

CHESTER TIMES – March 20, 1915 – BUILDERS' AND BROKERS' VIEWS –
Prospects Not Bright for Much Extensive Building the Coming Summer in This County

While real estate brokers and builders of this county are more optimistic at this time than at any time since last September, when all lines of real estate, including building, took a decided slump, there is still much hesitancy among dealers to buy, sell or to build, owing to the general business depression. However, there will be considerable building done the coming spring and summer, but the largest operations will be in Upper Darby and Haverford Townships, where quite a number of dwellings, large and small, as well as some public buildings will be erected if reports develop into facts.

To show how flat real estate in this county has been since last fall one only needs to think over the declarations made yesterday by Recorder of Deeds, J. Lord Rigby. There are few men here more thoroughly familiar with the real estate market in this county than Mr. Rigby. He says that there has been less buying or trading in real estate in this county the past six months than in any time during the past eight years he has been in the Recorder of Deed's office. Mr. Rigby says that the value of farm land as well as building land, has materially depreciated in the last two years. In fact, the depreciation has been greater the last two years, than in any time during the past twenty-four years. Mr. Rigby also declares that there have been more sheriff's sales in the last six months, than there have been for years. He also stated that S. M. Vauclain, who owns about 800 acres of farms in Edgmont and Marple Townships, is offering his property for sale.

The controversy between the citizens of Highland Park, Kirklyn Observatory Hill and Montrose, in Upper Darby Township having been adjusted over the purchase of a site for a new school house the School Board is having plans prepared for a handsome \$50,000 school house. The directors and citizens desire very much that the new school house be completed by next September. Upper Darby may also be forced to build an addition to the present High School building on Lansdowne Avenue.

The School Board of Aldan Borough has decided to build an addition to the present school house on the Providence Road, which is inadequate for school purposes. During the past year the number of school children has so increased that the directors have found it necessary to build a new school house. Therefore, the directors are having plans prepared for an addition, to cost about \$15,000.

Robert F. Irwin of Lansdowne, has awarded a contract for an addition and alteration to his residence in Lansdowne to H. G. Carson a Philadelphia builder. The cost of the improvement will be \$10,327.

The Philadelphia Realty Company has been given a contract to erect two dwellings on Clifton and Belgrade Avenues, Aldan, for George A. Hartman. The houses will cost \$7,600.

Another big improvement for Chester will be the construction of a dock for the Keystone Plaster Works, at the foot of Jeffrey Street. The dock will be 34x218 feet, and a contract for its construction has been awarded to Cloud Stiles and Work, contractors of Chester. The consideration is not made public.

E. W. Smith, real estate broker, of Morton, has sold the new bungalow and two acres of land, on Amosland Road in Ridley Township to John V. Moore of Prospect Park. The price for this property is \$2,400.

Harry Davis, contractor, of Philadelphia, has been awarded a contract for the erection of a dwelling and garage on Riverview Avenue, Drexel Hill, for Thomas W. Barnhill, at a cost of \$9,265.

W. A. Herbert & Sons of Philadelphia, have been awarded a contract to furnish labor and material for hardwood floors in 30 two-story dwellings now in the course of construction, for Wadas and Jones on the West Chester Pike, Upper Darby Township.

The Primos Chemical Company will shortly begin the erection of new buildings for the conduct of its business at Primos, this county. The building will be constructed of brick, two stories high and will have a dimension of 42x122 feet, slag roof, electric lighting and steam heat. The plans for this new enterprise are in course of preparation.

One of the largest enterprises to be started at once is that of the Chester Fair Ground Association on the Maddock Farm on the Concord Road. The work on the race track will begin on Monday morning and then will follow the erection of the grandstand and other buildings suitable and necessary to a first class amusement park. Everything is in readiness for this work to start. A New York contractor will do the work and where possible preference will be given to the people of this city for employment.

Plans have been made for a memorial entrance to Haverford College. This will be in the shape of granite posts and some brick work. Some of the plans have already been received by the architect.

Thomas DeWitt Cuyler has let contract to F. H. Mahan of Ardmore to make some extensive alterations in changes to his splendid home in Haverford Township.

AT THE SHIPYARD – Considerable progress has been made during the past week by workmen engaged in razing some of the old buildings at the Roach shipyard, Front and Kerlin Streets, to make way for improvements that are to be made to the property in the way of the erection of some new buildings.

A portion of the brick structure adjoining the foundry near the main entrance to the yards has been torn down as have been a number of frame sheds in the western section of the yard. The stable was torn down yesterday. A large number of men are engaged in working on the structures.

Contractor Phipps has about completed the work of making repair to the houses at Sixth and Flower Streets which were damaged several weeks ago by a fire.

Another story is to be added to the building at 1104 West Third Street which is owned by Joseph Solomon. The story is to be constructed by brick and it is understood that several contractors have been bidding on the work. The store building which was recently vacated by William Hurwitz will also be improved.

The porch at the house No. 806 West Second Street has been rebuilt.

Mattson and Rickards, contractors of this city, have commenced work on the erection of a one-story building in Marcus Hook Borough, for Daniel Belt, a resident of that place. The cellar for the new building was dug by Able Toppin, A sixth Ward contractor, and carpenters started work yesterday.

A new garage is to be erected in Marcus Hook for a local automobile dealer. The contract for the work has been given out to Mattson and Rickards.

ENTRANCE TO THEATRE SOLD – A deal was consummated yesterday whereby Miss Ella M. Hargreaves became the owner of the building at 602 Edgmont Avenue. The building was purchased from J. Frank Black, president of the Chester National Bank. Joseph H. Hinkson, Esq., represented Mr. Black and John E. McDonough,

Esq., the present owner. The price paid was not made known. Miss Hargreaves is the daughter of the late Thomas Hargreaves, former proprietor of the Arcade Hotel, and has for a number of years been conducting the William Penn Theatre, located in the building purchased yesterday. Former Mayor C. M. Black was instrumental in bringing about the deal. The building is known as the entrance to the Penn Theatre.

MAY BUILD APARTMENTS – George Shober, the restaurant man, of Third and Market Streets, is contemplating the erection of a three or four story brick building upon the site of his present establishment. Architects are working upon the plans and these will be announced in a short time.

In all likelihood, the building will be occupied by Shober on the first floor and the remaining stores devoted to apartments. The building will be of brick, with all modern improvements and will be one of the biggest improvements Market Square has undergone in a number of years.

The plot of ground along Third Street, below Highland Avenue, on which several dwellings were recently erected by Contractor Hughes, is being filled in with clay. The lots on which these dwellings were erected are lower than the street and the filling in started during this week will bring them to a level.

PERMITS GRANTED – Building Inspector Terryl F. Williams, issued the following permits during the week:

Francis Moore, two 2-story brick dwellings on Eleventh Street between Highland Avenue and Harwick Street

Mae King Blakeley, sleeping porch over conservatory, at residence Twentieth Street and Providence Avenue.

Julius Kolasmoki, one story frame building in rear of the residence 305 Hayes Street.

The following transfers of real estate have been recorded with Recorder of Deeds J. Lord Rigby:

Chester – Howard C. Sed of Chester to Daniel Dougherty of Chester, lot with buildings on alley between Fourteenth and Fifteenth Streets, \$1600

Chester – Daniel Dougherty of Chester to Cambridge Trust Company, property mentioned in preceding transfer, Nom.

Glenolden – Edward H. Bonsall of Glenolden to Aristotle Tsakonas of Glenolden, lot with buildings on Glenolden Avenue, Nom.

Marcus Hook – Edward L. Truitt of Marcus Hook to Clara E. Simpson of Philadelphia, house and lot on Market Street, Nom.

Upper Darby – William B. Ruston of Philadelphia to Louis W. Hanson of same place, two lots at Observatory Hill, Nom.

Ridley Township – Emma Coates of Philadelphia to Ellen Miller of same place, lot at Mifflint, \$40

Chester – William B. Evans of Chester to Alexander E. Lessey of same place, four dwellings at Fourth and Wilson Streets, \$5000

Eddystone – John J. Gorman of Eddystone to Michael Gorman of same place, house and lot, \$1100

Aston Township – Edward Lynch of Aston Township to Julia E. Yarnall of Swarthmore, sixteen acres on Chelsea and Chester Heights Road, \$3650

Haverford Township – William J. O'Brien of Philadelphia to George W. Long of Haverford, two lots at Llanerch Manor, \$600

Collingdale – Gustave G. Stoudt of Philadelphia to Christian G. Eckard of same place, house and lot on Beechwood Avenue, \$1000

Tinicum Township – Alfred M. Jones, Alfred J. Wilkinson and William B. Linn, executors of the estate of Robert E. Jones to Fannie L. Jones of Philadelphia, seventeen lots at Lester, \$1600

KEITH LOCKHART COLLECTION