

# HOMES FOR BIRMINGHAM ... NOW!

## Unusual Opportunities

HOMESITES WITH ALL CITY IMPROVEMENTS

In Bloomfield Village with its winding roadways, shade trees, rigid restrictions, etc., 80 ft. lots as low as \$900.

Lot, 130' x 250'—\$2500. High wooded knoll 150' x 250'—\$2750. Lot with several large trees 138' x 190'—\$2500. Corner 220' front—\$2300.

## JUDSON BRADWAY CO.

259 S. WOODWARD PHONE 38

## Open for Inspection

An attractive Early American Residence nearing completion, will be open for the first time Sunday, March 8th.

See this house at 655 Glenhurst—  
South of Oak Street

## SUBURBAN HOMES, INC.

210 THEATER BLDG. PHONE 2896  
W. C. SCOTT R. F. TILLOTSON W. E. THULIN

## Start To Insure

WHEN THE GROUND IS BROKEN!

OWNER'S CONTINGENT LIABILITY

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## H. KENNETH BINGHAM

All Forms of Insurance  
FIRST STATE BANK BLDG. B'HAM 2000

## OWNERS SAY ...

### "GAR WOOD Oil Heat Costs Less Than Coal."

Over 50% of the new homes (costing \$7,000 or more) built in Detroit in 1935, were equipped with Gar Wood systems.

### GAR WOOD INDUSTRIES, Inc.

Air Conditioning Division — Detroit Branch  
411 Connecticut Ave. Lo. 6256

WE have reserved choice homesites at low prices for those who contemplate building.

See sketches and floor plans in our office for homes under construction and to be built.

## BROADFIELD ORGANIZATION

Phone SEVEN-ELEVEN

2045 W. Maple

## Good Homes

### Require Good Lots

Put your new house in the right place. In our several subdivisions we have fine sites. Close to schools, transportation & shopping.

## Walsh, James & Wasey Co.

431 S. Woodward Phone 1250

# A BIRMINGHAM CURE FOR UNEMPLOYMENT

By THEODORE H. MILLINGTON

It is claimed that in Birmingham already there are 47 houses under construction—either new, remodelling or reconditioning—and that 150 more are needed.

It is also claimed that labor already is getting scarce, and that in thirty days from now it will be next to impossible to hire competent local help.

If that should happen, there will be small excuse for Welfare outlay, excepting where the unemployed are ill or otherwise incapacitated.

200 homes would employ from 1500 to 2000 men for several months. That would stimulate all lines of business.

### Mr. Prospective Home Buyer!

Let your need and wishes for a new or reconditioned home blossom out in the act of arranging to get one!

If wishes were houses, builders would starve and people would sleep on the ground.

On your decision to build, buy or recondition a home, 25 different lines of business will spring into activity to hire labor and buy material to help you realize your dream of a new and better home for Wife and Kiddies.

That is the Birmingham way to cure unemployment, and it is the Home Buyer's Chance to get a home cheaper now than later on, when greater demand will tend to increase costs.

### Mortgages Are Good Investments

Capital is available at fair rates and conditions. Financial institutions and private capital are looking for good investments. Home mortgages, conservatively placed, will always be considered first class investments. There was a far smaller percentage of losses in the depression on real estate mortgages than there was on stocks.

### A PROVINCIAL HOUSE



This house of modern influence can be built and completely furnished for under \$10,000. It contains six rooms, only two of which are used to comprise the upper story.

## PRESENT TIME IS BEST FOR NEW BUILDING

Labor And Construction Materials Will Cost More Soon

The provincial house shown on this page can be built and completely furnished for under \$10,000, the specific cost depending on the part of the country in which the materials are being bought and the construction done. The house is comprised of six rooms, only two of which are used to form the upper story, and both of which are bedrooms. The first floor is quite complete as a home, since living room, dining alcove, kitchen and master bedroom are all on the one floor.

The Exterior Using the French Normandy form of architecture as a basis, the cottage remains quite authentic with the exception that hand-split shingles forming the roof take the place of thatched roof seen in gay France. A further touch of local color is provided by the old iron bell suspended from the side corner, by the rough texture of stucco decorated with hand-hewn half timbers, and the var-colored stone base. The kitchen wall extends beyond the rest of the house with a little roof all its own, and ample ventilation. The front door is worked in typical set-back effect with a little shelter top of the roof shingling over it, and antique oak shutters and chimney or rough, odd-size stone further points of interest.

The Interior Doors and windows are provided with stained, leaded glass work.

decoration with antique iron hardware, hand-carved touches to the woodwork make the doorways and windows more typical. Throughout the house, the flooring is composed of wide oak boards, also antique and wood-jugged; white walls and ceilings are given an effect of faded plaster.

Modern Trends Although the little dream house looks provincially picturesque, it, such as modern air-conditioning units, an automatic sprinkler system, an electrically operated door, and a kitchen with electric refrigeration, a compact gas stove, and ample utility cabinet space with flat working surfaces. Plenty of illumination is another twentieth century addition, although the lamps and fixtures reproduce small antique shades of hammered iron suspended from wrought iron cranes and brackets.

Furnishing With the exception of modern conveniences, utilitarian in nature, the house should be furnished authentically with French Provincial furniture, using ladder-back chairs, quaint arm chairs, round and plaid homespun upholstery fabrics, hooked rugs, drawtop tables, simply carved book racks, and other classically simple forms. Only in the kitchen and bathroom can one be aware from the perfect provincial picture—because we are compelled to modernize them in order to incorporate essential, modern developments, without which our daily life cannot be efficiently carried on.

### Michigan Track Team Meets Ohio State Friday

Paced by Charles Beetham, Big Ten outdoor champion in the half mile, and David Albritton, brilliant negro sophomore hurdler and jumper, Ohio State's track team will meet Michigan at Yost Field House, Ann Arbor, Friday night. The meet will be the last for the teams before the Conference championships and will be Michigan's final home meet until May 9 when it meets Illinois here.

## BOOM YEAR SEEN LOCALLY FOR BUILDING

Huge Increase Is Recorded Here In Building Permits, Costs

Birmingham, a modern city of many fine homes, stands ready for a decided upturn in building operations according to reliable reports. Current figures obtained from the city building inspector and from various reliable sources indicate a rapid increase in the construction of new homes, in the demand for building materials, and in the use of common labor.

Building permits issued locally in 1934 were only 30, involving \$22,355 for construction costs while the past year's permits totaled 80 with \$288,255.06 being the cost amount. The increase of 166 percent in number and 1200 percent in amount is astonishing but, nevertheless, small as compared with what expert opinion predicts for 1936.

125 New Homes Predicted The outlook among realtors and builders here may be expressed in the following optimistic letter, written by a prominent real estate broker. It reads as follows: "From a careful study of what is happening in our own subdivisions, what the local builders and other real estate men are doing, we believe a conservative estimate of the number of new homes to be built in and around Birmingham will total at least 125 for the year 1936."

More than 50 are already under construction, attractive 4- and 6-bedroom houses, on sites running from 70 to 150 feet, with new plans receiving the approval of the contemplated owners every day, and an activity in good building lots which this district has not seen in years.

The same condition is proportionately true in Bloomfield Hills, where plans for a dozen new residences are underway.

"If the present rate of building construction is maintained, it is estimated that approximately \$82,000,000 will have been spent here in this work by the close of the year.

condition of the materials market. It is the first sharp upturn which we caution you to expect. Everybody has been talking a building boom; but if it came tomorrow, there might easily develop something of a buyers' panic.

## BUILDING REPORT SHOWS INCREASE

Permits For January And February Over Half Of 1935 Amount

Donald C. Egbert, Birmingham Building Inspector, has completed the February building report for this city, showing that seven permits were issued by his department for new buildings, alterations, moving and wrecking.

It is shown in the monthly statement that four permits were given out for single residences, one for business alteration, one for wrecking and one for moving. The four residence permits carried a valuation of \$53,700 according to the report while a \$500 valuation was placed on the alteration work done on the business structure.

### FRANKLIN VILLAGE

"The Town That Time Forgot"

GENERAL SALE MANAGERS — for — QUARTON LAKE ESTATES HARROWGATE - BLOOMFIELD WOODS SOUTH CRANBROOK - BRIARBANK SNYDER, BUCK & BENNETT ONE FOUR HUNDRED

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THE ORCHARD—Overlooking the Valley, Secluded, yet only a few minutes walk from School, Church, Shops and Post Office. \$800 THE MEADOW—Four acres of sunny stretches of open meadow. \$1050 THE DEEP TANGLED WILDWOOD—Two acres facing a winding country lane. Tall trees and a small spring brook. \$950 GEORGE WELLINGTON SMITH Birmingham 7026 F21 FRANKLIN ROAD—BETWEEN 13 & 14 MILE ROADS

"The House that Jack Built" Building costs are rapidly rising. Any person contemplating the building of a home should cover immediately. Contracts executed now will protect you. J. E. BURRIS Builder Birmingham, Mich. 206 Theatre Bldg.