



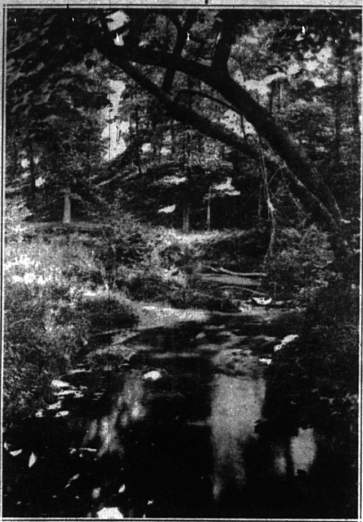
MANY DETROITERS HEAD FOR SUBURBS

Overgrowth Of That City Said To Influence Exodus To Birmingham District.

Detroit having passed the million mark in population, is confronted with a number of problems that place the city in the same condition that Philadelphia and Chicago found themselves a number of years ago.

W. G. Gilmore, of Gilmore & Chavens, said yesterday: "When the population of a city increases to one million, rentals and taxes mount to such a height that

VIEW OF FRANKLIN RIVER



Wales, James & Wasey announce the opening of a new community development—Franklin River Estates, located one-half mile east from Franklin village on the Thirteen-Mile and Telegraph roads, just south of the Oakland Hills Country Club.

One of the attractive features of this development is the Franklin river and timbered valley extending through the property. This will appeal particularly to those persons who appreciate living in the country and are seeking a location off the beaten path.

With an elevation approximately 400 feet above Detroit, the development insures healthy surroundings with an abundance of fresh air. Located close to the picturesque village of Franklin, home owners will find good schools and shopping facilities available.

Franklin River Estates is only a short distance from Oakland Hills Country Club and Birmingham, and within easy driving distance of Detroit. Telegraph road, which is to be paved through from Detroit, will furnish quick transportation to this property.

Two large areas have been set aside by Wales, James & Wasey, which will be devoted to the lot owners for park, playgrounds, golf course and bridge paths. Winding gravel roads and improvements such as water and sewer will be installed.

The plants owned by the General Motors Corporation account for a great deal of this growth. This corporation has many great plants in Detroit, but when it planned the gigantic \$7,600,000 Pontiac Six factory it preferred to locate it outside the city limits and doubtless for the reasons I have stated.

"What has happened in other cities when they attained the million mark will happen here. Take the city of Boston, you will find that within a radius of 20 miles there are 22 towns with a population of approximately 25,000 each. Detroiters have noted the rapid growth of Royal Oak, Birmingham and Pontiac, without realizing just exactly what was taking place.

"Pontiac, today, is growing at a tremendous rate and in fact has doubled its population in the last three years and is told that the public service companies are planning now to take care of a population of 300,000. The expansion of

REALTOR PROPHESES LONG PROSPERITY

Colgrove Reports August Break All Sales Records Which Were Distributed Evenly.

"The real estate business has never been so active with us as it is today," said L. E. Colgrove of the local real estate firm of Saunders-Colgrove-Buck.

"August was the largest month in our history and the most gratifying part of this record volume was the fact that it was proportionately distributed over acreage, houses and building sites.

"Pontiac acreage has been in great demand and in my opinion will be even more active with new announcements soon to be made in this industrial center which is claiming a population of 100,000 in five years.

REALTOR FAVORS ZONING MEASURE

That Birmingham has only started its growth and is not far advanced but that a zoning ordinance would be of help in the future, is the opinion of W. Wainwright Raymond, expressed in connection with the proposed village zoning ordinance.

"Some people believe this village is past its formative period, but we are only in the beginning," Mr. Raymond says. "A zoning ordinance will be for the best in Birmingham," he asserted.

The ordinance will need changes as time goes on, Mr. Raymond says, and he is of the opinion that the method of altering by board of appeals is the proper way.

Mr. Raymond does not believe signers of the ordinance under which the ordinance was suspended some time ago, realized the action that would follow. While they wished to have a vote on the question, he believes they did not anticipate its indefinite suspension. A second petition followed the first when villagers discovered the way it was working out, and a date for an election was requested. Because many of the original signers were also signers of the second petition, it is pointed out that opposition is not as strong as it appears on the surface.

According to Catholic authorities, Pius XI is the 261st Pope.

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Water Mains Being Installed To Accommodate Southfield

The water mains which next Spring will be supplying Detroit city water to Southfield Park, the 21-square-mile protected residential community in the northwestern district between Detroit and Birmingham, are being installed, it was announced Saturday.

The 12-inch main is being laid by the John H. Lovett Company on the west side of Southfield road, which is a 204-foot superhighway with a 20-foot pavement all the way from Birmingham on the north to Michigan avenue on the south.

In keeping with the modern suburban trend, the Southfield Park Improvement Association is installing all city conveniences in their area preparatory to the growth of a sub-center of local business places to serve a proposed residential district that is unequalled in size anywhere in America.

"The installation of electric road lights also is going forward steadily in Southfield Park," said Walter Schulte, a member of the association.

RULES FOR GAIN IN REAL ESTATE

Benjamin Winter has handed down six rules for the guidance of those who want to buy real estate for profit. He disclosed them in an article printed in a recent issue of "Collier's." They are:

1. Location. The stability and character of a neighborhood is of the utmost importance.
2. Previous development. If it has developed steadily the chances are good that it will continue to do so.

3. Growth. If it is growing steadily the investment is sound.
4. Concentrate on one section if you intend to buy and sell real estate. Study that section's past history, its changing values, its future possibilities. In time you will know instinctively the value of a piece of property offered for sale.

5. Possible and probable trend of future development. If business is headed that way, of the most desirable homes are being built in that neighborhood, its future is assured.
6. Avoid speculative properties. Buy income-producing property if possible. "Booms" are all right in their place, but promises are long and performances short. Speculation is too hazardous for the man of small means.

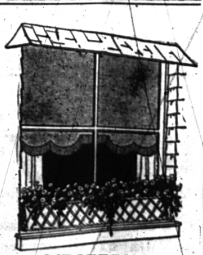
Lights Soon Ready For Two Highways

Work on the installation of lights on Maple and the Franklin roads should be ready to begin early next month, according to Robert Y. Moore, Bloomfield Township supervisor. Twenty-five lights are to be placed along these highways by the Detroit Edison Company. Upkeep will be maintained by the township.

Mr. Moore explained that the company is in the habit of doing this kind of work in the fall and winter months and says the actual completion should take only about two weeks.

In Mexico City a structure built in 1921, as the residence for Cortez, is now used as a national pawn shop.

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