



BIG REAL ESTATE PAGE



Detroit Favors Bill To License Builders

Charles F. Brown, treasurer of the Thompson-Brown Corp., Detroit realtor, went overboard this week in favor of a bill to be introduced at the present session of the legislature, licensing all contractors and builders in Michigan.

"Detroit has been unfortunate in being the scene of some 'shady' building deals that have cast a shadow of disrepute over the entire building profession," Mr. Brown said. "I could cite several cases where the dishonest acts of contractors have caused serious losses to trusting home owners and where not only the home has been tied up in litigation, but the million which the home was created with has been lost."

Winter Hauling

Ashes and Cans Hauled
THOMAS L. FOSTER
102 W. Ruffner
Phone 662-R

DECORATE YOUR OLD WALLS

WITH
CRAFTEX FINISH
PHONE 7014-F4
OR WRITE
Dale D. Carter
R. F. D. 4 - Birmingham
Call at 12 M. or 6:00 P. M.

NO JOB TOO SMALL

Painting, Paperhanging,
Decorating
ESTIMATES FREE
AL HENRY
"Service" "Satisfy"
"My Motto" "My Aim"
415 S. Woodward Ave.
BIRMINGHAM
Phone 1029

WE SOLICIT YOUR BANK AND TRUST COMPANY BUSINESS

Pontiac Commercial & Savings Bank.
Pontiac Trust Company
Combined Resources Over \$18,000,000
THE LARGEST BANK AND THE ONLY TRUST COMPANY IN OAKLAND COUNTY

PONTIAC RUSHES WIDER STREET

Condemnation proceedings for the taking of lands needed for widening south Saginaw street to a 120-foot street to help out the congestion caused by the widening of Woodward avenue are under way in the Oakland County Circuit Court.

Phone 541

DISTRIBUTORS
Genuine Solvay Coke
— And —
High Grade Anthracite, Pocahontas,
Best Kentucky Lump and Egg

ORDER TODAY

Birmingham Lumber & Coal Co.
PHONE 541 BROWNELL and FOREST

FIREMEN FIGHT BLAZE IN COLD



Photo shows firemen fighting blaze in the heart of the business section of Newburgh, N. Y., with water freezing as it poured on a burning structure. Nine buildings were wrecked, a score of firemen injured and sixteen families made homeless. Loss, \$300,000.

"There is nothing more than the required of bankers who must show a certain security before they are allowed to do business. The real estate dealer is licensed and his license is suspended if it is shown that he misrepresents, attempts fraud, or in any way is a person with whom it is unsafe for the public to do business. However, the person doing business with a builder guilty of fraud or misrepresentation has no recourse."

Untold Hardship

"There have been cases where contractors have entered into agreements with people only owning an equity in a lot whereby they were to build the home and finance the major part of the building costs. In the cases I have in mind, the contractor collected everything he could from the one buying the lot and then defaulted in paying the construction or labor bills. The result was that the home lot, in fact the entire investment was tied up in court action for months."

"This worked untold hardship on the individual contracting to buy the home and lot and snarled the title to the lot in such a tangle that it became doubtful as to who is the actual owner. All this is due to the sharp practices of certain contractors whose actions can be regulated by law."

"The honest contractors of Detroit have had more than a year in which to clean house. It is time that some action was taken by them to clear the unsavory who cling to some of Detroit's building deals. The fly-by-night contractor makes up only a small part of the building profession, but the actions of these few are throwing all members under suspicion. I do not believe any association of builders can clean up its own profession. Any action they may take against a contractor in the field, no matter how guilty, he may be, will smack of questionable and unethical methods of getting rid of a business rival. The state should take the necessary action after a fair and impartial hearing."

"I realize the average citizen who has worked and saved, accumulated a bank account and owns property, has no conception of how to go about engaging a contractor to build his home. The word contractor, itself, seems to have weight and stability," he said.

Now It's Chicago!

Now Chicago has entered the race for still higher building. Here's a sketch of a \$75,000,000 seventy-story International Labor Temple, to be a center of trade union activities in the United States, planned by the Chicago Federation of Labor.

1926 CONTRACTS SHOW INCREASE

Construction Totals For Year To Reach \$6,800,000,000

Expert Says

By THOMAS S. HOLDEN
Vice President in charge of Statistics, The W. Dodge Corporation.
The 1926 total of contracts for all kinds of construction will reach approximately \$6,800,000,000, showing an increase of about 3 per cent over 1925. This advance is not quite so great as the rise in general business volume, which is estimated at 5 per cent. The major portion of the increase in the volume of construction during the last year is traceable to the industrial and civil engineering classes of work. The greater part of this was 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.

A smaller volume of contracts was made in the last six months of 1926, as compared with the same period of 1925, but the second half of 1926 equalled the first half. A declining trend is expected after a big speculative lull, but that it should keep within good moderate bounds is remarkably evident of late.

As to a present over-built condition, a rigid policy of watchfulness should prevail throughout 1927. It is a well-known fact that overproduction may result at serious consequences, both for the construction industry and general business.

There is also noticeable a slight decline in newly planned work, as well as in contract volume. Consideration of the facts seems to point to a continued moderate decline in contract volume, through a part of 1927 at least. Should the contract volume be kept within reasonable bounds during the first part of 1927, new demands might be expected to show an activity of satisfactory levels during the latter part of the year.

STAR COACH CO. START NEW RUNS

The Star Motor Coach company today is operating the buses which formerly composed the Public Service Transit company. The buses are being rapidly remodeled and put into perfect condition, according to William A. McCallum, president of the Star Motor Coach company.

The lines taken over include one from Clawson to the Ford plant in Highland Park, one from Catalina drive to Highland Park, from the New Center road east to Highland Park, from the Eleven Mile road west into Highland Park, and out of Royal Oak and into Berkley.

Buses run every 15 minutes on each of these lines, Mr. McCallum said.

NOTICE OF MORTGAGE FORECLOSURE SALE

Notice having been made in the terms and conditions of a certain mortgage made by Edgar S. Bristol and Emma W. Bristol, his wife of the Village of Royal Oak, Oakland County, Michigan, to the First State Bank Building Corporation, of the City of Highland Park, Michigan, and that said mortgage was dated the Fifteenth day of July, A. D. 1925, and was recorded in the office of the Registrar of Deeds for Oakland County in Liber 264, on page 224-9, whereas the power of sale in said mortgage contained has become operative, there is in reason of said default, due and unpaid at date of this notice the sum of \$13,272.22 and interest thereon and principal and interest thereon as provided in law or in equity, and the sum of \$100 per month and more of the power of sale contained in said mortgage, and the state of Michigan, that the power of sale herein is hereby given that on Monday, the Twenty-eighth day of March, A. D. 1927, at eleven o'clock in the forenoon of said day, at the Court House for the County of Pontiac that being the place where the Court House for the County of Oakland is held, the premises described in said mortgage or the amount thereof as may be necessary to realize the amount of said mortgage and interest thereon together with three per cent in advance of the interest and costs allowed by law and provided for in said mortgage and the amount of the following described premises situated and described as follows: Lot 12, Block 12, Highland Park, Michigan.

TORBERT & ALBERTON, Attorneys for Mortgagee.
Business Address: 1012 North 10th Street, Highland Park, Michigan. 35-47

Selling on easy payments would be more satisfactory to the sellers if many buyers did not put the money in new installments.

Real Estate Mart For 1926 Is Active

The real estate market of 1926 was the most active in the history of the United States, with more than 200 million worth of contracts made during 1926 for such 1900 that were made in 1925, a careful record shows. In 1925, there were 169 sales for each 100 consummated during 1921.

A record of sales since 1921 shows how the market has advanced each year. For each 100 contracts completed in 1921 there were 120 in 1922. In 1923 the number was 152, in 1924 it was 154, in 1925 it was 166 and in 1926 it was 168.

Sales values in 1926 were also high although no exact data is available at the present writing that would make possible a comparison with sales values of other years.

Engineering Work In U. S. On Decline

Compared with this time last year the money value of engineering construction contracts throughout the country shows a decline of \$24,686,000. No special significance is attached to the decline in activity as the volume of proposed work continues high. The value of contracts let from January 1 to January 19 totals \$1,737,625,000, as against \$1,522,211,000 in the same period a year ago. Engineering News-Record reports.

Contracts let in the past week were valued at \$38,744,000, as against \$47,412,000 in the preceding week and \$50,851,000 in the corresponding week a year ago. Minimum costs observed are \$100,000 for commercial, residential, industrial and other buildings, \$40,000 for industrial plants and \$15,000 for public works, including road improvements.

General Andrews, dry czar wants Congress to approve the manufacture of 3,000,000 gallons of medicinal liquor a year. Must be expecting an epidemic of "flu," or something.

Front Porch Enclosures

TO KEEP THE WINTRY BLASTS OUTSIDE WHERE THEY BELONG

Have a Welcome Retreat Inside a Well Built Storm Door

Birmingham Sash & Door Co.
Lincoln Avenue at Madison
PHONE 1100

U. S. REALTY BOARDS STUDY DEVELOPMENT

Work is Ninth Semi-Annual Survey of Real Estate Conditions To Be Made.

Detailed studies of the present real estate situation in the various cities of the United States, the amount of over-building or of building shortage which is at present existing in individual cities, and the type of structure for which there is an under supply or over supply, accompanied by a study of the money supply for real estate development and the general condition of the real estate market, is now being made by the National Association of Real Estate Boards. The study is the ninth semi-annual survey of real estate conditions of the country to be made by the Association.

Questionnaires have been sent out this week by the Association to its 657 member boards asking in detail for a report on real estate market conditions in the communities each board represents.

WE HAVE MOVED

To the FIELD BUILDING, Room 3
BETTER AND LARGER QUARTERS

Robert R. Allen & Company

Realtor

FIELD BUILDING PHONE BIR. 1090

WHEN YOU'RE READY TO MOVE WE'RE READY TO MOVE YOU!

Sign Painting Specialist

— SIGNS FOR —
ALL PURPOSES
ALL DESIGNS

Birmingham Transfer & Cartage Co.
Birmingham Sign Co.
113 BROWNELL STREET
Phone 560-W

NOTICE

TAXES FOR BLOOMFIELD TOWNSHIP

Are Now Being Received

— AT THE —
BLOOMFIELD TOWNSHIP OFFICES
First State Bank Building
STATEMENTS HAVE BEEN MAILED

(Signed) L. VIRGINIA HEWITT,
Bloomfield Township Treasurer.