

CHESTER TIMES – April 5, 1913

BUILDING AND REALTY NEWS – Suburban Districts Making Rapid Strides While Chester Lies Dormant For Week

There has been a slight development along building lines in the city during the past week, but the county has furnished more than usual. The building season, which promises to be the greatest in the annals of the history of Chester and Delaware County, is now fairly begun. The year promises much.

There are about sixty houses under course of construction in the West End of this city alone and about that many more scattered through Chester. Work is progressing more rapidly on the operations commenced than at any previous time for weeks.

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In addition to this the contract has been awarded for a \$60,000 residence at Haverford. A \$50,000 school at Llanerch and a \$30,000 schoolhouse at Brookline will also be erected this spring. Bethel church will build a parsonage, while the Cynwyd Club will erect a fine club house.

Chester is sadly in need of many more dwellings, especially the smaller ones. In the First, Second, Third and Fifth Wards of the city, a canvass revealed but ten houses empty. This is indicative of the condition throughout the city. The report that at least two more industries, employing 1,200 people, will locate in this city, coupled with the scarcity of houses should awaken a building activity that will surpass anything that has ever occurred in the state-old town of Chester.

Rapid development of that really beautiful section of Delaware County lying between Sixty-Ninth Street station and Media, is predicted by realty men following the opening of the new Media electric line of the Philadelphia and West Chester Traction Company, Tuesday.

Values in this section increased 100 and 200 per cent and even more in November, 1911, when it first became known that the electric road was to be constructed, and for several weeks there was a rapid turning over of realty, each purchaser making a handsome profit. The new railway will open up the northern and western sections of the county and will connect them with the county seat. The distance of the new line is 5.59 miles and the running time will be twenty-five minutes, or forty-one minutes to Broad Street station.

Stone stations have been erected along the line at various stops.

IN THE CITY – Work on the post office annex is now being vigorously pushed. The bricklayers are to the top of the second story frames and wooden forms are now being built prior to the construction of the reinforced concrete vault that will be located in the northeast corner of the building. John W. Emery of Philadelphia is the contractor.

The Cantrell Construction Company of Philadelphia has completed the recreation pier at the foot of Market Street. The concrete first and second floors of the new \$30,000

by-products house of John J. Buckley and Company at 16 to 20 West Second Street, have been set, although the walls have not been commenced.

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Employees of the Consolidated Engineering Company of Baltimore are finishing the interior of the new \$30,000 beef house for S3wwift and Company at 17, 19, 21, and 23 East Second Street. The work will be consummated in about two weeks. . Hanna and Sons are laying a cement sidewalk in front of the building at 213Market Street.

Oliver Brothers have completed the grand motion picture theatre for Greenberg Brothers at 311-13 Market Street. Bricklayers are up to the top of the second story frames on three of the six houses that Simon Bruner is building on Front Street east of Market. The brickwork on the other three are up to the second floors.

The bricklayers are up to the top of the second story frames on the new office and apartment building of J. Irvin Taylor at Sixth Street and Edgmont Avenue. The bricklayers are up to the second floor on the seven houses that Albert Wunderlich is building in Wunderlich Place. Samuel Lax is finishing the brick dwelling that he is building on Welsh Street above East Second.

The South Chester Methodist Episcopal church, Third and Jeffrey Streets, will be renovated, wired for electric lights throughout and new rugs put on the floor of the infant room. John Montgomery is repainting the two houses he owns on Jeffrey Street above West Third. New porches are also being added. W. Rowan Pennington is doing the work. James Babe has sold the fire-damaged house at 351 Howell Street to Thomas Birch for whom he will rebuild.

George Shoher who has purchased the property at Market Square, where he conducts a restaurant, will enlarge the place by absorbing the store occupied by James J. Sweeney. This will necessitate the removal of Mr. Sweeney about the first of May to the store property adjoining, which he has purchased and which is at present occupied by Harry Phillips.

H. Louis Morris contractor, who is building the new Franklin Street School on Franklin Street above Third Street, expects to have the handsome structure completed by June 15. Mr. Morris has been handicapped recently by lack of material, the bricklayers having been laid off for several days owing to a delay in the shipment of bricks necessary to complete the walls. Only the upper part of the third story remains to be completed by the bricklayers, the delay not causing any inconvenience to the carpenters and plasterers. The former have commenced erecting the supporting timbers of the roof and have them well under way and the plasterers have the lower floor rooms almost completed.

The Duplex Metals Company at Front and Lloyd Street is making rapid progress with the new building improvements which they commenced last winter. The new laboratory of structural and corrugated iron has been completed and is now being utilized. The new brick building for the offices is also well under way, the bricklayers having commenced their activities yesterday. Besides the bricklaying work on this building, the men are busy on several brick furnaces which will add to the producing capacity of the plant. It is also planned to build a brick storage house for the nails that are manufactured by the company. The frame structure which is at present used is too small for the material.

Plans are completed for the steel experimenting room which will be constructed this spring. The entire building, one two story, all the latest improvements type.

L. B. Salmons, the roofer and contractor of Third and Pusey Streets has been awarded the contract for the erection of a concrete house at Mary and Ivy Streets. Mr. Salmons will commence the work immediately. The seven concrete houses at that point which have been in building the past winter are almost completed.

One of the eight modern two-story brick houses recently erected on Flower Street above Sixth by J. Horace Witsil, has been rented by Charles Weind and family who will take possession in a few days. Several of these houses were completed about a week ago and the finishing touches are being made to the others. Mr. Witsil will break ground shortly for the erection of two houses on Third Street between Harwick and Booth.

The four new houses being built on West Fourth Street, below Palmer, by Contractor Francis Moore will be under roof next week. These houses will be similar in design to the four dwellings Mr. Moore recently built in the same locality. The enterprising West End Contractor has also broken ground for the erection of four houses at Fourth and Hayes Streets, and has also commenced the erection of two store dwellings for William F. Ryan and Edward Todd, on West Third Street, below Hayes.

The interior of the new Bethany Presbyterian Sunday School, building at Sixth Street and Highland Avenue, is being painted. The edifice, which is equipped with a modern steam heating and electric lighting plant, was practically completed last week. Memorial windows of stained glass harmonize the illuminating effects.

William L. Devenney, a former Councilman from the Eleventh ward, is having plans and specifications prepared for the erection of ten modern houses on the lot at Seventh and Wilson Streets, which, he recently purchased from George J. Hunter. The tract extends back from Seventh Street to a small thoroughfare.

The foundation walls for the eight new houses and large apartment house to be built at Second and Wilson Streets for John J. McGlenn, proprietor of the Franklin House, 2517 West Second Street, are nearing completion and it is expected that operations on the brick work will be commenced next week. Louis Morris has the contract for this important building operation.

The work of building the foundation walls for the seven houses to be erected on West Third Street, below Townsend by Contractor Samuel A. Hewes, is about completed. These solidly cemented walls are exceptionally well constructed having been built in a deep inundation on the lot. The work of filling in about the walls has already been started.

E. R. Helms has commenced the erection of eight new houses at Fourth and Edwards Streets. These structures when completed will add greatly to the architectural appearance of that neighborhood.

The bricklayers are now busy on the ten new houses of J. Irvin Taylor at Thirteenth and Crosby Streets, and the improvement is progressing quite rapidly. The operation is watched with interest by persons who pass that way and the cozy new homes will prove an important addition to that section of the city.

The three new brick houses built by Contractor and Builder William Ward at Fourteenth and Esrey Streets are now under roof and in the hands of plasterers. They will be ready for tenants in a few weeks and occupied as soon as possible.

The addition to the property of Henry Schmidt at Fourteenth and Walnut Streets is nearly completed.

The apartment house of General Henry Clay Cochrane on Providence Avenue above Fourteenth Street, has been finished practically and some of the apartments are occupied.

The new bay window to the property adjoining Odd Fellow's Hall on East Broad Street is a noticeable improvement to the one formerly used in connection with the store conducted there.

Alterations are being made to the bakery conducted by Edward Mills in the John Marsden property on Edgmont Avenue above Tenth Street.

The handsome residence at 312 East Broad Street, recently vacated by Dr. J. P. VanKeuren, who has moved to his new home at Twenty-First Street and Providence Avenue is now in possession of St. Michael's parish, which will convert it into a convent.

IN THE COUNTY – The borough of Lansdowne will make improvements to its lock-up. When completed, the building will be of brick and concrete, fireproof construction, 10 by 13 feet. Proposals are due at 8 o'clock on the evening of April 15.

Bids are due Monday on the new \$50,000 public school that the Board of Education of Llanerch proposes to build. The building will be of stone, two stories high, slate roof and electric lighting and hot water heating. Bids will be taken within the next few days.

Bids are due Monday on the new \$30,000 public school that will be erected by Haverford Township in Brookline. The building will be of stone, two stories high, with six class rooms, slate roof, atmospheric heating and ventilating system. Among the bidders are the following Delaware Counties: F. Roe Searing of Llanerch, and W. H. Roberts of Newtown Square.

Robert C. James of the United Gas Improvement Company of Philadelphia has awarded the contract for his proposed \$30,000 residence at Haverford to F. A. Havens of Philadelphia. The building will be of stone, two and a half stories in height, 30 by 50 feet, with a shingle roof, hardwood floors and electric lighting.

George D. Hewes of this city has completed the brickwork on the three houses that he is building at Marcus Hook and the plasterers are at work.

James F. Dougherty, proprietor of the Colonial Hotel in Eddystone has purchased four acres of ground in Ridley Township and will build a village of forty-eight dwelling houses.

Eddystone expects to experience a building boom this summer. Samuel A. Hewes of Chester is building fourteen modern dwellings on Saville Avenue, above Ninth Street, Eddystone. The plans and specifications for the same have been completed and the work will be rushed to complete them. The houses will be similar in design to those erected in other sections of the borough by the same builder. A number of other dwellings will be erected in the same borough by one of its business men, who is arranging plans and specifications.

Realty values have increased largely within the last few months in Eddystone, especially in the vicinity of Ninth Street and Saville Avenue, the center of the borough. Owners are now asking \$25 more a front foot than they did in December. All the available sites in Eddystone are held at a premium.

In Darby a large building operation, consisting of thirty-two dwellings, is being planned for the section lying on Pine Street between Darby Creek and Seventh Street, and between Spruce and Pine Streets. Work will commence on the same without loss of time.

Land values adjacent to Marcus Hook have increased more than 500 per cent within the last three years. Owners of realty along the Hook Road between Linwood and Boothwyn are charging and getting on an average of \$500 an acre for land that three years ago went begging with few buyers at considerably below \$100 an acre. The reason of the increase is the wonderful growth of Marcus Hook as an industrial center, employing thousands of men.

In Marcus Hook, George F. Johnson will erect a two-and-a-half story dwelling, which he will occupy himself. The house will be erected on a six-acre tract of land on Twin Oaks Road, which Johnson bought from Lewis N. Wood. Members of the Linwood Social Club, at Marcus Hook, have purchased a frame building from James T. Gill, which they will have moved to a piece of ground owned by the club on West Green Street. Negotiations are on for another property, so that the two properties can be converted into one. A new hall for the Marcus Hook Red Men will be built as soon as plans are received from the architect.

The Rev. Linn Drake of Garrettford has purchased the residence of Henry Snape on Marshall Road, which he will make his residence as soon as alterations are completed. Extensive improvements are being made to the building on the Ring and Shimer farms at Chadds Ford, which were recently purchased by A. P. Irwin of West Philadelphia. In Leiperville the foundations have been started for the new houses to be built by Solomon Hoffman on Holland Street.

J. B. Jordan and Company of Philadelphia have entered into an agreement with W. I. Landreth of the same place for the erection of two houses on Gessoer's Lane Prospect Park. The houses will cost \$4000. A building agreement between Agnes B. Bolac of Crum Lynne and John Maag, a contractor of the same place was filed at Media. Oscar Lobb of Philadelphia has entered into an agreement with Albert R. Murphy and Catharine Murphy, his wife, for the erection of a twin brick house at Llanerch. The price will be \$3600.

Members of the Bethel Church, Bethel, who recently purchased a tract of land for a new parsonage, will begin the erection of the new improvement immediately.

Settlement has been made by Alexander Sellers for a farm of 113 acres in Edgmont Township, Delaware County, recently purchased by him from Edwin E. Worrell. The purchaser will remodel the old Colonial farmhouse on the property.

Edgar C. Cross, real estate broker, has taken title from Dr. D. M. P. Magee to a residence, stable and about three-fourths of an acre at the corner of Bryn Mawr and Montgomery Avenues, Cynwyd. The property was held for sale at \$16,000.

Settlement has been made by W. M. Scott for the residence and ten acres of ground at King of Prussia and Upper Gulf Roads, Radnor, recently purchased by him from Joseph S. Vetterlein.