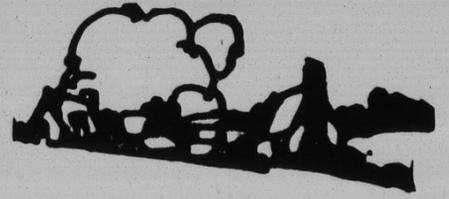


REAL ESTATE NEWS



April 26, 1934

WILMETTE LIFE

49

Northfield Hopes for Federal Aid in Home Building

Whether or not the housing division of the PWA (Public Works administration) at Washington approves the plan for a \$450,000 federal housing project in Willoway, an eighty-acre subdivision in the eastern section of Northfield, this splendidly located tract is the scene of perhaps the greatest real estate activity to be found in any section on the north shore today.

Lewis T. Dodds, who foresaw the development possibilities of this tract, reports that he has sold ten lots during the past ten days to private individuals from Wilmette, Winnetka and Glencoe, many of whom contemplate building in the near future. There are already nine houses on the property and bids are now being taken for three more, Mr. Dodds explained.

File Application

Regarding the request for a \$450,000 federal loan for the one-hundred-home building project there, he said that only last week he had received most encouraging news from Washington relative to the reception of the plan.

The Village board of Northfield has filed an application with the Public Works Emergency Housing corporation for a 30 per cent grant and a 70 per cent loan for the erection of homes which can be sold on easy payments at \$3,500 to \$4,000 for single homes, and \$8,000 to \$9,000 for two-family dwellings.

Mr. Dodds has a variety of appealing designs of houses of this type, and Alfred K. Stern, head of the Illinois state housing board, after visiting the property and going over the proposition, has given it his hearty approval.

The Northfield Village board at a recent meeting unanimously adopted a resolution to be sent to Washington setting forth that the site has unusual advantages and expressing the belief that the houses may be readily sold. The carrying out of this plan, the board further points out, will give a great deal of employment to building tradesmen. Village President Bernard Schildgen and every other member of the board promise wholehearted support in making the project a success.

Near Transportation

The tract lies between Willow road and Winnetka avenue, and the new Skokie boulevard, on the west, and the river on the east. It is only two blocks to the Skokie Valley line station and stores at Northfield. It is in New Trier Township High school district and in the Avoca road public school district, or district 37, which provides free bus service for the children. It is one-fourth of a mile to the Winnetka village limits, and will be bordered on both the north and east by the new Skokie park and lagoon development now being constructed by the CCC on Forest Preserve grounds.

The lots range in width from 50 to 97 feet and are 132 feet deep. Water, gas and electricity have been installed and the Village of Northfield, without cost to the property owners,

REMODELING AT MODERATE COST



Robert S. Arnold and L. Morgan Yost, architects

Top view: Sounder than many built for sale in the hectic period around 1925, this old house has the makings of modern home comforts at low cost.

Lower view: Rejuvenated into the popular four bedrooms and two baths in modern dress, inside and out, the same house is good for another generation of better and finer service.

By Ruth L. D. Drayer

How to have a four bedroom, two bath house of comfort, charm and beauty in the present day style and at moderate cost is shown by the architect's rendering of a proposed

is grading and surfacing necessary streets with cinders and crushed stone, until time for a general paving project. The property is adjacent to the main trunk of the Chicago Sanitary district sewer, with which a sewage system, when later authorized, may readily be connected, it is explained.

The price of the lots has been placed at the lowest figure at which building sites of this nature have been sold on the north shore for many years.

remodelling job shown in the above pictures.

The house is located in the very heart of Wilmette, within a maximum distance of four blocks from grade school, North Western and North Shore stations, Woman's club and all churches. For handiness of location it is unsurpassed. The lot is 215 feet deep and is well wooded, both with oak and elm of the original forest and with hawthorne, apple and pear. The yard is known to many flower lovers of the north shore for the beauty of its wild flowers and perennials.

L. Morgan Yost of the firm of Arnold and Yost, First National Bank building, Wilmette, has taken this sound, well built old house and at very small expense for the benefits (Continued on Page 50)

March Indicates More Advance in Suburb Building

The old dependable nesting instinct, always felt most strongly in the spring, seems to be the basis of a very substantial gain in suburban building, for the figures represent almost exclusively homes and improvements to homes, according to Straus Securities corporation, Chicago.

"With statistical service striving to report every possible evidence of improvement," Straus Securities assert, "this survey considers it a privilege to record the fact that suburban building in the Chicago region in the month of March shows a gain of 118 per cent over February—and not only this, a gain of 165 per cent over March, 1933.

"The amount of new permits for March, 1934, reported by the building commissioners of the fifty-four communities contributing to this survey amounted to \$524,758. This is compared with \$240,729 for February of this year and \$198,324 for March, 1933. In doing so one observes that the amount of suburban building more than doubled in March and is nearly three times as much as March, 1933.

"A comparison of the half-million figures of March with other good months in the past two years brings out the fact that only five times has it been exceeded since January, 1932, the better months being April, 1932 with \$732,000; June, 1932, \$551,000, September, 1932, \$638,000; December, 1932, \$567,000; and October, 1933, \$583,000. Perhaps we are on the upgrade toward the highly desirable point where the permits issued per month in the Chicago suburban region, even during the depression, totalled one, two and even three million dollars per month. It is apparent, however, that we have a long way to go.

"The unusual project mentioned above is that of the house being constructed in Lake Forest for Leslie Wheeler, the amount of the permit being \$122,000. Its location is at the corner of Mayflower and Ringwood avenues and the architect is David Adler of Chicago.

"This project, reported by William O. Paape, building and health commissioner, places Lake Forest easily and without competition at the head of the list for the month of March, with a total of \$143,540 new permits. Winnetka with \$62,000 comes next and the building commissioner, Robert L. Anderson, reports that this amount includes a \$55,000 residence, the largest to be erected in Winnetka in three years. Glencoe is third in order with \$40,900 and L. M. Helke, building inspector, very cheerfully reports, 'things are looking up, may have some new building soon.'

TWO GLENCOE PERMITS

Two building permits were issued in Glencoe during April, one to Christ Helke, who is making repairs to 477 Woodlawn avenue, following damage to the property by a fire, and the other to the Rosehill Cemetery company, which is building an addition and otherwise remodeling the residence property at 505 Drexel avenue, at a cost of \$700.