

hundreds of building cards on which such permits as repairing porches, replacing furnaces, piers and posts, second means of egress, enclosing basement stairs, leveling and re-posting, fire damage repair, etc., are not even sent in the field for re-examination. We definitely do not add to the assessment for repairs or maintenance of homes. Neither do we add for shrubbery, lawns, fences, screens, storm sash, incinerators or garbage disposals. The only exception of a residence has been made, that allowance is removed when the building has been repaired, so as to bring it back to normal condition for its age.

It is true that some taxpayers require more of the City services than others, but there is no provision in the tax laws for distributing the tax burden according to services received.

It is our great purpose and the effort of the appraisers, not only to make fair and reasonable assessments, but to make assessments which are equitable. To assess similar buildings at similar figures whether adjoining each other or whether in widely separated sections of the City, has been our prime purpose. To omit using any of the factors which go to make up that assessment on any particular group or in any particular location, would tend to destroy all the equality we have been striving for these last years.

Respectfully submitted,  
W. ALFRED DEBO, Assessor.

Received and placed on file.

#### City Plan Commission

November 25, 1949.

To the Honorable, the Common Council:

Gentlemen—There is returned herewith a communication from the Department of Parks and Recreation requesting the widening of Schoenherr and Reno Avenues and the establishment of a half-width street for State Fair Avenue. All of the land to effect the above request will be provided from the Schoenherr-Bringard Playfield which is under the jurisdiction of the Department of Parks and Recreation.

All interested City departments have been contacted and there is no objection to the request.

In view of the above circumstances, it is hereby recommended that your Honorable Body set aside the necessary land for the widening of Schoenherr and Bringard and the establishment of a half-width street for State Fair, as shown on attached plan No. 890-1A.

Respectfully submitted,  
GEO. F. EMERY,  
Planning Director-Secretary.

By Councilman Kronk:

Resolved, That land from the Schoenherr-Bringard Playfield be and is hereby allocated for the establishment of a half-width street for State Fair ave. between Reno and Schoenherr aves., for the widening of Reno ave. to a width of 60 ft. between State Fair and Bringard aves. where not already widened to this width, and for the widening of Schoenherr ave. to a width of 120 ft. between State Fair and Bringard aves.

Adopted as follows:

Yeas—Councilmen Connor, Edgcomb, Garlick, Kronk, Miriani, Oakman, Smith and the President—8.

Nays—None.

#### Board of Education

November 23, 1949.

To the Honorable, the Common Council:

Gentlemen—The Board of Education petitions your Honorable Body for necessary authority to permit the Sarin Electric Company, electrical contractors for the Bow School, to install two three-inch fibre conduits encased in concrete beneath Pembroke Avenue, an unpaved street between Rutherford and Prevost Avenues, in accordance with the attached communication from the contractor.

It is my understanding that the necessary drawings have already been submitted for your approval.

Respectfully submitted,  
EDWARD M. LANE, Secretary.

By Councilman Smith:

Resolved, That the Dept. of Public Works be and it is hereby authorized and directed to issue permit to The Board of Education, to install two 3 in. fibre conduit lines for fire alarm and telephone lines, underground across Pembroke Ave. at a point approximately 82 ft. west of Prevost Ave., connecting with the Warren E. Bow School.

Provided, Said conduit lines are installed at least 3 ft. below the top grade of the street, and the work is performed under the supervision of the Dept. of Public Works and the Dept. of Buildings & Safety Engineering, in accordance with plans submitted to and approved by said departments, and further

Provided, That no rights in the public streets, alleys or other public places shall be considered waived by this permission, which is granted expressly on the condition that said utility lines and all obstructions in connection therewith shall be removed at the expense of the grantee at any time when so directed by the Common Council, and that the public property affected shall be restored

to a condition satisfactory to said Department by said grantee at its expense, and further

Provided, That said permit issued by the Department of Public Works is granted with the distinct understanding that in the event of the Charter of the City of Detroit being amended in such manner as will provide for the levying of a fee, charge or rental, to be hereafter determined upon, or in the event of an ordinance or resolution being enacted providing for an annual charge or rental for the occupancy of public streets, alleys or other public places, that the grantee will pay said fee, charge or rental provided for in said Charter, or ordinance or resolution and that said grantee does hereby bind himself thereunto and to accept said permit on the conditions hereby imposed, and in the event of the said grantee contesting the validity of said Charter amendment, ordinance or resolution or of said fee, charge or rental, or upon refusal to pay same, this permit shall immediately become void. and further

Provided, This resolution is revocable at the will, whim or caprice of the Common Council and grantee hereby expressly waives any right to claim damages or compensation for property constructed hereunder or for the removal of same, and further, that grantee acquires no implied or other privileges hereunder not expressly stated herein.

Adopted as follows:

Yeas—Councilmen Connor, Edgecomb, Garlick, Kronk, Miriani, Oakman, Smith and the President—8.

Nays—None.

**Detroit Housing Commission**

November 3, 1949.

To the Honorable, the Common Council:

Re: Herman Gardens Project (Mich. 1-4) Replacement of Gutters and Conductors.

Gentlemen—In response to our advertisement for bids for the replacement of gutters and conductors at Herman Gardens Project, Mich. 1-4. following proposals were received:

- Lentz and Chaffee.....\$100,857.00
- John D. Busch & Sons, Inc. 121,000.00
- Detroit Cornice & Slate Co. 124,924.00
- J. Fred Steyer Company.... 157,000.00

The bid of Lentz & Chaffee, in the amount of \$100,857.00, is recommended for acceptance by the Housing Commission. Approval of your Honorable Body is requested.

Respectfully submitted,

JAMES H. INGLIS.  
Director-Secretary.

**Detroit Housing Commission**

November 14, 1949.

To the Honorable, the Common Council:

Re: Herman Gardens Project (Mich. 1-4) Replacement of Gutters and Conductors.

Gentlemen—Reference is made to our letter of November 3rd pertaining to a contract award, in the amount of \$100,857.00, to Lentz & Chaffee, low bidders for the replacement of gutters and conductors at the above project.

Construction of the Herman Gardens Project (consisting of 2150 dwelling units) was begun in September, 1940, with Smith-Lipman as contractor. The contract was abruptly terminated in March, 1941. Construction of the project was resumed in July, 1941, with Cauldwell-Wingate as general contractors.

In February, 1942, the War Production Board notified the Housing Commission that the construction of Herman Gardens could proceed providing (a) that it would be operated as a war housing project, i.e., to accommodate persons engaged in the war effort without reference to income limits, and (b) the project would accept a low priority rating for procurement of materials. Fortunately for us, the use of inferior war substitute materials did not seriously affect the construction of the project since both Smith-Lipman and Cauldwell-Wingate had purchased, prior to December 7, 1941, substantial amounts of copper piping, reinforcing steel, etc.

The items affected by the War Production Board orders were:

1. Woven wire fences around parking lots, etc., were eliminated.
2. Rubber stair treads in dwelling units were eliminated.
3. Black iron water pipe was used in 678 dwelling units in lieu of the copper pipe specified.
4. Inferior grade of materials in gutters, conductors, flashings and porch decks was used in lieu of the copper pipe specified.

After the war was over, the Public Housing Administration authorized the correction and/or completion of the war-caused deficiencies listed above. The fences and rubber stair treads have been installed and the time is now at hand for the replacement of the gutters and conductors.

The accelerated deterioration of the gutters and conductors, which were constructed of inferior war-time substitutes, was caused, for the most part, by the small amount of zinc coating (or galvanizing) allowed in 1942.

Although funds have been available since early in 1946 for the replacement of the gutters and con-