



BIRMINGHAM

A WALKABLE CITY

Final Historic District Study Committee Report

Frederick E. Good House Historic District

Birmingham, MI

2024



Charge of the Historic District Study Committee

The Historic District Study Committee (the “Committee”) is a standing committee appointed by the City Commission and is charged with the duties and activities as outlined in Chapter 127 of the Birmingham Code of Ordinances. These duties include inventory, research, and preparation of a preliminary historic district study committee report for a proposed historic district. The Committee consists of seven members in addition to a City appointed liaison. Members are appointed for a term of three years.

Historic District Study Committee Members

Jake German is the current chairperson of the Committee, and has served four years on the Committee to date. As a Birmingham resident for nearly 20 years, he has a demonstrated interest in working to preserve historical properties within the City. He is an experienced political consultant and lobbyist with a history of success in the government relations industry on the local, state, and federal level. Jake is also a member of the Michigan Historic Preservation Network.

Michael Xenos is currently a Construction Administrator at a large architecture design, engineering, and planning firm. He has a passion for the history of Birmingham, and is a lifetime member of the National Trust for Historic Preservation. In addition, he is the most senior member of the Committee having served 8 years on the Committee to date. He is also a member of the Michigan Historic Preservation Network.

Jennifer Roush grew up in Birmingham, graduating from Seaholm High School and served on this Committee previously for five years. In addition, she was an employee of the Birmingham Historical Museum for ten years. She has a BFA degree in interior design and historic preservation from the Savannah College of Art and Design. Jennifer is a member of the Michigan Historic Preservation Network.

Thomas Loafman is a self-proclaimed amateur historian with a passion for the preservation of historic buildings and the stories they tell. He is a retired Chief Procurement Officer for a major automobile company. He is also a member of the Michigan Historic Preservation Network.

Andrea Prena has a master’s degree in Public Affairs and currently works as a consultant for state and local governments and has a wide range of public sector experience. Her goal on the Committee is to preserve and elevate historic buildings in the City of Birmingham and across Michigan. Andrea is also a member of the Michigan Historic Preservation Network.

Katherine Barta has a passion for historic places and has family ties to the City as far back as 1938. Katie endeavors to protect as many resources as possible, and plans to advocate for the preservation of more homes and buildings in the City.

City Staff

Nicholas Dupuis is the Planning Director of the City of Birmingham. He graduated from Wayne State University with a masters degree in Urban Planning, and has had a lifelong interest in historic buildings, architecture and places. He took over as Staff Liaison for Birmingham's Historic District Committee in 2019. Nicholas is a long time member of the Michigan Historic Preservation Network.

Leslie Pielack is Museum Director of the City of Birmingham's Birmingham Museum. She holds a M.A. in Counseling from Oakland University and a graduate certificate in Historic Preservation from Eastern Michigan University. She is a dual career professional and author who has a long-standing interest in history, the psychology of architecture, and the built environment.

City Commission

Elaine McLain, Mayor

Katie Shafer, Mayor Pro-Tem

Clinton Baller

Andrew Haig

Brad Host

Anthony Long

Therese Longe

Helpful Links

[Chapter 127, Section 127.-4 - Historic district study committee and the study committee report.](#)

[Historic District Study Committee](#)

[City Commission](#)

[Michigan History Center](#)

[Michigan Historical Commission](#)

[Michigan State Historic Preservation Office](#)

[Michigan State Historical Preservation Review Board](#)



Description of the District

Address - 1283 Buckingham, Birmingham MI 48009

PIN - 2030302017

Legal Description - T2N, R11E, SEC 30 BIRMINGHAM ESTATES SUB LOT 187

District Type - Single Resource



The Frederick E. Good House Historic District is located on the north side of Buckingham Avenue between North Adams Road and Rugby Street. The Frederick E. Good House is nestled within the Birmingham Estates Subdivision. The subdivision is bound by Adams Road (west), Maple Road (south), Eton Road (east) and Buckingham (north). The lots of the Birmingham Estates Subdivision were platted in 1916. In the same year, the first house was started on Yorkshire.

Photographic Inventory

A photographic inventory of the proposed historic district was conducted in 2024 as a part of the historic designation request submitted. All available photographs are located in the Community Development Department.

History and Architectural Description

The Frederick E. Good House was constructed in 1925 as a part of a building boom in the 1920's in the area. Although little is known about the builders, the home was designed by the well-known local architect, Wallace Frost. Frost worked in Albert Kahn's Detroit firm, and then gained recognition for his own distinctive style, which utilized a range of early 20th century revivalist designs. He set up an office in Birmingham in 1925 and designed about 50 houses in the area¹. Sanborn maps from 1926 indicate that the original address of the home was 613 Buckingham, in the Birmingham Estates subdivision².

The Frederick E. Good House is a 1 ½ story Dutch Colonial in type. The exterior cladding is wood clapboard. The roof has a typical Dutch Colonial-style front-facing shed dormer, and the roofing material is cedar shake shingles. The window type is a six over six double hung with muntins and shutters on the upper story. A main feature of the house is the shuttered recessed entryway with a distinctive outer storm door. The house reflects revivalist style and Wallace Frost's signature features, such as numerous windows, varied rooflines, second floor dormer windows and multiple chimneys. The house retains its original character, appearance, and materials³. In 1969, the attached garage was made into a family room, and a separate garage was constructed on the site. In 1986, the kitchen and family room were modernized.



Frederick Earl Good was born in 1888 in Oconto, Wisconsin. University of Michigan yearbook records place Good in Michigan in 1912⁴. In 1915, he married Florence Elise/Elsie Chope. (His wife used her middle name, which appears in some documents as Elise and in other documents as Elsie.) He served in Europe in the Red Cross during WW1 from 1917 to February 1919. In December of 1919, his son Frederick Earl Good Jr. was born. In the 1920 census, Good and his family were living in Detroit with her father. Good's occupation was listed as a real estate agent (see census record below), and in 1921, he is also listed as being in real estate by a University of Michigan alumni publication.⁵ Although he and his family were living in Birmingham in the mid-1920s, he does not appear in any 1930 census. By 1935, Good and his family had moved to Asheville, North Carolina. He died in Florida on December 30, 1970.

¹ An extensive background on Wallace Frost is contained in the 1992 report "Wallace Frost – His Architecture in Birmingham, Michigan." *Birmingham Museum collection*.

² 1926 Sanborn Map, Birmingham, Michigan.

<https://www.loc.gov/resource/g4114bm.g039311926/?sp=1&r=0.27,0.284,0.811,0.571,0>

³ "The Houses of Frederick E. Good." *The Afterglow*, April 1926. *Bloomfield Township Library collection*.

⁴ https://www.ancestry.com/imageviewer/collections/1265/images/31916_b032613-00062?usePUB=true&usePUBJs=true&pld=13175261

⁵ <https://www.ancestry.com/discoveryui-content/view/97475557:6061>



Image, Afterglow Magazine 1926-1927

Significance and Evaluation Criteria

[Chapter 127, Section 127-4](#) of the Birmingham Code of Ordinances states that “in evaluating the significance of historic resources, the committee shall be guided by the criteria for evaluation issued by the United States Secretary of the Interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 CFR Part 60, and criteria established or approved by the State Historic Preservation Office of the state historical center.” The National Register Criteria for Evaluation are as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

Findings

After a review of the available documentation of the building and its site, the Committee has found that the Frederick E. Good House Historic District meets the following required evaluation criteria:

Criterion B

...Association with the lives of persons significant in our past.

As noted in an earlier section, the house was designed by the architect Wallace Frost. Frost was born in Pennsylvania and began studying architecture under Paul Cret at the University of Pennsylvania. Paul Cret is known for his art-deco style and in Michigan, the design of the Beaux Arts Detroit Institute of Art. After working in the war industry designing buildings for the Navy's Air Force in World War 1, Frost settled in Birmingham, Michigan in 1921 at the invitation of Albert Kahn, with whom he worked from 1921-1926 designing buildings such as the General Motors building and the Clements Library. (Frost is also famous for designing buildings such as the Michigan Governor's Mansion in 1957.) In 1921, Frost built a house in Birmingham for himself at 579 Tooting Lane, and in 1926, he started his own practice, designing mostly revival-style homes in the Detroit suburbs. At the time Frost opened his firm, Birmingham was experiencing dramatic growth. Frost went on to design 44 houses in or near Birmingham, where he became known for midsize cottage houses that are flooded with natural light and feature woodwork, architectural details and limestone frames around windows and doors. People who lived in houses he built often called

them "Wally" houses. A number of them are located near Birmingham's Quarton Lake and Poppleton Park neighborhoods. The last Wallace Frost designed home in Birmingham was built in 1951 and is located at 1390 Northlawn.

Of the 44 houses Frost designed in the Birmingham area, two have been formally designated as historic resources in Birmingham:

- 460 W. Maple – Chatfield-Campbell House (studio)
- 579 Tooting Lane – Wallace Frost House

Wallace Frost worked in Europe in 1932 and 1933 during the Depression, and then worked in Southern California from 1933 until 1938. He built his own large home in Montecito, California in 1936. He returned to Birmingham in 1939 and practiced until 1961. His later work is in the Mid-century Modern style.

Criterion C

...Embodiment of the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Frederick E. Good House is a well-maintained and authentic example of Dutch Colonial style. The Dutch Colonial Revival type was very popular in the U.S. and in Birmingham in the 1920s and 30s. Although the Frederick E. Good House has experienced minor modifications and has been updated on the interior, the distinguishing features have remained in place and intact. It has a side gable with continuous shed dormer across the front façade. The exterior cladding is wood clapboard. The roof has a distinctive Dutch Colonial shape, and the roofing material is cedar shake shingles. The window type is six over six double hung with muntins and shutters on the upper story. The central entry door on the first floor balances the fenestration with a six over six double hung window on one side and a set of three six-panel casement windows on the other. A main feature of the house is the recessed shuttered entryway with a distinctive outer storm door. The entrance door is divided into upper and lower halves that can open independently or together (Dutch door). In 1969, the attached garage was constructed on the site. In 1986, the kitchen and family room were modernized. Of the two designated Frost homes in Birmingham, this would be the first in the Dutch Colonial style.

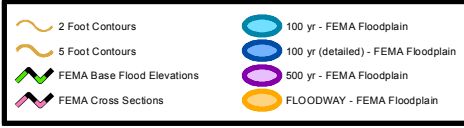
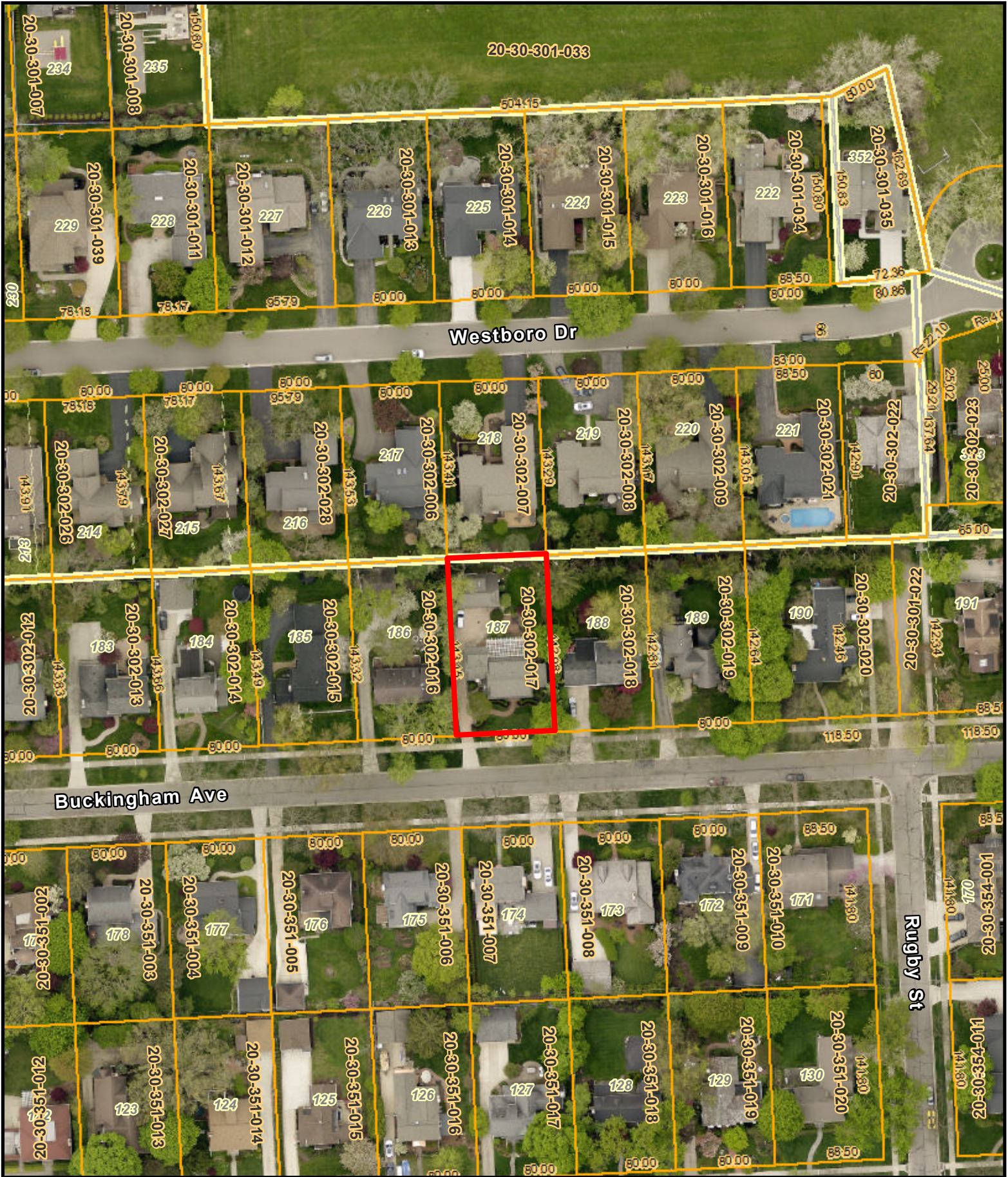
Attachments

- Property Map
- Photographs of 1238 Buckingham
- Historic Photographs of 1283 Buckingham
- Historic Sanborn Map
- Excerpt from "The Afterglow" Magazine
- Frederick E. Good – Misc. Documents
- 1283 Buckingham – Misc. Documents

Selected Bibliography

- “Wallace Frost, His Architecture In Birmingham.” Birmingham Historic District and Design Review Commission, 1992.
- “The Houses of Frederick E. Good.” The Afterglow, April 1926.
- Bugbee, Peg and Gordon, “Wallace Frost, Appreciation of Houses.” The Birmingham Patriot, Vol. 3, No 2, 1977

1283 Buckingham



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 6/15/2023

 1 inch = 100 feet



12605







Photo Credit: Evelyn Bratton



Good Buckingham Road



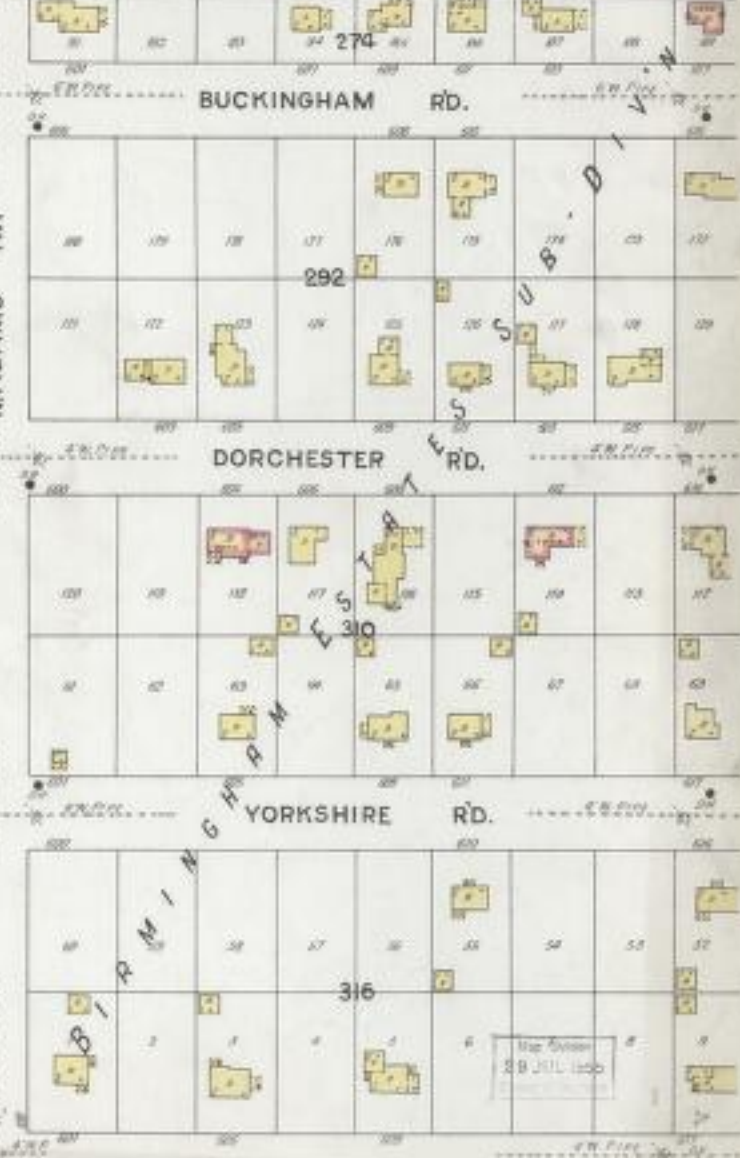
Water Works
 Deep & Gravity Pressure Systems...
Fire Dept
 Fire Stations...
 Grades about 1/2 inch to the foot...
 Public Lights...
 Map Shows July 25, 1926



NO. 825 / DOP 11118 R

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Alpena Ave. 100	100	Public Buildings



The House of
Frederick E. Good
Buckingham Road
Birmingham

Wallace Frost, Architect



Photographs by T. Ellison

Above: Although the rooms are rather small they are given the effect of spaciousness by the wide openings between. The living-room and dining-room occupy the back of the house overlooking the garden.

Left: This delightful little entrance hall sets the character of the house with its white board doors, iron hinges and fixtures and scrubbed brick floor. The front door opens in sections.

Below: The white clapboard house is Dutch colonial in type. Note the deeply recessed front door with its outer storm door and brick steps. Behind the open porch is a charming small sunken garden.



STATE Michigan
 COUNTY Wayne
 TOWNSHIP OR OTHER DIVISION OF COUNTY _____

9-177

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

256

[D1-576]

FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

SUPERVISOR'S DISTRICT No. 125 SHEET No. 7
 ENUMERATION DISTRICT No. 77 7 A

NAME OF INCORPORATED PLACE Detroit Michigan WARD OF CITY 2 (Part of)

NAME OF INSTITUTION _____ ENUMERATED BY ME ON THE _____ DAY OF _____ 1920. Mrs Nellie Berli ENUMERATOR

2650
2857

PLACE OF ABODE.				NAME of each person whose place of abode on January 1, 1920, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on January 1, 1920. Omit children born since January 1, 1920.	RELATION. Relation ship of this person to the head of the family.	SEX. Male or female.	RACE. Color or race.	AGE. Age at last birth-day.	MARRIAGE. Single, married, widowed, or divorced.	CITIZENSHIP. Year of immigration to the United States.	NATURALIZATION. Naturalized or alien.	EDUCATION. If naturalized, year of naturalization.	EDUCATION. Attended school any time since Sept. 1, 1918.	EDUCATION. Whether able to read.	EDUCATION. Whether able to write.	NATIVITY AND MOTHER TONGUE. Place of birth of each person and parents of each person enumerated. If born in the United States, give the state or territory. If of foreign birth, give the place of birth and, in addition, the mother tongue. (See instructions.)						Whether able to speak English.	OCCUPATION.						
Street, avenue, road, etc.	House number or farm, etc. (See instructions.)	Number of dwelling house in order of visitation.	Number of family in order of visitation.													PERSON.	FATHER.		MOTHER.		Trade, profession, or particular kind of work done, as spinner, workman, laborer, etc.		Industry, business, or establishment in which at work, as cotton mill, dry goods store, farm, etc.	Employment or work done, or working on own account.	Number of farm schedule.				
																	Place of birth.	Mother tongue.	Place of birth.	Mother tongue.						Place of birth.	Mother tongue.		
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				Beatrice G	Wife	F	W	20	M	X	Al		Yes	Yes	Michigan		Michigan		Michigan	Yes	Mailing Clerk	Auto factory	W		2	994			
	80549	130	Chape	Robert R	Head	M	W	59	M				Yes	Yes	Michigan	Eng Land	Eng Land	Eng Land	Michigan	Yes	Dealer	Wholesale Paper Emp			3	795			
				Lizzie A	Wife	F	W	59	M				Yes	Yes	New York	Ireland	Ireland	English	Yes	None				4					
				Clara E	Daughter	F	W	3.5	S				Yes	Yes	Michigan		Michigan		New York	Yes	None			5					
				Good Frederick H	Son-in-law	M	W	31	M				Yes	Yes	Michigan		Minnesota	English	Yes	Agent	Real Estate	Emp		6	735				
				Florence E	Daughter	F	W	26	M				Yes	Yes	Michigan		Michigan		New York	Yes	None			7					
				Frederick E Jr	Grand son	M	W	1.5	S						Michigan		Michigan		Michigan		None			8					
				Allynbrook J	Grand daughter	F	W	1.5	S						Michigan		Michigan		Michigan		None			9					
				Lindross Arnie	maid	F	W	24	S	1916	Al		Yes	No	Finland	Finland	Finland	Finland	Yes	Servant	Private Jan	W		10	960				

DESCRIPTION OF APPLICANT.

Age: 30 years. Month: January wide
 Stature: 5 feet, 6 inches, High. Color: Square
 Forehead: Medium Hair: Light Brown
 Eyes: Blue Complexion: Fair
 Nose: Straight Face: Square

IDENTIFICATION.

I, Frederick Earl Good, August 23 1918
 solemnly swear that I am a [native] citizen
 of the United States; that I reside at 202 Belmont Ave. St. Louis, Mo. that I have known
 the above-named Frederick Earl Good personally for twelve years;
 know [him] to be a natural citizen of the United States; and that the facts stated in [his] affidavit
 are true to the best of my knowledge and belief.

Frederick Earl Good
 202 Belmont Ave. St. Louis, Mo.
 (Signature of witness)

Sworn to before me this 23rd day

of August 1918
 at St. Louis, Mo.
Carrie Harrison
 Agent - Chief of the U. S. Dept. of State at St. Louis, Mo.

Applicant design passport to be sent to the following address:

1886
202

A duplicate of the photograph to be attached here
 must be sent to the Department with the application
 to be affixed to the passport with an impression of the
 Department's seal.



Frederick Earl Good



THE AMERICAN RED CROSS
 NATIONAL HEADQUARTERS
 WASHINGTON, D. C.

AUG 25, 1918.

SIR:

This will serve you as an endorsement by
 the American Red Cross of the passport application of
Frederick Earl Good of Detroit, Mich.
 who will sail on the earliest possible date for France
 to engage in Red Cross work. The issuance of a pass-
 port to the above will be greatly appreciated.

Very respectfully,
 For the American Red Cross.

John C. Livingston
 Associate Director, Department of Personnel.

The Honorable,
 The Secretary of State,
 Department of State,
 Washington, D. C.

Frederick Earl Good

St. Louis, Mo.
 I solemnly swear to the truth of the above statements and my application, and if the facts are
 actually as stated, I solemnly swear to the accuracy of the same, and if the facts are
 not as stated, I solemnly swear to the truth of the above statements and my application, and if the facts are
 not as stated, I solemnly swear to the accuracy of the same.

Tight Binding
 Blocked information

TRUCKING Light and Heavy HAULING

BIRMINGHAM TRANSFER

118 Brownell St.

-

Phone 560

Golden, Ida C. (Mrs. J. F.), 710
Floyd.

Good, Frederick E., real estate, 613
Buckingham.

Good, Elsie, (Mrs. F. E.) 613 Buck-
ingham.

Gould, Robt., shop work Hup Motors,
144 E. Humphrey.

Gould, Grace (Mrs. Robt.), 144 E.
HMumphrey.

Granger, Adolph, contractor, 519
Greenwood.

LIST OF MILITARY PERSONNEL RETURNING TO THE UNITED STATES

INSTRUCTIONS FOR FILLING OUT THIS FORM

1. All U. S. Military Personnel, including civilian employees of the Army, returning to the United States, will be listed on this form, which will be accomplished in twelve copies by Personnel Adjutant of Port of Embarkation.

2. The passengers will be classified and grouped under the following headings, with reference to the reason for their return: (1) "Sick and Wounded," (2) "Prisoners," (3) "On Leave," (4) "For Discharge," (5) "For Duty," (6) "For Retirement," (7) "For Orders," (8) "Deceased."

3. Each group will be arranged according to rank and grade (see A. R., Par. 9), Army Field Clerks and Field Clerks Q. M. C. to be inserted between officers and enlisted men.

4. The names will be numbered consecutively within each group, beginning with No. 1.

To be filled in by Embarkation Personnel Adjutant	Name of Transport or Commercial Steamer "U.S.S. HURON"	Sailed From ST. NAZAIRES FRANCE	Date of Sailing 26 FEBRUARY 1919			
To be filled in by Personnel Adjutant at U. S. Port of Debarkation	Arrived at <i>New York Harbor, N.Y.</i>	<i>F. D.</i>	Date of Arrival <i>1919</i>			
No.	NAME AND SERIAL NUMBER Example: HENDERSON, HARRIS F. 1,234,567	Rank and Arm or Ship (Corps, Example: Capt. A.G.D.)	Organization (Assignment and company or detachment)	NOTIFY IN CASE OF EMERGENCY. (Give name in full; for example: Mrs. Mary A. Smith.)	Relationship (Example: Foster-mother)	ADDRESS (Number, Street, City and State.) Do not abbreviate.

Leave double space between entries. All typewriting must be in CAPITAL LETTERS.

GROUP OR CLASSIFICATION (See Par. 2, above).
(Not more than one group on this sheet).

(For Orders)

1	BROWN ROBERT W. S.	COL	INF	MARY J BROWN	WIFE	310 W 79TH ST NEW YORK N.Y.
2	ROOT ELIHU JR.	MAJ	INF	ELIHU ROOT	FATHER	998 5TH AV NEW YORK N.Y.
3	BOELLER F. W.	MAJ	M.C.	MRS GERTRUDE BOELLER	MOTHER	5733 PHOENIA ST CHICAGO ILL.
4	ROOK EDWARD L.	2ND LT	ASSC	MRS ENMA L. ROOK	WIFE	THREE OAKS MICH
5	WATSON ALEX P.	YNCA		MRS MABELLE WATSON	WIFE	CORAPOLIS PA
6	JAMES LEON C.	YNCA		MRS NATILIE JAMES	WIFE	425 N 12TH ST PABUCAN MI
7	RAKIN JOSEPH S.	YNCA			OTHER	ENGLEWOOD N.J.
8	COCHRAN JOSEPH W.	CHAPLAIN			WIFE	TAPPAN N.Y.
9	GOOD FREDRICK B.	RED CROSS		MRS ELSIE C. GOOD	WIFE	805 CASS AV DETROIT MICH



497

of 571



ball Team (4).

E. F. Good, $\Sigma \Phi$ Nahma, Mich.
Michigan Union Opera, Cast (2), Costume
Committee (3), Chairman Properties (4), In-
terclass Baseball Manager (3), Varsity Base-
ball Manager (4), President Athletic Associa-
tion, Athletic Board of Control, Sphinx,
Druids, Michigamua.





Lee F. Redman

The three cunning children of Mr. and Mrs. Frederick E. Good of Buckingham road, Birmingham. Betty June and Frederick Earl, Jr., are seven, Barbara Kerr is just a year.

Mrs. J. T. Newton, Miss Virginia Newton and Master Jay Newton of Cleveland are visiting their cousins, the Earl B. Newtons on Long Lake Road for several weeks, and are being extensively entertained by their friends in the Hills.

*Two Officials
Are Honored*



F. E. GOOD.
F. H. PHELPS.

October 7, 1928 (Page 83 of 143)

[Detroit Free Press \(1923-\)](#), General edition; Detroit. 07 Oct 1928: 83.

At the regular quarterly meeting of the board of directors of the Houseman-Spitzley corporation, Frederick E. Good was elected a vice-president and director of the corporation, to succeed Frederick D. Everts who recently retired.

At the same meeting Francis H. Phelps, manager of the Grosse Pointe department of the company, also was elected as a vice-president of the company. Mr. Phelps has served as a director for the past two years.

December 23, 1923 (Page 63 of 114)

[Detroit Free Press \(1923-\)](#), General edition; Detroit. 23 Dec 1923: 63.

Carolers of Birmingham will visit the various districts of the village Christmas eve and sing a widely varied group of songs. Practices are being continued this week. Groups will leave from the Community house early Monday evening.

Friday evening one of the largest of the school set parties was held in I. O. O. F. hall on Pierce street. Guests present included a large number of the young people who have been away at school and have just returned for the holidays as well as residents of the village.

Mr. and Mrs. Leigh Lynch opened their home on Dorchester Road Monday evening, inviting a group of friends to meet Mr. and Mrs.

Mr. and Mrs. William Davenport of East Maple avenue will have their two daughters with them during the holidays.

Mrs. Minnie McClelland, who has been visiting her daughter, Mrs. Harvey Rosso, left Birmingham the last of the week for California, where she will spend the rest of the winter.

Mr. and Mrs. Henry W. Standart, formerly of Birmingham, have been calling on friends in Birmingham this week. They have an apartment in Detroit for the winter.

Miss Julia Adams is now occupying her home on Oakland avenue.

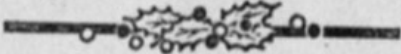
Miss Carolyn Wooster returned to Birmingham Friday evening for the Christmas holidays, and will return

Miss Margaret Berz is also in Birmingham during her vacation to be with her parents, Mr. and Mrs. Henry Berz, of Pierce street.

Mr. and Mrs. J. B. Saunders are building a new home on Madison avenue.

Mr. and Mrs. Frederick Good are among the new residents of Birmingham moving into their new home in Birmingham Estates at this time.

Miss Emeline Mitchell of Brown street has come from Toledo, Ohio, to spend her Christmas vacation with her parents, Mr. and Mrs. George H. Mitchell.


Junior League

December 7, 1929 (Page 20 of 22)

[Detroit Free Press \(1923-\)](#), General edition; Detroit. 07 Dec 1929: 20.

secured for an additional five years at a rental of \$30,000.

APARTMENT HOUSE SOLD.

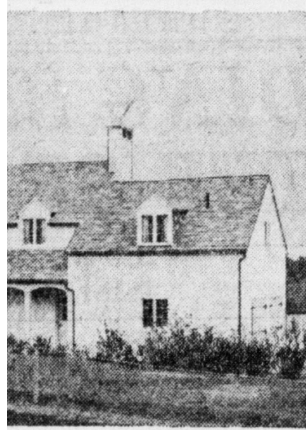
Thomas W. Clements in association with John Hudson reported Friday the sale of the four-story brick apartment building at 40 Highland avenue. Harry Dunitz was the seller and F. E. Good the buyer. The price was given as \$250,000. The building contains 38 apartments ranging in size from two to four rooms.

TIMKEN REPORT CORRECTED.

Horizontal.

- 1—Rocky pinnacle
- 4—Bottom of the foot
- 8—God of war
- 12—Beverage
- 13—Winglike
- 14—Solo
- 15—Falsehood
- 16—Fatherhood
- 18—Feign ignorance
- 20—Military assistants

nes



current attraction at the Shubert- the living room of the "Dearborn." cials of the cast photographed in the

FIRM PLANS ACTIVE DRIVE

A. J. Hart Named Subdivision Sales Manager for Houseman-Spitzley.

As the first step in building up an extensive sales organization for the marketing of a large number of subdivision properties which the Houseman-Spitzley corporation now has available, Frederick E. Good, sales director, Saturday announced the appointment of A. J. Hart as subdivision sales manager. Mr. Hart has had many years experience in real estate subdividing and brokerage and in building.

The company, which has marketed 110 subdivisions in Detroit, now has approximately 25 properties on the market. All are close in and a majority of them are being completely improved and ready to build on with all city improvements installed, Hart stated.

At the same time Mr. Good announced the appointment of Norman F. Chamberlin as manager of the general real estate department of the company.

"The Detroit real estate market is better today than at any time in the past three years," said Mr. Hart in stressing several important influences which reveal that

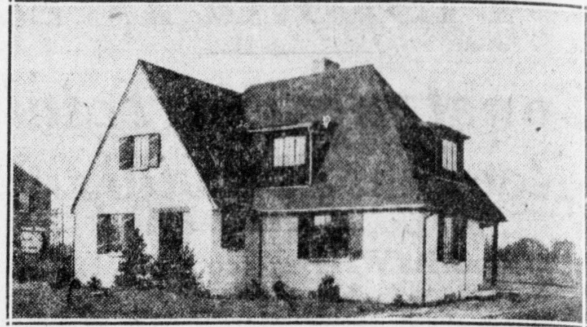
local conditions are well on the up-grade. Among these he cited the fact that the rental condition has changed. It is now more difficult to find a suitable house to rent, he asserted.

"Apartment buildings are filling up. Many are reported 100 per cent filled despite the fact that a 10 per cent average vacancy in normal times is assumed. Builders are considering many more apart-

ment sites. The demand for homes too is constantly increasing and lots ready to use for houses are rapidly being utilized."

Architects have discovered a new world of beauty in that age-old material, common brick. For each brick is a rough, natural unit of burned clay, with its own individual character in form and color. What architects know now all America will know tomorrow.

BIRMINGHAM HOMES



Open House

You are invited to visit this home situated on Wimbledon Drive - just north of the fine Adams School, Birmingham.

Attractively Furnished by
ROBBINS FURNITURE Co., OWOSSO

Four nice bedrooms, large living room with fireplace, breakfast room, complete kitchen, steam heat, 2-car garage.

Drive Out Today---
There's a Treat for You

Walsh, James & Wasey Co.

OFFICES
Detroit and Birmingham

Watch for Signs. Follow Arrows.



ANOTHER AUTO PLANT TO BE LOCATED HERE:

Detroit Free Press (1858-1922); Mar 23, 1913;

ProQuest Historical Newspapers: Detroit Free Press (1831-1922)

pg. D2

ANOTHER AUTO PLANT TO BE LOCATED HERE

Traveler Motor Car Company Buys Factory Building on Grand River Avenue.

Property at 1146-48 Grand River avenue, comprising 80 feet frontage with depth of about 100 feet has been bought by the Traveler Motor Car company of which J. P. Lavigne is president, from Harry A. Stormfeltz.

There is a two-story brick building, with 40 feet of vacant frontage adjacent. The purchasers will remodel the building, adding a new front and will occupy it as a plant for the manufacture of automobiles. The company plans to sell its machines direct to the users, without middlemen.

The car will be a low-priced, five-passenger touring car, with 120-inch wheel base. Orders were taken for about 60 at the recent auto show in Detroit and for about 100 more since then, it is said.

Sale of the property was made through the Stormfeltz-Loveley company. It is valued at about \$15,000.

F. E. Good Joins H. A. Jones Co.

F. E. Good, formerly in the factory department of the Hannan office, is now manager of the factory department for H. A. Jones Real Estate Co. and will have charge of factory sales, factory leases and store leases. Mr. Good has been active along these lines for the past six months.

THE WOMAN OF TODAY: SOCIETY

Detroit Free Press (1858-1922); Sep 22, 1915;

ProQuest Historical Newspapers: Detroit Free Press (1831-1922)

pg. 7

THE WOMAN

SOCIETY

MISS ELSIE CHOPE, whose marriage to Mr. Frederick E. Good will take place next Tuesday, will be the guest of honor at many charming dinners and afternoon parties this week.

Monday afternoon Miss Helene Woodard gave a theater party at the Temple for Miss Choep and her bridesmaids. In the evening Miss Louise Holmes was the hostess at a delightful dinner in the Automobile club.

Miss Clara Dickinson will entertain dinner guests this evening at the Essex Country club, in compliment to Miss Choep and Mr. Good. Miss Phyllis Frazer will give a bridge party Thursday afternoon, and Miss Leila Reilly, a dinner in the evening.

Mrs. Robert L. Choep will be the hostess at an informal tea Friday afternoon, in honor of Miss Mildred Good, of Nahma, Mich., Miss Anne Wills, of Duncannon, Pa., and Miss Choep. The rehearsal dinner to be given by Mr. and Mrs. Robert L. Choep, will take place Saturday evening at the Detroit Athletic club.

Out-of-town guests for the wedding will include Mr. and Mrs. Frederick W. Good, of Nahma, Mich., parents of the groom, Miss Mildred Good, of Nahma, Miss Anne Wills, of Duncannon, Charles Good, of Nahma, and Albert Pierce, of Foster City, Mich.

. . .

HEADS SALES FORCE OF REALTY FIRM.

Detroit Free Press (1858-1922); Jul 25, 1915;

ProQuest Historical Newspapers: Detroit Free Press (1831-1922)

pg. D7

HEADS SALES FORCE OF REALTY FIRM.



F. E. GOOD.

To the sales force of the Houseman-Spitzley company, has been added F. E. Good, who becomes sales manager, after extended experience in Detroit real estate while connected with the Hannan Real Estate exchange and more recently with the H. A. Jones Real Estate company, first as manager of that company's factory department and later as sales manager.

F. E. GOOD MADE SALES MANAGER FOR JONES CO.

Factory Department Head Re-
ceives Promotion for Suc-
cessful Work.

Fred E. Good, formerly manager of the factory department for the H. A. Jones Realty company, has been promoted to the position of sales manager for that firm, taking up his new duties Monday.

Mr. Good made an excellent record in the factory department, putting through a number of large transactions. He is a graduate of the University of Michigan, and was manager of the varsity baseball team in 1912.

PARK ST. PROPERTY SOLD

Dr. F. W. Maguire Buys 34-Ft.
Frontage for \$7,000.

Dr. F. W. Maguire has purchased the frame cottage at No. 255 Park street, between Charlotte and Peterboro streets, from Mrs. Lillian Barstow, the deal being made by Neal C. Cardinal. The lot has a frontage of 34 feet and a depth of 105 feet. The consideration was \$7,000.

NEW SUBDIVISION TO BE PLACED ON THE MARKET

Homer Warren & Co. Will
Open Tract West of 12th
Street Next Month.

Another subdivision in the rapidly growing section north of the Grand Boulevard and west of Hamilton boulevard is announced by Homer Warren & Co. and will be put upon the market September 5.

The tract, which will be known as the Austin subdivision, is located between Twelfth street and Fourteenth avenue on Euclid, Philadelphia, Pingree and Main avenues, adjoining the La Salle Garden district.

"The value of this property for home sites is not in the future," said Homer Warren, discussing the new tract. "The lots are actual home sites at the present time. There are schools, churches and all the modern city facilities within a short distance. This section of the city is the one that is destined to grow most rapidly in the immediate future."

Mrs. Chope Dies; Funeral Friday

Mrs. Elizabeth Chope, 61 years a resident of Detroit, died early yesterday in her home at 19525 Suffolk drive, Palmer Woods. She had been in failing health several years.

Mrs. Chope, wife of Robert L. Chope, formerly president of Chope-Stevens Paper company, of Detroit, was born in New York city, October 10, 1860. She was a member of the Detroit Review club and of the Palmer Park Presbyterian church.

Funeral services will be at the residence Friday at 2:30 p. m. Burial will be in Woodlawn. Surviving are the husband, two daughters, Clara, and Mrs. Frederick E. Good, of Birmingham, and a son, Howard.

New Firm in Real Estate Field

GILBERT S. CURRIE.



FREDERICK E. GOOD.



MERRILL J. HALDEMAN.

WILLIAM L. MCGIVERN.

Announcement of the organization and incorporation of the Good-McGivern-Currie Co., with offices at 403-4-5 Empire building, corner of Washington boulevard and Clifford, numbers among recent happenings of interest in the local real-estate field.

Frederick E. Good, William L. McGivern, Gilbert S. Currie and Merrill J. Haldeman, the incorporators and officers of the new company, have been identified with real estate activity in the city for some time, are members of the Detroit Real Estate board, and well-known in business and social circles.

Mr. Good, who recently resigned his position as sales manager for the Houseman-Spitzley corporation, was, previous to his connection with that firm, sales manager for the H. A. Jones Real Estate company.

Mr. McGivern was formerly associated with the Houseman-Spitz-

ley corporation as superintendent of subdivisions and later as manager of the subdivision department.

Mr. Currie began his real estate career with Paterson Brothers & Co. He severed his connection with this firm in August, 1915, to accept the position of superintendent of subdivisions with the Houseman-Spitzley corporation. He was later promoted to manager of the brokerage department, which position he held up to the date of his resignation, January 1.

Mr. Haldeman, until recently head of the firm of Edwards, Haldeman & Co., has re-incorporated that business and turned it over to his assistants, placing it on a co-operative basis. He has for some time been associated with Judson Bradley.

Their efforts and energies will be devoted to the marketing and development of exclusive, residential properties.

DESIRE FOR SUBURBAN HOMES IS INCREASING

**Many Detroiters Show Interest
in Land at Birmingham,
Says F. E. Good.**

"That the appeal of suburban life is fast becoming irresistible to a large number of Detroiters was demonstrated by the interest shown and reservations made last week in Birmingham estates, the 80-acre tract we are offering to home seekers and investors at Birmingham," says F. E. Good, sales manager of the Houseman-Spitzley company.

"The combination of automobiles, concrete roads and fast interurban service is hastening suburban development about Detroit which has already been experienced in other cities of equal size.

"The village of Birmingham, in the heart of the rolling hills of Oakland county, where streams, woods and lakes dot the landscape, has qualifications to delight the hearts of suburbanites.

"The fact that it is only 20 minutes' ride from the city limits, that the hills and valleys on every side of it already are dotted with the splendid estates of many wealthy and prominent Detroiters, that its water is from artesian wells, eliminating the dangers to the community from an impure supply, that taxes are much lower than in the city, and the congestion of city life is left far behind—these influences are making of Birmingham what Evanston, Winnetka and similar suburbs are to Chicago.

"A new \$180,000 high school has just been decided upon by the village authorities. It is impossible to find a vacant house in Birmingham and has been impossible for the last year. Contractors tell us they cannot build homes fast enough to supply the demand.

"We have divided Birmingham Estates into large 80-foot lots. Every village improvement is being installed. Boulevard cluster lights will illuminate the broad avenues. Restrictions we have placed on the property and the care we are exercising in installation of every feature which adds to character and beauty of the place insures development of the Estates into one of Birmingham's choicest residential sections."

Bertrand Curtis Spitzley

Bertrand Curtis Spitzley (March 13, 1880 – March 26, 1954)^{[1][2]} was a housing developer in the metro Detroit, Michigan area. He was the first developer in the Detroit area to in addition to selling off lots in a new subdivision, but up houses on the lots before sale, thus creating more housing that was available to the less affluent. His first project was located along Mack Avenue six miles east of Detroit's downtown.^[3]

Spitzley was born in New York City in 1880. His father, Jacob Henry, was a building inspector.^[4] His first job was working for the Detroit Dry Dock and Shipbuilding Company, when he gained a grounding in mechanical engineering. He later worked at Wolff & Zwicker Iron Works in Portland, Oregon building torpedo boats, before taking up the position of acting chief draughtsman at the Puget Sound Naval Shipyard in Bremerton, Washington. He returned to Detroit in 1906, taking a job at the Abbott Motor Company,^[5] where he progressed to general manager before he resigned in late 1912.^[6] His career in real estate had begun in 1910, and in 1913, he co-founded the Houseman-Spitzley Company, which became the Houseman-Spitzley Corporation in 1916, when its capital stock was valued at \$1.4 million.^[1]

Spitzley was a Blue Lodge Freemason. He died in a Miami hospital in 1954. He was survived by his wife Ida May née Bullene, who he married in 1902, and two of his children.^{[1][2]}

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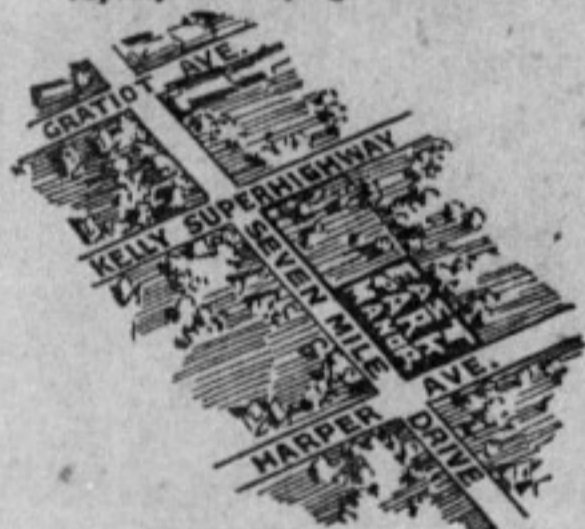
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