Building Time

LABOR COSTS GO UP AS MATERIALS DROP

Survey Fails To Show Trend Toward Check On Increasing Wage Scales.

Wages of skilled building mechanics throughout the country have been showing a strong upward trend, and the indications are that still higher labor costs are in prospect, according to the national monthly building labor survey compiled by the building construction research bureau of G. L. Miller & Company.

"There is little likelihood of any reduction in labor costs in the near future," said the survey. On the other hand, with a continuation of construction activities at their present rate, the indications are that a shortage in labor supply may develop, especially in New York and the larger cities, which would undoubtedly give further impetus to the upward wage movement.

Building Activity Gains.

"Only a severe slowing up in building activity would have any material effect on the labor situation, and that does not appear likely for many months.

"Wage increases ranging from five to 25 cents an hour, affecting more than 150 crafts in nearly two score cities, have become effective since April 1. The increases have more than offset the decline in building material prices, which have been showing a downward trend since the first of the year.

"Building trades workers in practically all of the larger industrial cities of the country have been making demands for wage increases and changes in working conditions. Employers have been faced with the alternative of granting the demands or facing a strike.

25,000 Craftsmen on Strike.

"The number of strikes in the building trades this spring has been greater than for many years. Shortly after May 1, it was estimated that more than 25,000 building craftsmen were on strike for wage increases and new working conditions in a dozen cities including Chicago, San Francisco, Los Angeles, Cleveland, and Indianapolis.

"Important strides, however, have been made during the last 30 days in settling many of these strikes and preventing new walkouts, and the labor situation has taken on a more satisfactory aspect.

"Approximately $80,000,000 worth of construction work in Cleveland, which has been tied up by a strike of building and common laborers was ended when the workers returned to work at their old rate of 87 1-2 cents an hour after nearly a three months strike. The strike of painters, paperhangers and glaziers still continues.

"Practically all New York trades have secured wage increases ranging from $1 to $3 per day for mechanics and 50 cents to $1 for helpers during the last two months and the basic scale in the city is now $1.50 per hour in most trades. New York is now paying the highest wages in the building trades of any city in the world. St. Louis, which has held this place for the last five years, has dropped back to second place, and Pittsburgh occupies third position.

War on 'Open Shop'.

"On the Pacific coast at Los Angeles and San Francisco, and in the territory adjacent to these cities carpenters have been on strike against the 'open shop.' The carpenters' international union is aiding local unions both financially and morally in opposing an apparently well organized attempt by employers to maintain 'open shop' conditions.

"In Chicago, a strike of plasterers slowed up to some extent building operations, but practically all other labor disputes have been settled and building is reported to be progressing satisfactorily.

"Cities in which wage increases have been granted skilled mechanics especially in the trowel and mason trades, include Baltimore, Buffalo, Cincinnati, Dallas, Houstan, Oklahoma City, Memphis, Pittsburgh, Salt Lake City, St. Petersburgh, Fla.; San Antonio, Tex.; Columbus, O.; St. Paul, Dayton, O.; Chicago, New York, Indianapolis, Detroit, Philadelphia, Louisville, and St. Joseph, Mo. In Boston, 12 trades have signed two-year agreements, receiving increases of 15 cents an hour, and in Detroit, nine crafts have been granted advances ranging from 10 to 25 cents an hour.

"Unskilled or common labor continues in demand, although some cities such as Boston, Birmingham and Montreal report a surplus of this class of workers. The average rate for common labor in May was 55 cents per hour for the entire country as compared with 54 1-4 cents in the previous month and 54 cents at this time last year."

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Plan Model Home Near Quarton Lakes

Announcement has been made by the Walsh, James & Wasey Company of the intention to begin immediate construction of a model type of English home on the Cranbrook-Quarton Lake development.

Work on the pretentious residence is to be completed by September, members of the well known local realty concern say. Destined to be situated in an attractive spot, the new model home will have, in addition to many other advantages, a broad vista to the south and west. A beautiful apple orchard is to surround the property.

It is the plan of the Walsh, James & Wasey Company to make this residence a model for other home builders intending to reside in the development.

BUILDING PERMITS

Building permits have been issued since June 1 by Mrs. Harry Allen, June 1, for remodeling a house on West Maple avenue, at an approximate cost of $20,000; to Adam F. Gray, June 4, for an addition and repair to an old building, costing about $1000; to Emma J. Dunton, June 7, for a three-car garage on Ann street, costing $600; to J. H. McBride, June 8, for removing a house from Willetts street to the Schlaack subdivision; to Diehlsons, Inc., June 7, for a house, costing $4500, on Chester street; to E. C. Burtraw, June 7, for a dwelling and garage, costing approximately $8000 on Knox street; to John H. Rosso, June 8, for a residence and garage, at an approximate cost of $9000, on Pierce street; to H. E. Johnston, June 8, for a house and garage, costing $7500, on Harmon avenue; to C. W. Soderberg, June 8, for an addition to his house on Puritan road, costing about $2300, with C. B. Westerby as builder; to H. A. Schug, June 8, for a garage at a cost of $300 on Haynes street; and to A. A. Burns, June 10, for a garage, approximating $300 in cost, on Stanley street.

COMMISSIONERS' NOTICE

In the matter of the estate of Charles Edwin Jones, Deceased.

The undersigned having been appointed by the Honorable Ross Stockwell, Judge of Probate in and for the County of Oakland, State of Michigan, Commissioners to receive, examine and adjust all claims against the said estate, and four months from the third day of June A. D. 1926, having been allowed by said Judge of Probate to all persons holding claims against said estate, in which to present them to us for examination and adjustment, notice is hereby given that we will meet on the 18th day of August, 1926, and on the 18th day of October, 1926, at 10 o'clock A. M. of each day, at the office of Leslie Middleton, in the city of Pontiac, in said county, for the purpose of receiving and adjusting said claims.

William H. Harris,
Leslie Middleton,
Commissioners.

8-9-10

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STATE OF MICHIGAN—Circuit Court for the County of Oakland. In Chancery.

Benjamin A. Cline, Nellie Cline, Edward J. Cline, and Mary Cline, Plaintiffs, vs. John Hulbut, the unknown wife of Henry R. Schoolcraft, Oliver Newberry, Rufus Hosmer, Charles S. Adams, Alfred Williams, William H. Corcoran, and Moses Wisner, Defendants.

At a session of said Court held at the Court House in the City of Pontiac, County of Oakland, State of Michigan, on the nineteenth day of May, A. D. 1926.

Present: Honorable Frank L. Covert, Circuit Judge.

On reading and filing the bill of Complaint duly filed in said cause, and the affidavit of A. Floyd Blakeslee, attorney for plaintiff, from which it satisfactorily appears to the Court that the defendants above named, or their unknown heirs, devisees, legatees, successors and assigns, are necessary and proper parties in the above entitled cause; and

It further appearing that after diligent search, inquiry and investigation it cannot be ascertained, and it is not known whether the persons named in said Bill of Complaint as defendants, or any of them are living or dead, or where he, she or they may reside, if living, or whether the right, title, interest, claim, lien or possible right has been by them, or any of them, assigned to any person or persons, and if dead whether he, she or they have personal representatives or heirs living, or where they or some or any of them may reside, or whether such title, interest, claim, lien or possible right has been disposed of by Will; and further, that the present whereabouts of such persons, their heirs-at-law, personal representatives, devisees, legatees, successors and assigns, are unknown and the Post Office addresses of none of them can be ascertained, nor can it be ascertained whether any of them are minors or incompetents, except as aforesaid;

On motion of A. Floyd Blakeslee, attorney for plaintiffs,

IT IS ORDERED that the appearance of each and all of the foregoing defendants be entered in this cause within three months from the date of this Order and in case of their appearance, or the appearance of any of them, that they cause their Answer to the Bill of Complaint to be filed, and a copy served upon the attorney for plaintiffs within fifteen days after service upon them, or their attorneys, of a copy of said Bill, and in default thereof that said Bill be taken as confessed by the said defendants who shall fail to comply with the requirements of this Order.

IT IS FURTHER ORDERED that the said plaintiffs cause this Order to be published within forty days in the Birmingham Eccentric, a newspaper printed, published and circulating in said County, once in each week for six weeks in succession, or that plaintiff cause a copy of this Order to be personally served upon each of said defendants herein, at least twenty days before the time prescribed for his, her or their appearance.

FRANK L. COVERT,
Circuit Judge.

Countersigned:
BURTON P. DAUGHERTY, Clerk,
ETHEL BARNETT, Dep.

PLEASE TAKE NOTICE that this suit, in which the preceding Order was made, involves and is brought to quiet title to the following described lands situate in the Township of Rose, Oakland County, Michigan, and more particularly described as follows:

The East ½ of Southwest ¼ Section 26 and South 20 acres of the West half of Southwest ¼ of said Section, lying East of the highway, all in Town 4 North, Range 7 East.

A. FLOYD BLAKESLEE,
Attorney for Plaintiffs.
Business address—Pontiac, Mich.
6-12.

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