same in all parts of the county. Where there are no railroad or trolley facilities, the boroughs and townships that have improved highways have benefitted by the land being bought up for building purposes. This year will far exceed any preceding year in the history of the county for new buildings, and in the price paid for farm lands. It has not been an infrequent thing for land assessed at \$100 and \$200 selling for \$2,000 per acre.

**\$10,000 SALE AT GLENOLDEN** – Except for a sale of twenty acres for a consideration of 10,000 in Glenolden, which were sold for the heirs of Humphrey E. Ash to E. F. Sicker of Lansdowne, who will erect a residence and a greenhouse on the property, realty matters in the boroughs, as is to be expected at this holiday time, were very quiet.

At Clifton Heights, Edward Winterbottom, who recently purchased a tract of land on Harrison Avenue, between Springfield Avenue and Walnut Street, will begin the erection of four houses this week. Six houses in all are to be built, but the other two will not be started until the four are well under way. Work will be rushed on them. Plans are being drawn for three other houses at Springfield and Harrison avenues.

The handsome new clubhouse of the Ridley Park Men's Social Club, which was erected by J. W. Meckert at Ridley Park at a cost of \$35,000, is almost completed and will be formally turned over to the club on New Year's Day. The building is two-story, of

stucco, and is lined throughout with tile. It is wired throughout for electricity and is heated by steam. There is a large kitchen in the basement, shower baths and a bowling alley. The first floor has a lounging room, a game room, a reception hall and a cloak room. On the second floor there is an auditorium, containing several pool and billiard tables and a cloak room. The first and second floors will be fitted out with hardwood floors and will be finished in the mission style.

**LODGE HALL IMPROVEMENTS** – Work is progressing on the extensive improvements and alterations being made to Odd Fellows' Hall at Broad and Crosby Streets. The front portico, which faces Broad Streets, has been completed and a large force of artisans are now devoting their time to making the alterations to the interior of the building. The porch, which has a cement floor, is one of the most substantial and artistic in this city. The improvements under way are being made for Chester Lodge, No. 263, Independent Order of Odd Fellows by Contractor Horace H. Jackson.

Several of the ten new houses being constructed at Twenty-First Street and Edgmont Avenue by Contractor William Ward are under roof and will be ready for occupancy in a few weeks. These dwellings are being built of the National Art stone. The houses will be graced with front porches of a neat design and will contain all the modern conveniences.

It is expected that the nine stores and eighteen apartments at Seventh and New Market Streets will be completed this week. Finishing touches are being made to the interior of the buildings which are being constructed by the Chester Realty and Investment Company of 619 Edgmont Avenue.

**TWO PROPOSED CLUB HOUSES** – The Second Ward Republican Club, which occupies headquarters at 1225 Edgmont Avenue and the Welsh Social Club, the headquarters of which are located on Seventh Street, east of Potter, both have in view the erection of a modern club house. Committees from each organization have been appointed to keep a lookout for available sites on which to build. It is likely that both clubs will form definite plans with this end in view next spring.

**NEW APARTMENT HOUSES** – Cummings and Glenney are contemplating the erection of a modern up-to-date apartment house in the early spring, upon their grounds at Eighteenth Street and Providence Avenue. No definite plans have been decided upon, but the building will most likely be four stories, divided into family compartments. This will make the first building of its kind in that section and should prove a successful investment. Architects will submit their plans in a few weeks, and when started, the work will be rapidly pushed to completion.

Bids are being received for a lockup in Collingdale, which will be built as a brick addition to the fire house in that borough. Borough Council will stand the expense of one story of the structure and the fire company expects to add another story at their own expense.

J. D. Jenkins, Specht & Sperry, G. A. Dalby, Upper Darby, Pa., George L. Croll, Rosemont Pa. and W. D. Smedley, Narberth, Pa. are estimating on plans and specifications for a 2 ½ story frame residence to be erected at Haverford, Pa. for F. J. Tolan DeArmond.

**COLLINGDALE TRANSACTIONS** – A number of sales were made in the borough of Collingdale during the week, through Hagan and Son brokers. They report the sale of the property at 505 Parker Avenue to John Robert Litton of Philadelphia; also the lot at the rear of 223 Lincoln Avenue to William J. Stevenson. Settlement was made this

week by Clarence J. Carpenter and wife with the Delaware County Trust Company for the premises at 217 Lincoln Avenue. They also negotiated the sale of the Tyler property on Swarthmore Avenue, 600 feet west of Chester Pike, Ridley Park to J. F. Shea of Philadelphia for a consideration of \$5,000.

Wilson, Eyre & McIlvain are preparing plans and specifications for alterations to a 2 ½ story stone lodge, to be erected near Media, Pa. for Clarke Thompson.

Milligan & Pierson are preparing plans and specifications for a three-story frame and concrete residence to be erected at Beechwood.

Day & Klauder have a bout completed plans and will be ready for bids in the near future for a one-story stone free library building to be erected at Wallingford.

PERMITS GRANTED – Building Inspector T. T. Williams granted the following permits during the week:

James Taylor to build a one-story frame garage to be covered with iron in the rear of 206 East Tenth Street

George D. Hewes to build two 2-story brick dwellings on the North side of Third Street between Booth and Trainer Streets

J. Horace Witsil for the erection of two, two-story brick dwellings on the North side of Sixth Street between Flower and Reaney streets

#### REAL ESTATE TRANSFERS

Chester – Robert R. McKeever of Chester to George Bell of Chester, house and lot on Lloyd Street, \$1750

Chester – Howard L. Kelly of Philadelphia to Fannie R. Kelly of same place, National Hall, Third and Edgmont avenue, nom

Haverford Township – W. C. Smith of Philadelphia to James Gallagher of same place, lot and building at Bon Air Farms, \$2750

Swarthmore – G. A. Marr of Swarthmore to Clara G. Tyson of same place, two and one-quarter acres on Baltimore Avenue, nom

Chester – Rosa Askins of Philadelphia to S. A. Hewes of Chester, lot at Twentieth and Chestnut Streets, \$5500

Chester – S. A. Hewes of Chester to Kingsley Montgomery of same place, property mentioned above, \$5500

Marple Township – Delaware County Trust Company to James Clark of Media, twenty acres on Marple Street Road, nom

Chester – Samuel A. Hewes of Chester to Zelda Berman of Chester, house and lot on West Third Street, \$2150

Media – Thomas C. Stellwagon, M. D., of Media to Josephine Y. Delbert of Philadelphia, house and tract of land, \$1000

Haverford – John W. Potts of Beechwood to Francis C. Ely, Gloucester, N. J., buildings and lot \$100

Darby – Harry Tarbottom of Darby to Jane Wright, two-story brick house and lot on Pine Street, \$2200

Yeadon – Bridget M. Horan of Philadelphia to Mary C. Kaier of Mahony City, lots, nom