

# "Garlows" New Aid to Home-builders

Chicago Realtor Builds Ingenious and Attractive Two-Car Garages That Make Excellent Homes Until Main Residences Can be Built



**A NEW IDEA IN HOMEBUILDING.** Group of garlows in Chicago built by Mr. Richard Cramer who coined the word "garlow" from "bungalow" and "garage" and originated the idea. Each one is built on the rear of a lot 4 feet from the alley, leaving the front of the lot for the regular home whenever the owner can afford to build it.



Mr. Richard Cramer, Chicago Realty Dealer, Originator of the "Garlow" Idea.

It is designed as a two-car garage, but an ingenious use of partitions, which may be made of plaster board, turns the garlow into a four or five-room home that may be equipped with all the conveniences and space-saving devices of a modern hotel apartment.

It then serves as a comfortable dwelling until the owner is ready to build his house on the front of the lot; and after the completion of the main residence may be converted into a garage by removing the partition and a portion of the rear wall, which has been designed so as to be removable without injuring the main structure of the building.

"High rents and the high cost of building brought forward this new type of construction," said Mr. Richard Cramer, realty dealer and home builder who originated both the idea and the word in Chicago in September 1921.

"Those familiar with conditions in Chicago during

**A** NEW type of building, the garlow, is solving the building problem for many families.

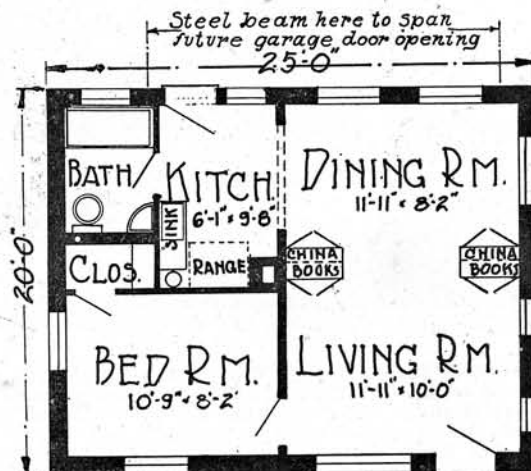
The name "garlow" is made by combining bungalow and garage, and the structure is all that its name implies.

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1919, 1920 and 1921," he continued, "will recall how rents were going up sky-high along with the selling price of all types of buildings—and since there was very little building going on at that time these prices were boosted even higher.

"We found that small homes, purchased on small, down payments that the average working man could handle, were greatly in demand. It was the effort to find a solution to this situation and a means of meeting this demand that first suggested to me the idea of the 'garlow.'

"Thus the plan was originated to meet the needs of those people who no longer wished to pay the high



Floor Plan of 3-4-Room Garlow.

rents but were handicapped because they had only a small sum of money saved for a first payment. We believe that with the amount of cash they had to invest they were more likely of getting better property value thru our plan than they could in any other way. For the garlow is but a step towards owning a fine building with an income. It holds a valuable lot while the purchaser is paying for it and at the same time provides him a home.

"The purchasers of these little homes are buying with the intentions of living in them until their property is paid for, and then build in front. They can use the doors, fixtures, etc., from the little house in the main building, as they are of the highest quality, being installed with that idea in view. Then when they tear out the brick panel underneath the steel beam in the back wall, it is ready to swing garage doors.

"I believe that this 18 ft. steel beam built into the back wall with the brick beneath the beam built into a panel which can be removed without disturbing the rest of the wall is the most unique and main feature of the whole building.

"The original buildings were 25 feet wide by 20 feet deep, and were built on the back of the lot 4 feet from the alley on lots 30 by 150 feet. We have since built some 25 by 28 feet, set 12 feet from the alley, to meet the demand of people with families too large for the smaller houses. The first buildings have four rooms, a living room, dining room, bedroom, kitchen, and bath or two bedrooms, and a combination dining-room and kitchenette. The larger buildings have 5 rooms. Some are designed with two front doors, providing separate entrances into the two car garage. They are constructed of brick, with a 4 ft. concrete



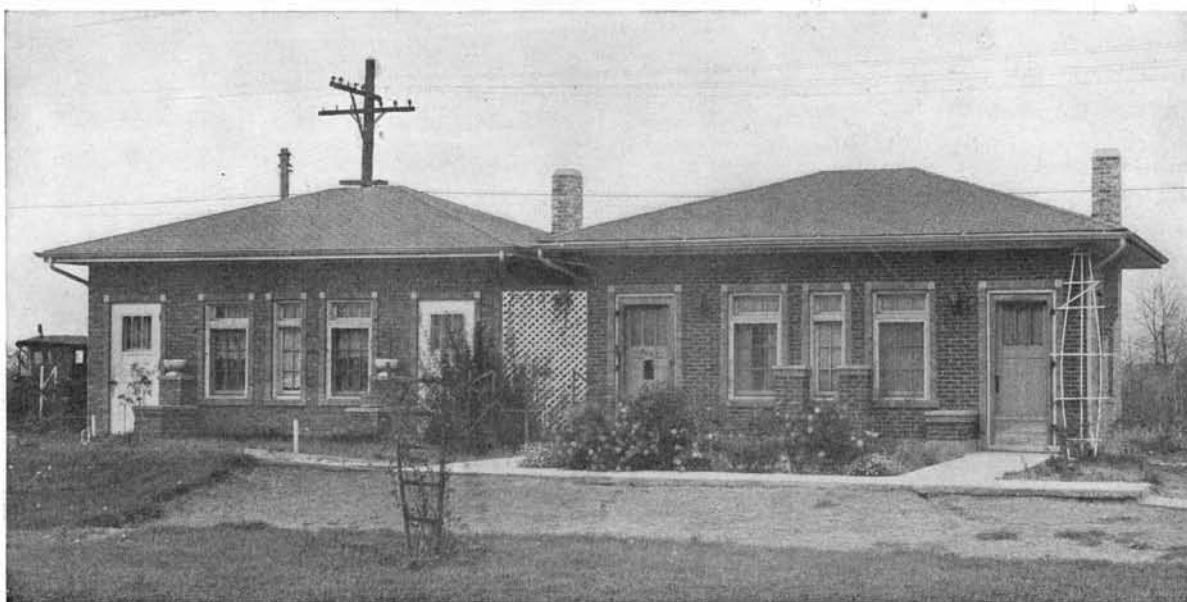
Rear Wall of a Garlow Showing 18 Ft., Built-in Steel Beam Construction. The brick beneath the beam is built into a panel which can be removed without disturbing the rest of the wall. This leaves a space for swinging the garage doors.

foundation; the interior is finished with hardwood floors, birch-mahogany trim, up to date electric fixtures and other modern furnishings.

"The four-room homes sell for \$2500 and the 5 room for \$3000 plus the cost of the lot on which they are erected."

Mr. Cramer is very optimistic over the future of the garlows and feels that the idea now is only in its infancy. The photographs in connection with this article are a group his company has already built in Chicago. These were so popular that they recently began construction on another and much larger group.

The idea is spreading rapidly and meeting with a hearty response wherever it is introduced, and while only a little more than a year old garlows are giving excellent satisfaction in many communities in every section of the country.



A Front View of Two 4-Room Garlows. Many families live in these attractive homes until they can afford to build regular residences. The garlow then is converted into an excellent two-car garage with two doors providing separate entrances into each side.