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# Real Estate Boom Is Healthiest in History Of City

**Acute Shortage in Housing Facilities Exists With 99% Occupancy**

**SPECULATION ON WANE**

**Builders Expect To Exceed 1936 Record Of 117 New Homes**

Birmingham—the city of fine homes—today is enjoying one of the healthiest building booms in its history. Every indication points to the fact that the 1936 record of 117 new homes, costing nearly \$1,200,000, will be exceeded during the present year. The total estimated valuation of building work in the city last year was slightly less than \$1,300,000. The building figures for the first quarter of 1937 are in excess of

\$445,000 with the peak activity period just approaching.

In commenting on local building and real estate activity, Clyde C. Bennett, president of the Birmingham Real Estate Board, asserted, "Local builders are figuring on a consistently larger number of new homes here and many Detroit builders are entering the field here. Real estate brokers report a large number of sales of older residences and a decided increase in building sites on which buyers anticipate building in the immediate future. The largest percentage of these sales are reported to have come from Detroiters who are suburban-minded, with the majority of new houses ranging from four to six bedroom size."

**Housing Shortage Acute**

The outlook for real estate here is exceedingly encouraging. A housing shortage exists which is more acute than ever in the history of the city. Single room cottages are over 99 per cent occupied and home sites are selling faster than they have at any time since 1923—and with increasing prices. The thing most noticeable in real estate sales is that a greater percentage of the purchasers are buying with the idea of building a home rather than for speculation.

## EXCHANGE CLUBS TO HEAR LAWYER

Royal Oak Host To Local Group At Assembly, May 19

James H. Baker, Adrian attorney and former candidate for the Michigan Supreme Court, will address a joint meeting of the Birmingham and Royal Oak Exchange Clubs to which the latter club will host on May 19, according to word received today from Harold M. Harter, the organization's national secretary in Toledo, Ohio.

The visiting speaker has chosen as his subject, "The Constitution and Supreme Court in the History of the United States." President John P. Wood and J. Howard Wendrop, secretary of the Birmingham Exchange Club, state that the meeting has been scheduled at the regular time, 12:15 p. m. in the Acorn Restaurant at Main and First in Royal Oak.

Mr. Baker is a former Adrian city attorney and mayor, and has been active in Exchange Club work in many other phases of civic life for many years. He helped organize the Exchange Club of Adrian in 1921 and became first president of the first luncheon club in that city. He also has served as an Exchange Club district governor.

He has been a candidate for state election and twice narrowly missed election to the Michigan state supreme court on the Democratic ticket.

After obtaining his education in the public schools of Mount Morris (N. Y.), Mr. Baker attended the University of Michigan law school, from which he obtained the LL. B. degree in 1910.

His principal hobby is riding in the cars of fast trains. He has made runs with the engineers of the Twentieth Century Limited, the Red Arrow, and other lines.

The Adrian attorney recently spoke before the Exchange Clubs of East Toledo and Monroe, and is scheduled to appear shortly in Toledo and a number of other cities in this section.

Other information received by the local officers from National Secretary Harter indicates that Exchange Clubs now comprise the largest exclusively national service club in America and one of the four largest service clubs in the world.

More than 40,000 business and professional men located in every state of the Union hold membership in the 800-odd Exchange Clubs of which The National Exchange Club is composed, he also informed them.

Under their Loyal Program in the past eight months, The National Exchange Club has added more new Clubs than in the entire period from late 1929 through 1935. Officers attribute the present rapid expansion to improved economic conditions in all sections of the country, to a realization that service clubs were effective in maintaining community morale during the depression, and to the distinctive American principles of the Exchange Club.

## Happenings of Long Ago

Bits Of News Gleaned From Old Files Of The Eccentric—The Items That Make Up The Historical Background Of The Birmingham Of Today.

### FIFTY YEARS AGO

Our base ball cranks are delighted over the fine playing done by the Detroiters.

Our old friend and former resident, J. C. Runyan, has raised the flag for a new home here, and when it is completed it will be a fine affair.

The Sunday School institute was largely attended on Tuesday last and the address delivered by Dr. Cox was listened to by an attentive audience gathered in from our village and surrounding country.

Jay Leach has resigned his position at the asylum, Pontiac, on account of poor health, disease of the lungs being the cause, but he is on the gain and able to work so. He has bought a team and he and his brother Frank are teaming it in Pontiac, making about \$6/er day.

The jandemaston carriage we have seen in this vicinity for a long time is owned by George Wardlaw. It was manufactured at Pontiac and in every point of detail it is simply complete and an elegant affair. George may well be proud of his selection.

Another lucky Oriente: W. H. Blanchard received word the other day that he had drawn \$500 in the Louisiana lottery. This is one instance at least where a dollar in advance brings forth more than one hundred fold.

### WILLIAM BROWN, OUR HIGHLY COMPETENT AND THOROUGHLY EFFICIENT HIGH WAY COMMISSIONER SWORE OUT A WARRANT FOR THE ARREST OF WILLIAM EARNEST, A FARMER LIVING IN THE NORTHERN PART OF THE TOWNSHIP, ON LAST FRIDAY. THE CHARGE IS THE OBSTRUCTING OF THE PUBLIC DRAIN WITH STONES AND ROCKS. LAST YEAR MR. EARNEST WAS WARNED TO DISCONTINUE THE SAME PRACTICE. A CONCURRENT ON THE EARNEST FARM IS POINT OF CONSTRUCTION. THE FARM

er was arraigned before Justice A. Campbell. Case continued for two weeks and will be pushed by the prosecuting attorney.

**FIVE YEARS AGO**

Hills village votes Monday on city issue. Petitions ask election in Birmingham on same question. Cranbrook to graduate 31 and Kingswood will give diplomas to 15.

Nine hundred depositors approve plan for re-opening First State Savings Bank.

Indigent families to get 60 acres for raising-own food as land is made ready for traffic gardens.

Service will celebrate 105th birthday of M. E. Church.

Village nears end of clean-up drive.

School census to begin here this week.

Gravel pit stirs debate. Townships asked to remove "unsightly" shacks from property.

Scouts plan honor court. Numerous awards scheduled for meeting at Camp George, Saturday.

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## CHANGES IN BANKING HOURS

To Our Customers:

Effective May 15, 1937, and until further notice, banking hours FOR SATURDAYS ONLY, shall be from

**9:00 A. M. to 12:00 Noon**

and

**6:00 P. M. to 8:00 P. M.**

There will be no change in banking hours for the other days of the week, which remain as heretofore—

**9:00 A. M. to 3:00 P. M.**

The change in banking hours for Saturday involves closing at 12:00 o'clock Noon instead of 1:00 o'clock P. M., as in the past. This change is made in the interest of our personnel and we solicit your cooperation in that you arrange for your banking requirements by 12:00 o'clock Noon on that day; otherwise, our facilities will be available to you again between the hours of 6:00 P. M. and 8:00 P. M., SATURDAYS ONLY.

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Prospective home owners have never before enjoyed so many advantages. Wouldn't it be a good idea to find out exactly what these advantages are by calling our Birmingham office? A trained representative, experienced in North Woodward properties, will counsel with you at your convenience. Our realty services are friendly and complete.

This is the Time to Build or Buy!

As an approved mortgagee for FHA, and with added facilities to benefit you in private financing, we strongly urge you to investigate TODAY!

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REALTOR

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**TRY to Duplicate THESE VALUES**

4 BEDROOM—2 STORY HOUSE—50 x 30. Lot 100 x 300. North of Maple Quarten District. Price \$13,500—\$2000 Down.

2.25 ACRES—QUARTON SUBDIVISION—Lake Park address. High bank of Lake. Price \$13,500.

6.33 ACRES—North side of Maple in Birmingham Quarten District. Price \$23,500.

5 QUARTON LAKE ESTATE LOTS—South of Oak St. \$1800 each.

**Frank C. Newell**

PHONE B'HAM 2679

DET.—RA 9843

**Closely Knit Community**

Birmingham's growth as a residential suburb of Detroit has been gradual and hazy only. Just as in any other large city the demand for larger plots of land and more suburban type of home and plan of living, has found expression in this former country town. Despite the influx of those from the city, Birmingham still retains the characteristics of the small country village. The community is closely knit and the mode of living dictated by the desire to indulge in outdoor sports, gardening and other forms of outside activity, is very flexible. The man who would hesitate to appear in his city baggage in old clothes, finds it the usual thing in Birmingham, and if he attains any sort of companionship with his children, finds many more things to do with them than can be found on a crowded city street.

This city has experienced, because of economic conditions, building booms and recessions, and for some reason they have never attained the frenzied heights that other communities have experienced and despite economic conditions, there has been a steady flow of city dwellers. The demand for housing is an ever present one in communities such as this and the past five years of building inactivity has increased demand to a point where it must be at least partially satisfied despite the economic trend.

**Need For \$5000 Homes**

The type of home people build in Birmingham is almost universally an informal, roomy, spread-out creation, dictated, of course, by the larger plots available and the type of life led. The average cost of new homes built during 1935 and 1936 is much higher than the national average, due principally to the fact that those who live here are above the national average in income. (It must be considered, of course, that those who could afford to build homes this year were in that price level.) There is a definite need for the low priced home costing \$5000 or under and should this need be satisfactorily answered, Birmingham will experience a much greater growth than it is heretofore known. Center areas close to transportation facilities present the best possibilities for such a development and strangely enough in Birmingham these areas are the lowest priced, which makes the problem much simpler.

Birmingham must grow, if only for the fact that as Detroit's nicer sections become developed, the overflow must go elsewhere; because there has been and always will be a definite trend towards suburban development; because this development in most large cities tends toward a north and west direction; and because those who live here become so highly enthusiastic with the greater privileges found in life here that they become individual salaried men and friends are imbued to the same idea and those who live here are not content until their friends live near them.

**Otto F. Beier Joins Jay A. Walsh and Co.**

Jay A. Walsh and Company, local realtors, announce that Otto F. Beier, 272 Oakland Avenue, has joined the organization and will specialize in exchanges and small estate properties for the company.

Mr. Beier has been in real estate work most of his life and is thoroughly familiar with all aspects of the business. He was active in Detroit and Northern Michigan building and subdividing for a number of years.

The Jay A. Walsh and Company have offices in the First State Bank Building here.

**Note Sharp Rise In Construction Costs**

Rise in construction costs of the last week has been so rapid as to bring the price of the promising up curve of home building.

New home building has come to make up 35% of all today's construction. In the first quarter of the year it made a gain of 87% over the first quarter of last year. This gain in activity means we are back into a building stride for residential units of just half the volume we were building in 1926.

But at present home building is slowing up, according to leading operative builders to whom I have recently talked. They state that the principal cause is the current uncertainty as to material and labor costs. Uncertainty holds up contracts. Disquieting news, this, for everybody, since it is new construction that should be the main element of balance between supply and demand.

**Might Be Noticed.**

A man at Framingham (Mass.) has been convicted of stealing a mile of New Haven railroad. As traffic picks up under the new rates, a thing like that could become noticeable—Barron's.

**Jay A. Walsh & Co.**

E. S. Jackson—Pres. R. C. Hansen—V. P. David Fitch—Treas. Thos. Cobb—Secy.

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## What is the "Low-price Field"?

YOU hear a lot about the "low-price field" these days. A good many cars claim to be in it. So whenever the low-price field is mentioned, remember:

Until Ford came, no average American could own a car.

Today all Ford prices are still low — with the prices of the 60-horsepower Ford V-8 \$30 to \$60 lower than those of any other car of comparable size.

But with Ford, "low price" doesn't merely mean low figures on the price tag. It means much more than that. It means low prices and low costs all the car's long life. Low prices for service — for parts — and, above all, for operation.

Both Ford V-8 engine sizes are economical to operate. The 85 horsepower gives greater gasoline mileage this year than ever, and the "60" delivers the highest mileage in Ford history.

Private owners, cab companies, fleet operators all report that the "60" averages from 22 to 27 miles per gallon of gasoline.

Check and see how much Ford saves you.

**Ford Founded the Low-price Field**

**Ford Keeps That Field Low-priced Today**

**Ford V-8 Prices Begin at \$529**

AT DIARBORN FACTORY. TRANSPORTATION CHARGES, STATE AND FEDERAL TAXES EXTRA.

This price is for the 60-hp. Coupe equipped with front and rear bumpers, spare tire, horn, windshield wiper, sun floor, glove compartment and ash tray.

**Ford V-8** \$25 A MONTH, after usual down-payment, buys any Ford V-8 Car from any Ford dealer in the U. S.—through Authorized Ford Finance Plan of Universal Credit Co.