

CHESTER TIMES – April 15, 1916 – CAPITALISTS MAKE PURCHASE – Sharpless Farm at Waterville changes Hands for a Consideration of \$40,000

A real estate transaction which means much to the development of this city in the northern part was put through yesterday, when George B. Harvey, representing the Cambridge Trust Company, sold to a Philadelphia group of capitalists seventy-seven acres of ground, back of Chester Park, along the Waterville Road, and extending eastwards. The property sold for \$40,000.

It is the intention of the purchasers to erect at once 250 dwellings at an estimated cost of \$500,000, these houses to be designed primarily for working-men's homes. The boom times of Chester and vicinity was the inspiration of the syndicate who purchased the tract and operations are expected to commence as soon as possible. The tract is capable of immediate development.

The tract will be known as Union Park. It is on both sides of the Waterville Road and occupies the triangle formed by the forked road running from Waterville eastward and the road up to the back entrance of Chester Park. The land was in the hands of the Sharpless family for a long term of years, dating back for over a century. John M. Sharpless, the founder of the American Dyewood Company, was the owner at one time.

Max Stadlen, a Philadelphia attorney, purchased the tract for Samuel Nemirow, a Philadelphia capitalist, who is identified with a syndicate of Quaker City real estate promoters. The dwellings when completed will offer an ideal site for the hundreds of workers hereabouts. A five-cent fare will carry any resident from there to Marcus Hook, Eddystone and Media.

The development will be the first in the rear of Chester Park and will open up a new section of the city. The tract binds Chester and Chester Park, some of the dwellings being planned for the back part of Chester Park.

The important deal of the week was the letting of sub-contracts by William G. Price, Sr., who has built many houses in this city in the past, for sixty-four houses to be erected in the Second Ward, on ground which was formerly the old Chester ball park and which was recently purchased by him. The houses to be erected will be two-story bricks with hot water heating system, fireplaces, built-in book cases and other features. Twenty of these will be erected on Twelfth Street, eight on Upland Street, eight on Potter Street and fourteen on each side of a new street to be opened and to be known as Bickley Place. The contracts let are for various parts of the construction work, and amount to nearly \$110,000; and they do not include all parts of the work.

The contractors were awarded to the following stairwork, John J. Wilson of Philadelphia, \$2720; ironwork, William H. Yorke of Philadelphia, \$3005.60; cut stone, Buck & Gallagher of Philadelphia, \$700; stone work, Chester Realty and Construction Company, \$11,183.03; plumbing and gas fitting, Frank J. Eustace of Philadelphia, \$12,800; bricks, Fields Brick Company of Chester, \$7,100; hardware, Galey Hardware Company of Chester, \$2,404.15; lumber and mill work, Stacy G. Glauser & Son of Chester, \$24,513.16; Parquetry floors, Haney-White Company of Philadelphia, \$500; electric wiring, Harry A. Hynes of Chester, \$2,376; lathing and plastering, Daniel F. MacCorkell of Philadelphia \$6,508; roofing and galvanized iron work, John Nacey of Philadelphia, \$5,899.66; painting and glazing, Nothnagle and Roser of Chester, \$7,120; Cabinet work, William Nugent of Philadelphia, \$1,824; heating and ranges, Frederick Sabin & Company of Philadelphia, \$4,618; bricklaying, Poole & Ervin of Philadelphia, \$7,000; and carpentry, Davis Pennock of Philadelphia, \$8,500.

Michael Molio, has awarded a contract for three two-story brick houses to be erected on the west side of Norris Street north of Third Street to Ransom R. Wilgis of this city. The houses are to be completed by August 19<sup>th</sup> and the contract price is \$5,900.

RUSHED WITH WAR ORDERS – The Victoria Plush Mills Company, which has mills at Lenni and at Swarthmore, is being hard pressed to keep up with the rush of orders it has received because of the war and will have to increase its facilities during the coming summer. Ground has already been broken for a single-story stone dye house, 50x150 feet, at one of the Lenni mills; and there is to be a considerable addition erected to the Swarthmore Mill.

The Baldwin Locomotive Works is putting up three new buildings at the Eddystone plant at this time, these being a three-bay machine shop, a super-heater shop and a highway building. Contracts have been let during the week for various parts of the work, which will be done under the direction of the company's engineering department, C. C. Boulden of Philadelphia, has been awarded the contracting for metal lathing and plastering the new machine shop and super-heater shop. Seeds & Derham of Philadelphia have received the contract for grading about the super-heater shop; Benjamin Foster Company of Philadelphia has the contract for roofing and highway building; and the American Cement Tile Manufacturing Company of Pittsburgh, has the contract to furnish the materials for the roof of the highway building. No price is mentioned in any case.

C. Parry Vauclain, who has one of the finest farms in Delaware County, has awarded a contract to William H. Parlamen of Devon, for the erection of a stone and frame addition to the piggery on the farm, which lies south of Newtown Square and is known as the Agnew Farm. Plans were prepared by Daring, Okle & Ziegler, architects, and the contract price is \$9,940.

Anna M. Meckert of Ridley Park, has awarded a contract to John W. Meckert of Ridley Park for three tile and stucco three-story dwellings at Penn and Thayer Streets, Ridley Park, the price being \$10,500.

Edward W. Smith, a Morton real estate dealer, reports the following sales of properties, in none of which is the price given:

Frame house and lot 75x200 feet on Brooke Avenue, Faraday Park, transferred from Mrs. Mary Grover, wife of George W. Grover of Faraday Park, to Gertrude Rink, wife of Hans Rink of Ridley Township.

Two lots 25x100 feet on the east side of Swarthmore Avenue, Folsom, transferred by the estate of Carrie W. Watkinson to Charles Baumner of Ridley Township

Ten-room brick house and lot 100x130 on Franklin Avenue, Morton to Anton Kaufman of Philadelphia for Annesley M. Anderson of Springfield

James B. Flounders of Media has been awarded the contract for making alterations and additions to one of the buildings at the Boys' school at Glen Mills

J. Newton Flounders has plans out for the bungalow that Court Stenographer John G. Brown will have erected on the Hildebrand tract. Estimates are being received.