Present Village Commission

The present Birmingham village commission, composed of seven members, is pictured above. From left to right, they are: Commissioners W. W. Henry, W. H. White, H. L. Ellery, Commissioner Hope F. Bakken and Scott Harvy, standing. Front row from left are C. R. Rice and M. W. Hulbert.

REAL ESTATE ACTIVITIES PHENOMENAL

"Of the several factors which have contributed to the rapid growth of Birmingham, real estate development must be conceded an important place, with the improvements of the street system second," asserted Charles H. Bingham, president of the Birmingham real estate board. Less than 20 years ago Birmingham was a village of perhaps 1200 souls, four corners, a handful of stores and a main street. Its significance then, with respect to adaptability as a home town, was or is a part set by hundreds of other small Michigan villages. Intrinsically, the land might have been as desirable then as it is now, but it needed general development, not in itself, but in environment. Not as a picture, attractively framed, some more beautiful. But the picture has not changed.

Today the four corners remain, augmented, it is true by many, many others, slightly lesser measures. The 12,000 souls that was grown to 12,996, the "handful of stores" have multiplied tremendly, and the only thing that has increased is the width of the main street. Once almost 140 feet from curb to curb now 120, thinking merchants who planned new businesses along the "front" have found their avenue through Birmingham was entirely too small and with the building of their new store took steps to right the wrong by establishing a new building line, finally bringing the thoroughfare down to its present dimensions.

Today Birmingham is far above its rivals of old. Today the treasure hunt has been unearthed and exposed, and now square miles have been added for new treasure hunts which hold great promise. Today Birmingham holds the field in one's search for Michigan's most desirable residential community. No other community in the state can extend such allurement to prospective home buyers. Birmingham's pride is its Desert Heights. Men have labored in years that have passed; to infuse the natural magnificence of the village with the very eyes of beauty, through a large part of the village, have been turned aside, every vestige of uselessness, have made a noblest vision of residential brick.

Assuming as the growth of the past five years alone has been, we must realize that this is only a beginning in Birmingham's history. Conjectures, unless based upon past fact and present logic, are all too likely to be mere rash assumptions of the weightless variety. Because real estate development has played so decisive a part in village welfare during the past few years it is only natural that in the Real Estate board of Birmingham for properties of our future and justification for past.

"Mr. Bingham, real estate development has been a factor in the rapid growth of Birmingham. Without the centralization of realty interests about this district, the village could not have been so remarkable development as it has been its good fortune during the past few years.

"For people realize, in full extent, the value of residential or business organizations may prove to a community.

"Village administration methods will not always take care of the necessity of fixing restrictions to the residents of the village. It would reduce the value of the village, and is a logical conclusion to this line of thought. Since the population of Birmingham should have reached this figure within the next twenty years.

"We may feel that the boom of two and three years ago is likely to repeat itself. We believe such a thing most improbable, simply because real estate values must adjust themselves after recent upheavals before further marked rises can occur. Suddenly increases in values are the result of a practical doubling of values in the last two years alone. And this is entirely out of proportion, and mark a far too rapid rise in so short a space of time. Of course given time with equal amount, values will slowly and logically mount, but not in such formonation."