

Building Report Is \$56,995 For May 15-17

Four permits for new residences and six others for repairs, alterations were issued by City Building Inspector Elmer Hack's office during the first half of this month.

Mohegan and Buckingham Road. The estimated value of the four is placed at \$51,500. The other permits were given out for a new roof, new garage, new stucco exterior to a residence, porch addition, basement enlargement and ceiling repair.

COLONIAL

BEAUTIFUL COLONIAL BRICK. First floor—large living room with colonial fireplace—library—dining room—kitchen with stove and electric refrigerator—lavatory—sun porch.

Second floor—4 roomy bedrooms—3 baths—one room has private bath and dressing room—all clothes closets—Are extra large—2 linen closets.

Two car attached garage with electrically controlled overhead doors—cement drive.

Oil air conditioned heat—incinerator—water softener—automatic hot water heater—storm windows—shutters—house thoroughly insulated.

80 ft. lot gorgeously landscaped and excellent shade. \$14,500.00—which is less than duplication cost. Terms.

BALL-STODDARD COMPANY REALTORS

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As low as 4 1/2% F. H. A. Up to 80% of appraised value in 30 years in which to pay. No mortgage tax. Interest and Principal Payments as low as \$4.25 per month on second properties in good neighborhoods.

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NEW HOME

A true Colonial home, even to the fixtures and hardware. Brick construction. 4 cherry bedrooms with cross ventilation. Paneled recreation room with fireplace. Semi-attached 2-car garage. Air conditioned and insulated. 90 ft. lot. Near schools, and short-cut to Woodward. 501 Larchlea, 1/2 block from Maple. \$13,900 with convenient terms.

Jay A. Walsh & Co.

E. S. Jackson—Pres. R. C. Hansen—V. P. David Fitch—Treas. Thos. Cobb—Secy. N. W. COR.—WOODWARD and MAPLE PHONE 804 MORTGAGES REAL ESTATE

You Have Another Friendly Neighbor!

We announce the completion of our new offices on the first floor of the Theatre Bldg. Here we offer the complete and friendly services that have established S. C. Hadley, Inc., as a progressive real estate firm.

Sales Insurance Rentals Prefabricated Homes Property Management Construction Appraisals Leases F. H. A. Approved Mortgage

Authorized Mortgage Loan Solicitor for The Prudential Life Insurance Co. of America

S. C. HADLEY REALTOR THEATRE BUILDING PHONE 365

NATIONAL NOTES ON REAL ESTATE

By Herbert U. Nelson (Sec. Nat. Association of Real Estate Boards)

The location you choose for your home will determine the possibility of your work and your play. It will set the conditions you live in as to light, air, and sunshine. It will give you your neighborhood associates and give your children the playground they will grow up with.

Things to much to determine what pattern your life and the life of your family will take. So it is that the choice of a home site, and what that brings with it, will more than anything else make or mar the success of your venture in home ownership.

Here is an informal check list drawn from the most experienced men in the home building field that may be useful in judging the Building-site for your home.

1. The site that you are getting a clear site. You can require the seller to establish his title before accepting it; if not, it is worth the expense to have a lawyer or a title guarantee company search the records.

2. Boundaries. Know what you are buying. Require the seller to give you a certified survey or otherwise make certain that the dimensions, size and shape of the lot as given in the deed of sale accurately check with the dimensions filed in the plat in the Recorder's office.

3. Size and Shape of the Lot. Buy a lot with at least forty feet of frontage if you can possibly afford it. Avoid a lot that is too narrow to give privacy between dwellings. Avoid one too long in proportion to its width. Avoid one that is too irregular for best utilization of the space.

4. Sloping or Level Terrain? If you want to keep costs down, be cautious about choosing a high or steeply rolling building site. Ascertain if it will be difficult to build upon.

5. Drainage. Sewer. Inquire from the engineer in charge of the sewer to whether the sewers in the section where you contemplate buying are large enough to carry off storm water, and are laid deep enough to be difficult to build upon.

Remember that if you buy land that is too low you will always have a drainage problem, and if you buy land that is too high the water mains will be above the floor line.

6. Site Preparation. Will the lot need new top soil? Don't select a lot full of bumps and holes unless you are prepared to pay the cost of filling it, which may be as great as the cost of excavating.

7. Recreation, Gardening, Etc. What opportunity does the lot offer for exercise of the family's hobbies?

8. Prevailing Winds. Lots that are too exposed to winter winds and lots in districts where the air is filled with smoke or subject to factory winds will not make comfortable home sites.

9. Old or New Neighborhood? Each has its advantages. If you choose a new neighborhood, check as to the reliability of the developer, and as to what assurance you may have that building will go on, and that it will be of desirable character. In general it is ahead of it than in a district that has reached its peak but may be slipping.

10. Zoning Regulations. It is highly desirable that a lot purchased for home building purposes be in an area where factories, business buildings and apartment buildings are barred out by a zoning ordinance or by private restrictions.

11. Commercial and Business Properties can depreciate the value of your holdings and make your home life uncomfortable.

12. Lifelong Enemies Work Together

Bitter jungle enemies, a lion, a tiger, and an elephant come together in this picture to stage a startling act. And this director is a woman, Mrs. Clyde Beatty, wife of the celebrated animal trainer. Mrs. Beatty is shown above, with an assistant, putting the animals through their paces in an act in Chicago.

DETROIT BUSINESS MEN who live in Birmingham and who wish to be placed at the efficient and helpful PRINTING SERVICE—Embarce 644 of the Eccentric. We have two Detroit offices—Embarce 644 and 6445—and four salesmen in Detroit every day.

Happenings of Long Ago

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

Fifty Years Ago Our shade trees give the town a very pleasing appearance.

Any good moral Christian person wishing to adopt a bright, healthy and active boy can hear of such an opportunity by calling at this office.

Mr. Tillowbridge's bull-dog had a fight with the so-called mad dog about ten days ago and on Monday last he was in seventeen terms.

Commission votes further pay cut for village aides. Slashes total \$424 per month as Purvis and Barkel are dropped from the payroll.

Mr. Ella M. Hunt, former resident, dies as car overturns. Village leads new fight for gas rate reductions.

St. Joseph's auxiliary to sponsor relief project throughout county. Paul Medinger spared life term to save county added expense.

Village-city change wins in Bloomfield. Public hearings being arranged here on same question.

Will Fly "Strato" Over Atlantic

Twenty-five Years Ago Tag Day, tomorrow Saturday. No doubt it was the result of "clean up" day that caused one gentleman to remark to another in the D. U. R. the other day in the waiting room and we overheard it: "I think this is the neatest, cleanest and thickest looking little place in the state."

Anyone who thinks the life of the trustee of the village of Birmingham a bed of roses, should have attended the regular meeting last Monday night. An audience of interested spectators to the number of over 40 listened to the deliberations, and the meeting lasted well into the night or towards morning. What with five new plots of additions to Birmingham, opening of streets, bills to audit, our board certainly earned their honor and glory at

Ever planning new experiments in aviation, Col. Clarence Chamberlin, famous American flyer has announced plans to attempt a trans-Atlantic stratosphere flight in June, Chamberlin, pictured above in the cockpit of his hermetically sealed plane, would leave Old Orchard, Me., and fly to England. He has made previous experiments in stratosphere flying.

PERMANENT OFFICE IS OPENED HERE

J. B. Saunders Of S. C. Hadley, Inc. Announces New Location

Opening of permanent offices on the first floor of the Birmingham Theatre Bldg., is announced by John B. Saunders, manager of the local branch of S. C. Hadley, Inc., Detroit real estate firm.

The color scheme of the new offices is light buff and green while the floor is covered with a marble colored linoleum. Separating the lobby at the front of the office from the desk space in the center is an attractive aluminum hand

Members of the sales staff in addition to Saunders are Jay B. Hill and Ernest Irvin. Miss Mary Hogan is the secretary.

The first sale recorded by the local office was a single home at 433 Larchlea Drive.

The concern deals in general realty transactions, including mortgage loans; F. H. A. insured mortgage loans; pre-patriated homes; insurance; property management and country estate property.

For as little as 25 cents you may insert a CLASSIFIED AD in the columns of The Eccentric. Try one when you want to buy or sell, lease a house or want to find a maid, telephone before or for better results.

WEDNESDAY noon each week. (7-1843)

CASH and CARRY Men's 3 Pe. Suits Ladies' Plain Dresses. CLEANED and PRESSED PECK'S Woodward—near Maple

FOR PROMPT Window Cleaning Service Phone 1162 ACME Window Cleaning Co. "Oakland County's Oldest Window Cleaning Service"

LaSalle V-8 BREAKS STOCK CAR RECORD for Indianapolis Speedway Ralph DePalma Averages 82.18 Miles Per Hour in 500-Mile Run

OLMSTED & WOOD 234 N. Woodward Ave.

PONTIAC AMERICA'S FINEST LOW PRICED CAR! "I STILL CAN'T BELIEVE THAT A CAR SO DEPENDABLE COSTS ME ONLY 5¢ A DAY\* MORE TO BUY" BERT PRIMO Detroit, Mich. "CONSIDERING THE EXTRA QUALITY, COMFORT AND STYLE, IT'S THE BIGGEST BARGAIN OF THE DAY" ADD 15¢ A DAY TO THE PURCHASE PRICE OF THE NEXT LOWER-PRICED CARS AND GET A PONTIAC WITH...

OLMSTED & WOOD 234 N. WOODWARD AVE.