



## Flag for Friendship

A flag of welcome was raised for foreign exchange student Roy Licht (center) of Johannesburg, South Africa when he met his "adopted" family, JoAnn and Richard Strausz, children of Mr. and Mrs. Lloyd Strausz, of 6386 Northfield Road, Birmingham. The Strauszes painted a sign welcoming Roy in both English and African, and borrowed the flag from the South African embassy.

## Detroit's Customhouse Harbors Relics of Past

Detroit's oldest public building stands deserted and forlorn at the northwest corner of Griswold and Larned streets, a tiny grimy four-story fortress symbolical of a dead past, contrasting sharply with the new Michigan Consolidated Gas Co. structure and dwarfed by towering office buildings.

The ancient edifice has long served as the headquarters for the federal government employees removed recently from the 104-year-old Customhouse to new, air-conditioned quarters on the third, fourth and fifth floors of the Marquette Building, which is a mere 64 years old.

MOVED IN addition to the Collector's force were the personnel of the appraiser of merchandise, the Customs Agency Service—which is the Customs investigative branch—and the Plant Quarantine Division, Department of Agriculture.

They had occupied a building regarded as hopelessly obsolete even during the New Deal of the 1930's. Plans of the Federal Works Agency to demolish the structure were dropped in 1940, although President Franklin Roosevelt vetoed a bill passed by Congress to preserve it.

When constructed in 1860 as the first government-built post-office, it formed the hub of federal activity in Detroit, housing Customs and the Federal Courts as well as the post office. President Lincoln's proclamation of the opening of hostilities with the southern states was an-

nounced from the wide steps which then extended from the front entrance on Griswold Street into a broad plaza.

The first Michigan volunteers were mustered there. From those steps an anxious citizenry heard the reading of dispatches on the victories and defeats of the Civil War. The steps, front entrance and plaza have long since given way to progress on Griswold St.

WHEN DEDICATED on Jan. 30, 1860, the thick-walled limestone structure, with high ceilings and wide corridors was regarded as a model of beautiful efficiency although monetarily inadequate by today's standards.

The big rooms, antedating central heating, were warmed by fireplaces which often failed to raise the temperature of the feet of Federal judges to a satisfactory degree. The fireplaces have been sealed shut, but an ornate stairway of black cast iron still winds its way from the main floor lobby to the third floor, the original top story.

Still remaining in the building are some of the finest plumbing fixtures anywhere to be seen. They are genuine museum pieces.

An even more precious antique is the elevator, which was installed over 60 years ago. It is of the open continental, or bird-cage type, operating on direct current rather than on alternating kind which is in general use today.

The land on which the old Customhouse stands, purchased by the government in 1854 for \$24,000, was sold at auction last June to the Michigan Bank for \$125,000.

THE PURCHASER, located across the street in the Guardian Building, plans to use the site as a parking lot. Prior to the sale a belated move was begun by sentimental Detroiters to preserve the historic structure as a shrine to the past, housing a tourist information center, a downtown historical museum, and a reception center for foreign visitors.

This dream is improbable of accomplishment since the hammers of the demolitionists will soon be directed against those sturdy old stone walls.

Mezzano said the old Customhouse had been occupied by the Collector's workers since 1925, as well as during the first 37 years of its existence. In the intervening years Customs offices were in the old post office on Fort Street on the site of the present Federal Building.

Mezzano added that the Michigan collection district is the second largest in the country in terms of both amount of revenue and number of transactions and that it operates at a cost of less than two per cent of collections, the lowest rate for any of the 10 largest Customs districts in the country with collections for the fiscal year ended June 30, 1964, totaling over 120 millions of dollars. The Collector expects even greater operating efficiency in the new quarters.

All-Pro defensive halfback Yale Lary of the Detroit Lions reported to the team in 1952 weighing 186 pounds, and checked into the '64 training camp 13 years later at 187 pounds.

## Mortgage Survey Says Area Housing Prospers

Not a boom, but a prosperity so steady, and even it's described as "almost pedestrian."

That's the state of the Midwest Housing Market, as seen by Advance Mortgage Corp. in its current quarterly survey.

Total housing permits in the first half of this year were the best for any first half since 1967 in the Midwest region. Advance surveys. Records for post-1967 housing activity were also set in five of the region's 10 major markets (Detroit, Milwaukee, Dayton, Indianapolis and Louisville).

Apartment permits were the highest for any first half on record in six of the 10 markets (Above plus Cincinnati).

THE ONE-FAMILY house market in the region made a turnaround after three years of general decline. House permits in the region have held at a steady, almost

unvarying level since March and appear capable of maintaining this level at least through the third quarter. Eight of the 10 markets surveyed should finish 1964 ahead of 1963 in one-family starts.

The trend in this Midwest region is more favorable than that of the nation as a whole in both house and apartment activity and in vacancy rates. Yet the region's recent employment gains have not been as marked as those elsewhere in the region.

Only two markets, Cleveland and Columbus, showed declines in total permits over the first half of last year. They were also the only two to show declines in apartment permits.

However, both cities had hit all-time highs in housing last year. Cleveland is currently at the second best level of housing activity in its history even though apartment permits have declined 21 per

cent and total permits 12 per cent from last year's high.

THE REGION'S stock of apartment units under construction is now more than 36,000—an all-time high.

Indianapolis was the only market in the survey to show an appreciable drop in one-family starts.

The aggressively promoted suburban apartment market there, now building at the highest rate in local history, appears to be changing homeliving patterns, particularly for the large group of young executives stationed in Indianapolis for relatively brief tours of duty in company or association home offices.

"IN THE ONE-family house market," Irving Rose, Advance president, comments, "the current regional upturn, not even shared by the rest of the nation, is quite small considering the number of

favorable factors—increasing employment, declining land prices and cheap financing.

It only underscores the fact that the house market has been on a plateau since 1960. It may be nudged from this plateau by sharp changes in the employment level or, locally and temporarily, by new merchandising approaches.

But the number of house starts nationally hovers steadily around the 1,000,000 level, with little prospect of a real change before the end of this decade.

"One of the steady factors in this market is the demolition rate. The Department of Commerce estimates that demolition, decomposition, etc., now remove about 550,000 units a year—a figure equal to more than a third of all starts this year."

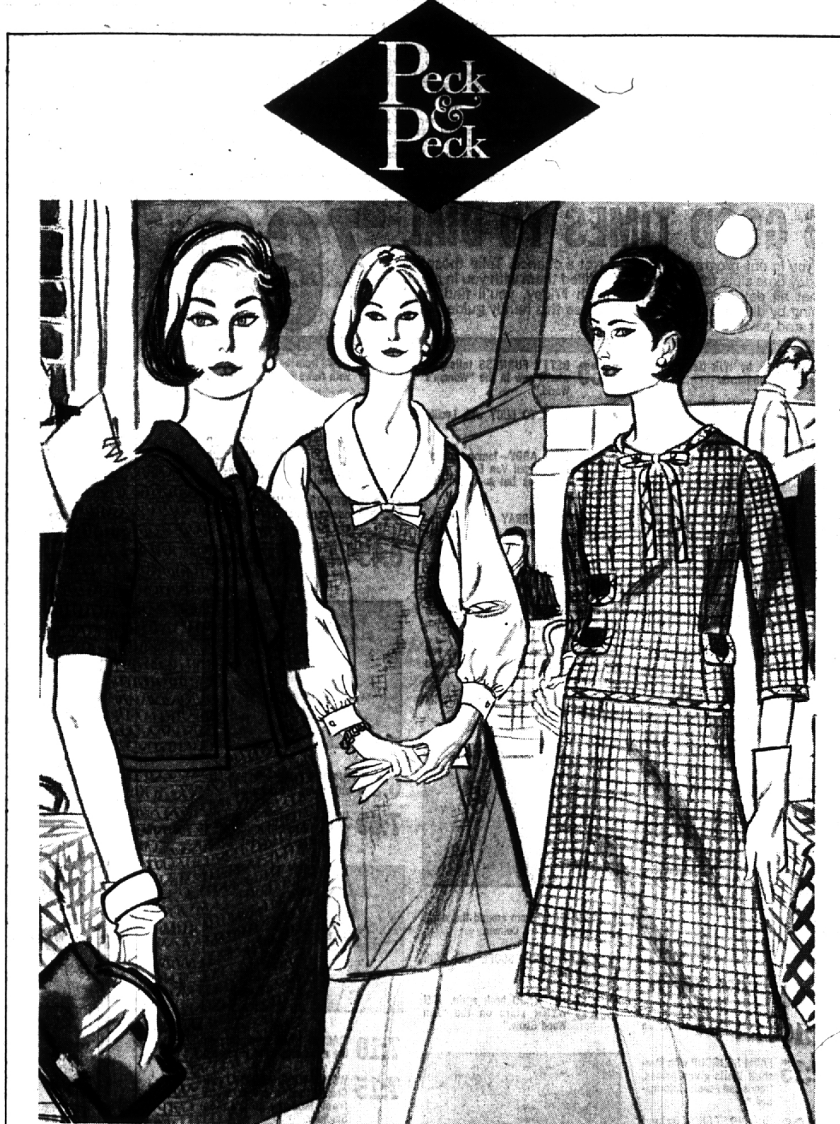
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A MOST STRIKING trend in this survey is the way the apartment boom has spread, into the smaller cities in the region—those not part of the 10 major metropolitan areas.

In these smaller communities, apartment permits have doubled over the first half a year ago and more than tripled over two years ago.

In Fort Wayne, Flint and Toledo, for example, apartment permits have multiplied 10 times in two years. Madison issued apartment permits last year at two and one half times the per capita rate of Milwaukee, and Lansing and Ann Arbor at two and four times, respectively, the rate of Detroit.

Nearly 4,000 apartment permits were issued in this region in 1963 in truly small towns (not part of any metropolitan area)—a two-thirds increase over the previous year.



## Fall is many moods for the Peck & Peck Girl

All fall fashion is divided in three parts. A very essential fashion—the three-piece coordinate for autumn's coatless days. Another important must—the figure-following look for lunching with friends back in town. And, of course, the easy two-piece for meetings and shopping and the dozen different demands of busy fall.

Left: The three-piece costume, with the new importance of contrast in textures. Lined, lacey wool knit in the jacket and skirt. Wool jersey in the short-sleeved flip-tie overblouse. Bright navy, lipstick red or emerald green. 8 to 18, 55.00

Center: The jumper set with city airs. Princess line jumper of wool/nylon tweed in shell pink, royal or black, each with a light frosting of white. 8 to 18, 25.00 The crepe blouse with bowed, low oval collar and cuffed long sleeves is soft crepe blended of Arnel® triacetate and Fortrel® polyester. White only. 8 to 18, 11.00

Right: The overblouse look in tattersall check wool with a pocketed and drawstring neckline top, skimming a slimline skirt. Comes in blue/bone only. 8 to 16, 35.00

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