You’re Invited!

Heritage Hill and South Hill are Celebrating National Night Out!

Bring a blanket or lawn chair and a picnic if you like

Food will be available for purchase from G.R. Pizza and Delivery, Do Your Wurst sausage cart & Log Cabin Baking Co.

Ice cream and water; bubbles, face painting and bounce house will be there

Meet neighbors, City officials, and the GRPD and GRFD!

Tuesday, August 1, 2017
6:00 to 8:00 p.m.
Pleasant Park
400 Pleasant SE

The 2017 National Night Out is sponsored by A Pleasant Dog, Martha’s Vineyard, Grand Rapids Public Schools and Cornerstone Church
The Heritage Hill Association
126 College S.E.
Grand Rapids, MI 49503
616-459-8950 Fax 616-459-2409
Hours: 9 am - 5 pm, Mon. - Thurs.
Voicemail available for after-hours messages.
EMAIL: heritage@heritagehillweb.org
WEBSITE: www.heritagehillweb.org

Purpose:
The purpose of the Heritage Hill Association is to provide neighbors a way of collectively building a healthy, historically preserved community in which people can live and work in a secure and stable environment.

Office Staff:
Jan Earl, Executive Director
Tanya Harris, Crime Prevention
Maria Zach Starke, Administrative
Barb Lester, Office

The Heritage Hill Association Board of Directors
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*Ryan Huizenga, 433 Madison SE, (C) 634-2417
*Wayne Norris, 558 Morris Ave SE, (C) 292-8263
**Charles Ruelofs, 614 Sheldon SE, (C) 446-2730

* 1st Term
** 2nd Term

The Heritage Hill Association Board of Directors meets at 7 pm the third Wednesday of each month at the Hauenstein Center - H1 Community Room at Mercy Health Saint Mary’s. The meeting is open to the public.

Heritage Hill Association Contacts:
Finance: Erin Shupe, (C) 633-8946
Newsletter: Jan Earl, 459-8950
Preservation: Rhonda Baker, (H) 456-3451
Traffic and Parking: Jan Earl, (W) 459-8950
Zoning: Craig Nobbelin, 458-0471
Home Tour: Suzanne DeHaan, (H) 742-0451
Home Tour Sponsorship: Peter Albertini, 291-3758
Social Media: Tanya Harris, 459-8950
State Street: Tanya Harris, 459-8950
Block Issues: Tanya Harris, 459-8950

The Heritage Hill Association provides information and encourages neighbor participation to keep Heritage Hill safe and vital. This community organizing engages neighbors to work on issues that arise. As an association of neighbors, we have a strong voice but we have no regulatory authority.

The GR Historic Preservation Commission regulates the City’s Preservation Ordinance. Applications and approvals are needed from this city department before beginning any exterior work or repairs. Contact 456-3451 or rharker@grcity.org.

The Heritage Herald - Circulation 4,800
The Heritage Herald is published by the Heritage Hill Association Board of Directors six times a year (bi-monthly). The views and opinions expressed are not necessarily those of the Board of Directors. We reserve the right to edit. Address correspondence to The Heritage Herald, 126 College SE, Grand Rapids, MI 49503.

Typography & Printing: Storr Printing Services, Inc.

Land use issues keep us hopping in the neighborhood these days... as you well know with the frequent neighbors meetings invites that have hit your email inbox over the last two years. Obviously Heritage Hill is in demand. Each land use request is being guided by visions and proactive plans that the neighborhood put together, including plans specific to areas and parcels of the neighborhood that were ripe for redevelopment. The Master Plan of Heritage Hill, the State Street Corridor Area Improvement Plan and the 50 College SE report were each critical to shaping targeted projects. Admittedly not all of us are excited about every land use request. Some land uses are allowed without any approvals or oversight because the zone allows the use. When we do have a say, there are neighbors who are concerned with and oppose change, there are others who are not concerned, and still others who encourage it. Formulating neighborhood positions is a balancing act of these varying neighbor opinions and plans. Positions are also measured by the respective Grand Rapids zoning code criteria that is necessary to validate a position. The plans that have guided decisions are a consensus of our community values. Living in a community is all about sharing and shaping our whole communal space for the future.

***
Big hugs go out to the Pleasant Park tenders. The park is such a great community space and this is the 2nd year now that a relatively small group of neighbor volunteers have tended our space. Huge thanks to the Park tenders captain, Joslyn Litzberger for leading this group. Stop and smell the flowers ... and while you're there pull a weed or two!

***
We can all appreciate our Pleasant Park tenders work on National Night Out, Tuesday, August 1. Come and join the fun.

Jan Earl
Executive Director
Applause, Applause!

The Heritage Hill Association’s 2017 Weekend Tour of Homes line-up was amazing, the hosts, house captains, volunteers, and steering committee members were all the best. Thank you to all for your big part in making the Heritage Hill neighborhood a great place to live, work, walk, and visit. Unfortunately our crowds were not as big as we like them to be. Attendance was down nearly 40%. A solace is that most community events this year are reporting similar drops in attendance.

Please Thank and Support Your 2017 Heritage Hill Weekend Tour of Homes Sponsors

(These sponsors were not recognized in the May / June issue due to the timing of that issue.)

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Heritage Hill Garden Tour- A Blooming Success!

A sudden, early morning downpour could not dampen the spirits of the many visitors who strolled through 15 uniquely lovely gardens on what turned out to be a perfect day for the Heritage Hill Garden Tour this year. We are grateful to the devoted gardeners who all spent countless hours creating blooming works of art that they were kind enough to share, giving back to the neighborhood in a most beautiful way. Many thanks go out to the members of the HH Garden Club who volunteered to sell tickets, to the office staff for their advice and assistance, to Jeff Martin for designing the tickets, to Art of the Table for refreshments and to the very generous sponsors, listed below, who gave their financial support to the Garden Tour. What a wonderful, giving, “growing” neighborhood we have! BLOOM ON!

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HHA’s position on recent land use decisions

74 Lafayette Avenue NE
To the Grand Rapids Planning Commission:
For the Heritage Hill Association and its neighbors, this proposal has been a somewhat contentious one among Heritage Hill neighbors, with neighbors supporting or opposing the application. There is, however, agreement that most would prefer that a home built for single-family residential use stay a single-family residential home. The mission of maintaining the historic fabric and value of the historic homes in our district, as well as the neighborhood residential quality, has continued for decades.

Therefore, the Association cannot support or oppose this special land use application, but offers the comments below for your consideration. This position should not be construed as encouragement of, or precedent setting for, the use of residential homes for non-residential purposes. Over the years, our large and stately homes have been a target for non-residential use, with many past variances “grand-parented in” to earlier non-residential uses.

In representing neighbors, the Association has used a cautious approach in taking positions, especially when there is a clear split among neighbors.

1. The proposal is only partially consistent with the neighborhood policies of the Association’s Master Plan of Heritage Hill. This plan was recognized by the Grand Rapids Planning Commission in 1988 “as a reference guide for decisions which affect the future of the neighborhood” and was updated in 2005. One policy in the plan encourages “the use of existing structures for the purposes for which they were built.” In this

(Continued on page 6)
HHA’s position  (Cont’d from page 5)

In this case, a residential structure is being proposed as a social service facility, with limited residential use on the second floor.

2. **Unnecessary Hardship.**  The proposed use is not consistent with the LDR (Low Density Residential) zone. When the house was purchased by the applicants from the GRCC Foundation, it was purchased with no conditions on the sale, assuming they could get a variance to increase their presence in the neighborhood. Without the variance, the property then became a hardship.

3. **Not Self-Created.**  The need for a variance is self-created by the applicants, purchasing the property without conditions that would require a special land use approval before the sale was finalized.

4. **No Substantial Detriment.**  The proposed use as a social service facility may not alter the essential character of the neighborhood compared to its immediate past use (GRCC Hospitality Center). However, some neighbors are very concerned by potential impact of expanded use in the future, future expansion of catering, “pure” residential use of the house, parking, traffic, the proximity to busy major institutions, among other issues. Some neighbors wrote letters or may speak to their concerns at the public hearing.

5. **Cannot Be Reasonably Used.**  The property could be used as permitted in the zone. However, the applicant cites the original purchase price, the commercial kitchen and the elevator that encompasses the entire garage as impediments to the sale and use as a single-family residence.

6. **Conditions.**  If the Planning Commission approves the variance, the Association would recommend conditions that would restrict the use for this applicant and future owners to those described in this proposal. Therefore, the Association recommends that the following conditions, as a minimum, be included:

   a.  The hours of operation will be 8:00 am – 5:30 pm, Monday through Friday.

   b.  The counseling and other onsite intervention services, as described, (except emergencies) will be limited to 25/month.
c. Require the requisite number of parking spots (residential & commercial - 6?) to be secured.

d. The use of the second floor should be limited to residential (non-rental for family or guest speakers).

e. If catering is allowed, specifically limit it to supporting the Sanford House and John Street properties which are part of applicant’s operation, i.e., no outside catering.

f. Require vans for food and other deliveries (not trucks) during normal operational hours.

g. Prohibit large educational offerings at the property. (large gatherings could be hosted at rented facilities)

547 Cherry SE – Oakwood Manor

To the Grand Rapids Zoning Appeals Board:
The Heritage Hill Association Board of Directors supports the proposed variance request with conditions, for the use of the west lower level and added patio space for a restaurant in the Oakwood Manor. In addition to the applicant’s open house, the Association has heard from neighbors, both last year and this year regarding neighbors’ concerns and perspectives. The majority have expressed support, but some neighbors have concerns. We must stress that our support is based on adding conditions.

(For full text of HHA’s response to GR Zoning guidelines go to www.heritagehillweb.org)

Proposed Conditions to Support the Application: Both last year and this spring, neighbors’ discussions
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identified several concerns about any possible development. The Association recommends that the Board of Zoning Appeals adopt conditions if the application is approved. These include:

a. Limit the capacity of a restaurant to 99 people inside and 50 people on the patio on the west side of the courtyard.

b. Require the applicant to limit the hours of operation activity to limit the disruption in this residential area:
   i. Inside: 7:00 am to 11:00 pm, Sunday – Thursday; 7:00 am to 12:00 am Friday and Saturday.
   ii. Outside: 7:00 am to 10:00 pm, every day, with last call at 9:00 pm.

c. Prohibit acoustical or amplified music on the patio, and allow only limited acoustical music / background music inside.

d. Require the applicant to landscape the outdoor patio area to absorb some noise and catch trash that might blow off the patio.

e. Require applicant to arrange for the number of off-site parking spots (as required by the zoning code) with nearby businesses to accommodate patrons of the Oakwood’s restaurant. After 5 p.m., these uses could offer complementary valet parking so that patrons are not circling residential streets searching for parking spots. Other parking arrangements during the day should be identified by the owner. As noted during the day before 5:00 pm, there is minimal parking space in other lots or on the street.

f. Require applicant to designate an area where bicycles can be securely parked and designate a parking space in the front circle for taxi, Uber or Lyft vehicles.

g. Require that owner and restaurant request deliveries and pick-ups after 7:00 am and that smaller trucks be used.

h. Require the building owner or restaurant to arrange for morning trash check on the property that may be associated with clientele of the restaurant.

i. Require that a designated smoking area with a cigarette disposal container be placed somewhere on the property away from the patio space & buildings so that smokers are not littering the public sidewalk.

j. Require residential-friendly lighting and appropriate intensity for all around the building, including walkways, the patio and the rear parking lot (blocking the light shining into adjacent yards and homes).
**DATES TO REMEMBER**

All Heritage Hill Association Meetings are open to neighbors.

**Wednesday, August 16, 2017**
HHA Board Meeting – 7:00 pm.
Mercy Health Saint Mary’s
Hauenstein Center,
H1 Community Room
200 Cherry Street, between
Lafayette and Jefferson Avenues

**Tuesday, September 5, 2017**
September/October Herald newsletter deadline

**Wednesday, September 20, 2017**
HHA Board Meeting – 7:00 pm.
Mercy Health Saint Mary’s
Hauenstein Center,
H1 Community Room
200 Cherry Street, between
Lafayette and Jefferson Avenues

**Wednesday, October 17, 2017**
HHA Board Meeting – 7:00 pm.
Mercy Health Saint Mary’s
Hauenstein Center,
H1 Community Room
200 Cherry Street, between
Lafayette and Jefferson Avenues

**Year End Events**

**Monday, November 5, 2017**
HHA Board Candidate Deadline

**Tuesday, December 5, 2017**
Annual Meeting and Holiday Potluck
6:00 p.m. – 9:00 p.m.
GRCC DeVos Campus

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The difference between the siren and the devil's hair dryer (as the leaf blower has been called) is that one of them is infrequent while the other borders on incessant. As long as there's a sliver of daylight, it's prime time for a little yard work. "Gotta get it done when you can" is the claim. But HOW you get it done is the choice I'd like to explore.

I'm going utter a phrase that will likely elicit your disdain...but open your mind for a minute and let this soak in. Some battery powered lawn and garden now has all the power and performance of gas. WHAT? Tesla has all the power of a gas car engine. A locomotive engine is likely electric. What powers an elevator? And it's a fraction as loud as it's piston pumping cousins! Not to mention a whole lot less demanding; no trips to the gas station, no stabilizing fuel, no tune-ups and no "I wonder if it's going to start this time?"

And that is the point of what I'm putting out here. Part of the charm of living in Heritage Hill is that we are close to our neighbors (literally and figuratively) For that, imagine the Zen that comes with everyone moving towards the quiet, convenient alternative that battery powered lawn and garden affords.

At the Picnic this year (August 1st) there will be live demo of battery powered lawn and garden (even a backpack blower and a snow blower!) Discounts will be available while supplies last. But, if you'd like to move towards a quieter neighborhood before then go on line and do some research. Tool review websites, Consumer Reports, even homedepot.com are a great place to start.

Gerry Barnaby
Director of Excitement
Egopowerplus.com
**Crimes of Opportunities**

While crimes have been down as a whole for our area, we are still seeing crimes happen. Typically what we see are what Police tend to call “Crimes of Opportunity”. These sorts of crimes are preventable if you take away the opportunity. For example, vehicle theft in Grand Rapids is nearly always due to keys being left in a vehicle. After talking with our Community Officer, Craig Glowney who worked years as a Detective, nearly all of the cars reported stolen were due to the car being left running or a key being available. We do not see high level vehicle theft like some cities do. Do you keep a valet key in your car? Do you have your spouse or roommates spare key in a center console? These are all opportunities for your car to be stolen. Keep all spare keys inside your home.

Other Crimes of Opportunity include leaving a bike unlocked or locked to porch wooden spindles (which are easily broken off). Take bikes inside if possible. Invest in a good lock and never lock to something that isn’t very secure. It is better to lock your bike in the back of your home than in the front. But again, inside is safest. Unlocked garages with lawn mowers are also attractive. Be sure your garage doors are locked; consider locking your lawn mower/snow blowers securely.

The number one call I get month after month is:

The Heritage Hill Association publishes available apartments. 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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- St. Marks Church – Grand Rapids, MI
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Matthew Liejt, DMD

Neighborhoood Po/pourri
(Continued from page 11)

month is reports of people seeing individuals go down streets and even up driveways trying car door handles. This behavior is seen in the morning, afternoon and at night. This type of behavior is HIGHLY SUSPICIOUS and should be called into 911 for any ACTIVE CRIME. All it takes is an unlocked car for them to gain entry. Try to get a description of the individual(s), what age do you think they are, any distinguishing clothing items, hair type, height, build, facial hair. And let dispatch know what direction they are heading.

Grand Rapids Fire Department
The Residential Safety Program completed its 7,000th smoke detector home safety assessment this July. Since the start of this program in 2013, the Grand Rapids Fire Department has installed 43,000 smoke detectors in 7,000 homes across the City of Grand Rapids. This has caught the attention of the State Fire Marshal, who is looking for ways to promote similar programs across the state. CONGRATS GRFD on leading the way on this amazing effort to keep us safe! This FREE program adds an extra layer of protection to residents. Smoke detectors save lives, but it is all too common to not have smoke detectors, not have enough detectors or have expired detectors in your homes. The GRFD will come out to your owner-occupied single-family home and check your home for adequate smoke detectors. They will also install for free any detector that needs replacement or add any that you might lack. And let’s face it, with our large homes; this is a great way to not only save money but perhaps your life as well. The Fire Department will also look to make sure you do not have anything flammable near water heaters and furnaces. They do not look for code violations. Call 311 to schedule your FREE home assessment. And again we would like to congratulate the men and women who serve our Fire Department and seek to make us safer in our homes.

Age Friendly Communities
The City of Grand Rapids is looking to find out more about what you feel makes a age friendly community. Join the City of Grand Rapids on September 21st, from 5:30 pm to 7 pm at Westminster Church to hear more and speak out about what you need to age within the community you live in.
The May HHA Board meeting was canceled due to its proximity to Home Tour.

Discussion at the June, 2017 Heritage Hill Association Board Meeting Included:

Call for New Business: Ryan Huizenga distributed his comments regarding the Period of Significance and Updated Report that HPC is reviewing for the Heritage Hill Historic District.

Tami Vandenberg - GR 2nd Ward City Commission candidate: Tami introduced herself and her wide range of community involvement; she was here to listen to the issues of Heritage Hill; as a small business owner, she is sensitive to those issues, neighborhoods, income equity, balance between commercial and residential and GRPD sensitivity/community officer training. She encouraged all to vote August 8th.

Joe Jones - GR 2nd Ward City Commission candidate: Currently serving with 2nd ward Commissioner Ruth Kelly and is seeking re-election. He represents a growing ward and is passionate about diverse neighborhoods and an engaged community. He appreciates the indigenous wisdom and authentic communication. Affordable housing, police/community relations, empathy and equity are a focus. His service as head of the Urban League offers a nationwide connection. GR is still a work in progress and we need to make room for everyone for a strong future.

Public Comment: 10 neighbors addressed the Board regarding recent land use decisions in Heritage Hill; specifically the McCabe Marlow’s, 74 Lafayette NE, use as limited social services support and a 2nd floor residential suite and the installation of a restaurant and fitness studio at the Oakwood Manor, 547 Cherry SE. Both requests have received the City Planning Commission/Zoning Appeals Board approval. (See HHA’s position’s to the respective City bodies on page 5.) Nine neighbors expressed frustration and concern with HHA and its Zoning Committee’s process, adherence to the Master Plan of Heritage Hill, the timeliness and scope of information that HHA provides to neighbors, engagement and inclusion of neighbors’ concerns, its work on State Street, and north-end parking problems. One neighbor voiced support for the recent land use decisions, valued the diversity of use/lifestyles in Heritage Hill, and encouraged parking concerns be addressed with residential permit parking.

Action Item: The Executive Committee withdrew its recommendation to...
**Board Notes (Continued from page 13)**

**cancel the July Board meeting.**
Board approved meeting in July.

**Treasurer’s Report:** The May report is not yet available but Home Tour will be down as much as 40%.
HHA’s CDBG grant could see drastic cuts depending on the Federal budget in 2018. The Executive Committee will review budget but welcomes suggestions.

**Staff Reports:** Written staff reports were supplied. Jan discussed permit parking and the City’s updated application process. It is now the neighborhood’s responsibility to draw the boundaries of a permit parking zone rather than neighbors’ petitions. The HHA Board advised that HHA continue to request petitions to guide the drawing of the permit zones. Jan will work on getting these details out to neighbors.

Tansy: Needs to get permits from the City for Night Out picnic. GRPS will donate $250 for bounce house/dunk tank. She also highlighted the racial intimidation case she is addressing and pointed to the Affordably Housing task force recommendations that were outlined in her written report. Some should be concerning and cited specifically the accessory dwellings by right and the increased numbers of people sharing housing units.

**Committee/Liaison Reports:**

**Community Engagement:** The Picnic is August 1.

**Land Use:** Wes Beck is now the chairperson for this group. He cited Jan’s submitted staff report for details regarding Land use issues. 74 Lafayette NE and Oakwood Manor requests passed. There is a B&B request at 423 Madison SE and 74 Lafayette NE and Oakwood Manor requests passed. There is a B&B request at 423 Madison SE and he attended the neighbors meeting. Wes is serving on HPC’s task force for the updated study report although he felt he had limited input. Ryan outlined his written comments regarding the period of significance and how it relates to specific buildings (mid-century modern). He feels that this report can change the character of the neighborhood by giving significance to modern buildings. Suggested a neighbors meeting to discuss.

**Administrative:** Jim P. reported
that the Finance Committee will be meeting in the fall. He and Jan had a productive meeting with GRCC President Bill Pink. Jan and Mary are meeting with Steve Heacock, Spectrum Health tomorrow, June 22. Gideon Sanders, GRPS spoke to the success of Innovation Central – graduation rates up (94%); Rosa Park award (69th of top 100 schools in MI); 105 field trips; good neighbors to HH. Any concerns should be brought to his attention.

FUNDRAISING:
Garden Tour: Jim praised the tour and high number of 15 gardens; all had a good time.
Home Tour: Great Tour but attendance was not so great. 2 houses are set for 2018, looking for more.
Texas Hold ‘Em: Jim referred to email sent by Charles regarding the June event.

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)

Continuing thanks to our recent Association contributors:
Ken and Kristen Bauer
Bylsma Painting
Mark Dykstra
Dave and Cathy Hathaway
Ron and Pat Hoekman
John and Patricia LaGrand
Phil Ondersma
Jim Payne and Char Kruzich
Tom, Shelly, Elliot and Norah Sinas

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ANTIQUE BEDROOM SUITE. Victorian Renaissance Revival Bed—turned spool four poster, scalloped head and footboards, applied carving and open lattice, circa 1860-1870. Dresser—marble top, 5 drawer brass hardware, circa 1870. Mirror—acanthus-leaf and grape motif, circa 1870. 12 other pieces. Call 616.309.8144.

WANTED: MAINTENANCE MAN. Steady 20/30 hours weekly year-round. Must have own transportation. Variety of duties including cleaning apartments, painting, yard work and misc. Text Marie at 616.890.5974

Classifieds

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.

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