

CHESTER TIMES – June, 7, 1913 – BEALE LAND FAST SELLING – Truxton Beale Comes to city and Approves Sales Amounting to Over \$30,000

Many important sales of real estate in this city and county were made during the week, all of which means the advancement of the city in the building world and an increase of the income of the city from taxable property. Many vacant lots that have only paid nominal taxes for years have been purchased for building purposes which will more than double the taxes on such properties. Much of the Beale estate is the business center of the city, is fast being sold for developing purposes, and in a short time all of the land that was once owned here by General Beale will have changed to other hands. Hon. Truxton Beale, his son, was in this city yesterday, consulting with his agents, the Chester Real Estate Company. This company has handled the property for a number of years.

While here Mr. Beale approved a number of sales of land in which he was interested. The large sale of the week of the Beale property was that of the old Captain Henry T. Edwards property at Thirteenth and Potter Streets. This was sold for the sum of \$16,000. This property is one of the best located in the city for residential purposes and has always been admired. Mr. Wetherill's handsome home is just on the opposite side of the street and the property is surrounded by all desirable homes.

BEALE PROPERTY SELLING – Another sale made by the Chester Real Estate Company which Mr. Beale approved was that of the lot at the corner of Seventh and New Market Streets. This was purchased by Hugh McCaffrey, the hotel man, for the sum of \$8000. This lot has a frontage of 80 feet and a depth of 138 feet and is in a fast improving section of the city.

Mr. Beale also approved of the sale of a lot at the corner of Eighth and New Market Streets, to Upland Lodge of Odd Fellows. This plot has a frontage of 60 feet and a depth of 120 feet. The price paid was \$3000.

It is understood that buildings costing more than \$100,000 will be erected in the near future upon this property which changed hands during the week. It is said that offers have been made for the greater part of the property along Seventh Street between the Washburn Theater and Chester River and along New Market Street between Seventh and Eighth Streets, and that all of this property will shortly be dotted with up-to-date structures.

The real estate market has been active in other Delaware County boroughs during the week. Building activity continued at Eddystone on all the many operations now going on there. At present 13 dwellings are under construction and a number are being contemplated. At Grenolden, Louis Dalmas will erect nine, two-and-a-half-story brick residences on a site that he owns. The cost of the operation will be \$45,000. The houses will be up to date in every particular and will have all modern conveniences. Plans have been completed by Milligan and Pierson architects, for a residence to be erected at Cardington for J. Cancelmo. The building will have all modern conveniences and will be two-and-a-half-stories high. It will be constructed of hollow tile and plaster.

At Lansdowne, a handsome residence is being erected for George Boltman of Philadelphia on Lexington Avenue. Two lots on Penn avenue have been purchased by Tyas & Bro., who will soon begin to erect a modern dwelling. S. Chester Williams has sold a tract of land containing two acres on the north side of St. David's between St. David's Road and the Pennsylvania Railroad. It is said that the new purchaser, whose name is withheld, will improve it by the erection of several dwellings. While the

consideration was given as nominal, it is said that the price approximated from \$4000 to \$6000 an acre.

COLLINGDALE BOOMING – Collingdale, which led all boroughs in Delaware County two years ago in the number of new buildings erected, is entering upon another era in the building line that make will it a close second if not a first of some of the southern Delaware County boroughs that have received a wonderful impetus, due to the marvelous development of big industrial plants. Dwellings are being erected all over the pretty borough, and realty values are increasing accordingly. Great changes have been wrought on Parker Avenue, at the Darby end of the borough, which within a little more than a year has been changed from a country road to a business avenue.

More than 100 houses in all, so far, are to be erected this season with perhaps half as many before cold weather puts an end to building activity. Milton L. Staley of Collingdale, who has erected many dwellings in that borough with the past few years is erecting several operations at present, and it is said, will erect sixty-one dwellings in all before the season is over. Realty sales in the borough have been active, so much so that the borough now boasts several real estate offices.

Farm lands in some sections of Delaware County are taking on fancy prices. George Laughead of Marcus Hook Road, has been offered \$11,000 for his land, but has refused it. The offer was made by Lewis N. Wood of Marcus Hook, who desired it to be cut up into building plots.

Laughead believes that farm lands are increasing so rapidly in this section of the county that he will get \$15,000 without any trouble within a short time.

The fair weather during the past week has been productive of considerable good in the building line in the northern section of the city. Operations which were delayed on account of the inclement weather of the preceding two weeks were pushed forward with unusual activity in order to make up for lost time.

Nolan Brothers have completed the excavation for the cellar for the magnificent house to be erected on Providence Avenue, above Twenty-First Street for James McKane, proprietor of the William Penn Hotel. The house will be three stories high and built of stone. The dining room will be of exceptionally spacious dimensions. A double hall in the form of a reception apartment will be a feature of the first floor. The den parlor and the front bedroom will each be equipped with an open fire place. The roof of the ornate dwelling will be of slate.

The firm of Nolan Brothers has also the contract for the construction of two handsome suburban homes of the bungalow type in Norfolk. The houses being erected on Avon Street is for Clyde Seitz, and the other dwelling, which is located on Berwyn Street, is being built for John Arnold. Both houses will be constructed of stone and brick. Operations on both houses are well under way.

Contractor Hamilton of Wilmington is building two houses on Ninth Street, west of Barclay. The brick work on the dwelling has been commenced.

Contractor William Ward is also being kept exceedingly busy. He has two houses under way at Twenty-Sixth and Madison Street and the three modern dwellings he is constructing at Fourteenth and Crosby Streets are being rapidly pushed to completion. He has been requested to submit a bid for the proposed opera house to be erected on east Seventh Street, opposite St. Michael's parochial school. The plans and specifications for the playhouses were prepared by a Wilmington architect.

It is rumored that a large building operation will be started next month by Chester people on the Cochran estate at Twentieth Street and Edgmont Avenue, where twenty-five modern dwellings, it is said, will be constructed.

Contractor Ward has completed the erection of the West End Boat Club's new headquarters at the foot of Central Avenue. The new building which is equipped with up-to-date fixtures for club purposes, is now occupied by the organization. The club house is of handsome design, both on the interior and exterior.

DOINGS OF WEST END – One new operation was commenced in the West End during the past week. This was at the south side of West Third Street between Central Avenue and Edwards Street where John J. Ryan broke ground for the erection of six houses. They will be of modern structure, and will have eight rooms, bath, front porch, front and back yards. The cellar work was commenced Thursday by Andrew Bell who will complete that part of the work. Mr. Ryan is also preparing to erect houses at other places in the West End, acting as his contractor, employing competent subcontractors to do the several part of the construction work.

Contractor Francis Moore has about completed four houses at Fourth and Ward Streets. He has also begun operations for five more in the same block. At the present time Mr. Moore has plans for about fifteen houses, five of which will be for himself and the remainder for private parties.

The seven houses at Third and Townsend Streets which have been underway for some time are almost completed with the exception of the interior work of plastering and carpentering. Contractor Samuel Hewes has these houses underway and expects to have them ready for the tenants in a very short time.

The properties of Edward Todd, William Ryan and James J. McMaster which are being erected in a block on the North side of Third Street west of Hayes are also showing rapid progress. The cellars of two which have been delayed several weeks owing to the discovery of a view of quick sand are now well underway while the other is rapidly rising in the first story brick work.

Contractor H. Louis Morris will wind up his operations on five of the seven houses which he is building for John H. McGlenn at Second and Wilson Streets next week. The store at the corner, which was held up for some time, awaiting material will be rushed to completion. The flooring of the store will be concrete, supported by iron beams.

Work on the Franklin Street school is progressing rapidly, workmen in charge having completed work of erecting the large fire escapes. The new roof has also been finished and the windows are now being placed in position. The plasterers will begin work during the early part of next week when the carpenter work will be finished.

Little has been accomplished on the mason work of the five houses, which are to be erected at Third and Franklin Street, owing to the recent heavy rains. A quantity of stone have arrived and it is thought that the foundations will be commenced sometime during next week.

The two new dwellings which are being erected by Contractor William Wiser on West Third Street above Pusey are about finished on the exterior and in the course of a few weeks they will be ready for occupancy. Boudart's model dwellings on Third below Pusey Street are also progressing. The front porches have been completed and the pavements will be laid soon. The roofers are putting on the slate roofs and the plasterers will start work the first of next week.

The Duplex Metal Company's laboratory at Front and Lloyd Street is completed and work has been started on the large stack which is to be of brick. Several car loads of steel plates have arrived for the new mammoth tank to be put up by the Suburban Gas Company at the foot of Tilgham Street.

NEW DINING HALL – William Provost, Jr., Irwin and Leighton, William R. Dougherty, Cramp and Company, B. Ketcham's Sons, W. W. Lindsay and Company, and Harry Brocklehurst are estimating on plans for a dining hall building 80 x 100 feet for the American Viscose Company at Marcus Hook. Ballinger and Perot are the architects.

E. Allen Wilson of Philadelphia is preparing plans and specifications for two stores and residences, each 20 x 45 feet, to be erected in this city by the Chester Realty Construction Company. The latter company is also taking sub estimates for the construction of five three-story stores and apartments to be erected in this city. Plans are posted in the same architects' office. The Chester Realty company is also taking estimates on a large store, hall and office building to be erected in this city. These plans were also drawn by the same architect and are at his office in Philadelphia.

Frank Seeburger is preparing plans and specifications for a residence at Ridley Park for William H. Staunton. The building will be two and one-half stories of stone. Plans will be ready for bids in a few days.

J. S. Cornell and Son of Philadelphia have been awarded the contract for the erection of a residence at Wayne for H. L. Clark of 321 Chestnut Street, Philadelphia. It will be constructed of stone and brick, will be four stories, 50 x 200 feet, limestone trimmings, with marble interior, Vermont white, waterproofing, heating and lighting, plumbing reserved.

Worrell and Waters of Rosemont have been awarded the contract for the erection of a parish house for the Episcopal Church of the Atonement at Morton, this county. This will be erected of stone, two stories, 55 x 38 feet, slate roof, hot water heat and electric lights.

CITY BUILDING PERMITS – During the week Building Inspector Terryl T. Williams has granted the following permits:

James H. Pennell to erect a frame stable to be covered with iron at the Northeast corner of Twelfth and Chestnut streets

John J. Frazier for the erection of a one-story frame garage to be covered with iron at 319 Lloyd Street. This garage is for C. W. Heffron, a well-known citizen of that section of the city.

The same contractor also secured a permit to erect a one-story garage at the southwest corner of Third and Lloyd Streets for Daniel Boyle

J. F. Levering for a one-story office building to be constructed of concrete on Fifth Street between Ulrich and Pusey Streets

Noland Brothers for the erection of a two-story dwelling with attic on Providence Avenue near Twenty-Second; also to build a one-story concrete building on the east side of Welsh Street between Second and Third Streets

Michael Cronin to build a bathroom in the rear of 5154 East Eighth Street

REAL ESTATE TRANSFERS – Upper Darby – Daniel L. Murphy of Philadelphia to Julia B. DeBeust of Philadelphia, three lots on Drexel Hill, Nom

Lansdowne – G. E. Williams of Lansdowne to Mary E. Williams of Lansdowne, lot on Owen Avenue, Nom

Marcus Hook – George E. Pierce of Marcus Hook to Stanislaw Vantnek of Marcus Hook, house at Sixth and Greet Streets , \$1600

Darby – Harry B. Tustin of Darby to E. R. O'Brien of Darby, house on Fifth Avenue, \$1300

Upper Providence – Jonathan Chace of Valley Falls, R. I. to Sketchley M. Inman of Upper Providence, lot on Kirk Lane, \$275

Chester – Joshua C. Taylor of Chester to Daniel A. Dougherty of Chester, house on West Ninth Street, Nom

Ridley Township – Nellie V. Quinn of Darby to William H. Stanton of Ridley Park, lot on Swarthmore Avenue Nom

Ridley Township – Edward E. Cullen of Philadelphia to Henry B. Birtwell of Chester, lots in Folsom, Nom

Ridley Township – Lalia S. Sanger of Philadelphia to Albert Stirk of Chester, house on Swarthmore Avenue, \$2500

Colwyn – Arthur B. O. Redgrave of Colwyn to William B. Holstein of Darby, house on Front Street, \$2575

Darby – Ella J. Magnin of Darby to Catherine E. Gallagher of Philadelphia, property on Main and Eleventh streets, Nom

Aldan – P. Edwin Swartley of Philadelphia to Louis E. Darnhein of Aldan, house on Beech Avenue, \$2550

Chester – H. P. Birtwell of Chester to Edward E. Cullen of Philadelphia, mill building and motors and boilers on East Sixth Street Nom

Collingdale – Raymond H. Pittman of Philadelphia to Charles H. Colburn of Philadelphia, forty-one lots on Bartram Avenue, Nom

Sharon Hill – Home Building and Loan Association of Sharon Hill to Anna Sanderson McDougal and Jennie Thompson Magee of Sharon Hill, House at School Street and Barker avenue, \$3,636.95

KEITH LOCKHART COLLECTION