BUILDING AND REAL ESTATE PAGE

Easy Access to Bloomfield Hills Makes For Ideal Colony Home

Near completion of Wider Woodward avenue has brought the charms of Bloomfield Hills within an hour's run by automobile from Detroit.

Motor-buses reaching the Oakland Hills Country Club by way of Southfield Road are now making the trip in an hour and 15 minutes. When the application for a Woodward avenue routing is granted, the running time will be cut down to 55 minutes.

This possibility of a quick transition from the din and turmoil of the city to the quietness and repose of the hills has given a renewed impetus to the development of this section.

In the East, practically every business man of any means lives in the suburbs. Out of the city and into the open country is his aim. This same situation is true of Boston, Philadelphia and other large cities.

Bloomfield Hills with its wooded knolls, winding brooks and rolling vistas has become more and more the logical residential area for the Detroit counterparts of these Easterners.

Natural Beauty.

Fortunately the farmers who lived in Bloomfield Township in past generations saw no get-rich-quick possibilities in the soil or the hill-tops. They made no attempt to clear the woods and bring the tree-crowned slopes under the plow. As a result of their inaction, many groves of trees were left unscathed by the pioneer's axe and remain standing to this day.

When about 20 years ago, the first Detroiters were lured by the charms of the district into building country homes there they founded a noble tradition. They erected dignified homes, not only keeping the natural beauty unmarred, but stinting no effort or money to add to the attractiveness of their surroundings.

The rise in values offers a barometer of the growing popularity of the Bloomfield Hills section.

In 1910, Woodward avenue frontage could be bought at $150 an acre. In 1913, some such plots changed hands at $285. The upward movement, a hint of the rise that was shortly to follow, was already under way. Back from Woodward avenue on the dirt roads, any number of farms could be had for $60 to $70 an acre.

Judson Bradway in 1912 bought some acreage at $100 an acre. Recently he was offered $3,000 an acre for the same property. Today the values run all the way from $450 an acre up to $8,000. Some plots could not be bought today for $10,000 or $12,000. Several partially developed estates are held at $7,000 to $8,000.

The public, long since acquainted with the allurements of Bloomfield Hills in the summer-time, is only beginning to appreciate its winter attractions. Winter there is not something to be made the best of but has its own zest.

Winter Sports.

When the golf clubs are put away, residents of Bloomfields Hills are not turned into shut-ins. They get out their skates, skis, snowshoes and toboggans and revel in the crisp winter air.

"The natural trend of all municipal growth," says a leading operator in the Bloomfield Hills district, "is toward the higher altitude.

In Detroit this follows Wider Woodward to Bloomfield Hills. The average elevation there is 325 feet above the Detroit River.

"The Hebrew Psalmist expressed a profound truth as well as a noble poetic sentiment when he said: 'I will lift up mine eyes unto the hills whence cometh my help.' More and more the help of the hills is being recognized as a powerful agency of healing, often better that medicine. They rebuke our feverish haste and worry, our fretfulness and our anxiety.

"To tired bodies and weary nerves, even a few daylight hours in the hills bring peace and rest and renewed health."

Within the district are located a great number of golf and country clubs including the Oakland Hills, Bloomfield Hills, Tam O'Shanter, Knollwood Bloomfield Open Hunt Club, Lake Forest Country Club, Pine Lake Country Club, and others.

In the Cranbrook School for Children, superior facilities are offered for the education of the children of the community. The Cranbrook school for Boys now under construction will be ready for use in the autumn of 1927. The school is being located on a campus of 60 acres, wooded and watered. Already a lake has been dredged to make it suitable for winter and summer aquatic sports. In one of the noblest group of educational buildings in the country, young men will be trained for leadership and social responsibility by virile and unhackneyed tutorship.

Christ Church now under construction will be one of those shrines in the heart of natural beauty which halts the traveler and bids him look again at the miracles of existence. Its architectural beauty will be sure to attract as visitors those interested in church art from all over the world.

Hills Complete.

Thus dowered by nature, enhanced in beauty by foresighted art and public-spiritedness, provided with notable recreational, educational and church facilities, Bloomfield Hills offers opportunities for "complete living" for every age-group that few American communities can match.

Owners of property in this section feel confident their holdings will appreciate in value with a greater certainty than is the case with almost any other suburban section. Though the section is extended, the number of sites is limited.

Few purchases are made for speculative purposes; in almost every case the intention is to erect a fitting home and beautify its setting.

The latest project to command the general interest is the building of an impressive community center at the junction of Woodward avenue and Long Lake road.

William T. Barbour who was one of the first Detroiters to erect a country home in Bloomfield Hills is developing the new center on his property at this point.

More than two years ago Fletcher Steele, eminent landscape architect from Boston was brought to Detroit to study the development of this property. At this time, a plan was laid out and is now about to take form in the erection of several buildings at Bloomfield Center.

This will be followed by a picturesque grouping of rural dwellings forming a part of the harmonious arrangement. A similar plan was worked out in the development of Forest Hills Gardens, at Long Island, by the Russell Sage Foundation.

At the intersection of the property will be a gasoline and comfort station which will set a new standard for gasoline stations in this locality It will be equipped with every modern convenience to give service and rapid dispatch to the movement of cars.

Store Group.

Astore group will comprise a post-office, drug store, beauty parlor, realty office, gift shop, flower shop, tea room and theater.

The playhouse will be for the benefit of the people living in this section and large parties, dances, amateur theatricals and meetings will be held there.

The stores will set back from the main thoroughfare of the avenue and have their own private street so that there shall be no traffic congestion. After the development of the stores on the west side of Woodward avenue has been completed similar buildings will be erected at the east side, which may include a large service garage and salesroom. This group will only be a nucleus for other stores to be built as the needs develop.

The buildings will be laid out to form a village square directly in back of the stores, where the children can play and the older men can congregate to bowl in the green or pitch quoits. The square will include a number of small attractive homes, which will be rented to the shopkeepers and employes of the estates.

The high elevation of this district, the wooded tracts of land with the streams dividing the sections of rolling country, make possible some unusual homesites. Many of the estates will face the beautiful golf course of the Bloomfield Hills Country Club, and are so elevated that a magnificent view of the rolling country is afforded.

The village is designed along the lines of the English architecture of the Cotewold district, where an examples as characteristic of England as any that may be found. The arrangement of residences will give a quiet and delightful charm after a day in the noise and confusion of the city.

Along West Long Lake road many fine homes have already been constructed and several are now being built. C. A. Newcomb, of the Newcomb-Endicott Co., has a large and well-laid-out estate here. Gilbert W. Lee's estate, formerly owned by the late Dr. G. G. Henry, with its attractive southern architecture; Col. E. S. George's large estate; Senator James Couzens' 600-acre estate that includes Cranberry Lake; and the Westbrook residence now being constructed on the site of the Conely homestead, are located along West Long Lake road.

On the East Long Lake road there are the estates of Elliott S. Nichols, active in the Bloomfield Open Hunt Club; William J. Vhay; C. C. Winningham; E. P. Hammond, who has one of the largest estates in this region; Mrs. Burns Henry; Gordon Meldelsohn, also active in the Open Hunt Club; and Wesson Seyburn, whose estate was recently sold to Theodore Millington.

One of the most recently completed estates is owned by Francis Palms. The architectural work for this residence was done by Mr. McDonnell.

All Restricted.

All property now on the market in the Bloomfield Hills district is highly restricted. Subdivisions located near Bloomfield Center are rapidly being built up and will do their share in the maintenance of the business district. They will be the outlying parts of the village of the future.

In addition to the plans sponsored by Mr. Barbour there will be constructed a memorial hall, to cost approximately $150,000. The plot for the hall lies a short distance from the junction of Wider Woodward avenue and Long Lake road, and was purchased by Bloomfield Township.

Bloomfield Center, situated as it is, about midway between Birmingham and Pontiac, is the natural location for the village that is being planned, Mr. Barbour, in controlling and directing the growth of a village at this point, into channels which will be in accordance with the natural development of the surrounding community, is benefitting inestimably those who are already living, and those who plan to live in this district.

Florida Gale Rips Up Theater

This shows a theater building in Miami, Fla., literally ripped apart by the recent hurricane. The top and front were torn off and carried into the next block, leaving only a shell. Note how the street in front is flooded.

Glass Shades Used In Home Lighting

Lighting fitments equipped with decorative glass shades is the latest style development in home lighting, according to firm members of Bird & Ryder, Birmingham company. By their use better illumination is obtained in softening light and giving more even distribution.

"The recent perfection of new type electric lamps or bulbs that are frosted inside results in greater diffusion of light and the elimination of gloom and glare. Since this new type lamp is being used so generally, the softening influence of glass shades is both practical and desirable, they say.

Unique English Village Started East of Bloomfield Center

Work is goin ahead today on the new Bloomfield Downs community at Bloomfield Center east of Woodward avenue on the south side of the Long Lake road. The district is to have all residences of the English type. Edward J. Butler, planning the territory, is making every effort to reproduce the real characteristics of the English countryside.

The atmosphere and personality of a typically English village with timbered and stucco buildings, flag and stone walks and many other interesting features is being transplanted to this district.

A. W. Dorgan, the subdivision architect, has spent a great deal of time in England studying English architecture, village layout and English gardens.

Location Appropriate.

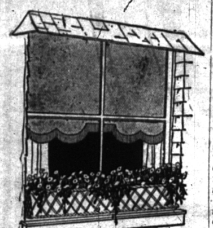
The location fits the aristocratic estates that surround it. It lies midway between Bloomfield Hills Country club and the Bloomfield Open Hunt club. Other recreational centers and the lakes are only a few minutes away.

In developing Bloomfield Downs, Mr. Butler stresses the point that the English village idea absolutely precludes the possibility of the large estate. The property divisions are primarily lots, commodious enough for both comfort and architectural treatment, but they are not estates.

Restricted.

In order to maintain the true atmosphere of the village, restrictions have been carefully drawn and a board of supervising architects appointed to pass on all house plans submitted for dwellings in the village. All construction must necessarily carry out the original idea and must be compatible with existing construction. Vistas and outlooks will be zealously guarded.

All the usual municipal improvements and comforts are being incorporated in the plan. In short, a resident of Bloomfield Downs will have all the comforts of a home on Boston boulevard, Detroit, and at the same time all the recreational advantages and charming surroundings of the large estate typical of the Oakland Hills district, those interested say.



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