

The Farmington Enterprise

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BIG INCREASE IN LAND VALUES

Farmington Takes Lead in Remarkable Showing for This Section

The remarkable increase in land values in Detroit and its outlying suburban villages and districts on the great main highways that radiate from the heart of that metropolis have been a source of wonderment for some time. Properties that a few years ago were a drug on the real estate market, have been bought by the magic wand of progress and transformed from questionable assets into valuable residence and building sites.

While our sister villages have been telling the world in large sized type stories of real estate owners and investors who have risen with startling suddenness from men of small means to persons of affluence, Farmington has been making a record along that line that equals if not surpasses them all.

F. D. Fleming, realtor of this city, whose faith in Farmington is based upon a careful study of the situation and long experience in the real estate game, and about Detroit, was appealed to by a representative of The Enterprise for a little light. He was more than willing to talk about Farmington, its advantages and prospects. He said:

"One of the chief topics of conversation in Detroit is the big returns that have been enjoyed by thousands of real estate investors.

Last Sunday the Stormfelt-Lovely Co. placed a large display advertisement in the Detroit News calling attention to the fact that in 1915 they sold a lot for \$810, which the buyer resold last year for \$4,500. This investment brought a profit of \$3,690, or an 448.12 per cent. Undoubtedly a splendid return on an investment of only \$810.

"Such information makes people outside of Detroit want to go there to invest their money. If anyone in Farmington is considering such a move, let me call attention to a few real estate investments that have been made in Farmington.

"In April 1914, William A. Pangborn bought a piece of land from Clinton Wilber for \$1000. In March 1924, less than ten years later, he sold it for \$11,000. A \$10,000 profit in ten years. In addition to this Mr. Pangborn tells me that the land produced enough the first year to pay for itself.

"In 1913 William G. Malcolmson bought the farm now known as Brookdale Subdivision for \$110 per acre. Last week I sold two lots in this property containing approximately 18.5 cent of an acre for \$3750 or at the rate of nearly \$13,400 per acre.

"A Miss Miller of Detroit, purchased the corner of Lakeway Drive and Grand River avenue in 1917 for \$350. A few days ago she refused \$3750 for it. An increase of 500 per cent in seven years.

"In 1919 James Hogle bought eight acres at the southwest corner of the village for \$175 per acre. Last fall I sold 2 1/2 acres of this same land for \$2250 or at the rate of \$900 per acre. An increase of more than 100 per cent a year.

"The above investments are typical of hundreds of others that have been made in this village during the past ten years. And never in the history of our fair village have the prospects for big returns been so carefully selected real estate been as bright as they are today.

"Keep your money at home where you can watch it. It will be safer and the returns will be greater."

Another instance of remarkable increase in land values here was told The Enterprise by James Hogle, president of the Peoples State Bank of Farmington:

"Twelve years ago James Halsted purchased 38 acres of the west limits on Grand River road for \$2700. He made an orchard of it and recently sold the same to J. W. Lathrup for \$7600.

Five Koster Blue spruce trees have been added to the beautiful and spacious lawn which surrounds the home of Mrs. Martha Warner, on Grand River avenue. This variety of evergreen is a native of Holland and very rare.

Mrs. Joseph Graham spent Tuesday in Detroit.

CONFERENCE OF OLDER FARM BOYS

Those living on farms will be interested in the county conference of "Older Farm Boys" scheduled to assemble at the Holly April 13 and 14. The usual features will be in the program only this year it is contemplated there will be more participation by the older boys in the county who have accomplished something worthy along agricultural lines.

Assurance is given that the Holly board of commerce will do the limit to further the interests of this conference and will furnish the complimentary banquet to the delegates Friday evening April 13.

The session will open at 2 o'clock Friday afternoon the 13th and continue through Saturday afternoon. Any older boy of high school age now living on a farm and who has completed his registration will receive the preference of assignment in the homes of the agricultural club members. Accommodations will be provided for all delegates over night. The registration fee is \$1.00 which will be the only cost to the delegate.

GOOD FRIDAY OBSERVANCE

At a meeting of the ministerial association it was decided to hold union Good Friday services at the Baptist church on April 13, from 12 to 3 o'clock. The local pastors, assisted by Rev. Gregg of Clarenceville, will have charge of the services.

COMMANDRY INSTALLATION

Commandry installation will take place at the Northville Masonic hall Tuesday evening April 15th, with Knight Templars and ladies in attendance. Many Farmington Sir Knights are planning to attend.

Dr. and Mrs. B. C. Thomas and niece who have been spending the winter at Bldk, Miss., have returned to their home in the Pierston district.

NOVI BAPTIST CHURCH

The second sermon in the series "After Death, What?" will be given next Sunday morning at 11 o'clock. The text will be the chapter of Job 1-10. "Man gives to the gods and where is he?" If you would like to know the answer to this question, come and bring your Bible. We will make a black-board chart of what we have learned. It may not be just as you have always thought, but let's find out what God says about it. —Pastor.

NOTES OF THE CHURCHES

Farmington Methodist Church

S. D. Eva, Pastor

PALM SUNDAY

10:30 "Christ the Revolution"

11:45 Sunday School. Allegiance day.

6:30 Epworth League.

7:30 The First Palm Sunday.

Passion week services. 7:45 Wednesday; 7:45 Thursday; from 12 to 3 p. m. Good Friday.

Clarenceville Community M. E. Church

Rev. T. J. Gregg, Pastor.

10:30 "The Plain Heroic Type"

11:45 Sunday School.

7:30 "Fires, Good and Bad."

First Baptist Church

C. W. Townsend, Minister.

10:30 Worship. Subject, "The King."

11:45 Church School.

6:30 B. Y. F. U. Topic, "Baptist Faith and Practice."

7:30 Evangelistic service. "The Kingdom."

12:30 Wednesday. "Passion Week" service.

12 to 3:00 Good Friday observance.

Universalist Church

A. B. Beresford, Minister.

10:30 Worship and sermon.

Dr. Beresford will preach. Subject, "Christ Entering Jerusalem."

The second coming—How? When? Where?

12:00 Sunday School and Adult Bible class.

Evangelical Church

Rev. J. Bollens, Pastor

10:15 Services in German and English. Confirmations.

11:45 Sunday School.

No evening service.

Good Friday—10:15 Lord's Supper.

Easter—10:15 German and English. Lord's Supper. English

and German.

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LIGHT VOTE CAST MONDAY

One Township Ticket in Field—President Coolidge Gets Fine Endorsement

Unusual quietness and a very small vote marked the annual spring election day in Farmington. While the townships to the south and west were having a hot contest with about every voter at the polls, Farmington electors were busy with their spring work there being no local contests to arouse interest, what was going on at the polls.

There was but one township ticket in the field, the republican, but nevertheless 13 democrats turned out and registered a choice. There were cast but 200 ballots in the first precinct and only 30 in the second.

The following officers were elected, the figures following the name indicating the total vote received in the township:

Supervisor—Isaac Bond, 223.

Clerk—Herman A. Schroeder, 220.

Treasurer—Edna Cox, 219.

Justice of the Peace—Fred Stamann, 217.

Commissioner of Highways—Louis F. Schroeder, 222.

Overseer of Highways—Dist. No. 1—Charles E. Helken, 218.

Overseer of Highways—Dist. No. 2—Charles McCullough, 218.

Overseer of Highways—Dist. No. 3—Joseph Graham, 219.

Overseer of Highways—Dist. No. 4—Fred Naback, 216.

Member Board of Review—John C. Calk, 220.

Constable—Frank Cox, 216.

Constable—C. Benfield, 220.

Constable—Herman Grimmer, 221.

Constable—Ben Meyers.

In the second precinct every candidate for the republican ticket received 30 votes.

There were 199 republican presidential primary votes cast, 181 in the first precinct and 18 in the second of which Calvin Coolidge received 150. W. G. Simpson 5, and Hiram Johnson 44.

In the democratic preferential primary Henry Ford got 16 votes and Woodbridge N. Ferris 14.

The proposition to levy a one mill tax in the county for the purpose of providing a stable county home was carried in both precincts by decisive majorities.

In the first precinct there were 136 votes for it to 27 against and the second 23 for it to 8 against.

For national committeeman republican ticket, Paul A. Martin received 67 votes, Frank A. Rasch 15 votes and James E. Davidson 106 votes.

For national committeeman, democratic ticket, William S. Comstock received 2 votes.

Edna S. Mershon 4 votes, and Etta C. Boltwood 8 votes.

The noon hour "town meeting," the one truly democratic feature of our form of government when every voter is privileged to voice his views and cast a vote in determining the amount of money to be raised for township purposes and in shaping its policies, was notable for its genuineness of mind. Every proposition before the voters was carried without a dissenting vote, although a little oratorical opposition developed when the proposition to place the office of supervisor on a salary basis of \$1800 per annum was brought up. It died in roll call not a voter opposing the proposition.

The proposition to raise \$1200 for use in helping to defray the expenses of Farmington's centennial celebration was unanimously carried.

A three mill tax was voted for road repair work.

The township board was given authority to fix the amount to be raised for road improvement.

LEAVES CARRIER SERVICE

Erkine Evans, for several years mail carrier out of the Farmington post office on route one, resigned this position April 1 to accept a position with the National Railway Co. as salesman, being assigned the territory comprising the counties of Oakland and Wayne. This is considered the best territory in Michigan.

Charles Hahmehl is now carrying on route one.

Misses Ida Steele, Helen Whipple, Ernestine Pierce and Mrs. G. F. Leaver, teachers in Detroit, are enjoying a week's vacation.

Misses Leaver closed today for the Easter holidays.

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EARLY FARMINGTON TOWNSHIP OFFICERS

Lewis D. Owen was elected supervisor April 2, 1883, defeating Benjamin Grace by a majority of 9, the vote standing Owen, 192; Grace, 183. The defeated candidate had held the office seven years. The new supervisor was the well known proprietor of the hotel long called the Owen House.

At the election held in April 1884 he again defeated Grace. This time by 50 majority. Owen held the office four years and was succeeded by Albert Murray who was elected April 4, 1887. Mr. Murray had been a successful farmer and fruit raiser in the northwestern part of the township until he came to the village and purchased the hardware business of Sabin Brown, which was located in the store now occupied by Fred L. Cook & Co. Mr. Murray was a citizen whose unblemished life and genial personality endeared him to all with whom he came in contact. He had hosts of friends who were devoted to him because of his sterling qualities. This is attested by his election over H. C. Saxton by a majority of 203, the vote standing Murray, 289; Saxton, 86. The latter gentleman was a well known farmer with a character above reproach. Mr. Murray lived but a few months after his election, dying January 27, 1888. Called away in the prime of life his death seemed most untimely. The township board filled the vacancy caused by his death by the appointment of Will DeWard to the office.

At the election held the following April James W. Hatten, democrat, defeated A. J. Wikom. The vote was Hatten, 182; Wikom, 172. The winner in this contest held office only one year. Charles B. Burton, the republican nominee receiving 184 votes and Hatten 181.

In the next election held April 7, 1890 Hatten held his 181 votes which were sufficient to elect him. Mr. Burton received only 118. Hatten defeating him by one vote.

Michigan was made a state in 1837 and from that date until 1880 the supervisor of the township was given unlimited authority in the assessment of property for taxation. The state legislature of 1880 and 1881 changed this and created the township board of review. If I am not mistaken the supervisor appointed to this board at the present time the board is an elective body.

Frank Comstock and James Irwin composed the first board and they were appointed April 22, 1882.

The first health officer of the township was Dr. Eli Woodman. He was appointed in 1877 and held the office until 1889 when he was succeeded by Dr. E. P. Wald. The latter held the office one year. Dr. Moore was appointed in 1890. N. H. P.

HOW THE MAILMEN WORK

Visitors at the Michigan Industrial Exposition in convention hall, Detroit, May 8 to 17 will have an opportunity to see just what happens to their letters and other pieces of mail after they get away. John W. Smith, postmaster of Detroit, has announced that he will install a post office station on the exposition floor. Here the public will see how mail is received, stamped, sorted and sent on its way. Mail will be received and delivered in the exposition hall. The object of the exhibit, Mr. Smith says, is to educate business men and others who are interested in the postal system in securing a speedy and accurate delivery of mail.

Mrs. Emory Hatten was a guest of Miss Mildred Stanley at the entertainment given at the high school Tuesday evening.

CHANGE OF PLACE

Because of illness in the home of Miss Helen Whipple, the Silver Tea Sale to be given Tuesday, April 15, 1924 will be held, the same day, at the home of Mrs. Ralph Hogle, Wilmarth avenue, near Grand River avenue.

Mr. and Mrs. Ben Myers, Mrs. Pauline Voss, Mr. and Mrs. Sherman Yerkes and daughter Isabelle, attended a surprise six o'clock dinner at the home of Mr. Myers' sister, Mr. and Mrs. Luke Hake in Northville Sunday. The occasion was in honor of the wedding anniversary of Mr. and Mrs. Hake, also the birthday anniversary of Mrs. Hake.

Mrs. Roy Brown was a Detroit visitor Tuesday.

DAY OF NARROW ROAD GONE BY

Importance of Ample Right of Way for Widening Emphasized

Don't build the road narrow. But however it is built, have a right of way ample enough to provide for widening in the future. On these two hung the law and the profits of modern road building.

An expensive fault of the narrow road is the concentration of traffic. Wheels moving constantly over the same places produce parallel lines of excessive wear. To prevent rapid disintegration of a single track road a heavier foundation and surface is needed than is required for a wider road.

Substantial shoulders at the sides on which the passing traffic may turn out are also necessary as otherwise the wheels of vehicles turning out to pass will quickly wear ruts at the edges. In these water collects, to penetrate beneath the foundation, with disastrous results. A narrow road with soft earth shoulders is dangerous to motor traffic in slippery weather.

To build the heavier foundation and surface needed to bear the concentration of traffic on a narrow road, and the substantial shoulders at the sides, requires as much money as to build a wider road. On a wide road, traffic is scattered, and wear is distributed. A wide road surface sufficiently wide for two lines of rapidly moving vehicles to pass in safety, the necessity for artificial shoulders is eliminated. To build a narrow road, thin and without shoulders means a loss of the entire investment in a comparatively short time.

A narrow right of way requires drainage ditches close to the travel. With no shoulder between paved surface and ditch the chances of serious accident are largely increased. All drainage ditches tend to become deeper, so that the danger to traffic becomes constantly greater.

Before any program for beautification of highways is undertaken some assurance that the rights of way are wide enough to accommodate future traffic should be had.

Motor vehicle traffic will increase as the mileage of hard roads increases. A general extension in the width of wearing surfaces will call for wider rights of way. To obtain wider rights of way now means an ultimate saving of a large sum of money and will prevent many future difficulties.

THE HIGH SCHOOL TATTLER

O Days of Rest and Gladness

Is there ever a time in a person's life that is of more pleasure than vacation? Everyone likes to desire a few days rest and gladness, and probably the fathers and mothers will say that no one can manage these days better than a school child. Our spring vacation was a joy to all of us and there were but a few who were not willing to return to school and study. —Editor.

Kindergarten—

The children are becoming accustomed to the half day session now.

Original stories were told recently. Dorothy Lannan told an interesting one about two pigs Wanda Taggart's story was also of interest to the children.

Some good pictures of flowers have been made.

Special tone work is being carried out in the morning group.

Spring songs are being learned.

The Friday before spring vacation the children cleaned their room so that it would be nice when they came back.

First Grade—

The "A" class in reading has finished the "First Book" and is now reading in the "Merrill First Book."

Robin redbreast has been the subject for nature study.

A bowl of narcissi has added a touch of spring to the room.

A Dutch poster has been completed.

Second Grade—

The bird study in the second

WARDELL-GRAVLIN

In the presence of thirty relatives and friends Miss Irene Ad Gravlin, daughter of Mr. and Mrs. Joseph Gravlin and Mr. Howard J. Wardell, son of Mr. and Mrs. J. H. Wardell of Lansing, were united in marriage by the Rev. Weldon Grosland, pastor of the Central M. E. church of Pontiac, Thursday, April 8th at 6:00 o'clock. The bride was attended by her sister Miss Harriet Gravlin who was groomed in soft blue silk. Mr. Ralph Wardell, brother of the groom, acted as best man.

The bride was lovely in blue silk charmesse and carried a shower bouquet of pink rose buds. A three course dinner followed the ceremony, after which they left for short wedding trip. They will reside in Lansing.

The bride was the recipient of many lovely gifts.

Out-of-town guests were Mr. and Mrs. Arthur Hammond, Mr. and Mrs. Harry Train and son of Detroit, Mr. and Mrs. Noble Gravlin of Birmingham, and the groom's father and mother, Mr. and Mrs. J. H. Wardell of Lansing.

Thursday, April 10 a reception was given them at the home of Mr. and Mrs. J. H. Wardell in Lansing. About eighty guests were present.

COMMITTEE MEETING

SET FOR APRIL 22

There was a good attendance at the centennial committee meeting Tuesday evening and much business was transacted. The next meeting will be held Wednesday, April 22 at 8 p. m. when the committee will report progress.

grade has been continued. Original verses have been made in connection with this.

Elmer Catherman, Jane Lester, Fern Agar, Jack Holcomb, Gerald Dodds, Catherine Lorion, Carol Harger and Francis Davis were neither absent nor tardy last month.

Third Grade—

A poem "Birds in Spring," by Margaret Preston, was learned.

The children were sorry to see Muriel Bowers, Nick and John Christie leave school.

Last month Marvell Auten, Pearl Brown, Ellen Cairns, Wanda Drake, Gilbert Grimmer, Dorothy Marsh, Howard Westfall, Pierson Ross and Ada Simpson were neither absent nor tardy.

Fourth Grade—

Five pupils from the fourth grade left school. Their classmates were sorry to have them go.

Verny Sanderson was welcomed back to school again after her absence.

Everyone is enjoying the study of fractions in arithmetic class.

Fifth Grade—

Pictures were made to illustrate some of the adventures found in "Gulliver's Travels."

Sixth Grade—

The children miss Alice Westfall, who has gone to Stratford.

A series of short stories is being read for opening exercises.

So far this year Verlie Jean McCafferty and Glen Werner have been neither absent nor tardy.

The time is passing hand in dramatizing the story of the "Pied Piper of Hamelin."

Seventh Grade—

The life to be found existing in seas, oceans, lakes and all bodies of water was an interesting study in language class.