

CHESTER TIMES – March 14, 1914 – NO ROOM FOR THE PESSIMIST –
Notwithstanding Idle Talk Chester is to Have a great Building Boom This Year

“There are many persons in this city who unconsciously do the city a great injury without realizing what they are saying,” said a prominent builder. “It is not an infrequent thing to hear persons say that the town is at a standstill and that it has made but little advancement. Yet just the opposite of this is true. Think for a moment of any city that has gone ahead faster than Chester in the matter of building and the improvement of its streets. Your answer must be in favor of Chester. No city of its size during the past four or five years has progressed at a more rapid pace. Glance up and down the city streets from one end of the town to the other and picture in your mind where today stands handsome and modern business places and homes where but a few years ago dilapidated buildings marked the locations or there were no buildings at all. This is noticeable in every section. Land a few years ago that was considered almost practically valueless, today brings a good price and much of it has been improved with modern homes.

“Nothing does a city so much harm as idle talk about it not being of a progressive spirit. Chester is bound to advance. The prospects for the coming spring and summer were never better for building, and if business conditions were a little better, it is admitted on all sides by financial men and builders and the people generally, that Chester would enjoy one of its best years in its existence in the matter of building. From reliable sources it is said at this early day that there will be upwards of one million dollars more expended here this year than last in the way of new structures. Such news does not indicate that the city is going into decline as some would have you believe by their idle talk.”

GOOD WEATHER CHEERS WORKMEN – The good weather for several days has brought cheer to the hearts of the mechanics and workmen generally. If it continues work will be started the coming week or the week following on at least one hundred new dwellings. This will give work to nearly all of the mechanics with what work has already been contracted for and is under way.

The good news from the building world is not only about this city. From all parts of the county comes the news of new houses to be built in all sections of the country in addition to several churches and other large structures, Darby, Ridley Park, Glenolden, Media and other localities are to feel the good effect of a prosperous building season.

LIMITING TALL BUILDINGS – The tendency of American cities today is toward the lowering of buildings. Cleveland, like Chicago, limits buildings to 200 feet and so does Newark. The limit in Baltimore is 175 feet; in Los Angeles it is 150 feet, and the same limit is fixed in Portland, Ore. Scranton and Boston impose a restriction of 125 feet. Besides these, Buffalo, New Orleans, Jersey City, Paterson, Denver and St. Louis have relative limits on the height of buildings depending on street widths. This countrywide movement toward restriction will be greatly accentuated as soon as cities know generally what New York is doing to correct the evil effects of overbuilding. – Engineering Record

NEW SCHOOL AT RADNOR – By an unanimous vote of the members present, the Radnor Township Board of Education, at their meeting on Monday, adopted plans presented by Architect David Knickerbocker Boyd, providing for a one-story brick school building to be erected on the plot of ground at Rosemont, recently purchased from the Converse Estate.

The proposed new building will contain four rooms, and will be of absolutely fireproof construction. It will be of brick, with slate roof in conformity with the rest of the

buildings of the township, and will be a handsome addition to the magnificent school plant of the district. The secretary was authorized to advertise for bids as soon as the working plans are prepared by Architect Boyd.

TWO OLD DEEDS – Two matters of considerable interest to realty men are the satisfaction of a 117-year old mortgage and a 68-year old mortgage. Jonathan Bonsall, mortgagor in a certain mortgage given by Levi Bonsall, dated July 11, 1807, or the holders of same mortgage, were called upon to present themselves at the office of Sheriff Heybrn the first Monday in March to answer to a petition of John Pappas, owner of certain premises in Darby, that the mortgage had long since been paid and asking for satisfaction of record. The 66-year old mortgage was a petition of Fred Gach and his wife, and Michael Kowalsky and wife, owners of a certain property in Leiperville, stating that more than twenty-one years have passed after the principal of the said mortgage became due, and calling upon Abigail Morris and Philip Morris, mortgagors in a certain mortgage given by Thomas March 1, 1848, or the holders of said mortgage to appear or in default of which the court may direct that satisfaction be entered. As was expected the shade of old Jonathan Bonsall did not appear.

Plans are being considered among some of the directors of the Upper Chichester Board of Education to establish a high school at Boothwyn. If this is done, the present school building will have to undergo extensive repairs, or it might even be necessary to erect a new building.

At Morton the citizens will be called upon at the next election to pass on a school loan of \$22,000. If the loan bill is passed. \$15,000 of the sum will be used to erect a handsome new school. It is expected that the bill will be passed.

WILL ENLARGE GARAGE – John V. Helms, proprietor of the garage on Fulton Street, above Second, recently acquired the ground between his present building and Second Street, and next week will begin the erection of a one-story brick building as an addition to his present garage. The building, when completed, will be 25 x 110 feet, and will be one of the largest in the city, taking up half the square on Fulton Street, with part of the building facing on Second Street. This addition will give him ample space to use part of the garage for storing machines, as the present quarters have proven totally inadequate for his business. He erected his present garage over a year ago, and found the venture highly successful, and resolved upon an addition as soon as the warm weather sets in.

The Chester Realty Company will break ground shortly for the erection of a two-story brick house on Twenty-Fourth and Potter Streets. Edgar Urian has been awarded the contract for the brick work. The dwelling will be of modern design and will contain all the up-to-date conveniences. Mr. Urian has also been awarded the contract for the brick work of a modern two-story brick house to be erected in the northern section of the city by Contractor Jacob R. Buchanan of Crum Lynne for James Weir, keeper of the tollgate No. 1, along the Chester Pike.

Work is being pushed rapidly on the erection of a new store building on the east side of Edgmont Avenue above Tenth Street, for J. C. Taylor, Esq. George Mattson has the contract. The place is to be occupied by William Kelley, a contracting plumber.

The nine stores and eighteen apartments at Seventh and New Market Streets are completed. This is one of the largest building operations of the past year. The buildings were erected by the Chester Realty Company, which let out the work by subcontracts.

The large apartment house at Broad and Potter Streets, is already partly occupied. This greatly improved property is owned by William Lukens, of Fairview, who purchased it from the Gilbert Estate. The building in its original form was the old Chester Academy, which was established many years ago by the late Professor George Gilbert.

The new building is one of the largest and most up-to-date apartment houses in this section.

The members of the Brookhaven Mission are raising funds for the purpose of purchasing a suitable lot in Brookhaven for the erection of an ornate chapel. Money is also being raised by the Hebrew Sunday School Association of this city for the same purpose.

Contractor Samuel Lax, who is building two large commission stores for Howard Martin, on the east side of Edgmont Avenue, above Second Street, is taking advantage of the warm days to push the work on the buildings. The walls of the first building are finished and the frames for the second story windows set in position. When finished, the upper stories of the buildings will be used for a factory, and the two lower floors will be used as separate stores, with an alley between them. The excavation for the second store has been started. It was while digging this out that the frame of a sunken boat was discovered.

OUT ON THE PIKE – This week a number of property owners in the towns along the Chester Pike have made minor improvements to their homes, which tends to show that spring is rapidly approaching. It is rumored that with the opening of spring, A. J. Sherman, proprietor of the Fairview Hotel, will build an addition to the already large building. The building has been inadequate for the number of guests who summer at the place, and it is necessary that an addition be erected.

The plans and specifications for the new church, which will be erected on Saville Avenue, near Tenth, in Eddystone, for the St. Peter's Episcopal congregation, have been drawn up, and in the course of a short time they will be sent out to the various contractors who wish to submit bids for the work. The church will cost approximately \$50,000, and will be built and laid out on a moderate scale.

It is also rumored that the Baldwin Locomotive Company will soon begin excavations for the twenty houses they intend building on the old Dennis property on Chester Pike, but the reports could not be verified, as none of the officials of the company would either deny or confirm the report.

Saville Avenue in Eddystone will again become the building center of the borough this spring and summer. Samuel Bell and George Hewes, the Chester contractors, will build a number of modern two-story houses, which are badly needed when the Baldwin plant is running full time.

ROOM FOR ESSINGTON – Essington will have a building boom this summer, when the Essington Land Company will build a large number of two-story houses with all modern conveniences. The same company own the old shirt factory building which has been untenanted for several years, and will convert this structure into an up-to-date apartment house.

Harry Petit, the local contractor, is converting the large frame boarding house on Printz Avenue, owned by George Kleeman, proprietor of the Printz Hotel, into two houses. The building was built and owned by the Reading Railroad Company, until recently when the present owner purchased it for the purpose of making up-to-date homes out of it.

Upland, although having one or two houses built, will be another center of building this summer, as it is rumored that the large tract of land at the extreme end of Summit street, and running into Park Place, in the city, has been sold and a number of houses will be erected there. It is also rumored that a number of new homes will be erected on Woodside Avenue, at the opening of spring, by a number of students of the Crozer Seminary.

REAL ESTATE TRANSFERS –

Haverford Township – W. J. Roberts of Llanerch to J. T. Moore of same place, lot at Darby and Radnor Road, Nom

Chester – Taylor C. Burke of Chester to Cole O. Bert of same place, house and lot on Twentieth Street, east of Upland Street, \$3,700

Ridley Township – George H. Rothemel of Lancaster to W. E. Rothemel of Philadelphia, lot at West Ridley Park, Nom

Upper Darby – Vincenze Campeloni of Philadelphia to Herico Megaro of same place, lot on Lexington Avenue, East Lansdowne, \$235

Marcus Hook – J. DeHaven Ledward of Chester to Silas Green of Brooklyn, N. Y., house and lot at Ninth and Greet Streets, Nom

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Radnor Township – Thomas W. Irwin of Philadelphia to George M. Aman of Wayne, house and lot at 130 Walnut Avenue, Wayne, Nom

Collingdale – Harry W. Doak of Darby to Harriet J. Reese of Collingdale, house and lot on Chester Pike, \$100

Upper Providence – John E. Thomas of Upper Providence to Isaiah Worrell of Marple, farm of 18 acres on road from Rose Tree Hotel to Springfield Meeting House, Nom

Chester – Emmett Worsted Spinning Company to Robert E. Ross of Philadelphia, brick mill, engine, boiler and machinery and lot at Sixth and Morton Streets, subject to mortgage of \$14,000. \$38,057.15

Chester – A. R. Robinson, D. D. of Philadelphia to Augustus Williams of Chester, house and lot at 338 Tilghman Street, \$1,300

Chester – James Dolan of Chester to Jay C. Elliott of Chester, house and lot at 410 Morton Street, \$1,400

Chester – John Bessinger of Chester to Mitro Cherniszak of Chester, house and lot at 204 Hayes Street, \$1,200

Upland – Walter Duncan of Upland to Samuel Warburton of Upland, house and lot on Church Street, \$1850

Chester – James Dolan of Chester to Frank L. Mealy of Chester, house and lot at 408 Morton Street, \$1,200