Located on the 700 block of Woodward Avenue, looking west, the Ford Clubhouse, the three-story white frame building, was completed in late May, 1925, for use as headquarters for visiting officials. The house on the corner of Woodward Avenue and Ripley Avenue was the Joseph Mongrain farmhouse, a part of the 160-acre farm upon which the Ford plant was constructed. Woodward Avenue had not been paved when this photograph was taken, probably between 1925 and 1930. The City of Iron Mountain was located on the north side (right) and the Village of Kingsford was located on the south side (left) of Woodward Avenue. The water tower in the distance was located west of the filtration plant and held the village’s potable water supply. [City of Kingsford]

[Housing was at a premium as construction began on the Ford Motor Company’s plant south of the Iron Mountain city limits, and land was selling quickly near the plant location. The population grew rapidly as people flocked to the area to gain employment. Housing shortages were severe.

In the August 12, 1920 edition of The Iron Mountain Press, an article written by George A. Newett, editor of Ishpeming’s newspaper Iron Ore, documented the “boom” which occurred in Iron Mountain within a month of the arrival of the Ford Motor Company and the excitement among residents after he spent a day in the city.]
Newett noted the immediate increase in real estate values and the demand for lots for building as the population began to rapidly increase, as follows:

After many years in which Iron Mountain was about as flat as a pancake it has suddenly sprung into life, its veins filled with the elixir of gasoline, and dirt has risen in value to great heights overnight. We were told by one man who conducts a tire and automobile accessory shop that he was offered $27,000 for his business location and building that he recently purchased for $3,750. A business block nearby that was bought for $4,000 last winter could now be sold for $30,000, this having been offered for it, and so it goes all along the line.

We found Art Minnear rushing to get his real estate and brokerage office open by Monday. We saw Frank Russell buying the town newspapers and preparing to issue a live daily as a subsidiary of Marquette’s The Marquette Mining Journal. [Russell was the first publisher of The Iron Mountain News.] We had numerous invitations to pull up stakes and come down and grow up with the country. Everyone was feeling 100 per cent fine and expecting profits running into the 1,000th. It was good to listen to them.

During 1920 Ford began developing a residential area near Crystal Lake on the company’s property just south of Iron Mountain and built fifty houses, the first of many more Ford eventually built. At the same time other developers began a rush of new subdivisions and home-building on nearby properties.

In the September 16, 1920 edition of The Iron Mountain Press, under the headline: Homes in Demand – Needs of the Hour Are Several Hundred Modern Homes, the following update on real estate development was outlined:

As has been anticipated, there has been a large movement in residence property during the past few days and the demand is a growing one. Lots in the village of Breitung, sold by Minnear & Co., are finding a ready sale and several have already changed hands at an increase in price. A new sub-division, handled by Cruse & Co., has been named “Ferndale.” A portion of the Corollo [sic – Carollo] farm has been platted by the firm. These lots are well located for homes for industrial workers, being within walking distance of the Ford plants, close to the von Platen-Fox mill and convenient to all the railroads. Lots in the Victoria Park addition, handled by M.E. Richards for the Iron Mountain Land & Mineral company, are being sold rapidly. There are no finer residence lots in the district. A newly incorporated concern – the Iron Mountain Real Estate company – will plat several hundred acres in the immediate future. The lands are to the north, south and west of the Ford industries – some have [sic – have] a river frontage.

One desirable tract is located in the vicinity of Crystal Lake, where the Ford folks are going to locate their recreation park and playgrounds [sic – playgrounds]. This land is well-wooden [sic – well-wooded] and a special effort will be made to preserve all the natural beauty.

The need of the hour is a company to erect homes. To-day [sic – Today] there is a sale for several hundred modern
residences. The company that will plat a tract of land, erect homes on the lots and make street improvements will reap a substantial profit in a few months. The plans of the Ford company is [sic – are] not to build houses, but unless private capital embraces the opportunity, the company will be forced to erect several hundred in order to house its men.

This map of Ford Motor Company lands was part of an advertisement published in the November 1, 1920 edition of the Iron Mountain Press by J.A. Minnear & Co. Real Estate. Ferndale was platted by Bartolo and Madalene Carollo on September 7, 1920. The Village of Breitung was platted by Raymond and Esther J. Turner on September 8, 1920. The Village of West Breitung was platted by the Iron Mountain Real Estate Company on November 4, 1920. [Menominee Range Historical Museum]
The Village of Breitung was platted on September 8, 1920. The Village of West Breitung was platted on November 4, 1920. The Roseland Addition, just west of Carpenter Avenue and east of the Breitung townsite, was a forty-acre tract platted in October, 1920. A fourth residential area, known as Ferndale, located east of Carpenter Avenue on the south side of Breitung Avenue, was platted on September 7, 1920.

The October 21, 1920 edition of the Iron Mountain Press, under the headline Newest Addition, reported:

Engineer Cummings, of Marquette, is engaged in platting the forty acres adjoining the Breitung townsite on the west for the Iron Mountain Real Estate company. The lots will be in [sic – on] the market soon and will be handled by J.A. Minnear & Co. This property is located directly south of the immense body plant of the Michigan Iron, Land & Lumber company upon which work will commence at an early date.

In the same edition, under the headline Ferndale, the following account appeared:

Cruse & Co. have [sic – has] sold many lots in their Ferndale addition to people who intend building homes and become residents of Iron Mountain. A couple of business houses – meat market and provision store – is [sic – are] also assured.

Under the headline Will Improve Ford Addition: Boulevard Along Shore of Crystal Lake Main Feature, the July 12, 1921 edition of The Iron Mountain Daily News noted:

Real estate operations of the Ford company in and about Iron Mountain are commanding great interest here, particularly since the acceptance by the city of “Ford’s First Addition.” This is the tract lying south of F street along Kimberly avenue, where the present Ford houses are located, and takes in the shore of Crystal Lake.
An extensive program of improvement and beautification has been planned by the owners. Before the lots are thrown open, water, sewer, gas, and electric connections will be made, streets graded and paved, and sidewalks, curbs and gutters built, making the new addition improved property in every sense of the word.

Perhaps the feature of the greatest general interest is the boulevard around Crystal Lake. This, according to present plans, will consist of an asphalt pavement paralleling that portion of the lake shore included in the addition. Shade trees will be planted along the drive and boulevard or “white way” lamp standards installed. This will give the city a residential section feature unequalled, it is believed, in any city in the upper peninsula.

This is only a portion of the improvements planned for the addition. Small parked spaces will be provided, with shrubbery and flowers. A landscape gardener will have charge of the work.

Ford employes [sic – employees] will be given preference in purchasing the improved lots.

On Sunday, August 28, 1921, Kingsford Heights, a new subdivision southwest of Iron Mountain platted by J.A. Minnear & Co. and consisting of 440 lots, was formally opened. The subdivision, extending from the north line of the Ford lands immediately adjoining the plant to a point just south and west of Iron Mountain City Park, consisted of varied terrain.

Under the headline 250 New Homes in City, Is Estimate: But Not Enough to Supply the Demand, Say Observers, in its November 11, 1922 edition The Iron Mountain News reported:

At least 250 homes were constructed in Iron Mountain during the past summer and fall, according to a conservative estimate today by a man who is engaged in the building trade. But even this number, it is said, will not aid materially in reducing the housing shortage and the clamor for homes and living quarters instead of decreasing, is growing in volume.

While the housing situation in the city is admitted to have reached an acute stage, it is asserted that unless some relief is provided it will have become most critical in the spring.

Students of the situation have offered the observation that the No. 1 and No. 2 body plants of the Ford company will employ 500 men each on a shift, of 2,000 men with day and night running. While it is expected to have both units operating at capacity in the spring, it is said, conservatively estimating that it will take nine months before full production is reached, a number of new men will be brought into the city during that time.

In addition, for every five men on production there is one non-productive man, this classification, including butchers, bakers, bankers, etc.

With this average in mind it is predicted that within one year Iron Mountain will have need of at least 1,000 new homes. At the
The April 7, 1923 edition of The Iron Mountain News, under the headline Building & Loan to Move Houses: Thirty Will Be Brought To L’Anse and Iron Mountain, reported:

The building activities of the Detroit & Northern Michigan Building & Loan association for the coming season include the moving of approximately 30 of its dwellings from the Copper Country to L’Anse and Iron Mountain.

At the meeting of the association’s directorate this week sanction was given the project, which had been tentatively accepted more than a month ago. The house shortage in L’Anse and Iron Mountain has become acute and the success met by the association in moving some of its dwellings to Iron Mountain a year ago encourages expansion of the program to include L’Anse.

There is not an empty dwelling in L’Anse and with the entry of the Ford interests in the Baraga county metropolis there has been an increased demand for houses. It is probable that L’Anse will obtain a dozen of the houses to be moved. Plans call for an early start in order that the work may be completed by late summer.

Alex Keturi, Hancock contractor, will raze and rebuild the dwellings under the direction of the association’s building committee. Unlike the plan followed last summer the houses in this instance will not be moved in sections but will be dismantled and the lumber used in building residences of the bungalow type.

A series of five articles written by “The Investigator” [probably Lawrence D. Tucker, editor] concerning the housing
situation appeared in mid-April, 1923 in The Iron Mountain News, as follows:

Monday, April 16, 1923: Housing Shortage Holds Back Development: Must Have Homes For Ford Plant Employes [sic – Employees], Kingsford Declares: Expansion Program Including Body Plant Additions; Construction Starts Soon on Chemical Plant and Sawmill.

The housing situation in Iron Mountain, about which so much has been said and so little done during the last two years, is now at the stage where it is seriously retarding industrial expansion. The authority for this statement is E.G. Kingsford, chief of the Ford Motor company’s operations in the upper peninsula.

Mr. Kingsford returned Saturday from a lengthy visit with Mr. Ford. The two industrial leaders discussed in detail the mammoth plans they have in mind for the Iron Mountain branch of the great motor company, but the conclusion was reached that the large portions of them must be held up until such time as this city is prepared to house the thousands of laborers required.

At the present time the company has on its payroll here approximately 1,500 persons and, in the words of Mr. Kingsford, “this is more than we can really handle simply because of the housing shortage.”

Big Building Program.

And even in the face of this the following building program was announced today by Mr. Kingsford:

The contract for the chemical plant sawmill, which will have a capacity of 100 cords per eight hour shift, is awarded.

Plans for large additions to the present two body plant units and the construction of a third are also being considered.

An important announcement concerning the Menominee river dam project will be made in the near future.

Even this gigantic construction program does not complete the Ford development plans here.

No Limit, He Says.

“There is no limit to our expansion,” Mr. Kingsford declared, “but it all depends upon the number of homes we have for our employes [sic – employees].

“There are still 4,000 men employed in Detroit doing the same wood work that is being done in the Iron Mountain plant. If we had a city large enough to draw on for labor supply or if we had enough homes for the men we bring in from the outside we could have all those wood working operations being performed in Iron Mountain by next fall.

“But we can’t bring in men from the outside because we haven’t any place to put them. Our expansion here is practically stopped until such a time as the city has caught up with us in the matter of building homes.

“We bring laborers here and they are forced to pay exorbitant rents for one or two little rooms. They can’t find a house and
they can’t bring their families. The result is that they take one look at us and then go.

“We have no trouble securing men from the outside but as long as housing accommodations are not provided for them we cannot keep them here.

Can’t Have Idle Plants.

“Those plains out at the Ford plant would be covered with buildings if we could go forward as we’d like to. But there’s no sense in putting up idle factory floor space that must remain idle as long as we can’t get steady employees [sic – employees].

“The situation is in the hands of the people here. Every person who can afford to put on up one or two or more homes should do so. It is a good financial investment for them and the community benefits.

“Certainly if our payroll at the Ford plant is doubled, the people benefit by it. And once we can bring laborers here without worrying about where we’re going to house them, our payroll will double and double and then some”

Asked concerning the possibility of the Ford Motor company financing the construction of homes, Mr. Kingsford said:

“The Ford Motor company could come in here and build a lot of homes but by so doing it would wreck building and loan associations and similar organizations inside of a month. We don’t want to do that. We realize that we could probably sell homes at less money than someone else is obliged to ask, but we don’t care to injure existing organizations and business.

Up to People.

“You can say this, the point has been reached where the pace of the Ford development is dependent upon the people to large extent. It would seem to me that there should be an eagerness to develop the city so as to allow this industrial expansion to proceed. It means money to those who sponsor it and it means a bigger and better community.

“Boiled down the fact is that there must be more homes if the Ford plant is to develop as it should.”

Mr. Kingsford added that no contracts would be awarded for the additions to the body plant units and the construction of the third until such a time as it was believed that housing accommodations were sufficient for the number of men who would be brought in and employed in the plant.

Construction Starts Soon.

Construction of the chemical plant will begin as soon as the weather permits. It will be located north of the present sawmill, and the buildings will extend westward. No figures on the size of the plant were available but from the contract awarded indicates that it will be the largest in the world.

The chemical plant sawmill will have a capacity of 100 cords of wood every eight-hour shift. The mill, while not as large as the present one, will be modern in every respect.

Mr. Kingsford explained that if there were any excess of dry kiln production the dried lumber would be shipped to Detroit
unless, he added, “we can go ahead with body plant construction in which case we can use that lumber here. But remember, we can’t build body plants unless we have labor to man them and in order to have labor we must have homes.”

Mr. Kingsford’s statements today are practically the first public announcement giving definite information on the great magnitude of the Ford program here, a program that is almost limitless. But they also emphasized the cold blooded fact that Iron Mountain and vicinity cannot hope to share in the prosperity and growth accompanying such an expansion unless it provides more homes, thereby paving the way for an influx of labor.

The paramount question today is that of homes—homes—homes. The city has the prospect of being the beneficiary of an industry that will employ thousands of men provided it finds a place to house them.

Tuesday, April 17, 1923: Golden Harvest Time Is Here For Landlord; And The End Is Far Off: Some Cheerful Rooms at Reasonable Rents Can Be Found – But in Most Cases, Well Read On –.

During Mr. Kingsford’s conversation yesterday in which he declared that future expansion of the Ford industry here was dependent largely upon the housing situation, the chief of the Ford Motor company’s operations in the upper peninsula characterized the present home shortage as being “shameful.”

To get the full portent of the term as used in this application, it will be necessary to delve quite deeply into the question of rents.

On every hand the cry of high rents is heard. One need only mention the subject in order to learn a lot about the meaning of the word extortion and kindred expressions. It is granted, of course, that in a so-called boom town, into which classification Iron Mountain falls, there are bound to be numerous instances of rent gouging, and it appears that in general, rentals in Iron Mountain are all out of proportion to the value received.

Landlords Reaping Harvest.

Landlords are reaping a golden harvest that bids fair to continue without interruption for at least five years. This figure is based upon a careful calculation made by students of the situation. The foundation of their logic is the simple fact that the Ford development will keep pace with any increase in homes. Additional labor coming into the city will occupy the flats, rooms and dwellings vacated by their more fortunate brethren who have found out that “mid pleasures and palaces there is no place like home.”

What is to be done? I find that any sort of living quarters are at a premium. Not only that but we are facing the none too encouraging fact that there is practically open bidding for rooms, flats or houses. Renter is pitted against renter and the landlord is in the same position as if he auctioned his rooms to the highest bidder.
Only the landlord gains financially through no effort on his part. He can afford to be complacent and unruffled about the matter as he knows the persons who are clamoring for living quarters must use those he has available.

A Few Samples.

It is surprising to learn, however, that many persons do not fully realize the crisis that we have reached in housing conditions. Here are three or four samples, picked at random, from a large number known to exist:

Mr. A came to Iron Mountain a short time ago and is now working in a store. It was impossible for him to find a house for his little family and he was finally forced to take two unfurnished office rooms. For these he is paying a rent of $40 a month.

Mr. B., after a frantic search, was compelled to accept three upstairs rooms in a ramshackle house on a side street. The dwelling is not equipped with modern conveniences. The rent is $45 a month.

Mr. C has been paying about $40 a month this winter for a very small house on a side street. The house has a furnace and electric lights but he also pays the water, light and fuel bills. He has just received notice that beginning next month his rent will be increased to $55.

The following case of Mr. D is unusually striking. He couldn’t find a place to live and eventually managed to locate one room in a house on Carpenter avenue. The room is on the second floor and was unfurnished. He moved a stove and his own furniture into it and is now occupying it with his family, a wife and child. For these spacious, fashionable and luxurious living quarters he is paying $25 a month.

These few examples are possibly enough to give an insight into existing conditions. True, occasional cases can be found of where cheerful rooms are rented at a reasonable price, but they are greatly in the minority.

And three years ago, before Mr. Ford decided to locate a branch of his gigantic industry here, it was possible to rent a house in Iron Mountain for $10 to $15 a month!

In The Big Cities.

A perusal of Detroit, Chicago and other metropolitan dailies will show numerous want ads of apartments to let for $50 to $100 a month rental. With this in mind, some persons will assert that rents here are entirely within reason. Let us pause to analyze this.

Generally speaking, the apartments in the $50 to $100 class are modern, heat is furnished and very often they are located in new and practically fireproof buildings. In addition, they are occupied by the business man [sic – businessman], the “white collar” fellow who must be within hailing distance of the business center of the city. Therefore, these apartments are located on property that commands a high price and in itself represent a large portion of the investment.

The laboring man, in this instance the individual who works in the manual end of
the big industries, resides in the outlying districts. He seeks the cheaper rents and the residential sections of a substantial percentage of his coworkers are buying their own homes.

In Iron Mountain, however, the situation is drastically different. Our new modern flats, including the second stories of original one-family dwellings, are few and far between. We have scores of homes that are without modern conveniences and they bring high rentals.

Rents are high in the cities and the laboring man is often forced to dig deep, but the same conditions existing in a metropolis do not govern the small city of Iron Mountain. The laboring man in this city does not occupy the $100 a month apartment. If it is necessary for him to reside in the same radius as his "white collar" brothers, he hunts an abode that may not possess much class but has a lower rent. You have also probably heard of tenements – not an elegant term, but it tells a lot.

Some Live In Norway.

The Ford plant is employing approximately 1,500 men. Of this number about 20 reside in Norway and the majority are eager to move to Iron Mountain. The principal reason, naturally, is transportation, which costs them about $3 to $4 a week. In bad weather they may not be able to report for work and forfeit a day's pay and the time lost in traveling back and forth they would much rather spend in another manner.

Approximately 25 to 30 per cent of the Ford plant workers own their homes. They are the lucky minority. They are not beset by worry or care and their main problem is to pay their taxes and look after the garden in the summer. There is upkeep expense to a house but compared to the renter's outlay it is almost negligible [sic – negligible].

The "Homeless" Crew.

"Mr. Kingsford told me that the force of men employed was really too large because it was difficult to handle them on account of the housing situation. If this is hard to believe, it may be interesting to know that about 500 of these employes [sic – employees] are "homeless." Some of them are one and two-room cliff dwellers. Their "apartments" are very compact. The music room, the library, the drawing room, the parlor and the living room may all be found in the kitchen. This saves steps and doesn't cause disorder as so many different rooms when entertaining visitors and their children. In the second room may be found the beds, milady's boudoir and possibly an installment of the parlor or living room.

Eliminating the cliff dwellers from the 500 and the balance are "single roomers," some of them single men. The rest are married but they can't secure suitable living quarters and their families are living in other cities.

Single Room Rent.

A word about the rent for single rooms. It ranges from $15 a month to $25 and even $30. One man occupied a large front room
in a house that had no furnace. For this he paid $5 a week. He took in a partner and the rent went up to $8. More than $32 a month. We’re not mentioning the upkeep of that room – it can be figured out easily. Of course the two men used water to wash and utilized the tub when they had hot water on Saturday nights.

In another case a man was “pleased” to find himself in a small, dimly lighted room for which he only paid $25 a month.

This article today deals with just a few facts concerning the rent situation in Iron Mountain. A recent “house for sale” want ad in The News brought 73 replies – when there is a “furnished room” want ad – well, the result can be imagined. One of them was run Saturday. The paper went out on the street at 4:15. Then some time elapsed until the carrier boys had them delivered. Before 7 o’clock in the evening the advertiser had answered the front door bell seven times.

It’s a rent problem, allright [sic – all right], and the end is not in sight.

**Wednesday, April 18, 1923:**

Real Estate Prices Here Are Becoming Firmly Established: Maybe They Seem High But There’s No Reduction In Sight; Inflation Caused Trouble.

Real estate is the most cussed and discussed commodity in Iron Mountain and vicinity.

Since the announcement almost three years ago that the Ford Motor company would locate here, the real estate situation has been in almost a constant state of turmoil and only now is being restored to a firm basis.

Like the landlord, the property owner and the real estate dealer come in for a large amount of verbal abuse. Such terms as robber are not infrequently employed in referring to the one who is selling property.

**Speculative Fever High.**

For the first 30 days after the Ford announcement Iron Mountain assumed a real estate complex that bid fair to wind up everything in a big crash. The speculative fever reached a higher pitch than the fictitious temperature maintained by the Escanaba girl. The man with a few dollars hunted high and low for the opportunity to invest it in something that he could turn over within a short time and realize a handsome profit.

But it is a fact that during these hectic 30 days real estate was inflated to unprecedented heights and no actual property, to a marked degree, was changing hands. As far as real estate was concerned, it became a “hot air” boom.

Homes valued at $2,500 suddenly shot up to $8,500. Lots that the owner would have been glad to dispose of for $150 and $200 became $600.

Property owners were unable to place a definite real value on their holdings because, as far as values were concerned, they were all at sea.

**Came to Get Rich Quick.**

Incoming trains brought scores of persons attracted here by the prospect of sudden and overwhelming prosperity in a
boom town. They brought with them little money and big ideas. They turned to real estate. They didn’t buy, they merely offered John Brown $8,500 for a house that John had previously valued at $2,500 and thought because of the boom it might be worth $7,000. And when John heard $8,500 mentioned his sense of real estate value was shattered and he began to think that his house ought to bring at least $10,000. So he would tell his neighbor, Smith, that he had been offered $8,500 and Smith would say to himself that his house was worth more than Brown’s and should command a better price.

The story is told of one individual who owned a house located on an important corner lot. Before Ford came its value was about $3,000. Several days after the boom broke a stranger approached this man and offered him $25,000 for the property. Did the property owner snatch up the offer? He did not. He consulted with his neighbors and friends. He felt that possibly he could and should get more than $25,000. He killed time going around and getting advice that wasn’t any better than what he could have given himself. The stranger stayed in town three days. Then he realized that his offer had been too magnanimous so he disappeared. When the property owner sought him out it was too late – the bird had flown.

Some of Them Made Hay.

In the meantime, some men with real money jingling in their pockets began to hunt around for options on large blocks of property, both in and out of the city. They discovered that practically all of the valuable land had already been sewed up. Not one organization or one person accomplished this. The common report that a few on the inside bought everything in sight is erroneous. One individual[,] whose closest connection with the Ford Motor company organization was the fact that he drove a Ford machine, executed a very neat real estate maneuver six weeks before the boom broke. His investment was $1,000 and he didn’t lay down his money until the boom materialized. Today that property is valued at $40,000.

For six months after the Ford announcement there was a brisk exchange in real estate. When the 30-day period ended money and property started to change hands. Persons who were formerly property poor found themselves possessed of holdings that made them independent. Business was fine – for six months.

Then a dropping off was noticed. The Ford development, for one thing, was gradual and sure. Instead of a sudden and over night [sic – overnight] expansion, the company went ahead with its plans in a rather slow but sure-footed manner. Consequently, the heat of the boom subsided into a luke warm proposition. The expected growth would take place as predicted, but it was to be in an orderly way.

The reduction in real estate sales was the natural reaction of this. For a period things came almost to a standstill, then a
slight improvement was noted and now sales are steadily going up.

The predominating feature of this change has been that service has replaces salesmanship. In the early days it was a question of making a prospect but a lot – today the prospect knows what he wants and goes after it. Salesmanship isn’t needed to sell him, only service.

Real estate prices are becoming stabilized. Good residential lots have been placed at a comparatively high figure and will not drop back. Poorer lots, requiring filling, retaining walls, extra basement construction and other things, have fallen off in price and for the time being, at least, will not stage a comeback.

In the city the price range of lots is about $400 to $1,500. Outside of the city it is $200 to $400. However, it must be remembered that city property is, to large extent, improved. With it goes light, water, gas, fire and police protection and such other services as the municipality renders. All of these features are not yet available to the lot outside of the city.

Iron Mountain now has about 30 platted forties. Ten of these are on the north side and six are well populated, two thinly populated and two not at all. On the south side most of the forties are well populated. There is one 15-acre stretch that is not developing but with this exception, it can be said that generally, the various districts are being built up.

There are nine forties platted outside of the city. Property sales in these have been good, but not exceptionally high.

500 Good Lots Left.

It is estimated that in Iron Mountain there are about 500 good lots left. Prices on these will not go down, regardless of whether or not they are believed to be too high. Some city lots that sold two years ago at $1,000 have since been resold for $2,300. The new owners have not changed their minds about the value of the land – as far as reduction is concerned. Water and sewer facilities are being extended and this has no tendency to bring down prices.

Business property on Stephenson avenue, which now gets a price of about $500 a front foot, has reached its peak, it is believed. This, however, depends upon the direction in which the business district grows. If, for instance, the Chicago & Northwestern railroad tracks were moved and the west side of the street opened to development, property would probably go up in value after all of that available by changing the tracks had been purchased. This change is the strongest influence that can be brought to bear to retain the business district practically intact on Stephenson avenue.

With a one-sided street as at present, however, the business district is forced to stretch out instead of being allowed to condense. The probabilities are that it will extend down B street to Carpenter avenue and follow the avenue southward to meet the Ford plant trade. With this
prospect, property prices on Stephenson are not apt to change much.

He Made Money.

Stephenson avenue enjoyed the same inflation as other property during the 30-day period. The following story is an example of the tendency to sky-rocket prices:

Mr. A owned a piece of Stephenson avenue property. On it was located a ramshackle building. Taxes, depreciation and upkeep made it a poor investment as he was drawing only $25 a month rental. He sold it to the tenant on the easy payment plan and the reported price was between $500 and $1,000. Two weeks after the Ford announcement the tenant who, by the way, had just completed his last payment a few days before, sold out for $13,000. The person who is in the market for a piece of property will very often object to the price. This is only natural knowing as we do what the price was three years ago. But whether new prices are justified or not, the fact remains that good residence property will not depreciate. If it is bad medicine, we have to swallow it if we want to buy. There has been a reduction from the over-inflation period but prices now are firmly established. Location and topography of a lot determined the scale of reduction following the over-inflation. A man who purchased a house for about $2,500 was offered approximately $8,000 during this period. He declined to sell. Today the house will go for about $4,500.

The real estate situation in Iron Mountain two years and a half ago was not uncommon. In fact, it is the customary occurrence in a community suddenly confronted with the possibilities and the earmarks of a boom.

The outstanding characteristic of our boom is its absence of hurry and confusion and its sureness. The city is growing – in two years and a half it has advanced from a population of 8,500 to approximately 12,000.

And it’s a good town.

Thursday, April 19, 1923: 400 Homes Required; Believe 300 Will Be Put Up This Season: Many Would-be Builders Must Change Ideas To Conform With Incomes; Can't Buy $5,000 House For $100.

Little Chicago!

That’s what they say when they see a Stephenson avenue crowd on a busy night.

Part of this impression is due to the fact that the street is one-sided and the crowd travels the store front side. Most of it is the result of the great industrial expansion under way here and the increase in population.

Industrial expansion and increase in population are terms heard so frequently that they almost get tiresome because of the monotonous repetition but they really should be as sweet music on our ears and as popular as the age strengthened melody, “Home Sweet Home.” For the purpose of these articles, industrial expansion and population increase are the keynotes and used they must be.

How to Get Some Good Information.
Getting back to Little Chicago, it would be interesting to stand at a street corner and ask every person passing by a few pertinent questions concerning the conditions under which they live. Such an interrogation would give the inquisitor a much more accurate check-up on the housing situation than these articles. The information received would provide food for thought.

It would probably be learned that the majority of the renters have a real problem on their hands and eagerly anticipate the time when they can move into their own homes. The "why pay rent" idea has been drilled into them so thoroughly that they are sold on the proposition of don't put it in the landlord’s pocket, put it in your own.

It would probably be learned that there are scores of persons who are not thinking so much about having their own homes, as they are over the problem of finding any shelter at all.

**Moving Day First of Month**

It is estimated that there are 100 families that will be forced to move May 1. Increased rents that they refuse to pay, trouble with landlords, relative coming back to the home town now that it is enjoying an era of prosperity and replacing tenants compelled to get out to make room for the returning prodigals – all these factors and others are responsible for the condition that in a town of 12,000 persons at least 100 families are undergoing the eviction penalties of a metropolis.

Men come into The News advertising office and offer a bribe of $5 if the business staff will tip them off to a “room for rent” want ad before the paper appears on the streets. They will gladly offer a bonus to the one who secures for them a place to live.

On the other hand, instances can be found of where home owners are so eager to take advantage of the opportunity to rent that they are neglecting their own families. In this community we have today one case that is especially poignant. This particular husband is an employee at the Ford plant. He is receiving better than the $6 a day minimum. His family consists of his wife and five children and they live in a six or seven room house. That house is just large enough for the family but, in addition, there are 11 boarders who receive their meals and beds for $40 a month. The boarders get the right of way, the five children are forced to sleep in the basement on the bare, ground floor.

**400 New Homes Are Needed**

Iron Mountain needs 400 new homes this year, a most conservative estimate. Some idea of the magnitude of this may be obtained from the fact that on the average it requires 250 working days for one man to build a house. Multiply 250 by 400 and we have the impressive total of 100,000 – in other words it means that in order to give some relief from the housing shortage, 1,000 men would have to work more than three months.
Last year it was roughly estimated that between 150 and 250 homes were built. One guess is as good as another on this as the builder is not obliged to get a permit from the city and there is no accurate method of checking up on new construction.

It is believed that at least 300 houses will be built here during the next few months. This will give some relief, but it must be remembered that as fast as new homes are occupied, the rented quarters vacated will be taken over by newcomers. There is practically no doubt that the Ford expansion will easily keep pace with the housing facilities of the city.

To accomplish a large building program, however, it will be necessary for many persons to revise their ideas of the kind of homes they want. There are too many with comparatively small incomes who will not be satisfied with anything less than something commensurate only with a large revenue. A person who can afford or finance a $3,000 home, [sic] demands a $6,000 house and expects some agency or organization to loan or risk 90 per cent of the investment.

This may sound ludicrous, but there have come forward during the last several weeks men who want to purchase a $5,000 house and list their total assets at $100, which they offer as the first payment on the lot and home.

Such financing isn’t being done and will not be done. A proposition like this has about the same value as the man who wants to buy an automobile on the instalment [sic – installment] plan [sic – plan] and offers to pay, as his first instalment [sic – installment], the cost of the oil and gasoline put into the machine when it is delivered by the dealer.

Instead of six or seven room houses, the average person who has little money must be content with a modest, four room dwelling. Such frills as built in book cases, fire places, colonnades, expensive plumbing and lighting fixtures and other unnecessary, although desirable features will run up the cost of a house so fast that the difference between $4,000 and $8,000 is easily consumed by them.

**Costs Cheaper Here**

Building costs are much cheaper in Iron Mountain than in Chicago, despite claims to the contrary. Between 40 and 50 per cent of the cost of a house is the labor, and carpenters, bricklayers and other workers do much more for their money here than their fellow tradesmen in a big city.

Persons who are planning to build should get into [sic – in] touch with contractors and dealers now. The price of building materials is on the upgrade and a shortage is in sight. Unless dealers are given some idea now of what to expect in the way of demand, there will be an acute shortage of materials within a short time. Iron Mountain is not the only community needing homes. Statistics show that the country is growing faster than the supply of building materials. Someone must be disappointed and it will be the late comer.
Do Own Work

Many men are reducing the labor cost of their homes by performing some of the work themselves. And to escape the landlord, many are putting up garages in which they intend to live until such a time as they can afford a home. Neighbors have been of invaluable help in assisting them.

Almost every plan or method is being employed to escape the rent question. And the men who are employed here but whose families are living in other cities must find a place to live – some place to which they can bring their families.

The man who possesses a good flat or dwelling at a fair price in Iron Mountain can count himself fortunate, indeed. He is faring much better than, for instance, an individual living on the north side. This man occupies two or three rooms on the second story of a so-called house. He was paying $25 a month. During the winter he has carried eight cords of wood upstairs and to do it he had to climb what might be classified as Jacob’s ladder. His living conditions were nothing to boast about but he had to be satisfied.

However, his landlord wasn’t satisfied. There was one or two unfinished cubby holes in the attic. The landlord thought he ought to get rent for them. He forced the tenant to take them over at $10 a month additional.

Man requires three things – food, clothing and shelter. Stores provide him with the first two but when it comes to shelter it is a case of pot luck.

Friday, April 20, 1923:

Banks Willing To Lend Money For Building Of Houses; Deposits Grow: People Are Saving Money and This is Good Indication for Future; Housing Problem Will Be Solved, But When?

Two plus two equals four.

Ford motor company business plus necessary expansion to accommodate it means more labor.

This series of articles, which closes today, has stressed the following points:

Mr. Kingsford’s declaration that development of the Ford industry here depends largely upon the facilities of the community to house the required labor.

Rents are very high for the value received, living quarters are at a premium and many families exist under conditions that usually obtain only in the squalid, tenement districts of a metropolis.

Real estate prices, while considered high, will probably remain where they are or go up. No reductions are looked for except on poor property. Prices are becoming stabilized.

Iron Mountain needs at the very least 400 new homes. Three hundred will be built this year. May 1 is moving day for about 100 families and there is an acute housing shortage.

Having reached this stage in these discussions, there is little left to talk about, except a general survey of conditions and the present attitude towards relieving the housing shortage.
Bankers Willing to Help

In my conversations with local bankers I find that they are very willing to loan money for the construction of homes providing, of course, they are given a safe margin of security. But there are limitations to the size of their operations in this line. Statutes provide that they dare not venture beyond a certain point. A bank with all its deposit money tied up in real estate would find that it had an excellent aggregation of frozen loans. A sudden demand for liquidation would place it in a precarious position.

Two years ago it is true that banks here were not regarded as being very generous in making loans to the home builder. Since then there has been a noticeable change and they are now rapidly approaching the safety limit. Of course, as their deposits grow, the safety percentage increases, so that at all times there will be a certain amount of money available for this type of investment.

On the other hand, in order to protect their depositors[.] banks must demand that they be given a certain amount of security. It certainly would be bad business to loan $3,000 to a man who could only produce $100 to guarantee its return. In fact, it appears that the ordinary person would not attempt to make a heavy loan on so small an amount, but such proportions are being put forth.

People Are Saving Money

In reply to the question of whether or not people here are saving their money, the bankers said that deposits were steadily showing very substantial increases. This is an excellent indication as to the future stability and progress of the community. The majority of the men who came here with no money are not “salting away” a certain sum each week. Eventually they will invest in homes – once they have a home they can be considered permanent residents.

Banks are also in close touch with the housing situation. Because so much of their business concerns real estate, persons call on them for information regarding the sale of homes and similar things. Bankers can tell you that they answer scores of inquiries about houses for sale and houses for rent. “Where can I find a place to live?” is becoming a popular refrain in the city’s financial institutions. Incidentally, “I don’t know,” is just about as popular a reply.

Building and Loan Associations

The financing of homes, however, does not start and end with a bank as far as the individual is concerned. There are in Iron Mountain two building and loan associations and one of them, during the fiscal year just ended, financed and built homes valued at approximately a quarter of a million dollars. These associations require a certain amount down and the rest in monthly installments [sic – installments].

Home owners who desire to sell will also very often make terms “to suit the purchaser.” There are comparatively few men who can afford to put down the full purchase price of a house. The only way
they can ever hope to own one is by the instalment [sic – installment] plan. Many of them have failed to absorb the thrift habit and couldn’t save up enough in a life time to buy a house. The instalment [sic – installment] plan, however, provides an easy, well defined course for them to travel. When it becomes necessary for them to put by a certain amount of money each month they can do it.

**Busy Summer in Sight**

The busiest summer in the history of Iron Mountain is expected this year. Merchants report their volume sales are showing big and in many cases tremendous increases. Investment prospects are at high tide and opportunity has not stopped to knock, it opened the door and walked in.

If you think that money isn’t being spent watch the stream of automobiles on Stephenson avenue in about two or three weeks.

The country generally is enjoying great prosperity and the state of Michigan looks forward to a year in which building activities will establish new records.

Under the title, “Building Boom Sweeps Michigan,” the Michigan Manufacturer and Financial Record declares this week:

“Detroit and other Michigan cities, this spring, are spending millions of dollars in new construction work in a volume which is expected to surpass all previous records, unless advancing costs of material and labor interfere. The activity, so far this season, is more pronounced in the industrial centers of the state with Detroit setting the pace not only for the state but the nation as well. Since the beginning of 1923 permits have been issued in Detroit for buildings to cost $30,500,000 and through which 5,500 families are being provided with homes.

“This building boom which appeared to be sweeping onward in the industrial centers of the state is due, primarily, to efforts being made to more adequately house the increasing population brought about by the prosperity of the state’s industries.

**Prices Below 1920 Peak**

“Building supply dealers assert that while prices are showing a tendency to advance as a result of the undeniable law of supply and demand, building costs still are far below the peak period of 1920 and, in the case of lumber, the basic material for building, prices are shown to be 33 ½ per cent less than in 1920. Transportation, fuel and labor costs in the building supply field are high due to the intensive demands throughout the country for these elements of production and are also instrumental in forcing building supply prices higher, it is said.”

Iron Mountain’s housing problem will eventually be solved. This city’s plight is no different from that in which practically all boomtowns have found themselves. However, an important factor to consider is the speed with which it is solved for on that hinges the rapidity with which development goes forward. We can rest on our oars and allow the slow current to drift us into the
port or we can pull together and get there much sooner.

Time is money and we ought to pull!
The new residential development, accompanied by commercial development, created a new boom town where little had existed a few years earlier. Establishment of a separate Village of Kingsford, named Edward G. Kingsford, Ford’s cousin-by-marriage and the head of Ford’s Upper Peninsula operations, was authorized by the voters August 29, 1923.

Incorrectly labeled “Kingsford Heights”, this postcard view shows development along the 500 block of Woodward Avenue with homes built by the Ford Motor Company on both sides of the street, the Village of Kingsford on the left and the City of Iron Mountain on the right. This postcard view dates between 1925 and 1930. [William J. Cummings]

In the September 6, 1923 edition of The Iron Mountain News, under the headline Ford Motor Company To Start Building Houses: Program to Be Continued Indefinitely If Experiment Proves Successful, the construction of homes in the Ford Addition was announced.
A house building program experiment that, if successful, will be continued indefinitely, will be undertaken immediately here by the Ford Motor company, it was announced today by E.G. Kingsford, chief of the company’s operations in the upper peninsula.

The company will take charge of the work itself, awarding contracts only for individual jobs, such as plumbing and lighting, Mr. Kingsford said, and it is planned to start with from 25 to 50 homes.

These houses will be constructed outside the city limits just south of the Ford store on the street running west. They will be two stories in height and have from five to seven rooms, basement and furnace. Various styles of architecture will be employed in their design and the houses will be modern in every respect. Although the cost has not yet been determined, the houses have already been sold to employees of the company, Mr. Kingsford said.

Merely Experimental

“This program,” he declared, “is merely in the nature of an experiment on the part of our company. If it proves successful we intend to continue building houses indefinitely or until there is no longer a demand.”

The property will be improved in every way. Sewer water facilities are already available and electric light wires are to be extended. In addition, next spring shade trees will be planted along the lots and the property beautified through landscape architecture. Sidewalks have already been laid.

Construction work is to start at once and will be continued until the houses now being planned have been built. In the event the experiment has favorable results, there will probably be no interruption in construction except that occasioned by weather conditions, and the program will be continued indefinitely. The houses are to be sold only to employees of the company and will be disposed of on the time payment plan.

This is the second time that the company has engaged in house construction here, having built a number of homes on Detroit avenue to take care of employees when the company first located in Iron Mountain and was building the saw mill.

An article under the headline Four Hundred Houses Built Here This Year, Estimate: Represent Investment of $1,600,000; Population of City and Village Believed to Be About 14,000 appeared in the November 23, 1923 edition of The Iron Mountain News, as follows:

Four hundred houses representing an investment of $1,600,000 were constructed in Iron Mountain and the village of Kingsford during the last year, according to estimates by real estate men, and the possibilities are that this number will be greatly exceeded next year.

This makes a total of 700 houses built here in the last two years, or
about one house a day. In addition every available flat and two and three room suite is rented and still the demand is far from being satisfied.

**Population Now 14,000.**

The population of Iron Mountain and the village is now roughly estimated at 14,000 with a large number of men employed here whose families are living in other cities because of the housing shortage. With the Ford payroll in excess of 3,000 persons and due to be heavily increased with the opening of the chemical plant the prospects are that the housing situation will become extremely acute during the next few months.

In 1924 the combined populations of Iron Mountain and the village of Kingsford will approach and probably pass that of the largest city in the peninsula, which is Ironwood, credited with 15,700 in the United States census of 1920.

Of the 400 houses built in the last year, 100 were erected in Breitung and West Breitung and an equal number in Kingsford Heights. The school enrollment if the village is already 15 per cent of the total in Iron Mountain.

A census, conducted by city directory workers employed by R. L. Polk & Co. and completed December 10, 1924, revealed a population of 5,106 in Kingsford and 18,349 in Kingsford and Iron Mountain together. For Iron Mountain itself, this represented a population increase of 5,000 in only four years.

*Taken looking to the northeast, this view of Kingsford’s Ford Addition in the late-1920’s includes the Ford water tower and the filtration plant, located on the southwest corner of Woodward Avenue and North Boulevard. G.A. Gustafson of Iron Mountain was*
awarded the contract for the filtration plant on August 2, 1922, with a bid of $20,000. Work began five days later and the filtration plant was available for use by September 7, 1923. However, the plant was not put into operation until October. Menominee River water was used, supplying the Ford Plant complex, the Ford Addition and Kingsford Heights with drinking water. A second water tower, located in the center of the plant proper, supplied water for plant use but not for drinking. Construction on the houses shown here in the upper Ford Addition began in mid-May, 1924. Placed 24 to a block and kept in good repair by a crew of men employed by the Ford Motor Company for that purpose, the homes had electric lights, indoor bathrooms and were wired for a telephone. Most had three rooms downstairs, three rooms upstairs and a large cement basement. Some had five rooms, three on the ground floor and two upstairs. The smaller bungalows had five small rooms. Prices ranged from $3,500 to $5,500. A block-and-a-half square situated between Woodward Avenue and Hamilton Avenue was left for a park in the 600 block. In 1928 the park was equipped with tables, benches and garbage cans. A bandstand was erected in 1929, and a concert was held every Wednesday evening during the summer months. A cinder path was added in 1930 and tennis courts were also added. [Menominee Range Historical Museum]
each house on the southeast corner of the four blocks composing the upper portion of the Ford Addition, were larger, and were initially constructed for supervisors at the Ford Plant. This photograph was taken by E.S. “Andy” Anderson in the late 1920’s. [William J. Cummings]

Andy Anderson, of Iron Mountain, took this photograph of workmen were installing sewer lines on the south side of the 700 block of Cass Avenue in the late 1920’s. In the 1935 city directory the following were residents of these three homes: 721 (George R. Henderson), 725 (Lucien Fontaine), 729 (Rudolph Dahlstrom). [William J. Cummings]

In the October 9, 1925 edition of The Iron Mountain News, under the headline More Than 7,000 Now On Ford Plant Payroll: New High Mark Reached; Company is Far Behind in Deliveries, additional growth in the Ford Plant workforce was noted, as follows:
The public’s response to the new model Ford cars is reflected here in the employment of more than 7,000 men in the Ford plant.

This is an increase of approximately 1,300 men in the last six weeks and establishes a new high mark for the Iron Mountain division.

It is estimated that the Ford payroll in Iron Mountain is now approximately $1,000,000 a month.

The flood of orders that came in following [the] announcement of the new models has placed the Ford company weeks behind in deliveries. Production has been speeded up all along the line in an effort to make deliveries as soon as possible but orders have been far exceeding the daily production capacity, which is now in the neighborhood of 8,000 cars per day.

Although the new cars have been announced as all-steel, it has resulted in the cancellation of but few operations here. It has also meant the establishment of new operations, as where steel meets steel[,] wood fillers are used to act as a cushion and eliminate squeaking.

In addition, several weeks ago more operations were moved here from the River Rouge plant.

Important Part In Wheel.

The Iron Mountain plant is now an important cog in the gigantic Ford industrial wheel. The parent plant in Detroit is dependent upon the Iron Mountain division for the major share of the wooden parts used in the cars.

The Iron Mountain plant is running well up with the Detroit plant, keeping abreast and even exceeding it in production. The rapid rise in employment figures from 5,700 six weeks ago to 7,027 this morning is indicative of the manner in which production is being pushed for all it is worth.

Hiring of men is still going on and a new high employment peak is in prospect. All employing is done through a card system, interviews with the employment agent being set on cards sent out after applications are received.

Production in the chemical plant is also said to have gained during the last few months. Because it is a new type of plant, handling all wood refuse, it has been a laborious and slow job working it into production. The various problems that have come up in connection with its operation, however, are being solved and the output increased.

Total employment by the Ford company in the upper peninsula is now 8,700.

In the December 31, 1925 edition of The Iron Mountain News, Editor Lawrence D. Tucker outlined the Iron Mountain area’s growth during the year under the headline Building Program $4,500,000; Phenomenal Growth Shown Past Year in Iron Mountain Area; Big Projects Included In Construction Record; Village and City Are Tied For Honors, as follows:
With approximately four million and a half dollars spent in public improvements and construction in Iron Mountain, the village of Kingsford and the districts immediately adjacent, the year 1925 stands out as the most remarkable in the history of the region, and far surpasses all previous records.

The figures are approximate for the most part, with the exception of Iron Mountain proper, where building permits, contract prices and other accurate data were available for computation.

In the case of the village of Kingsford and the various additions immediately adjacent to both Kingsford and Iron Mountain, building permits were not available and the estimates are made up from the reports of the village officials, real estate men and others in direct contact with the situation.

It’s About 50-50

It’s almost a “fifty-fifty” split as far as the residential and commercial construction in both the village of Kingsford and the city of Iron Mountain is shown in the estimates as leading by some $23,000, the village estimates does [sic – do] not include construction at the Ford plant.

No report is available of the extent of that construction, and it is not likely that definite figures will be forthcoming from the Ford company until after the first of the year.

Iron Mountain’s commercial and residential construction during the year is placed at $1,823,272, and that in the village of Kingsford at $1,800,000.

Included in the total valuation of construction in Kingsford are about 400 new houses, built at an aggregate of $750,000; three new school buildings, aggregating $280,000, and business houses valued at more than $200,000.

Construction In Addition.

Construction in the adjacent districts of East Kingsford, Skidmore, Ferndale, Ardmore and East Breitung is placed at $835,000, Skidmore leading with about 300 new houses averaging $1800 each.

In establishing an approximate valuation of the residences and business houses constructed in the village of Kingsford this year there was taken into consideration the number of new water main connections, most of the houses and other buildings served being new structures. It was found that 375 water connections were established this year.

Kingsford village officials declare, however, that there were more homes built in the community this year than there were water connections established, and on that basis 400 new houses is believed to be a safe estimate for the year.

New Type of Construction.

Real estate men, on the other hand, declare that while during 1924 the ratio of small inexpensive structures with the larger and more modern homes was about 75 to 25 in favor of the smaller places, that order is reversed this year, and, taking all of the buildings, both large and small, $1,800 was
thought to be a conservative average figure.

The expenditures for public improvements, noted in the accompanying table, are actual for both Kingsford and Iron Mountain, up to the cents column.

In the third item under “Kingsford and Adjoining Districts” the “small frame structures” indicate two and three room homes, built on cedar posts, which some of the Ford workers have provided for their families. Real estate men declare that there is a gradual swinging away from that type of home.

The figure for the adjacent districts mentioned heretofore were based on the observation of real estate men who are in daily touch with these districts and who reported on the approximate number and style of residences which have been built there. A conservative average cost for each residence was established in every case.

The largest single building construction project in the village of Kingsford this year is the new Kingsford high school, valued at $275,000 and completed early last fall.

**Iron Mountain’s Record**

Building permits totalling [sic – totaling] $811,200 were granted in the city of Iron Mountain during 1925, according to the record of permits up to December 1, now on file with the city engineer. This is an increase of approximately $250,000 over 1924.

The figures are based only on the amounts specified in the application for permit, and do not include additional outlay entailed in equipping the structures throughout.

For instance, the actual cost of construction for the new Michigan Bell Telephone company’s building here would not exceed $50,000 but the full equipment and expansion program would bring the total cost to approximately $200,000, making this building the largest individual construction project for the year.

In addition, a check-up of construction throughout the city during the year shows an additional expenditure of $520,000 for public improvement, of which $250,000 was for schools, one the new North side school, and the other two additions to both the Lincoln and Washington schools. The school additions and improvements for the year were covered by a special bond issue and the amount of the issue is given as the cost of the combined improvement.

Practically all of the municipal improvement program was also made possible through bond issue.

**Braumart Would Boost It**

The report for Iron Mountain [sic – does not include the construction] of the Braumart theatre, which, although completed this year, appears under the permit application lists of 1924. If that item were included in the construction program for this year, which might rightfully be done, the Braumart would appear second in the list for individual construction projects, and the cost of approximately $200,000 would bring the grand total for the district in
excess of the four and one-half million mark.

Since the estimate includes certain residential additions located in outlying districts, it seems fair, for this purpose, to include also the investment of the Parmelee brothers in the new Nightingale dancing pavilion. This project can safely be estimated at $50,000.

**April Banner Month**

April was the banner month for resident and commercial construction in the city, with permits aggregating $149,200, and March was second with $141,555. November was the light month included on the record, with $9,765, although the total for December, which will likely be somewhat lower than that, will not be available until after January 1, 1926.

The record for each month is as follows:

January, $11,000; February, $29,150; March, $48,000; March, $141,555 [sic – March appears twice]; April, $149,200; May, $87,550; June, $86,825; July, $49,375; August, $51,860; September, $77,700; October, $69,220; November, $9,765.

**Garages Head List**

Garages head the list in the kind of buildings mentioned in the permits, 202 of them being included in the year’s report. Other structures are listed as follows: dwellings, 193; alterations [sic – alterations] and additions, 96; stores, 31; woodsheds, 19; stormsheds [sic – storm sheds], 10; warehouses, eight; filling stations, four; office buildings, three; workshops, two; blacksmith shop, dry cleaning plant, tool house, display room, frame for packing ice, furnace room, telephone central office, real state office, coal and gravel dock.

The new offices of the Michigan Belle [sic – Bell] Telephone company, located on East Ludington street and now in the process of completion, was the largest single construction project included in the permit list for 1925. The valuation in the application for the permit for the building alone was given as $47,000, although it is believed that final improvements and additions will increase that figure.

**Assessed Valuations**

Another startling indication of the rapid progress of the region is contained in the marked increase in assessed valuations for both Kingsford and Iron Mountain during the past two years. It is revealed that the assessed valuation of Kingsford fixed by the state in June, 1924, was $6,245,000, and one year later, or June, 1925, the valuation appears as $10,832,547 [sic – probably $10,832,547].

In Iron Mountain the assessed valuation was $7,918,235 in 1923; $12,207,923 in 1924, and this year it was $12,844,931.

Under the headline **Building Program in City And Environs for 1925**, the following statistical items appeared in the December 31, 1925 edition of The Iron Mountain News:

**IRON MOUNTAIN**

Building Permits……………………..$811,200
Other construction costs not
Included in permits………………490,000
New North Side School, and
   Additions to Lincoln and
Washington schools (bond
   Issues)…………………………250,000
Filtration Plant…………………120,000
Intake Work now in progress……45,000
Six-inch Water Mains…………27,946
Chapin Water Line, 6-in. main……24,567
Incinerator Plant………………16,500
Side-Walk Construction………..11,186
Street Construction……………..6,873
Installation and Cost, Street
   Lights (approximate)………..10,000
Comfort Station…………………8,000
Sewer Construction……………..2,000
   $1,823,272

THE VILLAGE OF KINGSFORD
Business Buildings, including
   the Capitol Theatre, Eisele
Building, Gas Plant and
   other structures………………200,000
400 Homes, average $1800……750,000
100 Small Frame Structures,
   Sheds, Etc., average $500……50,000
Three Schools…………………485,000
Kingsford High……..$275,000
Garden Village…….. 110,000
Kingsford Hts………..100,000
Sewers…………………280,000
Roads…………………40,000
Water Mains………………30,000
   $1,835,000

ADJACENT DISTRICTS
Skidmore……………………..$550,000
East Kingsford………………150,000
Lincoln……………………..50,000
Ferndale……………………40,000
Ardmore…………………30,000
E. Breitung…………………25,000
   $845,000