

27,000,000

American Citizens are Living Under the Greater Property Protection of Zoning Laws

Home Owners Association of Birmingham

This is a permanent organization composed of many home owners of Birmingham. This organization believes that the prosperity of Birmingham, both present and future depends upon keeping Birmingham a village of homes.

It believes that a zoning ordinance similar to the ones already operating in scores of American cities is of vital importance to this community and it heartily indorses the ordinance we are asked to vote on, on October 19th.

Zoning ordinances are not new in Michigan. At the present time there are some sixteen cities successfully operating under the zoning system, among them Ann Arbor, Battle Creek, Grand Rapids, Jackson, Muskegon and Ypsilanti.

The Home Owners' Association has elected the following officers and board of governors, who will welcome the opportunity of giving you their reasons for supporting the zoning ordinance now before the people of this village.

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Scientific zoning of the cities, villages and towns of America is rapidly gaining strength in every part of the country.

Ten years ago New York City adopted the first comprehensive zoning ordinance in the United States. Today more than 400 of our cities and villages, with a population of over 27,000,000 people, are operating under a zoning ordinance and in nearly every instance the result has proven invaluable in the stabilizing of property values and neighborhoods.

The theory of zoning is as simple as A. B. C. It plainly stipulates what the character of building in every neighborhood shall be until the time when new conditions justify a change.

Few people today would think of buying or building a home in any subdivision or district which is not well restricted. In a larger way your zoning ordinance does the same thing because it tells you definitely the character of the neighborhood which will surround every given district and which can not be changed without the approval of the majority of the neighborhood property owners.

The net results of the zoning laws now in operation prove the values of this theory beyond a doubt. This is the reason that zoning has the hearty indorsement of such institutions as the "National Housing Association," the "National Real Estate Boards," the "National Chamber of Commerce" and other organizations who have nothing to sell, but who are interested in the upkeep of real estate values and are spending thousands of dollars in expert study of the best community interest.

Perhaps there is no community in America which needs the protection of a zoning ordinance more acutely than the village of Birmingham which is first, last and all the time a village of homes.

Birmingham's growth, the prosperity of her merchants, shop keepers and business men is largely due to the fact that hundreds and hundreds of Detroit families have moved out here and spent millions of dollars in homes and other improvements because of the lack of proper zoning in the city of Detroit.

Scores of these former Detroiters will tell you that it was the inroad of the neighborhood shops—the tailor, the presser, the corner store, the gas

station—which slowly surrounded their highly restricted neighborhood until the atmosphere and environment became unbearable for both their children and themselves.

These people built in Birmingham because Birmingham is known as a village of homes with suburban life at its best. Where children grow up under the finest surroundings and where you can gauge the life of a community by the character of the homes and the people who live in it.

To the members of the Home Owners Association of Birmingham, a permanent organization composed of Birmingham property owners, the proposed zoning ordinance is a matter of vital importance.

Already, instance after instance of an effort to erect buildings which would destroy residential values of surrounding property have come to our attention.

With a zoning ordinance, which definitely outlines what will be the residential sections of every part of Birmingham, it seems to offer a greater guarantee of stability of home values than any other system yet devised. This belief is backed up by the experience of more than four hundred communities who are today operating under a zoning ordinance, similar to the plan we are asked to vote on, on the 19th of October.

In our opinion this zoning ordinance is the most important problem Birmingham has ever had to face and we urge every home owner to study both sides of this question carefully.

If you are not already registered, register today at the village office, or any day until October 8th, and cast your vote on October 19th on this question which we believe will have more to do with Birmingham's future as a village of homes, than any single issue we have ever had to meet.

Home Owners Association of Birmingham

JOHN B. WILLIAMS, Chairman JOHN J. GAFILL, Vice-Chairman
JOHN B. HOWARTH, Secretary

Headquarters: 204 N. Woodward Ave., Birmingham