

ROW OF COLONIAL HOMES TO TRANSFORM BLOCK ON MARCY



In this sketch of the west side of Marcy avenue, looking south from Isabella street, Evanston, Architect Kenneth Lind of Lake Forest gives a preview of the eight new homes, now under construction by the Home Development corporation. Set in a dense wood of oak and maple, these Colonial homes, in both modern and modified types, are expected to be examples of the latest in planning and construction. Finished in brick and stone they will sell at prices ranging up to \$12,000.

Realtors Enroute to International Parley in Paris

Two international conferences of interest to real estate owners and users of real estate in the United States are taking place this month in Paris. They are an International Housing and Town Planning Congress and a meeting of the International Federation of Surveyors, which includes in its membership the professional groups in the field of real estate appraisal, including the Chartered Surveyors Institution, English professional society, and the American Institute of Real Estate Appraisers of the National Association of Real Estate boards. The latter has designated as its official delegates Harry A. Taylor of East Orange, N. J., and Boyd P. Barnard of Philadelphia. The association will have representing its president at the conference Robert B. Whitaker, vice-president, head of R. B. Whitaker company, Winnetka, and also, it is hoped, the chairman of its committee on real estate finance, Edward A. MacDougall, of New York.

Herbert U. Nelson, of Winnetka, secretary of the national association, will attend both meetings and see again something of what European countries are doing in the fields of housing, taxation, and real estate financing, and appraisal.

"Here, as in many other fields, the world is growing smaller," Mr. Nelson points out, "we find we have problems that are similar to those that England, Germany, Sweden, France, and Italy are also working upon.

"In studying European experience, for example on any factor of housing, it is pointed out, we need constantly to keep in mind the important differences which exist in our general situation and that of any other country whose story we happen to be following. Nevertheless, particularly, I believe in the matter of taxation, we have much to learn from consideration of European experience.

"So far is this true that we might well invite an international conference on taxation at some coming time to take place in the United States.

Two New Homes Listed in Wilmette Records

Two residences are included in the Wilmette building permits issued by Building Commissioner William A. Wolff during the past week, listed as follows:

June 24—C. L. Smith, 1526 Highland avenue, residence alterations. Max Schichl, builder. \$200.

June 25—Herbert Johnson, 1044 Mohawk road, single family brick veneer residence. Architect, B. R. Klekamp. \$27,000.

June 25—M. A. Shantz, 1932 Central avenue, single family brick

Show Improvement in Occupancy Percentage

The Spring survey completed this week by the Evanston-North Shore Real Estate board shows a fractional improvement in occupancy percentage over one year ago according to George Holm of Smart & Golee, Inc. chairman of the rent committee.

The survey covered a total of 6,170 apartments and showed a vacancy percentage of 3.54 as compared with 4.3 in the Spring of 1936. It is interesting to note, said Mr. Holm, that only one vacancy existed in the 7-8 room classification. Mr. Holm also pointed out that the Real Estate board practice of surveying only buildings containing six apartments and over results in a higher vacancy percentage than would occur if two apartments, duplexes and three apartments were included. In this field, he states, occupancy is practically 10 per cent. Where the highest percentage of occupancy was reached last fall, Mr. Holm points out that the survey should be quite satisfactory to owners in view of the higher rent levels established, causing some doubling up and moving to cheaper localities.

The survey shows the following totals:

	1 Rm.	2 Rms.	3 Rms.	4 Rms.	
No. of	77	557	695	2371	
No. Vac.	3	23	12	84	
	5 Rms.	6 Rms.	7-8 Rms.	Total	% Vac.
	1613	701	156	6170	
	60	36	1	219	3.54

veneer residence. Architect, Olson and Presto. Builder, Joseph Hohmann. \$13,500.

June 28—T. E. Meade, 1937 Chestnut avenue, private garage. Builder, E. W. Nissen. \$700.

Mr. and Mrs. Edgar S. Riedel, 1018 Tenth street, and Mr. and Mrs. Arthur G. Stanten, 1014 Pontiac road, will spend the week-end at the Riedel summer home at Lake Chepek.

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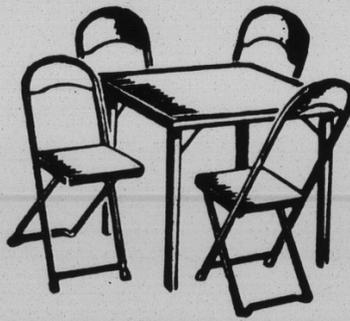
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