

# NEWS OF INTEREST IN REAL ESTATE AND BUILDING FIELDS

## FOREGO RENT CONTROL BILL

### U. S. Senate Tables District of Columbia Act

Following the opposition of the National Association of Real Estate boards and member real estate boards throughout the United States to the Whaley Bill, providing governmental rent control in the District of Columbia, the joint congressional committee on the District of Columbia has tabled the bill and has reported out a new bill in its place.

The new bill, Senate Bill No. 4227, provides for the re-enactment and continuation for a period of two years of the temporary rent control act passed during the war-time housing emergency in Washington.

#### Would Avoid Pyramiding

A provision designed to prevent fraudulent transactions respecting real estate, particularly the "pyramiding" of trusts to give property an apparent sales value not warranted by actual sales, and a provision to give the District of Columbia a real estate license law, have been added to the new rent control measure.

The basis upon which the new rent control proposal is made is modified somewhat from the basis attempted in the Whaley Bill. Instead of making the claim that all residential rental property is affected with a public interest, the new bill bases itself upon the relation of rental property and apartments in the District of Columbia, specifically, to the public interest, and upon the claim that re-enactment of the former rent control measure is necessary in order that Congress may fulfill its duty of guarding the health, comfort, and general welfare of officers and employees of the Federal government.

The measure as first enacted during the war period was based specifically on the existence of a housing emergency. The Supreme Court of the District of Columbia has recently declared that measure unconstitutional on the grounds that no emergency any longer exists.

#### Victory for Property Owners

The killing of the bill providing for a permanent Federal rent control for the city of Washington is a victory for property owners throughout the country, and for the rights of private property, officers of the National Association of Real Estate boards point out. The association, they state, regrets, however, that the congressional committee in charge has seen fit to recommend the enactment of any form of rent control, even though the provision is made as a temporary one.

Banking associations and other business associations have joined with the realty organizations in opposing the passage of the bill as an unwarranted curtailment of the right of an owner to the use of his own property, and as unsound economically.

The existence of government rent control, the association holds, would tend to discourage the building of residential rental properties, to stop the normal flow of investment funds into such properties, thus perpetuating the very condition which the bill was proposed to relieve.

#### Want License Law

The Washington Real Estate board, while it favors the passage for the District of Columbia of a real estate license law such as is now in force in 18 states, and while it has gone on record as supporting any constructive legislation to overcome fraud in handling mortgages or real estate sales, has made a formal statement that it is compelled to oppose the present bill because of the proposal it contains to extend Federal rent control in the district another two years. The Washington board is calling on real estate boards throughout the country to help them defeat the new bill also, on the ground that it is a step in the direction of a permanent governmental control of residential rental property.

### Begin Work on Hubbard Woods Paving Project

Improvements in the Hubbard Woods business district will soon be in full swing. It is thought that the actual work of paving will start March 1, and already work has started on removing trees, preparatory to the widening of Linden avenue to 40 feet.

The village and the Illinois Bell Telephone company are also at work removing the overhead pole lines on Linden avenue and Tower road, getting ready for the new ornamental lighting system which is to be installed.

This work is expected to begin April 1. It will require a great deal of underground conduit construction, and promises to make a marked improvement in the appearance of the Hubbard Woods business section.

Read All the Want-Ads

## PREDICT GREAT BUILDING YEAR

### \$5,000,000,000 is Estimate of Forum for 1925

Total value of prospective building for 1925 is forecast as approximately \$4,992,318,000 by a computation based on actual prospective construction now in the hands of architects. The computation has just been made by the Architectural Forum.

The prediction, which will be interesting to real estate operators throughout the National Association of Real Estate boards, and to all builders and prospective builders, is based on confidential reports from 1,562 architects as to the value of actual prospective construction now in their offices.

The prospective total forecast by the Forum for 1924 was \$5,560,367,700.

#### 1924 Record Year

The actual volume of new building completed during the year has been estimated as approximately \$5,750,000,000.

"It seems almost incredible that the tremendous momentum established in the building field should continue almost unabated through another year," the report states. "But when it is realized that the building shortage in this country is still approximately five billion dollars, and that the normal rate of building is from three to three and a half billion, the continuation of this activity becomes logical."

The Forum's estimate is based on a volume of actual prospective construction at present in the offices of the architects reporting, totaling \$1,664,106,000.

The demand for various types of buildings as shown by comparison with the corresponding report of last year. The demand for apartments is indicated to have increased from 9.8 percent of the total demand to 10.2 percent. Apartment hotels have gone down from 5 percent of the total demand to 4 percent.

#### Small Homes in Demand

Dwellings in the class under \$20,000 went up in prospective construction from 4.1 percent to 4.5 percent, dwellings from \$20,000 to \$50,000 in value indicate a demand level with last year. Dwellings over \$50,000 in value show a lessened prospective building total.

Office buildings, industrial buildings, and stores all show a small increase.

Automotive buildings show a slight raise, banks a slight decrease in demand. Churches went up from 5.8 percent of the total to 8 percent. Hotels show a decrease from 13 percent to 9.2 percent. Public buildings, club buildings, and schools show slight increases. Hospitals, welfare buildings and theaters show slight decreases.

### WASHINGTON WAS GOOD REAL ESTATE BROKER

George Washington was a real estate man, a subdivider. And if he had lived later, or the National Association of Real Estate boards had been established earlier, he undoubtedly would have been a member. Because that is precisely the kind of man he was, according to an article by Frank Parker Stockbridge which is to appear in Collier's Weekly for February 21.

It was in the historic surveying trip into western Virginia when Washington was 16 years old that the future first president learned much about the buying and selling of real estate. He was to put it to use later when with his older brother Lawrence and his patron, Lord Fairfax, he took an active part in the development of the new little city of Alexandria. The surveyor of the partnership was active in the subdivision and sale of lots. So active and so successful that he went on to a more extensive land settlement enterprise in the undeveloped land at the headwaters of the Ohio, the tract his early surveying trip had made him familiar with.

#### Helped Settle Claims

The French and Indian war was occasioned, in large part, by the rival

claims of the French to the territory part of which was being settled by the Ohio Company, in which Washington was a shareholder. The war bulks large in the histories, but to the man Washington his part in it was a matter incidental to his business career, the author feels assured. When it was over he settled into the real estate business in earnest.

"There was nothing austere about the George Washington of 26, with a mouth like Rudy Valentino's," Mr. Stockbridge writes, basing the new Valentino-Davy Windsor conception of Washington on a miniature painted when he was 25 and a small town real estate agent in Alexandria. "He joined everything there was to join. If there had been a Rotary club or a real estate band or a chamber of commerce, George Washington, the 'regular fellow' would surely have been a member."

#### Set a Fast Pace

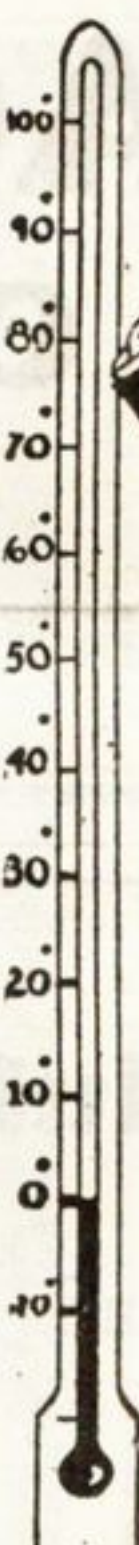
As a real estate speculator Washington set a pace which few of his successors have followed with the same daring, the article states. He became the first American millionaire, and easily the richest man in America. A fortune of the same size today would be counted at somewhere around \$10,000,000.

Not a stone remains of Washington's real estate office in Alexandria, on Cameron street just east of St. Asaph. A bronze tablet in front of the vacant lot identifies the spot where his town house stood and where he maintained his office.

#### OAK PARK TAKES COUNT

Both New Trier quintets walked over their opponents from Oak Park at the New Trier gym last week. The Gray and Green heavies won by a score of 27-16 and the lights rolled up a total of 38 against Oak Park's 18. Both teams played a very fast and steady game. It was the best brand of basketball they have displayed this season.

## From Coal to Oil in 3 Hours



Ask any HART user about his Service and cost of operating Hart Heat.

The Spring months show the greatest waste in heating with coal. You surely can not afford to heat with coal next Winter. Install your burner now and know that you are ready for the following Season.

Ask us how you can save money by installing now.

### HART HEAT

For information call  
AYRES-TEFFT CO.

Tel. 1146 566 Center St.  
Winnetka

### Tax-paying Faces Delay This Season, Says Hale

General taxes will be delayed again this year as the tax books have not yet been received, according to an announcement issued by Sanborn Hale, township tax collector. However, it is believed that some of the books will be in next week and bills will be mailed out as fast as possible.

Mr. Hale urges Winnetkans to pay their taxes on time so that the park boards, and schools and other local taxing bodies may have their money on time.

The tax books usually close March 19, but there may be an extension this year, he said, because of the delay in getting the books. Paying with separate checks for the personal property and real estate tax bills will enable the collector to render faster service and a self-addressed stamped envelope will expedite the return of the receipt.

### New Franklin Building Sold to Carlton Prouty

The Franklin building, Linden and Elm streets, has been sold by George F. Gonsalves, owner and builder, to Carlton Prouty, well known Winnetkan, director of the Winnetka State Bank and former owner of the Prouty building and annex at Elm street and Prouty Annex.

The transaction was said to have been closed this week at a consideration approximating \$200,000.

Mr. Gonsalves erected the Franklin building within the past year and it is regarded as one of the finest store and office structures on the north shore.



A little fixture here and there  
Helps to make a home most fair.  
— Mr. Electro-serve.

WE will supply you with the fixtures or globes or lamps you want at an attractive figure. We will install them for you and wire the house in a manner of celerity that will not disturb your daily routine. Ask us to tell you the cost?

DEAN ELECTRIC SHOP  
EVERYTHING ELECTRICAL  
954 LINDEN AVE.  
HUBBARD WOODS  
PHONE WINNETKA 1512  
RES. WINNETKA 303

Read All the Want-Ads

### WINDOW SHADES

Cleaned or Replaced

H. N. Blasius Co.

Winnetka 1125 14 Prouty Annex

### SELECTED INVESTMENTS!

Our bonds and mortgages are selected with the greatest care as to security.

We purchase all investments offered for our own account. Call for list of securities.

**SMART & GOLEE**

University 285 Rogers Park 0272

### Southwest

### Winnetka

Almost New 6 Room Home, Center Hall, Large Living Room, Heated Breakfast Porch, 3 Large Bed Rooms, with Tile Bath and Heated Sleeping Porch on second floor, 2 Car Garage, Beautiful 60 foot Lot.

Price \$24,000.

### HILL & WHEELER, Inc.

REALTORS

"Homes for Particular People"

WILMETTE OFFICE

334 Linden Avenue

Tel. Winnetka 93

WINNETKA OFFICE

736 Elm Street

Tel. Winnetka 142

## MONEY

### To Loan

on Improved

Well Located

### Real Estate

Amounts

\$1,000 to \$60,000

5½% to 6% Interest

Low Commissions

### Irvin Jacobs &

### Company

105 South La Salle Street

CHICAGO

Telephone Randolph 2350

### \$11,500

### Wilmette Home

Small Down Payment

Lot 50x187

FRAME AND STUCCO

H. W. Heat

Near Transportation

This is one of the few unusual bargains that turn up from time to time

ACT QUICKLY

Phone Wil. 1750

CLORE, BUDINGER & SMITH

Real Estate—Insurance

1177 Wilmette Avenue

Opposite Village Hall

## Linden Crest Apartments

Linden Avenue and Fifth Street

WILMETTE



One of the Courts of the Linden Crest.

### Live in Wilmette

one of the most attractive North Shore suburbs. Beautiful suburban surroundings with none of the cares of home—servants, heating, care of lawns. Inspect the Apartments. You will be delighted with their many unique features. You can move in immediately.

For Information call

R. T. Davis, owner, Main 3012 or Wilmette 589

or see Janitor at Building

Linden Ave. and Fifth St.

WILMETTE

### SALESMAN

### WANTED

A high grade man residing in Kenilworth, Winnetka, Glencoe or Highland Park, apply at our Winnetka or Chicago office.

Fredk. B. Thomas & Co.

Realtors