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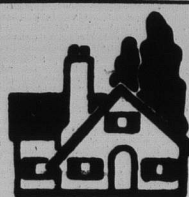
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**REAL ESTATE and BUILDING NEWS**

Home Modernizing — Real Estate Transfers



April Is Banner Month for Home Loan Advances

April advances by the Federal Home Loan Bank of Chicago totalled \$625,125, highest monthly disbursement since January, and representing a 34 per cent increase over March operations. This credit utilized by savings, building and loan associations in Illinois and Wisconsin brought the bank's 1936 addition to available home mortgage money up to \$2,480,962, as compared with \$1,814,385 for the first four months of 1935.

A. R. Gardner, president of the regional bank, indicates that the funds so disbursed are being increasingly used by the borrowing institutions to make loans for new home construction and for home purchases, in many cases enabling the institution to chalk up in April a record in lending activity for all time.

Comparing this year's activities with the cumulative performance of the Home Loan bank since it started operations in December, 1932, he pointed out that they represent 9 per cent of the \$27,961,000 total disbursed in the past three and a half years, showing the increasing use of the bank's funds as mortgage demand develops from non-distressed loan seekers.

Mr. Gardner said that the member associations using Home Loan bank funds to make new loans during the past two years report practically 100 per cent collections from the new crop of borrowers, indicating that the home mortgage part of the credit structure is being rebuilt on the reliable foundation of borrowers with capacity and willingness to pay.

Issue Permits for Two Kenilworth Residences

Two building permits, both for new residences, were issued in Kenilworth from May 11 to the 19th.

D. S. Elrod is building a two-story, stone veneer house and attached two-car garage, at 310 Glendening road, costing \$22,000. R. F. Houlihan, Chicago, is the architect and C. A. Hemphill and Associates, Evanston, general contractors. A. J. Chester, of Evanston, has the plumbing contract, and the Shore Line Electric company, of Chicago, is doing the electrical work.

The other permit was issued to L. H. Ullrich, who is building a two-story brick veneer residence and attached one-car garage, at 630 Wayland avenue, costing \$8,000. Ernest N. Braucher, 6 North Clark street, Chicago, is the architect, and Henry T. Thorsen, 1620 Lake avenue, Wilmette is the carpenter and builder. The Glenview Electric Shop has the electrical contract.

List 2 Homes in Winnetka Permits

Two of the building permits issued in Winnetka from May 11 to 19, were for new residences costing \$32,300. The other permit was for an addition to the residence of John H. Lindeman, 1089 Spruce street, costing \$3,000.

John F. Fenn is building one of the new homes at 864 Boal parkway, at a cost of \$14,800. It is two stories, of brick veneer construction, and has a built-in two-car garage. Frank Polito, 6 North Michigan avenue, Chicago, is the architect, and Hultman and Peterson, 5416 Waveland avenue, Chicago, are the mason contractors.

The permit for the other residence was issued to Mr. and Mrs. D. A. Beeler, who are building a two-story, stone veneer house of nine rooms and attached two-car garage, at 303 Sheridan road, costing \$17,500. S. S. Beman, 189 West Madison street, Chicago, is the architect, and Jules Salmen, 316 Sherman avenue, Evanston, the builder and carpenter. Bob Krueger is doing the stone work, and Harold Dahl has the concrete contract.

Announces Wilmette's New Building Permits

Building permits issued by Building Commissioner William A. Wolff of Wilmette for the week ending May 19, were as follows:

Ben Puhlow, 806 Linden avenue, residence alterations.

Fred Salmen, 1720 Wilmette avenue, single family residence, \$7,000. Architect, S. M. Peterson.

W. D. Meyer, 2131 Thornwood avenue, single family residence, \$9,000. Architect, Floyd Evans. Mason, W. C. Tackett.

C. A. Hemphill, 444 Eighth street, single family residence, \$17,000. Architect, R. F. Houlihan. Plumber, A. J. Chester.

W. B. Wiemers, 1424 Forest avenue, residence alterations, \$500.

F. Staab, 124 Fifth street, garage, \$300.

C. W. Johnson, 100 Garrison avenue, single family residence, \$9,000. Architect, Dewey and Pavlovick.

Henry E. Cutler, 407 Central avenue, summer house, \$400.

Arthur Lee, 3538 Lake avenue, real estate office, \$100.

School Addition Leads Glencoe's Permit List

With the issuance this week of a building permit for the two-story brick addition to South school, total building operations authorized in Glencoe from May 11 to 19, reached a total of \$107,387.

Five other permits issued during that period were for residence additions, costing \$13,650. The cost of the school work alone, is \$93,737. Armstrong, Furst, Tilton, 11 South LaSalle street, Chicago, are the architects. The general contractors are Campbell, Lowrie, Lauter, Milch, 400 West Madison street, Chicago.

Permits for additions to residences were issued to Edward A. Ravenscroft, 544 Park avenue, \$7,500; G. F. Betwer, 169 Lake street, \$2,600; E. W. Sampson, 239 Randolph street, \$1,500; H. G. Sampson, 476 Woodlawn avenue, \$1,200; H. T. Burgland, 120 Green Bay road, \$850.

April Strikes Building Peak Since July '31

(By Straus Securities Corporation)

The first \$3,000,000 month since July, 1931—this is the record of April in which the Chicago suburban region produced a total of \$3,109,348 of new building. This is 14 per cent more than the month of March, which was also an outstanding month, with a total of \$2,732,621. It is also 184 per cent more than April, 1935, which had only \$1,096,079.

From the reports it is apparent that suburban building is now seven times as good as it was at the end of the downward slide, the absolute bottom of the depression in suburban building having been struck in March, 1933, the lowest figure ever recorded by this survey. Also these figures show that suburban building is four times as great as it was in 1934 and over two and a half times what it was last year. And it should be remembered that last year was a year of real recovery, especially in the field of home building.

In the April survey Hammond is far ahead of all other communities, as it was also in March, its permits accounting for over 40 per cent of the total for the entire Chicago suburban region.

E. M. Goodman, building commissioner of Evanston, makes an outstanding report, amount \$195,000, the chief item of which is nine residences costing in all \$145,000. There are also residential repairs amounting to \$34,000.

Highland Park started in April thirteen new residences averaging \$13,000 each. These make up an item of \$174,000 in the report of S. D. Morris, building inspector, whose total is \$183,778.

Winnetka also has a large total consisting mainly of homes but in this case the homes happen to be three of exceptional value—one for Denison B. Hull, for which the permit for \$82,000, another for Talcott Griswold, \$30,000, and the third for Lloyd Hollister, \$17,500. These are mentioned in the report of Norman E. Schmidt, building inspector, whose April report amounts to \$140,525.

In Wilmette eleven new residences were started, averaging from \$4,500 to \$16,000, making a total of \$100,000 for homes in the report of \$114,700 by W. A. Wolf, building commissioner.

North Shore Man Gives Radio Talk on May 27

Mark H. Colwell, north shore builder, will speak over radio station WBBM at 9 o'clock Wednesday morning, May 27, on recent improvements in air conditioning and heating equipment.

Mr. Colwell is speaking under the joint auspices of the Federal Housing Administration and the Plumbing and Heating Industries bureau.

Other north shore residents who have participated in this series of radio talks on better housing include Mr. and Mrs. John M. Kohler of Glencoe; S. S. Beman of Winnetka; Mrs. Norman J. Radder of Wilmette; E. J. Gossett of Winnetka; George E. Hoffman of Evanston; and W. J. Kenny of Wilmette.