

CHESTER TIMES – February 22, 1913

BUILDING AND REALTY NEWS – New Stores, Dwellings and Factories Reported – Many Operations Increase Valuation – City and County Activities

New houses and stores for city and county, additions to different buildings and other minor work is the outcome of the past week's activities in Delaware County realty. George D. Hewes, of this city, contemplates building thirty dwellings at the upper end of Essington. This is the largest of the new operations announced within the past few days. Transfers of property have been normal, no large sales being made, but the usual number of small ones were recorded. Several building permits were issued in Chester.

J. Irvin Taylor contemplates a two-story, brick store building on Edgmont Avenue just south of the Pennsylvania elevated railroad. It will be on the west side of the street, have a frontage of twenty feet and extend back eighty feet.

J.H. Phipps will build a two-story brick dwelling, twenty by thirty feet at the northwest corner of Seventeenth and Walnut Streets for former Councilman Edward Dickerson. Work is progressing nicely on the other many operations now under way in both this city and throughout Delaware County.

During the past week contracts have been awarded for several important building operations at different places in the county. The Lester Piano Company will erect a \$30,000 addition to its plant at Lester. Worall and Waters of Rosemont secured the contract for a \$12,000 residence at St. David's.

IN THE CITY – The progress on the annex to the Chester post office has been rather slow recently because of the condemning of some of the material by a Federal Inspector. Most of the structural work is up, however, and the brick work is up to the first floor frames.

The Cantrell Construction Company of Philadelphia is again being held up with the work on the recreation pier at the foot of Market Street because of the failure of some of the material to arrive. This pier will probably be completed next week.

All of the structural work at the new by-products house of the John J. Buckley Company, West Second Street near Market, has been erected up as far as the second floor. The workmen will soon commence to pour concrete.

Rapid progress is being made on the new 2241 foot wharf of the Beacon Light Company on West Front Street between the properties of the Chester shipping company and the Consumers Ice Company.

James N. Noden, proprietor of the Blue Bell Hotel, Second and Market Street is extending the bar of his hostelry. The bar will then double its present length when the improvements are completed.

Loyer Brothers are rapidly completing the new motion picture theater that they are building for Greenberg Brothers at 311 and 313 Market Street. The foundations for the floor have been built and the work of laying the inclined floor is about completed.

Samuel Lax, a Chester contractor, has reached the second floor joists in the two story brick building that he is erecting on the west side of Welsh Street just above Second Street.

The structural concrete work, floors and roof of the new beef house of Swift and Company has been completed and the bricklayers are now starting to fill in the front of the structure.

WEST END OPERATIONS – The basement of the new Bethany Presbyterian Sunday school building in course of erection at Sixth Street and Highland Avenue, has been placed under roof, and it is expected that the basement of the edifice will be completed so that services can be held there on Easter Sunday.

Work is progressing on the foundation walls for the seven modern dwelling houses to be erected on the north side of Third Street between Townsend and Palmer Streets. The filling in operation will be started as soon as the cellar walls are completed.

J. Horace Witsil, the real estate operation of 1806 West Third Street, expects to have his eight new houses under construction on Flower Street above Sixth, ready for occupancy within about two weeks. The dwellings, which are of modern design, were placed under roof last week.

Oliver Brothers, the contractors and builders, have about completed the construction of a long two-story corrugated iron building at the plant of the Federal Steel Foundries Company at the foot of Reaney Street. The building will be used for the storage of castings.

The high board fence that is being erected around the property of the Chester Spinning Mill, Tenth Street and Morton Avenue, is a marked improvement in that locality. The new fence extends on Morton Avenue, along Tenth Street to Chester and along Chestnut Street to Rose Street, enclosing the property for nearly one square, thus making it private and inaccessible to trespassers.

Considerable progress has been made to the addition to the property of the Good Will Fire Company during the past week. The new building is now under roof and the carpenters have completed the bay window in front and much of the interior woodwork. This large swinging doors for the main entrance have arrived and these will be placed in position by contractor Plumley, as soon as possible so that the planting and interior work can be continued without interruption of weather conditions.

Prospects are encouraging for a number of building improvements in the early spring at Providence Heights, a number of lot owners are considering the erection of modern homes. The sites on Nineteenth and Twentieth Streets are considered among the finest in the city and they have been attracting much attention of late from prospective builders. The ground is high and dry, commanding a beautiful view of the Delaware River and the surrounding country for miles and the attractive residences of Councilman Samuel A. Hewes and Druggist William C. Kelly, have added to the inviting appearance of that locality of beautiful homes.

George D. Hewes, a contractor, completed the brick work on a two-story brick stable that he is building at 607 East Fourth Street yesterday.

BUILDING PERMITS – The following building permits were issued during the week by Building Inspector Terry T. Williams:

David T. Christy to build a bay window in the rear of 1117 Upland Street

Patrick Christy to build an addition in the rear of the Southwest corner of Second and Howell Streets

H. Heffecker to build a one-story stable on north side of Downs between Caldwell and Hinkson Streets

S.A. Hewes to build a one-story brick addition to house on Southwest corner of Eighteenth and Caldwell Streets

J.H. Phipps to build a two-story brick building at northwest corner of Seventeenth and Walnut Streets

J.I. Taylor to build a two-story brick store building on west side of Edgmont Avenue, between Fifth and Sixth Streets

IN THE COUNTY – Folsom is the scene of much activity along building lines. Last April William Sellers and Company, iron founders of Philadelphia, purchased forty-six acres in Folsom and a short time ago began to make plans to transfer one of their plants to this place, to be followed by the entire plant at a later time. Now, two other industries are to be located there, the Rogers & Sons Company, and the Flagg Brothers, both of Philadelphia. These companies have purchased twenty acres for this purpose.

There are to be drawn immediately and plants erected so that it is expected that within eighteen months, three thousand workmen in all will be employed at the three plants. Already builders are erecting houses for workmen to be employed at the Sellers plant.

Edward E. Cullin of Philadelphia, who sold the forty-six acre tract to the Sellers Company, is preparing to build a large number of dwellings, and another company is preparing to build twenty dwellings. It is believed that at least 2000 new homes will be necessary to house the several thousand workmen who will find employment at Folsom within the next two years.

Not a few wealthy Philadelphians who have fine country places in the Delaware County section of the Main Line find a decided increase in the valuations of real estate by reason of the triennial assessment, which has just been completed. The major portion of these are in Radnor Township, where there is an increase of more than \$1,250,000 over the valuations affixed three years ago. The aggregate at that time was about \$9,000,000.

The realty market during the week has been more than active, many transfers being made, especially of large tracts. Congressman George S. Graham, through Lewis T. Brooke and Son, has sold to Dr. Alfred Stengel, a residence and a farm of nearly 100 acres, near Newtown Square, about three and a half miles from Devon, which the new purchaser will use as a summer home. The price was not disclosed.

Another large sale was the transfer of a 153-acre farm of Dr. D. Clinton Guthrie in Haverford Township, to William C. Smith, president of the Haddington Trust Company, at a price that approximated \$700 an acre. This 163-acre tract adjoins another large tract recently purchased by the Delaware County Suburban Development Company, which adjoins the Delaware County Country Club at Manoa. At Radnor, Isador H.R. Spiers of Radnor has purchased from Amy L. Fallon, et al executors, buildings and lot, 16 by 230 feet for \$11,000. This was re-transferred by the purchaser to Charles W. Bensinger of same place for a nominal consideration.

There will be considerable doing in the building line in Eddystone this spring and summer by builders from Chester and other towns who are looking out for sites. One builder from Philadelphia was looking for a site on which to erect small houses that will rent for from \$6 to \$8 a month for the laborers employed at Baldwin's. Solomon Hoffman is planning to erect eight houses in Leiperville. He erected a number of dwellings in this village last year.

In Darby, M.P. Neary of Colwyn is planning to erect a hall for lodge and dancing purposes on Main Street, in the vicinity of Sixth Street. As soon as a site is arranged work will begin without delay. James E. Booth of Garrettsford, is erecting two stores for James

Sweeney on Garrett Road. Milton Staley has started work on two houses in Collingdale. Harry Petit is planning to erect two dwellings at Essington.

East Lansdowne Fire Company has awarded the contract for the erection of a \$5000 fire house to Edward J. Sharr, a builder of that borough. The structure will be erected on the company's lot, Lexington Avenue above Pembroke Avenue and work will be started within a short time. The building committee consisting of W.W. Cochran, Joseph H. Moore and F.W. Shoemaker, will arrange for a building association in a short time. The building committee consisting of W.W. Cochran, Joseph H. Moore and F.W. Shoemaker, will arrange for a building association loan and it is hoped to celebrate the housewarming by the first of June.

Harry Richardson, the Marcus Hook contractor, has been awarded the work for the erection of two houses at Linwood Heights, to be built in the spring. The dwellings have been patterned after the two about being finished by Mr. Richardson for George Laughead at Boothwyn. The same builder has another in prospect at Norfolk, on the outskirts of Chester.

H. Louis Morris, a Chester contractor, has secured the contract for the new substation of the Beacon Light Company at Marcus Hook. The building will be of brick, one story high, 30 by 92 feet. It will have a slag roof and be heated by steam.

George D. Hewes, a Chester contractor, is nearing the completion of the excavation of four cellars for as many brick residences at Marcus Hook.

The Lester Piano Company has awarded the contract for the \$30,000 addition to its works at Lester to P.J. Hurley of Philadelphia. The building is to be of brick, four stories in height, with steam heating, electric light and a slag roof.

The contract for the alterations and an addition to the home of Mrs. A.C. Hoag, of Haverford, has been awarded Gray Brothers of Rosemont. When completed the walls will be of frame, two and a half stories in height, with hard wood floors, hot water heating, electric lighting, etc.

Worrell and Waters of Rosemont were the successful bidders on the proposed \$12,000 residence that Mrs. William Cox of Philadelphia is going to build at St. David's. The structure will be of hollow tile and stucco, two and a half stories high, 45 by 26 feet, with a wing 30 by 19 feet, have a shingle roof, and be equipped with hot water heating electric light, hardwood floors and four bath rooms.

#### REAL ESTATE TRANSFERS -

Drexel Hill - Samuel Crothers of Philadelphia to Edna H. Wanamaker of Highland Park, lot nos. 1044-1045-1046, \$1335

Chester - Mary Wilfong of Chester to Joseph E. Burk of same place, lot 25 by 121 feet on west side of Madison Street, Nom

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Chester - Rachel Buck of Chester to Joseph E. Buck of same place, brick house and lot, 20 by 120 feet on East side of Madison Street, \$2000

East Lansdowne - Clifford H. Harmon of Philadelphia to Charles A. Robinson of same place, lot 967, \$345

Collingdale - Frank B. Rhodes, et al of Delta to Levi L. Rue of Philadelphia, lot 60 by 111 feet, \$1200

Collingdale – Frank B. Rhodes, et al of Delta to John Wolfenden of Upper Darby, lot 44 by 115 feet, \$792

Essington – Edwin Olson of Tinicum to Jacob Cozenk of same place, house and lot 25 by 125 feet, \$1500

Clifton Heights – James V. Kane of Clifton Heights to Charles Ratha of same place, lot 25 by 100 feet, \$300

Chester – Alfred W. Wolf of Chester to Michael Cronin and wife of same place, brick house and lot, 23 by 132 feet, \$5000

Chester – Joel H. Phipps of Chester to Phoebe B. Phipps of Bluebell, Pa., brick house and lot 16 by 90 feet, on Southerly side of Third Street, \$1650

Darby – Eliza P. Albrecht of Philadelphia to Linford B. Cassel of Darby Borough, house and lot 21 by 175 feet, Nom

Springfield – Elwood H. Dickinson of Broomall, buildings and lot 50 by 147 feet, subject to \$2300 mortgage, nom

Radnor – Edna Glenn of Philadelphia to Jesse K. Lems of Lower Merion, twin brick house and lot 40 by 149 feet, subject to \$2500 mortgage, \$1500

Upper Darby – Stephen Reso and wife of Upper Darby to Vincent Kizza of same place, stone house and lot 208 by 154 feet, Nom

Drexel Heights – Samuel Chestnut of Philadelphia to Catherine Berner of Clifton Heights, lot no. 17-18, Nom

Chester – William J. Ewing of Chester to Walter Glatts of Upland, brick house and lot 21 by 122 feet on Northerly side of Ninth Street, \$1350

John J. Bradley and wife of Chester to David Hurwitz and wife of same place, brick house and lot 14 by 138 feet, \$750

Chester – Elizabeth K. Pettit of Locust Valley to Lydia C. Simpson of Chester, brick house and lot 26 ½ by 80 feet on southerly side of Third Street, \$1575

Ridley Park – Alice W. Canfield of Ridley Park to Wayne Building and Loan Association of Pennsylvania, stone and frame house and lot containing 6665 square feet, subject to \$3100, nominal

Darby – Charles W. Heckler of Darby to Edgar B. Linvill and wife of Philadelphia, brick house and lot 25 by 120 feet, \$2600

Newtown – Mary L. Agnew of Philadelphia to Susan E. Fiero of same place, tract of .685 of an acre, \$100

Chester – John H. Williamson of Chester to Louis Stein and wife of same place, brick house and lot 14 by 95 feet on Eighth Street, \$3200

Sharon Hill – Forrester H. Scott of Philadelphia, exer et al to Susan Marshall of Philadelphia, lot 22 by 143 feet, Nom

Drexel Heights – Samuel Crothers of Philadelphia to George Green of same place, lots 410-411, \$500

Ridley Township – Janes Jones, et al of Philadelphia to Frederick W. Young of Morton, buildings and lot 150 by 150 feet, Nom

Frederick W. Young of Morton to Joseph N. Ranffenbart and wife of Faraday Park, house and lot 150 by 150 feet, \$1900

Clifton Heights – James McDermott of Clifton Heights to Edwin E. Barry of Aldan, buildings and lot nos. 2-3-4, Nom

Adamsford – The Clifton Heights Bldg and Loan ASSOCIATION OF Pa. to Izzie O. Foster of Aldan, frame house and lot 50 by 109 feet, Nom

Lansdowne – Alvin H. Fidler of Philadelphia to Selma T. Steer of Lansdowne, lot 25 by 125 feet, \$450

Llanerch Manor – William B. Leech and wife of Haverford to Elmer E. Albeck and wife of same place, building and lots no. 43-44, \$42000

Upper Darby – John T. Worrell et al of Pa. to Frances B. Brock of Philadelphia, part of lot no. 9, \$275

Clifton Heights – Thomas P. Devine, et al of Clifton Heights to Charles K. Crawford of same place, house and lot 80 by 120 feet, \$2300

Folsom Highlands – Oliver H. Perry of Chester to Emerich Gruber of Philadelphia, lot nos. 1121-1122, \$350

KEITH LOCKHART COLLECTION