

# MANY DETROITERS INVESTING HERE

Walsh, James & Wasey Report \$102,400 Sales Total For Week

The business man of Detroit is thoroughly appreciative of value. No place in or about Detroit does he get more for his money in land, than he does in Birmingham and Bloomfield Hills, according to Carl Bradt, of the real estate firm of Walsh, James & Wasey company.

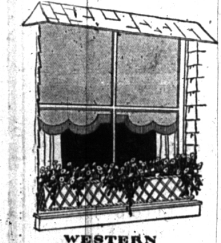
Sales during the past week as reported by that firm to Detroit business men are as follows:

- Lone Pine Road Estates \$47,350
- Brookside Hills Estates 21,250
- Birmingham Forest Hills 15,500
- Franklin River Estates 18,300

The total is \$102,400. The fine old farm house on Frank-

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## Master Plan Roads Soon to be Ready

The master plan of highways being prepared for the Farmington Township board, will be ready for submission to the board the last week in November. This information was given on the Greater Farmington Association, by George H. Kuhlning, township engineer, directing a road survey of the township the last two months.

"The survey was requested by the township board," said Arthur B. Smith, executive secretary, "to be used as a guide in the acceptance of new plans. The object is to provide in advance of growth for roads of a proper width to carry the expected increase in automobile traffic in the future, also to widen and open important arteries before the cost of doing it becomes excessive.

"Some of the important arteries that cross Farmington Township are the Grand River, superhighway, Northwestern Highway, Orchard Lake Road, Fourteen-Mile, Thirteen-Mile, Twelve-Mile, Eleven-Mile, Nine-Mile, Farmington road and Middle Belt road. Our association is interested in the improvement of all roads to connect the entire residential district at Farmington more closely to Detroit and to the Master Plan for Metropolitan Detroit."

## DETROIT'S INVESTMENTS TO REACH \$100,000,000

Detroit, by the end of 1926, will have invested in excess of \$100,000,000 for the erection of single, two-family and apartment houses, these buildings to house approximately 200,000 families, according to a study of the city's building records made by the United States Trust Co., of Detroit. The trust company's analysis shows that during the first ten months of the year permits for such construction, additional housing facilities were provided in store-apartment buildings.

To the beginning of November permits had been issued, the erection of 2,638 single residences, 2,022 two-family residences and 813 apartment houses containing 1,139 apartments. Additional housing facilities were provided in store-apartment buildings.

## CERTIFICATE IS FIRST THOUGHT OF SURVIVOR

"Real Estate Finance," a volume of the annual of the National Association of Real Estate Boards for 1926, is serving as a raft from which one survivor of the Florida storms surveys the wreckage and computes the reconstruction costs.

R. Weston Pollard, a member of the Miami Real Estate board, bereft of home, furniture, clothing and even of his auto by the storm, swam with his wife from his wrecked home on the edge of the ocean at daybreak on the fatal Saturday. He didn't take with him either his newly acquired certificate of membership in the mortgage and finance division of the national association or the volume summarizing the year's contribution to real estate financing methods which is issued to all division members. One of his first steps toward rehabilitation was to send for a duplicate of the certificate, just the same.

There wasn't any hurricane annual on the volume of division annuals but a duplicate volume went out with the certificate, just the same.

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## IMPROVEMENTS BEGIN IN NEW SUBDIVISION

Chesterfield Gardens to Have Many Russian Willows in Shade Arch

Laying of streets and planting of trees last week started the improvements in Chesterfield Gardens subdivision, according to members of the real estate firm of Sanders, Colgrove & Buck.

"Chesterfield Gardens will be unique," the streets will be lined with Russian willows, which not only grow rapidly but form a beautiful shaded arch.

"The state of the improvements, such as water, sewers and sidewalks, will be completed just as soon as the county finishes laying its huge sewer on Chesterfield road, on which Chesterfield Gardens faces.

Sanders-Colgrove-Buck, who are responsible for this development, state that despite the fact that it is impossible to drive to the property because Chesterfield road is closed, they have sold more than 25 percent of this subdivision in less than a month.

## Difficulties Seen in Detroit's Growth

People who picture the mighty growth of Detroit during the last 13 years as a giant striding steadily up the flight of stairs, are all wrong, in the opinion of B. E. Taylor, community builder. He stated Saturday:

"Many people picture newcomers to Detroit, learning about the millions of dollars that have been made in Detroit in the last 13 years, these 13 years seems to think that Detroit has basked in the sunshine of prosperity, without ever encountering any storm, or frost.

"That idea is sadly mistaken. These years that have seen Detroit expand so prodigiously, have seen Detroit so astoundingly progressive have also seen periods of depression, pessimism, slack business, panics and even soup lines.

"Take the winter of 1913 for instance. 'It required a man with imagination to see much of a future for Detroit that winter. Times were bad, so bad that the city was establishing soup lines for the men who were out of work. There was real want on every side.

"Who would have thought of buying real estate then? The answer is, of course, that a great many people with faith in Detroit to rise triumphant over our check, bought.

"The spring of '14 brought better times, but hardly was there a basis of optimism before the whole of Europe crashed into the World war. Result—more pessimism, more doubting, more wondering about the future. Nineteen-twent, the factories humming, and everybody excited. The early part of the year was probably the greatest boom time Detroit has had.

"In 1917, we went into the war. For a time everything was grand, standstill, and from then until after the armistice was signed, despite high wages, Detroit was making great efforts on helping to win—and as a result, Detroit was growing like wild fire.

"Beginning in March 1919, with peace firmly established, real estate saw a wonderful period. The future of Detroit was shining in glowing colors. But 1921 told a different story. We hit what was probably by long odds our most severe slump. Many people could see nothing ahead but a greatly over-subdivided city, and no more growth.

"Some people bought real estate, however. And in 1922, the sun of optimism began shining out from the clouds again. Everybody could see Detroit surging on to greater size. And 1924 was better than '23 and '22 was better than '24.

"And thus it has gone, but through it all—

"This is the Detroit which investors should see: The Detroit that, like a mighty river cutting deep into the rock surges steadily forward to greater growth, basally undisturbed by the little ripples set up by fleeting gusts of pessimism.

## PEACEFUL ERA SEEN IN BUILDING INDUSTRY

Prospects for an era of peace in the building industry appear to be favorable. Despite the fact that 87 out of 87 contracts have been signed by constituent members of the Building Trades Employers' association have served notice of withdrawal from the building industry have advanced between 118.1 per cent and 309 per cent since 1914, whereas the cost of living has gone up 75.8 in the same period.

## STUDY POSSIBILITIES OF FURNITURE DESIGN

How far can the untrained person go in achieving, with the paint and brush, results that are worthy of the efforts? Not very far, from a professional standpoint. But there is a reproduction of the elaborate eighteenth century motives of Adam, Cipriani or the Italian artists. But there is a field of design painting furniture in which the person of average ability can add charm and interest to otherwise commonplace furniture, provided he will curb his ambitions and not attempt to use the formal finishes or commercial products.

A new super-sensitive heat meter, the use of which will aid in conserving coal, has been on exhibition in Pittsburgh.

A stray dog fed by Edward Taylor of Louisville was seen on the same night when fire broke out and all escaped.

## Many Large Projects Planned By Tri-County Road Engineers

Inter-county road widenings, pavings and improvements have been given added impetus by a project just decided on by the Wayne-Macomb and Wayne-Oakland county road commissions. The new agreement reached by the commissions provides for still greater coordination with the annual intention of expediting the more urgent super-highway projects planned for the metropolitan area.

In this connection, Edward N. Hines, chairman of the two super-highway commissions, announced Saturday that the Wayne county road commission is creating a new department which will devote all its activities to inter-county highway improvements. This department, he said, will be headed by a competent engineer who, acting under the supervision of Leroy C. Smith, county road engineer, will co-operate with the Oakland and Macomb county road commissions on all projects involving the activities of two commissions.

"In the super-highway plan as approved for the metropolitan area, there are many big projects that are of some development," said Mr. Hines. "Through co-operation with the Oakland and Macomb county commissions, the Wayne county board has achieved great results, but it is felt that still greater improvement can be made by the creation of a department whose activities will be devoted entirely to inter-county projects.

Activities of the inter-county commissions have reached their greatest effect on the Eight-Mile super-highway, regarded as the most important improvement before the commissions today. Crossing the county and extending across the northern limit of Detroit proper the Eight-Mile road has assumed the proportions of the most important thoroughfare, with the exception of Michigan avenue and Fort street.

In order to hasten the project through to rapid completion the Wayne-Oakland and Wayne-Macomb commissions are actively co-operating with the state highway department.

Extending from Grand River avenue to Mack avenue it is planned to construct 2.4 miles of the 204-foot super-highway. This mileage includes the new section from Eight-Mile road to Mack avenue, now known as Vernier road. From Grand River avenue to the west county line, a distance of 11.8 miles, it is to be widened to 120 feet.

## Folksbook Items

**P. G. COX, Itemizer**

The election is over—and as usual some people think it went just right and others can't see much hope for the future. Jeff Patton worked hard in the campaign thinking it meant the postoffice for him, but his name wasn't elected to Congress, and as a result, Jeff will have to go back to his customary work in making a living. Which pleases Eli Howard considerably although he didn't try to rub it in any. He said he could see that Jeff was a sorely disappointed man, and was sufficiently humbled for the time being.

Felix Cobb and Grover Morgan who are now in the second-hand business, worked a good while yesterday trying to sell Mrs. Mollie Bunday an old bureau. The prospects looked good until Grover tried to urge it along by saying that the bureau would match up well with the rest of her furniture, after which Mrs. Bunday went out without saying any more.

One of our readers has written in to ask if we are the person of the same name that he went to school with once, and if so would we write and tell him what we're doing now. It seems like he thought the person he knew would probably turn out tolerably well, so we'd prefer to have him keep on thinking that way and not give any present details.

Milton Hall attracted some attention in Gen. Theater last Saturday night on account of there was a place in the picture that reminded him of something funny that happened once, and he started to laugh out loud and couldn't stop. But his wife, Effie, finally became aggravated as well as embarrassed, and she thought of something to say that brought Milton back to himself in a hurry.

Sandy Atkins came mighty near having a bad accident in his flyover last Wednesday. He tried to beat a freight train to the crossing east of town and just barely got there but thought from the hurry he was in he must have been going somewhere mighty important. When he was questioned on account of all of the candidates she voted for at the election lost out. But she says that if they did let her change her ballot like she wanted to after she dropped it into the box, she would have guessed right on some of the names.

After buying a new automobile and several other recent things, Sidney Moon has had hopes that his daughter, Minnie, wouldn't be able to think of anything else she wanted for the present. But she just informed him that they ought to go south this winter, and Sidney is hard put to it again to think up arguments for his side.

It's been noticed that Andrew Allen is able to move around spryer now than any time for several years. He says that dodging automobiles on Main street of a Saturday has loosened up his rheumatism more than anything he's ever found.

Mrs. J. C. Carruthers and Mrs. Charles Eldon, twin sisters of Liverpool, each became the mother of twins within the same week.

Mrs. Jane Shaw of London, kept the mummified bodies of her two children in her home for sixty years, until she herself died.

Telephone your NEWS to The Eccentric, Pages 11 and 12

## Opportunity

By Vera M. Ames

What have we done today in our daily round?

"We've asked ourselves such a question in the common tasks we are performing through life. Have we put forth our best effort or have we been satisfied with one that's good enough for the people I am with. They do not know any better."

It is no reason why one should shirk, for tasks to do should evince our best efforts; not because we are on the praise of others but to know within our own hearts that it is the best "I" can do. With such an effort to ourselves, we might not find the difference in our attitude toward life.

Now we argue ourselves by mental statements in which we decide, "I have worked so hard on one thing, surely I can do another with much slacking in another." But each time we do anything by halves we are dubbing ourselves mentally deficient.

How many of us would be astonished if in the same old story we were mentally lazy. But how often we will do one task with all our might and energy. Yet we come in contact with some stranger it would be too much of an effort to enter into an interesting conversation with the result that many who might be mentally alert are considered dull and commonplace.

Too often we judge of what we do in the effect.

It will be on others instead of on ourselves or we will say, "Why will I do this for her or him. We will not meet again, very likely. But is that the point? We certainly are serving again and if we give to even a passing acquaintance the best mental of which we are capable, though we do not receive a like response we know we have done our utmost and it is the same old story, it is the true own self be true and it must follow as the night the day that thou then cannot not be false to any man."

## CLAIM HOME SHOULD BE FAR FROM WORK

There is no demand from modern workmen to have their homes within a stone's throw of their work and within sight of its smokestacks, according to the executives of the Home Builders and Contractors' Division. And it is by no means necessary or advisable to exempt from workmen's homes areas that because of truckage facilities or other reasons are going some day to be needed by the city for industrial sites.

Instructor: Where's Jack Hardy? Kaydet: He's up looking for loose change in the pockets.

A new Senator was making his maiden speech and was waving his arms frantically.

"What do you think of him, Senator?"

"Oh, he can't help waving his arms that way, it is a birth mark."

"A what?"

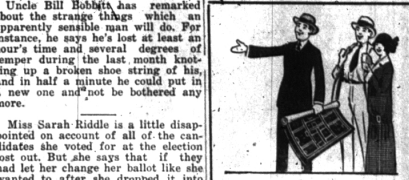
"A birth mark. His mother was scared by a wild mill."

—Granito Cutters Journal.

Clothes make the man, say the tailors, and the absence of them seems to make the woman.

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