

### Older Houses Sell Better Than New Ones

"Houses 10 to 20 years old today are selling better than houses that are almost new," reported Realtor Everett J. Wilson.

A director and treasurer of the Western Wayne-Oakland Board of Realtors, Wilson based his report on an analysis of the sales-to-listings figures for the first half of 1963 compiled by the United Northwestern Realty Association, the multi-listing system of the combined boards.

The compilation covers all residential properties multi-listed with members in the northwest section of Detroit and adjacent areas of Wayne and Oakland counties.

DURING THE first six months of 1963, Wilson said, "houses in the 10-to-20-year-old class sold 29 per cent better, in proportion to the number listed, than houses brand new to 10 years old. They also sold 26 per cent better, the compilation shows, than houses over 20 years old."

During June of this year, Wilson reported sales-to-listings ratios for the previous month; but that of 10-to-20-year-old houses improved most of all.

SALE OF houses under 10 years old, in proportion to listings, were up 3.6 per cent from May; sales of houses over 20 years' old were up 6.1 per cent, while sales of houses in the 10-to-20-year-old group showed an increase, as compared to listings, of 10.1 per cent.

"Several factors have contributed to the current popularity of houses in the 10-to-20-year group," Wilson said.

"In the first place, the owner's equity in this type of house is usually higher. This simplifies the problem of financing.

"Secondly, house hunters are finding that, under present market conditions, they can generally get a lot more house for their money if they select one in this age group.

"Finally, there's a growing awareness on the part of many prospective home buyers of the advantages to be gained by moving into an established neighborhood, where the caliber of the schools, stores, churches, utilities, police and fire protection, recreational facilities are readily measured and need not be taken on faith."

**Have You Met...**

Mr. and Mrs. Arthur R. Hogan and daughter Kelly, 30 months. The Hogan family moved to 1643 Washington Blvd. from Royal Oak on June 1, Hogan is an investment broker and is a tennis fan. He is an alumnus of the University of Wisconsin and Theta Chi fraternity. Mrs. Hogan graduated from Gustavus Adolphus College in Minn. She is also a member of the Eastern Star.

## Campout Adventure



A campout does not necessarily insure a good night's sleep. Tom Hutton sums up, in a man-size yawn, the attitude of most counselors and campers at 6 a.m., "the morning after the night before."

The Bloomfield Hills summer recreation department's day camp program ended its first three-week session with an overnight campout last Thursday and Friday.

Camps were set up at each day camp site—Conant, Pine Lake and Eastover Elementary Schools. Children in grades three through six were allowed to attend and brought with them whatever equipment they deemed necessary.

Campers began setting up their equipment late Thursday afternoon. They did not leave the camp sites until midday Friday.

MEALS WERE cooked over open fires. Counselors did most of the cooking, although those who were able and willing were allowed to cook for themselves.

Night time activities included volleyball, capture the flag and spin the counselor. Late in the evening, a spirit from the unknown—looking mysteriously like the recreation department's swimming instructor, Dave McGraw—visited each camp.

Ed Wichert, recreation department director, says a similar campout is planned to wind up the second, and final, three week session of the season.



A hardy stretch follows the yawn, another meaningful indication that the night, although fun-filled, was mighty long. Nocturnal activities included volleyball, capture the flag and spin the counselor.

### Two Boys Attend Williston Academy

Harry H. Jason, son of Mr. and Mrs. Harry H. Jason, 265 Wadlington Road, Birmingham, and Spencer T. Rogers, son of Mrs. Spencer B. Hershey, 659 1/2 Moon Road, Birmingham, are attending Williston Academy summer session which opened July 1 and will close Aug. 20.

The summer session provides courses in English, mathematics, French, Spanish, U. S. history, Latin and chemistry on the second moon level for students preparing for college.

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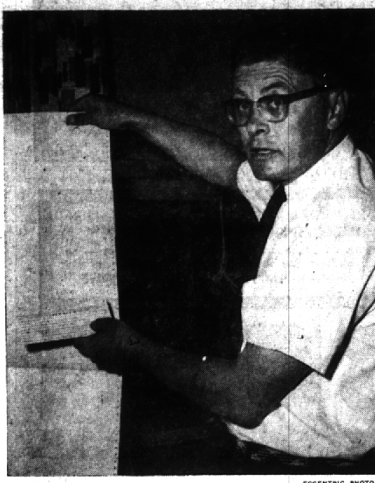
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DR. WILLIAM S. CORLISS, director of elementary education for the Birmingham Public Schools, checks over the results of a recent survey on the value of report cards taken at the Westchester Elementary School. Both parents and students agreed that the graded report card marking system is a necessary part of the school program.

## Schools

(Continued from 1-A)

parent-teacher conferences will mature to the point of including the child at some future time," he said.

At the present time, there are no plans to have the conferences on the secondary school level.

BOTH PARENTS and children believe the marks on the cards are fair. Ninety per cent of the students and 96 per cent of the parents thought the marks showed what the child had earned.

Corliss said he believed that school was a "youngster's work" and the report card was an important part of the job.

"I definitely would not recommend dropping them at the present time," he said.

## Seaman Completes Security Training

Lawrence J. Miller, son of Mr. and Mrs. Edwin R. Miller of 6788 White Pine Drive, Birmingham, will graduate on July 19 from the Port Security School at the U.S. Coast Guard Reserve Training Center in Yorktown, Va.

A seaman in the reserve, he is attending the two-week school for his annual summer training. He is practicing fire-fighting, patrolling, atomic warfare defense, the use of the radio-telephone, and the firing of pistols, rifles, submachine guns, and tear gas.

For two days he will take part in a practice alert in which trainees try to defend an area from saboteurs.

Miller is a member of a Detroit port security reserve unit. He is now employed as the assistant manager of a finance company in Detroit.

## Cameron Named For Executive Appointment

Two new Kelvinator executive appointments were announced recently by E. B. Barnes, vice president-sales for the appliance division of American Motors Corporation.

M. C. Cameron has been named director of advertising and sales promotion, and W. W. Patterson, manager of retail marketing.

Cameron replaces W. E. Saylor, who has moved to the company's advertising agency, Geyer, Morey and Ballard, Inc., as Detroit copy chief. Patterson assumes Cameron's former responsibilities for retail marketing.

CAMERON BEGAN his business career in 1945 following military service in World War II, advancing to the position of sales manager for a Cleveland manufacturer of heating and air conditioning equipment before joining Kelvinator in Detroit in 1952.

He became a home laundry field sales representative in 1954, returning to Detroit headquarters the following year as retail marketing sales promotion manager.

CAMERON WAS named manager of dealer development in 1956, manager of metropolitan markets in 1961.

He has been manager of retail marketing in charge of implementing Kelvinator merchandising programs through its dealer organization since last year.

He is a native of Cleveland, O., a graduate of Miami University, Oxford, O., and resides at 519 Rivenook, Birmingham, Mich.

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### THREE ARE CHAMPIONS

## Big Trees Grow in B'ham

Three National Champion Trees are located in the Birmingham area, according to Paul W. Thompson, a research associate in botany at Cranbrook Institute of Science and chairman of the Michigan Big Tree Committee.

Thompson says that as a result of a campaign carried on the last few years by the Michigan Botanical Club, with the assistance

of other conservation groups, Michigan now has the largest known trees in 50 different species.

This is the most National Champion Trees possessed by any state in the nation.

DETAILS FOLLOW on the three Birmingham-area trees:

Weeping Willow: Girth, 194 inches; height, 84 feet; spread, 85 feet.

Richard McIntyre, 17, of 15648 Kirkshire, Birmingham, has been awarded a University of Michigan regent's scholarship.

He plans to become either a mechanical or mathematical engineer.

McIntyre was valedictorian of his Groves High School graduating class. He is also recipient of a Birmingham Jaycee Award.

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## Firm Receives Award for Advertising

A Silver Seal Award for 1963 was given to Manley, Bennett, McDonald & Co. following the annual meeting of the First Advertising Agency Group in Williamsburg, Va.

The Detroit brokerage firm was cited for excellence of a small space newspaper advertising campaign.

EDWARD T. Bennett Jr., lives at 592 Bennington Drive, Bloomfield Hills and Milton A. Manley lives at 1001 Brookwood Court, Birmingham.

Roy Clark, Inc., Detroit, created the award-winning campaign for Manley, Bennett, McDonald.

## Groves Graduate Wins Scholarship

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