

CHESTER TIMES – March 28, 1914 – MANY HOUSES TO BE ERECTED –
Real Estate Men and Builders Report That Most of the Land Sold Has Been for Dwellings

A significant thing about building conditions so far, according to builders and contractors, is that most of the land which has changed hands so far this spring, with few exceptions, has been for the erection of dwellings. This condition prevails not only in this city and county, but in Philadelphia and other places adjacent to Chester and Delaware County. It has been surprising to the real estate dealers, however, at the large number of plots which have been sold and bought for new houses. All that is necessary, it is claimed, to make a busy spring in the building line in continued good weather. The warm sun of the past few days has set builders of this city to work getting ready to start on the four hundred houses already contracted for or under contemplation.

Unless there is a stringency in the money market, which is not apparent at this time, the spring and summer of 1914 will go down in history as busy times in the real estate world. This expected boom is not confined to this city but extends to many sections of Delaware County.

BIG DOINGS IN DARBY – With plans already drawn for the erection of 160 dwellings on one plot of ground, more than 100 dwellings planned to be erected on another plot the awarding of a contract for the erection of a one-story stone parochial school, 98 by 78 feet for the new Catholic Church of the Blessed Virgin, planned Darby is on the eve of the greatest building year in its history.

The 150 houses will be built by F. S. McPherson, of Haddon Heights, on a plot of ground on Summit Street from Tenth to Eleventh, which he purchased from John Dick. A request has been made by the builder to the Sewer Committee of Council, asking that a sewer be built to take care of the sewage connections of the 150 houses, which he contemplates building. The houses will be of brick, two stories high, and will be built in a solid row with porches, with a frontage of 20 feet. Ground for the new parochial school of the new Catholic Church was broken on March 25/ Edward F. Durang & Son are the architects.

Plans are now being formulated for the purchase by a whirlwind campaign of the old Lansdowne Country Club, which is in Darby borough and now occupied by the St. Francis Country Home for Convalescents. The home had been occupying the old country club for the last year, and is being supported by a number of prominent Philadelphia society women. It is owned by the Isaac C. Jones estate, and it ideally located for such an institution, overlooking Darby Creek. The house is surrounding by 12 acres.

WILL BUILD NEW SCHOOL – P. J. Hurley submitted the lowest bid for the erection of the one-story brick school building for the borough of Collingdale and was awarded the contract at the price of \$13,188.60. W. L. Blythe is the architect. Work will be started at once and the school will be finished in time to be occupied next fall. This is the intention of the school authorities and the contractor says the building will be ready for the next school term.

Glenolden also expects a building boom. J. W. Meckert and Company are making estimates on a number of dwellings which are to be built this summer. Extensive alterations are to be made to the drug store of Carl Werner in Glenolden. William T. Graham has been awarded to contract for this work

CITY OPERATIONS – Eight houses will be built on West Seventh Street between Lincoln and Pusey Streets, by Horace Jackson, for James Shropshire. That section of the

city is beginning to attract the attention of real estate investors, and lies in close proximity to the center of the city. The houses planned for this operation will be two-story modern residential dwellings, with front porches and long back yards. Only the few houses west of Lincoln Street break the long stretch of vacant lots which extend from Pusey Street several squares west to the steel mills on the other side of Chester Creek Railway, and the ground is a very choice selection for building purposes.

Samuel Hewes has started the construction of four houses at Seventh and Lincoln Streets, which will face on Lincoln Street. These will occupy the vacant lot on the northwest corner of the intersection and will add considerably to the appearance of that vicinity. The excavations are almost completed and the actual work of the construction will be started early next week. These houses will be built in twin style and will be equipped with all the latest improvements, renting at a nominal sum. That section of the city is essentially a residential section and it is said, tenants for the dwellings will be easy to find.

The same contractor is building a couple of houses on Howell Street, below third, and expects they will be completed within a few weeks. They are back of the Benjamin property and will occupy what has formerly been an eyesore to the neighborhood.

The improvements to the McDonald property on West Third Street, near Parker, are still at a standstill, being only half completed. Last autumn work was started on a brick addition to the frame building, but the operation was halted with the advent of the cold weather. In all likelihood, the work will be resumed in a short while, as the weather is almost perfect for building purposes.

THIRD WARD PROJECT – Samuel Max is making rapid progress with his two buildings on Edgmont Avenue, just below Third. The buildings run back for an appreciative distance, and will be separated on the ground floor by an alley, making two stores, but the upper floor will be utilized as a factory. The first half of the building is nearly completed, and most of the labor is being concentrated upon the other part. This property was formerly used as a site for a stable, with a large vacant front, so that the square from Third to Second Streets will be practically filled up with their completion.

ALMOST COMPLETED – The eight houses being erected at Twenty-First Street and Edgmont Avenue are nearing completion and will be ready for occupancy in the course of a few weeks. The carpenters are finishing the interior of the houses, and as soon as this work is done the yards and lawns will be straightened out. The block is a vast improvement in that section of the city. It is rumored that twenty more similar houses will be erected in the right near future.

Contractor William Ward will commence to erect the galvanized iron storehouse for the Hueston Manufacturing Company on Monday at Green and Caldwell Streets. This is the building that was brought before the City Council several weeks ago in order that the permit for building might be granted.

Frazer Brothers are finishing the house at Fifteenth and Walnut Streets for James Hanna. The house is two stories high with all modern conveniences. This same firm has completed the new front in the store of Douvres Brothers at Sixth Street and Edgmont Avenue.

Ground will be broken on Monday at Twenty-First and Chestnut Streets by Contractor William Provost, Jr., for the fine residence that Robert Wetherill will present to

one of his daughters who will be married this summer. The house will be one of the finest residences in the city and will be beautiful in architecture.

WORK ON WETHERILL'S HOUSE – The cellar of the house that is to be erected by Contractor Provost at Thirteenth and Potter Streets for Richard Wetherill is nearly finished, and the work of building the foundation will be commenced this week. This house will be one of the finest residences in the city, and will contain all conveniences. The house will be an improvement to that corner owing to a brick house having stood there for many years.

Contractor William Ward is tearing down the rear of the store at Seventh and Potter Streets, which is now owned by Thomas J. Welsh, who will open up a pool parlor and light lunch café as soon as the improvements are completed, or many years this building was conducted by Alfred G. Pike, as a hotel, but after having the license taken away it was occupied by John J. Doyle who conducted a restaurant.

Contractor Charles Harper of Crum Lynne is remodeling the interior of the house at 604 East Eighth Street, recently purchased by Ralph Quintin who conducts the cigar store at Seventh and Welsh Streets. A new bath room and fixtures will be installed, with a new front porch to add to the attractiveness of the exterior.

WORK ABOUT THE CITY – A force of carpenters are engaged in placing a new floor in the tailoring establishment of Prosper J. Boudart on Edgmont Avenue near Eighth Street. When the floor is completed, other improvements will be made to the interior of the show and sales rooms.

A new front has been erected at the tailoring establishment of Simon Turo, at 622 Morton Avenue. The building is being repainted and presents an attractive appearance.

The new apartments at Broad and Potter Streets, on the site of the old Gilbert Academy, will be completed in a few weeks. The carpenters are erecting the railings around the veranda on the third story of the building. Two of these apartments is already occupied and as soon as the minor work on the exterior is completed, the other apartments will be thrown open, as they are all rented.

Dr. J. P. Craig is having a galvanized one-story garage erected in the rear of his home at 427 East Broad Street. The building will be ready for occupancy in a few days.

A number of houses in the Eastern section of the city are undergoing minor repairs while a large number are being repainted. This is usually the first work done in the spring, and the majority of property owners are taking advantage of the present weather conditions.

A force of workmen are getting ready to insulate the large cold storage boxes at the John J. Buckley pork packing establishment. These boxes have been torn away and rebuilt and are modern in every detail. A number of other improvements are being made to the interior of the already large establishment.

IN THE WEST END – Contractor William Fox has marked out the ground for the excavations of a two-story brick store on West Third Street near Trainer Street for William Hasser of Third and Trainer Streets. Geo. Mecklin of 2215 West Third has the contract for the plumbing in the new building. Thomas Winfree will do the brickwork.

Contractor Frank Moore has a force of men on the excavation for a dwelling and store at the corner of Third and both Streets for John Lacush, 2525 West Third Street. The

digging is about completed and the foundation work will be started in a short time. The store is said to be built at an estimated cost of about \$5,000 and the dwelling \$3,000.

Contractor George Hewes has about completed the work on a block of eight houses east of Trainer Street on third. These buildings will soon be ready for occupancy.

Although but ten days has elapsed since the store building of Lawrence Blumberg collapsed at 2714 W. Second Street, already the brick walls have been reconstructed and the second story girders have been placed in readiness for the flooring work. The exterior of the store building is of Colonial brick and with the completion of the work this structure will one of the finest in West End. Blumberg met with two disastrous reverses in a fire which gutted the interior of the store and later the collapse of the building walls caused a serious loss. The new building will be a substantial one. Contractor Harry Hewes is doing the brick work and Contractor William Peirce, the carpentering work. H. H. Ward has the contract for the roofing and plumbing operations.

George Kamiec, a resident of the Eleventh ward, has purchased a lot of ground at Third and Trainer streets with the expectation of building on that site in a short time.

Contractor Phipps, who has had a force of men repairing and re-planting the roofs of the Greystone Apartment, Fifth and Upland Streets, for about three weeks, expects to complete that work in a short time. The same contractor has been engaged to make alterations and repairs at the Walter Austin property, the Jacob Buchanan property, Crum Lynne, and a number of others in Ridley Park and Moore.

Hyman Winn of 2715 West Second Street, expects to erect two store buildings adjoining his present store property, in a short time. The buildings will be two story brick. One of the proposed buildings will be an addition to the present store and the other a separate structure.

REAL ESTATE TRANSFERS

Darby – John B. Simpson of Darby to John Plumsley and Edward F. Shay of Darby, lot on Commerce Street, \$500

Chester – John J. Ryan of Chester to John J. Ryan, Jr. of the same place, brick house and lot, Third and Edwards streets, Nominal

Chester – John J. Ryan of Chester to James Hanna of the same place, brick house and lot, Third and Edwards Street, \$2,650

Norwood – Andrew J. Strang of Philadelphia to Eva R. Bashore of the same place, lot on Winona Avenue, Nominal

Colwyn – Rebecca Nutz of Philadelphia to Thomas K. Shelly of Colwyn, lot and improvements, Front and Walnut Streets, Nominal

Darby – Kate Evans of Philadelphia to Mary J. Lynn of the same place, lot and buildings, Nominal