

CHESTER TIMES – March 8, 1913

BUILDING AND REALTY NEWS – Fifteen New Houses, Store, Garage and Two Factory Buildings for Chester – City and County Activities

Several new building operations have been reported in Chester and Delaware County during the past week. The extreme cold weather of the past few days interfered with some of the activity in the county, the workmen in some instances being forced to suspend work temporarily. With the moderation of the weather the work will be again taken up with renewed vigor.

F. H. Shiland will erect an addition to the plant of the Chester Paper Company, a subsidiary concern of the Scott Paper Company of Philadelphia, which operates a plant at the foot of Market Street in this city. H. Louis Morris will build an inexpensive building at the plant of the American Steel Foundries. Captain James C. McMaster will build a store and dwelling property in the Eleventh Ward. J. A. Wood will erect a garage at Twenty-second and Howard Streets. The Duplex Metals Company will build a two-story steel and brick building at its plant. S. R. Bell will build four new dwellings in the Eighth Ward. Several other minor operations are contemplated.

In several of the county boroughs builders are active at this time. Marcus Hook, Clifton Heights, Media, Eddystone, Leiperville, Upland, Wallingford, Cynwyd, Lansdowne, Lester, Essington and other places are all busy. Several real estate transfers were made during the week. A number of building permits were issued in Chester. J. Irvin Taylor will also build ten houses in the Second Ward of this city.

IN THE CITY – The concrete first floor of the new \$30,000 by-products house of the John J. Buckley Company, West Second Street, near Market Street, near Market Street, has been poured, as have the foundation walls.

Practically all of the concrete and brick work has been completed on the new \$30,000 beef house of Swift and Company at 17, 19, 21, and 23 East Second Street. Bricklayers are now filling in the second story front with brickwork and this is three-fourths completed.

The forms are being removed from the concrete bases for the floors and elevated tramway tracks at the new wharf of the Beacon Light Company, off Front Street between the Chester Shipping Company and the Consumers Ice and Coal Company's properties.

Failure of material to arrive has again delayed the workmen on the new municipal recreation pier at the foot of Market Street. The work should be finished within another week.

The dwelling that Samuel Lax is building on Welsh Street, above East Second Street is now under roof.

Workmen in the employ of Oliver Brothers, contractors, started yesterday to place the mammoth double "I" beam at Greenberg Brothers' new motion picture theater at 311-13 Market Street. The work will be completed on this today. The beam is forty feet long, about two feet high, and will support all of the front brickwork of the three-story building above the first floor. The structure will be ready for occupancy about March 25.

All of the first floor frames have been set and the brick work is progressing on the new \$38,000 annex to the Chester post office, Fifth and Welsh Streets.

J. Irvin Taylor has about completed the foundation walls for the store and dwelling property that he is building on Edgmont Avenue just south of the Pennsylvania Railroad viaduct.

Contractor Samuel Seivard recently fitted up the store at 203 Market Street for Cha Qui Lou, who is making preparations to open a laundry in the place.

John T. McCain, proprietor of the restaurant at 291 Market Street has remodeled the interior.

At an early date it is expected that a new Baptist Mission will be erected at the corner of Green Street and Morton Avenue, where the Baptists own a lot of ground fronting on Green Street extending back on Morton Avenue to Larkin's Alley, a public thoroughfare. There is a residence and store on the rear end of the lot, but ample space in the rest of the plot is a good-sized building and it is the hope of the Baptists to have a substantial building and place of worship erected there at no distant day.

The proposed building enterprise of J. Irvin Taylor at Thirteenth and Crosby Streets, started this week, will be a good improvement for that immediate neighborhood, where there is a demand for homes of that class. Work is progressing on the excavations and the foundations will be under way in a few days. These houses will be of much convenience to employees of the Southern Pennsylvania Traction Company, as they are to be located in the rear of the car barn and close to the reporting station of the men who are fortunate enough to purchase or lease the new properties. They will be modern and up-to-date little homes and just suited to the average mechanic who does not want to spend all his wages for house rent.

Contractor Morris Plumley has placed the doors on the new addition to the engine house of the Good Will Fire Company and the place is now enclosed so that this building can be kept warm while the interior work is being completed. The finishing touches will soon be added and the company will make arrangements to dedicate it and go after that new engine desired in the upper section of the city.

Contractor William Ward's four new houses at Fourteenth and Esrey Streets are progressing gradually. The concrete foundations are being laid and the bricklayers will get busy in a few days.

WEST END OPERATIONS The basement for the new Bethany Presbyterian Sunday School building, at Sixth Street and Highland Avenue, is under roof and it is expected that the structure will be ready for occupancy on Easter Sunday when the regular services will be held in the new building. When the remaining portion of the Sunday school building is completed the basement will be used for social purposes and as the headquarters of the boys' gymnasium club connected with the church.

The blast furnace at the Delaware River Steel Casting Company's plant, at the foot of Wilson Street, was recently placed in operation, after being idle for several weeks. After the furnace was blown out, it was thoroughly repaired by a force of bricklayers and other classes of artisans. The furnace is now thoroughly modern in every respect.

The eight modern two-story dwelling, erected on Flower Street, above Sixth, by J. Horace Witzil, the real estate operation of 1806 West Third Street, are rapidly nearing completion and it is expected that they will be ready for occupancy within about two weeks. These dwellings are now in the hands of the painters.

Operations was recently started on the stone work for the foundations of four dwelling houses on Fourth Street, West of Palmer, by Contractor Francis Moore, who has also staked off ground for four two-story houses to be built at Fourth and Hayes Streets.

Contractor Samuel A. Hewes is still at work on the foundation walls for the erection of seven dwelling houses on Third Street, West of Townsend. The deep

excavation is also being filled in with dirt from the American Steel Foundries. The new house will be two-story brick structures and will be equipped with all modern conveniences.

Captain James C. McMaster, the news dealer of 303 Hayes Street, contemplates the election of a large store building and swelling on a lot adjacent to his present property. The tract of land referred to is admirably adapted for the proposed building improvement. Captain McMaster expects to have one of the finest store buildings in the western section of the city.

BUILDING PERMITS – The following building permits were issued by Building Inspector Terryl T. Williams:

A. Wunderlich, seven two-story dwellings on the north side of Graham Street between Market and Welsh

William L. Deveny, two two-story brick dwellings on the south side of Fourth Street between Townsend and Palmer

J. A. Wood, a garage on the northeast corner of Twenty-third and Howard Streets

Lawrence Murray, one story brick building on the east side of Central Avenue, between Fifth and Sixth Streets

Simon Burner, six two-story brick dwellings on the north side of Front Street between Market and Welsh

H. Louis Morris, frame store house covered with corrugated iron on the north side of Fourth Street between Highland Avenue and Thunlow Street

Francis Moore, four two-story brick dwellings on the north side of West Fourth Street between Palmer and Ward

William J. Hewes, two two-story brick dwellings on the west side of Highland Avenue between Eleventh and Twelfth Streets

F. H. Shiland, a steel and iron addition in the Chester Paper Company's plant on the east side of Market Street below Front

Samuel R. Bell, four two-story brick dwellings on the north side of Fifth Street, between Lloyd and Pusey

Duplex Metals Company, two-story brick and steel building on the south side of Front Street between Pusey and Lloyd

W. L. Deyeney, three two-story brick dwellings on the south side of Sixth Street, between Booth and Harwick

IN THE COUNTY – Realty operators and builders throughout the Eastern Delaware County Boroughs look forward to a big season and report that already many inquiries have been made for sites and dwellings, indicating that the spring rush for suburbs is well at hand.

Every broker is as busy as possible and the activity in realty transfers and in building operations indicates that another banner year is at hand. From now on up until the end of June, the suburban brokers expect to do a big business and have made every preparation for it.

Building operations during the past week have been somewhat hampered by reason of the cold weather, especially on some of the larger operations. Excavation work was considerably checked, but it is reported that the operations now under way will be ready for the annual exodus of city dwellers seeking home sites in the suburbs.

Considerable building activity has been manifested in Media and Marcus Hook, Leiperville, Eddystone, Collingdale, Prospect Park, and other boroughs, due to the great industrial movement on in several sections of Delaware County, with the promise that the beginning is only a starter for many other industrial buildings, dwellings and stores to follow.

Wawaset Tribe, No. 172, Red Men of Marcus Hook, will erect a building on a lot that it has owned in the borough for the last twenty years, at Tenth and Market Streets. The new structure will have a frontage of 60 feet with a depth of 40 feet, and will combine a hall, apartments and an auditorium and lodge rooms.

In the same borough, H. Louis Morris will shortly break ground for the new sub-station for the Beacon Electric Light Company.

The sixty-five acre farm of Lewis G. Howard on the Providence Road and Gradyville Road near Newtown Square has been sold to William E. Weber of Rydal.

The contract has been awarded to William Provost, Jr., of Chester for an acid house to be built by the American Viscose Company at Marcus Hook. The building is to be of brick, one story in height with a slag roof.

Pelham Harding of Narberth is contemplating the erection of a residence at Cynwyd. The building is to be of stone and frame, two and a half stories high, 30 x 45 feet, with slate roof and electric lighting.

Furness Evans and Company, Philadelphia, architects, are taking bids on the new residence, garage and greenhouse that Walter Rogers Furness of Wallingford is going to build in Upper Providence.

Miss H. Walker of Wallingford contemplates alterations and an addition to her home at that place. Following the improvement the residence will be of brick and plaster three stories high, shingle roof, hot water heating, etc.

The severe cold weather yesterday caused the stone masons, carpenters and bricklayers at the new Court House to suspend work for the day.

DELAWARE COUNTY REALTY – Considerable attention was attracted to the suburban real estate market last week by the sale of four acres, the rear portion of the Haverford estate of Frederick Sylvester. This tract fronts on Glen Wynne Avenue, and runs through to Gray's Lane, being in a section of the Main Line where values have gone skyward in the last few years. Hence the interest.

The property sold is almost within a stone's throw of the John Wallace property, purchased by Thomas P. Hunter about four years ago at the rate of \$25,000 an acre, and is also adjacent to land which has sold at from \$18,000 to \$20,000 an acre for just the bare ground without a vestige of improvement, while an adjoining property including two acres and the building thereon, sold recently for \$65,000.

It has not been many years since property, particularly unimproved, in even the best suburban sections, sold for very much less, and in many localities continuous to the Main Line land, can be bought today at from \$3000 to \$5000 an acre.

The automobile has had a potent influence in the development of the suburbs, particularly points lying at the distance of a mile or so from railroad stations and the demand for residences selling at \$20,000 and upward is almost as great now as it was some years ago for properties selling at a quarter of this sum.

TREND TO SUBURBS – In fact, fashionable Philadelphia is no longer wedded to its town house, as is evident from the fact that property has sold frequently in the

fashionable residence section in the last few years for less than its assessed value. The times have changed, and customs with them, many families, nowadays, living in the suburbs throughout the entire year, and simply coming to town for social functions remaining overnight at hotels or in apartments, while others keep their town houses open during the winter social season only.

It is this demand by the wealthy for country houses which has caused the great increase in suburban values, and has made owners of acreage tracts in desirable locations rich. Opportunities for investment in growing sections at prices which will be sure to increase in a few years, netting purchasers a handsome profit, are by no means all gone, the men who make a specialty of suburban real estate declare, although desirable locations near stations are becoming limited, compared with conditions a few years since.

An instance of judicious buying is furnished in the purchase of a large tract known as the Simpson estate, bought in 1910 for \$300,000, or at the rate of \$11,411 an acre. Within the last year the purchaser has sold small acreage in this property for from \$18,000 to \$20,000 an acre.

Another suburban sale of considerable interest was that of the Lewis G. Howard farm of 650 acres at Providence and Candyville Roads, Delaware County, purchased by William E. Weber of Rydal, who also bought the Register farm of 157 acres, adjoining about a year ago.

This sale is interesting, as an indication that more people, day by day, are realizing the fact that a judicious real estate purchase is the best, safest and most profitable investment that can be made.

LARGE LAND OWNERS STILL HERE - It also indicates that while the tendency in some localities has been toward the division of large estates into smaller holdings for development as home sites, the large landed proprietor is by no means a thing of the past.

In fact a great many wealthy men have bought large tracts in this section of Delaware County, one of the most noteworthy instances being Samuel M. Vauclain, who acquired more than 500 acres of contiguous farms about a year ago, and has converted them all into one big estate.

REAL ESTATE TRANSFERS

Haverford - James P. Rothwell, Jr. of Philadelphia to Merion Cricket Club Golf Association of Pa., tract of 19 647-1000 acres subject to \$14600 mtge. Nom

Wayne - Charles F. Bower of Philadelphia to George H. Stetson of Cheltenham, store and frame house and lot 74 by 250 feet, also tract of 2-5 of an acre. Nom

Chester - Elliston Perot, et al, Exas of Pa. to Daniel E. Casey of Chester, truck, house and lot 17 by 146 feet on Third Street \$725

James B. Taylor of Upper Chichester to John Rospol and wife of Chester, brick and lot 30 by 120 feet, on East side of McIlvaine Street, \$2100

Media - Emma F. Porter of Philadelphia to Margarita H. Ciemson of Media, brick house and lot 40 by 150 feet on northerly side of Fourth Street, \$2500

Drexel Hill - Lillian E. Cope of Drexel Hill to Harry Watts of same place, lots No642-644, \$750

Chester - Marietta Mearns of Chester to Joseph F. Stringer of same place, brick house and lot 25 by 92 feet on northwest side of Providence Ave., \$2800

Highland Park - John H. Storer of Waltham to Harry R. Oliver of Philadelphia, lot No.539-540, Nom

Warwick Annex – Robert T. Paine of Boston to Bernard Keenan of Eddystone, lot no 49, \$120

Chester – J. Irvin Taylor of Chester to Lillie Atkins of same place, brick house and lot 16 by 122 1-2 feet on south side of Ninth Street, \$3500

Chester – Daniel Dougherty of Chester to J. Irvin Taylor of same place, ten brick houses and lot on Thirteenth Street, subject to \$18,000 in mortgages, \$5000

Lansdowne – Robert S. Ivy of Shanghai, China to Robert H. Ivy of Lansdowne, lot 60 by 211 feet, Nom

Collingdale – Raymond H. Pittman of Philadelphia to Adelaide M. Dickinson of same place, lot 50 by 100 feet, Nom

Sharon Hill – J. Franklin Winner of Philadelphia to Charles H. Tuppenny of Sharon Hill, brick store, house and lot 24 by 200 feet, \$4000

Folsom – Livingston Realty Co. of Pa. to Andres Krasowski of Folsom, lot nos. 239-240, \$650

Upper Darby – Henry E. Eby of East Lansdowne to Joseph B. Moros of New York, lot 40 by 100 feet, \$600

Highland Park – Laura M. Watkin of Philadelphia to Ella S. Dennison of same place, lot nos. 744-745, Nom

Colwyn – Josephine L. Hibbs of Philadelphia to Edward A. Johnson of Colwyn house and lot 25 by 100 feet, \$2875

Upper Darby – Hannah A. Fitzgerald of Atlantic City to Thomas A. Scanlon of same place, lot nos. 494, 495, 496, 497, \$2000

Ridley Park – William H. Flanders of Philadelphia to Roger Haydeck of Philadelphia, lot 100 by 125 feet, also lot 50 by 140 feet, nom

James Tongue of Philadelphia to J. Reed Tongue of same place, buildings and lot 70 by 127 feet, nom, subject to \$3500 mortgage

Tinicum – W. Linten Landrett of Philadelphia to Peter J. Hughes of same place, tract of 23 34-100 acres, nom

Folcroft – Charles F. Auck of Atlantic City to John P. Grace of same place, building and lot 244 by 546 feet, subject to \$7800 mortgage, nom

John P. Grace of Atlantic City to Charles F. Auck of same place, buildings and lot 244 by 545 feet, subject to \$9500 in mortgages, Nom

Lansdowne – John Monaghan of Philadelphia to Wesley Davenport of Lansdowne, building and lot, 59 by 145 feet, nom

Sycamore Highlands – Clara G. Rowley of Primos to Hannah T. Rowley of Rochester, lots nos. 346, 347, 349, nom

Ridley Township – Faraday Improvement Co. of Pennsylvania to Herman J. Hambleton of Faraday Park, lot no. 309, \$200

Darby Borough – Thomas Sipple of Darby to Thomas B. Sipple of same place, house and lot, 20 by 149 feet, subject to \$1850 in mortgages, \$450

Chester – Josephine M. Cochran of Kennett Square to Louise P. Homan of Chester, lot 53 by 150 feet, nom

Ridley Park Heights – Alfred G. Walker, et al of Philadelphia to John Ziegler of Ridley Park, lot 25 by 125 feet, nom

Marcus Hook – W. L. Blake McClenachan of Trainer to Susan M. Barto of Marcus Hook, two brick houses and lot 51 by 120 feet

KEITH LOCKHART COLLECTION