A millennial resident and small business owner’s perspective on the historic district debate

by Stephanie Kolbe

Historic district neighborhoods and other neighborhoods are not that different. Many neighborhoods have rules and restrictions to uphold aesthetic standards for the greater good of the community. A newly developed neighborhood or gated community often have strict rules to ensure consistent aesthetics uphold property values.

In many developments, homeowners may have paint color restrictions, garage door style restrictions, driveway style restrictions and mailbox restrictions. Condo associations may have rules on replacing hallway facing doors, door hardware rules, window replacement restrictions, removal of carpeting for noise dampening restrictions, and even holiday décor guidelines. Historic homes have vinyl siding restrictions, historic style restrictions, and historically appropriate aesthetic guidelines.

In all three of these cases, the purpose of the restrictions is the same – to uphold visual aesthetics for the greater good of the community. Large changes are sometimes allowed, but the homeowner must have justification for the changes to prove to a local board who have experience and knowledge of what would be aesthetically appropriate for that house. In all three cases, if a potential owner does not like the community restrictions, they are free to and often do buy a residence in a different area.

The proposed legislation is trying to remove the ability of a neighborhood that was not created at the same time by a single developer to organize to create rules and guidelines to protect and uphold the area’s aesthetics.

I felt compelled to create a response to a recent MLive Op Ed article supporting changes to historic districts in the entire state of Michigan written by the bill’s sponsor, because a “stock photo” of my house was used out of context of its original purpose - to support the Heritage Hill Historic Home Tour, in which the house was featured last summer. Especially frustrating was that the article claimed renovations, such as window replacement, are not possible – and yet my home is actively undergoing massive exterior renovations, including new windows, something the pre-renovation photo does not show.

As my photos show, exterior renovations actually are possible for a historic home and sometimes windows can be replaced too. Again, similar to other neighborhood associations’ rules, the proposed design must be appropriate and approved before construction starts. The current system works, and this is why I oppose the Historic District Modernization Bill. If you are having trouble getting your proposed design approved, reach out to one of your neighbors who have been successful. There are many.

(Continued on page 4)
Happy Spring Heritage Hill. The monthly weather changes were barely noticeable this year as we in Heritage Hill have been focused on blocking the chilling winds of the proposed Preservation Modernization bills that continue to blow in our State House and Senate. Your email box has been full of alerts and pleas to voice your concerns to the proposers of these bills that can severely cripple Michigan’s preservation movement. Thank you so very much to all who passionately and profusely responded to our legislators.

“Please do not infringe on our private property right to choose to own a house that is protected by a National, State and Local historic district.”

Six years ago, my husband and I bought a home in Heritage Hill in Grand Rapids built in 1874. It is a magnificent home, which required significant restoration. Over the course of approximately three years, we have completely renovated every aspect of the house - inside and out; it’s been on the Heritage Home Historic Home Tour, the Garden Tour and featured several times in Grand Rapids Magazine from 2011-2015. Our interest and personal decision in buying a home in this neighborhood was due to the majesty of the houses, the proximity to downtown, and the fact that it was a preserved and protected neighborhood. This is what, and should continue to be OUR RIGHT and choice as property buyers. We have seen, first hand, what happens when there are no protections to these homes. They are ruined, destroyed, razed or slowly destroyed if not protected; this results in aesthetic damage as well as impacts our property values. For example, in our home, prior to 1970 (when protections were put into place), someone decided it was “wise” to eliminate the beautiful, ornate carved solid wooden columns that flanked the original porte cochere in favor of a cinder block and cheap aluminum window covered porch. You can imagine the bight that adds to the house, and actually takes away from both the value of our home and the view for our neighbors. This could not happen today due to the current protections and preservation of this historic district, and we choose to live and own here as a result.”

Wiggle your toes, it’s warming up!

As of this writing, the bill continues to evolve but still weakens our historic protections. We continue to monitor and call on our neighbors for action. Stay tuned ...

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But life goes on too ... the 47th Annual Heritage Hill Weekend Tour of Homes is just weeks away. May 21 and 22 are the dates and 8 private hosts invite you into their homes to share their architecture, design, art and home’s history. Please, please help spread the word - use all your social media tricks and your face-to-face charm and get people excited to see the insides of Heritage Hill. Send people to our website, heritagehillweb.org for more enticement. It will be a beautiful weekend to walk this great place that we call home and catch what’s blooming. There is a way to get a FREE ticket to Tour. We need volunteer guides right up to the days of Tour to cover any cancellations. Please call today, 459-8950, or email heritage@heritagehillweb.org and help Tour work smoothly with an easy 4-hour shift.

***

Leaping into summer is the purge (or splurge) at the Association’s annual Heritage Hill Yard Sales Day on June 4. Call or email the HHA office, heritage@heritagehillweb.org: 459-8950 and we’ll get you on the list that we’ll post on our website. And soon to follow, the Heritage Hill Garden Tour is in mid-July 18. Mark your calendars and more details will follow.

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We are singing our welcome back song to Maria Zache (and Jim Starkey too) from their 4-month winter break. Maria returned to the office on March 21.

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The Heritage Hill Association - Circulation 4,000
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Voicemail available for after-hours messages. EMAIL: heritage@heritagehillweb.org
WEBSITE: www.heritagehillweb.org
**All Together Now ...**

Support the Heritage Hill Association with your 2016 Pledge

Your contribution directly and immediately benefits your neighborhood. Your support is critical to:

- Organizing Neighborhood Watch and Crime Prevention programs that keep you aware and safe.
- Working with the major institutions surrounding Heritage Hill to bridge the needs of our residents and our institutional neighbors. Our focus is to protect our neighborhood from development that could harm our residential quality. But our work also helps our institutions do their work efficiently and effectively.
- Providing vital neighborhood information via our office, the e-alert network, the newsletter, Facebook, and our website that keeps people connected, informed and engaged.
- Monitoring land use and zoning requests and voicing positions that maintain our neighborhood’s stability.
- Addressing parking and traffic issues and working with stakeholders to ease congestion wherever possible.
- Promoting neighborhood occupancy through apartment listings, our Weekend Tour of Homes, and community building events.
- Assisting tenants and property owners with rights and responsibilities.
- Using the Master Plan of Heritage Hill that guides development in our neighborhood. This dog eared plan is used in every issue faced by the Association and by city departments as a reference guide in planning projects in our neighborhood.
- Organizing the State Street Corridor Area Specific Plan and the State Street of the future.

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**Our pledge drive begins now.** Pledge $100.00 by May 1 and we’ll send you a FREE Home Tour ticket! Or just pledge now and you’ll not get one phone call from us!

For the 2016 continuation of the Heritage Hill Association, I pledge:

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Please return this coupon and check to: HHA, 126 College SE, Grand Rapids, MI 49503 or go to the web www.heritagehillweb.org and you can pledge online!!!!
Historic District Debate
(cont’d from page 1)
Specifically, I have replaced siding. I have added windows. I have added roof dormers. I have rebuilt porches. Neighbors have added balconies and front-facing wrap around porches. Yes, sometimes neighbors’ proposed designs are turned down even though their proposed design may be appropriate or was ambiguously appropriate, but neighbors can also appeal their design to the state governance board. This is my second home purchased in a historic district. The purchase location was intentional. Due to my experience as a small business owner and how much money I invest in my rental properties to restore each home, I will only ever buy in a historic district because I know my investment is protected from developers’ clear cutting blocks of houses, as was recently done by my alma matter in a nearby neighborhood where I almost purchased my first home.

If I had invested the same capital into renovating that house with the intentions of holding it for 40+ years as I did with the home I eventually purchased in Heritage Hill, I would not have received a fair return on the Net Present Value for my investment. Perhaps I would have received triple ‘fair market value’, which would not have accounted for 40 years of lost rent due to my relatively young age and these rental properties being a secure and stable part of my retirement strategy. This is why I want to continue buying property in historic districts.

All my tenants and I place value in the character and history of the physical space. In a time where generational family heirlooms are often casually discarded without second thought, living in a historic home is an opportunity to metaphorically inherit the family and history that comes with the home. Emotionally, there is a huge draw to owning or renting in a historic home because it can allow for being part of something bigger than yourself. Understand, this is why the discussion is so heated – property values, investment ROI and security, historical preservation, neighborhood fairness, and strong emotional connection are all interwoven into this discussion.
It is time to think spring … and that means the 47th Annual Heritage Hill Home Tour is just a few weeks away! We have a fantastic lineup featuring eight lovingly restored private houses and three historic public buildings on Saturday, May 21 from 11 am - 5 pm and Sunday, May 22 from 12 pm - 6 pm. Get a rare glimpse inside stunning turn of the century homes owned by prominent early Grand Rapidians as well as a newly built homes in an historic setting.

Three public buildings will also be showcased including the meticulously restored Frank Lloyd Wright designed Meyer May House; The Caulkins Law office; and GR Montessori school.

Advance tickets are $15.00 and are available at the Heritage Hill Association office or at www.heritagehillweb.org. To obtain tickets by check, send to the Heritage Hill Association, 126 College SE, Grand Rapids, MI 49503. Tickets can also be picked up at various locations including Martha’s Vineyard, Art of the Table, Lake Michigan Credit Unions and all greater Grand Rapids area Family Fare and D&W Fresh Market stores. Tickets the weekend of the tour are $20.00. Free shuttle bus transportation is provided between featured properties.

This event is the Heritage Hill Association’s biggest fundraiser, so please pass along the word and invite your friends.

Want to attend for free? We always need additional volunteers to help during the weekend. Work a shift and receive a free ticket! Please call 616-459-8950 for more information and to find out about volunteer opportunities.

HMP Carpentry, LLC
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Check us out on Facebook, Instagram, Twitter and at our website!

www.hmpcarpentry.com
231-335-9474  Tom Frens
Ed’s bid to become “Captain Heritage” was short-lived...

by Jeff Winkle

Continuing thanks to our recent Association contributors:

Ursula Bordeaux
Margaret and Robin Bowles
Tina Demling
Jim and Marian DeVries
Margaret Dietrich
Mark Dykstra
Jay Fowler and Cathy Neis
Carl Johnson
Kendall College of Art and Design of Ferris State University
Midtown Craftsmen
Regina Lungaro
Jackie Taylor
Judith Telgenhof

Historic Building Restoration
Residential & Institutional

616-454-9337
WWW.GRANDRIVERBUILDERS.COM

Historic Building Restoration

Grand River Builders Incorporated

HISTORIC BUILDING RESTORATION
Heritage Hill Garden Club Buds on April 12

Now that the snow has melted and our thoughts are turning towards spring, it’s time for the 2016 Heritage Hill Garden Club season. Please join us for a “Kick Off Meeting” on Tuesday, April 12, 2016 at 7 pm at the home of Martha Edwards, 320 Madison Ave SE.

We are looking for volunteers to host meetings this spring and summer; if you are willing please give Martha a call before the April meeting so we can pencil you in. If you prefer not to host, but are open to sharing your garden as a stop at one of our meetings, let us know. We are also on the lookout for some great program ideas!

If you would like to attend the kick off meeting, or be added to our email list to be notified of future meetings, please contact: Martha at 913-0818; marthag.edwards@hotmail.com or Karen Coy at 805-4681; karen_coy@yahoo.com.

Happy Spring Gardening!

Bylsma Painting Company
Excellence since 1972

Rick Bylsma has given presentations to Historic Societies, Old House Expo events, and to the Michigan Historic Preservation Network.

Some of our projects:
- Frank Lloyd Wright/Meyer May – Steelcase – Grand Rapids, MI
- Frank Lloyd Wright Studio/Amberg home – Grand Rapids, MI
- Gibson Restaurant/Mangiamo’s – Grand Rapids, MI
- Voigt House – Grand Rapids Public Museum - Grand Rapids, MI
- Senator William Alden Smith Estate – Grand Rapids, MI
- Hackley and Hume Estate – Muskegon County Museum, MI
- St. Marks Church – Grand Rapids, MI
- First Methodist Church – Grand Rapids, MI
- Westminster Presbyterian Church – Grand Rapids, MI
- Reagon Marketing – Grand Rapids, MI
- Wealthy Street Theater – Grand Rapids, MI
- Graham Home – Lowell Museum, MI
- Women’s City Club – Grand Rapids, MI

No one in Michigan has more experience, expertise, or volume of projects in restoration painting.

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www.bylsmapainting.com
**SPRING CLEAN-UP:** As the winter snow recedes, we are left with dirt, grime and recycling in the streets and walkways around town. We would love everyone to be responsible for their own waste but sometimes it is up to us to roll up our sleeves for the greater good. I urge you to take along a few extra bags with you on your next walk. This is also a great time to make sure that our catch basins are clear of debris as well. I like to take two bags with me when I walk, one for trash and one for recyclables.

Students, are you in need of volunteer hours? Volunteer to do clean-up in our neighborhood. Call Tansy at 459-8950.

**DOGS POOP:** It is true. They do poop, often in fact. And lately we have had more complaints about people not cleaning up after their pets when on walks. This is a request for all dog owners to be responsible and clean up after their pet. No one wants to pick up other people’s pet waste. Let alone step in it after getting out of the car. Pet owners, you must always carry bags with you and clean up pet waste. Please keep our neighborhood and our parks clean, fresh and dog friendly.

**GRAFFITI AND TAGS:** As of late, the mid-hill area is getting hit pretty hard with graffiti. Huge shout out to the Rapid who cleaned up the bus shelter on Cherry within 24 hours of me letting them know it had been tagged. One way to combat this issue is being persistent and covering up any tags/graffiti on electrical boxes. If you live near one of these boxes and you would like to help keep them clean and free of graffiti, please call Tansy at 459-8950 and we will set you up with some paint to help keep the area clean.

**POTHOLE SEASON:** Are we ever actually out of this season? As the ground thaws, we tend to get more and more potholes in our streets.
way to report potholes is with the 311 App, by calling 311 or website (http://311.grcity.us).

CONTRACTOR TIPS: As warm weather returns we start to think about home projects. Here are some tips to find a good contractor fit for your projects at hand.

- Know what you want before you get estimates.
- Ask friends, relatives and co-workers for references.
- Interview at least three contractors.
- Expect a contractor to be too busy to start right away.
- Ask what work will be done by the contractor’s employees and what work will be done by subcontractors.
- Choose the right contractor for the right project. Just because one person might do great bathrooms does not mean they do great porches. Find out what they have done in the past.
- Ask the contractor for a copy of his license.
- Check references.
- Read online reviews, but don’t consider that enough information.
- Never pay in full, always save a portion of the payment for the end of the job.

CRIME & SAFETY: Crime is down for the area in general. Highest calls were about suspicious people or vehicles. This means that residents are being observant and proactive when they see something that they think is wrong. Often it is a person trying doors to cars, someone wondering around in driveways or arguments on the street. All of these should be reported to the non-emergency GRPD number, 616-456-3400. Keep up the good work residents!

Other crime issues are your typical car “break ins” to unlocked cars. Be sure that you always lock your car door, most will try the handle and if it is locked they will just walk away and try another car. Keep nothing of value in your car. Often people are after change, be sure not to leave any money in your car. Book bags, laptops, phones, GPS all need to come in side with you. I like to keep a gift bag to pile everything of value into to take inside with me.

**Narcan Training:** Heritage Hill Association and The Red Project are working together to bring Narcan training to our neighborhood. Narcan is a reversal drug for opiate use. We will be talking about the stigma behind opiate use, how to administer Narcan and giving you your own kit to keep with you. We will have more on our Facebook page about this as we continue to set up the workshop. Please give Tansy a call at 459-8950 if you have any questions.
The Board of the Grand Rapids Child Discovery Center (GRCDC) is starting their annual process to fill vacant spots on the board and their subcommittees. Our process includes polling our own community first: asking board members, staff and families to submit names of people who they believe would be interested in serving. We also go outside to our neighborhood associations, the Grand Rapids Chamber of Commerce as well as our stakeholders and partners who have worked with us in some capacity over the last year. We welcome all inquiries, and board members will talk to each person to hear of their interests. The board will host an informational meeting inviting all interested individuals that we have talked to personally. Terms on the board and sub-committees follow the school fiscal year, starting July 1. We have a need for 3 to 4 new board members and all subcommittees are looking for help.

We are especially interested in individuals who have a passion for our school, it’s urban, diverse and creative nature; and can commit to the active schedule that participation requires. We need people who have skills in finance, non-profit leadership, project management, facility management and communication. We are an institution where Education is based on Relationships. Volunteering at the GRCDC is a personally rewarding experience as we support each other to reach our goals.

More information about the opportunities and the school is available by contacting us via our board email address at board@grcdc.org.

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**STANDING UP FOR HERITAGE HILL!**

**IMPROVING OUR CITY**

**ONE NEIGHBORHOOD AT A TIME**

COMMISSIONER RUTH KELLY

2nd Ward City Commissioner
rkelly@grcity.us  616.238.9370

STANDING UP FOR HERITAGE HILL!

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**WEEKLY WORSHIP**

**SUNDAYS**

**10:30 am**

**Cornerstone Church**

48 Lafayette Ave. SE, Grand Rapids, MI 49503 | 616.698.3170

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**Gilbert & Sullivan’s**

**The Mikado**

**April 21 – 24**

**Wealthy Theatre**

Adults  $18
Seniors  $15
Students  $9

**Wealthy Box Office**
459-4788  ext. 131

**Tickets Online**
westmichigansavoyards.org
On the lookout for Gardens for the 2016 HH Garden Tour

With the onset of an early Spring and its debutantes of snow drops and crocus, it's not too early to dream of lush gardens and our annual neighborhood garden tour. Our garden recruiters will be on the streets in the coming weeks looking for prospective gardens for the tour, so if you see some otherwise normal looking folks rubbernecking your neighborhood don't be concerned. They're harmless. If you or someone you know is interested in being on the garden tour please call the Heritage Hill office at 459-8950.

Being a host gardener for the tour is a very simple experience. You supply the garden, we do the rest. On the day of tour, you or your appointed representative are asked to be in your garden to welcome our guests. You will spend the day being showered with praise for your gardening efforts and learn all kinds of new things from fellow gardeners who have tips to share. Oh... did I mention gifts? There will be lovely gifts for each of the host gardeners which will be presented to you at the Garden Crawl. The Garden Crawl takes place on the eve of the tour. The host gardeners and tour committee gather at one of the tour gardens. Food, refreshments and gifts are shared as we then make our way from tour garden to tour garden, thus giving all the host gardeners the opportunity to experience the tour gardens on the eve of the tour. The Garden Crawl event has evolved into a memorable evening of socializing. Just ask anyone who has participated in one.

We’re hoping to bring back the Garden Shoppe as well. For those who aren't “in-the-know”, the Garden Shoppe is an eclectic group of local artisans who will be selling their wares at a central location within the Garden Tour boundaries. Often the arts and crafts offered are “garden related”, but you’re likely to find all kinds of interesting things and people there.

But for now .... WE NEED GARDENS!!

MARK YOUR CALENDAR!

Annual Used Book Sale
Women’s City Club
254 Fulton East

Hundreds of books!
Take advantage of extended hours on opening day...

Tues, April 19, 9:00 am-7:00 pm
Wed, April 20, 9:00am-4:00 pm
Thurs, April 21, 9:00 am-2:00 pm

Don’t miss it!
Board Notes

Discussion at the January Heritage Hill Association Board Meeting included:

Action Items:
The annual request for CDBG (community development block grant) funding was discussed. The same funding as last year will be requested ($43,756). A letter of intent is first submitted and then the City will invite the actual request. The amount granted is based on the size of the city’s “neighborhoods pie” that is allocated to neighborhoods and distributed based on a long standing formula. Jan believes the pie is likely the same as last year. It might be important to note here that this use of CDBG funding is not something found in every city. Grand Rapids made a commitment to its neighborhoods (going all the way back to 1978) and feels community organizations are integral to the city’s well-being. After short discussion, a motion was made and seconded to proceed with the funding request. It was approved by all.

HHA Committee Chairs were appointed by HHA’s President Jim Payne and the respective committee members were ratified by the HHA Board per the distributed list.

Information Items:
Treasurer’s Report: Mary Robinson explained that as of November 30, the Association’s revenue and expenses were at about 93 – 95% of budget. December’s receipts and expenses were as expected and believes we are in position for good end-of-year numbers, putting emphasis on the results of Home Tour sponsors/underwriters as well as the Texas Hold’em events. End of year mailings (both electronically and postal) garnered quite a few pledge donations as well.

Staff Reports: Jan Earl talked about the interest in housing co-ops that the City’s Zoning Appeals Board recently determined would be treated, per the Zoning Code, as rooming houses. There is a request for a cooperative at the former Thresholds property on Lake Drive just east of Fuller. Though Thresholds is beyond the Heritage Hill district, Jan was asked by interested neighbors as to options to addressing this use before the City. The HHA Board briefly talked about 535 East Fulton that is owned by the same person as is proposing the Lake Drive property use. The Fulton property complies as a multi-family per zoning but is in theory a housing co-op.
- Another new house is soon to be built in the Hill: on Pleasant between Madison and Prospect.
- Tansy Harris is officially Heritage Hill’s new Crime Prevention Organizer. She has recently reorganized her office and talked briefly about a few concerns occurring...
Free Home Ticket for all Home Tour volunteers!

Sign up to work a shift today and Tour for free. Call the HHA office at 459-8950 or email: heritage@heritagehillweb.org with your preferred day and shift time.

Home Tour Shifts:
Saturday, May 21: 10:30 am. to 2:30 pm. or 2:00 pm. to 5:30 pm.
Sunday, May 22: 11:30 am. to 3:30 pm. or 3:00 pm. to 6:30 pm.

in the neighborhood recently.

Liaison/Committee Reports: Began this portion of meeting by breaking into the Board Liaison groups to decide member participation and elect a chairperson for each group. A Code of Ethics form was signed by all members.

Administration: A February 4 meeting with Mercy Health Saint Mary’s CEO is planned to continue the ongoing relationship and conversation with this western border neighbor.

Fundraising: The Liaison group elected Peter Albertini to remain as chair of the group. Home Tour 2016 still needs house captains. Tour Homes have all been visited and write-ups, staffing needs, maps are in process. The sponsorship drive is going well and Grand River Builders has already signed on (once again) as a pillar sponsor for the 2016 Home Tour. Applause to Grand River Builders.

- Texas Hold-em dates for March 2016 have been cancelled due to the closing of the facility where HHA was assigned. The other dates; June 23 thru 26, July 21 thru 24 and October 3 thru 5, are still a go. Many gardens are already signed on for 2016 tour. No date set yet.

Community Stewardship: Erin Shupe and Deanna Smith will co-chair this Liaison group. No report, but Annual Meeting will probably go back to Thursday evening- possibly 12/8/16.

Land Use Issues: Ryan Huizenga will chair this group in 2016.
- Looking for parks enthusiasts to help in monitoring Pleasant Park.
Zoning issues – Jim Payne clarified discussions with the Zoning Committee in regards to the committee’s job description. No new Zoning requests to report.

Discussion at the February Heritage Hill Association Board Meeting included:

Action Item:
Vote to approve request for CDBG funding (RFP submission): Approved unanimously.

Information Items:
Treasurer’s Report: Mary Robinson explained that revenue was equal

(Continued on page 14)
to or surpassed most line items at year-end 2015, noting pledges, Tour sponsorship and foundation/mini grants. Also, expenses for the year were, for the most part, normal. Briefly talked about the “rainy day” fund and - though thin - the Association has financial reserves. The draft budget for 2016 allows for most of the expected deficiencies in revenue that have been slowly making themselves apparent in the past few years (a good example: HHA rental listings).

**Staff Reports:** Grand Rapids CDBG contract administrator’s findings from the January 2016 site visit found no problems in HHA’s financial and programmatic operation or paperwork.

- **New owners of Oakwood Manor** are finalizing plans for a potential new restaurant and (perhaps) a taproom in each of the wings of the lower level of the building.

- **The Preservation/Historic Modernization Bills** that are currently being proposed/formulated among House/Senate committee in Lansing has mobilized historical districts across Michigan– and rightly so – as this threatens the current Preservation Act 169 which has been the determining force in all historic district decisions for the last 45+ years. It looks as it may be voted on by committee and may arrive on House and Senate floors by or before end of 2/22 week (note: bills were since delayed as those introducing them cited more input/work needed before leaving committee). Jan did not want to minimize the importance that an aggressive e-mailing campaign might have in determining the direction of the decision on these bills. She emphasized that these bills remove most if not all of the “objective” decision-making from the current process, leaving a “political process” in its wake. They will create more cost to municipalities as these bills create a 2-part surveying system. Bottom line: Enormous amounts of private investment have created the growth and popularity of historic districts in Michigan – not public money. Several insights into the origin of the birth of these bills were shared (note: And later supported by articles in the Grand Rapids Press).

- **Talked briefly about shooting on Cherry** that from all reports appears to be between known individuals. Tansy Harris is working on improving security in this area.

**Liaison/Committee Reports:** **Institutions Liaisons** – talked about Mercy Health/Saint Mary/ meeting and the conversations about the campus and surrounding area. They are interested in joining the planning charrettes which will be formed...
to discuss plans for the new GRPS Museum School that is slated for the former Public Museum building. Making the plaza between St. Andrew and the hospital as a public space is being encouraged.
- No word yet on retail space at 345 State Street.

**Zoning committee members** have been suggested and need to be ratified. Voted and approved unanimously.

**Fundraising:**
**Home Tour** 2016 is looking at single/whole house sponsorship this year . . . a new take on Tour Sponsorship and creating new excitement for Tour. Still in need of two captains for 2016 Tour. Everything for 2016 Tour – including PR – is on track. Currently looking at completing line-up for 2017 Tour.

**Community Engagement:**
A call-out will appear in upcoming Heritage Herald(s) soliciting help for community events (National Night Out/Picnic, Annual Meeting).

**Land Use:** Further talk regarding Preservation/Historic Modernization Bills.

If you would like an item placed on the Board agenda, please call the HHA office at 459-8950 before 4:00 p.m. of the second WEDNESDAY of the month. If you would like to address the Board regarding an agenda item, public comment is taken at the beginning of each meeting. For non-agenda items, public comment is taken at the end of each meeting. Typically, Board meetings run from 7:00 p.m. until 8:30 p.m.

**If you would like to receive monthly Board agendas via email, please email us your request (heritage@heritagehillweb.org).**
Reminder of Lead Safe Painting Practices

Every spring and summer we see ladders and scaffolding at homes all over the city, and painters are busy scraping, priming and painting houses. Older homes have lots of lead paint inside and out. Most of it is covered with newer lead-free paint. But when pre-1978 paint gets "disturbed" by scraping or peeling the lead is released.

What are lead safe practices? Here are some basics:

- Training and certification of painting contractors and supervisory staff is mandatory. Our local Rental Property Owners Association provides training sessions for contractors/painters.
- Those certified must oversee the work of untrained workers who paint.

If you do your own painting, proper work practices protect you from the dust. The key to protecting yourself and family during a renovation, repair or painting job is to make sure that lead-safe work practices contain the dust inside the work area.

- Plastic sheeting should be secured to the lower portion of the wall or foundation to catch paint chips and dust.
- At a one-story home the protective plastic sheeting must extend 10 feet out from the foundation.
- At a two-story home the plastic sheeting must extend 20 feet out from the foundation.
- Where one protective plastic sheet meets another they must be joined so no paint chips or dust falls to the ground.
- When work is done for the day the plastic should be carefully removed from the building, folded over itself to encapsulate the paint chips and dust, sealed with tape and discarded.
- Paint chips and dust should not be swept up or raked out of the soil or grass and thrown in the trash loose.

- Only vacuums with a HEPA filter can safely remove lead paint chips and dust without throwing lead tainted dust back into the air.

Contact:
For more detailed information go to the EPA website www.epa.gov/lead.

Report a violation-in-progress to the City of Grand Rapids Code Enforcement: 456-3053 or on-line at report at GRCity.us/311
Call the Healthy Homes Coalition at 241-3300 if concerned about lead poisoning.
Trash, Trash and months of Trash

Let’s All Clean-up Heritage Hill and Keep it out of the Grand River

Did you know that any trash that washes through the street grates, goes directly into the Grand River? Storm sewers have no filtration; whatever flows down our streets and into the grates keeps flowing directly into the river. Please help clean up our neighborhood! It is great exercise bending, stooping and stashing trash in whatever receptacle you can carry -- not only for our streets but for our river too!

For more detailed information on lead-safe work guidelines check out the EPA website at:

Water, fire, and wind don’t care about the historic value of your home. Team does.

Call the Experts. Call the Team.
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RENT

Please remember us when your apartment needs renters. Your dollars not only find you tenants but also support the programs of the Heritage Hill Association! You can list your apartment right at the website or stop by the HHA office. We welcome you!

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Heritage Hill Apartment Rental and Home Sales Listings
All sizes and prices -- Spread the word!!!
Neighborhood Improvement & Public Safety organizing efforts of the Heritage Hill Association are in part funded by the City of Grand Rapids’ Community Development Block Grant Programs.

DATES TO REMEMBER
All Heritage Hill Association Meetings are open to neighbors.

Wednesday, April 20, 2016
HHA Board Meeting – 7:00 pm.
Mercy Health Saint Mary’s Hauenstein Center, H1 Community Room
Cherry Street, between Lafayette and Jefferson Avenues

Wednesday, May 18, 2016
HHA Board Meeting – 7:00 pm.
Mercy Health Saint Mary’s Hauenstein Center, H1 Community Room
Cherry Street, between Lafayette and Jefferson Avenues

Saturday and Sunday, May 21 and 22, 2016
2016 Heritage Hill Weekend Tour of Homes

Saturday, June 4, 2016
Heritage Hill Yard Sales Day

A SEASON FOR LOVE

APRIL 8–JUNE 12

TICKETS
616.451.2741 | Ticketmaster | operagr.org
Student tickets just $5.
Student I.D. must be presented at door.

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Remember Heritage Hill Property Owners:
There is a City Preservation Ordinance that governs all exterior changes, repairs and/or additions to Heritage Hill properties. Call the Grand Rapids Historic Preservation Commission at 456-3451 for information on approvals. You can access the application form at the City’s website, www.ci.grand-rapids.mi.us at the Planning Department section or at the Heritage Hill Association’s www.heritagehillweb.org. This ordinance applies to all exterior changes, repairs, and/or additions to your home and property. Items such as doors and windows including storms, yard structures, driveway and sidewalk approaches, and fences do need HPC approvals.