

CHESTER TIMES – May 16, 1914 – BUILDING BOOM FOR FIRST WARD – Deal Closed for Land Upon Which Large Improvements Are to be Made in Near Future

Interest easily centered this week in sales of property and the big improvements which are to follow these sales in the First Ward of this city. One sale of a square of ground means an investment in land and up-to-date dwellings of about \$75,000. Another important deal is that of the large building operation that has been carried out by the Messrs. Freihofer on the fifty acres of land which they own adjoining Chester Park. Just what amount of money will be involved in this transaction has not been made public nor the character of buildings to be constructed, but it is said that they will be homes out of the ordinary dwellings that are erected in this city. The owners have asked the City Planning Commission to make certain changes in the grades, so that the streets and sidewalks can be suited to the contemplated improvements, and if these are granted the operation will no doubt be started this summer.

Another operation contemplated for the First Ward is the erection of at least twenty-five up-to-date homes. The building operation if it goes on will be on the west side of the city adjoining the borough of Upland. It will be readily seen that this means not only the expending of large sums of money, but better living facilities for Chester people and a large increase in the income of the city from taxes.

While no definite amount has been given as to what will be expended those in a position to know say it means at least the outlay of \$200,000. There are other First Ward improvements contemplated which will give that section of the city several more fine residences, but the owners are not ready at this time to make public their plans.

TWO COSTLY RESIDENCES – Plans have been prepared and bids are being asked for a new residence for Charles R. Wernus of Philadelphia, to be built in the township of Haverford. It will cost \$25,000 and will be constructed of stone, two and one-half stories high, 62 by 35 feet, with a wing 20 by 29 feet. A number of contractors are bidding for the work.

Another residence to be erected in the same township is one for Dr. Lewis Zeigler, and it is to cost \$150,000. It will be three stories high and will have dimensions of 186 by 135 feet. It is to be constructed of hollow tile and plaster, slag roof, composition and oak floors and doors. Architect Thomas Hastings of Philadelphia is taking bids.

NEW Y. W. C. A. HOME – Benjamin Bush Stevens, the architect, is working on plans for the new home of the Young Women's Christian Association to be erected on Seventh Street, near Market, in this city, in the near future. The plans contemplate a building costing about \$45,000. The ground for this home was recently purchased and donated by Mrs. J. Lewis Crozer and the money for the building was included in the subscription campaign which was recently conducted by the Y. M. C. A. and those interested in the Y. W. C. A. The plans call for a three-story brick and stone structure.

CHURCH TO BUILD – According to the Builders' Guide Rev. J. F. Timmins of St. Michael's Roman Catholic Church of this city, has plans prepared for a stone building, three stories high, 32 by 60 feet, with slate roof. It is understood that this is to be an addition to the convent property on East Broad Street, which this church recently purchased from James Harvey. Father Timmins is not ready to give out all the details of the improvements intended, but these will be known in a short time. The plans are private and it is understood that bids are being asked on the proposed work.

Architects Buring and Shrigley of Philadelphia are preparing plans for a residence in Haverford Township to be built for William Bradway. The plans call for a stone and frame structure two and one-half stories high, tin and shingle roof, oak floors, electric lights. The heating is reserved.

J. J. Tierny has plans out for the erection of a swimming pool at his property in Newtown Township, this county. It will be a one-story frame structure with locker and dressing rooms. Oliver R. Perry of Philadelphia is the architect.

IN THE CITY – William J. Wisner has begun the construction of three houses on Mary Street, near Ulrich, and is making rapid progress with the work. The brick work has been started and on one of the houses, both walls have been erected. These houses will no doubt prove a good investment as a need for small dwellings has been apparent for some time. They will be completed inside of a few weeks, as Mr. Wisner has his entire force of workmen upon the operation.

Samuel R. Bell began the erection of ten houses on West Fifth Street near Lloyd last week, these houses facing the block he finished last winter. This type of dwelling has proved highly popular and no trouble has been experienced in securing tenants. That section of West Fifth Street, which was formerly vacant lots, is now almost covered with houses and is becoming a choice residential section for those wishing a small but comfortable house.

The roofs on the seven stores being built by William Marker on West Third Street, near the bridge, will be put on next week and the completion of the buildings is now only a matter of a few weeks. The recent spell of warm weather has marked rapid progress in the construction and the interior will soon receive the attention of the builder.

Samuel Hewes is making rapid progress with his two dwellings on West Third Street, near Pusey. One of these is for James Bradley and the other for sale. These buildings will complete the block from Ulrich Street to Pusey Street with the exception of the lot of Ex-Councilman Thomas W. Crowe. The tenants will be near center of the city, yet removed from the business section and will have comfortable and commodious living quarters.

The roofs on some of the eight houses being erected for James Shropshire on West Seventh Street, near Pusey Street, have been placed and the finishing touches will be put upon these as soon as possible. The block will be completed inside of a few weeks. The dwellings are of the peaked roof, twin house style and will be easy to rent. That section of the city offers many advantages to home seekers wanting a residence near the center of the city, and removed from manufacturing plants and the business sections. In a few years, it is expected that the entire series of vacant lots will be used in houses of this design as the demand for homes has not abated since the recent industrial booms in Chester.

George Hewes will have the three houses being built on West Seventh Street and Lincoln completed in a short while. These houses are built on a terrace and are modern and comfortable in every respect.

J. Irvin Taylor expects to throw open his block of houses on Penn Street, above the Fifth Street Bridge, in a short while.

When the Fifth street Bridge was constructed, the real estate value of that section increased proportionally and Mr. Taylor was quick to take advantage of the fact. His houses are of the design of the most of the dwellings Mr. Taylor has built in Chester in the past few years, being somewhat different from the usual type, and equipped with every modern improvement.

The large building built by Samuel Lax for Howard Martin on Edgmont Avenue below Third Street is practically completed and the tenants will move into their stores in a short time. Anderson and Thompson will rent the larger store, which is 221 by 90 feet. The overhead story which joins the two stores will be rented by Samuel Ginns as a shirt factory. The other store, which is 18 by 90 feet, has not been leased as yet. The contractor will build a stable on the rear as soon as the larger building is completed.

John R. Bleyler of 301 West Ninth Street is having an attractive stone wall built in front of his residence on the terrace. The improvement adds considerable to the exterior looks of the dwelling and gives it an individual appearance.

**BUILDING NOTES** – The house being erected by Contractor William Provost for Richard Wetherill at Fourth and Potter Streets, is beginning to show the progress being made by the men in charge of the operation. Bricklayers are still at work on the residence and will finish in the course of a few weeks. All the iron girders have been put in their proper positions.

Rapid progress is being made on the house at Twenty-First and Chestnut Streets being erected for Robert Wetherill by Contractor William Provost. The roof will be sheathed in shortly and the plasterers put to work.

Bricklayers have commenced work on the bungalow being erected for James Beaumont at Eighteenth and Hyatt Streets.

The corrugated iron buildings at the plants of the Houston and Aberfoyle manufacturing companies have been completed.

Stonemasons have about completed the foundation for the Ayres building at Eighth and Welsh Streets.

The house being erected by Contractor Harry Krotee at Sixth Street and Morton Avenue for Philadelphia parties, will be ready for the bricklayers on Monday morning. Carpenters have laid the first floor joists and are preparing to have the frames set.

Contractor Samuel Lax will have a force of bricklayers on the scene of the operation adjoining the Imperial Hotel on East Seventh Street early next week. The operation consists of two modern stores and dwellings.

The house at 604 East Eighth Street owned by Ralph Quintan has been completed and is now occupied. Contractor Harper still has several laborers on the scene making things straight for the owner.

Nolan Brothers, the local contractors, are making a number of improvements to their row of houses on Upland Street, near Eighth Street.

The carpenters doing the insulating work at the Buckley establishment have finished. It is understood that several more improvements will be commenced at the plant in a few days.

Lathers are at work on the two houses at Thirteenth and Crosby Streets being erected for Thomas Birch. The roofs were sheathed in during the past week now the lathers commenced to work yesterday.

The eight houses at Twenty-Third Street and Edgmont Avenue erected by Contractor William Ward, are nearing completion.

J. Irvin Taylor is pushing the work on the two houses at Twenty-Third and Madison Streets and they will be finished in a few weeks.

Improvements will be made in a few days to the house at 1116 Porter Street recently purchased by out of town parties. The improvements will cost approximately one thousand dollars.

Carpenters are ready to sheath in the roof of the Nothnagle and Roser Building at Sixth and New Market Streets.

James Farnan is having a number of improvements made to his residence on Eighteenth Street near Edgmont Avenue.

A third-story addition has been built to the house at Eighth and Crosby Streets by Joseph Mills, owner of the building.

Nolan Brothers are tearing the front of the house which was recently purchased by Benjamin C. Fox on Welsh Street, opposite the Pennsylvania station. A store front will be put in the first floor of the building and the second and third floors will be devoted to offices.

The foundation for two of the block of six residences which S. B. Pernnington is building on Fourth Street, near Highland Avenue, are completed.

Of the row of six houses that Samuel Hewes is building on Highland Avenue, near Fourth Street, the foundation walls of four are completed and the walls of the other two will probably be finished today.

Cement walks and steps have been placed in front of the Stephen Ryan property, Fourth Street and Highland Avenue.

The new garage built for Mrs. Martha Mason of Second and Jeffrey Streets, has been given the finishing touches.

Former Burgess John R. Way of Marcus Hook has secured the contract to place cement walks to the properties, 3023 and 3025 West Third Street.

A fine cement walk has been laid in front of the store building 1808 West Third Street.

Improvements are being made to the Newsome property. Second and Engle Streets, which include the relaying of the sidewalk.

#### REAL ESTATE TRANSFERS –

Haverford Township – William Stemmen of Ardmore Park to Philip E. Nagle of Ardmore. Lot with buildings at Ardmore Park, \$3800

Prospect Park – Stella B. Porter of Philadelphia to Mary L. Moore of same place, house and lot at Chester Pike and Washington Avenue, Nom

Wayne – Charles F. Muller of Canyon County, Iowa to Selina Bateman of Wayne, house and lot at 128 West Wayne Avenue, \$5100

Ridley Township – Joseph Senger of Eddystone to Girard Real Estate and Improvement Company, two lots at Ridley Park Heights, Nom.

Chester - George M. Booth of Chester to John D. Moore of same place, house and lot on Third Street west of Engle Street, \$1400