

## N. S. AREA HAS 90 NEW HOMES

Survey by Quinlan and Tyson  
Reveals Brisk Activity  
in Building Lines

Quinlan and Tyson, Inc. have just completed a personal survey of new homes under construction or just recently completed in the north shore and western suburbs in which the firm specializes. The totals show ninety new homes being built from Evanston to Highland Park, and twenty-six under construction in Oak Park, LaGrange and Hinsdale.

In commenting on this survey, Robert S. Crane, general sales manager of the firm, says: "The total of this new construction is rather surprising to the average layman who has been under the impression that there is very little new building. The result confirms our own observation that more and more people are taking advantage of the favorable economic conditions to build that 'dream home' which before they have only talked about."

### Wilmette Heads List

"Wilmette comes first in all the suburbs surveyed with twenty-nine new homes. Four of these are on the east side, four in Indian Hill Estates and twenty-one in that section of Wilmette west of Ridge avenue and just south of the Indian Hill Golf club. This small district composed of only five principal streets and two or three blocks in depth takes the prize for building activity over the entire north shore.

"There are several reasons for this unusual condition. This section, although favorably situated with the fine homes of West Kenilworth on the east, the Golf club and surrounding homes on the north and the splendid Indian Hill Estates development on the west has not developed because of lack of improvements. This last year underground improvements were put in, and this last week the Village board of Wilmette let the contract for the paving of Kenilworth avenue from Ridge road all the way to Locust road or the Indian Hill Estates, and for the paving of all the other east and west streets in this district for two blocks west of Ridge road, and for the paving of the north and south streets between Thornwood avenue and Kenilworth avenue. It is expected that this paving will be completed by June or July.

"The lots in this section have been low in price compared with adjoining property and most of the present new construction is undertaken by builders who with the combination of low land cost and radically lower building costs can build six and seven-room brick houses with two baths and offer them to the home seekers for less than \$20,000. This meets a real economic need and already several of these builders' houses have been sold.

### Evanston Is Second

"Evanston stands second on the list with twenty-five new residences. It is interesting to note where these are being erected. None are being built in southeast or central Evanston, and only one in southwest Evanston. Four are being built in the university or northeast section, twenty of these buildings are going up in the Lincolnwood district. This is a newer residential district in northwest Evanston where the lots are large and many distinctive homes have been erected in the last ten years. Probably at least one half of these new homes are being built by owners for their own occupancy. Four of the new homes in this section put up by builders have been sold since January 1.

"Highland Park also shows real activity, getting third position with twenty-three new homes. These are located on seventeen different streets, only four houses being erected on the same street.

Two reasons account for this showing: lower lot values in Highland Park, and the lower taxes prevailing in Lake county as compared with Cook county.

"Oak Park is next on the list with twenty new homes. These range in price from \$5,000 to \$20,000 and all but two of these are of brick construction.

"Although Kenilworth and Winnetka, with four new homes each, and Glencoe with five new homes, make a less showing in numbers, the cost of each individual home is much greater. These completed residences will run between \$27,000 and \$52,000 in value.

"LaGrange and Hinsdale have six new homes under construction, and three or four additional homes are contemplated for early construction in Hinsdale. These two suburbs display considerable activity at the present time, two of our most recent sales having been made in them.

"There are probably four reasons for the growing increase in residential construction. The greatest economic reason is the lower building costs constituting a saving of as high as twenty percent in many instances. Secondly, a limited number of desirable lots are being sacrificed by their owners to obtain ready cash. The third reason is the ease of financing at reasonable rates a legitimate building loan. The last reason is, one of the trends of the times—the desire to own a distinctive home—French Provincial, English, Early American, etc.—designed by one's own architect and expressing one's own individuality."

### Make Tabulation

The complete tabulation of Quinlan and Tyson's survey is as follows:

New Homes	
Wilmette	29
Evanston	25
Highland Park	23
Oak Park	20
Glencoe	5
Hinsdale	5
Winnetka	4
Kenilworth	4
LaGrange	1
Total	116

### CHRISTIAN SCIENCE SERVICES

"Are Sin, Disease, and Death Real?" will be the subject at the services in the First Church of Christ, Scientist, in Wilmette Sunday morning, April 12, at 11 o'clock. Sunday school convenes at 9:45 o'clock.

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