

CHESTER TIMES – January 25, 1913

WILL ERECT 155 HOUSES – Unprecedented Midwinter Activity in City and County Real Estate Circles – Brookhaven Gets Industry

Contemplated operations, upon which work has been begun on some, reported during the past week total 15 dwellings and one apartment house and store in Chester and 140 dwellings in different parts of Delaware County. Nelson Kershaw, Sr., a Turkish towel manufacturer of near Clifton Heights is going to erect 30 dwellings on the outskirts of that borough as soon as possible. Seventy-five residences will be built at Drexel Hill during the coming year and Frank B. Rhodes of Media is making preparations to start twenty-four houses in that borough.

Work is progressing on the several industrial buildings that are now being erected in various parts of the county, including this city. Messrs. Feeney, Sweeney and others have purchased a tract of land having a frontage of 60 feet on Edgmont Road above Bridgewater Road at Brookhaven, which extends about 300 feet. A frame and galvanized iron building will be erected upon the site as a plant for the manufacture of records.

Despite the fact that 1912 was a record-breaking year in building in this county and that about 800 homes were erected during the prosperous twelve months the year of 1913 promises to be without precedent as far as the development of realty is concerned. The fact that the new operations aggregating 155 new homes alone has been announced within a week is significant of this fact.

Transfers during the past week have been normal the usual number of small sales being recorded, but nothing of any moment in the realty market was transferred. There were not any building permits issued by Building Inspector Terryl T. Williams in this city during the past seven days.

IN THE CITY – A great quantity of structural steel work for the new \$30,000 annex to the plant of the John J. Buckley Company on West Second Street near Market has arrived. Michael Monaghan, a Philadelphia contractor, who has been delayed because of the failure of the steel being shipped is rapidly going ahead with the work. About a dozen of the largest pieces of the structural work have been placed into position.

The concrete work on the new \$3,850 recreation pier at the foot of Market Street has been completed by the Cantwell Construction Company of Philadelphia, which is proceeding with the remainder of the work. One of the two waiting rooms has been built.

Much of the concrete work and practically all of the brick work in the new \$30,000 beef house that Swift and Company of Chicago is erecting at 17, 19, 21 and 23 East Second Street is finished. The Consolidated Engineering Company of Baltimore is the general contractor. Mercadante and Son of this city did the brick work.

Oliver Brothers, contractors, have nearly half of the brickwork, completed on the new moving picture theater that is being built by Greenberg Brothers at 311 and 313 Market Street. The building will be 38 by 120 feet.

Work of pouring the concrete floor of the annex to the Chester post office will be commenced probably Monday. John W. Emery of Philadelphia has the contract at about \$40,000.

The interior of the Fox building opposite the post office is being completed. A cement walk was laid in front of it Thursday. Nolan Brothers are the contractors. The store front has not been put into the three-story brick building at 213 Market Street by Contractor H. Louis Morris as yet.

John J. McGlinn proprietor of the Franklin House, Second and Hill Streets, has awarded a contract to Councilman H.L. Morris, a Chester contractor, for the erection of eight dwellings and a combined store and apartment house on the south side of West Second Street between Mill and Wilson Streets. The dwellings will have seven rooms, bath, porch and all conveniences. The plans were prepared by James J. Farnan, a First ward architect. Work will be commenced at once.

Ground was broken on the north side of Third Street, below Townsend Street, yesterday, for the erection of a block of seven modern dwellings. The operation will be pushed through by Samuel A. Hewes of Nineteenth and Hyatt Streets.

Workmen are now engaged on the second floor of the Franklin School building. H. Louis Morris of this city, is the contractor.

The Belmont Iron Works of Eddystone has started operations at the plant of the Duplex Metals Company, at the foot of Lloyd Street, where they have the contract to supply structural iron work for the new laboratory now in course of construction.

The addition of the Good Will engine house, in which the company anticipates at no distant day to house a new automobile engine, is fast nearing completion regardless of the bad weather interruptions. The brick work is practically completed and the carpenters are busy topping off the structure. The open winter has given the workmen an opportunity to greatly advance the work.

The alterations and improvements to the proposed apartment house of General Henry Clay Cochrane, on Providence Avenue, above Fourteenth Street, are well advanced and the building will soon be ready for occupancy. Carpenters are busy on the interior and the outside elements are causing little interference with the progress of the work.

The three attractive new homes in course of construction on the West side of Upland Street, near Twelfth Street, for George N. Pike, are all under roof and nearly completed. The carpenters and painters are applying the finishing touches. The porches in front will be of an attractive design, enhanced by small lawns extending to the sidewalk.

The handsome new residence of Dr. J.P. Van Keuren at Twenty-first Street and Providence Avenue is almost ready for occupancy. The garage for the use of the physician's automobile has also been completed in the rear of the residence, which is one of the many attractive new homes built in that section of the First Ward in the past few years.

It is understood that a number of improvements will be made in the spring and summer at Providence Heights, the attractive building site on East Nineteenth Street. Most of these lots are owned by individuals and in a few years it is expected to be one of the most desirable places in the city for residence purposes, as it commands a view of the Delaware River and the surrounding country for miles, the locations being high and dry.

Work is being rapidly pushed on the erection of the Bethany Presbyterian Sunday school building, at Sixth Street and Highland Avenue. The building, which fronts on Sixth Street, will be constructed entirely of stone. As soon as the basement is completed, operations will be stopped until next spring, and in the meantime the regular church services and Sunday school sessions will be held in the basement. Rev. Egidius Kellmayer, pastor of the church, assists the workmen in his spare time. Yesterday

afternoon the enterprising West End clergyman, attired in a mackintosh, worked like a beaver for two hours, the inclement weather not bothering him in the least. It is expected that the iron supports will be placed in position next week.

A large force of bricklayers are still at work on the eight new houses being erected on Flower Street, above Sixth, by J. Horace Witsil, the real estate operator of 1806 West Third Street. Six of the dwellings, which will be of modern design, are rapidly nearing completion.

Samuel A. Howes is making preliminary arrangements for starting the erection of seven two-story brick houses on West Third Street, between Townsend and Palmer Streets. A great deal of filling in will be required, in view of the fact that the lot is exceedingly hollow, the bottom being about six feet below the surface of the sidewalk. The foundation walls for the cellars will be constructed before the work of filling in is begun.

Joseph B. Schlosbom recently sold his store and dwelling at 1812 West Third Street to Charles Savitski. The negotiations for the exchange of this property were made through J. Horace Witsil.

Two of the six new houses being built on Fourth Street East of Palmer Street by William L. Deveney, are completed, and it is anticipated that the remaining four will be finished within about four weeks. Mr. Deveney says that he has bright prospects of selling all the houses this winter.

Francis J. Moore has completed the erection of four attractive two-story brick dwellings on Fourth Street, West of Palmer. The new dwellings are graced with spacious front porches and add greatly to the architectural appearance of that locality. Mr. Moore contemplates building several more houses next spring.

Nelson Kershaw, Sr., the well-known Turkish towel and terry cloth manufacturer of Kershaw's Banks, Clifton Heights, has plans out for 35 brick dwellings to be erected at Kershaw's Bank near the Clifton Heights border. Builders are now figuring on the houses, which are to be six-roomed ones, with hot and cold water and all modern conveniences. The work on the dwellings will be started as soon as the contracts are let and will not be delayed until spring.

This operation together with a three-story brick mill, which is now being constructed, will make a valuable addition to the realty in that locality. Thomas F. Manley of Clifton Heights, who was awarded the contract for the mill, is now working upon the foundations of the building.

Walter Lippincott of Philadelphia is contemplating an alteration and an addition to his residence at Bryn Mawr. The annex will be of stone, two stories in height, with tile roof and two bath rooms. Revised plans are made and bids were due yesterday.

A \$10,000 residence is contemplated by E.E. Nickson of Philadelphia at Cynwyd. The building is to be of textile brick and hollow tile, two and a half stories in height, with slate roof, hot water heating, electric lighting and hardwood floors.

W.A. McEwen of Lansdowne is contemplating an addition and alterations to his stable in that borough. The building, when completed, will be of frame, rough cast, two stories high, 16 by 60 feet, with electric lighting, slate and tin roof, etc. Bids were due

yesterday. Among the bidders were: W.C. Shuster, J.K. Ingram, George W. Riley, R.H. Anderson and C.T. Moore, all of Lansdowne.

Mr. William Wilcox of Philadelphia is going to build a fine large residence at St. David's. The structure is to be of hollow tile and stucco, two and a half stories in height, 45 by 25 feet, with a wing 30 by 19 feet. It will have a shingle roof, hot water heating, electric lighting, hardwood floors and four bath rooms.

Mrs. Allen J. Smith of Philadelphia contemplates the erection of a home at Radnor. The building is to be 30 by 80 feet, two and a half stories in height, of stone and frame, with a shingle roof, electric lighting, hardwood floors and vapor vacuum heating. The contract has been awarded to J.J. Murphy and Company of Philadelphia.

Dr. Robert H. Ivy of Lansdowne has awarded the contract for a cottage in that borough to J.J. Murphy and Company of Philadelphia. The dwelling is to be of frame, two and a half stories in height, 25 by 41 feet with shingle roof, electric lighting and steam heating.

Gray Brothers of Rosemont has secured the contract for the erection of a fence and pergola at the home of Alba B. Johnson, president of the Baldwin Locomotive works at Rosemont. The structures are to be of stone and frame and a copper roof.

MARCUS HOOK BUSY – Four houses built by W.L.B McClanahan at Tenth Street and McClanahan Terrace, Marcus have been completed.

The construction work on the annex to the American Viscose Company's plant at Marcus Hook is about completed. The mill will be equipped as soon as possible. Work is being pushed on the dwellings that this company is building in the borough.

Little remains to be done on the two million dollar plant of the General Chemical Company just below Marcus Hook.

The end of the brick storehouse, which was being erected at the plant of Hardwood Packing Company, in that borough, and which was blown down in a wind storm some time ago, is being rebuilt.

The Atlantic Refining Company is making repairs to its piers and bulkheads along the river front. The United States Pipe Line has started the erection of a large tank at the plant of the Pure Oil Company.

NEW HOMES FOR DREXEL HILL – Drexel Hill, which has made remarkable strides within the past two years will move forward rapidly this coming year. Starting this spring seventy-five new dwelling houses will be erected on the Statzell tract. Plans are being drawn for the houses, and the work will be started as soon as the plans are completed and the weather permits.

Collingdale is also preparing for an early start, and many new buildings and new operations are being planned. Frank E. Rhoades of Media is making preparations to begin the erection of twenty-four new houses in the eastern section of the borough. The houses will be of brick, two stories high, and will have all modern improvements. The new houses will be erected on Stanley Avenue between Parker and Pusey Avenues.

In Clifton Heights, Samuel D. Wolf will make alterations and an addition to his store on Baltimore Avenue. Plans are being considered by the trustees of the Wallingford Presbyterian Church for a new parsonage. Boothwyn has been active in the building line

within the last week. E.T. Holl of that place, has sold two houses on Chester Pike for \$4500. F. Herman Dutton of Chester has made preparations for the erection of a house at Twin Oaks, this spring. Robert Young of Boothwyn will begin the erection of a dwelling house on a plot of ground in Boothwyn, near the crossroads which he has just purchased.

Work on the new school building at Winona and Mohawk Avenues, Norwood, is advancing in a very satisfactory manner. The work of the stonemasons has been completed, there being nothing to be done in that line excepting the pointing. The building is under roof and the work on the interior will progress without interruption as the weather will not affect it.

The dwelling house on the Hays property, which is owned by the school Board will shortly be offered at public sale and when removed, the lot upon which it stood, will be turned into a school yard.

Hugh H. Ward, a local contracting roofer, has a large force of men at the Baldwin Locomotive Works, Eddystone, putting a new slag roof on one of the large shops. A sheeting of asbestos is first placed over the entire roof and the slag put on later.

Plans for the laying of the cornerstone of the Collingdale Fire Company's new fire house are being made by the members. It is expected that the ceremony will take place in a few days. S.J. Carpenter, president of the company, has appointed Chief Harry Ardis as master of ceremonies and he is working with J.F. Davenport; chairman of the Building Committee, in arranging details.

George Laughead, who has two two-and-a-half story buildings under way on the Boothwyn Road, expects to erect a number of others if he has success in marketing the first venture. He proposes opening a street through his land and dedicating it to the township. He is one of the progressive citizens of Upper Chichester Township. The new houses are directly across the road from the office of Squire James T. Gill.

#### REAL ESTATE TRANSFERS –

Haverford – James P. Rothwell, Jr. of Philadelphia to Haverford Development Co. of Pa., tract of 66 6-10 acres, excepting out of same tract of 3 acres, subject to \$90,000 mortgage, Nom.

Darby Borough – Daniel Dougherty of Chester to The Rittenhouse Realty Co. of Pa., two brick houses and lot 21 by 72 feet, Subject to \$2200 mortgage, Nom.

Essington – Philip Amsterdam of Tinicum to Julia H. Darrell of Philadelphia, buildings and lot 25 by 100 feet, \$750

Lansdowne – William H. Curtis, Jr. of Philadelphia to Harry R. Keen of Lansdowne, buildings and lot 50 by 140 feet, Nom.

Drexel Hill – Frank E. Hasker of Philadelphia to Leslie P. Flounders of same place, Lot Nol. 649, Nom.

George WW. Stantzell of Upper Darby to Henry C. Stantzell of same place, house and lot 165 by 183 feet

Chester – Edward J. Shields of Chester to Harry B. Johnson of same place, brick house and lot 28 by 65 feet at northeast corner of Barclay and Washington \$1585

Rosedale Park – Mary A. Griffin, et al of Pa. to Freeda Dencke of Essington, lot 25 by 100 feet, \$200

Aldan – William A. Benjamin of Aldan to Catherine C. Lacy of Albany, house and lot containing 120 square perches, subject to \$6200 mortgages, nom.

Frank M. Donnell, et al of Isle of Man England to William A. Benjamin of Aldan, house and lot containing 120 perches, \$7500

Penfield – Suburbs Holding Co. of Pa. to George J. Wilhelm, Jr. of Philadelphia, lot nos 619-620, \$950

Drexel Hill – Samuel Crothers of Philadelphia to Jeremiah M. Hastings of same place, lot no. 179

Chester – Reading Iron Co. of Pa. to Samuel A. Herres of Chester, lot 100 by 140 feet on Third Street, \$1300

Darby - Gustav E. Noll, wife of Phoenix, Arizona to Thomas J. Murray, Sr. of Colwyn, brick house and lot 20 by 126 feet, subject to \$1200 mortgage nom.

Lower Chichester – Lewis N. Wood of Lower Chichester to Hannah J. Marshall of same place, lot 50 by 100 feet, \$300

Ridley Township – Philadelphia Suburbs Co. of Pa to Belle H. MacDonald of Philadelphia, lot 40 by 150 feet, \$300

Haverford – Haverford Development Co. of Pa. to James R. Rothwell, Jr. of Philadelphia, tract of 3 acres, Nom.

Llanerch Manor – Harry C. Evans, Jr. of Philadelphia to William Gibbons of same place, lots Nos. 1, 2, 3, Nom.

East Lansdowne – Hannah A. Fitzgerald of Atlantic City, N.J. to Ora Lowther of same place, lot 25 by 120 feet, \$400

Llanerch Manor – William Gibbons of Philadelphia to Harry C. Evans, Jr. of same place, lots nos. 1,2,3,4,5,6, Nom.

Chester – George D. Hewes of Chester to Frank M. Clark and wife of same place, lot 16 1-2 by 45 feet on east side of an alley between Pusey and Lloyd Streets, \$25

Howard D. Taylor of Chester to Harvey E. Wood and wife of same place, brick house and lot 24 by 130 feet on westerly side of Kerlin Street, \$3150

Broomall Park – Hamilton Trust Co. of Philadelphia to Anna M. Conway of same place, lot 25 by 150 feet, \$225

Lima – Edward E. Miller of Trenton to Samuel Trimble of Lima, buildings and tract of 1 acre, \$2000

Milbourne – Walter A. McClatchy of Philadelphia to Frederick E. Wagner of same place, house and lot 25 by 100 feet, subject to \$3000 mortgage, Nom.

Darby Boro – Paul W. Albrecht of Philadelphia to Sarah Becker of Philadelphia, brick house and lot 20 by 127 feet Nom.

Chester – William Camac and wife of St. Paul, Minn to Frank Spohlnek of Chester, brick house and lot 17 1-2 by 140 feet on north side of Third Street, \$1300

Phoebe C. McVaugh of Norfolk to Albert R. Buckley of Chester, frame house and lot 14 by 105 feet on westerly side of Jeffrey Street, \$800

Marple – Nathan L. Pratt et al of Media to Annie Vauclain of Rosemont, tract of 16 1759-10000 acres. Nom.

Swarthmore – Sylvester S. Garrett, et al, trustees of Pa. to Carroll Thayer of same place, lot 75 by 120 feet, \$905