

News of Activity
on the North Shore

Real Estate Section

Builders Speed Up
Construction Work

WHY ALL CHICAGO WOULD LIVE ON NORTH SHORE

No Civic Apathy Nor Political Helplessness Here; All Interests Centered in Home Building

By Stuart I. Drum

I have often wondered if all the people residing on the north shore fully appreciate what it really means to be a home owner and to live in this most favored section?

This thought was strengthened by the splendid boost which the north shore was given at the recent state convention of real estate dealers, where the North Shore Real Estate Board, in its display in the parade, among other mottoes, so forcefully displayed this one:

"Where all Chicagoans Would Live if They Could," and to which was appended the names of the several ideal and thriving villages along the lake, from Wilmette to Highland Park, together with their sister villages to the immediate west, which are rapidly growing to the very borders of the lake shore towns.

And, only last Sunday, in one of the leading daily newspapers of Chicago, was an editorial setting forth another reason why so many people have trekked their way from Chicago to the north shore to live; why thousands of others would do so if they could and why other thousands will do so as soon as they can.

The editorial is entitled, "Asking Help From the Suburbs." In substance, the main thought expressed, is that the favored suburbs of Chicago should come into Chicago in order to help purge that city of its civic apathy and political helplessness.

Came to Build Homes

Like our forefathers, who came to this country for freedom, so have the north shore citizens come to the north shore to develop their homes amidst the most ideal civic surroundings and where, with the aid of nature, as a natural setting, they have carved out the most beautiful, comfortable and very frequently elaborate home sites to be found in any section of a similar size in the world.

Why should they want to be engulfed by crime-ridden Chicago?

Why should they not oppose the extension of apartment and business zoning to their territory, other than what has already been provided for?

Why should they not oppose the effort which is often made to modify downward the building and zoning ordinances of the villages whose provisions have so clearly demonstrated the wisdom and vision of their authors?

It is little wonder that the pretty fifty, sixty, seventy-five and one hundred foot lots, and, even acre tracts, into which the north shore area was subdivided, have within a comparatively few years, been developed into these ideal home sites.

And those who have come, have remained. Thousands of others are coming and other thousands want to come.

But there is a limit to the vacant lots on which to build, and all these things account for the increased demand which the north shore real estate market enjoys, and for the gradual increase in valuations which those who are here, understand perfectly, and which, often times, those

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March of Time Ends Usefulness



Old Dennis home known as "Tower House" in Glencoe which is to be razed to make way for subdivision. The land was purchased in 1884 for only \$1,000.

Wilmette Leads Suburbs in Building; Winnetka, Glencoe Show Good Gains

Building volume gains in numerous suburbs for October indicate that in the metropolitan area many suburbs are maintaining a place that outrivals hundreds of cities throughout the country. Despite an indicated 10 percent loss in building construction over the country generally several important suburbs continued to make high gains in October. Wilmette eclipsed all the suburbs in October, 1927, gains over the same month last year by making a two hundred and one percent gain, according to S. W. Straus & company.

This position is determined on the basis of the 21 important suburbs reporting. Another north shore suburb, Glencoe, made 159 percent gain in October as against October, 1926.

Oak Park showed a 10 percent gain while its ancient rival, Evanston, could only display a loss. The low percentage of gain in Oak Park, however, and the loss in Evanston may be taken to indicate, according to the report, that the hope in building activity for the next two months lies in the smaller and more distant suburbs than those immediately adjoining the city.

Other suburbs making gains and their percentages of October gains were as follows: Des Plaines, 77 percent; Highland Park, 51 percent; Joliet, 59 percent and Winnetka, 39 percent.

In the comparison between October and September this year Wilmette made a phenomenal gain of 735 percent. Other suburbs which made gains in October this year over September and

WHO REMOVES SIGNS?

Report that "For Sale" signs owned by realtors of the north shore have mysteriously disappeared in the last few days, has resulted in the starting of an investigation to discover the person or persons responsible for the removals. The police departments of several north shore suburbs have been notified and prosecution will follow if the culprits are caught.

their percentages of gains were as follows: Berwyn, 50 percent; Des Plaines, 52 percent; Elgin, 24 percent; Harvey, 42 percent; Highland Park, 128 percent; Joliet, 375 Percent; Waukegan, 20 percent; Wheaton, 207 percent; Winnetka, 133 percent and Gary, 59 percent.

Comparative figures for October, 1926 and 1927 were:

| | Oct., 1927 | Oct., 1926 |
|---------------------|------------|------------|
| Aurora | \$ 208,165 | \$ 290,746 |
| Berwyn | 639,400 | 944,100 |
| Blue Island | 79,690 | 192,866 |
| Cicero | 202,230 | 658,562 |
| Des Plaines | 138,425 | 78,040 |
| Elgin | 150,900 | 360,545 |
| Evanston | 758,150 | 1,784,550 |
| Glencoe | 82,057 | 31,562 |
| Harvey | 116,644 | ... |
| Highland Park | 400,000* | 264,150 |
| Niles Center | 102,750 | 186,626 |
| Oak Park | 601,721 | 543,628 |
| Waukegan | 245,205 | 379,987 |
| Wilmette | 347,659 | 115,220 |
| Winnetka | 327,625 | 234,875 |

*Note—In case of Highland Park the figure of \$400,000 is an approximate estimate subject to check by the Highland Park Building commissioner.

PICTURESQUE LANDMARK SOON GOES TO WRECKERS

The "Tower House" in Glencoe, Charles M. Dennis Homestead, to Be Razed

By E. T. Selby

When the work of tearing down the Charles M. Dennis homestead at 773 Greenleaf avenue is started to make way for the development of the new Dennis Lane sub-division planned for this section of the village, one of the most picturesque old landmarks of the north shore will bow to the advance of progress.

With its going, also will pass one of the outstanding monuments of the efficiency of advertising, for it was from plans which a Worcester, Mass., architect had advertised and which attracted the attention of Mr. Dennis, that this home was built, in 1886.

Purchased Land for \$1,000

Mr. Dennis, who, two years previously, had purchased the site on which to build, for only \$1,000, was at that time serving the village of Glencoe as its postmaster. There came to his address, one day, a pamphlet from the Massachusetts city, in which appeared the advertisement of an architect in that place.

There was a picture of the house, and it at once appealed to Mr. and Mrs. Dennis as the realization of what they had long visioned as their cherished plans for a home.

Completed, and in one of the prettiest settings on the north shore, it has long been admired by everyone who has seen it. It stands on a tract of ground, having a frontage of 325 feet on Greenleaf avenue, high, and overlooking to the north and east, deeply wooded ravines. Its depth line on the south extends back 391 feet, while on the north the depth is 527 feet, comprising a total of two and three-quarter acres.

Eleven Rooms In House

There are eleven rooms in the house, which is of solid brick, with rubble stone trim. A massive tower rises from the front of the building, from which the place has long been known as "The Tower House." The brick, from which the tower is constructed, Mr. Dennis recalls were made to order, by a firm in Racine, Wis., and cost, even in that early day, \$30 per thousand.

The rooms in the house are very large, with high ceilings, and there is only one bath room.

The house was built by day labor, and Mr. Dennis has no record nor recollection as to its total cost at that time, but he recalls very vividly, that he paid only \$1,000 for the two and three-quarter acres of ground.

Two Story House Is Being Moved Across Central Ave.

The two story building known as the Clampitt residence, on the south side of Central avenue, east of Wilmette avenue, is being moved by Martin Jacobson, who purchased it, to the Cusack property on Eleventh street north of Central avenue. The new business block for the Wolff-Griffis, Inc. hardware store is to be erected on the former site of the old Clampitt residence.

SANITATION IS HELPED

Modern plumbing fixtures allow no unsanitary crevices to lurk behind them. They either stand clear from the floors or are recessed or built in.