

# B'ham 'Democratic, Clean, Well-Kept', Says Wayne Analyst

Birmingham had its picture painted last week in bright cheerful colors.

At a meeting of the Michigan Academy of Science, Letters and Arts held at Wayne University, Friday, April 17, Dr. Floyd A. Stiglbauer, Wayne University professor of geography and geology, presented an analysis.

"Birmingham is a sincerely democratic clean, well-kept city," he said. "It occupies a unique middle ground in the various types of suburban communities, with a minimum of local industry, with a large and extremely varied residential portion in a natural setting well planned from the remote past."

In no study of Birmingham, Stiglbauer said, can the realization be avoided that it is a city founded and actualized about the use of the main road of Woodward avenue, the nearby paralleling Grand Trunk Western Railroad and the chief secondary cross-route of Maple.

"This settlement is perhaps closest to the democratic ideal of families in all economic classes than any of the suburban groups about the city's upland areas," Stiglbauer pointed out.

POINTING OUT that the greatest advance in the city's development coincides with the develop-

ment of the automotive industries, Stiglbauer said that the advent of the truck and automobile enhanced Birmingham's position as a desirable residential center. This resulted in the widening of Woodward avenue in 1925 to accommodate the heavier traffic.

"This newer motor car transportation has triangled the electric railway line, running through Birmingham which connected Pontiac to Detroit since 1896, causing it to die a premature death in 1933. The interurban would be a great asset if it were operating today."

NEW BUSINESS expansion is being drawn out along Woodward to the south of the main intersection, as well as toward and along the Hunter by-pass, Stiglbauer said.

He believes that the purpose of the by-pass will eventually be nullified except that it is a much faster and wider partitioned highway.

Because of the splitting of the main highway traffic, the business center is developing into three distinct parts, Stiglbauer observed. One, east of Hunter, another west of Woodward and the third, between the two others.

"People are going to shop at the stores most convenient for them depending on where they reside and which way they are traveling he said.

"BUSINESSMEN are kept generally above average in order to capture a considerable share of the high purchasing power which exists in the city.

"About 75 per cent of the residents are satisfied with business facilities which means in general that they consider them to be better than elsewhere."

Birmingham, because of its high class residential position, has not made much effort to attract large manufacturing concerns. It is Stiglbauer's opinion that residential properties pay the city greater dividends than the industrial ones for the equivalent freedom of necessary expenditures for essential improvements and upkeep in order to acquire and maintain them.

THROUGH SURVEYS, it was discovered that about 95 per cent of the inhabitants are here because they like suburban living and the other 5 per cent because it is near their work.

On the average, 30 per cent of the people have lived in Birmingham about two years, 20 per cent for five years, 13 per cent for 10 years and the remaining 32 per cent for 25 years or more.

It was found by questionnaire that 72 per cent of the dwellers in Birmingham had previously resided in Detroit. Also, 77 per cent commute to their place of employment, most of them going to Detroit.

Birmingham, with ideal zoning plans, afford schools and recreation for those who desire most any kind of classified restriction, Stiglbauer said.

"A SMALL less costly home may occur in the vicinity of a magnificent one having attractive gardens, but the former must be likewise similarly oriented as to architecture and landscaping to give a beautiful harmony seldom seen in cities," he said.

Modern schools and spacious playgrounds are well placed about the city, Stiglbauer observed.

"Today they are operating one of the finest high schools in the United States barring none, with rising students every conceivable line of activity youth to train the American youth of today," he commented.

"I have never before visited such a fine high school setting, one with such high standards of varied instruction for the ten-age group, such courtesy among faculty and students and such appointments for the correct discipline of American youth," Stiglbauer declared.

"THIS INSTITUTION truly merits a position at the top among the high schools of the country."

Birmingham during the years to come will be mostly concerned with two major considerations, he believes, which are the economy of service and the nature of the development of adjoining communities.

"Influential planning groups must give ample means and authority to the city in order to cooperate efficiently within each community and must cooperate in the development of the entire Regional Planning Commission in order to synchronize activities.

"Regional planning must be extended intensely to cope with the problems resulting from the increase of highly populated settlements in close proximity in order to make them harmonious and near a possible optimum for the betterment of all concerned," he concluded.

Modern living is filled to overflowing with minor distractions; so much so, you think that you must go to get beneath the surface of mere things... to do not enjoy any of the depth, enduring joys of life.

76TH YEAR—NO. 6

## Is Jitterbugging Too Modern for New High School?

By GEORGE WM. AVERILL

The old-fashioned dance and fox trot—perhaps even the samba and square dancing—are proper enough dancing partners to be held under the roofs of Birmingham schools. But jitterbugging and jam sessions, however closely chaperoned, appear to be on the school administration's blacklist and cannot even remotely be identified as having school approval.

This interesting conclusion is the only one which The Birmingham Eccentric can draw after frantically attempting to determine from Birmingham high school Principal Ross A. Wagner the exact details underlying the indefinite suspension of KST, a high school boys club which has 58 members.

In a prepared news release, which was read over the high school's public address system Monday before the board of trustees, Wagner said:

"The KST Club (boys' social club) of Birmingham high school has been suspended for violation of a school agreement, according to an announcement by Ross A. Wagner, principal."

"THIS SUSPENSION has been made because the club violated the agreement that all club activities must be cleared and scheduled through the school."

"Friday evening, April 17, the club participated in an activity which had never been properly scheduled. This was particularly serious in that the activity was organized and sponsored by other school groups. The suspension means that the club cannot operate as a school organization and is denied any of the privileges enjoyed by other school groups. Activities enjoyed by this club will be considered illegal."

WHEN CONTACTED for more specific information about the "violation," Wagner repeatedly refused to say what it was.

"That has nothing on the matter," he kept saying.

However, The Eccentric has learned that the activity was jitterbugging and jam session held at the Carpenter's Hall on 12 Mile road in Berkeley, and the great majority of those attending were boys and girls from Birmingham high school.

Chaperones included the hall's custodian as well as the parents of at least one KST member.

"Proper chaperonage," as defined by Wagner, are "persons arranged for and approved by the school."

WAGNER DECLARED that the April 17 event "was done under cover and not cleared with us. Even parents were under this impression it was a school-approved affair."

Asked why the club members did not, "through the school in setting up 'the affair,'" Wagner replied, "Probably because they were not 'not get approval, that's why."

Did he have any evidence that the affair was being advertised under KST sponsorship?

"It was word-of-mouth advertising. I saw no advertising as such. We convinced it was a KST sponsored activity," he replied.

Wagner still declined to say what "the affair" consisted of.

"I won't say what it was because I don't think that is the point," he repeated.

HE SAID the school administration had determined it was under KST sponsorship because the KST sponsored activity. (See DANCRING, Page 2)

## The Birmingham Eccentric

BIRMINGHAM, MICHIGAN, THURSDAY, APRIL 23, 1953

## Explains Parking Plan; Opposed by Nearby Residents

Sponsors of the proposed 1600-car off-street parking lot west of Woodward and north of Willets have no intention of going into the parking lot business on a permanent basis.

That was clearly indicated Saturday morning by Nathan Rosenfield, president of Jacobson's, Inc., which together with the Wabeco Corporation, has acquired \$429,000 worth, or about 75 per cent, of the proposed 41-acre site.

"We believe such a parking lot eventually should be a municipal venture, although our efforts should enable the city in an economical manner to start on and work into a parking program for the northwest section of the city's central business area," he explained at the first public meeting held between the lot's principal promoters, city officials, and a small audience of members of the public interested in the proposed act.

Rosenfield appeared at the meeting primarily at the city's request to present in more detail specific terms the sponsoring group would like the city in connection with the operation and probable acquisition of the entire site.

These terms Rosenfield presented verbally and Mayor John A. Malin's suggestion, agreed to present them in writing for further consideration of the city council.

As suggested by Rosenfield, the terms of an lease, which would include the city undoubtedly will include:

1. An annual payment of 3 per cent by the city to the sponsoring group, or a certain percentage of the lot's revenue, whichever is the less.
2. An option permitting the city to buy the sponsoring group's interest at original investment cost.
3. A clause prohibiting the sponsoring group's re-selling of any property for perhaps the first six years; and
4. PERMISSION for the city to embark upon and complete the entire parking facilities at the city's own expense.

Rosenfield did believe the city should be in operation by this fall.

Early in the discussion, it was shown that the proposed parking lot may meet determined opposition from residents west of Bates street and across the Rough Valley on Bonnie Briar and Tooting Lane.

Their complaint, among other things, that the lot as proposed was not properly located, that it could not be properly screened from surrounding residential property, and that any off-street parking program is an obligation of merchants, not the city.

WHILE THE LOT could be expanded by construction of ramps to provide a total of 1600 cars, Rosenfield said the initial 450 group-level spaces would earn \$39,975 per year.

After maintenance and operating costs are deducted, this would net the city \$31,936 which could be used for other parking facilities in other areas or to purchase the sponsoring group's interest.

"The city can develop the property as it wishes," he told the group. "If the city wishes, it can buy the lot, should be pulled into the project, since a 3 per cent return secured by a treaty good deal for the property owners."

ROSENFIELD responded, "For these four reasons:

1. If the city owns the property, the parking lot becomes permanent.
2. Private owners, if they feel it advisable, can suddenly sell part or all of the property for commercial purposes." (See PARKING, Page 2)

## Recreation Board Lists Diamonds Ready for Use As League Play Starts

With Little League and Little Bigger League baseball tryouts scheduled to start this weekend, Birmingham recreation board reviewed the playing field situation at its April 20 meeting.

Pierce and St. James diamonds, Frank Whitney, recreation director reported, will be assigned to the two Little League divisions with Little Bigger League using the high school diamonds.

He added that Birmingham would be ready for use at the opening of the team practices.

HOLY NAME school has asked for the use of the Borden park diamond during the balance of the school year for daytime play. Four diamonds of the CYO have also requested fields. All were tentatively approved.

Whitney pointed out that, although the fields would be available, some difficulty might be experienced on school playgrounds because of building operation programs.

## B of E To Share Paving Costs In Pierce Area

Residents in the Pierce school area were assured Tuesday night that the board of education would not incur paving plans for Pierce, St. Anthony and Northview schools.

Board members told Marvin J. Brokaw, 1165 S. Bates, representative of the Pierce PTA, that the board had authorized an appropriation of \$112,500 for the school board's share of the assessment.

School Superintendent Dwight B. Ireland stated that the money would have to come from the general fund and would be taken from the educational program. He added that a new policy of assessment districts would have to be evolved by the board. For the board realizes that the city also has problems to answer.

"We are interested to meet the demands of the growing school population," Ireland said, "but we will not make an improvement that the city feels is necessary."

## Joint Meeting Set

Quarterly joint meetings between Birmingham city commission and plan board members will be held at 8 p.m. Wednesday, April 29, in the municipal building city commission room, Mayor Ralph A. Muth said.

## Garbage Disposal Is Chief Concern Of City Officers

No sooner had city officials heaved a sigh of relief over solving a major portion of the city's sewage disposal problem than they were forced to take another deep breath and take a long look at the city's garbage disposal.

The guarantee placed on garbage feeding to hogs in Oakland county has been taken to the city by the Eldon Wall farm, 1433 Avondale road, Avon township, the disposal point for Birmingham's garbage. The operator now is buying city garbage prior to a hearing on his plan before the township board Wednesday.

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## Proposed Annexation Awaits Board's Review

All that appears to be delaying the annexation of the 40-odd acres of Troy township property to the city of Birmingham is a review by the city plan commission of the property owners' plans for development.

At an informal public hearing Monday evening, city commissioners decided to ask the plan board if it had any new recommendations concerning the proposed development.

It is expected the plan board will meet one day next week and forward any comments back to the commission.

Both Troy and Birmingham officials have agreed tentatively that the property, which is entirely surrounded by the city, could be developed as a residential area with public utilities from Birmingham.

Located to the east from Adams road, between Milla and the city, the property is owned by the W. E. Reid Development Co.

THE DEVELOPERS have proposed that 133 two-and-a-half-acre lots be permitted in the area, with the Adams road frontages devoted to retail business development with adequate off-street parking immediately adjacent to the business establishments.

City officials would like the construction limited to single families, but the developers say this cannot be done and still provide above-the-average residences.

Practically no opposition to the developers' plans has been expressed by the surrounding neighborhoods.

City commissioners have said they would enter into a gentlemen's agreement with the developers prior to annexation regarding the zoning after the area became part of the city.

Annexation can be made upon the city's plan, but it must be released by Troy township and an acceptance by Birmingham.

All members of inner circle met at Birmingham's ROYAL MARTINEZ COMPLEX before the ask to ENTPRENEUR 6215.

## SECTION ONE

32 PAGES SEVEN CENTS

## Explains Parking Plan; Opposed by Nearby Residents

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**IN EXACTLY FOUR WEEKS, more than 800 pages of intensive planning and effort by The Birmingham Eccentric's editorial, advertising and mechanical departments will be mixed with the issuance of The Eccentric's 200-page, magazine-tablet size Special 75th Anniversary Edition commemorating the founding of The Eccentric on May 2, 1878. Here Managing Editor George Wm. Averill (right) and Advertising Manager Hal P. Buerge check over a copy of one of the 75th anniversary 16-page sections before instructing Pressman Jerry Bondouan (left) to "let 'er roll!" The next 21 days will see the final pages made up and run on the press, ready for delivery to the Eccentric's regular subscribers as part of their May 21 issue. This 75th Anniversary edition is believed to be the most comprehensive, word and picture history any American weekly newspaper has published about its own community, and will include an outstanding 4-color, 24-page section devoted to the influence the automotive industry has had on the Birmingham area.**

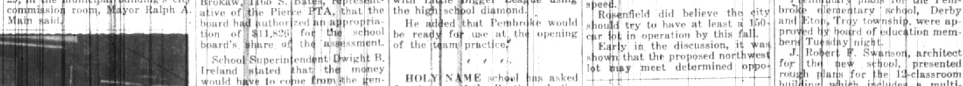
(Eccentric Staff Photo)



BOARDING A HELICOPTER TRANSPORT just before participating in a recent atomic maneuver at Camp Desert Rock, Nev., is U.S. Marine Corps Pfc. Robert M. Grainger (right), 1871 Kilbriene, Southfield township. Giving him a hand is Sgt. John Langan of Detroit. Clutching his rifle and awaiting the takeoff is Pfc. Emery Spivey of Williamsburg. (Official Marine Corps Photo)



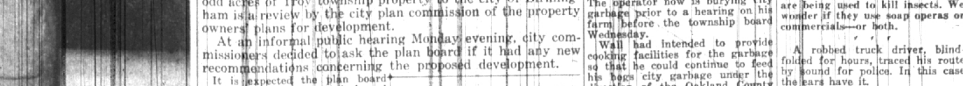
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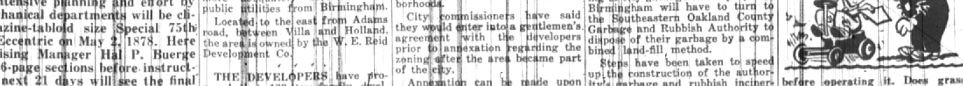
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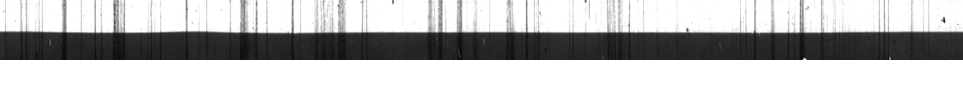
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