No matter what may happen to me, in this great game of life upon the planet earth, I hope and pray that I may always keep sweet and cheerful through it all. I'd like always to be serene.

The Birmingham Eccentric

PART TWO

FIFTY-THIRD YEAR—NO. 45 | BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, THURSDAY, FEBRUARY 19, 1931 | $2.00 PER YEAR—SINGLE COPIES 5c

ZONING DENOUNCED BY REAL ESTATE AGENT; GETS SUPPORT AT MEETING OF LAND OWNERS

Tomorrow night, Feb. 20, the section bounded by Brown street, Clawson road, Southfield avenue and Woodward avenue, is to be discussed at the zoning meeting in the Municipal Building. All property owners in the district are expected to be present, if possible, to discuss and adjust zoning lines in the district.

On Friday night, Feb. 27, the section bounded by the southern and eastern limits of the village, and Woodward and Maple avenues, will be discussed.

Last Friday night's meeting resulted in tentative changes in the zoning map, several blocks that the zoning commission had felt property owners in the section would want zoned for business, being temporarily designated as residence property. Further discussion among property owners in this section bounded by Southfield, Brown, Maple and Woodward avenues, will be necessary at a later date.

The most vehement attack so far on the principle of zoning was voiced at the meeting of the property owners in the area discussed Friday night. Virgil Lorkrow, real estate agent, declared:

"I have noted with interest the abandon with which those present have disposed of the various properties belonging to other individuals not present, in adjusting their own interests . . . By zoning, you take away a man's equity in his property, you limit the use of property for which he paid a price that he considered fair, for the purposes he had in mind . . . Just when the real estate business is undergoing a turn for the better, we propose to throw uncertainty into the affair with zoning . . . The time is very inopportune to start anything of this nature. It will hold up development here, just as talk of Woodward avenue widening has for years held up development so that now from Grand Circus Park to Birmingham you see vacant stores, and temporary shacks scattered up and down the miles . . . Zoning is visionless. No one can accurately visualize Birmingham as it will be 10 years from now . . . If the zoning ordinances can be changed to fit the times as they arise, this defeats the purpose of zoning, but the ordinances are passed."

R. J. Coryell (above), Bloomfield Township supervisor and a member of the Planning Commission, who has been serving as Chairman of the zoning discussion meetings, with Thomas Parker assisting as the spokesman for the commission in explaining various phases of the tentative zoning map.

Friends Champion Zoning

Proponents and acceptors of the general zoning plans replied:

"Zoning New York City, for example, so it could grow in an orderly fashion, stabilized values. It has worked this way everywhere, and is a very important consideration," said one proponent.

"Residence values can be wholly destroyed by business encroachments," said another, "and there is no way to keep out spoil dilling-stations, garage and repair shops, sign businesses, makeshift grocery stores, ice-distributing shacks, and small businesses of all kinds without zoning protection."

Residence Oasis Here

Birmingham is a natural beauty-spot, a natural residence community—virtually a residence oasis between Detroit and Pontiac. The only answer to our problems here, which will increase ten-fold with the inauguration of rapid transit this summer, is to adopt some kind of zoning laws to give orderly development. Single lining presents difficult problems. The map as it stands has many faults, which will be changed as individuals appear before the zoning commission to point them out. It is impossible to adjust map lines to suit the real needs of the village, without the help of every property-owner concerned. That's what meetings are being held each Friday night now for and members of the zoning commission are eager to have everyone represented. In individual cases some hardships may seem to be imminent, yet if we will all work together, all of the property owners in Birmingham will profit by the stabilization of property values."

The setting for multiple-dwellings around the municipal buildings is ideal, especially when the third block of the group becomes utilized for a park, as for some public building with beautified grounds.

"There would be 90,000 people in Birmingham if every possible lot within the village limits were built on.

Space zoned for business for the proposed new outline map has been figured at the rate of one-half-foot per capita population."

Villages north of Chicago are all zoned, business is restricted to very limited areas. Zoning stabilizes values."

Single residence zones need to be very large in Birmingham. Too much area has been zoned for business in the municipal buildings district, neither should it be thrown into a multiple-dwelling zone, you wouldn't see apartments there for 25 years."

Stabilizes Realty Values

Zoning takes the gamble out of buying real estate. There will be an immense increase in population soon after the inauguration of rapid transit, and we want to be ready to protect ourselves against the invasion of new-comers, letting growth in the Birmingham of the future follow along lines we deem most advisable.

Real estate men can sell as well, if not better, from a zoning map. Residence villages are never attractive real estate investments.

Suppression of a few superdooms gas stations scattered around at random is one of the things we are trying to accomplish by zoning. They could locate only in sections zoned for business.

A good zoning ordinance, American and Christian in its tenets, would lend prestige to the community.

If I lived in a fine residential district, I'd rather drive two miles over at 10 p. m. to buy a loaf of bread, than have a little store nearby.

Need Zoning Immediately

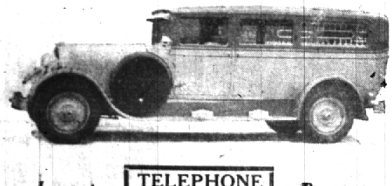
The time to zone Birmingham was 10 years ago. But since we didn't zone it then, NOW is the time without delay.

While we mark a section suitable for the zoning map that means for multiple-dwellings, two-family houses, duplexes, terraces, three-family flats, apartment houses of all sizes. No business would be allowed in these buildings, however. Shops could not spring up in the section. If a small store would be wanted, that does not mean that single residences could not stay in the section, or that apartments could not be built in that zone.

There are two kinds of apartments, flats and real apartments. The flats would spring up along the railroad, doubtless, and near the stations. Apartments would be built near the municipal park, and in the Hills section. Some will be very elaborate affairs, with swimming pool, roof gardens, playgrounds, community kitchens, and other advanced cooperative living ideas.

KIMBALL-BAILEY

AMBULANCE

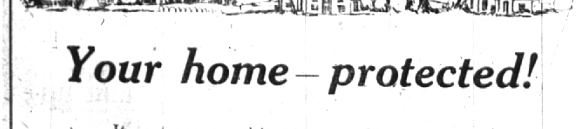


Lowest Rates

TELEPHONE Birmingham **850**

Prompt Service

351 NORTH WOODWARD AVENUE



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Candidate Urges "Daylight Gov't"

DAVID LEVINSON

Basing his candidacy on a platform of "daylight government" and business administration of Bloomfield Township affairs, David Levinson is making an active campaign for the office of justice of the peace to fill vacancy, which carries with it membership on the Township Board.

Mr. Levinson is a well-known realtor and lifelong resident of the community. He is a graduate of Baldwin High School and of the University of Michigan School of Business Administration, Class of 1917.

"As manager and part-owner of extensive real estate in the community," says Mr. Levinson, "I am naturally interested in a thorough public understanding of Township affairs. Bloomfield Township business involves hundreds of thousands of dollars each year . . . and we should have a complete annual audit of the books, published in detail so every citizen may know just how we stand financially. Business done by the Township Board should be published regularly. Full knowledge of expenditures by the taxpayers unquestionably tends toward economy on the part of public officials. Salaries should be based strictly on the value of services rendered —in some instance reductions can be made which will result in a considerable saving to the Township.

Mr. Levinson is 35, a veteran of the World War, and a member of Charles Edwards Post, American Legion. He is also a member of Birmingham Lodge No. 44, F. and A. M., and Moslem Temple, Detroit.

WE HEARD IT SAID BY—

Charles J. Shain, local druggist: "Some day the coal operators will be in a position to make gas at the mine, piping it over long distances to the consumers. That will be the only way left for them to sell their coal deposits."

Schools and Clubs Assist 'Y' In Seeking Youth's Problems

The Birmingham Y. M. C. A., in co-operation with the State association and the local schools, is conducting a scientific inquiry into problems of youth for the purpose of learning how youth spends its time, what youth thinks, what influences affect him, and how institutions and organizations may help him.

The inquiry began Monday and will be continued until the last of this month, Robert D. Lynd, secretary of the local Y. M. C. A. announces. The method of the inquiry, as outlined by the groups responsible for the survey, is five-fold: through the establishment of a responsible group representing all community interests to sponsor the study; the acquisition of pertinent data through a questionnaire to be filled out by students in grades from the sixth to the twelfth; through a similar questionaire for adults; by summarizing, evaluating and interpreting the information obtained, and through experimental programs to meet the recognized needs.

Clubs Lend Aid

The inquiry is made possible through an anonymous bequest of $300,000 to be spent in behalf of Michigan boys and girls through the State Y. M. C. A. Through the local Y. M. C. A., Birmingham has been offered the opportunity of this study in co-operation with such towns as Holly, Sparta, Nashville, Freeport, Cass City and Gaylord.

In helping with the parent inquiry, the following organizations have signified their willingness to co-operate, Mr. Lynd announces: Rotary Club, Exchange Club, A. A. U. W., Women's Literary Club, Barnum and Pierce Parent-Teacher associations, Presbyterian Women's Union, Presbyterian Missionary Groups, and the Methodist Women's Society. Those representing the schools are: Superintendent Clarence Vliet, Melvin C. Hart, F. Morse Cobbs and Howard D. Crull.

Because the organizations sponsoring the inquiry believe more factual information is needed about what young people do and think on which to base a more intelligent judgment, they have taken this method of procedure.

VILLAGE CLERK GIVES ADVICE ON BALLOTING

Mrs. Myrtle E. Carson, village clerk, urges voters to exercise particular care in marking their ballots at the forthcoming elections and today issued the following rules to be observed if the ballots are not to be thrown out because they are improperly marked:

Read your ballot carefully.

Mark an "X" in the square opposite the name of the candidate for whom you wish to vote.

Don't check the names of the candidates.

Don't cross out names of other candidates.

Don't leave marks on the ballot that might be construed by election officials as "distinguishing" marks.

Don't vote for more candidates than there are offices to be filled.

If you have spoiled your ballot, ask for another. You are entitled to it.

If in doubt, confer with the chairman of the election board at the precinct in which you vote.

Fold your ballot carefully with the initials of the election officials on the outside.

Yes, Mr. Bones

"What does one call a one-cell organism?"

"A convict."—Hummel.

New Director Of Art Education Gives Water-color Exhibit At Cranbrook

An exhibition of water colors this week by Frank Leonard Allen, director of art education of the Cranbrook Foundation, is attracting many art students, teachers and others interested in the production of lovely water colors with plastic materials. The exhibition, which is being held in the Art Academy at Cranbrook, was opened Saturday at a tea at which Mr. Allen was formally introduced to many patrons interested in his work. The exhibition will be continued through Saturday, Feb. 28.

As a student of drawing and painting, Mr. Allen came under the influence of Ernest A. Cross, Richard Andrew, Ernest L. Major, Albert Munsell, Edmund C. Tarbell and Philip Hale in the art schools of Boston. He also studied color and painting with Denman Ross at Harvard.

Enjoys Eastern Art

Oriental art has a particular fascination for Mr. Allen. His interest in it was prompted by a study of the collections of the Boston Museum and was fostered by Dr. Ross. Mr. Allen supplemented his study of European art by an extended stay in China and Japan following his student days.

Mr. Allen's work is done not only in water colors, but in oils, series of family portraits and decorative art. He is a member of the Salmagundi Club, The American Water Color Society, Artist's Fellowship, Art Alliance of America, etc.

Helen Appleton Reed, in The Brooklyn Sunday Eagle, in an appreciation of the artist's work, says: "In subject matter Mr. Allen has a predilection for old wharves and schooners, harbor scenes, sheltered coves, vistas of the sea seen through an opening in the woods, and straight sea and rock compositions. Always a colorist, he has made the most of the hidden tints found in the rich dark shadows cast by old hulks and in the myriad tones of rocks in sunlight.

Few More Colorful

Few painters of the Maine coast have seen their subject from a more colorful, decorative viewpoint. Even the wood interiors have a glow of color seldom found in a subject which lends itself to dark, somber tonalities.

"It is not only landscape painting that enlists Mr. Allen's interest. It is understandable that with such a preoccupation with color and design still life arrangements would come in for considerable attention, inasmuch as they allow for such wide scope in matters of arrangement and color. The oils are the majority of the Main coast scenes in the grip of winter. They have the same luscious and varied color which characterizes the water colors."

Attends New York Bankers Conference

Ralph Stone of Cranbrook road is in New York attending the annual mid-winter conference of the trust company division of the American Bankers Assn., as a member of the executive committee. He will return Saturday.

Subscribe to The Eccentric, $2.00 per year. Two years, $3.00.

CARILLON RECITAL
Sunday, Feb. 22, 1931.
3:45 p. m.
Christ Church Cranbrook
William Hall Miner, Bellmaster.

Patriotic Selections

America
Praise for Peace ..... Flemming
Faith of our Fathers ..... Hemy
God of our Fathers ..... Warren
Columbia, The Gem of the Ocean ..... Shaw
Yankee Doodle
Dixie Land ..... Emmett
America, The Beautiful ..... Ward
The Star-Spangled Banner

Organ Recital 5:15 p. m.

Prelude in C Minor ..... Vodorinski
Jerceuse ..... Ijinsky
Chant Pastorale ..... Dubois
Torchlight March ..... Clark

Public Speaking Classes Offered

Classes in public speaking under the direction of Melvin C. Hart, principal of Baldwin High School, are being conducted each Thursday evening in the library of the high school. These classes are being given without charge for the benefit of all persons wishing to join, Mr. Hart announces, and text books for the course are furnished gratis. Persons wishing to join the class are requested to communicate with Mr. Hart at the high school or to apply at the next regular meeting of the class at 7:20 p. m. today.

Detroit Professor To Talk On Tariff

An interesting program, open free to the public, is scheduled for next Monday evening at the Community House when Dr. J. J. Sherman, professor of political science at the College of the City of Detroit, will speak on the subject of "The Tariff." The meeting is under the auspices of the Birmingham Forum, and starts at eight o'clock. Walter Elliott obtained the services of Prof. Sherman. The public is invited to be present at the meeting which is held on the second floor of the Community House.

SAVES HOUSE ON FIRE

The quick action of an unknown woman who got off a southbound interurban to notify the fire department of blazes she saw burning the roof of a frame building at 756 South Woodward avenue at 5:37 p. m. Monday, is credited by the department with saving the structure. The family of S. C. Peters which occupies the residence, came out on to the front porch as the firemen arrived. The damage to the roof was slight.

VILLAGE BUILDING ACTIVITIES SECOND

Report Of Metropolitan Area Shows Birmingham Leading 9 Others

Building activities in communities in the Detroit metropolitan area, exclusive of unincorporated areas, show that Birmingham, during the month of December ranked second, in the statistics released last week by Joseph P. Wolff, Commissioner for the City of Detroit, Dearborn, with $2,263,898 in building permits, ranked first largely because of the $2,111,398 filtration plants for the Detroit Board of Water Commissioners. Permits for buildings valued at $64,550 were issued in Birmingham and $63,550 in Hamtramck, which was third.

Other communities, in the order of their activities, are Highland Park, Wyandotte, Huntington Woods, Royal Oak, Grosse Pointe Park, River Rouge, Ferndale and Melvindale. No reports were received from Lincoln Park, Pleasant Ridge, Allen Park and Clawson.

Y. M. C. A. BASKETBALL LEAGUE STANDINGS

	W	L	Pct.
Fitch	6	0	1.000
De Molay	1	6	.143
Merchants	3	4	.428
E. M. T.	0	6	.000
Firemen	4	2	.667
B. A. C.	5	1	.833
First State	3	3	.500

BLOOMFIELD HILLS

Architect: J. Ivan Dise — Builder: Louis A. Weston, Inc.

"In Briarbank"

This charming Colonial Home overlooking Cranbrook School contains 7 bedrooms with 4 baths. Exceptional construction, including many interesting features. Open for inspection.

Wormer & Moore

2231 Park Ave. — Randolph 1640

655 S. Woodward — Birmingham 930

WE

Call Him

DAD

THE MAN who
PLUGS along
DOING his work
WITHOUT complaining
AND lives
WITHIN his income
AND lays
SOMETHING by
FOR A rainy day—
THIS man
IS a
HOME-BUILDING hero
AND we
CALL HIM dad.

Build Up A Fund For The Future

Resolve to Set Aside Part of Your Income Every Week

THIS IS WHAT DAD DID

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OF BIRMINGHAM

Capital and Surplus $400,000 — 4% On Savings