

Glencoe's New Telephone Office

"YOU'D never recognize it!" exclaimed a Glencoe resident as he stood gazing at the remodeled and enlarged Glencoe home of the Illinois Bell Telephone Company. And sure enough, you wouldn't unless someone told you what the architects and builders had done to the original building.



For Glencoe now boasts one of the most attractive and distinctive structures of its kind in the Chicago territory. The photograph shows the beautiful Tudor Gothic building as it appears today.

The original building was enlarged and remodeled to provide additional space for the operating and terminal rooms and operators' quarters. The north wall was taken out and the structure widened ten feet. Part of the rear wall was removed to permit a twenty-foot extension.

Buying House for Price of the Land Not Done on the N. S.

By Ray C. Pearson

When a community flourishes—we have in mind, Wilmette, Winnetka, Kenilworth, Glencoe and other north shore suburbs—some sort of a fly is very often tossed into the ointment. This the writer discovered while talking with a Wilmette Realtor who "knows his north shore" and who imparts the information that the "fly tossers" in this case are persons who have been "peddling" the information that "owing to various forms of depression, the older houses on the north shore may be bought for the value of the land alone."

One needs only to glance at the building figures appearing in this issue to be convinced that the so-called "depression" doesn't exist, for the majority of our villages showed healthy gains.

This subtle form of "joke," if it may be termed that, has become annoying to Realtors, and undoubtedly it is annoying to those of the buying public who make the trip from the city only to find that "buying houses for the price of the land" isn't done and can't be done on the north shore. Many of those who sell property on the north shore are facing this new problem, not alarmed, but conscious that if the practice is continued it may develop into harmful propaganda.

Any theories that homes, even the oldest homes can be purchased for the price of the land are not only erroneous but foolish. Face the true situation as it exists today, and consider the man who is a home-owner. This man paid considerably less for his land than its present re-sale value and the home he built was inexpensive compared to what it would cost him at today's prices.

Now let the prospective purchaser of a house try to duplicate this same house built several years ago—for its original price less the normal deprecia-

tion and where does he find himself? It must be remembered that with ALL depreciation, a house, as long as it stands, is worth SOMETHING to SOMEONE as a dwelling. That being so who would sell a house for NOTHING, accepting only coin of the realm in exchange for the land?

There have been few houses that ever sold for less than some few thousand dollars more than the "value of the land alone." If it could be done Realtors of the north shore probably would quickly band into a syndicate to buy up every old house before the outsiders "got next."

But Realtors aren't forming any syndicates.

Hathaway G. Kemper Buys Bichl House on Chestnut Avenue

One of the most important realty deals in Wilmette during the last month was the sale of the old Girard J. Bichl residence at 1120 Chestnut avenue to Hathaway G. Kemper, vice-president of the J. S. Hathaway Insurance company. This transaction was announced by George Kroll of Kroll and Smith, with offices on Fourth street, Wilmette. The consideration was undisclosed.

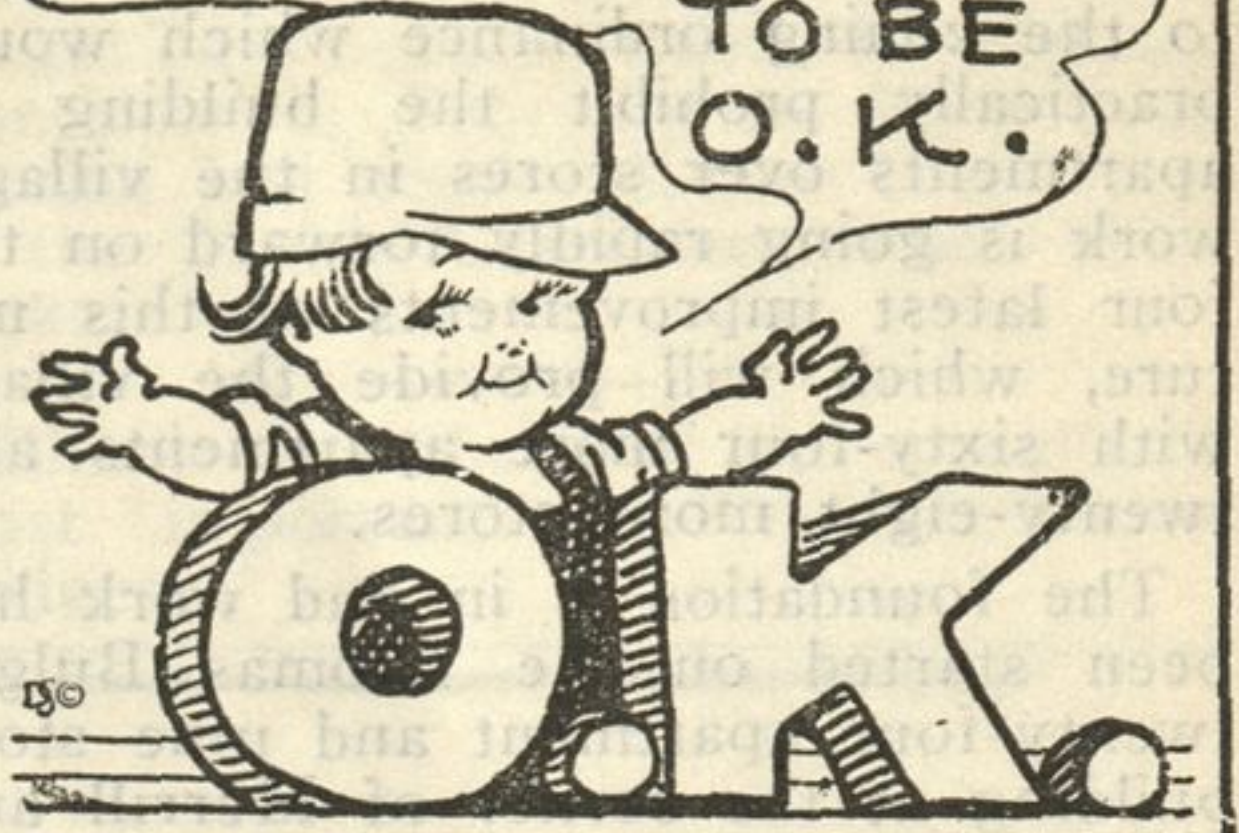
The house is just to the west of the present Bichl home on Chestnut avenue, which is featured by a sunken garden. The house is on a lot with a frontage of 100 feet and the depth is 290 feet.

At present the property is being remodeled. Mr. Kemper plans to move into his new home next month.

Kroll and Smith also announced the sale of a 100-ft corner at May terrace and Orchard lane in Glencoe to Ray C. Pearson of Wilmette. This lot is in the sub-division known as Glencoe Gardens. The consideration was not

disclosed. B. S. Gelder was the seller and the buyer was represented by George Kroll.

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