



... Lakeview in Ridley Township, Prospect Park

... As Developments Gobble Land

view Road is approximately 85 per cent completed. Among the 158 units are split-level apartments — "the only ones in the Delaware Valley," a spokesman says.

SECANE COMPLEX

In Secane, there is another large complex, the Copper Beach Club Apartments, built around the Secane station of the Pennsylvania Railroad.

The 76-unit Copper Beech Club North is already occupied. The 72 units in Copper Beech Club South are finished and 75 per cent occupied.

Also on the drawing board is a Copper Beech Club East.

All sections have swimming pools.

A company spokesman says the apartments were the first in the eastern part of the county to have a "senior citizens" program — a section where no children are permitted.

MEDIA UNIT

The Media Real Estate Co. has completed the Jeffersonian, a 47-unit development at S. Orange and Jefferson Sts.

Across Orange Street, Media Real Estate is finishing the Monticello, a 41-unit garden apartment building.

Last year the company built the 38-unit Colonial Terrace complex at 440 and 444 S. Orange.

Meanwhile, the housing development goes on. The subdivision continues to creep across the land.

Split-levels, ranchers and two-story houses — any type the pocketbook can afford, are there for the asking.

Arters Bros. Inc. of Lima, which has built more than 1,000 single houses since 1946 — and picked up

three national awards—has four projects under way.

All are for single houses. Planned are a total of 305 units.

The major one is Timberwyck, a 134 house subdivision on a former estate in Upper Providence. It is east of Line Road between Providence and Ridley Creek Roads.

SWIM CLUB

It will feature a swim club and fishing in Ridley Creek; will be finished in three or four years.

The price: \$28,000 to \$40,000 on one-acre lots.

Other Arters' projects and the price ranges include the 60-unit Old Forge in Middletown, \$25,000 to \$35,000; Country Lane Homes in Aston, 71 houses \$15,000 to \$23,000; and Hunting Hills in Middletown, 40 houses, \$24,000 to \$32,000.

Arters' built the 312-unit Riddlewood in Middletown and several other subdivisions in Middletown and Upper Providence.

Another subdivision has been started next to Timberwyck.

It is Orchard Hills, just east of Timberwyck.

110 SINGLES

Preliminary plans submitted to the county planning commission by S. F. Panconst Inc. of Springfield call for 110 single houses on one-acre lots.

The houses would start at \$29,500.

The plans indicate 12.8 acres have been set aside for the Archdiocese of Philadelphia, reportedly for a church and school.

Drexel Hill builder Richard G. Kelly, another major county developer, plans some 470 units in his Edgbrook Manor project in the lower half of Darby Township.

All but about 110 units are finished or under construction. Kelly

expects to finish the projects next year.

The row houses sell for \$10,990.

Kelly's major project is Toby Farms project off Bridgewater Road in Chester Township. He estimated 300 of more than 800 row houses have been completed.

The two-story houses for \$11,990 to \$14,500.

BROOKHAVEN

Another major project is the 260-unit Dutton's Mill subdivision on Dutton's Mill Road, Brookhaven. Some 150 of the single houses being built by Edward J. Walsh Jr. Inc. are done and another 30 are under construction. The prices range from \$15,750 to \$21,000.

A park is proposed.

In Aston, approximately 30 home in the 206-unit Village Green Knolls development have been completed by builder Joseph Salvucci. The development is on Weir Road off Ponnell. They sell for \$17,800 to \$19,750.

A recreation area is planned in the middle of the project.

The Pomeroy Realty Co. of Media is finishing its 85-unit Providencetown project off Providence Road in Upper Providence. The houses on one-acre lots, sell for \$25,00 to \$40,000.

Pomeroy has started a Thornhill subdivision on Dilworthtown and Brinton Lake Roads in Thornbury; 59 homes on 1½-acre lots, priced from \$24,000 to \$32,000.

CONCORD SINGLE

In Concord, developer Raymond Facciolo plans 85 singles, on one-acre lots on School House Road near Baltimore Pike. The houses will start at \$23,900.

J. F. Blackman Co. built the 52-unit Brinton Lea project off Brinton Lake Road in Thornbury. The

minimum lot size is one and three-eighths acres and the price range is \$28,000 to \$40,000.

Two giant projects are near completion: Delmar Village in Folcroft and Lawrence Park in Marple.

Builder John H. McClatchey has constructed more than 800 row homes in Delmare Village since 1955. Construction on 36 sets of twins is expected to be finished this year. The two-story twins go for \$12,000 and \$13,000.

LAWRENCE PARK

Upper Darby developer Ralph Bodek has completed some 1,200 single houses in Lawrence Park since he started six years ago; has another 50 under construction and plans 25 to 30 more.

The homes range from \$18,000 to \$22,000.

Bodek has proposed to give 1.5 acres of the White Manor Country Club tract to Marple Township in exchange for a change of zoning. Bodek wants to construct 1,788 apartments on the remaining 92.5 acres of the tract.

These are but a few of the apartment and housing projects under way in the county.

The increasing number of homes will cause problems for schools.

AVERAGE 3.5

The state figures two elementary and 1½ secondary pupils in each housing unit. But the average household size in the county is 3.5 persons.

The utilities don't anticipate any great problems.

The water companies — Philadelphia Suburban Water Co., the Chester Municipal Authority and the Media Water Authority — are continuously expanding.

CMA is planning a booster sta-

tion for the Village Green system to serve new projects in Aston and Belthel.

Blackman, the developer of Brinton Lea, has started a new water company, Community Water Service, Inc., for projects in Thornbury and Concord.

36,846 LOTS

Since the county planning commission began in early 1951, it has approved or reviewed final subdivision plans for 36,846 lots.

Although not all the subdivisions were constructed, very few developers go to the trouble to present final plans unless they intend to build.

The peak years were 1954 and 1955 and the low year 1961. . . .

A breakdown of the number of lots by year shows:

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|------|----------|----------|----------|
| 1951 | — 4,048; | 1952 | — 3,031; |
| 1953 | — 4,028; | 1954 | — 5,364; |
| 1955 | — 5,890; | 1956 | — 3,110; |
| 1957 | — 1,502; | 1958 | — 1,469; |
| 1959 | — 2,188; | 1960 | — 2,767; |
| 1961 | — 1,316; | and 1962 | — 2,143. |

The top 12 communities for subdivisions since the commission started reviewing plans and the number of lots are:

| | | | | | |
|-----------|--------|-----------------|--------|-------------------|--------|
| Marple | 3,914; | Ridley Township | 3,781; | Springfield | 3,010; |
| Haverford | 2,806; | Darby Township | 2,618; | Upper Darby | 1,824; |
| Radnor | 1,814; | Chester | 1,733; | Folcroft | 1,516; |
| Aston | 1,444; | Middletown | 1,426; | Nether Providence | 1,321. |

The day is rapidly coming for the development of the new rural communities.

Delaware County continues to fill up.

The Swedes back in 1600 never dreamed what they were starting.



... Springfield Shopping Center Area