4. Across 33rd St. at #3208 First Ave is the Reichert Cottage, built by John Berner in 1900. A Central Guard Station was built on 21st St. in the 1930s, renovated in 1940 to house the police force on the Pier before moving to its current location.

5. Across First Avenue, on the block between 33rd & 34th Streets, was George Rummel’s Peermont Hotel. After just 3 months under construction & costing $25,000, it opened in 1889, the same year and just one street west of the Peermont Hotel, was where George Rummel built The Peermont Hotel which he managed and owned for several years. It was also a building contractor. In May 1889, Sawyer’s wife Harriet died leaving behind two children.

6. Heading North on First Ave. on the pavement outside of #3265, there used to be a hoofprint from one of later Mayor, Gilbert Smith’s (Mayor from 1902-1925) cows, but the sidewalk has since been replaced.

7. #3249 is the Ridley house, known as the Ridley house, John Berner and designed by Jules Desordes. It was known as the Ridley house, originally beachfront on 32nd St. but moved due to tidal encroachment. It is behind #3308 First Ave. and #3088 First Ave, a survivor of the remaining 1950s & 1960s homes.

8. Just down West 32nd St. (left) ABICO President George Rummel had his office. It was an interdenominational Union Church, which became the Peermont Methodist Episcopal Church in 1895, changing in early 1960s to First Methodist Episcopal Church of Avalon and then to First United Methodist Church of Avalon, before closing as a Church in 1965.

9. #3188 First Ave, one of Avalon’s oldest homes was built by John Berner in 1900.

10. #3085 First Ave, a survivor from even earlier, built for Charles Wilkinson of ABICO in 1890.

11. Alongside the Beach Patrol is Mile Island’s last remaining B&B’s. The Peermont Hotel was under construction in 1880s when Col. Henry Sawyer went there to become manager and owner for several years.

12. South corner of 31st & Dune (where the architect’s offices are now) is the site where ‘Old Limerick’ the Leaming Homestead was said to have been built in the 1780s by the sons of Aaron Leaming. It was the island’s first Limerick built in the 1780s by the sons of Aaron Leaming, 7 Mile Island’s first owner. It was one of the very first buildings on the island.

13. #166 30th St. built in early 1900s, in its original condition.

14. On the corner of 30th and First is the ‘Sealark.’ Built as a classic Victorian home in 1901, it is believed to have first operated as a guest house in the 1920s under the ownership of William Pancoast who named it The ‘Sealark.’ Today it is 7 Mile Island’s last remaining BAB’s.

15. Continuing south on First Ave, notice its 3148 & 3149, perfect examples of Avalon’s remaining 1950s & 1960s homes.

16. #3246 in the vicinity of today’s #s 25-35, Amos & Emma Highfield opened up a Confectionery & Ice Cream store in 1910, capitalizing on its prime beachfront location, they also added a bathhouse.

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18. Across Avalon Ave is the Avalon Beach Patrol HQ, also finished on this site in 1972. The first building used by the Beach Patrol was a men’s bathhouse on the beach between 21st & 22nd Streets. 4 protected beaches were maintained from here - 11th, 17th, 21st & 32nd St. beaches.

19. A Central Guard Station was built on 21st St. in the 1930s, renovated in 1940 to house the growing squad of lifeguards maintaining 10 protected beaches by 1960. 1969 saw the Beach Patrol operating out of Marine Room above the movie theatre on the Pier before moving to today’s site.

20. Alongside the Beach Patrol is today’s Boardwalk. Peermont’s Boardwalk of 1881 was the town’s second, the north end beach level Boardwalk being built in 1886. It was built flush with the beach and originally ran in front of the Peermont Hotel on the 34th St. side. By 1903, it had succumbed to the forces of nature, & the north end boardwalk was also in danger. So, in 1913 the town’s first elevated continuous boardwalk was built from Second Ave at the north end to 37th St. in Peermont - a full 2 miles long. In January 1915, a tremendous storm damaged the Boardwalk from Second Ave to 8th St and from 32nd to 37th Streets, plus some sections in between. Repairs were made in the mid-1920s but up until the early 1950s the Boardwalk ran just over one mile from 8th St to 32nd, shortly thereafter being reduced to the Boardwalk we know today - running from 21st St to 32nd St.
In October of 1888, Philadelphia entrepreneur George Rummel and the Avalon Beach Improvement Co. (ABICO) purchased from Joseph Wells a 17 block area of Seven Mile Island, from 25th St. to 42nd St. The tract excluded the vast beachfront, but included large areas of boggy meadowlands west of Third Ave. This section of Seven Mile Island became known as the ABICO tract.

Rummel’s first priority was to build a hotel, which he named “The Peermont.” The Railroad station which went up at the same time also became known as Peermont, and so the ABICO tract followed suit. Peermont was on the map.

Building lots were very quickly offered for sale, so many that those in the Avalon section, began to feel somewhat left behind. Lots were also sold & bought in the meadowlands between Third & Fourth Avenues, on the assumption that they would be drained, filled, graded and curbed. Unfortunately, 25th Street to Gravens Thoroughfare was the only roadway made passable. Rummel did, however, tear down the dunes, fill in and grade ponds and marsh areas along the beachfront section of the ABICO tract, in order to build a seawall, then a boardwalk.