

CHESTER TIMES – May 4, 1914 – DEMAND FOR REAL ESTATE – Market is Readily Found for First Class Property Early in the Season

H. S. Wendell, who is one of the best posted men as to values of realty in that section of the country has this to say:

“There is always a demand for first-class Main Line real estate, spring, summer, fall, or winter, hard times or good times. If you have a desirable property at a reasonable price a market is readily found. There is some difficulty in the minds of many owners as to what a reasonable price is. Some owners value their properties entirely too highly, and when they have an opportunity of selling, lose their sale for lack of good judgment or from the selfish idea that the buyer wants the property and will pay the exorbitant price. Others really do not care to sell unless they receive extra compensation for the trouble of finding a new home and moving. Still a smaller class offer either through ignorance of values or through necessity, their properties for Sale at bargain prices. Most real estate firms have a list of buyers always ready to take advantage of the latter condition and such properties are rarely in the market for any length of time. Builders and contractors, as a rule, know what their properties cost and are ready at all times to sell at a reasonable price. Main Line real estate is still advancing in value.

Large tracts of land have doubled in value and again doubled in the last 26 years, until sales are being made at five and six times the price asked even 15 years ago. The use of the automobile has brought into the market properties located two and even three and four miles north and south of the Pennsylvania Railroad, and properties, especially from the country seat places, are rapidly increasing in value. The demand for farm properties is particularly strong, anything at all desirable and at a reasonable price being usually sold as soon as advertised.

Real estate brokers are more or less anxious about the spring trade. The fall and winter business was, with most of us, below the average, and it was thought that the spring business would be likewise. From present appearances, the Main Line brokers have and will have, every reason for congratulations. Extra energy and extra advertising will account for this, in a measure, but the pertinent fact is we have the buyers and an unusually large number of inquiries for every class of property. No amount of energy will sell property if there are no buyers. “This demand is not local, being fairly distributed between Overbrook and Paoli, and on both sides of the Pennsylvania Railroad. The promised electrification of the road has, of course, some effect. The energy, skill and close competition of the brokers have more, yet neither of these would account for the large sales unless the buyers wanted Main Line homes and are going to have them, even at comparatively high prices.

GAS COMPANY’S IMPROVEMENT – The up-to-date gas plant, like the modern pork packing establishment which uses everything excepting the “squeal” of the pig, is designated to utilize all of the gas-making materials but the noise. One of the latest and most modern of gas-producing plants in course of erection is that now well under way for the Philadelphia Suburban Gas Company at the foot of Tilghman Street. For months the Ritter Conley Construction Company of Pittsburgh, have had concrete men, steel erectors and bricklayers, busily engaged on the new retort house for that company. The brick walls have reached a point on two sides of the big steel skeleton about the second-story elevation of the plant. With the completion of the exterior brick work, which is about one-third finished, there will be installed machinery of the most modern design and which only trusted employees are permitted to erect.

The retort house when finished will utilize all of the crude product from which the gas is made excepting a small part of the waste fumes from the materials. After these fumes have been reduced to a temperature almost the same as the surrounding atmosphere the waste will be a small percentage of the whole. The retorts which will be mounted in rows eight high will be charged from an equipment whose elevation will be slightly above the level of gas producers.

The sheet iron roof which will protect the interior of the retort house from the severest wind and storm is nearly one-half completed. A heavy, bell-shaped retainer into which the supply of coal for the furnaces will be hoisted, is about eighty feet above the elevation of the foundation walls and will hold many tons of coal which will automatically feed the fires by gravity and by modern stoker arrangement. The steel-trussed roof supports and the girder supports of the upper sections of the building and of the heavy coal retainer show wonderful design. The steel work of this building is most intricate.

Adjoining the new retort house on the east, the Gas Company, under the direction of the superintending Engineer, Mr. Eustis, is making one of the heaviest "fills" for additional building and yard space that has been made in this section. The "fill" will require from 130,000 to 140,000 cubic yards of slag which is the material being used to make it. The slag, which is being removed from one of the big piles near a West End steel manufacturing plant in freight cars is being unloaded at the rate of about 250 a day.

Around the new gas tank which was turned over to the company a few weeks ago and which stands at the foot of Norris Street, a ten-foot wall of concrete is in course of erection. The circumference of the wall when completed will be about 600 feet. This wall, a portion of which has been built, is about two and one-half feet in thickness. It rests on an apron wall which was constructed as the monster tank was being placed. The forms are ten feet in height and twelve feet six inches long, made in one section. When a section is completed the heavy forms are raised by means of a system of pulleys swung from rope attached to the highest cross arm of the tank, many feet above. By this means the form can be placed in position for a new section almost diametrically opposite its previous position, without having to be carried by the concrete men. Yesterday when the workmen removed the first of the forms one of the finest pieces of concrete work to be seen in this city was exhibited. Earth will be filled around the wall to the top when it is completed.

REAL ESTATE TRANSFERS –

Swarthmore – Frank M. Sceibley of Swarthmore, to Ridley Park Building and Loan Association, Strath Haven Inn property of 7 acres, Nom.

Swarthmore – Ridley Park Building and Loan Association to Strath Haven Inn Co., property named above, \$40,204.25

Haverford Township – John F. Moore of Llanerch to J. Elmer Watts of same place, two lots with buildings on Darby and Radnor Road, Nom.

Ridley Park – Charles T. Colladay of Philadelphia to Henry G. Colladay of Ridley Park, house and lot on Felton Avenue, Nom.

Marple Township – William C. Alexander off Media to Norman Cantrell of Lower Merion, Montgomery County, 70 acres on Springfield Road, \$16,000

Darby – John Dick of Philadelphia to Clarence MacDongall of same place, lot at Tenth and Summit Street, Nom.

Aston Township – Delaware County Baptist Mission, Milton G. Evans, B. D. Stelle G. K. Crozer and R. H. Crozer, all of Upland Village Green Baptist Church, Alfred Lawrence and Alice M. Baldwin to George G. Dutton, Howard Dutton of Chester Township, and Edward H. Conn of Aston Township. Church and lot on Rockdale Road, \$21000

Glenolden – W. S. Harrison of Glenolden to W. F. Elgin of Glenolden, house and lot on Glenolden Avenue, Nom.

Haverford Township – H. C. Register of Montgomery County to Helen C. Comly of same place, house and half acre on Panmure Road, Nom.

Collingdale – William McKenna of Collingdale to Milton L. Staley of same place, house and lot on Cheery Street, \$2700

Collingdale – Milton L. Staley of Collingdale to William McKenna of same place, house and lot at Rhodes and Pusey Avenues, \$3000

Haverford Township – Henry C. Register of Montgomery County to J. W. Oakford of Scranton, house and half-acre on Panmure Road, Nom.

Collingdale – Milton L. Staley of Collingdale to G. W. Aughinbaugh of Philadelphia, house and lot on Rhodes Avenue, \$2500

Darby – Thomas Supple of Darby to Mary T. Woods of Darby, house and lot on Highland Avenue, \$3200

Birmingham Township – John D. Schiedt of Birmingham to Joseph J. Martin of same place, seven acres of wood lot on road from Chadds Ford to Wilmington, Nom.

Lower Chichester – George A. Talley of Lower Chichester to James T. Taylor of same place, lot at Talyilyn, \$20

Upper Darby – Charles Sinkler of Philadelphia to Rosario Colrufello of Upper Darby, two lots at Kirklyn, \$1.80

Haverford – Louis Harrison of Bryn Mawr of Lower Merion to Nathan Weintraub of Bryn Mawr, lot and twin dwelling houses, \$2800

Yeadon – Ayres P. McKisseck and wife, Minnie Slocomb McKisseck of Yeadon to Howard E. McKisseck of the same place, brick house and lot on Redwood Avenue, \$3,000

Chester – Sallie P. Gibbons and Emma Gibbons of Springfield Township to Bessie K. Poole, brick house and lot, 610 Kerlin Street, \$2,500

Marple – George B. Downs of Marple and wife to Ida T. Baker of Media, house and lot, Nominal

Colwyn – Camille Flotte of Colwyn and his wife to Joseph H. Patterson of Philadelphia, lot and two-story house on Walnut Street, \$2250

Haverford – John L. Gray of Lower Merion to Louis Harrison of Bryn Mawr, lot and twin houses, \$5,000

Darby – Richard Purdy of Darby to John F. Dallon of Philadelphia, house and lot on Woodline Avenue, \$1750

KEITH LOCKHART COLLECTION