

CHESTER TIMES – October 12, 1912

BUILDING AND REALTY NEWS OF THE WEEK – Duplex Metals Company Enlarge Plant in Chester – In City and County

With the resumption of good weather, building activity has started in earnest all through Delaware County, and many handsome dwellings, workingmen's model homes and manufacturing plants are being hurried to completion. Realty transfers were many and the activity was reflected in all branches of the real estate profession. Many handsome houses are being planned on the Main Line and there has been more than the usual activity of sales of one and two acre estates and upwards, which are to be improved or else sold for investment.

Few new operations have been reported in this city during the past week, although several are reported from the county. The Federal Steel Foundry Company, foot of Reaney Street, will build a pattern vault and the Duplex Metals Company, foot of Lloyd Street is contemplating three new buildings added to the present plant. The latter operation will involve thousands of dollars, while the first mentioned is but a comparatively small one.

It is understood upon good authority that the Fidelity Trust Company, owner of the office building at the corner of Fifth and Welsh Streets will enlarge it next spring. Work is progressing on the post office annex and the new Fox building opposite.

In the county there have been several new operations started and contemplated. Among the latter is the Knights of Pythias Hall at Morton, for which bids have been taken; new residences and garages at Haverford and Merion, which is on the Delaware County line, and alterations to homes at Rose Tree, Warrington and other places. Several sales have also be on record and recently the 150 acre farm in Marple which has been in the possession of the Pratt family since the time of William Penn, was sold. Building activity is also pronounced at Marcus Hook, where many operations are underway. Twenty new homes are planned for St. David's the total cost of which is to be \$100,000.

IN THE CITY – The excavation for the foundation of the new annex to the Chester Post Office has about been completed. The men are not making very rapid progress on the work thus far. The contract was awarded to John W. Emery, a Philadelphia contractor, some weeks ago. The price was \$38,870. When the work is completed the present structure will be doubled in size.

The stone foundations have been laid for the office building that Benjamin C. Foxx, an attorney-at-law, is building on Welsh Street opposite Chester Post Office. Bricklayers will begin work Monday. The structure is to be two stories in height, have a frontage of 35 feet on Welsh Street and an office depth of 20 feet. It will be of buff brick and stone. Two large Colonial pillars will adorn the front and these will support a large clock. Peter J. Nolan is the architect and builder. The building will be completed by January 1.

The Fayette Manufacturing Company, foot of Welsh Street, is building a two-story brick building about 20 by 45 feet in its yard. The structure, which is well provided with windows, is ready for the roof. The concrete and brick shed that the Philadelphia Suburban Gas and Electric Company is erecting at its Welsh Street plant is about completed.

Contractor H. Louis Morris of this city, is up to the second story frames on the three-story brick store and dwelling operation which he has under way on Market Street north of East Second.

The two-story brick abattoir that is being erected on East Second Street between Market and Welsh Streets is ready for the roof, the bricklayers having completed their work this week. The abattoir is for J. Jacobson. Samuel Lax has the contract.

S. Morrison of 243 Market Street is having the front of his store has been torn out and is being replaced by new bricks from the ground to the roof.

The improvements of the office building of the Cambridge Trust Company Fifth and Market Streets, have been about completed. The stairway was moved allowing an extension of the banking rooms.

Roofers completed repairs to the roof of the building occupied by Louis A. Clyde, a liquor dealer at Fifth and Market streets yesterday.

The Duplex Metals Company, whose busy industrial plant is located at Front and Lloyd Streets, have in view more improvements to the property, which extends for a considerable distance along the Delaware River front. Plans are being prepared for the enlargement of the buildings and the increased capacity of the plant, which is engaged in the manufacturing of copper covered stock. These improvements provide for an addition to the main building and a detached boiler room. Work is now in progress on a new machine shop, which will replace the old structure. Many thousands of dollars have been expended in improvements at this plant, which is operated night and day in an effort to fulfill the demands made upon it.

The building operation of James Shropshire at Fifth and Lloyd Streets, where he is erecting several two-story brick houses, is progressing rapidly. Thomas Winfree, who is doing the work, has completed the foundations and the first story is well advanced. It is expected that houses will be completed and ready for occupancy in a few weeks with the continuance of good weather.

The new First Italian Presbyterian Church at Third and Fulton Streets is receiving the finishing touches at the hands of the painters and the pews and furniture will soon be put in position. The church will be ready for occupancy by the first of November at the present rate of progress and Contractor Morris Plumley will probably be ready to turn it over to the trustees at that time.

Contractor and Builder Samuel R. Bell is busy pushing ahead his building operation of erecting a number of new houses on the North side of Fifth Street, between Lloyd and Pusey Streets. The excavations have been made and the stonemasons are busy on the foundation walls. No time is being lost in the operation and a row of attractive new homes will shortly adorn that plot of ground.

T. Brooks McBride has taken possession of his new store and candy manufacturing establishment at Third and Lloyd Streets, but the residential part of the building improvement is not yet finished. Contractor Amos P. Sheaff is giving the work his daily supervision and the entire improvement will be completed within a short time.

Plasterers are now at work on the new store building of William C. Phillips, in course of erection at Third and Parker Streets. The second story front is ornamented with an attractive bay window and the owner is having cement walks laid about the property.

The steeple builders are progressing with the repairs at the Church of the Immaculate Heart, where the shattered timbers have been replaced in the spire with new ones and the terra cotta shingles of attractive design will be put in position as soon as they arrive from the factory. They are of special design and are manufactured on a direct order. The lightning played havoc with them during a thunderstorm last summer.

The Federal Steel Foundry Company, foot of Reaney Street, has awarded the contract for a pattern vault to E.J. and A.W. Oliver. The building will be two stories in height, of frame and corrugated iron, 209 by 50 feet.

The Fidelity Trust Company will build an extension to the office building owned by it at Fifth and Welsh Streets next spring. The New Chester Water Company occupies the first floor of this structure.

A.E. Lessy, a department store merchant of Third and Hayes Streets, has completed alterations to and remodeling his store. A partition was removed, giving more room. The place was also repainted.

**BUILDING PERMITS** – Building permits have been issued to the following:

E.J. and A.W. Oliver to build a two-story frame building covered with corrugated iron on West side of Reaney Street, between Delaware Avenue and Delaware River.

H.H. Pereill to remodel building on North side of Fourth Street, between Market Street and Edgmont Avenue.

James Honan, owner, to make repairs to shed in rear of 1537 Highland Terrace.

Robert H. Jagers, to build two two-story brick dwellings on the West side of Upland Street, between Eleventh and Twelfth Streets

H. Louis Morris, to build a two-story brick school house 80 by 160 feet on the West side of Concord Avenue between Third and Fifth Streets

S.R. Bell, to build eight two-story dwellings on North side of Fifth Street between Lloyd and Pusey Streets

J.A. Shropshire, to build four two story brick dwellings on South side of Fifth Street between Lloyd and Pennell Streets

**IN THE COUNTY** – Joseph Kaplan, Leiperville grocer, has awarded to Contractor John Maag, also of Leiperville, the contract to build a three-story brick building to be used as a store and dwelling. This will occupy the site on which has stood a small frame house directly opposite the present store of Mr. Kaplan, and will be at the intersection of Chester Pike and a small thoroughfare leading to the McCoy Terrace. The work of tearing down the frame building was begun yesterday, and as soon as this is completed and the debris moved away, the work of erecting the new building will be begun. Mr. Maag is also engaged at the present time in building a second story to the shoe store of Henry McGonigal of Maddock Street, Leiperville.

William Ward, the local builder, is at work remodeling the belfry of the Eddystone Borough Hall. This will include the re-hanging of the fire bell and the work will require some little time, as the job is one which must be made thoroughly secure.

The Knights of Pythias are planning to erect a hall at Morton. The plans were prepared by G.W. Grover, an architect of Morton. The building is to be of brick, three stories in height, 35 by 64 feet with slag roof, electric light and hot air heat. The owners have received bids but no contract has been awarded as yet.

Dr. H.W. Furness of Wallingford is receiving bids for extensive alterations and an addition to his stable in that place. R.G. Holland, an architect of Wallingford, prepared the plans for the work. The addition will be stone and frame, two stories in height and with a shingle roof.

Several contractors are bidding on the work of a residence and garage that Mrs. Geraldine E. Mitchell is going to build at Haverford. The buildings are to be plaster ones. The residence will be two and a half stories high, 45 by 95 feet, with a shingle roof,

electric light, hot air and hot water heat, hardwood floors and three bathrooms. The garage will be two stories high, 28 by 39 feet.

Charles Leecom of Rose Tree, is contemplating a two and a half story plaster residence which is to have a slate roof and be equipped with electric light. Several contractors are bidding including George W. Grover, of Morton. Bids are due today.

Milton J. Young, an Overbrook contractor, has been awarded a contract to build a residence and garage for VanCourt Car within at Merion, which is on the Montgomery county line. The dwelling is to be of stone, two and a half stories in height, 55 by 30 feet with a tile roof, hot water heat electric light and hardwood floors.

Levis and Company, builders, are working on a modern dwelling on Lexington Avenue, below Pembroke Avenue, East Lansdowne. The work is progressing finely.

TWENTY HOMES FOR ST. DAVIDS – Robert F. Williams of Paris, France, has sold a tract of two acres adjoining St. David's Station, on the Main Line of the Pennsylvania Railroad, to a purchaser who will develop it by erecting twenty handsome suburban houses at a cost of \$100,000. All the necessary plans have been drawn for the improvement and work will be started without delay. Charles Sims of Rosemont, will erect a handsome dwelling 50 by 30 feet two and a half stories in height, with shingle roof, electric light, hardwood floors and hot water heat.

At Marcus Hook the foundations are being laid for the sixty-six houses that will comprise the "model city," which the American Viscose Company is erecting as an experiment for the housing of its many hundred employees. If the sixty-six prove all that the owners believe they will, the others will be erected without delay.

George W. Reed will erect a bungalow at Wellcrest, Middletown Township, the agreement having been signed this week in the office of the Prothonotary. Baker Brothers have the contract. The price will be \$1875. B.H. Anderson & Company of Lansdowne, have received the contract for the erection of a building at Drexel Hill for D. Blanca Hillman. The estimated cost is \$1287. After considering the matter for some time the General Chemical Company of Marcus Hook, which is erecting a million dollar plant for the manufacture of phosphate, had decided to defer the building of the proposed dwellings of its employees until next spring. The houses are to be of modern construction, with every convenience. They will be built along the Post Road.

SELLS LAND GIVEN BY PENN – One of the biggest really sales recently in Delaware County was the transfer of one hundred and fifty acres, comprising the Springton farm in Maple Township, which has purchased by Mark Hopkins, Jr. of Boston, Mass. From Nathan E. Pratt and his sisters, in whose family the land has remained from the time of William Penn. Penn gave a patent grant for the land to the direct ancestors of Pratt and his sisters more than 200 years ago, and since then it has descended from father to son until the present.

The Springton farm is a fertile holding, and is full of historic interest. Before the coming of Penn and for years afterwards the Lenni Lenape Indians of the great Delaware tribe used a part of the farm as their camping ground, and even to this day many valuable and interesting ethnological relics are picked up. Many arrow heads, spear heads, stone hatchets, tomahawks and other Indian weapons have been found. It is the intention of the new owner to move into the farm and to make extensive improvements and alterations. The sale was made a few days ago by Benjamin T. Levis of Media. Mr. Hopkins, it is

said, will use the place as a stock farm. The estate is looked on as being one of the finest in this section of Delaware County. The purchase price has not been made public.

Another farm of forty-one acres was sold in Upper Providence Township, when Fallon Lewis and his sisters sold their holding to Mrs. Frances D. Sweeney of Philadelphia. Mrs. Sweeney will make big alterations and improvements and intends to occupy the place about November 1.

In Media the work of excavating for the extensive \$100,000 alteration to the County Court House is progressing.

ACTIVITY IN LANSDOWNE – There has been considerable activity in Lansdowne during the week. John B. Clothier of Windemere Avenue, recently purchased the property of the Misses Marshall at 60 Windemere Avenue and will occupy the same. R.H. Anderson, the Lansdowne builder, began work on the erection of five new trolley stations along the new Media extension of the Philadelphia and Garrettford trolley line. The Lansdowne School Board has purchased four additional lots to square off the recreation field, and bids for grading and clearing off the ground have been received. In the same borough, Tarbtton and Dean, builders, are busy erecting four dwellings and a garage on Wildwood Avenue, near Emerson.

The congregation of the Second Baptist Church of Media has purchased the frame building which has been used as an office by Harry Dubs, proprietor of the Charter House. It will be used as a storage house for coal and wood. In Highland Park ground has been broken for two additional houses that will be erected on West Chester Pike. It is expected that from twelve to fifteen new houses will be completed in Highland by fall. The new home of the Highland Park Fire Company is almost completed. The residence which James B. Flounders and Son are erecting for George G. Twaddell on the old Holt property in Springfield, which Mr. Twaddell purchased, is rapidly being hurried to completion. The old mill on the grounds will be torn down and the old-fashioned dwellings near it will be remodeled along artistic lines.

The cornerstone of the new Darby Episcopal Mission at Main and Summit Streets, was laid recently by Bishop Rhineland. The mission will be of Avondale stone with a natural wood interior, and will be one-story high, with a basement. Ground was broken for it on July 15. The property known as the Andrew Mable property at the corner of Market and Pennsylvania Streets, Marcus Hook, belonging to Mrs. John Rehrman, has been purchased by Lewis N. Wood. Justice of the Peace J.T. Gill acted as broker. Clayton Stevenson of Chester, has purchased a residence in Marcus Hook and will build a general store on his property and engage in business there.

#### REAL ESTATE TRANSFERS

Upper Darby – Arthur S. Garrett of Upper Darby to Philadelphia and Garrettford Street Railway Company, tract of 1 156-1000 acres; tract of 643-1000 of an acre. \$1799

Highland Park – James E. Thompson of Upper Darby to Anna Evans of same place, lot no. 876. \$2400

Yeadon – Walter E. Duncan of Philadelphia to Samuel Crothers of Philadelphia, house and lot 75 by 100 feet. \$5500

Drexel Hill – George W. Stazell of Upper Darby to Tryons Kline of Philadelphia, lot 70 by 183 feet. \$1400

George Stazell of Upper Darby to Leslie M. Hammaker of Lansdowne, lot 70 by 183 feet. \$1400

George Stazell of Upper Darby to Joseph Bird of Philadelphia, lot 70 by 183 feet.  
\$1600

Drexel Hill – Samuel Crothers of Philadelphia to Lewis G. Wilson of same place,  
lot 75 by 103 feet. \$1200

Darby Borough – Harry Tarbotton of Darby to Charles E. Brutsche of Philadelphia,  
house and lot 21 by 97 feet. \$1800. Subject to \$1200 mortgage

Llanerch – Charles S. Taylor of Haverford to Henry L. Balderston of Llanerch,  
buildings and lot 50 by 144 feet. \$7100

Upper Darby – Franklin A. Plummer of New York to George T. Wadas of Upper  
Darby, tract of 2.3022 acres. Nom.

Darby Borough – Harry Tarbotton of Darby Borough to Charles L. Heves of  
Philadelphia, brick house and lot 21 by 97 feet, subject to 1200 mortgage. \$1100

Lansdowne – Edward E. Barry of Aldan to Nina M. Bowers of Lansdowne,  
buildings and lot 50 by 120 feet, subject to \$4000 in mortgages, \$4450

Haverford – Sarah P. Sellers, et al, of Upper Darby to Ella S. Brandon of  
Philadelphia, lot 58 by 200 feet. \$1100

Tinicum – Emma M. McCormick, et al of West Chester to George W. Lynch of  
Chester, lot 16 by 192 feet. \$1350

Ceechwood – John H. Storer of Waltham to John L. Smith of Brooklyn, lots no.  
643, 649. \$670

KEITH LOCKHART COLLECTION