

CHESTER TIMES – May 24, 1913 – DOINGS OF THE REALTY WORLD – Interesting Article by Carol Aronovici on Suburban Planning and Proper Development of Sections

Carol Aronovici, authority on city and suburban planning, who has given much attention and thought to the proper developing of localities and the construction of proper houses to do away with serious and difficult social and economic problems, has consented to write for the Times two articles upon the subject. His first article appears today and the second will appear on Saturday of next week. He heads his first article, “Suburbanizing Industry,” which is as follows:

“Recent years have witnessed a continual concentration of industry in the large cities. This concentration of industry in the large urban centers has caused serious and difficult social and economic problems. Cheap, convenient and rapid transportation facilities have generally lagged behind the needs of respective communities and congestion of population with its attending evils of bad housing, lack of play facilities, delinquency, etc., have resulted.

“The expansion of industry and the need for larger areas in the normal development of specific manufacturing plants has caused an exodus from the larger industrial centers to the smaller urban and suburban communities. This exodus is rapidly creating numerous satellite cities in which all the evils attending the congestion of the larger urban communities are developing. While the process of industrial migration is going on, some of the smaller cities are instituting what are called ‘community booms’ which are intended as a means of attracting new industries regardless of the social problems that already exist and without serious considerations of the social needs that industrial expansion and development demand.

“This movement of industry from the larger to the smaller communities, the constant effort to attract industries to the smaller cities by means of advertisements and the working up of local enthusiasms based solely on a desire for ‘increased business,’ finds no complement in any organized social effort to prepare the communities for the new industrial era for which they all stand. Seldom are perceptible efforts made to so plan and shape the development of the satellite industrial communities as to provide for the social needs of the workers with the same degree of care and with the same amount of scientific accuracy that is applied to the establishment of industries. The invariable and unavoidable result that the evils of the larger cities have therefore been carried into the urban and suburban satellite communities.

CHESTER IS RAPIDLY DEVELOPING – “The industrial development of Chester is rapid. Factories representing large and varied industrial undertakings are finding homes either within the city limits or in the territory directly adjoining the city. Labor will have to migrate with these industries if the work is to continue without hindrance and the city is to be financially benefitted by the increased labor supply that its industries require. In other words, Chester as a satellite city of Philadelphia must make its own provisions to house and school and recreate and protect the men and women who are soon to become members of its community. Is the city prepared to do this and does anyone with authority in the community know or pretend to know how far the city has, at the present time, the necessary facilities that its industrial growth needs now and what will be needed in the future?

“After a careful inspection of the various parts of the city and numerous conferences with prominent business men and public officials we have come to the

conclusion that a knowledge of the facts is lacking. The problem of housing the new workers has not been seriously considered and little evidence is available to show how far the accommodations of the present residents of Chester are meeting the needs of the community. The transportation facilities that connect the homes with the manufacturing plants have not been studied. The school system, the recreation facilities, etc., are all factors that will determine the labor supply and the increase in the present population, but facts are not available for an honest city boom, nor have the prospective residents any means of knowing whether Chester is a desirable city to live in.

BUILDERS MUST BE INFORMED – “Speculative builders are eager to be first on the field and build houses for the workers, but even they have not the slightest idea of the character of homes that are desired, the rents that are likely to be paid or should be paid in proportion to the wages, etc. These are facts that should be known and should be made public property so that the speculative builder as well as the public may have access to them. The city officials should also be placed in a position where they would understand the local situation and the local needs so that proper legislative and administrative steps might be taken to prepare the city for its growth. This is nothing more than business method applied to community affairs. The city that fails to do this is preparing the ground for social waste which is bound to take place and will have to bear the burden of its mistake and lack of foresight.”

PLAYGROUNDS SHOULD BE ESTABLISHED – It is cheaper at this time to regulate the building of houses in order to secure construction along the most sanitary lines than to take care later of the products in the form of immorality, disease and crime, which bad housing conditions produce. It is cheaper at this time to provide playgrounds and social centers than it would be later when land values will increase and the evil results of the absence of these facilities will have caused irreparable social waste. It is easier and cheaper now to prepare comprehensive plans for the future development of the city's streets and parks and parkways, docks and docking facilities to segregate factory sights and residential districts, to limit the height of buildings and prevent congestion, to provide proper and adequate transportation facilities, etc., than it would be later when the wrong and unsocial methods of purely individualistic enterprise will have done its wasteful work.

“The Board of Trade, the City Councils and many other local organizations are in a position to save Chester from the evils which a city boom without a city plan invariably produce.

“Let the slogan of ‘Cooperation, Social Mindedness and Prompt Action be written in bold letters above the open doors of the City and may Chester grow and prosper.”

While there were no real estate deals of any magnitude consummated in this city and county during the week, many smaller transactions were conducted and much activity was shown. While the Times is not at liberty to give the name of the owners or the details concerning it, there is a deal on the tapis for the erection of seventy up-to-date houses within the city limits costing from \$2,100 to \$3,500. Bids are being asked for their erection from plans made by a private architect. The man who is engineering this important deal says that he may have something to give to the public in a few days.

OUT IN THE COUNTY – A compromise has been reached between the officials of the city of Philadelphia and the Sellers' estate for land owned by the latter along Cobb's Creek, by which the city of Philadelphia will pay \$300,000, or about \$6,200 an acre. The Sellers own the Milbourn Mills property part of which is located on the Delaware County

side of Cobb's Creek. The land taken by the city of Philadelphia is wanted for the proposed new parkway.

Dr. George Woodward, with offices in Philadelphia, is having plans prepared for a two-and-one-half-story residence and studio at St. Martin's, this county, to be erected at a cost of \$10,000.

E. T. Edwards of 129 North Twelfth Street, Philadelphia, is receiving bids for a two-and-one-half-story stone house to be erected at Lansdowne.

Louis Dalmas, who has offices in the Morris Buildings in Philadelphia, will erect nine two-and-one-half-story brick residences in the borough of Glenolden on property which he owns. The cost will exceed \$45,000. The plans are private.

BANK PRESIDENT BUYS HOME – Adam J. Gotshall president of the Darby Bank, has purchased from the Kennedy estate a large residence at Fourth and Chestnut Streets, Darby, which will be occupied by him pending the erection of his new residence adjoining the Presbyterian Church in Darby. The lot has a frontage of 200 feet, with a depth of 204 feet, and was held for sale at \$13,000. Swope & Sons negotiated the sale.

George Casey is preparing plans for a residence to be built at Swarthmore for Charles S. Hearne.

Ballinger & Perrot, architects of Philadelphia, are preparing plans for two stores to be erected in the borough of Marcus Hook by the American Viscose Company. The plans will be ready for bids in the near future.

Milligan & Pierson, architects, have completed plans and are receiving bids for a residence to be built at Cardington for Mr. Canclmo. The building is to be two and one-half stories high of hollow tile and plaster.

W. J. Stevens is estimating on plans and specifications for a two-and-one-half story brick house to be built at Oak Lane for William H. Brown, Jr. Lawrence Visscher is the architect.

COUNTY HOME NEAR MERION – Druckenmiller, Stackhouse & Williams are preparing plans and specifications for a country home to be erected in Latches Lane, near Merion, for G. A. Bisler. The house will be two and one-half stories, stone and rough cast. The architects will receive bids in the near future.

DeArmond, Ashmead & Bickley are preparing plans and specifications for a three-story brick Colonial residence to be erected at Moreland Street and St. Martin's Lane for Thomas G. Stockhausen. The house will be 30 by 60 feet, with a wing 25 by 25 feet. The cost will be about \$20,000. The same architects will also prepare plans for a brick garage to be erected on the rear of the property.

A newly built stone and plastered English style house at Bryn Mawr, on the Northeast side of Church Road, between Montgomery Avenue and Radnor Road, has been sold by William H. Wilson & Company to a purchaser whose name is for the present withheld. The property was held for sale at \$22,500.

This house has fifteen rooms, the lot having a frontage of 80 feet, and a depth of 234 feet.

Settlement has been effected by Samuel C. Wagner, Jr., broker for the Elizabethan dwelling on Kent Road, Wynnewood, sold for Bayard U. Livingston to Hugh L. Willoughby, Jr. The property was held for sale at \$19,000. The consideration is not disclosed.

CITY BUILDING PERMITS – Building Inspector T. T. Williams has granted the following building permits for the week ending May 24:

David Christy to rebuild brick kitchen in rear of 126 East Eighteenth Street

Samuel A. Hewes to erect two two-and-one-half-story brick dwellings on Twenty-First and Twenty-Second Streets

J. R. Helms to erect a one-story garage on the west side of Fulton Street between Second and Third Streets

Howard Taylor to build two three-story brick dwellings on the North side of Twentieth Street between Upland and Potter Streets

A. Scanenski for the erection of two two-story brick dwellings at 252 and 254 East Third Street

Mrs. Fred Black to build a one-story frame building to be covered with iron at 725 West Seventh Street

E. H. Benjamin to build an addition in rear of 1209 West Third Street. Building to be of concrete block

Samuel R. Bell to erect eight two-story brick dwellings on south side of Fifth Street between Pusey and Ulrich Streets

DOINGS IN THE CITY – West End operations progressed rapidly during the week despite the unfavorable weather conditions and several enterprises commenced some time ago are nearing completion. Contractor Samuel Hewes has a force of roofers busy on the seven two-story houses which he is erecting at Third and Palmer Streets. The plasterers have commenced work and in two weeks more the properties will be ready for the occupants.

Contractor Morris is making rapid headway with the construction of seven houses and a store at Second and Wilson Streets for John J. McGlenn, the hotel proprietor of Second and Mill Streets. Five of the houses are almost completed, the other three being held up while awaiting for material.

Work is progressing on the erection of a house and store by Captain James J. McMaster at Third and Hayes Streets. The cellar is about completed and the bricklayers are preparing to commence work.

Contractor William Deveney has almost completed seven two-story residences at Fourth and Palmer Streets, which will be ready for their occupants in the course of a couple of weeks.

Work on the new Franklin Street School is progressing rapidly. The workmen have completed putting up the new fire escapes and just as soon as the windows have been placed in position they will start on the interior of the building. From appearances it is expected that the building will be ready for the dedication on the date fixed by the committee of the School Board.

The several houses which are being erected on Pusey Street at Third and Fifth are about completed on the outside, the roofs having been placed on them. These dwellings when fully completed will be up to date in every respect, and will be a credit to the neighborhood.

The new laboratory of the Duplex Metals Works which is under construction at Front and Lloyd Streets is having the brick work finished. The structure is of white brick and will be used in connection with the laboratory work of the plant. This company since

coming to this city has rebuilt all of the old buildings which in former years constituted what was known as the Combination Steel Works.

JAMES MCKANE'S NEW HOME – William J. Oglesby has broken ground on Twenty-Second Street for the erection of two modern dwelling houses. During the past two years Mr. Oglesby has been a factor in the building development of this city.

Work will be commenced Monday morning on the foundation walls for the handsome residence to be erected at Twenty-Second Street and Providence Avenue by James McKane, proprietor of the William Penn Hotel. The dwelling will be in keeping with the other houses in that section of the city. Mr. McKane having had plans and specifications made for an ornate residence.

A force of painters is busy redecorating the exterior of a number of houses on Twenty-Second Street, between Potter Street and Providence Avenue. The names of the following residents of that section are being repainted: Samuel M. Burke, John Conway, Herman Dickerson, Albert Klinger, Mrs. Creamer and Mr. Smith.

Finishing touches are being made to the three three-story brick houses being erected on Upland Street, above Eleventh by Contractor R. H. Jaggers for George Pike. These houses are of ornate design and will add greatly to the architectural appearance of that locality.

Nathaniel Thompson has awarded the contract for papering and painting the two dwelling houses he has built on Twenty-Third Street to Lowell and McVittie, who expect to begin operations in their line of work on Monday.

REAL ESTATE TRANSFERS – Upper Darby Township – Elmer L. Compton of Upper Darby to Ralph Bickwell of Philadelphia, houses and lots at Kirklyn, Nom

Chester – J. Irvin Taylor of Chester to James B. Taylor of Chester, house and lot on south side of Eighth Street west of Market Street, \$3000

Colwyn – Richard H. Thatcher of Philadelphia to Robert Gaul of Philadelphia, lot on Albert Street, \$200

Aston Township – Michael Callahan of Aston Township to Michael J. Callahan Jr. of Aston Township, house and lot on Rockdale and West Branch Road, Nom

Upper Darby Township – Frank B. Rhodes of Collingdale to Ernest Burlein of Upper Darby, house and lot on Marshall Road, Nom

Rutledge – Walter A. Crook of Rutledge to Charles B. Rockwell of Philadelphia, house and lot on Linden Avenue Nom

Upper Darby – Patrick J. Hurley of Newtown Square to C. John Grafstrom of Philadelphia, lot at Highland Park, \$1800

Chester – David A. Middleton of Chester to Walenty Wolak of Chester, house on Hayes Street \$850

Aldan – Mary E. Reimold of Philadelphia to Amanda N. Collins of Aldan, house and lot on Clifton Avenue, \$1100

Swarthmore – Simons and Scott of Philadelphia to Sarah A. Quinn of Ridley Township, lots at Eastlawn, Nom

Ridley Township – John B. Engle of Collingswood, N. J. to Robert Bernau of Coatesville, lots at Ridley Park Heights, \$1000

Darby – S. Everett Sproul, Sheriff to Caroline E. Ladd, trustee, house and lot on Front Street, Nom

Sharon Hill – S. Everett, Sproul Sheriff to The Home Building and Loan Association of Sharon Hill, house and lot at School Street and Barker Avenue, Nom.

Upper Chichester – George W. Tanghead of Upper Chichester to John E. Hohman of Marcus Hook, lot on Tanghead Avenue, \$250

Haverford Township – George M. Welsh of Llanerch to Mary C. Patton of Philadelphia, house and lot at Llanerch, Nom

Chester – Margaret Keeley of Upland to John Mockiollo of Chester, house and lot on East Third Street, \$1300

Upper Darby – Samuel Crothers of Philadelphia to George B. Lugar of Drexel Hill, lot at Drexel Hill, \$400

Harry W. Kock of Upper Darby to George B. Lugar of Drexel Hill, lot at Drexel Hill, \$450

Anthony Massare of Philadelphia to George B. Lugar, lot at Drexel Hill, \$400

Chester – J. Irvin Taylor of Chester to Daniel Dougherty of Chester, brick house and lot on Edgmont Avenue above Fifteenth Street Nom

J. G. Blaine McDade of Marcus Hook to Albert Dutton McDade of Chester house at 345 Howell Street, Nom

Darby – Charlotte G. Benham of Philadelphia to Ada A. Christie of Philadelphia, house at 1029 Main Street, Nom

Chester – Daniel Dougherty of Chester to Irvin Taylor of Chester, house on Edgmont Avenue north of Fifth Street, Nom

Radnor Township – Emily Hinds Thomas of Philadelphia to Louisa Rawle of Radnor Township, lot on Bryn Mawr Avenue, Nom

Radnor Township – Emily Hinds Thomas to Edith Rawle Willing of Radnor Township, lot on Bryn Mawr Avenue, Nom

Chester – J. Irvin Taylor of Chester to Elizabeth L. Taylor of Philadelphia, house and lot on West side of Kerlin Street, \$3200

Haverford Township – David W. Banks of Philadelphia to Charles E. Welbert of Philadelphia, lots at Ardmore Park, Nom

Aston Township – Harry A. Tyrens of Aston Township to Ella H. Pierce of Aston Township, Land on road from Mt. Alverno to Chester, \$250

Swarthmore – Elmer E. Garrett of Wyncote to Harvey Garrett of Lansdowne, lot on Haverford Avenue, \$335.33

Ridley Township – John M. Hughes of Norristown to John Davidson of Ridley Township, lot on Overbrook Avenue, \$475

Ridley Township – Andrew L. Teamer of Philadelphia to John Davidson of Ridley Township, lot on Amhurst Avenue, \$225

Collingdale – Milton L. Staley of Collingdale to Fred Wilson of Darby, house and lot on Staley Avenue, Nom

Ridley Township – Alfred G. Walker of Philadelphia and Daniel F. Deal of Glenolden to Adam Grinevity of Philadelphia, two lots at Ridley Heights, \$350

Chester – Mary Karman of Aston Township to Rev. Edmond F. Prendergast, Archbishop of Philadelphia, house and lot on Third Street between Concord Avenue and Franklin Street, \$2250

Glenolden – John A.M. Westenberger of Glenolden to William J. Vollmer of Glenolden, house and lot on Cooke Avenue, \$2750

Collingdale – Frederick Sperzel, executor of C. P. Sperzel to James Dykes of Collingdale house on Andrews Avenue, \$2800
Frederick Sperzel of Philadelphia to James Dykes, lot on Beechwood Avenue, \$200
Upper Darby – Marian Skrockey of Philadelphia to John F. Cooper of Philadelphia, two lots at Highland Park, Nom
George B. Turner of Highland Park to George Scheler of Philadelphia, lot at Highland Park, Nom
Collingdale – Harman D. Denny, Administrator to John Burnell of Philadelphia, house and lot on Third Street, \$2200
East Lansdowne – Edwin C. Bryan of Philadelphia to Mary E. Gawne of East Lansdowne, two lots on Penn Boulevard, Nom
Newtown Township – Andrew C. Black of Philadelphia to Frederick Hogan of Philadelphia, fifty-six lots at Florida Park, \$1000
Chester – Andrew Daniels of Mount Union to Frank Weisle of Chester, house and lot at 2818 West Second Street \$1700
Chester – Wm. Carter of Chester to Peter Lysczk of Chester, house and lot at 2730 West Second Street, \$1525
Chester – Edward Miller of Christiana, Del. to Albert Miley of Chester, house and lot on Eighth Street west of Tilghman, \$1000
Garrettford – Frederick Niemeyer of Garrettford to Julius A. Niemeyer of Garrettford, lot on Market Street, Nom
Clifton Heights – Philip Maher of Upper Darby to John DeFlager of Clifton Heights, lot on Arch Street \$300
Chester – Samuel H. Danfield of Chester to Elva F. Rutledge of Chester, house on West side of Highland Avenue, \$2800
Chester – George B. Harvey of Chester to James McLaughlin of Chester, No. 120 Ellsworth Street, \$900
Sharon Hill – Forrester H. Scott and Herbert L. Scott of Philadelphia to James B. Mason of Pittsburg, lot on Clifton Avenue, Nom
Collingdale – Alma Taylor of Montgomery County to Richard Higson of Colwyn, four lots of Spruce Street, nom.
Yeadon – Walter E. Duncan of Philadelphia to D. S. Bader of Philadelphia, lot at Church Lane and Bunting Lane, nom.
St. David – S. C. Williams of Wynnewood to E. W. Johnson of Philadelphia, land on St. David's Road, Nom
Lower Chichester – Lewis N. Wood of Linwood to J. C. Larkin of Linwood, lot on Hadden Street, \$275
Media – E. J. Moss of Chester to John Street of Media, house on Providence Avenue, \$1200
Nether Providence – J. W. Mercus of Nether Providence to Emma Smart of Nether Providence, lot on Washington Street, South Media, \$140
Chester – Robert Newton of Upland to Haman Levenson of Chester, house at 326 East Tenth Street, \$1050
Swarthmore – Ezra T. Cresson of Swarthmore to Carrie E. Lemon of Philadelphia, lot on Amherst Avenue, Nom

Yeadon – George S. Faucett of Chester County to Katherine R. Culhane of Yeadon, lot on Bailey Rad, Nom

Haverford Township – William Gibbons of Philadelphia to John T. Moore of Delaware County, two lots at Llanerch, Nom

Haverford Township – William Gibbons to Henry F. Lilly of Philadelphia, two lots in Llanerch Nom

Glenolden – William J. Guest of Philadelphia to Thomas J. Parry of Glenolden, four lots on Elmwood Avenue, Nom

Haverford Township – Henry F. Lilly of Philadelphia to W. Sherwood Crowl of Ridley Park, lots at Llanerch, Nom

Darby – John N. Rice of Darby to James F. Byrd of Darby, house at 1001 School Street, Nom

Newtown Township – Simcox L. Snyder of Newtown Square to Charles J. Miles of Newtown Square, lots at Florida Park, \$300

Aldan – Edward E. Barry of Aldan to Howard M. Lutz of Media, brick house on Darby and Providence Road, Nom

Clifton Heights – Herbert S. Dunn and Ellen D Grime, executors to Philadelphia and Baltimore Central R. R., lot on Springfield Road, \$12,000

Swarthmore – Mary Shiland Scott of Swarthmore to Harriette S. Webb of Swarthmore, lot on Cedar Lane, \$350

Ridley Township – Harry McCorkle of Philadelphia to Rees J. Frescola of Philadelphia, lot on Amosland Road, Nom

KEITH LOCKHART COLLECTION