



## Vying for Miss Detroit Title

These 12 young ladies will compete in the Miss Detroit-Miss America contest to be held in the Scottish Rite Cathedral, Masonic Temple at 8 p.m. today. The winner will represent Detroit in the Miss Michigan contest. Miss Michigan winner will go on to

Atlantic City this fall. Finalists are (seated from left), Adrienne Castle, 18, Utica; Toni Sharry, 20, Dearborn; Sheryl Hahn, 18, Southfield; Cathie Mann, 20, Detroit; Sharlene Klann, 18, Trenton; standing from left, Pam Morrison,

18, Southfield; Sharon Magnuson, 20, Detroit; Nadine Erdman, 18, Bloomfield Hills; Helen Sollose, 19, Hazel Park; Margie Green, 18, Ann Arbor; Fay Crownworth, 18, Detroit; and Margaret Lafian, 23, Detroit.

## German Gal Combines Travel with Education

By MARY BAHN  
Staff Writer

A soft-spoken German fraulein with a yen to travel has made it to Birmingham. She is Monica Knuppau, who perhaps has traveled more during her 23 years — through her own ambitions — than most people many times her age.

Country Day School, came to the United States in March through the invitation of Hope F. Lewis, 761 Southfield. Miss Lewis was visiting Hamburg, the home town of Miss Monica, when she invited the young student to visit. Once in the Birmingham area, Miss Monica was asked to student-teach at the private school for girls.

system, where students are exposed to many facts of learning. "In Germany, the old vertical system still exists, and they need trained educators to update the program," she said. Miss Monica explained that German students take a three-day examination when they are 11, which determines whether they enter an elementary or trade school, or the gymnasium, which prepares students for higher education.



## This and That

by George R. Averill

During the recent Birmingham centennial days, the spirit of real friendliness, of neighborliness, of a willingness to "work together for the good of our entire community" was evident. . . more evident, don't you think, than when there isn't a widespread reason to manifest such a spirit? What was evident here is also evident in most other communities where such programs are carried on.

WITH THE spirit of a pioneer, Miss Monica has combined her love of education with that of travel, following graduation from the University of Hamburg last year. "With all the problems in the world, the only way to help solve them is to go to the people directly through the medium of their own language," she said in her charmingly-accented English. "I want to see for myself what situations in the world are really like — and not rely on what someone else sees or hears." In order to apply what she sees and hears, Miss Monica intends to teach comparative education, her major field of study, at the International Institute of Education in Berlin. The institute, currently under construction, will also stress modernizing the German system of education.

Other persons gratified during the meeting were scores of Nottingham Forest residents who waited until 12:45 a.m. Tuesday to hear the council forbid a road from 14 Mile to 13 Mile through the exclusive residential area. The proposed road, requested by developers to connect Beverly Meadows and Georgetown North subdivisions, was opposed by Nottingham residents who contended there would be an increase in through traffic and that speeding might jeopardize the lives of their children.

## Rename Building For Headmaster

The Cranbrook School Academic Building has been renamed for Harry D. Hoy, the school's retiring headmaster.

Announcement of the name change was made at the annual Awards Night Friday by Martin S. Hayden, chairman of the school's board of directors.

Hoy, 69, has been headmaster at Cranbrook since 1950. He came to the school a year after opening in 1927.

His successor, Robert M. Sandoe, will assume his duties on Aug. 1.

## Teen Center Group Calls Open Meeting

By MARY BAHN

The first public meeting of a 15-member Teen Center Study Committee will be held at 8 p.m. Wednesday in The Community House.

The new group has been specifically organized by the Birmingham Youth Assistance Committee in conjunction with the Birmingham schools' administration to discuss the need for a teen center in this area.

Representatives are junior and senior high school students in the Birmingham School District who were chosen by their principals. They are:

- Berkshire: Tom Schaefer, seventh grade; Sue Woodaun, eighth grade.
  - Derry: Frances Alfs, seventh; Dick Trickey, eighth; Spike Burton, ninth.
  - Seaholm: Amy Edwards, 10th; Mike Konekne, 11th; Rick Lotero, 12th.
  - Bartram: Annaliese Dabringhaus, seventh; Trevor Hall, eighth; Raymond Collins, ninth.
  - Grove: Betsy Bates, ninth; Gail Winkler, eighth.
  - David Bredelove, 12th.
- Coordinator of the Wednesday open meeting will be the Birmingham Youth Assistance Committee, chaired by Mrs. J. Harvey Diez, 235 Argyle, Birmingham.

discuss youth problems in this area.

In a meeting Tuesday night, panelists drafted a letter to the city study committee revealing their findings on the teen center idea.

After taking both formal and informal polls among their fellow students, panelists found that 75 to 80 per cent were in favor of organizing a teen center or club where youths could dance, eat and mingle with friends.

Also determined by the panelists was that teens favored using separate facilities of an already-existing building to make the project within the realm of possibility.

ANOTHER POLL okayed a room in the yet-to-be-built addition to the Birmingham YMCA if it was a place "which teens could call their own."

The Y's reaction to the panelists' recommendation came from its Capital Campaign chairman, William E. Roberts.

Roberts said that he would be "only too happy" to include a teen center in the Y's building plans if the community felt there was a need for it and pledged the necessary amount.

# Beverly Says No To Multiples

## Council Rejects Zoning Change

By DAVE PHILPO  
Township Editor

BEVERLY HILLS — Plans for a 250-unit apartment complex here were dealt a serious blow Monday night as the village council rejected an amendment to the zoning ordinance that would have provided for multiple-dwelling classification.

Almost 200 persons—over half of whom came to voice objections to multiple-packed the small council room and spilled outside the building. Despite objections to the "marriage" of the two, the council held public hearings on both the zoning amendment and a request from Robinson Bros. builders for permission to build apartments west of 13 Mile and Southfield at the same time.

Following the 2 1/2-hour public hearing, the council unanimously denied the multiple-dwelling amendment and the Robinson Bros. petition.

OF THE LATTER, the council said that the petition "failed to bear the burden of proof that the land could not be developed under its present classification" of single-family residential.

Other persons gratified during the meeting were scores of Nottingham Forest residents who waited until 12:45 a.m. Tuesday to hear the council forbid a road from 14 Mile to 13 Mile through the exclusive residential area.

The proposed road, requested by developers to connect Beverly Meadows and Georgetown North subdivisions, was opposed by Nottingham residents who contended there would be an increase in through traffic and that speeding might jeopardize the lives of their children.

THE VILLAGE planning commission had recommended that the zoning amendment allowing multiples be passed, in the belief that the village was "vulnerable legally" without the classification in the ordinance.

Among the arguments advanced by the Robinson group were that: Apartments are a good buffer between residential and commercial areas (Huntley subdivision on the west and a shopping center on the east).

Good apartment sites retain their value and character longer than residential neighborhoods.

Deterioration would not be as rapid as in the case of a single homeowner who did not keep up his property.

Increased tax revenue of \$20,000 from apartments as opposed to residences.

David Robinson, one of the Robinson brothers, said the alternative to apartments might be lower-priced homes (from \$18,000-\$22,000) financed through FHA with small down payments.

Arguments against multiple housing and apartments were: Adjacent home owners (particularly in the Huntley subdivision) would suffer a definite and immediate depreciation in resale value of their homes.

Increased tax revenue to the village would be offset by the numerous expenses resulting from multiple units.

A sharp increase in traffic at the entrance to the apartments in an area already burdened by shopping center traffic.

Although the Robinson apartments might be high in quality, others that followed might not live up to these standards.

There is no real need for apartments in the area and cursory review indicates there may be a

(See COUNCIL, 8-A)

## 4 Teachers Win Grants In Bloomfield

Four teachers in the Bloomfield Hills School District have been awarded grants totaling \$1,425 as part of the 1964 Teacher Grant Fund.

They are Jack Eckola of Lake Orion, Helen C. Koenig of Brighton, Gerald W. Teachman of Detroit and Dennis B. Travis of Pontiac.

The fund was established in 1950 to:

- Aid teachers in acquiring greater teaching skills.
- Foster research and progress in education.
- Help attract the highest caliber teacher to the Bloomfield Hills school system.
- Provide a grant program usually available only to teachers in colleges and universities.
- Provide the means for advanced learning which might otherwise be financially unobtainable.

From its inception through 1963 the Teacher Grant Fund was administered by a group of education-minded citizens. Because of the increased complexity of the program and the need to expand it further to serve more deserving teachers, the committee requested that its administration be taken over by the PTO Council.

THE FUND committee functions with chairman, a past PTO chapter president; a vice chairman, a current PTO chapter president; a secretary and a treasurer.

Present chairman is Donald C. Hyde and vice chairman is Ed Sewell.

Applications for grants are accepted in March of each year and the winners are later picked by a selection committee.

In four years the fund has made available grants totaling \$4,620 to 25 teachers in the school system. The awards have ranged from \$50 to \$400.



## She'll Be 100, Too!

One-hundred-year anniversaries are getting to be rather common in Birmingham this year! First, this city's centennial, and now Mrs. Mary F. Engelman will become a centenarian this Sunday. She will celebrate the occasion with a special high mass at Our Lady Queen of Martyrs, followed by a family dinner for her 30 relatives which include six great-grandchildren. Born in Detroit during the Civil War, Mrs. Engelman moved 14 years ago to live with her son and daughter at 17560 Dunblaine, Beverly Hills.

## LAND FRAUD BY MAIL

### 'Don't Buy It Sight Unseen'

Recurrent reports of land fraud by mail have made it necessary to repeat warnings against purchasing of property sight unseen, Clarence G. Cloheset, president of the Birmingham Board of Realtors, said today.

Land fraud suits involving huge sums of money have resulted in indictments and convictions recently, particularly in the Western States, said Cloheset.

"Eleven men were indicted on mail fraud charges in connection with a Nevada-Utah land development which attracted payments of \$1 million from 5,000 persons," he said.

"Three men were ordered to pay fines totaling \$50,400 in a for-sale-by-mail land promotion scandal in Oregon. There have been similar cases in other parts of the country."

THE NATIONAL Association of Real Estate Boards, of which the Birmingham board is a member, periodically issues news releases warning the unwary of get-rich-quick investment schemes or unusually cheap retirement sites advertised through the mails.

The association stressed, however, that some legitimate land developers advertise extensively and seek leads by mail, so this system is not the object of warning, but the property.

"One of the reasons why questionable promoters are so successful is that they operate on the fringe of a respectable business and copy the methods of legitimate real estate practitioners," Cloheset explained. "The important difference is that the sharpies are selling practically worthless land."

"These dishonest promoters buy up huge tracts of desert or swamp land at negligible cost and then in glowing terms market it as retirement or investment property at what appears to be bargain prices," the board president explained.

OFTEN WHAT is left unsaid in the attractive brochures is more misleading than what is claimed. The "beautiful lake" actually is "only a few miles away," but a crazy, roadless mountain range lies between the lake and the property for sale; the homestead really would not be a bad place to build, except that it is situated atop a mountain and is accessible only by burro; the land really is in a "tropical, wald setting," but impossible to reach except by helicopter or swamp buggy.

How, then, can the prospective buyer be sure he is buying good land? Cloheset listed several courses of action:

1. Personally inspect, before purchase, any property offered for sale.
2. Employ independent real estate counsel to analyze investment or use values before entering into purchase or lease agreements.
3. Contact the real estate commission of the state where the land is located.

Until further protective laws are adopted by all states, the safest way of keeping from being bilked in the land-for-sale-by-mail fraud scheme is to inspect the land yourself, or acquire the assistance of a reliable person or agency before signing the sales contract, Cloheset emphasized.

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(See THIS & THAT, 6-A)

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