

East Hartford Growth Pushes Toward Outskirts

Real Estate Men Optimistic As Building Demands Continue and Population Forges Ahead — Many Developments Under Way and Still Localities Are Available For Thousands of Beautiful Homes

By LEON A. WINSLOW.

Attention was called to the real estate situation in East Hartford last week, when it was announced in The Courant that House and Mochau, builders and developers of a tract known as Hillcrest Manor, situated east of Burnside center on an elevation overlooking the Woodland district adjacent to Laurel Park Heights, had decided to build a model home this spring and open it for public inspection.

Charles F. Gifford, building inspector of the town, who has been a resident there since coming to Connecticut in 1904, was interviewed, and expressed himself as optimistic concerning the real estate situation. He said that the principal residence construction in the future will be in the outlying districts, particularly to the east and the southeast, and that if a new bridge across the river should be built with a roadway connecting with Ellington Street at the junction with Main Street, this section will also be a popular residence district.

Center Well Developed.

The reason that the outlying sections are expected to see increased building activity and more intensive development campaigns in the next few years is due to the fact that all real estate developments in the center have been practically completed, and the ever increasing population growth of the town will necessitate a continuous house building program. In 1920 the town had a population of 11,648. Today its population is estimated to be between 18,000 and 19,000.

About five years ago the Carroll tract, south of Church Corners, at the intersection of Main Street and the Connecticut Boulevard, and west of Main Street, was opened for development and land for dwelling construction was sold there by the heirs of Joseph Carroll. This section has been improved by the construction of excellent homes, principally on Carroll Road, Tower Road, Westover Road and on a part of South Prospect Street. This development has been completed.

In this section there are homes of six and seven rooms each, and the owners are proud of them and maintain fine lawns and gardens. Most of the houses were built by Fred Holland, John Kiniry, Walter Hobby of Manchester and Terence Shannon, also of Manchester.

King-Bidwell Tract.

The principal development of the King-Bidwell tract has been in the past two years. This tract is adjacent to the high school and includes Ellsworth Street and Walter Place. It is owned by Edward E. King, chairman of the board of directors of the East Hartford Trust Company, and others. About three-quarters of this tract has been improved with dwellings having an average value of \$12,000 or more, and construction of houses will complete this development in the near future. The principal builders in this section are Fred Holland, B. A. Foronzini and Ernest Francini.

A little over a year ago the Richardson house of 10 rooms, formerly owned by Frank Richardson, who at one time was the owner of the greenhouse at the corner of Main Street and the Boulevard, was moved to Walter Place on the King-Bidwell tract. This residence is said to have cost about \$20,000 to build. It was erected about six or seven years ago and should never have been erected on Main Street, because this street, especially between the Boulevard and Burnside Avenue, was destined and has become a business center.

Frederick Fuller's Area.

Another tract near the center is that owned by Frederick Fuller. This is also adjacent to the high school. The lots are on Orchard Terrace, having an average size of 50 feet by 160 feet. Mr. Fuller has been developing it for the past two or three years, and there are now only 10 lots left. The tract is restricted to single and two-family houses.

There is a great deal of land in the southeastern section of the town, especially in the Hockanum section, now being used to raise farm produce, which sooner or later will be developed. A tract of about 10 acres is being opened by William Dunham, but its development has not been pushed as yet. The lots on Broad Street have an average frontage of 60 feet and depths of 140 feet and those on Main Street have the same frontage and depths of 150 feet.

Up to the present there have not been any streets built through this tract, nor have sidewalks been laid, but these improvements will come after a few houses have been erected. F. W. Potter, East Hartford builder, is now building a six-room frame dwelling in this tract at the corner of Main and Broad streets.

Potter Optimistic.

Mr. Potter, who has built about 100 houses in East Hartford and Wethersfield in the past 15 years, is enthusiastic about the future prospects of the various real estate developments in East Hartford. He said that

people buy dwelling properties there, because they can buy for a little less than in other sections situated the same distance from Hartford. But there are other reasons, he added, why people show good judgment in buying a home in East Hartford.

The water supply is the best in the State, he said, and it is possible for every home owned to have his own garden, because the surface of the ground is a natural soil, suitable for flowers or vegetables of any kind. Also there is practically no traffic congestion, either for street car riders or drivers of automobiles, and the latter do not have the sun in their eyes, when going to work in the morning or when returning in the evening.

Another Development.

Toward the east, out Burnside Avenue, just west of Burnside center, on the south side of the avenue, there is a new tract, which Shannon and Wind have started to develop. There are between 20 and 25 lots in this parcel, averaging 50 feet by 150 feet each. One new house has been started on this tract and a cellar excavated for another.

Two new streets have been cut through this tract and a cross street. Terence Shannon will build several houses in this section, but the owners

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will sell lots without buildings, if they are desired.

An Interesting Locality.

East of Burnside center about four and a half miles from the old State House, Hartford, is the tract now being developed by House and Mochau, on which is to be erected a model home. The oldest street in this tract is Livingston Road, which leads directly from Larrabee Street, but which in the future will be approached by a new boulevard, Long Hill Drive, leading from Burnside Avenue. Livingston Road was opened about six years ago, and has gradually been built up with single houses.

Recently Livingston Road was extended to meet Long Hill Road, where a new school house is now being completed. On this newer portion four or five houses have been built or are now in process of construction. These are being built by Lars Mochau, an experienced builder.

Site For Model Home.

The newest streets in Hillcrest Manor are Hillcrest Road, which has been selected as the site for the model home, and Eastview Street. Two houses of Colonial design have just been completed on Hillcrest Road. They were built by Mr. Mochau. These new streets have not yet been taken into the outside fire district of East Hartford, but have the public service utilities of water, electricity and gas. Sidewalks are to be laid in the early spring and the roads are to be macadamized.