

All On One Floor



NEAR FRANKLIN

NEWLY-BUILT and all of brick, this attractive ranch home embodies all the features you want in today's home. The site is about an acre in size and the winding road borders on three sides. There is no through traffic.

In all, there are five big picture windows, each of them framing a lovely view. The Living Room adjoins a big, glassed-in Rumpus Room and each has a fine heatlaster fireplace. Two of the three Bedrooms are 13 by 15 and the third is a little smaller; the tiled Bath is large and has hot tub and tiled stall shower. The Kitchen is a dandy and the Dining Room is regulation size. A first floor utility room makes household chores easy.

Heating, by automatic oil air conditioning costs about \$100 annually. Taxes are low. Possession may be arranged within 30 days. Best of all, the price is only \$24,500. You'll like this sparkling, modern ranch home.

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Bits of Birmingham

The old pneumatic clock system at Baldwin High School has been out of kilter for some time, leading to the usual difficulties arising from the gain or loss of minutes, so the Birmingham School Board has approved the electrification of the master clock in the principal's office which will restore the school clocks to their correct timing.

As the Birmingham schools end their current year on June 29, Mrs. Isabel Duffy, a teacher at Barnum School, will retire from the teaching profession after 30 years of service.

This Wanderer sees that the city evidently is still out of yellow paint—that ignominious traffic light at Adams and E. Maple remains unpainted.

For a number of years now the citizens of Birmingham have been appearing at commission meetings, primarily to protest at the various hearings called for improvements. Then, as soon as they express their feelings, the citizens up and leave before they get a chance to learn what other activities the city is contemplating or working on. But that will not be the case any longer, as evidenced by the new form of the commission's agenda.

Monday night, whereas the hearings were held and the meeting opened to the public very early in the evening. Monday night these two points were dropped way back down the list so that those persons who did attend were given an opportunity to listen to the manager's recommendations and reports from the clerk. As one observer noted, "Future audiences are really going to get a view of current city projects before they can jump up and express themselves at the

hearings. It'll be a nice civics lesson for many of them."

That \$24,162 check the Birmingham School District recently received from the State of Michigan as part of the sales tax refund was supplemented by about \$1,000 from the board's contingent fund, as well as some extra dividends from other state monies recently received, to provide an extra \$200 to each employee in the system. Dr. Dwight B. Ireland announced this week. It will be included in the paychecks which will be distributed today or tomorrow, he added. "There's good news tonight!" will be the refrain of the employees as each one picks up his or her check.

Holland street residents this week have statistics to back up their request that Holland should not be used by Adams-Eton truck traffic. According to school census figures obtained along that street last week, there are 109 children under the age of 30 years in the two blocks, Adams to Eton. Of this total, 50 are of pre-school age, while 59 of the pre-schoolers are in the block east of Torrey. No other street in Birmingham it is believed, has claim so many children in such a two-block distance.

Has everyone recommitment to memory all those oft-used phone numbers which were forgotten during the 44-day phone strike? It has been repeatedly reported to this Wanderer that many people still are thumbing through the phone books for numbers they formerly could recall on a moment's notice.

Last week a modest Birmingham real estate agent at the school district census enumerator con-

tinued with all the general questions on the report, such as address, family name, etc. But when the enumerator came to the question, "and now the name of the eldest child?" the housewife proudly replied, "The eldest one is coming in August."

That oft-repeated phrase employed to get Junior to take the bone while Mom and Pop enjoy the steak filets, "The nearer the bone the sweeter the meat," no longer is true. This Wanderer has the unpleasant task of so informing our community. According to recent experiments made at Michigan State College in connection with the packaging and freezing of meat without the bone, the subsequent cooking of the meat in no way affected the flavor. Experienced taste-testing committees, it was reported, could detect no differences in the flavor of retail cuts of good grade beef—cooked with or without the bone—between them. And so another idea is proven away with that long list of "old wives' fables" that have been trucked wrong.

Walter B. Fauser, manager of the Michigan Bell "here-just-can't-win, he is of the opinion this week. "Back when the strike hit, I got a lot of comment from my friends that they couldn't get along without their normal phone service. Then the day the strike ended and normal service was resumed, these same persons complained to me that they had never had such a restful day without a jangling phone bell. In this business, you just can't win, Walt moaned.

Be patient these days. The person you are calling may be out in his land or garden in one of those seasonal battles between man and dandelion. One lady called this Wanderer this week to say that her pet peeve is to have someone call her home and then hang up before she can answer the phone. She comes in from out-of-door-bustling and breathless and gets that refrain from the operator: "Sorry, there's no one on the line." Aggravatin', ain't it?

Another charge directed against the City of Birmingham's poor public relations was made this week, this time by F. R. Sagers of 268 Pilgrim road. "Last Saturday, when I drove up to the local post office to mail a large letter, I discovered that all available parking places within two blocks had been taken, even the several spots that are restricted to 15-minute parking right in front of the post office. Seghers told this Wanderer, "Well, what to do? I left my car standing on Bates while I dashed into the post office to mail the letter. Realizing my car as fast as I could, I discovered a local police officer writing me up on a ticket. I told him I violated a city traffic ordinance—but why? Simply because the city, Detroit Golf Club district, and the suburban areas of Pleasant Ridge, Huntington Woods, Beverly Hills and Franklin.

Entering the real estate business in Detroit in 1925, he has been consistently identified with it ever since and was well known in Northwest Detroit through association with one of the largest real estate firms in that section for fifteen years.

Blazo said, "For some time I watched with increasing interest the acceptance and attractive developments of the Birmingham-Bloomfield Hills area. I felt a strong desire to take part in the tremendous future growth which I am sure is in store for the community. I am glad to become associated with such a well known Birmingham organization."

Veterans Warned To Protect GI Property Loans

Ex-service men and women from Birmingham who have used GI Loans to buy homes are advised not to sell their property without making certain that their interests are protected, the office of Veterans Affairs in Lansing warned this week.

A veteran is inviting trouble if he consents to any sale of his property whereby the purchaser merely takes over the existing loan, said a spokesman. "In such cases the veteran remains personally responsible for payment of the loan and once an ex-serviceman has used his \$4,000 loan guarantee, he can secure no further backing from Uncle Sam."

Whenever an ex-serviceman sells a home financed by a GI Loan, he should demand that the purchaser either pay cash or arrange a loan in his own name. Then the veteran should see that his own note is marked paid and that the lien on his property is marked satisfied on court records.

If an ex-serviceman consents to a sale in which the purchaser merely assumes the existing indebtedness, the veteran later may have to pay any part of the debt defaulted by the new owner. If the new owner fails to keep up his payments, the lending institution can foreclose and may force a trustee's sale where the property could be sold at less than the amount of the debt remaining.

When proceeds from the sale do not cover the amount of the loan outstanding, the difference remains a debt against the veteran. The U. S. Government will pay the lending agency for any portion of this debt which is guaranteed, and the veteran will then owe the government in part of the remaining debt is not guaranteed, the veteran will continue to owe this to the lending institution," the statement concluded.

They are fine and add to the community spirit for which Birmingham is famous. But the city permits these parking violators to get away with their violation, while I, intending to use the post office's parking facilities, find them taken and am forced to double park for 40 seconds—and I get the ticket! What poor public relations on the part of the city! One thing I thought I'd do in Birmingham when I moved here six years ago from Detroit, would be police officers who would use their own little more discretion in such matters. What I'd like to know is why the city permits temporary suspensions of parking zone rules while other traffic violations, caused by these same suspensions, also are not temporarily dropped?"

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In the Highlands



Argyle Road
HERE is spacious living comfort and solidarity itself plus attractive architectural design. The site caps a knoll with a pleasing outlook into the western sun.

Well proportioned is the living room and the dining room (16 x 13 1/2) is most suitable for entertaining. The arrangement permits use of one room as a den or breakfast room. Four large bedrooms are upstairs and two baths. Of course the house is insulated—has automatic heat, softener, etc.

Possession July 1st, too!

SNYDER KINNEY & BENNETT INC.
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This attractive Farm House with 8 acres "In the Country, but NOT Far Away" Just 5 minutes from Birmingham—very accessible to Detroit

Large living room with fireplace
Spacious halls — dining room — breakfast room
Large kitchen also lav. on 1st floor
3 nice bedrooms, bath and sleeping porch on 2nd
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You will like this home if you like a country setting. We will be glad to show you this property. Priced at only—\$21,500.

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BEST BUYS...

Hill, Valley, stream, 3 1/2 acres and 11-room frame home, having 5 bedrooms in picturesque part of Birmingham. All for \$17,500.

Quality brick of 4 bedrooms, attic, library, oil heat, 2-car garage, corner lot, good location, \$21,500.

Attractive brick and frame of 5 bedrooms, 2 baths, 2 fireplaces, 2 lavatories, 2-car garage attached, library, breakfast room, recreation room, oil steam heat, screened porch, large lot, best neighborhood, real value at \$24,500.

Substantial brick of 4 bedrooms, 3 baths, library, fireplace, lavatory, oil hot water heat, 2-car garage attached, screened porch, tennis court, spacious grounds, sprinkler system, \$27,500.

Fireproof brick and solid masonry of 5 bedrooms, 3 baths, attic, library, fireplace, 2 lavatories, recreation room, screened porch, 2-car garage attached. Many extra fine quality features, \$37,500.

Most of the present prices on these homes represent drastic reductions which offers them far below reproduction costs and their real value.

JOHN W. KNECHT
Realtor

1692 S. Woodward. Phone 3300
Over 22 years licensed in Real Estate

HUSTON'S will be Closed Every Wednesday Afternoon During June, July and August

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Scatter this new dry compound over your lawn by hand or with a Spreader. It kills broad-leaved weeds while it nourishes the grass to thicker growth and richer color. No water needed. Ready to apply as it comes from the box.

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William A. Blazo

Snyder, Kinney & Bennett, Birmingham real estate agents, announce this week the appointment of William A. Blazo of Detroit, to their sales staff.

Blazo comes to the local field with an extensive background of experience in real estate. He has handled residential property in Palmer Woods, Sherwood Forest, Detroit Golf Club district, and the suburban areas of Pleasant Ridge, Huntington Woods, Beverly Hills and Franklin.

Entering the real estate business in Detroit in 1925, he has been consistently identified with it ever since and was well known in Northwest Detroit through association with one of the largest real estate firms in that section for fifteen years.