

CHESTER TIMES – June 1, 1912

**BUILDING AND REALTY ACTIVITY CONTINUES – Thirty New Dwellings Started in Chester – Work Progressing Rapidly – In City and County**

Building and realty activity continues throughout this city and county, all leading to the consummation of the Times' prediction several months ago that this would be the busiest spring and summer that builders of this section had witnessed for many years. Now with the fair weather, work is rapidly progressing on the many operation which have been previously commenced.

Not only is the present day activity confined to the operations commenced within the past month or two, but in this city alone, thirty new dwellings have been started within the past week or ten days. Reported within the past week were the following new operations:

Charles Beaumont has commenced the erection of two brick houses at Tenth and Fulton Streets. They are to be two stories high with front porches, bath and all modern conveniences.

General William G. Price has under consideration the erection of sixteen houses on the lot of ground at Eleventh and Kerlin Streets. The houses will extend between Kerlin Street and the Concord Road and will be similar in construction and accommodations to the many houses that he has erected on the territory west of Chester River.

J. Irvin Taylor, another contractor and builder who has done much towards the development of the city, will erect four houses at Tenth and Fulton Streets to correspond with others that he has built in various parts of the city.

Samuel A. Hewes, the contractor of Nineteenth and Hyatt Streets, has also commenced, during the past week, the construction of eight new dwellings on Jeffrey Street, below West Ninth. The houses are to be of brick and are to be thoroughly modern throughout

**CIGAR COMPANY'S IMPROVEMENTS** – The Delaware Cigar Company, one of the most prosperous concerns of its kind in this section is making extensive improvements to its spacious four-story building on Fifth Street between Market Street and Edgmont Avenue. The improvements under way will cost at least \$2,000. Contractor H. Louie Morris has the contract for the interior work.

It is the purpose of the company Joseph Silberman, the manager, states to remodel the building, which is one of the largest structures in the central part of the city. The plaster ceiling in the main work room on the third floor is being replaced with boards. The work is being done in a substantial manner with the view of making the ceiling perfectly safe.

After the interior improvements and alterations are completed, the Delaware Company will have the front of the structure plastered in an up-to-date manner. This contract has not yet been let. The second floor is also to be thoroughly improved and repaired. The company's plant, which has been closed down for several days to make way for the improvements in progress, will be reopened for operations in every department Monday morning.

There have been but few new operations reported in the county during this past week. Work, however, is being pushed on the buildings now underway. The present indications are that realty in this city and county will have been increased by at least eight hundred buildings by the middle of the Fall.

IN THE CITY – Bids have been asked on the addition and remodeling of the Chester post office, Fifth and Welsh Streets, which will be made double its present size. Several contractors are figuring on the work. There is a \$40,000 appropriation that was made by Congress for this work. The specifications are that the building shall be constructed of brick and stone, with fireproof floors, with steam heat and electric light. It is to be two stories, with an unfinished attic and slate roof. Bids are due June 27. Burd P. Evans and Company and D.W. McCauley, both of Philadelphia, are among the out-of-town people who are figuring.

Plans have also been completed for the proposed \$50,000 school building to be erected on the site of the present Franklin Street School. The special building committee is contemplating asking bids on the work in the near future. The building is to be 30 by 102 feet, three stories high of brick and stone, tin roofed and electric lighted.

The foundations have been completed for the pair of dwellings that Martin J. Dwyer of 1802 West Third Street, is erecting on West Second Street, West of Reaney Street. The houses will be modern in every detail when completed.

William L. Devinney of 2519 West Third Street, is progressing nicely with the contract he has undertaken at Third and Booth Streets. The old blacksmith shop at this address has been razed and three modern brick dwellings will be erected on the site.

William Whittaker, a contractor of 1815 West Third Street, has secured the contract for erecting two modern brick dwellings at Fourth and Palmer Streets for Francis J. Moore of the West End. It is understood that Mr. Moore, contemplates beginning six more houses, when he gets these two under way.

The frame garage that is being erected on Mary Street, West of Palmer Street, which is in the rear of the home of Dr. John Roskins, 2407 West Third Street is nearing completion. But a few more days will be required to finish the work.

The work of repairing the damage wrought by fire in the establishment of Smedley Brothers, wholesale paper dealers at Sixth and Crosby Streets, began several days ago. The entire upper portion of the building was gutted by the flames and entailed a loss of almost \$1,000. The work is being done by a force of mechanics in the employ of Samuel R. Bell, a local contractor.

Bids are due today for the alterations and addition to the residence and new garage of Dr. H.M. Miller on West Ninth Street, on which several contractors and builders have been figuring. The architects who prepared the plans are Stewardson and Page of Philadelphia and the improvements provide for a brick and frame structure, three stories high, with limestone trimmings, slated roof, electric lighting, hot water heating, hardwood floors, etc. The contract will be awarded to one of the following bidders: J.D. Flounders of Philadelphia; William Provost, Jr., Nolan Brothers, H. Louis Morris and J. Irvin Taylor of this city.

Contractor William J. Wiser is pushing along with vigor and improvement to the three properties of Wesley Gray at Third and Penn Streets, where store fronts are being substituted for porches on private residences. Some difficulty has been experienced in securing labor, which with the week of wet weather recently, has delayed the progress of the work. The stone foundations have been completed and the display windows and brick work will receive prompt attention.

Two of the row of houses in course of erection of Builder George D. Hewes on Pusey Street between Second and Third Streets, have been finished and two more are

under way and well advanced. This improvement will build up all the vacant ground on that square, the lot on Third Street end of the square being improved by the new concrete houses of Lake B. Salmon. The latter houses are attracting much attention because of their peculiar construction of cement reinforced with wooden frames or moulds. They are similar to the three houses constructed in the same locality by Mr. Salmon about three years ago.

George Weigand's two substantial brick houses on West Third Street between Ulrich and Pusey Streets are nearly ready for the roof. The bricklayers and carpenters have been working steadily on them for the past two weeks and rapid progress has been made.

The excavations have been almost completed for the row of brick houses to be built on Lloyd Street near Second by Contractor and Builder Samuel R. Bell, and a number of workmen will be busy on the improvement for many weeks.

William Pierce, a contractor of the West End, is working on eight new dwellings on West Eighth Street between Pusey and Lloyd Streets. The structures are of brick, two stories in height and are to be thoroughly modern throughout.

IN THE COUNTY – J.H. Swope of Darby received bids up to yesterday for the erection of a garage, the plans of which have been prepared by Architect P.A. Phelan of Colwyn. The building is to be of brick, one story in height fifty feet by fifty feet; with galvanizing iron roof and electric lighting. Charles McCaul Company of Philadelphia, as well as some of the Delaware County contractors, was figuring on the work.

The Board of Managers of Swarthmore College is receiving bids through its architects, up to June 3 for an addition to be built to the dining room of the college. The architects are Bunting and Shrigley of Philadelphia. The following are figuring: Thomas M. Seeds of Philadelphia; A.C. Lewis, Swarthmore; William Provost, Chester; E.C. Walton, Swarthmore; and J.D. Durnall, Swarthmore.

Contractor George L. Croll of Rosemont, this county, is among the contractors who are figuring on the plans for a residence for James F. Fields of Wilmington, Del.

Charles J. Hood and Company have sold for J.A. Stulb his residence, corner of Eighth and Prospect Avenues, Prospect Park to Mrs. Thomas Madden of Philadelphia. The house stands on a plot containing about one-half acre and is surrounded by a number of attractive homes. It will be occupied by the new owner as her residence.

It is expected that the contract for the new moving picture house on the Saulnier property on State Street near Orange Street, Media, will soon be awarded. The construction work may be begun next week. The location is one of the best in the borough. A commodious building will be erected.

The Philadelphia and West Chester Traction Company has awarded a contract for grading and masonry for the extension from Drexel Hill to Media to Patrick McManus. The cost will approximate about \$120,000.

Ground was broken several days ago for the erection of a three-story building on the east side of Edgemont Avenue, near Tenth Street. The excavation work is being done by Hanna Brothers while the construction proper will be done by H. Louis Morris, a local contractor. The building will be 80 feet long with a 20-foot front. The front will be made into a modern store with two large display windows. Joshua C. Taylor an attorney is the owner of the property. It was rumored that it will be used as an apartment house.

NEW FACILITIES OFFERED – While there are temporary halts in the building boom in the county there is no doubt that the boom is destined to continue. The contract

has been awarded for the construction of the extension of the Philadelphia & Garrettford Street Railway Company's line from Drexel Hill to Media and it is rumored that the work will be started on Monday. The construction of this trolley line making communication with the large city of Philadelphia more direct, means the opening up of a territory which has been but thinly populated and consequently an increase in the population with many new houses. The idea of the company, as expressed by the president, A. Merrill Taylor, a keen business man and an authority on the question of transportation, is that the line will be a paying proposition in the course of seven years through the upbuilding of the territory through which it passes. Mr. Taylor publicly stated at a meeting in Media some weeks ago, that he expects the country, through which the extension passes to grow up and buildings to be erected in that section, which included portions of Upper Darby, Springfield and Nether Providence Township. The purchase of many large properties followed the first announcement of the plan of the trolley company to building the extension. It is believed by real estate men that not only will the section develop with the building of houses here and there, but that a number of new communities will grow up such as have arisen along other trolley lines, places such as Highland Park for instance.

The extension of the trolley is also expected to cause a demand for available sites along State Street in the borough of Media. An agreement was made yesterday and the contract awarded for the erection of a moving picture theatre on the Saulnier property on State Street, near Orange. The contract was awarded to Baker & Brother, a Media firm, the members of which are O.F. Baker and L.E. Baker. The work of construction will begin on Monday next and will be completed so that performances can be given by the first of September. Vaudeville may be offered with the moving pictures and the borough provided with a first-class house of entertainment, which will be managed by Andrew Vogler. The place will be known as the Pastime Theatre.

The location is near the terminus of the trolley extension and within one block of the Angora, Lima and Chester trolleys, and within two blocks of the Darby trolley, while it is not far distant from the Media railroad station of the P B & W railroad.

Across the street from this site improvements are being made to the building occupied by Burgess Harry P. Engle as a bakery and confectionery. The ice cream parlor has enlarged, extending back some distance. A new brick kitchen is being built. Burgess Engle decided that it would be wise to make the improvement before the arrival of the new trolley line.

Another improvement directly in the line of the trolley is the construction of a house and store on State Street, near Orange, Media for Albert Moore. The work is progressing rapidly and will be pushed in completion. The building is of brick.

James B. Flounders a Media contractor, has built a large number of cottages at the girls' department of the Glen Mills Schools at Darlington. He has built two large barns there and at present, is engaged in the construction of the administration building.

Three new houses are to be built at Jackson and Washington Streets, Media, on the property which was owned by the late Hon. Thomas V. Cooper, but which was purchased some time ago by Thomas C. Sloan. The building which was the home of Senator Cooper and his family for many years has been completely demolished.

**OTHER OPERATIONS** – A stone and frame cottage will be erected on the south side of Midland Avenue, east of Luella Avenue Wayne for Eliza G. Anthony of that place. The contract has been awarded to Milton W. Young, a builder of Philadelphia. A

stipulation against mechanics' liens was filed yesterday in the office of the Prothonotary at Media.

A church edifice for the Italian Church will be erected at Third and Fulton Streets, Chester at a cost of \$4500. The contractor is Morris W. Plumley, a Chester builder. An agreement stipulating against mechanics' liens was filed in the Prothonotary's office, Media. The agreement was signed in behalf of the church by Rev. B.F. Santill, chairman and R.R. Spencer, secretary. Mr. Santill conducted a mission at that location for a period of more than five years and a school for Italians was also conducted there.

PLAN BIGGEST REALTY CONVENTION – Upward of 1,000 delegates are expected to be in attendance at the Fifth Annual Convention of the National Association of Real Estate Exchanges to be held at Louisville, Kr., June 19, 20, and 21. Delegations will start about June 15 from the far away sections of the United States, taking special trains for Louisville and picking up parties of real estate men from cities all along the way.

One of the largest excursion runs will be from the Canadian Northwest, although the party will formally start from Winnipeg. A number of real estate dealers throughout the Canadian provinces will meet in that city to accompany the Winnipeg delegation. It is expected that Winnipeg will send fifty delegates to the convention. A special train conveying them will sweep down through St. Paul and Minneapolis, picking up a large number of real estate men at those cities. The Winnipeg visitors will be entertained during their stay in Minneapolis and St. Paul, and proceed to Indianapolis, where further entertainment will be provided. That will be the last city at which a formal stop will be made before Louisville is reached.

Chicago's delegation of fifty or seventy-five will probably be joined by those from Milwaukee, Omaha and Iowa cities. Detroit real estate men will go to the representatives from a number of real estate boards throughout Michigan.

Ohio Real Estate Boards are planning to have their delegates reach Louisville in a body. Delegations from Cleveland, Columbus, Toledo Cincinnati, Akron and Springfield and other Ohio points will meet at Cincinnati on the afternoon of June 18, 250 or 300 strong, and take a steamboat down the Ohio River, arriving in Louisville on the opening morning of the convention. Plans are on to have the delegations from Buffalo, N.Y., and Erie, Pa., join the Ohio real estate men and accompany them on the boat from Cincinnati.

Tentative plans are also under way to connect up the delegations from San Francisco, Los Angeles, Denver and Kansas City on their way to Louisville. The delegations from the Southern States will for the most part come direct as they are scattered and suitable train connections can scarcely be made.

The convention at Louisville is expected to be the greatest gathering of real estate men ever held in America. It will last three days, June 19, 20 and 21, and will a bound not only with intensely interesting and practical addresses dealing with real estate topics, but will be replete with Kentucky hospitality. The convention will be held in the Armory at Louisville, and it is expected that there will be an unusually large number of fine exhibits. Topographical maps will be sent by a number of the larger cities and the collections of real estate forms, which will be on view, will be one of the most complete ever brought together.

It is expected that this city will be well represented at the convention, as the members of the local Board are taking a great deal of interest in the arrangements.

TRANSFERS OF REAL ESTATE

Trainer – Edmund Burke and wife of Lower Chichester to Charles N. Simpson of Trainer, two frame houses and lot 40 by 100 feet. \$1900

Tinicum – Raymond MacNeille of Philadelphia to Joseph Shisler, Jr. of Tinicum, building and tract of 21 1/2-100 acres, subject to a \$9500 mortgage. Nom.

Chester – Frank L. Perkins of Chester to William T. Thornton, same place, brick house and lot 24 by 140 feet on east side of Highland Avenue. \$1850

Concord and Bethel – Martha L. Young, exrs. of Pa. to Thomas A. Booth of Bethel, house and tract of 7 acres, 3 rods, 26 perches. \$3000

Norwood – Irwin E. Krause and wife of Norwood to Roland H. Howard of same place, buildings and lot 100 by 200 feet. \$3400

Ridley Park – John L. Rogers, et al. of Philadelphia to the Egan-Rogers Steel & Iron Co. of Pa., lot 570 by 628 feet. \$18,850

Morton – Morton Building and Loan Association of Morton to Mary Denver of same place, house and lot 50 by 150 1-2 feet. \$1,700

Darby Township – Henry G. Morris, et al. exrs. Of Pa. to Edward J. Durban of Philadelphia, buildings and tract of 141 7/10-100 acres. \$25,400

KEITH LOCKHART COLLECTION