

NORTH SHORE NEWS-LETTER

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Trade and Real Estate Review of 1908

TRADE REVIEW.

The opening of the year 1909 affords a fitting occasion for a review of the material progress of the year just past and an outlook for the New Year.

Recognizing its responsibility in this matter, Mr. George E. Phillips, was appointed by the News Letter, to visit the various points from Wilmette to North Chicago inclusive. We have not been able to secure so full a report as we in some particulars desired, but the following general review will, we think, be of interest.

The review is in no sense intended as a directory of business firms, and the mention of certain names is merely incidental to the collection of data.

One result of our inquiry shows that there has been a general growth and increase of business along the north shore and also a very substantial gain in the value of real estate.

This will be seen more clearly by following the line taken by our reporter.

WILMETTE.

All the business houses here report progress, almost without exception. The heads of firms say that the business of the year 1908 was a general advance in spite of the temporary financial strains of a few months ago.

Groceries.

This line of business is a good index of local trade because it deals in the daily supplies of the resident population. Van Dusen, who has been six years in business, reports a thousand dollars a month more than he did years ago, and Frank Smith says his increase during the past year has been about one-third. Farran & Ward qualify their report of 25 per cent increase by saying that collections are slower.

Hardware.

Carey & Miller report conservatively saying, "It might be better."

Markets.

Are doing good business. J. S. Steffen says, "It could not be better."

Shoe Trade.

This is a line in which much of the business goes to Chicago, but W. Welch reports a fairly good business.

Florist.

Most of this business, we learn, goes out of town.

Real Estate.

The solid growth of any place is registered in its real estate. Mr. Barker reports that there has been a surprising growth in the early part of last year. Business at present is quiet but during the last six months, 60 buildings have been erected which may be roughly estimated at \$300,000 value.

KENILWORTH.

This pretty little town is reported as booming. About 25 homes, cottages, etc., have been erected during the year, roughly estimated at \$30,000, and a fine new Assembly Hall has been built by the town, costing about \$30,000.

Lynn & Colbert, grocers, and John A. Johnson, market, report business for the year remarkably good and each of these business men say that collections are good and the prospects for the new year excellent.

WINNETKA.

Groceries. As in Wilmette, the trade in this line seems to be booming. M. K. Moyer says, "It couldn't be better," and all the others seem to be equally satisfied with the year's record.

Markets.

Vollman's report satisfactory progress, and Miller's tell of a one-third increase during 1908, and Schroeder fully substantiates these reports.

Dry Goods.

Schell's report that business has been steadily growing.

Drugs.

Adam's Pharmacy reports a substantial increase.

Other interests such as Nordberg's dyeing and cleaning, Walkey's tin-shop, etc., also report fair increase.

Real Estate.

Real estate is steady. We have no

report of this interest in Winnetka, other than the reference to it in the brokers' general reports given herein.

HUBBARDS WOODS.

There is not much life here. At present real estate is quiet and business interests are waiting to sleep off the Rip Van Winkle conditions.

GLENCOE.

Business in this thriving municipality is decidedly on the up grade. The recent opening of the splendid business block at the most strategic corner of the town is a testimony of the progress and improvement of all business interests.

Groceries.

H. C. Schroeder reports steady increase of business with good collections and the North Shore Grocery which has but recently opened is doing a very satisfactory business, and others agree with this report.

Markets.

These places of business are fairly prosperous although Dopfer thinks there are too many stores for the town.

Bakery.

A thriving enterprise is Ralph Pate's bakery, which has enjoyed a business increase of one-third during the year just closed.

Dry Goods.

R. H. Schell, who has three stores along the north shore, reports a good commencement in his new opening here, as also does Chas. H. Warren Co., in his gent's furnishing department.

A. E. Clyde's new store in the Zeising Block is a decidedly marked evidence of prosperity, and other business interests in Glencoe are all flourishing, nearly every one of them reporting increase.

Banks.

The new State bank located in the Zeising Block opens for business today under the most promising auspices and with the backing of the best people of Glencoe. The management is in the hands of a thoroughly experienced banker, Mr. F. A. Andrew, the cashier, having been for many years with the Northern Trust Company of Chicago.

Real Estate.

Speaking generally of the business interests of Glencoe, perhaps no one is better posted than Postmaster T. M. McArthur, who estimates the value of the property recently and at present building at \$250,000.

On this subject we have the following interesting report from Murray & Terry:

Editor North Shore News Letter:

Dear Sir—Relative to real estate matters in Glencoe during 1908:

Actual sales of acre property within the village limits, about 150 acres.

Sales of vacant tracts adjoining the village limits, about 120 acres.

Sales of lots east of the railroad, about 5,500 feet.

Sales of lots west of the railroad, about 3,200 feet.

Comparatively few houses have been sold in Glencoe during the past year, as there were few on the market. Modern, up-to-date houses, both for sale and for rent in Glencoe, are, and have been, during the past three years, very scarce.

There are now actually under construction, fourteen fine homes, averaging in cost about \$16,000 each, east of the railroad, and eight west of the railroad, and 1909 will undoubtedly see more new homes than ever, although the amount of building at the present time is actually unprecedented in that village.

We might say that the above mentioned 150 acres, located in the village limits, includes the Skokie Country Club grounds, comprising about 120 acres, which grounds have been purchased by the club during the year. The most noticeable other improvements, aside from residences in Glencoe, is a large addition to the public school, making the building now one of the finest in the state, considering the size of Glencoe. There has also been erected immediately west of the Glencoe depot, a fine brick and stone block of stores and offices, one of the most substantial buildings to be found anywhere between Chicago and Waukegan. Glencoe apparently is becoming very popular, and there is every indication of an even much larger demand for property, improved and vacant, in that village during the coming year.

Very truly yours,

MURRAY & TERRY.

HIGHLAND PARK.

Interest along every line of business seems to be advancing. The business houses are becoming too numerous for mention and we feel the difficulty of a review which might name some and omit others. Nevertheless there are certain changes which are so marked that it is necessary to name them as indicating progress.

The changes in the St. Johns avenue main business block include the removal of Chas. Schneider into the old postoffice store and the opening of a barber shop in Schneider's old stand, while the basement offices under Purdy's have been opened as an Inquiry Bureau by George H. Morris.

Along Central avenue, east from St. Johns avenue, other changes have been very marked. The attraction of Erskine's New Bank building was itself sufficient to make a change, and when to this was added the new postoffice building, merchants found it worth while to fix up. West & Co. and W. J. McNulty, both plumbers, have new fronts to their stores, as also have Samuel Levin, who removed from a corner of Albert Larson's store, and he benefits by the change.

This general improvement was made more marked by the erection of a handsome monumental fountain by Mr. W. B. White.

Reports of general business may be mentioned briefly as follows:

Groceries.

The grocery business, represented by Gemmer & Gipp, Johnson & Co., and others, is reported as remarkably thriving and the added attractions of the fruit trade makes a good showing, especially in the business of Geo. F. Beck.

Markets.

These are also reported as doing a large and increasing business.

Hardware.

These are doing a good business in all their numerous departments.

Building Trades.

Report excellent conditions, and such lines as road contractors and plumbers are doing a thriving business.

Automobile Shops.

Are also in evidence. McPherson is almost too busy to count his money and the Leuer boys are also doing well.

Dry Goods.

This line of business is represented by such houses as Mrs. Bohl's and Charles H. Warren Co., the latter especially doing an increasing trade in men's and boys' furnishings, in which line also, Schneider has a department.

Laundry and Dyers.

The business of the Reliable Laundry is only one of several that are doing an increasingly large business, while the Parisian Dye House on West Central avenue, which is Mrs. Hall's end of an Evanston house, is an established concern of the last year or two.

Druggists.

The drug stores are all doing a good business. Schumacher found it necessary during the year to knock out the back of his store and extend it with a substantial brick addition.

Shoes.

The shoe trade has taken a decidedly new forward march, both Blomdahl and Kline proving that it pays to bring their wares into notice so as to hold the home trade for the home market.

Printing.

The printing trade has no less than three representatives in this city, and it is of interest to know that quite a large percentage of this line of business is brought in from the city. This includes the manufacture of broad labels by Dorsey, and the office of this paper prints from 6,000 to 10,000 copies monthly of the Winona Review, a 42 page magazine. This magazine is entered at Highland Park postoffice and adds greatly to the volume of our postoffice business which is rapidly growing towards a higher rank of service.

Candy Business.

A very interesting item is that of Schumacher & Maerklin's chocolate cream factory, which reports that the output for the first eight months, May 1 to December 31, 1908, was 6,150 pounds of candy. During the twelve months of 1907 it footed up to 18,555 pounds, and in 1908 to 23,000 pounds.

Terra Cotta Factory.

Just beyond the west side of the city limits of Highland Park on the Deerfield Road is located what promises to be the very extensive works of the Chicago Terra Cotta manufacture, with its business offices in Chicago. There has been a large outlay of capital in completing the works for this artistic industry—perhaps \$150,000. Already they employ 50 hands, and plan, as soon as they can secure the necessary expert mechanics in this line to greatly increase the number. This is a very

important addition to the industrial and manufacturing interests of Highland Park, especially as it includes their brick-making plant for summer work.

Real Estate.

The most striking example of building advance during the year is the splendid business block of the Erskine bank, costing about \$40,000. It is in every respect equipped with modern furnishings, the offices on the second floor adapted to professional work.

The new postoffice building adds also to the business facilities of the city, and everywhere there is activity in building houses. The Exmoor addition is rapidly becoming a delightful section of comfortable homes.

On this subject the following letter from Henry K. Cole will be of interest:

December 28, 1908.

Editor North Shore News Letter:

Dear Sir—In reply to your inquiry, should say that Highland Park has certainly had its share of prosperity in a real estate way, during the past year—new houses have sprung up in all parts of town, and many more are contemplated. Probably over a hundred houses have been built in the last three years.

Along the bluffs overlooking the lake there are only about half a dozen pieces for sale; the price ranging from \$75 to \$100 per foot. When these are picked up, as well as the few remaining well located lots on Sheridan road, Vine, Central, Laurel, Prospect, Linden and Lake avenues, that can still be bought at from \$40 to \$50 per foot, the wooded ravine lots down toward Ravinia will come into the market, and what few desirable lots are left will double in value.

West of the railroad nearly all the frontage on Green Bay road has changed hands and a remarkable record has been made in the Exmoor subdivision, where alone over fifty new houses have been built. Over on the Skokie Valley and through the farming country west, acres are held at \$200 to \$300.

This is not the result of a temporary "boom," but the sure, steady, natural growth of Chicago's most charming suburb. If you intend to locate in Highland Park, and want safe and sure investment, buy now. Respectfully,

HENRY K. COALE.

This very interesting letter is supplemented by a still more detailed statement from Murray & Terry, as follows:

Editor North Shore News Letter:

Dear Sir—Real estate doings in Highland Park for 1908:

Amount of lake frontage sold, over 4,000 feet.

Acres sold, in different tracts east of railroad, over 100 acres.

Acres sold, in different tracts on and near Green Bay Road, over 100 acres.

Small lots sold, over 4,000 feet.

Old residence properties sold, over 15 residences.

New residences started and nearly all completed in 1908, over 40 residences.

Residences now being planned and some already under way, which will be built during the year 1909 (and season just started), fully 25 residences.

Some of the most important improvements made in 1908, are: "The new brick school on the Green Bay Road and Lincoln avenue; Mr. Fletcher's new Highland Park bank; Mr. Fletcher's new postoffice building; the extension of the Highland Park Club building on Central avenue; the addition of forty acres to the Exmoor golf grounds, which will be in readiness to play on during the season of 1909; the splendid improvement now going on, on the Sheridan road through the use of the new preparation called "Tarvia," which seems to solve the question of the dust which is raised by automobiles, the use of this preparation practically making first-class asphalt street of our macadam roads.

The year of 1908 has been a very good one in North Shore real estate, and we look to see greater activity in 1909. There is a strong, steady demand for new houses, both for sale and rent, and in the summer season the demand for furnished houses is much greater than the supply, and the demand for lots and acre tracts at the present time is very encouraging.

Trusting the above information will be of service to you in your 1908 trade article, and also that you may use our firm name in any way that you may deem best, we are,

Very truly yours,

MURRAY & TERRY.

Banking.

We have left to the last the financial institutions. These are all on a progressive and solid basis. The strain

in the national finances of last year gave some anxiety to all bankers, but the local banks here were able to bear it well. The State Bank's last quarterly report shows a solid increase of business and the whole year of 1908 is an increase over that of 1907.

HIGHWOOD.

The general appearance of this town is gradually presenting a new face since the abolition of the licensed liquor shops. It is not pretended that there is no liquor sold in the town, but the advent of rich groceries and general debauch is a thing of the past.

It takes time of course to transform the old saloons into legitimate business places but this is coming to pass, and the real estate is beginning to change hands and assume improvements. Ernest S. Gail reports that real estate is reasonably valuable with a fairly active market. Fifteen buildings are being erected and others are under improvement.

Groceries and Markets.

Represented by J. V. Garrity, E. W. Mooney, J. Sobey and Fritsch Bros., all tell a good story of increasing business and better conditions.

Stechnon Bros., general merchants, and Laegler, drug store, each report a steady business.

Shoes.

J. P. Kline has opened a branch store here and is abundantly satisfied with his prospects.

Other lines of business report progress, such as Winter's jewelry house and the new Pantatorium.

LAKE FOREST.

Reports here indicate a quiet year, which is attributed to the fact that there has been very little building in progress, but business men prophesy a good increase for the new year.

This general statement seems to cover the report of all the lines of business in this beautiful university city. This does not mean that there is the slightest indication of despair, but it does mean that the new outlook is anticipated with much interest.

Real Estate.

J. V. Griffith reports that there are now in sight contracts for twenty-five buildings, valued roughly at \$500,000, while street improvements during the year have been decidedly marked.

Banks.

The National Bank of Lake Forest opened a year ago and reports that business more than justified expectations. We have no report from the State Bank.

LAKE BLUFF.

This town is somewhat of the Rip Van Winkle order, but new comers promise that it is to wake up. Mr. E. McNichols, who owns the Lake Bluff pharmacy, is of the progressive order and is doing well.

Real estate moves slowly and is waiting the coming of the tide this way.

NORTH CHICAGO.

The character of this place differs from all the others of our review. It is essentially a manufacturing town and signs of labor were apparent to the reporter as he visited it.

The Faustlich Electrical Laboratory is one of the new ventures. It was organized in 1906. The financial depression seemed to affect it for a short time, but it was followed by a phenomenal increase after the motor boat and electrical shows.

The ground floor of the above factory building is occupied by the Revolver Sign Manufacturing, which is doing great business.

The Chicago Hardware Foundry Co., with Mr. E. P. Sedgewick as manager, is a very thriving enterprise. Business has increased during the year, the plant enlarged and the efficiency of the plant greatly improved.

Real Estate.

The North Chicago Land Association arose through its manager, F. N. Milson, that ten buildings approximating in value \$30,000, have been erected during the year. Real estate is fairly active in the town.

NATIONAL PUBLIC BUILDING.

The Naval Station being erected between Lake Bluff and North Chicago is an institution of vastly more than local interest. It involves the outlay of several million dollars and will doubtless greatly increase the labor interests as the works progress.

In the whole, we think our readers will see that the business of the North Shore towns is in such healthy condition that there is every reason to predict a PROSPEROUS NEW YEAR.

Prescription Filled
a pound of
Chocolate Creams
to get one of
CHUMACHER'S
Callendars, out just make
like a robbin and he will
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Wood and Kindling
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That's what WE do and the
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