

THE MAGEE CARPET COMPANY

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TO: Mr. Harry L. Magee
FROM: Hurl Penman
DATE: February 24, 1964
SUBJECT: Reading Railroad Property

Dear Harry:

I wonder if it would be at all possible to secure copies of the lease agreement between Samuel Harrison & Sons, Inc. and Decker Bros. Possibly they were recorded. It would help us to know what agreements have been made by the lessor and lessee.

Yours,

Hurl

HWP:lb
cc/file

NO. NAME
"64" Mr. Britt Home - Pa

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JOHN Mc CONNELL

THE MAGEE CARPET COMPANY

BLOOMSBURG, PENNA.

To Members of Advisory

Customer

At

Subject

Desk HLM/d

Date March 2, 1964

For your consideration.

In the past few years we have been bringing engineers and specialists into the company and apparently the biggest problem is where to house them because of the fact that properties in and around Bloomsburg might be termed unavailable - - by properties I mean the desirable ones that might appeal to the newcomers.

I believe you will have to admit that we have had a lot of dissatisfaction on the part of the wives of the individuals as mentioned. It is with that thought in mind that I came up with an idea that I believe should be thought over and could be the answer to retaining the services of personnel that we will be continuing to bring into the organization. The attached papers are not in any manner purchase figures, but can be adjusted several ways in order to lower or raise the property itself.

This week while on my way to Scranton I stopped around to the display that J. Henry Pool has on Market Street in Kingston and I am attaching hereto a circular showing the Holiday Mansion pre-built home.

This home is made by Standard Coach Co. in Nanticoke.

The diagram as shown on the circular are for what is known as 20' in width home and are made up into two sections and trailed into the site, which has been prepared in advance by another contractor in which the services, such as gas, water, etc. have already been installed together with a cess pool and septic tank to conform with state health requirements.

Without getting into a lot of written matter, I would suggest that if this is of interest to members of Advisory that they pull out the bus some day and have an inspection of this home. I am quite sure you will be amazed at the compactness and the number of services that can be included into a property of this nature - - This is not a trailer house, instead it is actually width of two trailers, nor does it give the appearance of a trailer in any manner whatsoever.

These houses are built as you will notice that you can pick out the various types of finishes, appliances, etc. In fact they start at \$9500 and go up to \$17,000 depending upon how far you wish to go.

Erection of house time is one day or slightly over.

My recommendation is that the company first look it over and possibly erect from three to five of these on available lots with the idea that it could be rented to newcomers for a period of time that they wish to use it and that they further could have option to buy if they so desire.



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The investment of course is whatever the company would like to make it.
To the work sheet the following services which would not be included.

- A - The real estate.
- B - Cess pool and septic tank, additional \$500.
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- D - Cost of moving unit from Nanticoke to Bloomsburg. (This may appear on the work sheet)

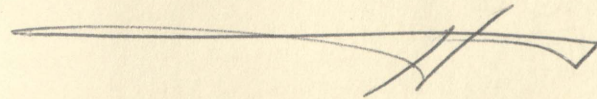
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In Grotz Addition are available 20 lots of which I have an investment of \$5,000, making cost of each lot \$250.

There is another type home very much like the above and sold by Millard Hunsinger, Mobile Homes on the new Bloomsburg-Berwick Highway. I have not checked these for comparison with the above.

As first paragraph indicated this is just for consideration and comments at a subsequent meeting.

Yours



Att.

RESIDENTIAL AND BUSINESS REAL ESTATE



JOHN Mc CONNELL

10

10

▶ POOL REALTY CO.

303 MARKET STREET KINGSTON, PA. TELEPHONE BUTLER 7-1196



February 27, 1964

Mr. Harry L. Magee, Chairman
Magee Carpet Company
Bloomsburg, Pennsylvania

Dear Mr. Magee:

I appreciate your interest in our pre-built Holiday Mansion Home and I am enclosing some brochures, pictures, and also a cost breakdown of how our home is sold.

You have expressed interest in a Basic Standard home, and therefore the following quotation is as per your request.

If I can be of any further service or obtain any other information for you I would be very happy to do so.

Sincerely,

Joseph H. Pool
POOL REALTY CO.

JP:h

RESIDENTIAL AND BUSINESS REAL ESTATE



JOHN Mc CONNELL

Standard Equipment and Specifications

Floors

- Vinyl Tile in kitchen and bath
- Linoleum Tile all other areas

Kitchen

- Cherry Wood Cabinets
 - Formica Counter Tops
 - 30" Gas Range*
 - Stove Canopy with Fan
 - Double Bowl Sink*
 - 12 cu. ft. Refrigerator*
- *Your choice of colors at no extra charge

Dining Room

- Cherry or Oak Paneling
- Built-in Corner Cupboard
- Pull-Down Modern Light Fixture
- Cathedral ceiling in living room and dining room

Living Room

- Oak or Birch Paneling
- Guest Closet

Bedrooms

- Birch Paneling
- Closet and Built-in Chest in each bedroom
- Modern Ceiling Light Fixture

Bathroom

- Modern Fixtures in your choice of colors
- Built-in Lavatory Sink with Formica top
- Tiled Walls around tub
- Paper Holder and Towel Bar
- Medicine Cabinet
- Linen Closet

Utility Room

- Gas or Oil Hot Water Circulated Baseboard Heating System
- Tankless Coil Domestic Hot Water Heater
- Space for optional Washer and Dryer
- Storage Cabinets

Miscellaneous

- Front and Rear Entrance Doors with Combination Aluminum Storm Doors
- Exterior Porch Light
- Awning Type Aluminum Windows throughout with Screens and Storm Windows
- Baked enamel Aluminum Siding
- Rain Gutters and Down Spouts
- Pitched Roof with Ventilated Attic
- Fully Insulated throughout

Special Construction Features

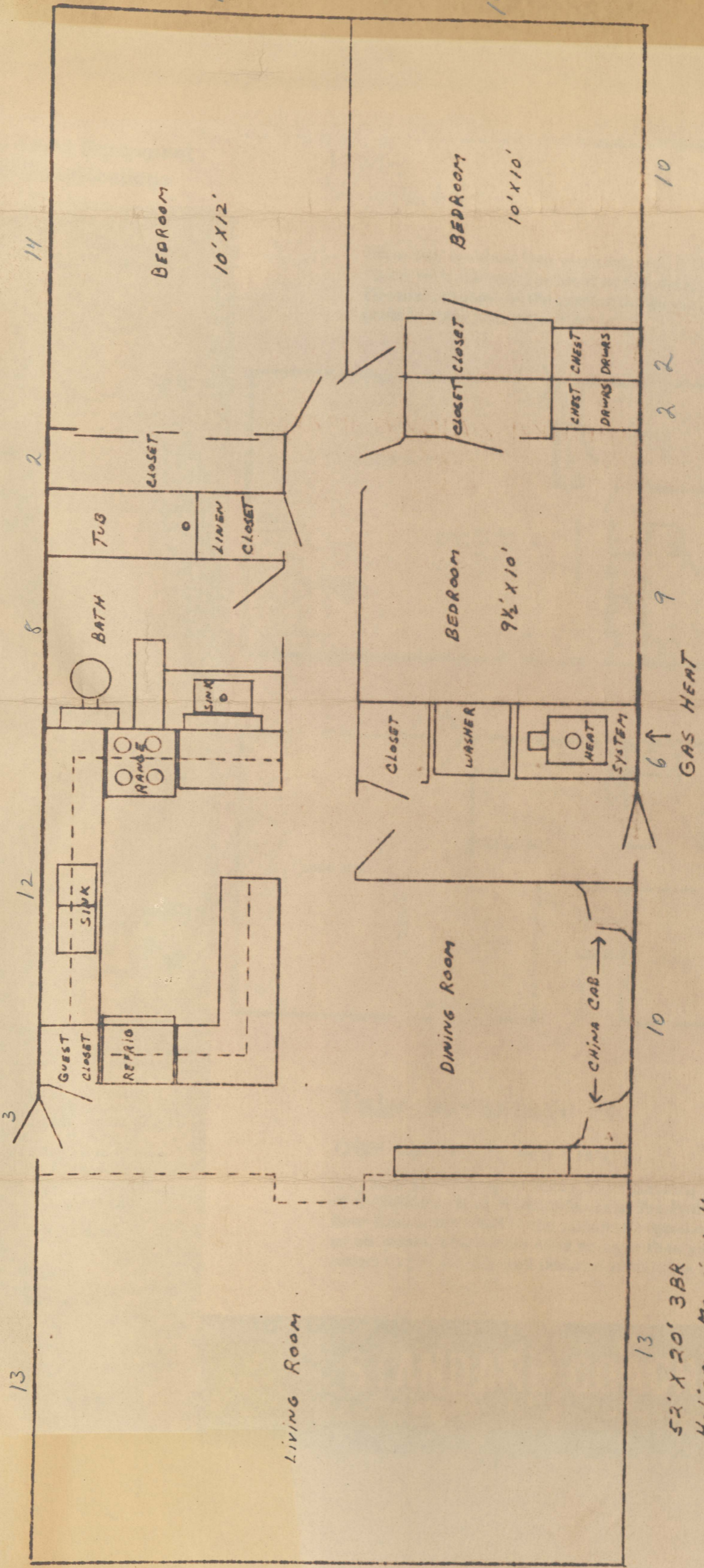
- Truss Type Rafters
- Exterior Walls and Floors sheathed with Insulation Board.
- Window Shutters with optional trim colors
- Frame for Foundation installation
- 100 AMP Electric Main Service Box
- Central Sewer Outlet
- Central Water Main Supply

Basic Home
20 x 52 \$10,359.

Optional Extras:

Patio Door	\$ 265.
Aluminum Awning	325.
Walnut Buffet Divider	100.
Half Bath	125.
Backer Board Siding	240.
Gabled Roof in Front	125.
Sunken Livingroom	500.

69' Pre-Built Home - Pool
John Mc Connell



52' X 20' 3BR
 Holiday Mansion Home
 Pool Realty Co.

69' Pre-Built Home - Pool
 JOHN Mc CONNELL

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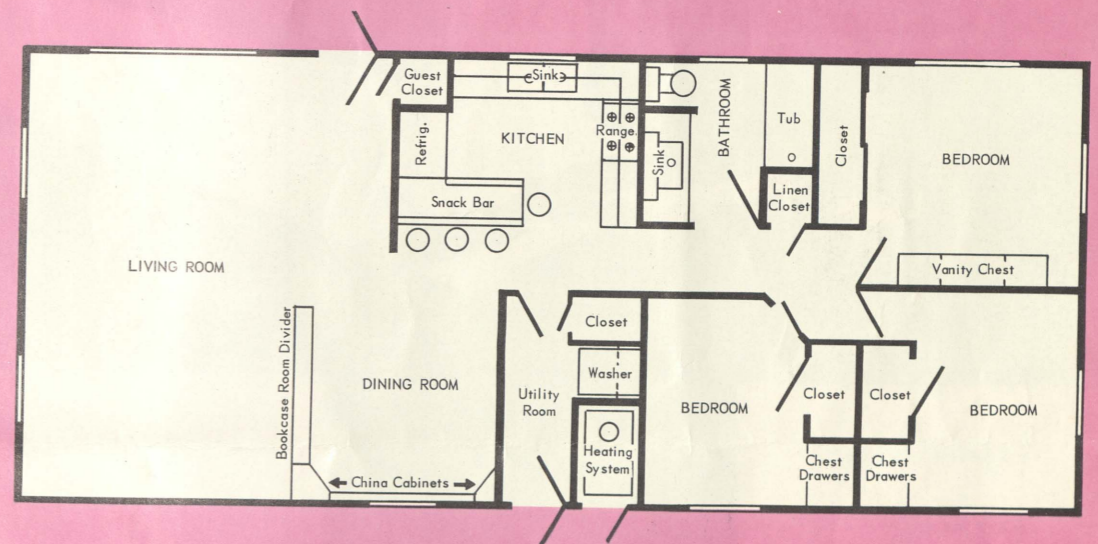
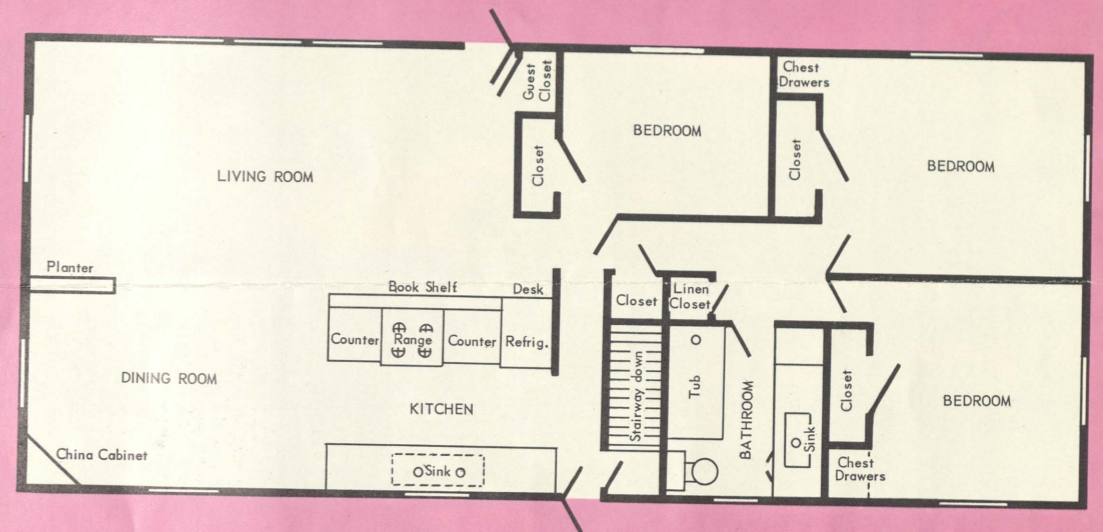
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J. Henry Pool Ins. Co.
MARKET ST. KINGSTON.

These two standard floor plans are both 3 bedroom homes with optional basement or foundation installation. However, changes in the interior design can be easily made to meet your requirements.



Take advantage of
our custom service...

You have probably spent many hours planning the home of your future. Most Holiday Mansion Pre-Built Homes have been constructed to the customer's specifications... so can yours. This service costs no more than you would expect to pay for any well designed production home.

STANDARD COACH CO.
371 West Union St. • Nanticoke, Pa.

694 Pre-Built Home - Pool
JOHN Mc CONNELL

You get a lot of livin' in the
Holiday Mansion Pre-Built Home



Spacious
living
areas

Built-ins
throughout
for all types
of storage

Baseboard
Hot Water
Heat

Kitchen
designed to
fulfill the dreams
of every woman

Genuine
Wood Paneling
in
every room

Separate
laundry
and
utility room

There's just no doubt about it—you get more livin' in a Holiday Mansion Pre-Built Home. Every inch of space is designed to give you maximum living comfort combined with utmost in efficiency.

Your home comes to you completely built... within a matter of hours your family will be settled and enjoying its luxuries. All the headaches of 'on site' construction have been removed.

Only the finest materials and name products are used throughout. Holiday Mansion Pre-Built Homes can be purchased completely furnished. A large selection of fabrics, furniture styles, and floor coverings are available as optional extras for you to choose from.

Grotz Estate

2/27/56 Bought from Dorothy Fenstermacher et al.

23 Acres 65 Perches

Purchase Price \$ 6000⁰⁰

4/10/59 Sold to Jay A. Fritz & Ruth M. Fritz
Land N.S. of 11.32 Acres -

Sale Price \$ 1000⁰⁰

8/5/60 Sold to Walter Beach & Mary Beach
lot #6 - Grotz addition. (126.26) 1000⁰⁰

Sold to Geo Roberts - lot #17 177.74

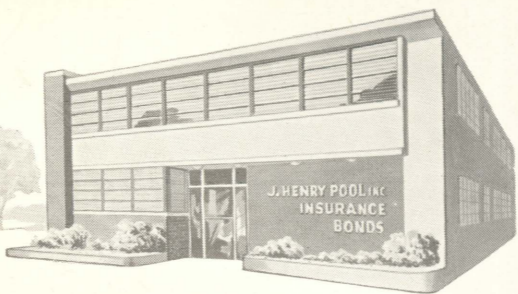
Sold to Diemer Lots Nos #7-8 304.88

Purch Price 6000⁰⁰

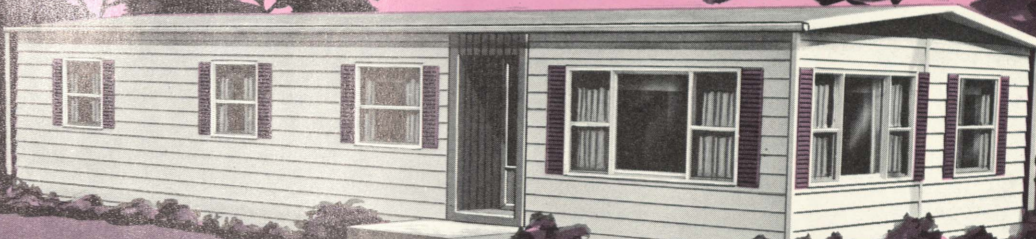
Sales - 1608.88

Book Value 4391.12

JOHN Mc CONNELL



of livin' in the
Mansion Pre-Built Home



POOL REALTY CO.
 303 MARKET ST., KINGSTON
 BU 7-1196

J. HENRY POOL, INC.
 Insurance - Real Estate
 AFTER WE SELL WE SERVE
 Phone: Code 717 - 287-1196

JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
1	2	3	4	5	6	7	8	9	10	11	12	13
14	15	16	17	18	19	20	21	22	23	24	25	26
27	28	29	30	31								

Spacious
 living
 areas

throughout
 for all types
 of storage

Baseboard
 Hot Water
 Heat

Kitchen
 designed to
 fulfill the dreams
 of every woman

Genuine
 Wood Paneling
 in
 every room

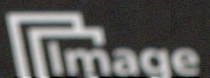
Separate
 laundry
 and
 utility room

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livin' in the
ion Pre-Built Home

PHONE KING. BU 7-1196

J. HENRY POOL, INC.
GENERAL INSURANCE - SURETY BONDS
POOL REALTY CO.

JOSEPH H. POOL

303 MARKET STREET
KINGSTON, PA.

POOL REALTY CO.
303 MARKET ST., KINGSTON
BU 7-1196



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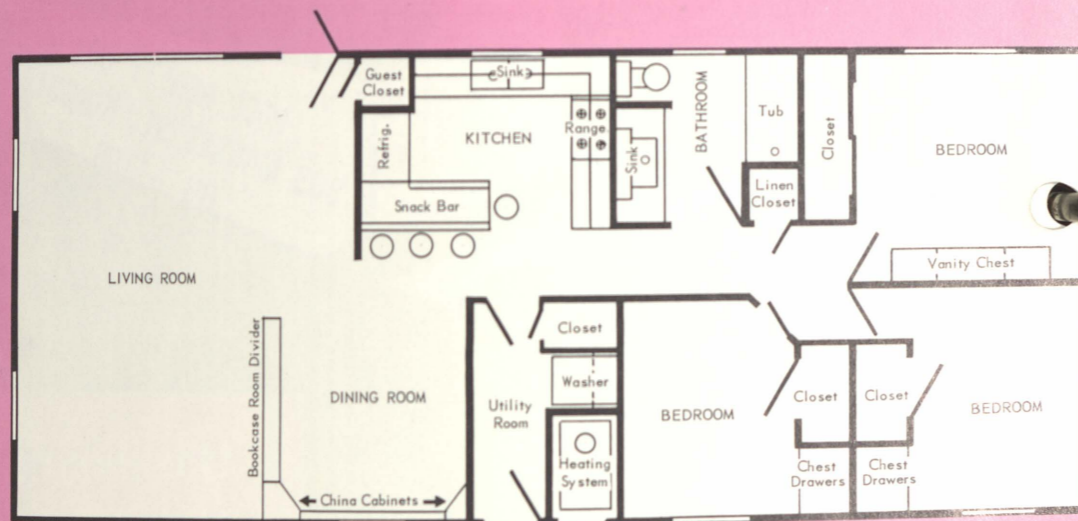
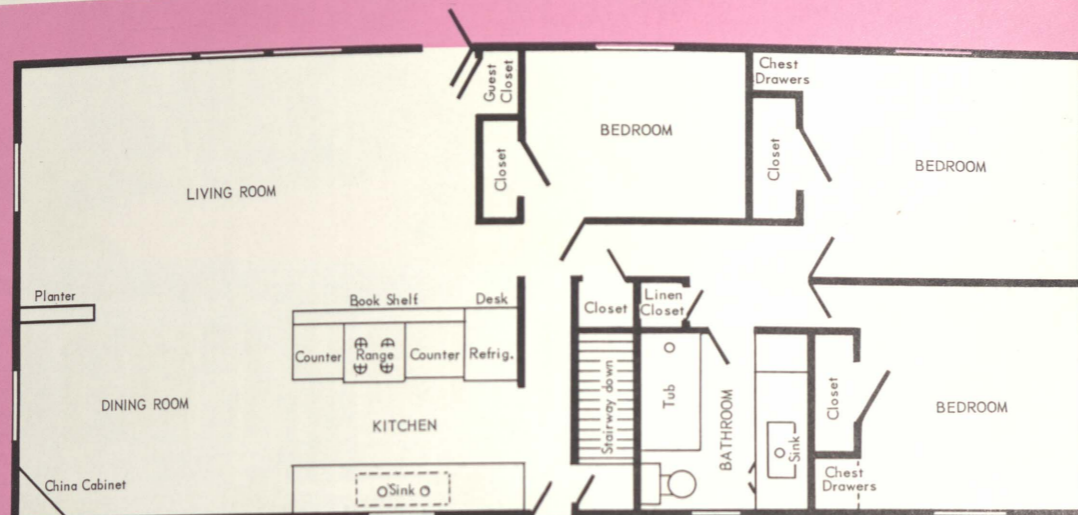
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These two standard floor plans are both 3 bedroom homes with optional basement or foundation installation. However, changes in the interior design can be easily made to meet your requirements.



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STANDARD COACH CO.

371 West Union St. • Nanticoke, Pa.

You get a lot of livin' in the *Holiday Mansion* Pre-Built Home



POOL REALTY CO.
303 MARKET ST., KINGSTON
BU 7-1196

Spacious living areas

Built-ins throughout for all types of storage

Baseboard Hot Water Heat

Kitchen designed to fulfill the dreams of every woman

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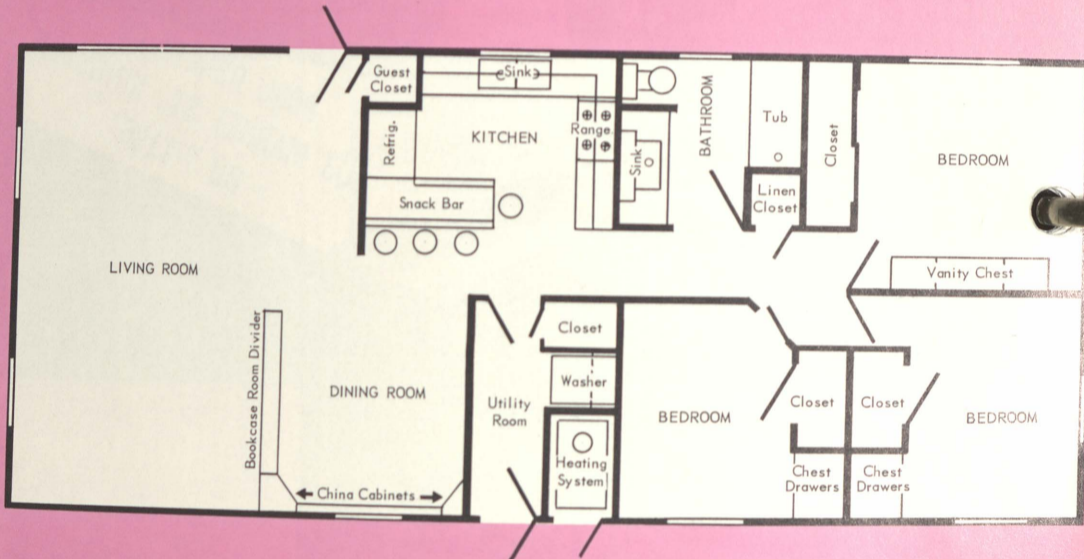
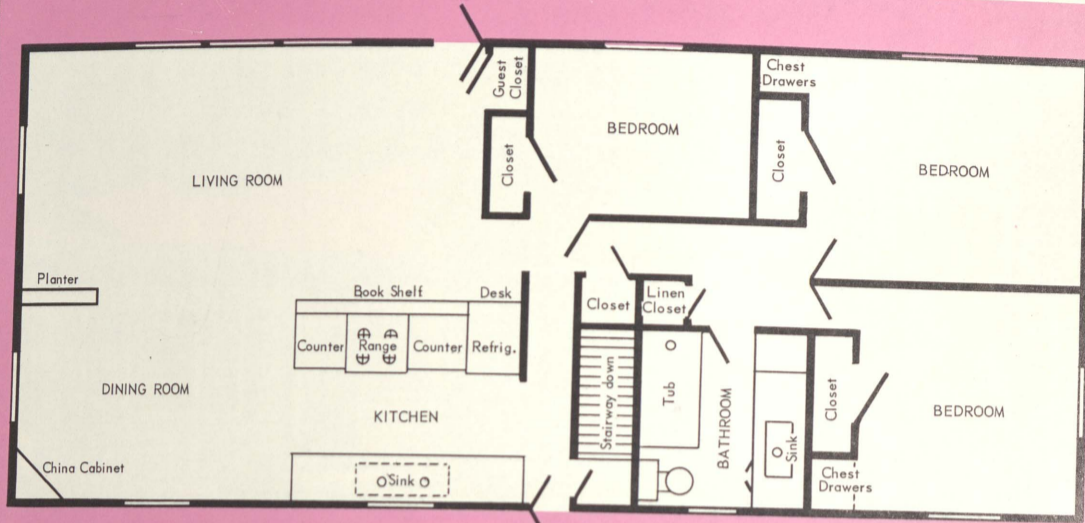
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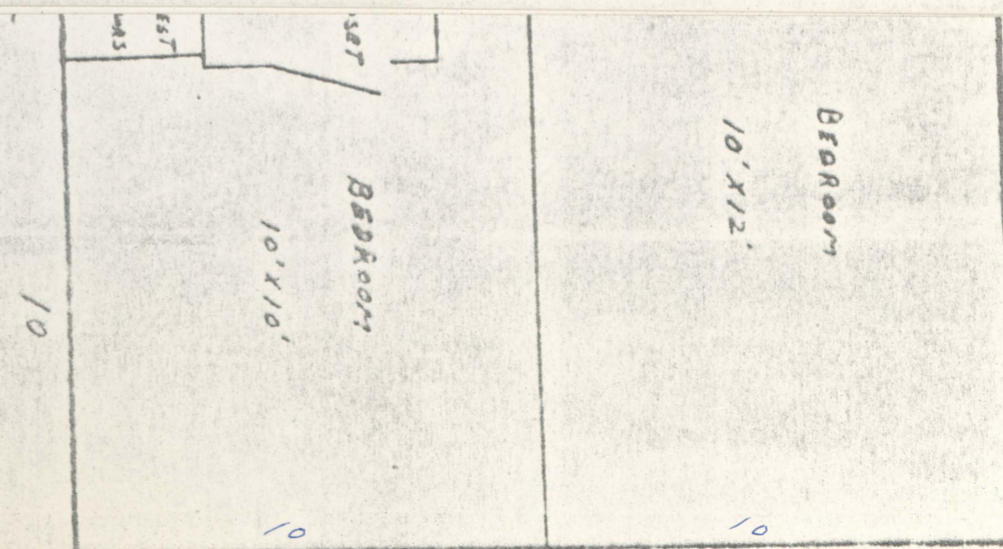
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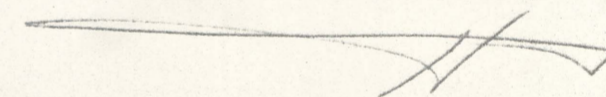
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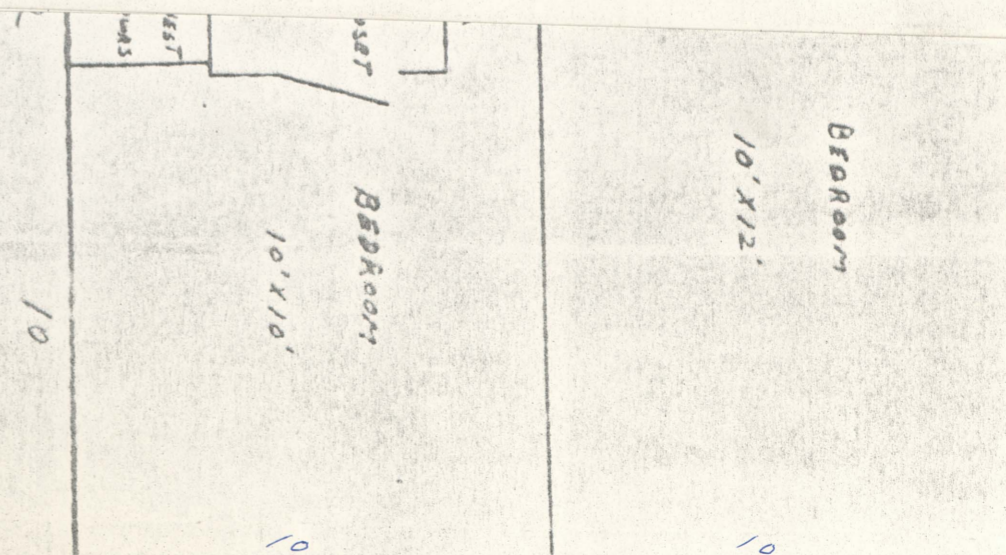
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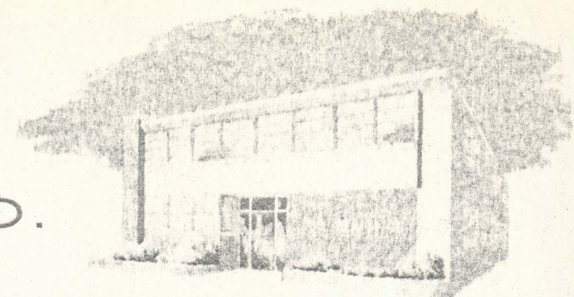


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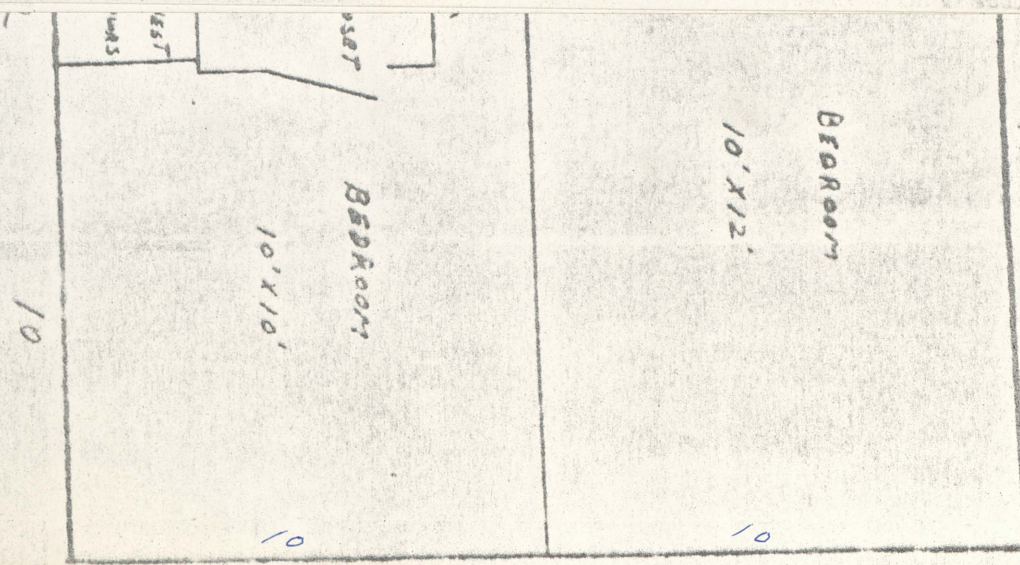
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- Fully Insulated throughout

Special Construction

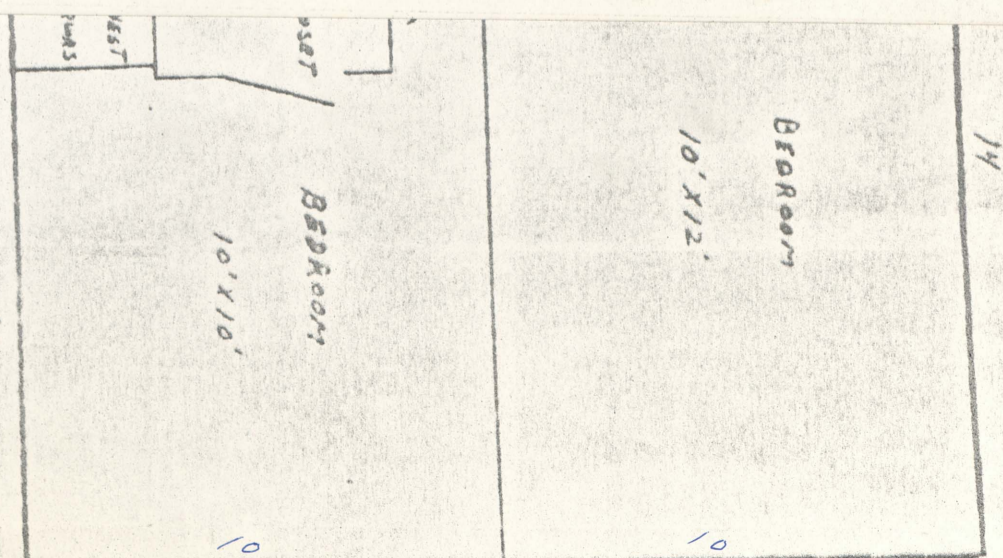
Features

- Truss Type Rafters
- Exterior Walls and Floors sheathed with Insulation Board.
- Window Shutters with optional trim colors
- Frame for Foundation Installation
- 100 AMP Electric Main Service Box
- Central Sewer Outlet
- Central Water Main Supply

Basic Home
20 x 52 \$10,359.

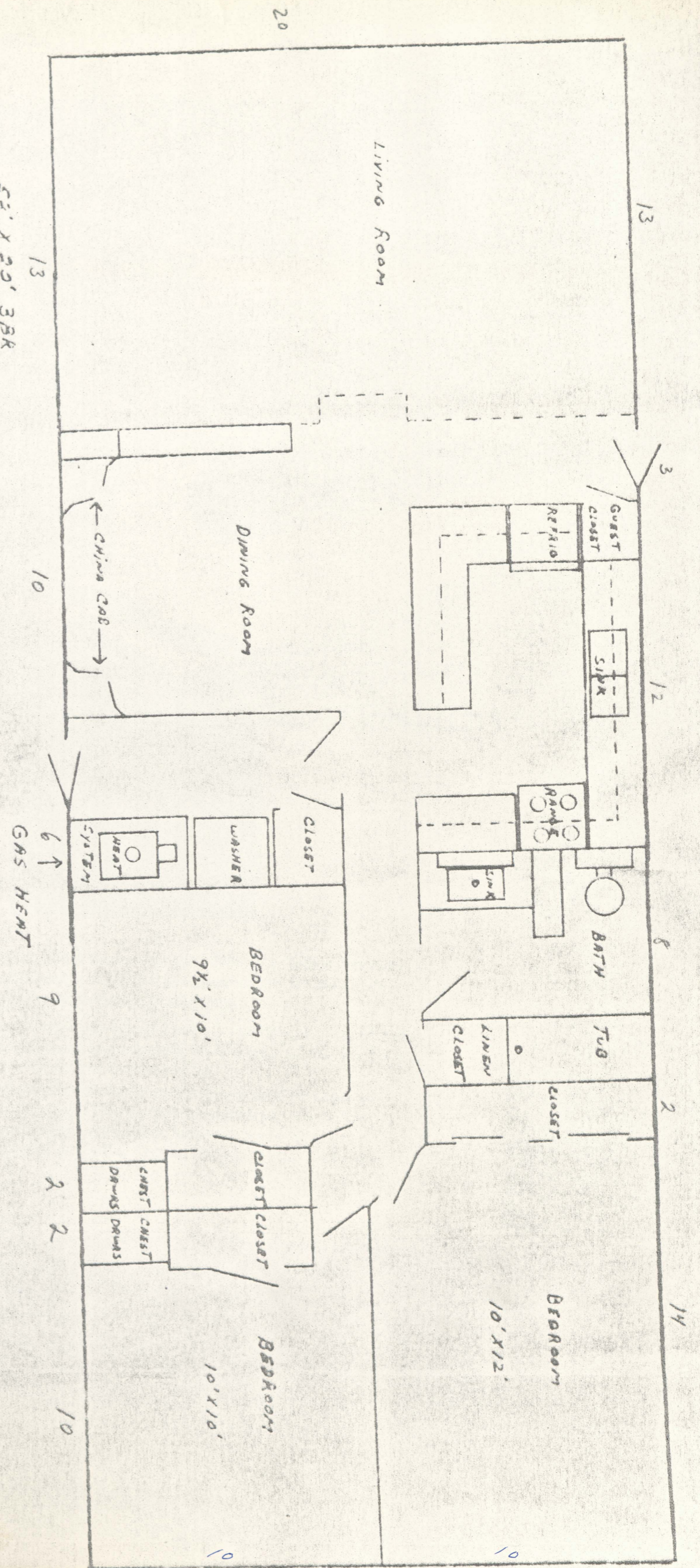
Optional Extras:

Patio Door	\$ 265.
Aluminum Awning	325.
Walnut Buffet Divider	100.
Half Bath	125.
Backer Board Siding	240.
Cabled Roof in Front	125.
Sunken Livingroom	500.

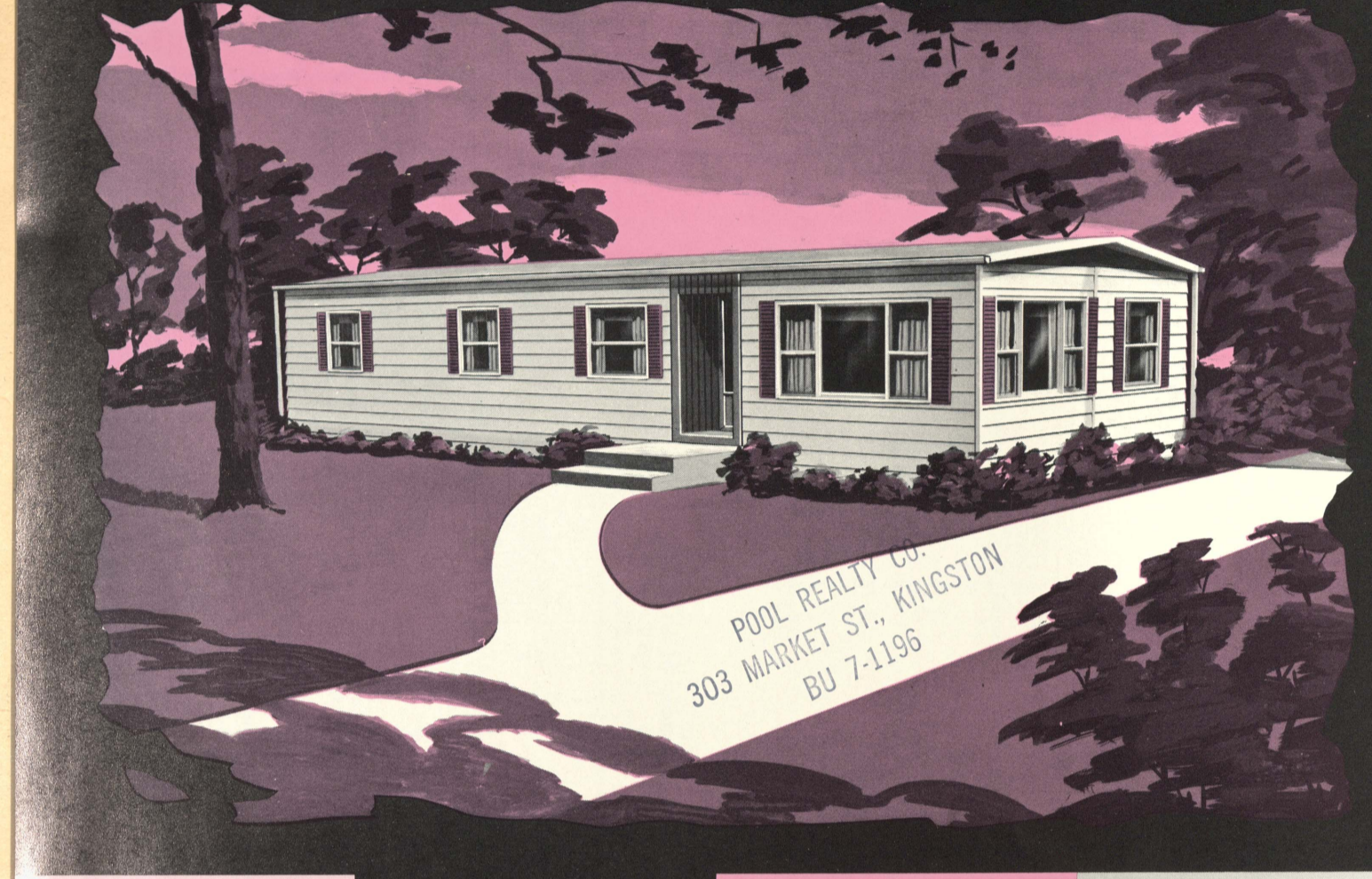


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52' X 29' 3BK
Holiday Mansion Home
Pool Realty Co.



You get a lot of livin' in the
Holiday Mansion Pre-Built Home



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Spacious
 living
 areas

Built-ins
 throughout
 for all types
 of storage

Baseboard
 Hot Water
 Heat

Kitchen
 designed to
 fulfill the dreams
 of every woman

There's just no doubt about it—you get more livin' in a Holiday Mansion Pre-Built Home. Every inch of space is designed to give you maximum living comfort combined with utmost in efficiency.

Your home comes to you completely built . . . within a matter of hours your family will be settled and enjoying its luxuries. All the headaches of 'on site' construction have been removed.

Only the finest materials and name products are used throughout. Holiday Mansion Pre-Built Homes can be purchased completely furnished. A large selection of fabrics, furniture styles, and floor coverings are available as optional extras for you to choose from.

Genuine
 Wood Paneling
 in
 every room

Separate
 laundry
 and
 utility room

JOHN McCONNELL

Standard Equipment and Specifications

Floors

- Vinyl Tile in kitchen and bath
- Linoleum Tile all other areas

Kitchen

- Cherry Wood Cabinets
- Formica Counter Tops
- 30" Gas Range*
- Stove Canopy with Fan
- Double Bowl Sink*
- 12 cu. ft. Refrigerator*
- *Your choice of colors at no extra charge

Dining Room

- Cherry or Oak Paneling
- Built-in Corner Cupboard
- Pull-Down Modern Light Fixture
- Cathedral ceiling in living room and dining room

Living Room

- Oak or Birch Paneling
- Guest Closet

Bedrooms

- Birch Paneling
- Closet and Built-in Chest in each bedroom
- Modern Ceiling Light Fixture

Bathroom

- Modern Fixtures in your choice of colors
- Built-in Lavatory Sink with Formica top
- Tiled Walls around tub
- Paper Holder and Towel Bar
- Medicine Cabinet
- Linen Closet

Utility Room

- Gas or Oil Hot Water Circulated Baseboard Heating System
- Tankless Coil Domestic Hot Water Heater
- Space for optional Washer and Dryer
- Storage Cabinets

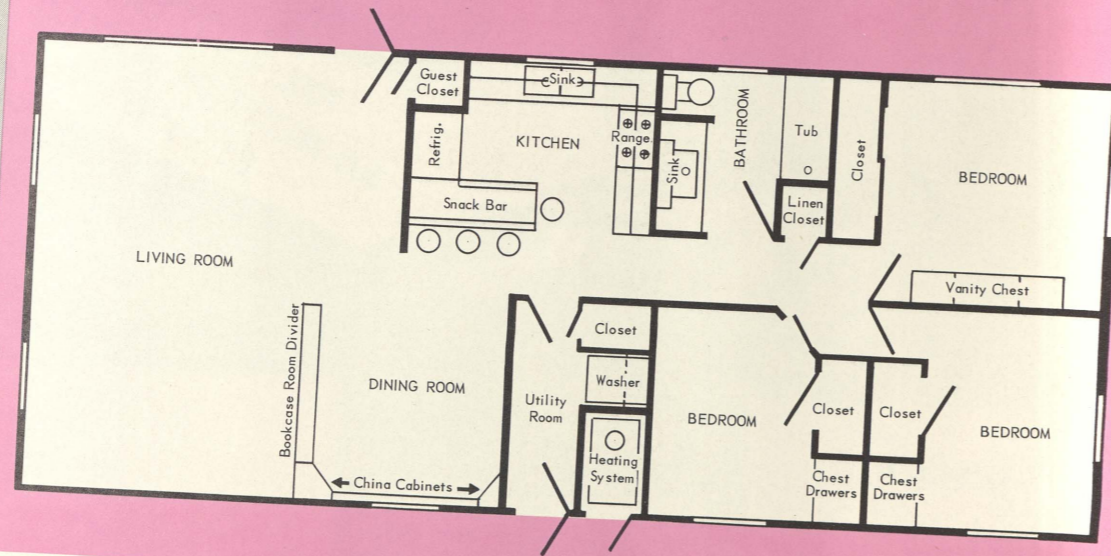
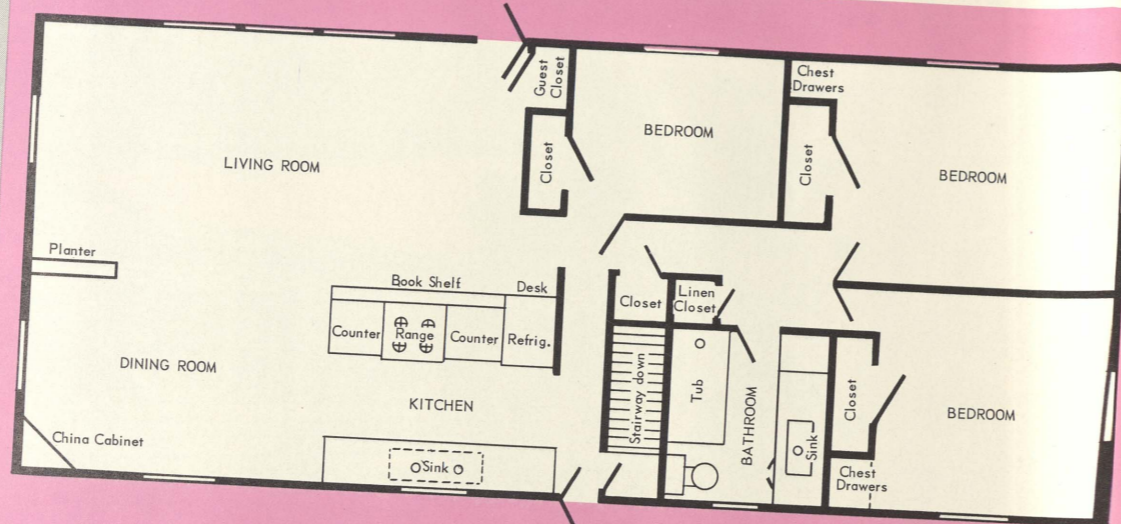
Miscellaneous

- Front and Rear Entrance Doors with Combination Aluminum Storm Doors
- Exterior Porch Light
- Awning Type Aluminum Windows throughout with Screens and Storm Windows
- Baked enamel Aluminum Siding
- Rain Gutters and Down Spouts
- Pitched Roof with Ventilated Attic
- Fully Insulated throughout

Special Construction Features

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These two standard floor plans are both 3 bedroom homes with optional basement or foundation installation. However, changes in the interior design can be easily made to meet your requirements.



Take advantage of our custom service...

You have probably spent many hours planning the home of your future. Most Holiday Mansion Pre-Built Homes have been constructed to the customer's specifications... so can yours. This service costs no more than you would expect to pay for any well designed production home.

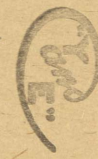
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