


John A. Dale
Executive Director
Rehabilitation Commission



"Human nature being what it is, we are all influenced to a greater or lesser degree in the selfish interests on any program, even if it is based upon a matter of deep civic pride."

"With regard to neighborhood conservation and the improvement of properties within and without, I have found by experience that dwellings of good appearance RENT BETTER, SELL BETTER and provide more secure investments than those that are allowed to deteriorate through neglect. People buy and rent property by appearance much as they do a used automobile. Often a \$500 paint job on a house can increase its market value over \$1000. This has already proved itself in the City of Rochester as an outgrowth of the Rehabilitation Commission's activities in blighting code enforcement."

JOHN DALE

"90% salesmanship,
10% enforcement"

FOR SALE


THE CATHOLIC FAMILY CHOOSES A HOME

CATHOLIC HOME BUYING STARTS HERE

142 CATHOLIC PARISHES

87 PAROCHIAL SCHOOLS

A GUIDE TO CATHOLIC HOME BUYERS



COURIER-JOURNAL
Friday, March 8, 1957

WEST HENRIETTA...
BREMEN...
NEW LISTING...
MORGAN HOUSE...

WHAT MAKES THE REHABILITATION COMMISSION CLICK?

What Are Its Purposes? Who Controls It? Who Directs It? What Do They Get Out Of It? What Do You Stand To Gain By It?

By Frank J. Giblin

More home improvement was accomplished in the City of Rochester during 1956 than in any other year in the city's history. This is a matter of civic record as compiled in an annual report placed before the City Council.

When a function of the city administration produces such a record in one year of operation, we believe that the readers of the Catholic Courier Journal may wish to brush up on their knowledge of the commission that spearheaded this home improvement activity. Perhaps there is some phase that we can present in a brief summary of the Rehabilitation Commission's origin and operation that has escaped notice and deserves particular consideration at this time.

In May, 1955, the City Council payroll. He is still drawing his of Rochester directed the City salary from the Rochester Man- Manager to create a Rehabilita- agement Inc. However, under ation Commission for a two-fold special contract between the City purpose: (1) to re-activate the of Rochester and Rochester long dormant Baden - Ormond Management Inc., renewable Slum Clearance Program invol- from year-to-year, the city pays ving the rehabilitation of hund- reds of low-income white and annually to meet the expenses of

and a total of 640 individual fam- iles to be moved from their homes. Where will they go? In the first place, it must be remembered that this exodus will not happen overnight. It will be done gradually, according to Mr. Dale, and with due regard to the

der. Section 221 was not planned for families relocating from slum areas, but for families closer to the middle-income brackets, such as veterans groups who could not meet down-payment require- ments for home ownership other- wise, but who could meet the qualifications for long-term financing under Section 221. The responsibility of the Rehabilita- tion Commission, according to Mr. Dale, is to provide for the expansion of housing facilities in order that all classes could be housed in DECENT, SAFE AND SANITARY dwellings according to their means. By constructing homes for the veteran families and others to purchase on Section 221, other homes would be made available for less fortunate families to rent... and the aims of housing expansion would be realized.

BEFORE

Rehabilitation Commission

133 Reynolds St.



AFTER


SAME HOUSE



BEFORE


Rehabilitation Commission

320 N. Union St.



AFTER


SAME HOUSE



BEFORE


Rehabilitation Commission

49 Vick Park A



AFTER

SAME HOUSE



mittee is composed of: Robert P. Aex, City Manager (chairman), G. Rolphe Scofield Jr., chairman of the City Council Planning and Zoning Committee, Kenneth C. Townson, Commissioner of Public Safety, Robert J. Menzie, chairman of the Rehabilitation Commission, Frank Davis, Superintendent of Buildings, F. Dow Hamblin, Commissioner of Public Works, Harry Ruppert, chair- man of the Planning Commission,

DON'T MAKE A MOVE

Until You Read What Our Customers Say...

"Many thanks for the care and handling of our furniture plus the unusual low moving time."

Then, To Be Sure... Call GR 3-3120

For Local or Long Distance Moving

George M. Clancy
GEORGE M. CLANCY
CARTING CO.
8 Circle St., Authorized Agents for
Established 1920

VARIATIONS



ON A THEME . . .

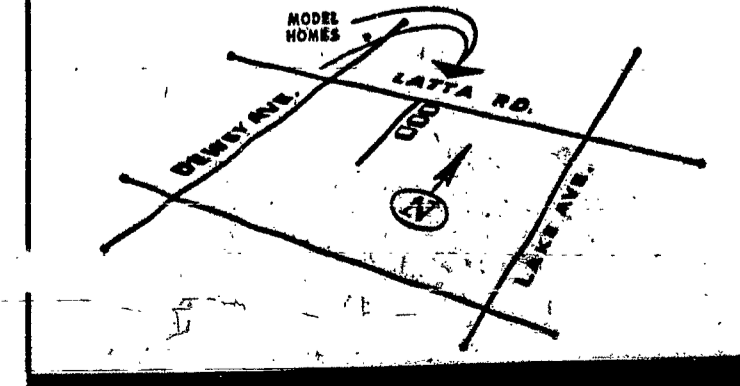
The theme? . . . better living in Lakeview, one of the fastest growing communities in the city. We've got lots of things to tell you about why better than 500 families have found it a wonderful place to live, but we'd like to concentrate, this time, on the fact that we can offer one of the most flexible selections of homes in the city. Here are a few.

- The fashionable Towne House
- Sparkling, traditional ranches
- 2-story Cape Cods
- Split-level designs
- Walk-out basement models
- Custom homes built to your specifications

Our models are open from 1-9 daily. You'll see one that'll suit your taste and budget. Visit us today!

CALDWELL & COOK

393 ADELMANTON RD. 2-3402



non-white families living in un- sanitary and neglected properties, or housed in buildings within that congested area that were unfit for human habitation; (2) to institute a plan of neighborhood conservation and building code enforcement that would raise the standard of living in our low-in- come groups and improve the physical value and appearance of all properties in the city's wards that threatened the neigh- borhoods with blight.

The City Manager created the Rehabilitation Commission through the appointments of the following charter members of the commission who agreed to serve without pay for a period of five years: Chairman, Robert J. Men- zie (president of the Citizens Tax League); John M. Briggs (president of the Pittsburg Consoli- dation Coal Co. Co. Inc. Sibley Tower Bldg.); Gaston L. Brecken-

LISTEN TONITE

WHEC 1460 On Your Dial

JAYCEE FORUM 9:30

John A. Dale Interview

ridge, supervisor of the Rochester Gas and Electric Corporation, William H. Emerson, attorney at-law, and John F. Judge (president of the LeRoy Colprovia Pavements Inc., 133 Main Street).

On Sept. 13, 1955, the City Council adopted Chapter 57.2 of the Municipal Code which gave the Rehabilitation Commission the authority to enforce codes. Code 57.2, briefly, is operational through three main courses of action. 1. Through petition to landlord or property owner to improve property, or cause the commission to execute improve- ments and assess costs against property. 2. Through official order to vacate. 3. Through official order to demolish. (A petition of violation may be filed with the Rehabilitation Commission by any enforcement official or by at least five residents of the City of Rochester charging that any dwelling is in violation of any city ordinance and/or unfit for human habitation).

On September 15, 1955, the Commission obtained John A. Dale, general manager of the Rochester Management Inc. on a loan basis to the city to serve as the Executive Director of this body. Mr. Dale is not on the city

RESULTS

Wards 3 and 6

Dwellings Inspected	4,643
# without violations	2,010
# with violations	2,633
Wards 18, 19, 21, 23, and 24	
Total Inspections	2,944
Landlords or Owners Making Voluntary Repairs	875

Harry C. Crowley, chairman of the Board of Appeals, Dr. Wendell Ames, City Health Officer, and Edward C. Traugott, Battalion Chief, Fire Prevention.

The City-Wide Citizens Advisory Council is composed of Elmer B. Millman, president of the Central Trust company, Howard M. Woods, attorney-at-law, Mrs. Edward Compton, chairman of the Planning Division of the Council of Social Agencies, Maurice R. Forman, B. Forman Company, Walter L. Todd, The Todd Co., Horace P. Giola, Giola Macaroni, the Rev. Quentin E. Primo, pastor of St. Simon's Episcopal Church, 6 Oregon Street, Lester Slade, Slade and Sutter, real estate, Villas M. Swan, attorney and welfare worker, and Joseph Myler, treasurer of Neilsner Brothers department store.

REHABILITATION PLANS

Perhaps the most controversial subject connected with the function of the Rehabilitation Commission and one that has been given considerable publicity in the daily newspapers, is the matter of relocating low-income families (predominantly colored) from the Baden-Ormond area to other sections of the City of Rochester or its environs. There are 432 homes in aggregate to be demolished

Plumbing Specials!

1st TIME EVER OFFERED AT THIS LOW PRICE

SLIDING DOOR MEDICINE CABINETS \$32.50

2 Glass Shelves, 2 fluorescent side lights, 2 plate glass mirrors, 23 1/2" x 19 1/2" Size. Electrical outlet and switch.

SUMP PUMPS
1/3 HORSEPOWER GE MOTOR
Automatic Switch-Complete
A REAL SAVING! Reg. \$49.50 Value

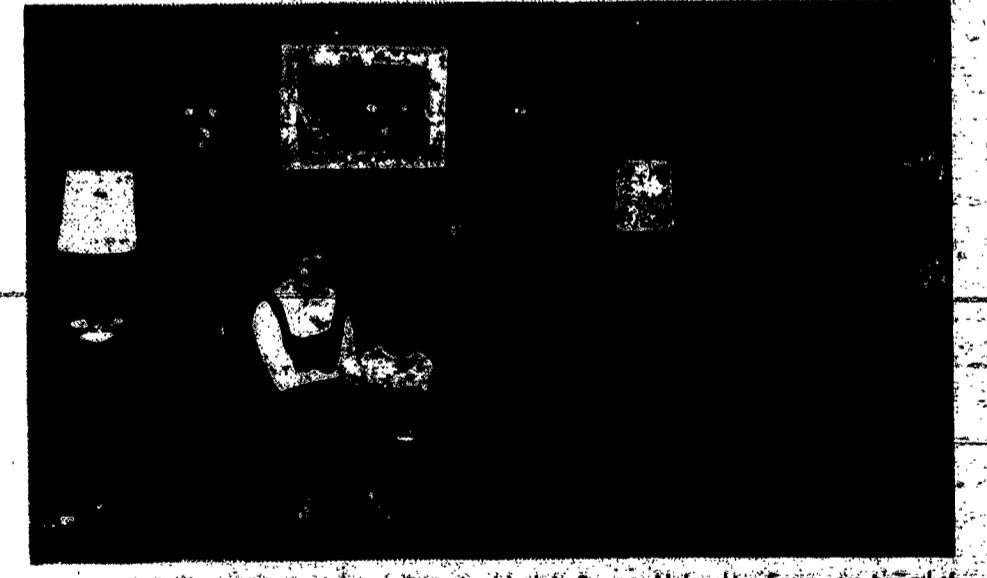
A. BURGART, Inc.
PLUMBING & HEATING CONTRACTORS
2750 W. Henrietta Rd. Greenfield 3-1190
CLOSED SATURDAYS

CHARM COMFORT CONVENIENCE

"Live Better in HOMER"

MR. and MRS. WARREN R. HEILGOMAN, WHO ALWAYS WANTED TO LIVE IN GREECE, SAY:

"We shopped around and this was the best house that we could find for the money" 4271 EDWY AVENUE "HOMER"



Warren and Barbara Heilgoman, above, pictured with their 3-year old daughter Susan, are typical of many young families who enjoy living in "Homer". Warren is a teacher with the Rochester Board of Education, as well as a physical "ed" instructor (emphasis on basketball and baseball). He works sometimes for Kodak and is a member of the National Guard. Barbara, beyond her homemaker duties, finds time for bowling and singing with Warren as members of the "Ladies and Gentlemen Singers" under the tutelage of Director Paul Allen, music teacher at Claster's High. It is her cup of tea to experience in home ownership and they are happy in their choice.

SPLIT LEVEL • RANCH • EXPANSION

FEATURES: Ventilating Fans • Built-in Ventiler • Overhead Storage • Storm Glass and Screens • Garbage Disposer • Steel Sash • Zirconium Wiring • Large Closets • Built-in Oven • Auto Gas Hot • Aluminum Windows • Youngstown Cabinets • Fiberglass Insulation • Graded, Sealed Lots • Hot Air Liver • Sifters and Siderails (PAID) • White Mahogany Hydrants (PAID) • Pavements and Sewers (PAID)

LOCATION

Conveniently located near major shopping centers and business districts, "Homer" by us is not a "back lot" home in the city and just a short hop to the lake for summertime enjoyment. Everything to get started!

ALL THIS FOR \$16,300

2 Model Homes OPEN For Your Inspection