

Somewhere, as we struggle from youth into manhood, we all are given an insight into the realities, the responsibilities of life. We are made acquainted with the things we should, as real men and women, do. But do we?

The Birmingham Centric

PART THREE

SEVENTY-FIRST YEAR—NO. 9

BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, THURSDAY, MAY 20, 1948

\$2.50 PER YEAR (In Oakland County)—SINGLE COPIES, 5c

PECK'S
Cash and Carry
Suits, Topcoats, Plain Dresses... 1.29
CLEANED AND PREPARED
For Delivery Phone 230
WOODWARD—NEAR MAPLE

Just So
Mrs. Dinocan: "I wonder if you would be so kind as to weigh this package for me."
Butcher: "Why, certainly, it weighs exactly three and a quarter pounds."
Mrs. Dinocan: "Thank you, it contains the bone you sent me in that four-pound roast yesterday."

"The Time to Buy Is More Important Than What to Buy"

Davis Hunter Scott & Co.

INVESTMENT SECURITIES
MEMBER
DETROIT STOCK EXCHANGE

Main Office: Wilson Bldg., Birmingham, Mich. Tel: Birmingham 5091
Branch Office: 610 Penobscot Bldg., Detroit, Mich. Tel: Cherry 2490

—STOCKS AND BONDS—

Board Rooms Equipped with Trans-Lux Service
Private Wires to Principal Exchanges
Write for Our Investment Bulletin "The Pendulum"

Text of Egbert's Report Last Week Asking Street, Water, Sewer Program

(Last week City Manager Donald C. Egbert recommended to the city commission that a 10-year program for the improvement of city streets, water and sewer systems be inaugurated. The commission unanimously approved Egbert's proposal. The Executive repeatedly during this week, lack of space last week having prevented its publication.)

Birmingham in 1920 was a village of distinctly rural character with many natural advantages making it a desirable location for residences. It was located in close proximity to industrial and business centers and this situation could only result in a rapid growth of the village as it was definitely attractive as a place in which to live and was particularly attractive to people with families.

The condition outlined resulted in a rather rapid growth. This is indicated by the following population figures:

1920	3,694
1930	9,539
1940	11,167
1947	12,683

The City is now experiencing a rate of growth more rapid than has been experienced at any previous period. The year 1947 resulted in the construction of 265 single homes, four terraces and four multiple family buildings. This provided for 317 families and indicates an increase in population of at least 1,000 persons. The rate of growth is more rapid during the current year and the City can anticipate a population of 20,000 within the next five to ten years.

Caused Concern
The rapid growth in the "20's" caused concern to the residents of the then village as this growth was resulting in substantial loss of the beauty of the village. The realization of this condition resulted in the village commission creating a Plan Commission. This Plan Commission employed Mr. Arthur C. Conroy, a consulting city planner to assist in the planning for the future of Birmingham in an effort to retain as much of the charm and character of the then existing village as it was

possible to retain in spite of the growth that was recognized as inevitable. A copy of the report of the Plan Commission dated July, 1929, is attached.

A study of the recommendations in the 1929 report will show that substantial progress has been made in the matter of land acquisition, zoning ordinance, building code, utility construction, park development, etc.

Set a Goal

Entering this new period of rapid expansion and in the light of the experience of the past 20 years, the City can well take an inventory and set a goal as to the type of city which is desired by the stock-holders of the corporation.

This goal should be such as to give the maximum enjoyment to the citizens in living in a well planned community provided with the necessary facilities for clean and comfortable living and thus providing a proper environment in which to live and raise families. This must be accomplished through an investment that will benefit the citizens and stockholders, a reasonable return on that investment.

Sanitary Facilities
First consideration must be given to the sanitary facilities. The water system has been and is being developed to meet anticipated demands and tentative plans are ready to meet additional demands. The source of supply is apparently adequate for a minimum of twenty years and can reasonably be expected to be adequate for 40 years or more.

Seven wells have been developed and will be in operation during 1948 and these wells are of sufficient capacity to supply the demand without depleting the source of this supply. Other well sites have been explored, purchased and are available for development.

The water levels in the wells have not receded in the past fifteen years.

The problems in this department are many, but not serious and will not require a continuation of the present policy, to serve the City in a satisfactory manner. A softening plant is definitely desirable and would save substantial sums to the citizens.

A definite decision as to the advisability of constructing such plant should be determined within the next two years and plans laid according to this determination.

More Difficult Problem
The sewerage system and treatment plant is a more difficult problem. This problem will be given the almost undivided attention of the engineering department for the next two years and the efforts of the engineering department and consulting engineers will be directed towards the preparation of a complete and integrated plan for the sewerage system and expansion of the sewerage treatment plant.

Land acquisition is practically complete for park and recreation grounds for the City. The general outline of the Plan Commission report of 1929 has been followed in acquiring this land. The parks, trees and recreation grounds are the components of the complete plan which will accomplish more than any other part to preserve the charm and attractiveness of Birmingham as a residential community of the highest type.

The program of development for this part of the plan must be continued even though it be at a rate slower than had been planned.

The recent bond issue for park and recreation grounds, even though it failed to carry by a 2/3 majority, was approved by the majority of the voters. Many voters felt that the other needs of the City were greater and more pressing. Certainly sewers and water are basic and must come first.

Improvement will involve an investment of the greatest amount of capital. The total cost for the proper improvement of the streets will be possibly \$5,000,000. This is a rough estimate based on present costs. If cost levels follow the trend that has been established over the past 10 years, there will probably be some drop in this price level and at the same time the streets will be constructed this cost may be reduced to \$4,000,000.

The City is now planning and organizing a temporary shilling program to keep the streets in a useable condition until such time as the streets can be permanently improved. This is a temporary expedient only and accomplishes but a part of the desired results. It does not help the present sewer situation whereby large volumes of gravel, sand and dirt are washed into our sewers and necessitate an annual expenditure of approximately \$20,000 for cleaning alone.

This program will leave our streets with water pockets along the gutter line and other unsatisfactory conditions. The permanent improvement of the streets with curb and proper drainage is the only satisfactory solution to the street problem.

The Objective

The objective, from the time of the first consideration of the problem by the original Plan Commission, has been for the ultimate development of Birmingham to create a clean city with adequate utilities, ample open spaces, attractive parks, well located recreation grounds, well planted streets and these streets to be surfaced so that they might be maintained clean and dustless. This is the ideal objective well implanted in the minds of all citizens who have given the matter consideration.

The goal is apparently well established and consideration must

be given to the cost of attaining such a goal and a method of financing same in order that the investment required of the citizens will be within their ability to meet and the return from their participating in such a program.

The whole program would take not less than ten years and should certainly be accomplished within twenty years. Return of lower prices, general conditions and other factors will vary any schedule adopted.

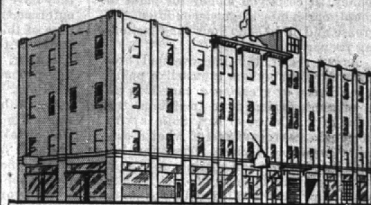
Water System

The water system should be in first class condition and of ample capacity to serve a population of upwards of 20,000 within the next five years. This must be accomplished by the next two years in its existing plant within the next two years and a definite decision reached to either construct this improvement or continue to use the water as is and leave softening of the water out of our plan.

Substantial progress must be made in the next two years in the construction of an integrated sewerage system and plans must be developed within this period for a plant with ample capacity to serve a population of at least

20,000. This plant must be available for use within five years. Tree planting, park development and improvement of recreation grounds should be carried on with such funds as are available. No Serious Delay The permanent improvement of (See REPORT, Page 6 Part 3)

SUBURBAN WINDOW CLEANERS
ARTHUR ZETTEL
1615 Cole
Birmingham
Phone 2106



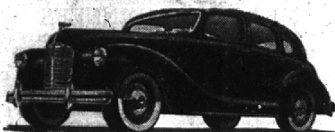
You Are Cordially Invited to Inspect
OUR MODERN STORAGE
Built Especially to Store Household Goods
LOCAL AND LONG DISTANCE MOVING
GAUKLER STORAGE CO.
9 Orchard Lake Ave., Pontiac, Mich.
Phone Birmingham 10240

NEW SHIPMENT

for
IMMEDIATE DELIVERY
IN CHOICE OF FOUR COLORS

Austin of England

GREAT BRITAIN'S MOST POPULAR MOTOR CAR



The new Austins—now arriving direct from England—represent the last word in motor car perfection. They're family-size cars with standard American left-hand drive, finest English leather upholstery, speed and power to spare. They are true thoroughbreds... completely equipped to the last detail to assure safety, comfort and easy, gracious motoring. They're here now, ready for prompt delivery.

FALVEY SALES & SERVICE

BLOOMFIELD CENTER PHONE B'HAM 5310
PHONE B'HAM 9015 FOR WRECKER SERVICE
OUR COMPLETE SERVICE FACILITIES AVAILABLE FOR ALL MAKE AUTOMOBILES

RUST-OLEUM

STOPS RUST AND PREVENTS FURTHER RUSTING... MANY COLORS & ALUMINUM

Ask For Folders
The Heath Nurseries
Southfield Rd. Below 13 Mile

Car Wash
Drive a Clean Car
Polishing—Simonizing

Automatic CAR WASH

Woodward at Adams Rd.
Phone 4848

GIVE YOUR HOME THAT NEW LOOK

Let us help you with your problems in paint styling.

Also, such well-known wall-papers as—Imperial, Glenscraft, Jean McClean, Birze, Warner and Schumacher.

PROMPT, COURTEOUS SERVICE BY INSURED WORKMEN

Bloomfield Decorating Service
591 Martin Street
Birmingham 5058

AWNINGS

Order Now
Stock Sizes or Custom
LOWEST PRICES
Consistent with Quality and Service
NATIONAL Tent & Awning Co.
TE 1-5260

SAVE MONEY! BUY A

"Prefab-Bilt" GARAGE



\$14.44 per month
for this popular "Prefab-Bilt" model with room for storage and work bench.



\$18.63 per month
for this 2-car model with "Over-The-Top" door, bonded roof.

QUALITY-BUILT EASY TO ERECT

You can have a "Prefab-Bilt" garage delivered on your lot complete in panels for quick erection by handymen or we will erect it for you. Wide choice of styles and sizes. Get complete information TODAY.

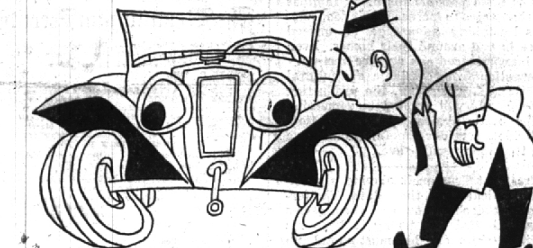
THERE ARE "PREFAB-BILT" BUILDINGS FOR ALL PURPOSES
We can supply you with completely fabricated storage buildings, tourist cabins, roadside stands, real estate offices, etc. The cost is low, erection is simple. **LIBERAL FINANCING PLANS.** Phone us TODAY for complete information.

FIELD DETROIT CO.

2100 E. MAPLE—AT G.T.R.R.
OPEN DAILY—SUNDAY 2-5
Visit our Display, or Phone Birmingham 2748 for Our Representative to Call

Front Wheels Can Be

KNOCK-KNEED &



BOWLEGGED!

● A North Chevrolet front end check-up and adjustment will stop excessive tire wear and make easy steering and riding. It's important with summer coming up—with the big driving season.

● Our complete front-end check removes excessive steering wheel play and adjusts steering linkage. Camber and caster are checked and made right. Front wheel bearings are repacked and adjusted.

This service should be done every 8,000 miles.

Only \$8.50

America's Fastest Growing Chevrolet Dealer

North Chevrolet Co.

1000 South Woodward

Phone: Birmingham 3202

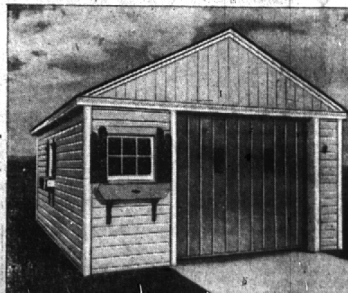
GARAGES

by **MILLER**

- ANY STYLE
- ANY SIZE
- CUSTOM BUILT

WE DO CEMENT WORK
Excellent Material and Workmanship
IMMEDIATE DELIVERY

Phone



A. L. CAVETTE, Birmingham 3335