

# GROSSE POINTE CIVIC NEWS

OFFICIAL PUBLICATION OF CITIZENS ASSOCIATION  
OF GROSSE POINTE TOWNSHIP

Vol. 4

FEBRUARY, 1927

Number 8

## TOWNSHIP PRIMARY MARCH 7

March 7th is the annual primary election date for both Republican and Democratic candidates for township offices, and is the first of a series of three elections to be held during the coming month. Following the primary date will be the election of village officials on March 14th, and the final election of township officers on April 4th.

Unlike the primary election last year little interest is being shown in the election. Up to February 22nd, with only a few days left for the filing of petitions, no contest existed on either the Republican or Democratic ticket. Such general lack of interest reduces the primary this year to the formality of merely approving the candidates who presented nominating petitions.

On the Democratic ticket one candidate appears for each of the offices, except that no Democratic candidate has filed for the office of treasurer. The only candidate for this office is the present treasurer who is seeking re-election on the Republican ticket. With him as Republican candidates is one candidate for justice of the peace and one candidate for constable. No candidates appear on the Republican ticket for supervisor or for clerk. The single candidates for these offices on the Democratic ticket and the Republican candidate for treasurer are, therefore, practically assured of election even before the primary date.

Voting on March 7th will be held in all of the four precincts of the township, between the hours of 7:00 A. M. and 8:00 P. M., as follows: Precinct 1, Grosse Pointe Village, booth at the township hall, corner of Maumee Avenue and Roosevelt Place. Precinct 2, Grosse Pointe Park, booth at the Grosse Pointe Municipal Building, 15115 Jefferson Avenue. Precinct 3, Grosse Pointe Farms, booth at the Grosse Pointe Farms Municipal Building, Kerby Road near Grosse Pointe Boulevard. Precinct 4, Grosse

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## VILLAGE ELECTIONS MARCH 14

Residents of four of the five Grosse Pointe villages,—Grosse Pointe Park, Grosse Pointe Village, Grosse Pointe Farms and Lochmoor, will elect the following village officials on Tuesday, March 14: President, Clerk, Treasurer, Assessor, and two or more village trustees. In addition to these, three election commissioners will be elected in Grosse Pointe Park.

To date Grosse Pointe Park is the only village in which any organized opposition has been shown to the political forces now in power. In this village the Peoples' Party, which has successfully held all village offices for a number of years, selected a full ticket of candidates at its caucus on Monday evening, February 21. Of the two candidates for village president, Alfred Garska and Samuel Bastien, the former received the nomination.

On the same evening another group of voters met under the name of the Independent Party and nominated P. Hudson Bradley for village president in addition to selecting three candidates for village trustees. This new party is not presenting a full ticket of candidates for it is not interested, its officers state, in any radical changes in the administrative organization of the village. The party is, however, asking for the support of its candidates because it believes that the council should be more representative of the village at large. Its supporters feel that in the past they have not been represented adequately in village affairs.

In addition to electing village officials, Grosse Pointe Village will vote on three bond issues on March 14. Approval of an issue for \$57,000 is asked for the paving of Waterloo Avenue between Cadieux Road and Fisher Road and an issue of \$51,000 will be submitted for the paving of St. Paul Avenue between

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## MUNICIPAL CALENDAR

Note—Dates of meetings and other dates of general community interest will be given in this column each month.

- March 1 Tuesday, 8:00 P. M. Grosse Pointe Park Trustees meeting.
- March 1 Tuesday, 8:00 P. M. Parent-Teachers' meeting, Cadieux School.
- March 2 Wednesday, 8:00 P. M. Township Board meeting, Township Hall, corner of Maumee Avenue and Roosevelt Place.
- March 5 7:00 A. M. to 8:00 P. M. Registration of voters for Township primary election and for village elections.
- March 7 Monday, 7:00 A. M. to 8:00 P. M. Township primary elections.
- March 7 Monday, 8:00 P. M. Grosse Pointe Farms Trustees meeting, Municipal Hall.
- March 7 Monday, 8:00 P. M. Grosse Pointe Shores Trustees meeting, Municipal Hall.
- March 8 Tuesday, 8:00 P. M. Parent-Teachers' meeting, Trombly School, Beaconsfield Avenue and Essex Drive.
- March 9 Wednesday, 8:00 P. M. School Board meeting at Board of Education offices, corner of Rivard Blvd. and Jefferson Avenue.
- March 9 Wednesday, 8:00 P. M. Township Board meeting, Township Hall.
- March 11 Friday, 8:00 P. M. Parent-Teachers' meeting, Kerby School, Kerby Road.
- March 12 Saturday. Registration of new voters for village elections.
- March 14 Monday, 8:00 A. M. to 8:00 P. M. Village elections in Village of Grosse Pointe Park, Grosse Pointe Village, Grosse Pointe Farms and Lochmoor.
- March 15 Tuesday. Last day for filing Federal Income Tax returns.
- March 16 Wednesday. Township Board meeting, Township Hall.
- March 17 Thursday, 8:00 P. M. Parent-Teachers' meeting, Defer School.
- March 18 Friday, 8:00 P. M. Grosse Pointe Village Trustees meeting, Municipal Hall.
- March 21 Monday, 8:00 P. M. Lochmoor Trustees meeting, Township Police Station, Mack Avenue near Vernier Road.
- March 23 Wednesday, 8:00 P. M. Township Board meeting, Township Hall.
- March 31 Thursday, 8:00 P. M. Parent-Teachers' meeting, Vernier Road.

## Grosse Pointe Civic News

Grosse Pointe, Mich.

P. O. Address, 316 E. Jefferson, Detroit.

H. P. Breitenbach, Consulting Editor.

H. G. Fishack, Editor.

Printed once a month as the official publication of the Citizens Association of Grosse Pointe Township, under the authority of the following board of directors:

H. P. Breitenbach, President.

Wm. M. Mertz, Vice-President.

Raymond K. Dykema, Secretary.

Jos. L. Hickey, Treasurer.

Chas. L. Palms, Jr., Benjamin S. Warren,

C. A. Dean, Jr.

### THE TOWNSHIP PRIMARY

Grosse Pointe residents will be called upon three distinct times within the next month to select local officials. On March 7th, at the township primary election, they will choose candidates for the township offices. On March 14th, officials of four of the Grosse Pointe villages will be elected and on April 4th, the township elections will be held.

As has been pointed out previously, this condition can not be changed under existing state laws. It is clear, however, that requiring several trips to the polls leads to confusion and lessens the interest of voters in the issues at stake. Such resulting lack of interest makes possible the control of office by an active minority group.

In the township primary election the practice of choosing candidates on the basis of national political parties, Republican or Democratic, makes national party affiliations an aid to obtaining local offices and submerges local issues that should be foremost in a local campaign. That the names of national political parties should be used to gather votes for local officers is out of keeping with the practice of separating local elections from state and national elections in order that local issues may predominate in the selection of local officers. Why shouldn't Grosse Pointe Township follow the practice of holding non-partisan elections, the same as Detroit, four of the Grosse Pointe villages, and other municipalities that are operating under modern election procedure? Why shouldn't local issues determine local elections?

This year as never before there are local administrative problems in the township that the voters may properly consider at this time. Briefly they deal with the future work and future expenditures of the township. The incorporation of Lochmoor Village in January, brought the last portion of the township within the corporate limits of the Grosse Pointe villages. This unusual condition leaves few administrative duties to the township government. Maintenance of highways, lighting of highways, police protection, etc., are no longer township functions. In short, the township now exists solely to levy and collect the "winter tax," provide minor courts, disburse public relief and conduct certain elections. Compared with its former duties its present duties are few and with certain changes in the law might be brought directly under the control of the villages for nearly all of the activities mentioned above are also carried on by the villages. Under present conditions, however, the township government must be maintained.

A way out of the difficulty is offered, at least in part, at the approaching township primary. Should the voters select candidates who are committed to keeping expenditures within limits consistent with the services being performed, much will have been accomplished. While little or no selection of candidates is possible in the township primary this year, this condition does not affect the situation, for each candidate must recognize the obvious importance of the issue and give it proper attention in his duties as a township official.

Perhaps in no branch of the government is there better opportunity to make a favorable showing by the reduction of costs than in the future administration of the township. And by the same token there is equal opportunity to waste public funds through maintenance of an expensive township government for the few services now required of it. Here is an issue that might properly gain the attention of both the voters and the candidates.

Beyer Avenue, located in Grosse Pointe Village, has been renamed Village Lane to avoid confusion with Beyer Avenue, Detroit.

### SCHOOL ENROLLMENT AGAIN INCREASES

Grosse Pointe public schools opened the second semester of the year with a greater enrollment than that of any previous period, when 1,931 pupils reported for classes. A year ago, the total enrollment was 2,089, but this figure included the Hanstein School, which has since become a part of the Detroit system. Enrollment in the present Grosse Pointe buildings exclusive of the new Trombly School was 1,655 in February, 1926, showing an increase during the year of 276. Compared with the figures for last September, when 1,731 were enrolled, the increase is 200 or 11 per cent.

The following gives a comparison of enrollment by schools for the beginning of the second semester with that of the first semester:

SCHOOL	Sept. 1926	Feb. 1927	Increase or *Decrease	
			Number	Percent
Cadieux, Grades 1 to 8	485	450	*35	*7
High School				
Grades 9 to 12.	253	356	103	40
Defer	565	575	10	1.7
Kerby	217	244	27	12
Trombly	120	214	94	78
Vernier	91	92	1	1.
<b>Total</b>	<b>1731</b>	<b>1931</b>	<b>200</b>	<b>11</b>

While the enrollment in the elementary grades in the Cadieux School is slightly less this semester, the large increase in the high school, which is also housed in the Cadieux building, increased the total enrollment from 738 to 806. The situation has been somewhat relieved by transferring grades five and six to the old Trombly building at Jefferson Avenue and Nottingham Road. The antiquated Trombly building was first abandoned in February, 1925, when the Defer School was placed in operation, but was reopened the following September to take care of the increase at that time. While it was planned to close the building this semester further increases make its continued use a necessity. Upon removal of both junior and senior high schools to the new high school building, in February, 1928, ample facilities will be provided and the present crowding in the Cadieux building will be materially relieved.

The new Trombly School, planned for a standard capacity of 540, already has an enrollment of 214 pupils, many of whom were transferred from the Defer School to relieve crowding there.

## GROSSE POINTE FARMS ZONING ORDINANCE

After several months preparation, the zoning ordinance for Grosse Pointe Farms, announced in the September, 1926, issue of Civic News, is now in tentative form and has been placed in the hands of village officials for their study and review, and a meeting at which the ordinance will be thoroughly discussed by the village council is being planned. It is expected that at a later meeting residents of the village will have the opportunity of hearing a discussion of the ordinance and raising objections to any of its provisions.

The ordinance, which is the work of T. Glenn Phillips, landscape architect and city planner, creates four districts or zones, two of which, districts A and B, are limited to residences, one zone limited to business purposes, and one to commercial structures. A map which accompanies the ordinance indicates that practically all of the village will be in the residence zones and that the greater share of residence property will be within residence district A which includes only private residences, churches, hospitals, schools and farm lands.

For each zone, the ordinance specifies the width of yards around the building and the maximum height of buildings. Such requirements are based upon current practices in Grosse Pointe Farms and are as lenient as is consistent with the open type of development of the village. The purpose of fixing minimum yard requirements and building heights is to protect householders from undue encroachment by adjacent property owners, but this provision in no way alters private restrictions requiring greater yard space than required in the ordinance.

### Residence Zone A

For residence district A, the minimum front yard requirement is 30 feet with increases provided for additional building height and bulk, but no front yard depth of more than 60 feet shall be required. Minimum side yard requirements are 4 feet for a two story building and an additional 4 feet for each additional story in height. Rear yard requirements are: 16 feet for one story dwellings, 18 feet for two story dwellings, 20 feet for three story dwellings with 4 feet additional rear

yard for each additional story. Greater space is required for schools, hospitals, etc. Three stories is the maximum building height for zone A.

### Residence Zone B

Residence district B permits in addition to any structure allowed in district A, multiple dwellings, such as apartment houses. In this zone the minimum front yard requirement is 20 feet for two story dwellings with provision for 5 feet additional front yard for each additional story. Side yards must be a minimum of 4 feet with 2 feet additional for each story above two stories. Rear yard requirements remain the same as for residential district A. The maximum building height is 4 stories, or 60 feet.

### Business Property Zone

The business district is planned to include mercantile establishments conducted purely for retail trade with residents of the locality, but may also include any structure permitted in the more highly restricted districts. Building heights are limited to 4 stories or 60 feet, with provision for greater height where the building does not cover more than 10 per cent of the site. Minimum front yard requirements are 20 feet, but where the building is located on a corner, it must be set back 20 feet from both front and side street line. No side yards are required on other than corner lots provided that the building's side walls do not contain windows. Rear yards must be at least 18 feet deep for two story structures with 4 feet extra for each additional story.

### Commercial Zone

In the commercial district which is designed for "mercantile establishments engaged in repair, finishing, assembling or manufacture of goods primarily for sale at retail on the premises," the maximum building height is fixed at 8 stories or 100 feet, but a height up to 150 feet is permitted if the building does not cover more than 20 per cent of the site. For buildings of 4 stories or less neither front yards nor side yards are required.

While the ordinance is designed to provide yard requirements and other restrictions for different shapes and sizes of lots in each of

the zones, it is not possible to cover every condition that may arise. Provision is made, therefore, to settle these exceptional cases by a Board of Appeals that is empowered to make adjustments in cases where strict application of the ordinance is clearly unfair. Decisions of the Board of Appeals will be subject to court review. Provision is also made to amend the ordinance and to change the restriction of any district upon presentation of a petition by 50 per cent of the frontage.

Provisions of the ordinance as outlined above are those provided in the tentative draft now being considered by the Grosse Pointe Farms council and are, therefore, subject to the council's approval and alteration. Upon final passage of the zoning law Grosse Pointe Farms will become the second Grosse Pointe village to adopt such restrictions.

### E. J. HICKEY RESIGNS

The resignation of Mr. E. J. Hickey as a member of the Grosse Pointe School Board was tendered at a meeting of the Board on Saturday, February 19, and was accepted with the expressed regrets of all members. After considering several persons to serve the remaining portion of Mr. Hickey's term, Mr. Julius C. Peter, 49 Cambridge Road, Grosse Pointe Farms was unanimously appointed.

Mr. Hickey was elected to the School Board in June, 1924, after being induced to become a candidate by numerous Grosse Pointe residents. For nearly three years he has been active in shaping school board policies, during which time he has been especially valuable in carrying forward much of the work relative to the school building program. His resignation at this time, which is prompted by his decision to be less active in both business and civic affairs, is a distinct loss to the School District.

Mr. Peter, who succeeds Mr. Hickey, is vice-president of the Detroit Trust Company and is well known to Grosse Pointe citizens in both business and financial circles. His appointment as School Trustee may be viewed as a fortunate one and his willingness to serve as an example of the growing interest of many residents in local affairs.

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Pointe Shores and Lochmoor Village, booth at the Grosse Pointe Shores Municipal Building, corner of Lakeshore Road and Vernier Road.

New residents of the township may still register at any of the precincts noted above on Saturday, March 5th, or may register with the township clerk at his residence, 76 Kerby Road, on any day preceding the election. Provision is also made for registration on election day by the voter swearing to the fact that he was not able to register on any of the designated registration days, due to absence from the district. New residents should also note that separate registration with both the township and the village is required to qualify for both elections.

Following its practice of the past the Civic News lists below information submitted by the candidates at the request of the Citizens' Association. Where such information is not listed it indicates that the candidate neglected the Association's request.

#### Democratic Ticket

##### SUPERVISOR (One year term)

Edmund C. Vernier, 158 Vernier Road, Lochmoor Village, age 60. Public school education. Occupation, Township Supervisor and President of Lochmoor Village. Has served three years as Township Clerk, two years as Township Treasurer, and 15 years as Township Supervisor. Candidate for re-election.

##### TREASURER—No Candidate.

##### CLERK (One year term)

Daniel G. Allor. No reply.

##### JUSTICE OF THE PEACE (4 yr. term)

Arthur W. Vernier. No reply.

#### CONSTABLE (Four to be elected)

William E. Dansbury, 17 Mapleton Road, age 34. Education, eighth grade. Occupation, chauffeur. Previous occupation, Deputy Sheriff, Wayne County. Is candidate for re-election as Constable, having served two years.

Fred Champine, 43 Oak St., age 40. Education, seventh grade. Occupation, policeman. Previously employed as a carpenter. Candidate for re-election, having served two years.

Emmett O. Pentecost, 1352 Lakepointe, age 32. Grammar school education. Employed in Water Department, Grosse Pointe Park. Previously employed as policeman by the same village. Candidate for re-election, having served one year.

Andrew T. Phillips, Jr., 1100 Beaconsfield Ave., age 36. Education through ninth grade. Has served as Constable for 13 years. Candidate for re-election. Mr. Phillips states: "I am the only Constable from Grosse Pointe who makes a living and takes care of the constable work in Grosse Pointe."

#### Republican Ticket

##### SUPERVISOR—No Candidate.

##### TREASURER

Stephen H. Van Tiem, 652 St. Clair Ave., age 38. Education, eighth grade. Occupation, Township Treasurer. Previous occupation, carpenter and private gardener. Has served one year as Township Treasurer, and is candidate for re-election.

##### CLERK—No Candidate.

##### JUSTICE OF THE PEACE (4 yr. term)

George Newnham, 350 Roosevelt Place, age 40. Education, high school. Operator of the Grosse Pointe Taxi Service. Previously employed as salesman for wholesale food products.

##### CONSTABLE (One year term)

Louis A. Wisser, 403 Lakeshore Road, age 33. Education, eighth grade, parochial schools. Occupation, private chauffeur for the past three years. Formerly police sergeant, Grosse Pointe Farms, five years; detective, Grand Trunk Railway, two years, and deputy sheriff four years.

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the same streets. The third bond issue totaling \$7,500 is for the widening of Rivard Boulevard to a width of 38 feet, between Jefferson Avenue and Maumee Avenue.

No question other than the election of village officials will be presented in Grosse Pointe Farms. Candidates in this village are nominated by petition, and in case more than two candidates are seeking the same office a primary election is required. The number of candidates both this year and last, has not required a primary vote.

In Lochmoor village candidates for all village offices were elected in January of this year, but another election is being held on March 14 to satisfy the requirements of the village charter. The only candidates are the present office holders elected in January.

An issue of Civic News will be published shortly before the village elections, giving information about the various candidates. A uniform questionnaire has been sent to all candidates asking for this information and urging them to co-operate with the Citizens' Association in placing non-partisan information about their qualifications before the voters.

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## CITIZENS ASSOCIATION

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