

CHESTER TIMES – July 28, 1913 – TREND AWAY FROM RAILROAD – Wealthy Men Change Custom of Building Country Home Close by Rural Stations

The sale of the old Ashurst homestead near the West Overbrook station of the Philadelphia and West Chester Railroad by William H. Quick, a Brother, for a client whose name has not been made public, revives the tendency of well-to-do people seeking suburban homes to get back from railroad stations. The property, which includes a tract of eighty-six acres and the old family mansion and other buildings is known as the grange, and has been in the Ashurst family for many years. While the price was not announced the property was held at \$1,500 an acre and at this rate it should have brought \$129,000.

It was several years ago that the desire of rich people to secure real estate some distance from railroad stations first manifested itself and since that time many farm lands have been turned into fine country estates. Until that time the principal demand was for tracts within a few-minutes' walk of stations, for dwelling developments and for houses already built within a short distance from stations. Of late years, however, there has been a marked tendency toward the purchase of large tracts some distance away from the steam roads, and the establishment of magnificent country homes and model farms by wealthy men.

SOME CONSPICUOUS EXAMPLES – Conspicuous among these are the beautiful property of Charles S. Walton near St. David's; Brookman, in the Chester Valley, and several adjoining tracts bought a year or so ago by Frank Graham Thomson, a ninety-acre tract, North of Villanova, bought about two years ago by Louis Rodman Page, who is having a magnificent house and barns built there; several adjoining farms in Delaware County bought and to be developed into a model farm by Searing Wilson and the New Delaware County Estate being developed by Walter Furness. These are only a few of the many large estates being developed along similar lines in the well-known suburban neighborhoods within a few miles of Philadelphia.

BIG DOINGS IN HAVERFORD – A syndicate headed by A. L. Hoskins has just purchased a tract of 60 acres at Cheertown Road and Ardmore Avenue, Haverford, which will be developed immediately by dividing the tract into acreage lots. Pugh & Hubbard engineers have been commissioned to prepare plans for the development of the ground. The price paid for the tract is not disclosed. It was held firmly at \$5,000 per acre.

The great development of the section of Haverford Township in the last three years, due almost entirely to the laying out of the two golf courses of the Merion cricket Club, is illustrated by the fact that this ground might have been purchased less than three years ago at \$2,500 per acre. The tract occupies an elevated site overlooking the Brookethorpe Valley, directly between the two golf courses and adjacent to the handsome residences which have been completed within the last two years by Clarence A. Warden, Horatio G. Lloyd and J. Stanley Reeve. Directly opposite it and fronting on Ellis Road is the tract of 104 acres recently purchased by Dr. Archibald Thomson as a site for a country residence. The location of the two golf courses in this section of Haverford Township has been the means of transforming, within three years, hundreds of acres of ground from farming land into country house sites, which are being firmly held at prices three or four times the figure at which the ground might have been purchased a few years ago.

THEATER FOR WEST END – One new building operation was commenced in the West End during the past week. This was the new moving picture theater, located on the North side of West Third Street, near Reaney Street. The builders are Mercadante &

Son, and the owners Nacrelli and Damico, Henry Nacrelli being proprietor of the Vulcan Hotel at Third and Reaney Streets, and Nicholas Damico, a merchant tailor, whose place adjoins the new theater site.

The building agreement was filed this morning at Media. The price agreed upon is \$4950. The new theater is to be finished and turned over to the owners on September 15, 1913. It will be one of the most modern buildings of entertainment in the city, and residents of the west End agree that it is a much needed amusement for that part of the city. The building will be two stories in height, and have a balcony which will the main floor will seat about 890 people. It will be built according to law with fireproof operating room and four three-foot exits. The cellar of the structure is well under way.

IMPROVEMENTS TO ODD FELLOWS' HALL – The new building committee of Chester Lodge, No. 263, Independent Order of Odd Fellows, has been authorized to solicit bids for making improvements to Odd Fellows' Hall at Broad and Crosby Streets the cost not to exceed \$2600. The main entrance will be on Broad Street and the present entrance on Crosby Street will be closed. The proposed improvements will comprise a reception room and spacious parlor and game room on the first and second floors. Extensive alterations will also be made to the meeting room on the third floor. The ante-room will be considerably enlarged. The balcony will be built to the second story and a concrete porch, supported by four concrete pillars will grace the front of the lodge building. The plans for these improvements were adopted at the meeting of Chester Lodge on Thursday night. The building committee comprises David Montgomery chairman; Lewis C. Lawton, Ellis B. McClenachan, J. Irvin Taylor and John W. Harper.

A building agreement was filed at Media yesterday for making additions and alterations to the home and hospital of the Good Shepherd for Children at Rosemont. Gray Brothers are to do the work which will cost \$5098. Furness, Evans and Company are the architects.

Bottoms Abel & Son are estimating on plans for extensive interior alterations to the Court House at Media. Brazer & Robb of New York are the architects.

George W. Grove, Morton J. W. WorriLOW, Media; Clarence Baker, Lima; Baker Brothers, Media; J. S. Cornell & Son, R. C. Ballinger & Company, C. J. Anderson & Company of Lansdowne, A. C. Lewis of Swarthmore; George Hogg and E. J. Kreitzburg are estimating on plans and specifications for the alterations and additions to the club house of the Rose Tree Fox Hunting Club in Upper Providence. The bids are scheduled to be in by July 31.

Walter I. Smedley, the architect has had plans and specifications approved by the school Board of Media for the new school building to be erected on the school property at Front and Monroe Streets. Bonds to the amount of \$75,000 have been issued to provide funds for this new high school, and the architect will take bids on the completed plans in the near future. It is estimated that it will require about one year to complete this structure.

Norman Supplee, landscape architect, is preparing plans and specifications for planting and landscape arrangement for a suburban development near Swarthmore, this county. This, it is said, will be one of the most important developments in the county for some time.

\$20,000 COLLINGDALE SCHOOL – Collingdale is to have a school that will cost \$20,000. The architects, Blithe & Richards, 608 Chestnut Street. Owner School Board care W. H. Millbourne, secretary Collingdale. Brick, two stories, 46 x 72 feet, slate roof,

electric lighting, and hot water heating. Owners taking bids July 31st. The following are figuring: A. Whitehead, 1624 Latimer Street; F. T. Mercer Company, 1706 Delancey Street; H. L. Brown, 1714 Sansom Street; P. J. Hurley, 1233 Cherry Street; J. K. Ingram, Lansdowne, Pa.; George W. Riley, Lansdowne; William F. North, Glenolden.

The Chester Realty and Investment Company of 619 Edgmont Avenue has started operations on the erection of a six-room dwelling at Norfolk Park for George D. Williams of 113 East Fourteenth Street. The dwelling which will be constructed of brick, will be of the bungalow design. The cost will be approximately \$2000.

The three two-story brick houses being built on Upland Street near Twelfth for George Pike are rapidly nearing completion. Ornate porches have been built to the front of the houses. Granolithic sidewalks are being laid and footwalks of the same material have been constructed along the alleys leading to the rear of the structures. R. H. Jagers is the contractor.

P. J. G. Boudart of Edgmont Avenue near Eight Street contemplates starting another building operation on Fifteenth Street near Providence Avenue. Plans for the proposed dwellings have been drawn by C. M. Ryder, a local architect. They will be two stories high and bay windows will grace the front of the houses. Ornamental gables will give them the appearance of being two and a half stories in height.

Rapid progress is being made on the stone mansion being erected at Twenty-Third Street and Providence Avenue for James McKane, proprietor of the William Penn Hotel. A large force of masons are at work on the operation. The contract is in the hands of Nolan Brothers.

Contractor Francis Moore has several houses nearing completion on Fourth Street near Palmer Street. It is expected that they will be ready for tenants in about a week. This also applies to seven at Third and Townsend Streets, being constructed by William Hewes and seven houses and a store at Second and Wilson, which Contractor H. Louis Morris is erecting.

The last of the six residences which John J. Ryan is erecting at Third and Edwards Streets, is well under way, and the other five are ready for the carpenters.

Edward Todd of 270 West Third Street expects to move his family into his new residence at 2703 West Third Street in a short time. The two adjoining houses belonging to William F. Ryan of 2700 West Third Street and Captain James McMaster of 303 Hayes Street, will soon be ready for their occupants.

CITY PERMITS GRANTED – The following is a list of the building permits granted for the week by Building Inspector T. T. Williams:

Samuel Seivard to build a one-story garage covered with iron for Clarence Cooper
Keystone Type Foundry to build one-story open shed with three sides to be covered with iron at its plant, Fifth and Engle Streets. The building will be 45 by 18 feet

William J. Hewes to construct two two-story brick dwellings at 1118 Highland Avenue

Solomon H. Doman to remodel building on the east side of Concord Avenue putting in a store front, between Third and Fourth Streets

William Ward to remodel the front of the house at 407 East Seventh Street, making a store front, and to rebuild a back kitchen

B. Rosenbaum to build an open shed on a lot on the south side of Fourth Street between Market Street and Edgmont Avenue. The building will be 30 by 16 feet

REAL ESTATE TRANSFERS

Upper Darby – John F. Cooper of Philadelphia to Irene D. Stroup of same place, house and lot at Observatory Hill Nom

Haverford Township – Harry R. Fouracre of Kirklyn to Sarah C. Dolby of same place, two lots at South Ardmore, Nom

Chester – Caesar W. Jay of Chester to J. F. Brown of same place, house and lot on Johns Street, \$700

Haverford Township – Frank Kerry of Haverford to J. H. Collins of Lower Merion, house and lot at Preston, \$2300

Haverford Township – Reinard S. Kellor of Westfield, N. J. to May T. McCormack of Llanerch, two lots at Llanerch Nom

Radnor Township – T. F. Kearns of Radnor to Cleveland Steele of same place, house and lot on Towney's Lane, \$3030

Ridley Township – A. S. Taylor and M. E. Taylor of East Lansdowne to August Bumke of Philadelphia, lot at Ridley Park Terrace, \$110

Ridley Township – A. S. Taylor and M. E. Taylor to Henry Bumke of Philadelphia, two lots at Ridley Park Terrace, \$220

A. S. Taylor and M. E. Taylor to Mrs. M. F. Coogan of Philadelphia, two lots, \$200

A. S. Taylor and M. F. Taylor to Thomas Harrison of Crum Lynne, three lots, \$260

A. S. Taylor and M. E. Taylor to Tadcusy Janek of Crum Lynne, two lots, \$220

A. S. Taylor and M. E. Taylor to J. W. Keown of Leiperville, lot at Ridley Park Terrace, \$200

A. S. Taylor and M. E. Taylor to Charles G. Reed of Crum Lynne two lots, \$220

A. S. Taylor and M. E. Taylor to W. R. Wright of Philadelphia, two lots, \$1070

Lower Chichester – Harry Volmer of Lower Chichester to John McClain of same place, house and lot at Linwood Heights, \$1000

Collingdale – Maurice J. Smith of Collingdale to M. L. Staley of same place, house and lot on Cherry Street, Nom

Chester – William B. Northan of Chester to Fannie W. Long of Chester, house and lot on Central Avenue, \$460

Chester – Cambridge Trust Company to C. F. H. McLaughlin of Chester, house and lot on Highland Avenue \$3050

KEITH LOCKHART COLLECTION