



# PONTIAC PLANS TO ADD LARGE AREA

### Conditions For Annexation Vote To Be Considered By Supervisors

Annexation plans now in progress cover a city's primary election, March 7, Pontiac will add four and a half square miles to the north of the present city limits and increase its size 53 per cent.

A special meeting of the Oakland County board of supervisors, for Dec. 31, will consider petitions asking for the annexation of the city of this substantial size to Pontiac Township.

However, annexation proposals made later may be even more extensive, as steps are being taken to bring to the attention of the supervisors plans for the annexation of not only the east and the west, but also the north and south.

### Includes Two Big Plants

The plants of the Fisher Body Corporation and the new Pontiac plant of the Oakland Motor Cars, will be taken into the city if a vote on the proposals is favorable, as also will a large section of the city because of the Federal Housing Corporation. All three of these organizations have asked that they be brought into the city because of advantages they would obtain under municipal government.

Pontiac Township would rid itself of the burden of providing improvements by letting the city have the strip of land in question,

# U.S. Supreme Court Holds Zoning Ordinances Are Constitutional

The constitutionality of municipal zoning ordinances is an exercise of the police power asserted for the public welfare was upheld in a decision of the United States Supreme Court handed down November 22 in the case of the village of Euclid, Ohio, and Henry W. Stein, inspector of buildings for the village of Euclid, Appellant, v. Ambler Realty Company. The decision has been awaited by municipalities everywhere as of first importance in determining the validity of zoning ordinances now enacted in more than 450 cities and villages of the United States. This is important to Birmingham where an ordinance was recently voted upon.

The decision, establishing "in general scope and dominant features" the constitutionality of the ordinance, questions are of the highest importance as affecting the conservation of real estate values in the city, and the government divisions where such provisions have been adopted or are being considered. The National Association of Real Estate Boards points out. By the breadth of the decision, the National Association of Real Estate Boards is designated to make possible an orderly development of American cities, and to minimize the economic waste which haphazard development entails.

The court specifically points out that the present decision does not preclude the throwing out of any ordinance or contract which may be drawn in an arbitrary manner or in a manner not conducive to the general welfare.

The present opinion definitely takes into consideration the fact that conditions of life are rapidly changing and that, with the great increase and concentration of population, the cities have developed and are developing which require, and will continue to require, restrictions not hitherto necessary in respect to the use and occupation of private lands in urban communities.

### NATIONAL PRESIDENT GUEST OF DETROIT

C. C. Heat, president-elect of the National Association of Real Estate boards, will be the guest of honor at the annual meeting of the Detroit board, to be held at the Book-Cadillac hotel the evening of Dec. 16. Mr. Heat is from Louisville, Ky.

If a man empties his purse into his hand, no one can take it from him.—Franklin.

If you would have a good wife, marry one who has been a good daughter.—Fuller.

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Further Text  
Further text of the decision is in part as follows: There is no serious difference of opinion in respect of the validity of laws and regulations fixing the height of buildings within reasonable limits, the character of materials and methods of construction, and the location of structures likely to create nuisances.

"Here, however, the exclusion is in general terms of all industrial establishments, and they will be excluded, but those which are neither offensive nor dangerous will share the same fate."

The decision of the court was delivered by Mr. Justice Sutherland, Mr. Justice Van Devanter, Mr. Justice McHugh, and Mr. Justice Butler, dissenting.

The case came before the Supreme Court on appeal from the United States District Court for the Northern District of Ohio. The highest court reversed the decision of the lower court, which had granted an injunction to the respondent against the enforcement of the zoning law enacted by the village of Euclid.

The bill alleged that the ordinance violated the Ohio constitution and the constitution of the United States in that it deprived of the right of property, and that the attempted regulations under the guise of the police power were unreasonable and confiscatory.

The original bill charged that limitations put upon the property in question so restricted and controlled the use of the land as to confiscate and destroy a great part of its value. It was alleged that the tract lay in the path of progressive industrial development and that for such uses it has a market value of about \$10,000.00 per acre, that if the use be limited to residential purposes the market value is not in excess of \$2500.00 per acre, but if limited to residential use and ordinary mercantile business be excluded therefrom its value is not in excess of \$50.00 per foot.

Pass a Law, by Heck!  
Would you make the world quit drinking?  
Pass a law!  
Would you change its way of thinking?  
Pass a law!  
Would you alter customs, manners, habits, fashions? Well the politicians carry this upon their banners:  
Pass a law!  
Would you wipe out sin and folly?  
Pass a law!  
Work a miracle, by golly—  
Pass it, print and endorse it; From all common sense divorce it; though you never can enforce it—  
Pass a law!  
—New Mexico Highway Journal.

The way to be nothing is to do nothing.—Howe  
Those who forgive much, shall be most forgiven.—Bailly.

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# BUILDINGS PACE CONTINUES BRISK

### Permits in 500 Cities in 6 Months Reach Total of \$2,500,000,000

With building permits in the 500 leading cities of the United States during the last six months only slightly less than \$2,500,000,000, the nation's winter building program will, from present indications, be of such magnitude as to absorb all available labor in the building crafts, the S. W. Straus Co. of Chicago, concludes after a study of conditions.

The building situation generally is well stabilized and free from disturbing elements, a survey shows, and most wage readjustments outside the larger cities are being made on the basis of slight increases.

Reports submitted to the Straus company from all parts of the country summarize labor conditions in the building industry as follows:

Wage scales have reached a peak and any attempt to boost wages in the Spring will be met with resistance by the building public, although some slight adjustment of wages may be made in smaller cities without disturbing elements.

Despite numerous reports there has been no concerted action for the 48-hour or five-day week.

Jurisdictional disputes have practically been eliminated in building activities because of the excellent work of the national board for jurisdictional awards. There is no shortage of men in the building crafts, with the exception of bricklayers and plasterers, of which there seems to be a present deficiency in numbers amounting to approximately 20,000 men.

Tranquility is assured between builders and the building crafts generally, despite some difficulties yet unmet in San Francisco and Cleveland.

### Full Time Program

In New York, Boston, Philadelphia, Baltimore, Pittsburgh, Washington, Worcester, Mass., and Springfield, Mass., builders report there is sufficient work contemplated for this winter to keep resident builders employed on a full time basis. New York builders report a slight shortage of bricklayers and plasterers, and also a slight shortage in the interior trades. Employment in Philadelphia hit a snag early this fall and builders report many of the resident building workers have settled in other eastern cities where building is more flourishing.

High wage scales prevail in New York City, where builders report that a rate of \$14 a day is being paid bricklayers, plasterers, stone masons, hoisting engineers and structural iron workers. In Philadelphia the wage scale for carpenters ranges from \$1 to \$12.25 an hour; painters, \$1 an hour; plasterers, \$1.75 an hour, and electricians from \$1 to \$12.25 an hour. An average between the New York scale and that paid in Philadelphia is the prevalent wage rate in most eastern cities.

In Chicago the Building Construction Employers' Association and the Building Trades Council have made a standardized agreement to replace the old uniform one. This pact, which will have to be embodied in each individual agreement between a trade and a user of employes, mainly insures peace in the Chicago building industry.

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# FIRM ANNOUNCES SALE OF ACREAGE

East Maple Frontage Handled By Saunders-Colgrove-Buck.  
Saunders-Colgrove-Buck, local real estate dealers, have just sold a large piece of acreage fronting on east Maple avenue for John S. Emmett E., and William D. Dehany to the Globe Finance corporation of Detroit.

This property adjoins the Penbrook subdivisions east of the Birmingham village limits and is within a stone's throw of the proposed new Grand Trunk railway station.

"This is the second piece of property we have sold the Globe Finance corporation in four months," said L. E. Colgrove of Saunders-Colgrove-Buck.

The first was Chesterfield Gardens which we subdivided and put on the market about six weeks ago and have already sold 50 percent of the lots."

"We will subdivide this new piece for the Globe Finance corporation in the spring and expect to have some of the finest building sites around Birmingham with the usual restrictive restrictions we require on all our property."

### Less Majesty

A man was recently fined for motor building backwards at a high speed. It is thought that a forward journey had sneered derisively.—Humorist.

I am a man, and whatever concerns humanity is of interest to me.—Terence.

The over-curious are not over-wise.—Massinger.

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