

CHESTER TIMES – March 7, 1914 – SNOW AND WIND HALT BUILDING –  
 But the Contractors Took Advantage of the Bad Weather to Figure on Early Spring Work

While the snow and generally bad weather for a week past has put a damper on building operations, much activity has been shown among the contractors and builders in the way of preparation for spring. The bad weather has been seized upon as an opportunity to go over plans and specifications for proposed new structures in this city and county just as soon as the spring weather opens. The prospects were never brighter for the builders and mechanics unless something unforeseen transpires to prevent much of the work now being planned from being built. The principal part of the building to be done in this city will be dwellings of the modern two story type while some few ornamental and larger residences will also be erected.

At present, the Philadelphia Suburban Gas and Electric Company has the largest operation in the city under way and when the weather will permit the proposed buildings at the gas plant at the foot of Broomall Street will be pushed along with all rapidity. This operation means the expenditure of more than \$100,000 on the part of the gas company and will give greater facilities for the producing of gas and coke.

GROWTH OF SEASHORE RESORTS – By reason of the fact that many of the people of this city and county are interested in seashore property some facts pertaining to the growth of the towns along the Atlantic may be of interest. Many persons in this vicinity who were induced some years ago to invest their few dollars in what a little later looked to them to be wild cat schemes are today reaping the benefit of what turned out to be a wise investment.

The records of the New Jersey Bureau for the Equalization of Taxes for the year 1913, which have just been published, contain some interesting figures as to the growth of some of the best known seashore resorts on the South Jersey coast. The increase in taxable ratings for last year, as compared with the figures for the year 1907, indicate an extraordinary growth for some of these resorts, not only in size, but in the value of ground. The following figures tell the story:

RESORT	1907	1913
Atlantic City	\$51,458,370	\$89,014,597
Ventnor	1,973,230	7,246,669
Margate	862,425	3,506,178
Longport	699,400	1,086,415
Ocean City	5,118,358	8,199,414
Sea Isle City	1,201,770	1,787,247
Avaton	432,825	1,077,279
Stone Harbor	43,325	688,850
Angelesea or North Wildwood	1,995,968	2,554,587
*Wildwood	1,697,709	3,187,385
*Holly Beach	1,768,199	2,371,069
Cape May city	4,411,540	6,215,670
South Cape May	48,034	86,220
West Cape May	313,565	413,250
Cape May Point	.....	261,939

Total Increase		
South Jersey		
Coast resorts		
in six years	\$ 72,926,197	\$130,144,555

It will be seen from these figures that several of the smaller and less well-known resorts have far outstripped Atlantic City in their growth. The taxable rating of Atlantic City has increased by about 75 per cent on the figures of 1907. Ocean City shows an advance of about 60 per cent; Wildwood of 88 per cent; Ventnor and Margate have each more than doubled in size. The greatest growth is shown by Stone Harbor, the assessed valuation of whose real estate for last year is more than 13 times what it was in 1907. The growth in these resorts is due almost exclusively to the investment of capital from Philadelphia and nearby towns in the state of Pennsylvania.

**MUCH LAND SOLD** – To give some idea of how the land in Delaware County is being bought up by men with means recently within one week, seven hundred and seventy-one acres were sold at a total cost of \$189,000. The largest tract included in this deal was one of 307 acres located in Marple Township on the Springfield Road for a consideration of \$100,000.

The second largest sale was the transfer of a two hundred acre farm in Newtown Township, belonging to J. D. Baltz of Philadelphia to W. J. Austin of Rosemont for a consideration of \$50,000 or \$250 an acre which is not an unusual price for farm lands in this vicinity. Less than eight years ago this same farm was purchased by Baltz from David Pratt for \$16,000. Within those few years the land increased just how fast property has been increasing in Delaware County.

**HOTEL PROPERTY SOLD** – The third sale of magnitude was the Maplewood Hotel property, a 126-acre tract, with the hotel property, at Lenni which was sold by John L. Pierce to the Forstburg & McClure Real Estate Company for \$21,500. The fourth big sale was the Joseph Noblitt farm of 128 acres, with a large stone mansion and other buildings, near Chadd's Ford. The price was \$17,500. Noblitt sold the farm about five years ago to Preston B. Lea, who sold it to Charles L. Patterson, the new owner.

**MANY PLAN NEW WORK** – R. C. Ballinger & Co. and J. B. Flounders are estimating on plans for a two-story stone dormitory and dining room building, 35 by 70 feet that will be erected for the Pennsylvania Training School for Feeble-Minded Children at Elwyn.

J. B. Flounders is estimating on plans for alterations and additions to the stable on the farm at Gwynedd which was formerly the country estate of William M. Singerly, and which was purchased last summer by Ralph B. Strassburger, an attaché of the American Legion at Tokyo Japan.

A three-story stone and shingle house on the west side of the Coopertown Road, Llanerch Manor, was bought this week by J. H. Freeman of the Insurance Company of North America from John T. Moore and George Deaves. The consideration was \$6,500. After extensive improvements the purchaser will occupy the property. It is one of the finely situated properties in close proximity of the Philadelphia and West Chester Traction Company Line.

The H. E. Grau Company is estimating on plans for alterations to the store and dwelling at Chester and Logan Avenues, Glenolden for Karl Werner. Morris & Erskine are the architects.

Thomas C. Kibler of Philadelphia has completed arrangements for the erection of a handsome dwelling and garage on Darby Road, Llanerch. F. O. Lobb of Llanerch is preparing the plans and specifications.

E. M. Bartow the florist of 317 Market Street has just completed the second and third floors at the rear of his place of business, so that the entire first floor can be used for his business. Mr. Bartow expects to use the room in the rear of the present store as a showroom at Easter time. H. Louis Morris, the contractor, is doing the work.

The candy and fruit store in the Beale block at Sixth and Edgmont Avenue, is having new and up-to-date windows put in. The old ones were out of date and the store was not in keeping with the improved appearance of the adjoining properties.

**CONSTRUCTION NEWS** – Plans are ready for the proposed new one-story brick school building in the borough of Collingdale. The building will be 51 by 91 feet and will have a slag roof, hot air heating. Bids are to be in by March 16.

A number of well-known contractors are bidding for the work of erecting the dormitory building in the borough of Morton, this county. This building will be of frame, two and one-half stories high, 45 by 62 feet, shingle roof, steam heating and electric lighting. Bids were due this week, but all of them have not been received as yet.

So far George Hogg is the only bidder for a store, office, hall and apartments to be erected in this city by General William G. Price, Jr. Bids are to be in by March 9<sup>th</sup>. The plans call for a brick structure three stories high, 40 by 42 feet and one 16 by 60 feet, slag roof, steam heat, electric lighting and metal trim. E. Allen Wilson is the architect.

**BUILDING PERMITS** – Building Inspector T. T. Williams issued the following permits during the past week:

H. C. Rhoads, frame kitchen to the rear of the house at 410 East Tenth Street. The front of the dwelling will also be remodeled.

Acme Tea Company brick addition to the rear of their building at the northeast corner of Third and Flower Streets.

**EARLY SPRING ACTIVITY** – Lewis & Hopkins, real estate agents at seventh and Welsh Streets, report an early spring activity that is believed to be the forerunner of a very busy spring and summer season. Sales have been closed within a few days on a new house on Twenty-Third Street., the Jackson property at No. 822 West Seventh Street, and a piece of ground at Twenty-Third and Crosby streets. The ground was sold to E. M. Hughes, who will break ground shortly for a pair of modern houses.

All but two of the apartments at Broad and Potter Streets, have been rented, although the building is not yet ready for occupancy. The interest shown in the alteration of the old Gilbert, property into these modern up-to-date apartments would seem to indicate that a modern apartment house will be a success in Chester as in other cities.

**REAL ESTATE TRANSFERS** –

Drexel Hill – John S. Dunmor and wife of Philadelphia to Joseph M. Collom of Drexel Hill, two lots on Drexel Heights, Nominal

Upper Providence – Isaac S. Pike and wife of Upper Providence Township to Pearsin E. Pike, track of land, \$2800

Glenolden – Henry J. Scott of Philadelphia to Louisa N. McEwen of Glenolden, lot and buildings, Nominal

Clifton Heights – William G. Fraatz and wife of Haddenfield, N. J. to Laura Louise Crawford, lot situate Fairview Avenue and Dramond Street, \$1000

Radnor Township – Alice S. Earnshaw of Philadelphia to Wallace Lipincott of same place, house and one acre on Glenbroke Avenue, Nom

Radnor Township – Wallace Lippincott of Philadelphia to Samuel M. Vanclain of same place, property named above, Nom

Colwyn – Frank C. Schiller of Colwyn to fanny H. Krausse of Colwyn, house and lot on Frances Street, Nom

Chester – Richard R. Conarroe of Moylan to John H. Conarroe of Philadelphia, two lots on Ninth Street, Nom

Media – John K. Hipple of Media to James L. Doak of same place, Media Carriage Works and equipment, \$3500

Springfield Township – Lucius S. Landroth of Philadelphia to George W. Norris of same place, thirty-six acres on Baltimore Avenue, Nom

Radnor Township – Amanda S. Taylor of East Lansdowne to William Eckles of Philadelphia, lot on East Lane Willowbrook, \$120

Chester Township – James Green of Chester Township to John J. Hare of same place, lot at Brookhaven, \$320

Darby – W. B. Walker of Collingdale to R. J. Frescoln of Philadelphia, house and lot on Maple Terrace, Nom

Darby Township – Charles Longstran of Philadelphia to Nan K. Maltby of same place, one and one-third acres and buildings on Haverford Road, \$9700

Aldan – The Neighbors' Club of Aldan to George W. Coles of Aldan, house and lot on Clifton Avenue, \$3,000

Collingdale – Harman D. Denny, administrator, Thompson Bell estate to Lydia G. Mercer of Collingdale, lot at Clifton Park, \$150

Colwyn – Joseph R. A. Skerret of Colwyn to Joseph Chadwick of same place, house and lot on Third Street, \$1400

KEITH LOCHART COLLECTION