

# Off-Street Parking Ordinance May Be Tested in Courts

During the past winter, Birmingham's city commission adopted—by a vote of four to three—a new off-street parking ordinance, thus bringing to a current settlement the long discussion and controversy over this subject.

In brief, this ordinance is intended to help both the businesses and the people who patronize them. To this extent the commission is to be congratulated.

However, whether the ordinance will eventually stand the test of the courts remains to be seen.

You will recall that this ordinance requires all local business zoned property owners who wish to build on vacant property, for example, to provide one square foot of off-street parking area for each square foot of their business buildings used by the public.

**THIS OFF-STREET PARKING** space may be located on the same lot where the building is constructed, or it may be part of a special assessment district parking project in which the city also participates. Another ordinance provision allows a property owner to acquire parking space, singly or jointly with others, located approximately 600 feet or less from the particular businesses involved.

There are, of course, business properties where the owner cannot participate in the above last two methods, and therefore must set aside some of his own frontage in order to comply with the ordinance.

Suppose (and this can happen often), you own a piece of valuable business-zoned vacant property 20, 30, or upwards to even 60 feet in width, are paying on a high tax valuation, and want to construct a modern store on this property.

IF YOU CANNOT ACQUIRE the necessary

off-street parking space away from this lot, then you must set aside the required amount of frontage for parking.

Do you think you can do a satisfactory job on an expensive lot whose average width may be in the neighborhood of, say 50 feet? You may have to use 20 feet of it for parking. Will the store only 30 feet wide be large enough to return a reasonable rental on the investment?

And can a space 20 feet wide, next to a store, provide sufficient parking space, easily accessible to the public?

Business-zoned lots already fully built upon prior to the passage of this ordinance are lucky. They are, of course, favored, for unless a special assessment district is created for off-street parking, the ordinance cannot apply to them.

**AN OWNER OF A LOT** who cannot purchase required land away from his own property unless he is willing to pay an exorbitant price, obviously is against it. To overcome this possibility, must the ordinance be amended to allow the city to condemn, then re-sell to one who needs the area for parking space?

Some day—when is not predictable—an owner of local vacant business land will want to construct a building on his property! He will hold that he, himself, cannot acquire off-street parking space away from his lot, that he cannot afford to set aside sufficient of his lot to accommodate parking . . . and that, therefore, he is being dispossessed of a portion of his land value without compensation.

Then he will, so believe the lawyers, take this ordinance into court to test its constitutionality.

The sooner this happens, the better for all concerned.

## From The Eccentric's Point of View . . .

Three municipalities have endorsed county action on improving Quinon road west from Woodward, Bloomfield Hills, Bloomfield township and Birmingham have focused their weight on a long-standing facility which has been of comparatively little service in the past, but which could be of much more future value. Just to get the rickety Rouge bridge replaced and widened would remove a serious traffic hazard. It is hoped the county will move rapidly to correct this situation.

For many years a cable for the use of the Morse telegraphic code has been lying at the bottom of the Atlantic Ocean, between this continent and England. Now they are laying another cable, capable of transmitting sound. Say what you will . . . people will talk.

Unanimously, the National Labor Relations Board has come forth with this statement: "Exaggerations, inaccuracies, partial truths, name-calling and falsehoods, while not condoned, may be excused

as legitimate propaganda" . . . "but it should not be so misleading as to prevent the exercise of a free choice by employees in the election of their bargaining representative." (How high is the sky, how long is a piece of string . . . and how big can a falsehood get?)

Like his predecessor, Harry Truman, President Eisenhower is referring to the White House as "the salt mine." Popular meaning of "salt mine" is "a place of heavy toil, the habitation of wearisome work," etc. (Does this suggest that Ike won't run for re-election next year?)

From London, England, comes word that a new drug, known as diandrone, when given to shy and "inquietous" types of men turns them into regular human, full of aggressiveness. Numerous cases are on record of men who became dominating males after taking the stuff. The report fails to mention women having been similarly treated. (Don't they need it, too?)

## The "Ordinary" Americans

AMERICA IS MADE OF PEOPLE—  
GOOD PEOPLE—  
HARDWORKING PEOPLE—  
PEOPLE LIKE THE  
"MIDDLEMAN"—

YOU'VE HEARD OF HIM—  
HE'S THE ONE THEY SAY  
SHOULD BE "ELIMINATED."  
BUT ELIMINATE HIM,  
AND YOU ALSO  
ELIMINATE "LITTLE  
BUSINESS," WHICH  
EVERYBODY WANTS  
TO SAVE.

LITTLE RETAILERS CAN'T  
BUY CARLOADS OF EVERYTHING  
HE SELLS—BUT HE CAN BUY  
SMALL LOTS FROM A LOCAL  
DISTRIBUTOR—OR  
"MIDDLEMAN," WHO  
HANDLES A PARTICULAR  
PRODUCT, AND SELLS TO  
MANY SMALL STORES—  
WITHOUT THE MIDDLEMAN  
SALES WOULD BE LESS  
AND YOU'D PAY MORE!

HERE'S A MIDDLEMAN  
(OR "WHOLESALE," OR  
"BROKER") DOING HIS  
HARDWORK. NOW HE'S  
A ONE-MAN COMPANY  
SOME DAY HE HOPES  
IF HE WORKS HARD  
ENOUGH, MAYBE . . .

REG-MANNING

## A-Hunting We Will Go



## HORSE SENSE AND NONSENSE

By ALICE E. MORGAN

Birmingham, to us, has its own distinct "seasonal markings," which contribute much to the overall attractiveness of the city and make it an ideal spot for just driving around. When spring brings the first warm days we begin to make our plans for what to see and when to see it.

We drive around the town admiring the glowing beauty of spring flowers, daffodils, tulips, hyacinths and irises, and are constantly amazed at the variety available each year. Growers of spring bulbs must be collectors of unusual types. When new bulbs make their appearance on the market it's a foregone conclusion that some of them will bloom in Birmingham.

When the iris comes into bloom one can find just about every color available. Thousands bloom throughout the city, offering the person driving along our streets an almost uninterupted parade of beautiful color.

**LILAC TIME** isn't too far away from the iris and again the beauty of well-tended plantings offers a treat for those who like to drive slowly and look.

The delicate lavender, generally associated with this bloom is everywhere, along with the more exotic shades which have been developed. Drying past large plantings the lovely fragrance of the lilac blooms adds much to the scenic beauty they offer.

As these fade away and become fragments of memory, the roses take their place.

Many of the local homes are planted almost solidly across the front with roses.

## 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.

### 50 YEARS AGO

July 7, 1905

Mrs. Whitehead, Dr. C. M. Reynolds, Blakeley and Capt. M. O. Higelow enjoyed the hospitality of S. C. Mills and wife at Pine Lake the Fourth. They had a big fish dinner and everything was lovely except Dr. Charley fell into the lake and got very wet, but there was no other damage.

C. H. Hoffman and Charlie Schlaack are the latest to put in the waterworks.

Mr. and Mrs. Fred Parks of Troy are having a most delightful vacation trip and are now visiting with Alfred Parks at Rondo, Mich.

Mr. Arthur Simmons, one of the exemplary young men of Southfield, accompanied by a bright and charming young lady in the person of Miss Vernie Beckwith, came to Birmingham Wednesday and were quietly married at the M. E. parsonage by the Rev. S. R. Williams.

### 30 YEARS AGO

July 7, 1925

St. Joseph's Mercy hospital campaign over Oakland County closed last Monday night with \$236,676 pledged for the building, with \$11,000 coming from Birmingham and vicinity.

Formal opening of the Birmingham Bowling club took place Tuesday evening in the new bowling alley at 114 South Woodward avenue, which is to be operated by George W. Beckwith and Son, Village President Shain and Commissioners Birgham and Bell rolled the first balls.

New officers were elected at the Tuesday meeting of the Birmingham Exchange club. These officers will serve for a period of six months. E. H. Carson of the Bloomfield Sales and Service will act as the new president of the organization.

### 15 YEARS AGO

July 3, 1940

Payoff checks for depositors of the defunct First National Bank of Birmingham should be distributed within a week or ten days it was revealed Tuesday by Murray M. Albaugh, of Pontiac, receiver.

Lee E. Jolly, Jr., elected to the Board of Education last year, was voted his second term as president of the Board in the annual organization meeting held last night.

Following a custom of six years' standing, that well-known and close-knit group of friends who hail mostly from Kansas and Missouri, gathered at the home of Mr. and Mrs. Malcolm W. Welby on Yorkshire road on Tuesday for their annual Fourth of July picnic.

Mr. and Mrs. Washburne Wright will give a mint julep party at their home on Hickory Grove road, during their week-end guests. Mr. and Mrs. Hamilton Wright of Niagara Falls.

## ONE THING OR ANOTHER

By George Wm. Averill

Those trucks which periodically come up Cummings from 14 Mile road undoubtedly have lost their way trying to reach Woodward or Southfield.

This is the opinion of Mrs. A. K. Hoffman, 1084 Chapin.

"It looks to me like they came up Greenfield, and at 14 Mile didn't know which way to turn," she guesses.

Suppose that location could be better identified and save wear and tear on the residential streets and property owners' nerves?

A man's stature often can be measured by the amount of patience he has.

A most unusual report, that of Arabian American Oil Co. for 1954. Just released last week, it was well-done in picture and text.

Most unusual feature to me was the English-Arabic presentation. The English text started with the front cover, ended on page 52. The Arabic text began on the back cover, then travelled "in reverse" to page 53 (because Arabic reads from right to left).

Life is not so serious that a day should pass without at least one laugh.

Birmingham's city commission room has taken on a new look.

Eight city department heads, who most always are found in attendance in the event any questions need answering, used to sit in the front row of the audience. Now they sit along the wall at the com-

mission's right, where their remarks can be directed at the commission and be more easily heard by the audience.

Concentrated one, as he took his new place last week:

"First time the city commission has had ALL the department heads behind them at one time!"

According to the U.S. bureau of public roads, there are more than 3.5 million miles of highway in this country, only one-quarter of which are paved. (And much of that needs plenty of repairing or rebuilding.)

No wonder the "better roads" commitees are so concerned about the task ahead.

Want to drive down to the Panama Canal, via Mexico, and through other central American countries?

Well, prospects are not too good for the trip right at the moment—but the U.S. House of Representatives recently voted to do something about it.

The House voted to speed up construction of the Inter-American highway, which is of great military importance as well as an attraction to tourists. The vote was a whopping 553 to 13.

Former plans called for completion of the highway to Panama by the early sixties. However, the House went on record as wanting the facility operating by 1958, possibly in late 1957.

Seems Congress may get the I-A highway before Birmingham and Bloomfield township get Southfield and Cranbrook roads connected via 14 Mile.

## Applications Taken For Hills Carrier

**BLOOMFIELD HILLS**—The United States Civil Service Commission is accepting applications for an examination to fill the position of rural carrier for the Bloomfield Hills post office.

The U.S. Civil Service Commission, Washington 25, D.C., and postmarked not later than July 19. The application forms can be obtained from the Bloomfield Hills post office.

Want a good used car? Look in the classified columns under "For Sale—Automobiles."

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Bought In December . . .  
enjoyed in July!  
Turkey, bargained priced in December, tastes especially good in July. Thanks to a home food freezer, poultry (and practically anything else) will retain all its natural flavor.  
No matter how you serve it—cold and sliced, in a salad, or piping hot with all the trimmings—your turkey will be as fresh and tasty as it was the very day you put it away in your home food freezer. And here's a hint—with a freezer you can convert leftovers to "planned-orders." In your freezer they'll stay as tasty as when first prepared.  
Upright or chest buy the one that fits  
See your DEALER for Detroit Edison

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GEORGE R. AVERILL, Editor and Publisher  
PAUL NEAL AVERILL, Business Manager  
GEORGE W. AVERILL, Managing Editor  
HAROLD P. BUEBGE, Advertising Manager

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