

Whenever human selfishness predominates, there you will find trials and tribulations. That's why one can depend only upon Divine love for reliable support.

FIFTY-NINE YEAR—NO. 37

ADVANCE NOTED IN SALES RATE

Stage Set For Consistent Real Estate Gains, But No 'Boom'

Real estate sales activity for November reached 55.6% of the volume current in 1926, according to reports of voluntary contributors in more than 25 principal metropolitan areas over the country. November's index figure shows an increase of 1.5 points over that of October. At their lowest point of the depression years, in 1933, reports in these cities were running about 35% of the 1926 volume.

No 'Boom'
With real estate demand rising, and favorable indications shown by almost every factor affecting the real estate future, we begin to hear questioning as to whether this will take form as a "boom."

Discussion is somewhat confused because too many commentators have recently been using the word "boom" when they mean merely a rapid up-swing, business at a high pitch. For most of us, however, that word still means activity that has become overblown and over-speculative.

From the most careful examination it seems that the stage is set for steady and consistent improvement in real estate activity for some years to come, but business activity in sales and development of real estate for use. National income would have to increase and present debt load increase much faster than now seems possible under the present conditions for a big speculative real estate "boom."

FAIRFAX ROAD RESIDENCE SOLD



Shown above is the new home of Mr. and Mrs. W. O. Jeffery, Jr., at 906 Fairfax Road. The residence was recently owned by Mrs. H. M. Brooks, Inc., and sold to the new owners through Max Brook, Inc.

ALLIED YOUTH DANCE SET NEW YEAR'S EVE

Allied Youth will usher in 1935 with their traditional New Year's Eve Ball in the Grand Ballroom of Detroit's Masonic Temple. Dorothy Watson of Post No. 4 is the general chairman of this year's affair. She will be assisted by Jape DePenne, Katherine Jephtha, Charles DeVos, Avery Macler, John Peace, Beatrice Frech, William Faulner, and Charles Langley, Committee Chairman.

There will be dancing from nine thirty until two o'clock. At twelve o'clock there will be a grand march after which favors and noisemakers will be distributed. Allied Youth groups in Ann Arbor, Port Huron, Battle Creek, Birmingham, Royal Oak and Pontiac are expected to attend.

Printing done quickly and well by the latest printing office in Oakland County. For help in preparing your printing requirements, just telephone The Eccentric, the number is 11. —(Adv.)

The Birmingham Eccentric

BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, THURSDAY, DECEMBER 17, 1936

\$2.00 PER YEAR—SINGLE COPIES, 5c

SCOUTS ATTEMPT ANNUAL DINNER

Assembly Of Leaders Held In Community House Thursday Evening

Birmingham's District Committee for Scouts of America held its annual dinner meeting Thursday evening in the Community House with Mayor John E. Martz, City Judge Forbes S. Hasbani and Rev. W. Hamilton Ainsbach attending. Mrs. J. M. Hartman, Mrs. Howard D. Crall presided at the assembly.

A short talk by William McKenna, Scoutmaster of the first troop, a summary of the year's work by the district committee, and the election of the executive committee officers for the ensuing year highlighted the occasion. In a vote Mr. McKenna re-elected to the Birmingham district with being one of the best in the council.

Mr. Crall outlined the past year's work of the committee, explaining that lack of leadership in conducting the program had retarded the growth of the organization. He also stressed the need for programs to continue to be of value to the youth.

Following a report by Sheldon Wright, chairman of the camp committee, the progress made in construction of camp facilities during 1936, the election of officers for the coming year was held. Mr. Crall was named to serve again as District Chairman.

The office of commissioner, deputy commissioner and Court of Honor chairman will be announced with the election of committee chairmen at the January 21 meeting.

Annual reports also were presented by District Commissioner Carl Wood and Court of Honor Chairman William B. Bennett. Mr. Bennett reported on the financial condition of the district. He pointed out that none of the leaders are paid for their services to scouting, all such work being voluntary.

Add Christmas Cheer To Gift Packages and Home-Here's How

At least as much, if not more the better! I've seen a child tear a package over and over, spending at least ten minutes in wide-eyed admiration before even wondering what was inside.

Decorate the Home for Christmas
When it comes to house decorating for the holidays, all year long we can go about being pretty hard boiled and stony hearted over sentiment, but on Christmas eve let us see a candle glimmering in a cottage window and the silly tears will overflow. As for tips on decorating your house—ye gods, hang soft lights in the windows, mistletoe in the doorway, and sweet smelling balsam wherever there's a vacant place. Christmas is a season of rayve and happiness and there is no bad taste.

In the most spacious part of your living room, preferably in front of the windows for all the lightest, fastest Christmas tree you can find. Do what you please in decorating it, but put a star on top. That star is as much a part of Christmas as the three wise men.

Let's Add Excitement To Christmas Packages
To return to our wrappings—let's for one get a little thought to work it in. So easy to slip into a conventional paper after year and buy for ourselves a roll of plain white tissue paper and a ball of thin, gold string that is necessary. Indeed we have not the artful, but do have the hardy Scotch.

There are on the counters of every variety store every kind of fancy wrapping paper that a human ingenuity could design. Everything from heavy formal gold and red to paper so colorful, crackling ones with merry Santa and capering reindeer chasing themselves in a gay profusion.

Packages under packages of glittering goals await our selection. Do you fancy huge crimson points set in silver, or silver stars? They're there. As well as literally hundreds of others.

Don't let your gifts this year with sleazy goals and strings. For the investment of only a few more you can achieve extravagant effects with wide crimson ribbons of lustrous satin or shimmeringly designed silver and gold ribbons of a hundred other shades and patterns.

Outstanding Show Opens Here Sunday

Lord Tenynson's epic poem "The Charge of the Light Brigade" comes to life on the Birmingham Theatre's screen beginning Sunday. Errol Flynn (the lighting star of Captain Blood) heads a brilliant cast, which includes Olivia DeHavilland, Patric Knowles, Nigel Bruce, Henry Stephenson, and many others on the same program. Joan Bennett and Gary Grant are costarred in "Wedding Present," a delightful comedy. As an extra added attraction a novel featurette, "We Drive," has been obtained for this engagement.

Last Minute Shoppers To Find Shortage Of Attractive Gifts

Like the people who love to be late at the party, there are people who seemingly get a kick out of making a dramatic entrance on the Christmas shopping scene. Everything is in the last minute hustle and bustle. Naturally they are not welcomed with open arms by the hurried and weary shop clerks, who are frantic between filling out tickets for rush delivery orders and finding the other half of the set of matching candle sticks for Mrs. Jones.

Try the poor salespeople who must try to take care of these "last minutes"—put the poor salespeople who must try to preserve the plate glass from the desperate mobs—but pity most of all the hurried and weary shoppers.

Nutshell Reasoning
And here's the reason in a nutshell why the stores have made it so hard on the Christmas shoppers. Manufacturers have keyed their production commitments on Christmas merchandise long ago. Manufacturers have keyed their production commitments on Christmas merchandise long ago. Manufacturers have keyed their production commitments on Christmas merchandise long ago.

How do you know that fire won't pick you for the next victim?

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PART TWO

OVER 300 ATTEND 'PUNCH'S CIRCUS'

Mary Gardner Is Awarded Camera For Selling 125 Tickets

Over 300 laughing youngsters laughed and applauded their way through 50 minutes of excellent entertainment at the past Saturday morning at the Community House when Paul McPharlin, creator and producer of puppet shows, presented "Punch's Circus." According to a report furnished by Mrs. W. C. Boyd, who served as chairman of the affair, about \$100 was taken in at the door and from the sale of tickets. The Community House netting \$12 for their Christmas fund after all expenses were deducted.

The play, written to give many of our classic characters in addition to circus performers, dancers and animals kept the youthful audience in a constant uproar with their antics.

Instead of the usual string-operated figures, or the old Punch and Judy figures so familiar, Mr. McPharlin introduced puppets worked from below a portable stage by rods, strings and the puppeteer's hands. The one-third life-size puppets of Punch, Judy, the latter's baby, policeman and other classic characters in addition to circus performers, dancers and animals kept the youthful audience in a constant uproar with their antics.

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Out-Selling Because It Deserves To Out-Sell

More new homes have been built in Harrogate in the last twelve months than in any other development in Birmingham with the exception of Quorton Lake Estates.

Drive through this property and see for yourself the artistic modern architecture, the generous size of the residences, the easy, safe approach to the Quorton school and you will understand why so many families are buying Harrogate building sites for their future home.

As general sales managers, we will be glad to give you the reasons for the outstanding demand for this well restricted modern development.



SNYDER & BENNETT

Her Second Husband—No, I can't go out with you this evening. I have some work to do at the office.

Mrs. Pasting—You've neglected me shamefully ever since we were alive you wouldn't dare to treat me so.

1937 Christmas Club

NOW BEING FORMED

OLD AND NEW members are invited to take advantage of this systematic and successful way to have extra money for Christmas. We have arranged different classes of membership to suit every budget. Everyone can afford to join.

You receive a stated amount at the end of the year, according to the class you select. Call and make your first deposit which enrolls you as a member for the new year.



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