

CHESTER TIMES – December 28, 1912

BUILDING AND REALTY NEWS – Rain, Snow and Holiday all Retard Work on New Structures – City and County Activities

The past week has been a discouraging one to builders. Snow and rain, together with their after effects and a national holiday added, has left practically nothing for the builders to show for the week. The contractors with operations under roof fared better, of course, than those who only have the foundation walls laid. There are several of this class in the county, especially in Chester. New building operations have been reported in Chester and not one building permit has been issued during the week. Few new operations have been reported in the county.

The American Steel Foundries is contemplating an addition to the pattern vault at its Thurlow plant, Fifth Street and Highland Avenue. An addition is planned for the residence of Thomas McKean at Rosemont for which the contract has been awarded.

Several transfers have been reported during the week. Two of the sales have been of more moment than those occurring ordinarily. The Felton homestead on Concord Road near Felton station has been sold and the Cheyney farm also changed hands.

IN THE CITY – Inclement weather forced the workmen at the annex to the Chester post office to these activities in building the walls, which had reached the street level.

Workmen have completed the interior of the Fox building an office building opposite the Chester post office, which is being erected by Nolan Brothers for Benjamin C. Fox.

Employees of the Consolidated Engineering Company of Baltimore, Ma., built fires in the excavation for the new \$30,000 beef house that Swift Company of Chicago, are erecting at 17, 19, 21 and 23 East Second Street so that the snow could melt and run off into the sewers.

Work has been temporarily suspended on the operation recently begun at the plant of John J. Buckley & Company, pork and beef packers of West Second Street, near Edgmont Avenue.

The American Steel Foundries is contemplating an addition to its pattern vault. The proposed addition is to be 60 by 80 and 30 feet high.

Dr. S.P. Gray, has had some extensive additions made to the rear of his residence on Third Street, near Morton. A second-story room has been built above the kitchen and the sitting room enlarged. The house has also been repainted. J.H. Phipps had the contract for the building work, and the decorative work was executed by Nothnagle & Roser.

Contractor Hy Richardson is erecting two modern dwellings on the Chichester Road near Boothwyn, for George Langhead. Work was started on the buildings last week. The houses will contain all the up-to-date conveniences and the rooms will be of spacious dimensions. The buildings are being erected on the old Bernham farm property.

The extensive improvements which have been in progress at the residence of Wesley S. McDowell at 2112 West Third Street, are completed. Five rooms, a spacious front porch and two bay windows were added to the house, which is now one of the most attractive residences in the western section of the city.

Francis J. Moore's four new houses on Fourth Street, west of Palmer, are about completed. Attractive front porches grace the front of the modernly designed dwellings, each of which contains seven rooms and bath. Mr. Moore built the houses to sell and he is already negotiating for the sale of two of them.

IN THE COUNTY – Following out the movement in Delaware County farm land realty that began about this time last year and which has continued throughout the twelve months during which time several thousand acres changed Hands, the Tyler farm in Upper Providence, consisting of 116 acres, was sold last week for \$18,000. There are buildings and other improvements on the farm in good condition. At this price, not considering the improvements, the cost was approximately a trifle more than \$155 an acre.

The farm was owned by William Tyler and others, who sold it to Joseph G. Fetterman of Philadelphia. The new purchaser has not divulged for what purpose he bought the place, but it is supposed it was for an investment. When the first big movement in farm hands began about a year ago in Edgmont Township, values jumped several hundred per cent, especially when it becomes known that a new trolley line was to be run through that section from Media to Sixty-ninth street station.

Realty in Delaware County boroughs continues to be active and brokers and builders say that 1912 has been a record-breaker of the most pronounced kind. At Swarthmore, the Delphic Literary Society, of Swarthmore College, will erect a handsome building on the college campus, which will be called Delphic Hall. A building fund for this structure has been in existence for some time and is now sufficiently large enough to start the work on the improvement at once.

Thomas McKean has awarded the contract for an addition and alterations to his residence at Rosemont to J.S. Cornell & Son of Philadelphia. The building, when completed, will be a brick one, two and a half stories in height with a slate roof and electric light.

Harriett P. Peters of this city, has purchased the old Felton Mansion, together with 43 acres of land in Upper Chichester and Chester townships and the city of Chester, part of the original Felton tract of 117 acres from Edgar C. Felton of Haverford.

Walter Rogers Furness of Wallingford has purchased through Herkness & Stetson, real estate brokers, the Cheney farm of 750 acres of Palmer's Mill Road in Upper Providence Township, Delaware County. The consideration is not disclosed. The purchaser will build a large residence on the ground, the plans for which are now being prepared. The ground adjoins Rose Tree farm, owned by Charles Leedom, and the residence of Dr. John H. Gibbon, both of which were purchased about one year ago through the same brokers.

There is a small building boom on in Lansdowne, where William C. Shuster will erect eight modern two-story dwellings on East Stewart Avenue. The same builder is erecting a stable for William C. Cheeseman in the same borough. The two modern dwellings on Eighth Street, Upland, which were being erected by Wilson Oliver, for John P. Crozer, are completed. As a result of a petition Marcus Hook is now officially several hundred acres larger than it was a week ago. The property of the American Viscose Company has officially been turned over to the borough of Marcus Hook. By a mistake, twenty years ago, the property which the Viscoe Company now occupies, was placed in Lower Chichester Township, where it remained ever since until the officials of the company asked the courts to place it back on the borough, which was done. All the ground that can be used for industrial purposes in Marcus Hook has been pre-empted by the corporations that have located their large plants there within the last two or three years. The borough consists of just one and one-half square miles in area and just nine-tenths of this is owned by corporations. In the same borough, the brick work has been completed on

the four houses being built by W.L.B. McClenachan, at the corner of Tenth Street and McClenachan Terrace.

In Glenolden James Bengé reports the following sales: Residence of William J. Vollmer, Ashland and Academy Avenues, Glenolden consisting of 2 1-4 acres to Mrs. Rebecca Sinex of Philadelphia, \$4000; residence of Charles Weidner, 15 Ridgeway Avenue, Norwood to David W. Paul of Glenolden, \$2000; two lots on Isabel Avenue, Glenolden owned by Miss M. McClay, of Pollockstown, County Tyrone, Ireland to Bert Parker, who will erect two houses on the plot.

The Building Committee of the East Lansdowne Fire Company at a meeting considered the bids submitted for the erection of the new fire house and has decided to revise the plans and specifications which will be sent out for estimates. Michael J. Comelford, of Ridley Park, has sold his three-story stone and frame residence, at 114 Poplar Street, to William A. Conner. The lot is 140 by 120 feet. George H. Johnson of Philadelphia, was the broker.

Ground for the erection of the new Collingdale fire house has been broken by William F. North. The work will be hurried to completion. A mortgage of \$100,000 was placed on record at Media this week given by the Lenni Quarry Company to the German-American Title and Trust Company of Philadelphia. The mortgage will be secured by bonds. The money is to be used to install new machinery and to retire existing liens against the property at Lenni.

REAL ESTATE TRANSFERS – The following transfers of real estate were placed on record in the office for the recording of deeds yesterday:

Collingdale – Walter L. Lewis and wife of Darby Borough to Richard Purdy of same place, house and lot 21 by 109 feet, nom.

Ridley Twp. – Marjorie H. Ryden et al of United States to Harry S. Shubert of Rutledge, lot 50 by 160 feet, \$300.

Yeadon – Walter E. Duncan of Philadelphia to Fred P. Bell of same place, lot 175 by 100 feet, nom.

Clifton Heights – Sallie R. Bennghy of Clifton Heights to John T. Beaumont of same place, lot 120 by 120 feet, \$850

Essington – Essington Land Co. of Philadelphia to Joseph Albert of same place, lot 25 by 125 feet, \$300

Llanerch – Sarah Y. Gentner of Llanerch to Eugene Beyer of same place, buildings and lot 25 by 120 feet, subject to \$1600 mortgage, \$1000

Sarah Y. Gentner of Llanerch to Baptiste J. Beyer and wife of same place, buildings and lot 25 by 120 feet, subject to \$1600 mortgage, \$1000

Collingdale – Henry Siedentoof of Collingdale to Ernest F. Glere and wife, brick house and lot 25 by 15 feet. \$2625

Chester – John H. Edwards and wife of Brooklyn to Ida E Weaver of Chester, house and lot 38 by 125 feet at Northeast corner Fourteenth Street and Providence Avenue, \$2150

West Folsom – Charles T. Kolb, Jr. of Philadelphia to Harry Brooklehurst, same place, lot 80 by 125 feet, nom.

Middletown and Chester – Robert H. Pratt of Stormont to William C. Cloud of Middletown, right, title and interest, etc. in house and tract of 51 acres, houses and tract of

6 acres, tract of 2 acres, house and tract of 58 acres in Middletown, brick house and lot 15 by 160 feet on south side of Seventh street, Chester, \$1600

Chester – David M. Smith of Chester, 82 feet on north side of Fourteenth Street, \$750

Del. Co. Trust Co. of Chester to Margaret Newsome of same place, brick house and lot, 25 y 120 feet on north side of Eighth Street, \$1447

Thomas J. Reynolds of Chester to Laurence Murray, Sr. of same place, frame house and lot, 60 by 140 feet on east side of Central Avenue, nominal

James A.G. Campbell, receiver of Chester to Samuel R. Bell of same place, six houses and lots Nos. 1410-1412-1414-1416-1418-1420 Esrey Street, \$5300

Lansdowne – T. Ellwood Bartram of Darby Township to James B. Rucker, Jr. of Lansdowne, buildings and lot 78 by 25 feet, \$5900

Norwood – Annie P. Weidner, et al, of Norwood to David A. Paul of Glenolden, frame house and lot 80 by 150 feet, \$2000

Haverford – North Broad Street Bergdoll of Philadelphia, house (known as Spread Eagle Hotel) and lot 275 by 368 feet, nominal

Darby Borough – Marius Mathleson of Darby Boro. to John Markley of Philadelphia, brick house and lot 21 by 150 feet, \$2000

Upper Darby – Thomas Conway of Upper Darby to John R. Drexel, et al, trustees of Philadelphia, tract of 2 935-1000 acres, Nom.

John R. Drexel, et al, trustees, of Philadelphia to Thomas Conway of Upper Darby, tract of 2 935-1000 acres, Nom.

Haverford – Sarah F. Ashhurst, et al, executors of Pa. to Morris Williams of Philadelphia, tract of 27 921-1000 acres, \$21,553.68

Chester and Upper Chichester – Edgar C. Felton of Haverford to Harriet P. Peters of Chester, buildings and tract of 486-1000 of an acre in Chester, tract of 1 2-10 acres in Upper Chichester; also tract of land in Chester township, Nom.

Edgar C. Felton of Haverford to Harriet P. Peters of Chester, brick house and lot 50 by 163 feet on east side of Highland Avenue, Nom.

Marcus Hook – George P. Johnson of Lower Chichester to John J. Williams of same place, brick house and lot 40 by 100 feet, \$1200

KEITH LOCKHART COLLECTION