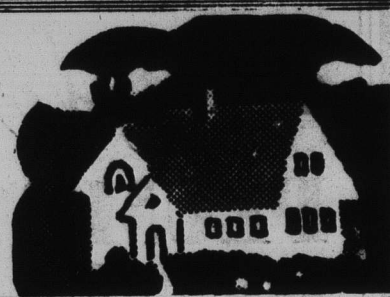


MONTHLY REAL ESTATE & BUILDING REVIEW

Build with the North Shore in 1938



Home Building Marks Advance for February

The building contracts awarded in northern Illinois, eastern Wisconsin, Indiana and Iowa during February include an advance of 3/4-million dollars over January contracts for residential work. In his monthly summary of this territory, T. O. Morgan, Chicago manager of the Dodge Reports division of F. W. Dodge corporation finds "evidence in February of the emphasis on home building around Lake Michigan and in Iowa. There have been significant pick-ups in building one-family houses for owners' occupancy and for sale or rent, as well as in apartments and apartment-hotels. The February residential contract total of 2 3/4-millions includes an encouraging gain over the January total of 2-millions."

General Up-Swing

In a break-down of the residential volume, Mr. Morgan reports that February contract-awards for one-family houses, to be occupied by the owners, amounted to \$1,543,000. In January, this total was \$1,224,000. The February contracts for one-family houses, to be sold or rented, totaled \$886,000, as compared with \$588,000 in January. Hotel contracts advanced to \$38,000 from the January figure of only \$5,000. Awards for apartments and apartment-hotels reached \$160,000 in February, a sharp upswing from January's \$96,000. Two-family houses showed the only drop, with February contracts amounting to \$120,000. In January, they totaled \$143,000. February contracts for other shelter totaled \$25,000.

Commercial Building Grows

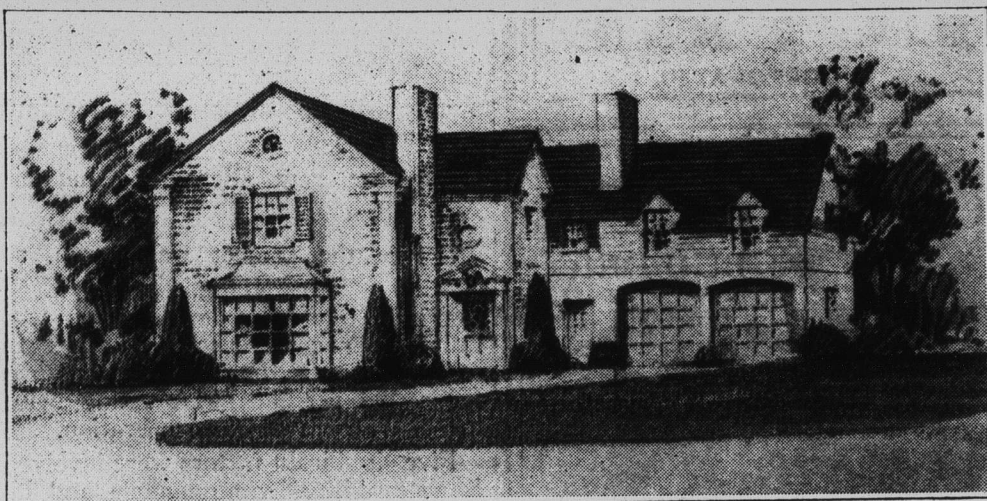
While the total of all non-residential building contracts for February showed a decrease from the January total, four important classifications moved forward with good gains. The awards for commercial buildings reached \$1,798,000, which is about 1/2-million dollars ahead of the January total, \$1,313,000. Industrial building contracts passed the 1/2-million-mark, with \$552,000. In January, they amounted to only \$243,000. Awards for hospitals and institutional buildings accounted for \$140,000 in February. The total of contracts in this classification was \$50,000, in January. The contract values under social and recreational buildings totaled \$247,000 in February, ahead of \$234,000 for January.

All other non-residential classifications in the four-states territory dropped from January with these February totals:

Educational and science buildings	\$1,108,000
Public buildings	109,000
Social and recreational buildings	345,000
Miscellaneous non-residential buildings	65,000

Mr. Morgan concludes his summary of activities in northern Illinois, eastern Wisconsin, Indiana and Iowa with a report on heavy engineering construction to be financed from public funds or by the utilities. In this grouping, February contracts amounted to \$2,553,000, a drop from the January figure, \$4,518,000.

GEORGIAN COLONIAL



This beautiful Georgian Colonial home is now being erected by James Crabb, Wilmette builder, in the Kenilworth Community Development for Mr. and Mrs. Roland M. Feltman. Designed by F. L. Sawyer who is associated with Mr. Crabb, this home will be one of the most imposing in this section.

Through the inviting Colonial doorway, one enters a spacious hall. To the left is a large living room with attractive bay and beautifully designed marble fireplace. Ahead is the pine paneled library with a large picture window as its center of interest. Two walls of this room are devoted to book shelves running from floor to ceiling to provide for Mr. Feltman's collection of books and porcelain.

Large Dining Room

To the right of the reception hall is the large dining room, one of the most interesting rooms in the house. Directly ahead are French doors with plate glass side lights and shelves through which one can view the screened porch. The most interesting feature of

this room is the concealed indirect lighting which has been accomplished by artfully combining true Colonial design with modern electrical engineering. Other details of this room are the picture window and paneled wainscote. The butler's pantry and kitchen with ample cabinets and built-in incinerator complete the first floor.

Wood-Burning Fireplace

From the reception hall one ascends the graceful Colonial stairway with its arched and recessed window on the landing, to the second floor hall. Opening off this hall is the large master bedroom with tiled wood-burning fireplace. A dressing room with wardrobes and adjoining tiled bath complete this suite. The two additional bedrooms with connecting tiled bath have closets of dressing room size. Over the two-car attached garage is a maid's room and bath reached by a separate service stairway from the first floor.

This home is to be of white painted brick and wide Colonial siding. Heating and ventilation are supplied by an air conditioning system.

Mr. and Mrs. Feltman are planning to move into their new home about August 15.

Two New Residences Will Be Erected on Tracts in Winnetka

Permits for two new residences and an alteration job were issued in Winnetka during the past week, representing a total cost of more than \$50,000.

Mrs. C. R. Jacobs took out a permit for one of the residences which is being built at 787 Sunset road, at an estimated cost of \$21,000.

It is to be of stone veneer and frame construction, and will comprise eight rooms and a built-in two-car garage.

Mayo & Mayo, of Chicago, are the architects, and Jules Salmen, of Evanston, is the builder.

In Hubbard Woods

The permit for the other residence was issued to Walter A. Strong, Jr., who is building at 1370 Edgewood lane, Hubbard Woods. Of brick veneer construction, this house, also will comprise eight rooms and a built-in two-car garage. The estimated cost is \$14,300.

Allen & Webster Associates, of Chicago, are the architects. Werner Berg, Chicago, is the carpenter contractor and Friedstrom & Gustafson, of Chicago, will do the masonry work.

The remodeling work is being done on the residence of Clark J. Lawrence, 960 Sheridan road. The estimated cost is \$1,500.

Alert Buyers Turning Deaf Ear to Slump

By W. G. Ruggles

Recent purchases of residences through W. G. Ruggles and company, indicate that the Alert buyer is turning a deaf ear to the recession influence on business. Home ownership still takes predominance over the general business turbulence of the past four or five months. Not in the least instrumental in assisting the sales market is the increasingly difficult task of renting desirable homes at former depression prices.

Persons who are safeguarding for the future are using their rent money to take advantage of today's attractive offerings at long term, easily financed monthly payment plans. It is even possible to purchase homes without any down payment by paying one per cent of the purchase price each month.

O. H. Armstrong, sales manager of this firm, states that in his sixteen years in the real estate business on the North Shore, he has never known of such favorable opportunities on easy payments.

Our firm's sales volume is greater this spring than a year ago when general business conditions were considered to be considerably better. Within the past four days of the week ending March 26, our firm negotiated five sales.

Wilmette Approves Gregory Ave. House

A permit for a new residence and one for an alteration job were issued in Wilmette during the past week.

The residence, comprising five rooms and of brick veneer construction, is being built for Mrs. Walter S. Johnston, at 1242 Gregory avenue, at an estimated cost of \$8,000.

Emerson E. Raymond, of Niles Center, is the architect, and G. W. Beauchamp, of Chicago, is the builder.

The permit for the alteration job was issued to A. R. Atkinson, for work at 1026 Linden avenue. The cost of the improvement is \$1,600.

New House Is Slated for Glencoe Rd. Site

Thomas E. Sullivan is building a new two-story, six room house, with attached garage, at 860 Glencoe road, Glencoe. Frank A. McNally and associates, 105 West Madison street, Chicago, are the architects. The cost of the improvement is \$6,500.

While this was the only permit issued in Glencoe during the past week, Deputy-building commissioner Lawrence E. Helke said a number of other houses are under construction, and that the outlook for increased building activity is more encouraging than it has been at any other time since the first of the year.

in Chicago. A. K. Smith of the Evanston office of Baird & Warner represented both parties in the transaction. Mr. Nath of the law firm of Sonnenschein, Berkson, Lautman and Levison represented Mr. Hoag legally.

Gail Sullivan to Address Realtors

Gail Sullivan, a forceful and interesting speaker, associate state director of the Federal Housing Administration, will discuss the members of the Evanston-North Shore Real Estate board at their next regular meeting, 8 o'clock, Monday, April 4, at the Georgian hotel. He will be prepared to answer questions concerning all phases of the Federal Housing Administration system, it is explained.

Lewis Hoags Purchase Residence in Wilmette

Mr. and Mrs. Lewis Hoag have recently moved into their new home at 104 Seventeenth street, Wilmette, which they purchased from Mr. and Mrs. Jack Stenson. Mr. Hoag, former president of the Hoag Duster company, has become chairman of the board of the Weil-Ransom Co.