

### BRADWAY SUBDIVIDES ALGER HILLS ESTATE

Big 450 Acre Tract Will Link Other Judson Bradway Subdivisions in Hills

The 450 acre Bloomfield Hills estate of Frederick M. Alger, which was recently purchased by Judson Bradway, local realtor, is the last large tract near Woodward avenue to be made available for suburban home sites.

In the past, Bloomfield Hills has been chiefly a district of large summer estates, but gradually owners of large, close-in properties have been buying in this rolling, picturesque wooded section of Greater Detroit.

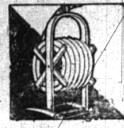
The Alger farm lies on the east side of Woodward and serves as a connecting link between Trowbridge Farms, Bloomfield Estates, Bloomfield Manor, and Eastover Farms, all of which are Judson Bradway properties. This brings 1250 acres of suburban home sites under one general control, forming a continuous property from Woodward avenue to Dodge Road, and north to and beyond the new Bloomfield Center Road.

The exceptional beauty of the rolling hills and valleys of the Alger estate has been well appreciated for more than a century. Its luxuriant growth of trees and shrubbery together with its thriving, well-kept

50-acre apple orchard makes it one of the most picturesque sections in the Bloomfield area. It lies on the east side of Woodward between three of the Judson Bradway Company subdivisions, Bloomfield Manor, Bloomfield Estates, Trowbridge Farms, and Eastover Farms, the latter being the company's latest development in this district. These 1250 acres of choice Bloomfield Hills building sites come under the Judson Bradway Use and Building restrictions, forming a continuous property running from Woodward avenue east, and north past Long Lake Road to Middlesex Road.

It was stated that the property would be subject to the rigid Judson Bradway Use and Building restrictions which Mr. Bradway has placed on the neighboring properties.

"It is only by joining up a large acreage under one control that an exclusive residential community can be developed," Mr. Bradway declared. "Today, the purchaser not only insists upon knowing what kind of people and what kind of buildings are likely to occupy adjoining lots, but he insists upon knowing what the entire community is going to be like—not only the next lot, but the next block and the next twenty blocks. He has watched the ever-changing American communities; he has seen communities of fine homes begin to depreciate before the last home has been erected, a condition which is due to a very mixed class of neighbors, or to an utter lack of community spirit, or to the encroachment of an undesirable type of building construction. Invariably, this occurs in communities where there is no control



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## WEST MAPLE AVENUE SUB NOW ON MARKET

Bloomfield Village No. 4 Is The Latest Unit Of Residential Development

The new addition to Bloomfield Village, which was recently announced by the Judson Bradway Company, local realtor, is the fifth unit to be opened in this residential development.

Bloomfield Village No. 4, the new unit adjoins Bloomfield Village No. 1 on the east, West Maple road on the south, and the property of the Oakland Hills Country Club on the west. According to Mr. Bradway, it will be developed in accord with the high standards established for the older units.

Bloomfield Village lies just west of Birmingham on West Maple road. Its eastern limits being just one block from the western limits of Birmingham. It is easily accessible from downtown Detroit via the Detroit Motorbus company's Southfield-West Maple road bus line, over which busses are run at frequent intervals.

The new addition, like the others, has been divided into spacious home sites, from 135 to 210 feet in depth. At the corner of Maple and Leisler roads, Mr. Bradway, adhering to his policy of caring for the communities needs, has provided a small number of business lots, upon which buildings may be erected only after the com-

pany itself has prepared the plans to specifications. This agreement has been adapted in order to assure a uniform street elevation.

"The owners of residence sites are protected by our rigid building and use restrictions agreement which provides that plans for homes must be approved by the company," Mr. Bradway declared.

With the possible exception of the influence exerted by some great public development, such as the widening of Woodward avenue, increase in real estate values depends on building activity. The number of homes already built in Bloomfield Village—and the exceptional type of homes being erected—are largely responsible for the rapid appreciation in value of this property.

"Bloomfield Village," concluded Mr. Bradway, "is in the heart of the Oakland Hills Country Club, being but a short distance from four of Bloomfield's most exclusive clubs. The few unit fronts on the north 13-hole golf course of the Oakland Hills Country Club."

They were awarded with a rare treat. When they had finished, one of the party asked the old negro man who kept such wonderful chickens for his pick.

"Boss man," said Uncle John, "I'll be from de Sawth, ant you?"

"Why, yes, How could you tell?" "Cause, boss, a S'uthan gentleman don't never ax a nigger whar he gets his chickens." —Pennsylvania Punch Bowl.

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over the use of land." Mr. Bradway pointed to the fact that intelligent persons who plan to build attractive homes seriously consider the matter of restrictions. They do not take a chance on a community whose property might degenerate to most any objectionable use; instead they buy in districts where they know they will be protected.

The Alger farm is bounded on the west by the estates of Walter Briggs, Otto Kern, and Francis Palms. The new Bloomfield Center road, now under construction, will connect this beautiful section directly with the Bloomfield Open Hunt Club and the Bloomfield Hills Country Club. Mr. Bradway intends to subdivide this new property into 1-acre to 3-acre tracts, following the landscaping of his Trowbridge Farms now nearly sold out.

### PACKARD-CHARLTON CO. DOING MUCH BUILDING

Contracts that have lately been awarded to the Packard-Charlton Building Co., a local firm, include five stores for Loren Stauch at the corner of Brown street and Woodward avenue, with D. Allen Wright of Detroit as architect; a residence of Masonry construction in Donnelly Farms for Dallas Young of another fellow avenue, Detroit, also planned by Mr. Wright; a ginger block house of English type for C. D. MacGregor of Collingwood avenue, Detroit, on Linden road, W. J. Nast, architect; and a dwelling for A. W. Wasely on Manchester road with Howard A. Ladue of Royal Oak as architect.

The company is also engaged at present in remodeling two houses. Two large wings are being added to the Otto Kern house on Squier road with Clair Dittus of Detroit as Mr. Kern's architect, and Walter J. Bem's house in Sleepy Hollow is being enlarged by the very attractive house on Lone Pine road which Packard-Charlton is building for George E. Edmunds of Kirby avenue East, Detroit. A. W. Harris of Cleveland, Ohio, is the architect.

**BLOOMFIELD ESTATES MEET**  
Members of the Bloomfield Estates Improvement Association, including 125 residents and property owners north of Birmingham, will hold their annual meeting June 5 at 2:30 o'clock at the residence of Frank H. Holliday, Brookdale boulevard. According to W. H. McGarr, secretary-treasurer, discussions will be held on various matters pertaining to the community welfare of the district.

**SANITARY SEWER ON MADISON AVE.**  
221-Moved by Commissioner Bell that the following resolution and report be adopted: Whereas, May 12th, 1926 was heretofore fixed by this Commission as the time for the meeting to hear testimony and objections to the proposed 8-in. lateral sanitary sewer to be constructed on Madison Avenue in the Village of Birmingham, and Whereas, due notice of the meeting has been given in the manner required by law to each person owning property liable for special assessment within a special assessment district established for such purpose by the Commission, duly met on the 12th day of May A. D. 1926 at 6 o'clock p. m. for the purpose of said and due hearing has been given to all persons making suggestions and objections to the proposed improvement; therefore,

Be it RESOLVED that an 8-in. lateral sanitary sewer be constructed on Madison Avenue in the Village of Birmingham, more particularly described as follows: Beginning at a manhole near Adams Avenue, section of Madison Avenue and Oxford Drive and extending north to a manhole near Adams Avenue, and from there to a manhole near Lawdale Avenue and Be it further resolved that all lots and blocks of land fronting and abutting on the side of Madison Avenue within the district hereinafter described be assessed for the cost of said sewer, the sum of \$22,115 being 5/8 of cent on the entire cost of the sewer, \$28,000 being a total of \$11,115 according to an estimate heretofore prepared by the Village Manager and how on the with the Village Clerk, and Be it further resolved that the Village of Birmingham shall pay from the general funds the amount of \$8,883, being 1/2 of the cost of the sewer, and Be it further resolved that the Assessor of the Village of Birmingham be directed, in pursuance hereto, to make a special assessment according to benefits as herein provided on all taxable lands and premises constituting Special Assessment District No. 89 for the sum of \$22,115 according to the estimate and impact the same to this Commission with all due haste. Yes: Shain, Ladd and Bell, Nays: None. HAZEL E. Village Clerk. Telephone your Classified Ads to The Eccentric before Wednesday evening.



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