

CHESTER TIMES – June 15, 1912

LOCAL BUILDING BOOM CONTINUES TO GROW – Rumored That 400 Houses Are to Go Up at Oakland – In City and County

Real estate seems to continue to boom in this county. There seems to be the limit to promised activities this spring and summer. Despite the fact that eight hundred dwellings have been announced and commenced or contemplated during the past few weeks in the Times, a new announcement comes forth that the National Home Building Company of Philadelphia, contemplates the erection of 400 new homes at Oakland, a suburb of Folsom. Several houses have already been started. Oakland is a new place, but soon promises to become a thriving little village.

Although there are no new operations reported for Eddystone and Leipsville, there is a steady demand for homes. The recent boom at Baldwin's and the other places in that section has caused a run on good homes. All have been rented and there is still a demand for cozy little dwellings for the working man and his family. Building operations that have been started are being pushed to completion.

In Chester city there are no new operations reported for the past week. There is considerable building about the town, however, and the work on these operations is progressing nicely. Activities in the Sixth, Seventh and Eighth wards are good while there is also some building in the West End and the Northern part of Chester.

New residences are also being started in Norwood, Prospect Park, Glenolden, Media, Villanova, etc. At Marcus Hook the American Viscose Company is making an addition to its plant. Activity in the county exceeds that of the City district.

It is rumored that in this city the Chester Realty and Construction Company is seriously considering the erection of twenty-one buildings, stores and dwellings. The total cost of the operation will exceed \$60,000. The structures will be of brick, two and three stories in height. The plans are now being prepared. It is understood that E. Allen Wilson of Philadelphia is the architect.

IN THE CITY – Work is progressing nicely on the building operations, now under way in this city. Recent fair weather has been instrumental in permitting the undertakings of the various contractors to reach a point nearer consummation.

In the West End, William A. Devinney of 1519 West Third Street is completing two dwellings at Third and Booth Streets. Several homes are contemplated by this contractor in that immediate vicinity. Contractor William Hewes of 1102 Highland Avenue is getting along nicely with the residences that he is constructing on Highland Avenue, just above his own home.

The two brick dwellings that Martin J. Dwyer of 1303 West Third Street is erecting on West Second Street, just west of Renny Street, are now up to the second floor. The two houses on West Fourth Street, below Palmer Street being erected by Francis J. Moore, are about ready for the finishing touches.

Contractor James Babe has built a one-story brick garage on the alley, between Kerlin and Parker Streets and Union and Fifth Streets. The brick work has been completed and the roof will be finished in a day or two.

The two new houses of William Phillips, fronting on Union Street, East of Parker, on what was formerly the Valentine property, will soon be ready for occupancy. Contractor and Builder Samuel A. Hewes has had a force of workmen busy there for several weeks and the finishing touches will soon be applied. The houses are a big

improvement to Union Street as most of the buildings on that small thoroughfare are small frame structures and for the most part occupied by colored people. Mr. Phillips, the owner, contemplates beginning the erection of a store on the Third Street front of the property in a short time.

The brick residence at the corner of Third and Fulton Streets, formerly belonging to the Platt estate, has been razed by Contractor Morris Plumley, to make way for the new Italian Presbyterian Church. As soon as the debris is removed the work of laying the foundations for the new place of worship will be commenced and the enterprise pushed along with vigor so that the new edifice will be completed early in the fall.

The bricklayers will commence operations next week on the row of new houses in course of erection on Pusey Street, between Second and Third, by Samuel R. Bell, the contractor and builder. The stone masons have completed most of the foundation walls and it will only be a few weeks when these cozy little homes will be ready for tenants and add to the improved appearance of that locality.

When a sewer is built in the rear of his lot on West Third Street near Ulrich Street, it is the intention of George Weigand to build two more brick dwellings, houses similar to those just built for him by Contractor William J. Wiser. These houses are among the most attractive in that section of the city, with front porches, bath and other desirable conveniences.

The work of erecting the new store fronts to the buildings of Wesley, Gray and Third and Penn Streets is progressing rapidly under the supervision of Contractor William J. Wiser. Bricklayers and carpenters have been actively engaged all week and the result of their efforts is most noticeable.

CHESTER BUILDING PERMITS – Building Inspector H.A. Fairlamb recently issued the following permits:

Nolan Brothers to erect a one-story brick building for the Gas Company on the east side of Welsh Street near Second

H. Louis Morris for J.C. Taylor, the owner, a three-story brick store and dwelling on the east side of Edgmont Avenue between Ninth and Tenth Streets

James Babe for James Johnson, the owner, a one-story brick garage at the rear of 347 Kerlin Street

H.J. Krotco, one story brick to front of dwelling for conversion into a store at 672 East Eighth Street

Samuel R. Bell, eight brick dwellings, two stories high, in blocks of two on west side of Lloyd Street between Second and Third

Samuel A. Hewes, eight brick dwellings, two stories high, on west side of Jeffrey Street from Seventh to Ninth

Two brick dwellings, two stories high, on south side of Union Street between Fulton and Parker

Morris Plumley, a brick Italian church, one-story high on the south side of Seventh Street between Welsh and Crosby

William L. Devenney, three brick dwellings, two-stories high, between Harwick and Booth.

Amy and Agnes Dwyer, two brick dwellings, two stories high, on south side of Second Street, between Renney and Morton

IN THE COUNTY – On the outskirts of Folsom this county, there is a “deserted village,” which is most attractive in appearance. This village nestles in a grove of beech, maple and oak trees, and all day long birds sing in the trees or about the houses. But in this case the houses are not old and falling down but are brand new and of the very latest style of architecture, being constructed of concrete. No grass grows in the streets as the streets are newly laid out and are constructed of stone, while the sidewalks are of cement.

This spot is “Oakland,” as the National Home Building Company of Philadelphia has christened the entire village of Folsom, and nineteen houses gleam white along the spotless streets of this newly constructed town. Report has it that these houses are but the forerunners of four hundred dwellings to be erected by this company which plans to build and sell houses suited for the more prosperous class of working men.

Several of these houses have been sold, but yesterday when a representative of the Chester Times called at the property in regard to the rumor he found only three or four working men employed by James Cowen of Rutledge, engaged in grading about a couple of the dwellings. No member of the firm which was built the houses was about, so that definite information could not be secured, Mr. Cowen stating that he had heard the report that knew nothing further regarding it.

Report also says that this company, which has offices at 151 South Broad Street, Philadelphia, will build a number of houses in Chester during the coming summer, but it was impossible to get definite information in regard to this matter either. It is understood, however, that the company does intend building more houses at Folsom, although no work is being done at the present time. R.M. Livingstone, of Philadelphia, is in charge of the work.

Bids were due June 4 on the proposed new residence of C.M. Broomall at Media. The specifications called for a two and one-half story house, brick and frame, 23 by 35 feet with electric light, hot water and a shingle roof. Newton Flounders of Media was the architect.

Another operation in this county the owner of which cannot be learned is the proposed erection of a residence near Villanova. The building is to be 200 by 50 feet and three stores high. It is to be of stone and concrete and fire-proof throughout. The floors are to be of cement. Electric light, steam vacuum heat, electric elevator, slate roof and hardwood floors are specified. Bids are due next Thursday. Bailey and Bassett of Philadelphia are the architects.

Ballinger and Perrot of Philadelphia have completed plans for a one and two story brick and concrete addition to the plant of the American Viscose Company at Marcus Hook. The building will be equipped with electric lights and have a slate roof. The architects are ready for bids.

E.W. Sharpless of Media is contemplating the erection of a residence at that place. It is to be of stone, two and one-half stories in height with a slate roof and electric lights. The architects are Duhrin, Okle and Zeighler of Philadelphia. Bids are due.

No new building operations have been begun in Eddystone during the last week and the same condition prevails in Leiperville. Work on the big erecting shop at the Baldwin Locomotive Works is being pushed as rapidly as possible, and while the greater portion of a year has been consumed in putting up the mammoth shop, there still remains much to be done. As rapidly as possible, and while the greater portion of a year has been consumed in putting up the mammoth shop, there still remains much to be done. As

rapidly as possible a force of carpenters and other mechanics are putting up several houses in Eddystone for Samuel A. Hewes, while the George D. Hewes and W.W. Johnson operations are also progressing very favorable. The paper hangers have completed the first pair of houses for Solomon Hoffman in Leiperville, and these are now ready for occupancy. Two houses on Fairview Road, Leiperville, being erected for Richard Wolfe, are now under roof.

Urian and Chance of Norwood, have secured the contract for the brick work on nine modern half-brick, half-frame dwellings to be built in Norwood, Prospect Park and Glenolden by Walter Austin of Norwood. They have also been awarded the contract for the brick work on two houses to be erected in Prospect Park by John L. Galloway.

The Ermold Company is building five houses on Elmwood Avenue in Glenolden. The new dwellings will be half brick and half stone. Urian and Chance of Norwood are doing the brick work. They also have the contract for the brick work on two dwellings being erected at Sharon Hill by Contractor Jacob Buchanan of Crum Lynne.

The Etetser farm on the "Star Hill" has been sold by Robert J. Boyle of Chester to Mike Lentz also of Chester for \$1800. The farm consists of four acres, dwelling house and other improvements and is now occupied by the new owner.

Anna L. Pennell has sold her property on Market Street above Ninth in Marcus Hook to George W. Green, the consideration being \$4,000.

NATIONAL REALTY CONVENTION - "On to Louisville" is the slogan for real estate men this week, it being the occasion of the Fifth Annual Convention of the National Association of Real Estate Exchanges to be held at Louisville, Ky., Wednesday, Thursday and Friday of this week. It is expected that there will be fully 1,000 delegates in attendance at this convention which will be the largest ever held in this country.

The convention will start Wednesday morning with formal addresses of welcome from public officials in Louisville. The Louisville Real Estate Board has appointed a large committee to welcome delegates to the Kentucky capital and to arrange for their entertainment while in that city.

Some of the leading real estate men in that city have been invited to address the various business sessions of the convention. George B. Mortimer, vice president and general manager of the United States Realty and Investment Company, New York City, will deliver an address on the topic, "Real Estate as a Profession."

"Ninety-nine Year Leaseholds, Their Form, Purpose and Benefits" will be discussed by Alexander S. Taylor, Cleveland, Ohio, former president of the National association.

J.C. Nichols of Kansas City, Mo., will talk on "Sub-Divisions and the Best Manner of Handling Them."

"Licensing Real Estate Brokers" will be the subject of an address by Raymond T. Cragin, Cleveland, Ohio. This is a topic which is interesting to real estate men throughout the entire country and has received very careful study by Mr. Cragin.

"The Exclusive agency and Multiple Listing System" will be the subject of an address by .P. Blake, St. Louis, Mo., ex-treasurer of the National Association.

"The Fine Art of Selling Real Estate" will be the topic of an address by Herbert N. Casson, vice president of the H.K. McCann Company, New York City.

Allen D. Albert, associated publisher of the Minneapolis Tribune, Minneapolis, Minnesota, will give an address on "Modern Real Estate Advertising."

“Mercantile Titles” will be the subject of a paper to be read by Harrison b. Riley, President of the Chicago Title and Trust Company, Chicago, Ill.

James T. Sears of Kansas City, Mo. Will deliver an address on the subject “Ethics of the Real Estate Business.” A number of other addresses will also be delivered.

Haverford – James Burke of Haverford to William W. Whatenecht of same place, buildings and lot 50 by 220 feet, subject to \$1000 mortgage, \$2750.

Upper Darby –John M. Kennedy, Jr., of Philadelphia to Augustine L. Donnely of same place, lot 50 by 130 feet, \$700.

KEITH LOCKHART COLLECTION