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Statistician Sees Prosperity For United States During 1927

Nineteen hundred and twenty-seven should be another prosperous year for the building industry and "should the contract volume be reduced, it appears at the moment that the worst possible decrease will not be more than half a billion dollars," in the opinion of Thomas S. Holden, vice-president in charge of statistics for the F. W. Dodge corporation.

Discussing the "Building Outlook for 1927" in an article in the January issue of the "American Builder-Economist," published by the American Bond & Mortgage company, Mr. Holden states that "it seems safe to let $6,300,000,000 as a minimum estimate for the new year." His article follows:

5 Per Cent Increase

"The 1926 total for contracts for all kinds of construction will reach approximately $6,300,000,000, showing an increase of about 5 per cent over 1925. The major portion of the increase during the last year is traceable to industrial and civil engineering classes of work. The greater part of this rise developed in the first few months of the year, with the first half of 1926 showing a marked increase over the same period in the previous year.

"So as to prevent an overbuilt condition; a rigid policy of watchfulness should prevail throughout 1927. It is a well known fact that overproduction might result in serious consequences, both for the construction industry and general business.

"On the whole, 1927 should be another prosperous year for the building industry, although present indications are that its volume of contracts may not quite reach the 1926 total."

Country Not Over-Built

In the same issue, A. E. Dickinson, president of the Indiana Limestone company, declares that the country is not overbuilt and that "looking into 1927, it seems reasonable to suppose, from the volume of contemplated work now indicated, that the year will be a very prosperous one."

"And unless something totally unforeseen occurs, a building year under $6,000,000,000 will be disappointing — $6,000,000,000 being a conservative estimate."

W. J. Moore, president of the American Bond & Mortgage company, writes that "available data indicate that the total value of construction in 1927 will closely approach the record-breaking proportions of the last year, and no serious major building recession is in sight."

WOULD-BE BROKERS

The following are some humorous answers given by would-be real estate brokers in their written examination for licenses under the new law of the State of New York:

Q. What is a dower right?

A. The right of one who has the main say in all things.

A. A gift in marriage.

A. One party in a family of three.

Q. When may a real estate broker act for both buyer and seller?

A. When both buyer and seller are related.

Q. What is a participating mortgage?

A. It is a mortgage a person has on land that lies on the bank of a creek.

Q. What is meant by encroachment?

A. The act of holding in.

A. It makes lots smaller.

Q. What does the license law require a broker to do with his license after he receives it?

A. To do business.

And the prize answer was:

Q. Name the principal features of a real estate contract.

A. First, you get a deposit, then draw a contract, and if everything is O.K., close it.

L. L. Herrin, a youth of Charlotte, N. C., found guilty of driving while drunk, was sentenced to go to church every Sunday for two years.

Birmingham Best For Residences 100 Years Ago

The excellence of Birmingham as a site for private residences for Detroit business men was pointed out 100 years ago by O. Poppleton, postmaster of Birmingham at that time, according to an old report on the city which has come into the possession of A. F. Saur of John Ward Howland company, Detroit's oldest real estate company.

The recent activity in the suburban development of Birmingham interested Mr. Saur in its early history. At the time the report was made Birmingham had a population of 550 people. The first settlers were J. W. Hunter of New York, Elijah Willits of Pennsylvania, and John Hamilton of New Hampshire. They settled there in 1819.

The town was called Hamilton in honor of the first settler. The name was changed to Birmingham because of the establishment of a foundry in the territory. It was named after Birmingham, England. The foundry was established in 1829 by J. W. Hunter, who had previously established a foundry in Detroit in 1819. The foundry specialized in farming implements, but also made a business of casting hollow wear, stoves and mill castings. The first subsoil plows were manufactured here by the inventor, A. Smith & Son.

Plank roads connected Birmingham with Detroit and Pontiac. One steam railroad, the Detroit & Pontiac, served the city and furnished daily transportation to and from Detroit. The desirability of Birmingham for homesites, as pointed out by the postmaster, O. Poppleton, is quoted complete:

"This would be an excellent point for private residences of business men in Detroit, it being a very healthy place, elevated, good building ground, good water and fine farming country around it; easy of access by railroad, cars running to Detroit every week-day morning and returning in the evening, making it practicable for business men to do business in Detroit, pass back and forward each day and have a family residing here."

EMPLOYMENT VOLUME FOR 1927 IS SEEN HIGH

"Resumption of employment in Detroit's leading industries following the inventory lay-offs, continuation of building activity of all kinds permits the prediction that the volume of employment will equal and probably surpass the year just closed," Julia Barker said.

STATE OF MICHIGAN,
County of Oakland—ss.

Suit pending before George B. Hartrick, a Circuit Court Commissioner for Oakland County, between Harold H. Emmons, plaintiff, and Martha Evans, defendant.

Summons having been issued in this cause, and having been returned unserved, and it appearing by affidavit on file that the defendant's address is unknown,

It Is Ordered, That said defendant appear at the court room of the undersigned, at my office in the City of Royal Oak, Oakland County, Michigan, at nine o'clock a. m., Eastern Standard Time, on the 18th day of January 1927, to defend the complaint filed in this cause, or judgment will be entered by default; and that this order be served or published as required by statute.

This suit is brought to terminate the interest of the defendant in a certain land contract for the sale of premises described as: Lot 181 of Beverly Hills Sub. No. 2 of Part of S. ½ of N.W. ¼ of Sec. 6 T. 1 N. R. 11 E. Royal Oak Township, Oakland County, Michigan.

Dated December 14, 1926.

GEORGE B. HARTRICK,
Circuit Court Commissioner,
Oakland County.

BLAIN & MARTZ,
Attorneys for Plaintiff,
Detroit, Michigan. 36-38

Alexander Baker of Norwich, Eng., charged with stealing a bicycle, admitted doing so in order to escape from a widow who wanted him to marry her.

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UNIFORM PLATTING RULES ADOPTED

County Supervisors Approve Plan Presented By Oakland Auditors

A set of uniform regulations governing the laying out of plats in Oakland County was presented to the Board of Supervisors Thursday afternoon by the county board of auditors and was approved by the supervisors. All the township boards will be provided with copies of it together with copies of the state law governing the acceptance of plats.

With uniform regulations it is believed there will be less friction in the future between members of the township boards and the county board of auditors both of whom are called on to approve plats. In some instances the town boards have approved plats which the auditors have rejected.

The regulations adopted set up the manner in which a plat shall be prepared and the permanent monuments must be placed on the ground. The platting must be done by a registered civil engineer or surveyor.

All superhighways are to be 204 feet wide; section line roads at least 106 feet wide; quarter section roads 86 feet wide; main diagonal highways 106 feet wide except as shown on the county road commission's highway plan or as may be required by the board of county auditors; and all other streets and roads shall be 60 feet wide. Alleys in the rear of residential lots shall be 18 feet wide and 20 feet wide in the rear of business lots. All easements shall be six feet or more on the rear of each lot.

The center line of all streets shall be continuous or in alignment with other existing streets. When this is impossible it is better to angle a street or put in a reverse curve rather than jog it the rules state.

It is recommended that all residence lots be land of not less than 40 feet wide.

The rules set up in great detail just how plats are to be prepared.

NOTICE OF MORTGAGE SALE.

Default having been made in the terms and conditions of a certain mortgage given by Basil M. Spring and Bessie Spring, his wife to Charles B. Lee and Jeanette Lee of Detroit, Michigan, bearing date October 15, 1925, and recorded in the office of the Register of Deeds for Oakland County, Michigan, on the 16th day of October, 1925, in Liber 383 of Mortgages, on pages 251 and 252, which said mortgage provides that upon default in the payment of any installment of principal or interest and the same, or any part thereof, remaining unpaid for the space of thirty (30) days, the entire unpaid balance of said mortgage shall become due and payable forthwith at the option of said mortgagee, and by reason of said default, the entire principal having become and being hereby declared to be due and payable on said mortgage at the date hereof which said principal and interest amounts to the sum of Nineteen Hundred Seventy-four and 1974.39/100 Dollars, and no proceedings at law or in equity having been instituted to recover said money or any part thereof; now, therefore, notice is hereby given that by virtue of the power of sale in said mortgage contained and of the statutes in such case made and provided, the undersigned will sell at public auction to the highest bidder for cash on Saturday, the 12th day of March, 1927, at Twelve (12) o'clock noon, Eastern Standard time, at the easterly or Saginaw Street entrance of the Oakland County building in the city of Pontiac, Oakland County, Michigan (that being the building in which the Circuit Court for the County of Oakland is held), the premises described in said mortgage, or so much thereof as may be necessary to realize the amount due with interest thereon at seven (7) per cent per annum and all expenses of sale and legal costs allowed by law and provided for by said mortgage, including statutory attorney fees. Said premises are situated in the Township of Royal Oak, Oakland County, Michigan, and are more particularly described as Lot Seventy (70), John Ickler's Sunnyside Addition, the east half (½) of the northeast quarter (¼) of the northwest quarter (¼) of Section Twenty-five (25), Town One (1) North, Range Eleven (11) East, recorded in Liber 32, page 1 of Plats.

Dated: Detroit, Michigan, Dec. 8, 1926.

CHARLES B. LEE,
JEANETTE LEE,
Mortgagees.

STANTON CLARKE,
Attorney for Mortgagees,
1221 First National Bank Bldg.,
Detroit, Michigan. 35-47

STATE OF MICHIGAN,
County of Oakland—ss.

Suit pending before George B. Hartrick, a Circuit Court Commissioner, for Oakland County, between Suburban Development Company, a Michigan corporation, plaintiff, and Nelle E. Schaflander, defendant.

Summons having been issued in this cause and having been returned unserved and it appearing by affidavit on file that the defendant's address is unknown.

It is Ordered, That said defendant appear at the court room of the undersigned, at my office in the City of Royal Oak, Oakland County, Michigan, at nine o'clock a. m., Eastern Standard Time, on the 18th day of January 1927, to defend the complaint filed in this cause, or judgment will be entered by default; and that this order be served or published as required by statute.

This suit is brought to terminate the interest of the defendant in a certain land contract for the sale of premises described as: Lot 1696 Beverly Hills Sub. No. 4, of Part of NE¼ of Sec. 2, T. 1 N. R. 10 E. Southfield Township, Oakland County, Michigan.

Dated December 14, 1926.

GEORGE B. HARTRICK,
Circuit Court Commissioner,
Oakland County.

BLAIN & MARTZ,
Attorneys for Plaintiff,
Detroit, Michigan. 36-38

Those who enjoy reading whisky advertisements in foreign magazines will not be denied that privilege, according to a ruling by General Andrews, dry chief. The decision was rendered on account of a seizure of magazines containing liquor advertisements by inspectors at St Albans, Vt.

Present Building Costs Called Well Stabilized In This Country

Building construction costs will "probably never fall below their present level, not sufficiently, at least to warrant building and financial interests in postponing contemplated construction projects," in the opinion of William J. Tracy, secretary-treasurer of the building trades department of the American Federation of Labor.

In an article on the "Building Outlook for 1927," published in the January issue of the American Builder-Economist, published by the American Bond & Mortgage Co., Mr. Tracy said that high wages had not retarded building but had been a stimulant to national prosperity. He urged better building and said that labor fully realized the importance of cooperation with capital, adding:

One of Greatest Factors

"When it is considered that construction is one of the greatest factors of our national wealth that building is preceded only by agriculture, among the industries of this country—it behooves all of the various elements, either directly or indirectly identified with the construction industry, to use every honorable means to promote its influence and prosperity. This is a duty which should be shared equally with the financial interests, which supply the capital; the architects, the engineers, the contractors or builders and the building material interests.

"We, of the building trades stand for a better building program; for improved building laws and codes; for the protection of the investing public and home owner; for the legitimate builder for the skilled and qualified mechanic; and, as a guarantee against inferior workmanship, for a safe, sanitary and durable building erected by master craftsmen.

"The executive council of the building trades department has asked the co-operation of the affiliated international unions in the important matter of vocational education and apprenticeship of the young men actually working at the building trades. Instead of restricting apprentices, we want to supply the industry with as many new workers as the different elements will absorb."

Tiring of High Costs

The building trades employers' view of the "Building Outlook for 1927" was expressed in the "American Builder-Economist" by A. W. Dickinson, executive secretary of the National Assbeiation of Building Trades Employers, who stated that "another great year of building activity is in prospect for 1927, if organized labor will assume a reasonable attitude and not attempt to further increase costs by agitation for wage advances and the five-day week."

"The public is tiring of high building costs, due chiefly to labors' continued demand, for increased wages and restrictions on production," said Mr. Dickson. "Unless building wages are stabilized or reduced to a more moderate level," he continued, "there will be a real slackening in building and labor will find that it has killed the goose that layed the golden egg."

More Interested In Site Than Outlook

The statement was made recently by an architect that New Yorkers are more interested in the street location of their apartment homes than in the outlook from the windows of their suites. In many of the latest apartment houses, particularly the co-operatives, the "stagger" plan prevails.

On one floor high ceiling living rooms are in front of the house and sleeping rooms in the rear. By this plan the ceilings of the living rooms are always much higher than are those of the bedrooms, which is what the public demands.

Possibly Mr. Browning wishes he had canned "Peaches" before he married her.

An unusual plea was made at for several years, but my family Nashville recently by Rev. Morgan was starving on what I was paid. Says, arrested on a liquor charge, and had to earn money, so I made who said: "I have been a pastor, liquor."

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