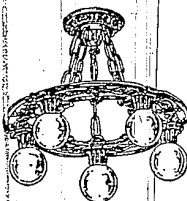


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It is natural for good property to up in value as it is for the sun rise in the morning. BUILDER'S PARK is no exception. Those who have failed to invest in the past six months have lost a increase in value that might have been theirs. There is still an opportunity to take advantage of the increase. The same low price will be in effect until May 15, but then the price must go up. Take advantage of the increase, come in and see us today about

BUILDER'S PARK

"A Subdivision Worthy of Its Name"

We also wish to announce that all of the residence lots in Garden Grove Subdivision have been sold out. From now on we will handle resales only. To get a good lot at the right price, buy it now, before the boom in prices which come with all of the great amount of building going on down there this summer.

Have you seen the number of houses there? If not, count them, then count them again this fall. It will prove to you that we live up to our promises, and realize our predictions, in the property we sell.

Wolfe
 REALTY CO.

FARMINGTON OFFICE:
 in the
 Farmington State Savings
 Bank Building
 Phone 185

FARMINGTON

GARDEN GROVE OFFICE:

Corner Seven Mile and
 Farmington Roads
 Phone 38-F22

MICHIGAN

"FRIENDSHIP CAMPAIGN"

The "Friendship Campaign," conducted by the Lower Oakland County Y. M. C. A., through the Hi-Y Clubs with the hearty cooperation of the schools and local business and professional men, is finding a very encouraging response from the 600 older boys who are participating.

The committee has been very fortunate in having the services of Boyd Walker of the Detroit Y. M. C. A. as the speaker at the school assembly in conducting forum discussion with the boys and in meeting with the interviewers.

Mr. Walker spoke at Ferndale, Royal Oak, Birmingham, Oak Ridge and Hazel Park during last week and will be at Farmington this week. Mr. Walker emphasized the importance of every boy thinking through the matter of choosing a vocation by himself after securing all the information possible. He urged as general principles that each boy should consider only those vocations which would enable him first to make a living and second to make some contribution to the good of mankind.

Every boy has the opportunity of filling out a very scientifically prepared Self Analysis Blank which stimulates his thinking as to his abilities and likings along certain lines and helps him to determine the general trend or division his vocation might be in. Then each boy was given an opportunity to confer with a business or professional man and secure more detailed information regarding the preparation and training and difficulties in the various vocations.

This campaign will continue through the month of April and a part of May until every boy has had a chance for counsel with some business or professional man.

The Farmington men who will help are, Harley Warner, Howard Warner, F. H. Nichols, Fred Cook, Edgar Pierce, Rev. Dunlavy, D. L. Dickerson, Rev. Palmer, L. W. Goodenough, C. S. Harger, W. D. Butterfield, A. R. Crawford, A. G. Leonard.

Enterprise Liners bring results

Petting Parties Even

in Staid Old England

Miss Eleanor Sears of Boston, who has added another to her splendid list of athletic feats by walking 44 miles in 11 hours, said at a Boston dinner party:

"It isn't in immorality or dissipation, it is in strength and pluck, that the modern girl differs from her mother and her grandmother. As for all this talk about petting parties and so on—well, human nature is human nature, and petting parties are older than the hills.

"An old lady told me the other day that in her youth she attended a ball at an English country house. One of the racket courts was arranged with chairs and palms as a sitting-out place and it was as dark, as pitch there.

"Well, the old lady—of course she was a young lady then—was sitting out in this pitch-dark racket court with Lord William Beresford—they were talking politics or religion, I suppose—when suddenly she discovered that she'd lost her pearl necklace.

"Oh, dear, strike a match!" she said.

"Strike a match?" said Lord William, in a reproachful voice. "No, no! We must play fair."

"Then he called out: 'Ladies and gentlemen, after counting ten I propose to strike a match.'"

"And he struck his match and found the necklace after counting ten very, very slowly."

Automatic Gates for

Highways Being Used

Through many miles of range country in Arizona, New Mexico and Texas the highways cross huge ranches, and gates are located in many places. Where cattle guards are not satisfactory, some other method is necessary. Gates are more or less objectionable, as the driver has to get out to open and close them, says Popular Mechanics Magazine.

In order to have an automatic gate, two pipes, 4 inches in diameter and extending 16 feet above the ground, are set at the ends of the opening in line with the fence. A third pipe, usually 6 inches in diameter, also is set vertically midway between them. These three pipes are connected by a length of 2 by 8-inch timber from which chains are attached with links, crossing at the center post, then down to each side of the gate.

When the front bumper of the car strikes one side of the gate it is swung open. The chains wrap about the center pipe, causing the gate to lift. But when the car has passed the gate swings back into place. The gate is attached to the center post with U-bolts so that it will turn freely. The larger the center pipe is the harder the gate will be to open and the quicker it will close.

Streams Foretell Woe

In England several streams are described as Woe Waters. The best known is at Oxydon and is called the Bourne flood. This underground river usually breaks about once in five years, and in old days was regarded as a portent of "death, pestilence, or a great battle." It is a curious coincidence that from 1011 to 1015, inclusive, it appeared every year, and ran down the Catherham valley.

(Continued from page one)

FRIENDLY FARMINGTON

GROWING GRACEFULLY

formerly raised garden truck and farm produce for a livelihood have been able to retire from active labor and have built themselves attractive homes around the town. One seldom hears of their going away. Their well-planned mansions and their neat bungalows range alongside the substantial dwellings of twenty to fifty years ago, and no epithets of "moshback" and "upstart" are interchanged.

It's still a homey, friendly village, although it adopted a city charter and elected a mayor and six commissioners a few weeks ago. If the inhabitants wanted to do so, they could do a lot of shouting about being 100 per cent Americans, because they have preserved the traditions of the early New York and New England settlers, descendants of English, Dutch and German pioneers.

Someone you don't hear the expression.

"Why, yes, we are a good deal that way," a business man will admit. There's the Methodist Church, where the entire com-

munity goes for its gatherings. Up street is its attractive neighborhood, the Salem Evangelical Church, fronting a little park, and only deterred from being a community center because many of the Rev. J. Bollens' flock are farmers, coming from several miles out in the country. Then, back a block from Grand River avenue, at the end of a street, is the dainty little white edifice of the Baptist Church, the Rev. E. W. Palmer, pastor, while tucked away modestly is the cozy Universalist Church, where the Rev. Dr. Frank D. Adams, of Detroit, holds service twice a month. On the little triangle park just mentioned, is the log cabin, a reminder of the recent Centennial, which is used as a headquarters for the American Legion. Across the street is the old brick town hall, where Miss Mary Kennedy for years has conducted the village library. Upstairs in the town hall, Farmington Lodge, F. & A. M., holds its meetings. Up the hill a little way is God's Acre where names that have meant much in this neighborly community are carved on well preserved stone among tended lawns and shrubbery.

One block from Grand River avenue, with seven acres of athletic field and park running back down a hill to the river, are the two modern buildings of the Farmington High and Elementary Schools, housing 550 pupils, of whom 100 come from outside the district. They are cared for by 20 teachers, all holding at least an A. B. degree.

The school is accredited by the University of Michigan and has qualified for credits with the North Central Association of Colleges and Secondary Schools. Thirty students will receive their diplomas there in June. They spent their vacation last week visiting the National Capital, accompanied by Supt. A. G. Leonard. Farmington High's football team is regarded as a terror by neighboring schools. Health of the students is conserved by Miss Ada Sanford, a graduate nurse from the University of Michigan Hospital. The buildings represent an actual investment of about \$100,000, exclusive of ground. It is estimated they would cost \$250,000 at present construction rates, and the oldest section is only 11 years old.

Farmington residents still speak of their town as "the village," in spite of its urban character, and some city features are still to be installed. They will be taken care of immediately, under a conservative policy outlined by Mayor Butterfield in his inaugural address last month.

One thing which the new city can offer is a supply of pure, sweet water, sufficient for a town several times its size, and free from all danger of contamination or necessity for filters. Five eight-inch wells are sunk to a depth of 170 feet, where the pipes are imbedded in a 20-foot vein of clean gravel, bearing a seemingly inexhaustible flow. An electric pumping plant forces air into the pipes. The water, which rises naturally to within 15 feet of the surface, is driven to a 250,000 gallon standpipe on the highest point of ground northwest of the city, where it gives a minimum 40 pounds pressure to any part of the town. Water rates are \$9 a year for an ordinary house with a meter rate for excess use.

Electric rates are the same as in Detroit. Septic tanks take the place of sewers for the present and are generally established. One of the projects outlined by Mayor Butterfield is for a sewer system in the principal streets. There is plenty of leeway to spread the cost over a period of years, for the bonded indebtedness at present is only \$38,000 on an assessed valuation that this year will be \$2,800,000, an increase of \$1,200,000 over last year. The increase is easily absorbed by rapidly advancing land values, total tax rate this year will be somewhere in the \$40 range, but is equivalent to a much lower rate in Detroit, as actual valuations are hard to arrive at because of growth.

Grand River avenue, M-16, of the state highway system, forms the main street of Farmington and is paved from curb to curb. It is likely that M-16 will be deflected from a quarter to a half mile south where it passes through the city, tending to develop that portion of the city. A number of large tracts are awaiting development there.

The proposed re-routing created some perturbation when it became known last fall; but is received in a more equitable frame

of mind now. As a matter of fact, the stores received the bulk of their trade from the townspeople, who park their automobiles on both sides of the street and not so much from the thousands of motorists who pass through on their way to and from the surrounding golf clubs and lake resorts. Proponents of the new route point to Royal Oak, which has not bothered about extending its business section to the big trunk highway, now a 204 foot thoroughfare, on Woodward avenue at the west side of the town, but has built expensively and handsomely on Main and Lafayette streets; and to Wayne, which has diverted half its through traffic to a side street. They predict that without interfering Grand River avenue business, it will make the city one of the multiple thoroughfares, developing its 3½ miles of territory. Their prediction finds an echo in several large new subdivisions platted on the southerly side of town, within or adjoining the city limits. Numerous attractive residences have been built, some of them of handsome proportions and designs.

Orchard Lake road, from Farmington Junction, on the east side of the city, is being planned for a 204-foot superhighway. The new subdivisions are all platted on lot lines allowing for the widening.

Sites a short distance outside the city have been selected for two fine homes for children, the \$200,000 Michigan Children's Hospital to the southeast, and the Methodist Children's Home to the northwest.

There is one good small private hospital in the city and intimate association with the University of Michigan at Ann Arbor and the various institutions in Detroit.

There is one newspaper, the Farmington Enterprise, 40 years old, and well supported. Its editor is W. N. Miller.

Farmington has two banks, a large dairy business, conducted by the heirs of the late Gov. Warner, and a flour mill which has been grinding 25,000 bushels of homegrown wheat annually and feeding it largely to the inhabitants, who take pride in their home product. Extensive real estate operations have driven the milk and wheat producing belt farther from the city line; but these still are important institutions.

Farmington is a home owning city. New comers are encouraged to follow the example of their neighbors. Financing plans are offered by many corporations, including some of the big Detroit realty concerns, which have extended their operations to this center. Comment was made on the number of owners who had utilized the home planning service instituted by The Detroit News.

There are some apartments, largely business and professional blocks, though a few houses are rented. A good apartment rents for \$40 a month. No "For Rent" signs were seen in a tour of the entire town.

The soil is a fine loam, laid picturesquely on rolling land at the south and west, with many opportunities for landscaping. As soon as development is organized on a Greater Farmington basis, as seems likely in the near future, the inhabitants believe their town will rival the handsome communities an equal distance from Detroit on the north.

Transportation is largely by motor bus. Three different lines run a conveyance every hour, including the through line from Lansing to Detroit. The Detroit United Railway runs hourly car service to Redford, where it meets the city lines, and runs two cars a day through to the city. The Orchard Lake and Pontiac trolley line comes through Wayne, Plymouth and Northville, and north past Orchard and Cass lakes. The double-strip pavement of Grand River avenue is extending toward Farmington with promise of a early completion.

The Eight-Mile road superhighway from Lake St. Clair to the westerly Wayne County line on Grand River avenue near Lincolnville will furnish outlets, while Wayne County's network of world famous highways are within easy reach.

For recreation, in addition to three promising small parks and the school athletic field in the city, and plenty of open spaces nearby, there are three golf clubs within easy reach, the Meadowbrook, Glen Oaks and Northland.

Farmington is a friendly town with a distinctive individuality.