



# BUILDING AND REAL ESTATE PAGE

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## Colgrove Outlines Duties and Interests of Realtor to His Town

At a largely attended meeting of the Birmingham Real Estate Board at First Hall Tuesday night, L. E. Colgrove, president, presented to the members a suggested program of board activities for 1926. This program which was prepared by a committee of members of the local board was unanimously adopted.

"The chief responsibilities of a Real Estate Board are to the principal interests that a Board must serve," Mr. Colgrove told members Wednesday evening. "These responsibilities are, first, because it is a professional institution, it must improve conditions under which works by formulating and enforcing standards of competition and service which the membership demands. Second, its responsibility to the people with whom realtors deal for protection and service. Third, its responsibility to the civic organization in which it should take a leading part because it sells community assets. Fourth, its responsibility to itself for a definite plan of important interests to be served.

"A Real Estate Board's interests may be said to lie in four divisions," went on Mr. Colgrove. "First, for the real estate business; standardization of forms, arbitration, possibility of multiple listings, return for service rendered, advertising the word 'Realtor,' general ethics, study of living conditions, study of rentals, developing proper financing of houses, enforcing rules.

"Second, concerning real property taxation, building code, subdivision ordinances, increasing the interest of home owners. Third, relative to the community; better advertising of the community, schools, analysis of public expenditures, beautifying the village, zoning and city planning, roads and parks, improvements of types of buildings, legislation. Fourth, of interest to the Board itself are membership, finances, interest in meetings with a definite subject for discussion, group advertising, knowing each other, bulletins, and rules governing salesmen.

"Membership on the Board and respect for it can be stimulated by having a definite plan of action," concluded Mr. Colgrove in his interesting address. "The revenues of the Board can be increased by appraisal of property made by the Board members of which are the most capable."

## Wormer & Moore Will Sell Old Klein Farm

Announcement was made yesterday of the opening on April 20th by Wormer & Moore, Detroit real estate firm, of a new suburban subdivision which was formerly the 103 acre estate of the Klein family, now prominent Birmingham residents.

For a number of years, this beautiful tract, which is located on the northeast corner of Beach and 17-Mile Roads, has been noted as one of the most picturesque sections in the Bloomfield Hills district.

The opening of the property by Wormer & Moore is of interest because of the recently increasing trend toward the transition of Bloomfield property from great summer estates to smaller estates for permanent residents.

Richard L. Maxon, manager of the suburban department of Wormer & Moore, stated that the property is now divided into a number of smaller estates, the average size of which is about one acre, and that the tract will be opened to the public on April 20th under the name of "Riverbank Subdivision." The property was laid out by W. S. McAlpine, well known landscape architect of Birmingham.

Riverbank subdivision, of the old Klein estate, is but one and three-quarter miles from Birmingham, lying within a half mile of Dodge Road and within one-eighth of a mile of the great Gooding highway (former Monier Road), which will be a one-foot thoroughfare running south on a direct line to the Fontaine Plant, River Rouge.

According to Mr. Maxon, the work of graveling the winding drives throughout the property itself will be completed and as soon as weather permits, as well as the other landscaping efforts, which are now in a semi-finished state.

"The section has the advantage of unusual natural beauty, having wooded tracts, rolling hills and long valleys through which runs the main branch of the River Rouge," says Mr. Maxon. "All in all, it offers an ideal setting for an exclusive residential community. For this reason, Wormer & Moore have carefully restricted the property to homes valued at \$10,000 or more, which may be erected only after plans have been approved by the company.

## BUNYAN & MCKAY ARE IN NEW OFFICE HERE

Individual and inviting is the real estate office on South Woodward avenue completed about a month ago for Bunyan and McKay, real estate brokers. The inspiration for it was found in a charming tea house on the estate of James C. Ayer, Esq., at Glen Cove, Long Island, which was pictured in one of the country life magazines. The high pitched sheltering roof, warm stuccoed exterior, and the wide casement windows impart an air of coziness to the office structure. Only a few years ago many of the suburban realty offices were nondescript little houses, but today it is with the thought of making a favorable impression on prospective customers that many of them are built and the results are, in the majority of cases, interesting.

This firm has innovated a house for sale sign that has not before been used in this section. It resembles the signs that are swung above English and early American taverns and will be entirely of metal, black with gold lettering. "It is a well known fact that many people refuse to have for sale signs in front of their houses," said Mr. Bunyan, "and they can't be blamed, for the ordinary sign is an ugly thing, but we are confident that this new type of sign will not only be adopted by the sellers but will also attract the buyers."

## MCGIRR SEES SPLENDID YEAR IN BUILDING LINE

"We are doing a large volume of business and are looking forward to a very successful year," said Allen McGirr, builder, who with Bunyan and Mackay occupies a new and attractive office at 166 South Woodward avenue. Among the houses whose contracts have been awarded to Mr. McGirr are a seven room Dutch and English residence on Ridgeland avenue for Clarence Davey, an instructor at the Edison School in Detroit, and one of English design with ten rooms in Birmingham Park for Harry McBride. Both will be completed by July.

On Woodward avenue in Ferndale Mr. McGirr is also building a two-story store for Mr. Armstrong.

## WHYTEMERE GARDENS RESPONDS TO SPRING

Whitemere Garden, W. Nelson Whitemere's large estate on the Opdyke road, Bloomfield Hills, which is devoted to the growing of dahlias and perennials, is beginning to emerge from its winter coverings. Gardeners are going over the grounds and putting them into excellent shape for the approaching season.

Mr. Whitemere recently returned from a southern trip with a collection of interesting and decorative articles of quaint design for ornamentation of landscapes and carefully designed gardens. Fictitious fountains, also a part of the Southern collection are being placed on the Whitemere estate.

Mr. Whitemere is preparing to meet his spring landscaping business with an enlarged force of expert workmen. A shipment of California dahlias is expected in the near future.

## COURT APPROVES SALE OF 160 ACRES OF LAND

Judge Glenn C. Gillespie approved Monday the sale of 160 acres in Southfield township for \$563,000, or at the rate of \$3,500 an acre. William Maxwell of Birmingham as guardian for Olive and Mary J. Maxwell and Mary J. Reid as guardian of Andrew McClelland asked the court's permission to sell the interests in their wards in the land in question. Others interested as heirs of the late Andrew McClelland are: Mary J. Reid, Beryl Russo, and David M. Howard. McClelland and his wife, Ann, the acreage is in section 24 of Southfield township and is to be placed in Patterson & Patterson represented the petitioners.

## MALCOLM HUNT OPENS REALTY OFFICE HERE

Though he has been in the real estate business for the past three years in Detroit with an office in the Real Estate Exchange Building, it was not until last week that Malcolm Hunt opened a branch office in Birmingham. He is occupying the quarters vacated by Colgrove-Saunders on South Woodward avenue, and will handle improved property, subdivisions, and acreage. Roy D. Montgomery is the only one of Mr. Hunt's six salesmen who lives in Birmingham.

Mr. Hunt is the sole agent for Bloomfield Woods, owned by H. A. O'Dell and V. L. Lockrow. It consists of half-acre plots and is already more than half sold. He also will sell Rosemont Subdivision on Pierce street adjacent to the Pierce school. The lots are all 15 feet wide in this 26-acre plot which will be put on the market next week. It is owned by Fred Haack.

Other local properties that Mr. Hunt has sold through his Detroit office in the past year are 20 acres at the corner of Pierce street and Line in avenue which Corigan, Garvey, Lockrow and Detroit realtors, purchased from E. E. Danvers. Bloomfield Woods and the 34 acre Weaver farm bought by H. A. O'Dell.

See

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