

NOVEMBER 2013 EDITION



Dates To Remember:

Nov 26, 2013

West side of the Lodge
(Boston and North side of
Chicago) Bulk Pick Up

Nov 27, 2013

West side of the Lodge
(Edison, Longfellow and
South side of Chicago) Bulk
Pick Up

Dec 14, 2013

VIP Preview Party

Dec 15, 2013

Holiday Home Tour

Mar 26, 2014

Spring General Meeting

May 10, 2014

Historic Boston-Edison
Home Preservation Fair

May (TBD), 2014

The Sounds of Music -
House Concert



Volunteers Needed:

To assist with any of our
upcoming events:

> 313.883.4360 x 2

bostonedison@gmail.com



Holiday Home Tour: December 15, 2013

Five homes, decorated for the Holidays, are open for the Annual Boston-Edison Holiday Home Tour. The Tour is a chance for you to view the fine exterior and interior residential architecture of the early 1900's transporting you back to the "Golden Age" of Detroit, when Boston-Edison residents included familiar names such as Henry Ford I, James Couzens, Charles T. Fisher, and S.S. Kresge.



The tour is a combination walking and bus tour (walking is minimal; in some years people may walk between two nearby houses). Everyone is part of a group that is accompanied by a resident tour guide. Tours begin at the Sacred Heart Seminary, which is at the corner of Linwood Avenue and Chicago Boulevard in Detroit. Busses leave every 20 minutes from 10:00 a.m. until 4:00 p.m. Tours generally last about two hours. Following the tour, complimentary refreshments are served.

Everyone on the tour receives a commemorative program book with histories and photographs of the five homes.

Ordering Tickets: Tickets are advance sale only and \$25 each (of which \$12 is a tax deductible contribution). For up-to-the-minute Home Tour information and instructions on how to order tickets by mail, call (313) 883-4360, select the Home Tour voice mailbox (Box One). You can also download and print a ticket order form from our website OR place your order online using a credit card or Paypal. www.historicbostonedison.org
Note: Many tour times have already sold out! If your preferred time is sold out, we will assign you a time as close as possible to your preferred time.

VIP Preview Party: December 14, 6-10pm

Interested in a private sneak peak of the homes to be featured on the 2013 Home Tour? Participating homeowners are allowing a rare glimpse of their treasure-filled interiors the night before the main event. Tickets are advance sale only and \$65 each (of which \$25 is a tax deductible contribution). Tickets include: Complimentary Wine, Gourmet Delights, Motor Coach Tour Shuttles, and a special VIP evening.

Tickets are selling out fast! Order online at historicbostonedison.org

Volunteer! Call Today!

The Home Tour Committee is looking for House Sitters (Docents), Tour Guides, Bus Monitors, and Helpers. We need volunteers both for the Sunday Home Tour and the Saturday night VIP Preview Party.

If you would like to help out Saturday night or Sunday, please call the BE Hotline at **(313) 883-4360, x1**. Please leave your name, phone number, and availability and someone will get back with you.

Hello:

I, or a member of my family have been a long time committed resident of the HBEA since 1962. As a matter of fact, my mom was one of the original petitioners to the City of Detroit, that was instrumental in granting our neighborhood a "historic district".

I would just like to thank the individuals (volunteers) in the HBEA community who continuously work to ensure that our neighborhood is a safe and desirable place to live. Our Security and the preservation of our properties are of the utmost of importance.

The work that must be done by all individuals who reside in this community, to ensure that it remain a "desirable and safe" place to live, is colorless. We are all ONE in this community. Only in unity will we prevail to accomplish our goals.

Thank You,

Patti

We Need Cookies for the Home Tour

The Boston-Edison Holiday Homes Tour is famous for its cozy reception at Sacred Heart Major Seminary after the tours return. We feature delicious cookies contributed by Boston-Edison folks.

The "Cookie Monster" (Cleo Hamilton) needs your cookies! Last year, the cookies everyone brought were absolutely wonderful!! Variety is always good. Some folks bring coffee breads to slice or small cream puffs. Always bring something that you would like to eat. If you are not able to contribute cookies, then please drop money in my mail slot the week before the tour, and I will buy some at a good place.



Please do not ask me to return a cookie tin--my brain can't handle that. Feel free to deliver in a cardboard box or paper bag. We pretty everything up onto decorative trays back in the cookie room, mixing and arranging each of your contributions.

Working in the cookie room on Sunday is great fun, and we need volunteers all day long. Sign up for shifts starting at 10:30 a.m. Wear comfortable

shoes... cookie tray arranging, replenishing and tray-running can be great exercise! Teenagers are more than welcome to help.

We always need clean up folks. So, please, let me know if you are available later in the day. If you have questions, call Cleo "Cookie Monster" Hamilton to confirm your plans to donate cookies at 313-865-6306, or email me using james.hamilton@wayne.edu.

Deliver your baked goods to my house, 758 Longfellow, between 9:00 a.m. and 5:00 p.m. Saturday, December 14, or bring them to Sacred Heart Seminary anytime after 9:30 a.m. on Sunday, December 15.

Fall/Winter Clean Up

Fall is here and it's leaf raking time. The Beautification Committee is asking residents to not rake their leaves to the curb or to the middle of the street. Not only is this unsightly but this will cause problems like clogging up the sewer grate preventing rain water to drain properly and now your street is flooded. Yard waste MUST be in paper bags and set to the curb no more than twenty four (24) hours before your designated trash day.

The 2013 Yard Waste Collection Schedule is from mid April to the first week of December.

West side of the Lodge: Boston and north side of Chicago, yard waste is picked up on the 2nd & 4th Wednesday of the month. The last bulk trash pick up for the year is Tuesday, November 26th.

West side of the Lodge: Edison, Longfellow and south side of Chicago, yard waste is picked up on the 2nd & 4th Wednesday of the month. The last bulk trash pick up for the year is Wednesday, November 27th.

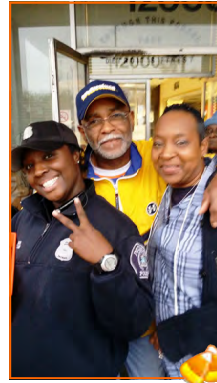
East of the Lodge on all streets: yard waste is picked up on the 1st & 3rd Friday of the month. The last bulk trash pick up was on September 26th.

The Holiday Home tour will be upon us soon so we asking everyone ahead of time to start sweeping their curbs and picking up litter from the medians around your home and elsewhere before the snow comes. This will go a long way in preventing leaves and other debris from accumulating at the curbs and keep the cost down the next time we have curbs cleaned. Thanks for your cooperation!

Boston-Edison Shares Treats!

Residents participated in the Trunk or Treat this past Halloween at both the 10th Precinct and the 1st Precinct (formerly Central District).

A big THANK YOU to Frank Griffith for volunteering to pass out candy at the 10th precinct with Officer Tabb and myself (Debbie Baldwin). And thanks to the following residents for the candy donations: Jim Hamilton, Mary Konopka, Victoria Koski, Flora Bennett, Frank Griffith and One Iam. We had so much in the way of donated candy that we got to share some with both Precincts!



**THANK YOU FOR
YOUR SUPPORT!**

Help HBEA achieve its member dues goal for 2013-2014. All dues-paying members receive a HBEA newsletter, are added to our email distribution list, and benefit from the hard work of our HBEA Committees (like vacant home board-ups)! Pay your dues today via mail or through our online PayPal link: www.historicbostonedison.org/member.shtml

We look forward to adding your household to the growing roster of supporters!

*Also a special
THANK YOU to Atkinson
Avenue Residents who are paid
up members of the Historic
Boston-Edison Association. We
appreciate working together
with you!*

Block Club News

Marcia Pilliciotti, Atkinson Block Club President

Atkinson had a very formal block club in the 1970's, called the "Atkinson Avenue Progressive Association". We are the three blocks from Woodward going west to the Lodge Service Drive. A large portion of our meetings were spent on following Robert's Rules of Order - even if only 6 people attended. Very little ever got done. There was no partnering with Historic Boston-Edison on any project, and very little communication between these two groups that were only divided by an alley.

When I became president, I felt that everyone's precious time should be spent discussing our problems and concerns, and finding solutions to them. We have re-organized the new Atkinson Block Club this summer and are very pleased with what our neighbors have achieved. We have partnered with Historic Boston-Edison on several projects. We have five residents on the HBE Radio Patrol, and more neighbors are joining the Dusing Security. We have helped clean each other's alleys, pick up litter, clean streets, vacant lots, plant trees and flowers in HBE and Voigt Park. When we decided to have a "Central District Officer's Appreciation Luncheon", HBEA was a great partner in helping with donations and volunteers to help pickup and serve over 200 officers!

I have been a tour guide with the Holiday Home Tour for over 30 years, and I have trained many other tour guides. There are Atkinson residents on the HBE Security Committee, BERP, Beautification Committee and Holiday Home Tour Committee.

Our newest project is the eyesore on Atkinson and Woodward. The person who has owned it for years, has not kept it boarded, cut down weeds and trees, cleaned the litter, or filled in a large hole on this property. We are working with the First Precinct's (the new name of DPD Central District) Environmental officer and various city departments.

We appreciate working with our neighbors around us and hope we can continue to be united in fighting crime and blight and making our neighborhood a wonderful, cooperative place to live. Happy to be here!

WHAT'S HAPPENING ON YOUR BLOCK?
Be in the HBEA Newsletter!
Email: PRCR@historicbostonedison.org



BERP Holds Volunteer Appreciation Event

On Friday, September 27, 2013, the Boston-Edison Radio Patrol (BERP) celebrated by holding a volunteer appreciation dinner at Tacqueria Mi Pueblo. Approximately 30 volunteers and some family members attended. Recognition was given for such things as the most hours worked, the most miles driven, and many other milestones.

Did you know in the last 12 months BERP members volunteered 1,500 hours and have driven 4,500 miles to make our neighborhood safer?

Did you know that more than 60 of our neighbors have received the necessary police clearance to participate in our radio patrol?

Did you know approximately 35 of our neighbors patrol 4 to 8 hours a month?

Did you know that BERP shifts are at different times than our paid security patrol, DSS? This benefits all Boston-Edison residents by extending the number of hours a week that we have a patrol on duty.

It is easy to become involved. It takes a commitment of 4 hours per month to be an active volunteer. Call today to get your volunteer application (Trevor: 313-869-2757). The more volunteers we have, the more hours we can patrol, and the safer our community will be. Join today!

Home Weatherization Cuts Heating Bills

So here's what winter is all about: cold air wants to get inside your house any way it can. The more that gets in, the higher your heating bills. The more you can keep out, the lower your bills.

What weatherization is all about is plugging gaps that let cold air in or warm air out. Find them, and plug them. In the most recent newsletter there was an article about weatherizing windows. Windows are not, however, the main source of heat loss in our homes. There are many other gaps that let cold air in and warm air out. Effective weatherization includes windows, but it goes much farther.

Finding and plugging gaps sounds simple, and mostly it is. You only need to know where to look and how to plug them. Many of the places where air can infiltrate are not so obvious.

Plugging gaps against cold air is the first line of defense in weatherization, and it's the easiest and the cheapest. This is highly effective, and because the cost is low, it pays for itself almost immediately in heating cost savings. Once cold air infiltration is stopped, insulation then helps

keep warm air in. Attic insulation is the most effective. It is not cheap, but fiberglass rolls or cellulose insulation properly blown into the attic gives excellent return for the money. It pays for itself over time.

Finally, a major source of savings on heating bills comes from...US! Turn down the heat! A common claim is that lowering the thermostat from 72° to 68° can cut gas bills 12%. Install a programmable thermostat to automatically lower heat at night and during the day when everyone is gone. Close curtains or lower blinds over windows. Wear a wool sweater at home. <http://siliconvalleypower.com/index.aspx?page=1923>.

You don't have to live in a cold dark cave to save on your utility bills. There is much you can do to make your home energy efficient and comfortable, and still cut those bills. DTE has a long list of ways you can reduce your utility bill, in addition to weatherization. www.historicbostonedison.org/DTE-Energy-Tips.pdf



TIPS ON OUR WEBSITE

Detailed information about finding gaps and sealing them, and on insulation, can be found on the Boston-Edison website at: www.historicbostonedison.org/pres8.shtml

At the October 2013 Fall General Meeting, historical architect Dan Schneider made a presentation on weatherization and energy savings. This presentation is also posted on our website:

http://www.historicbostonedison.org/Schneider_Weather_HBEA.pdf

Historic District Commission News

By: James L. Hamilton, Historic District Commissioner

The Historic District Commission (HDC) is required to use a particular set of standards in making its decisions. These are the U. S. National Park Service, "Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Structures" at www.nps.gov/hps/tps/standguide.

Fundamentally, the Rehabilitation standards are that the original architectural design, and the original construction materials, should be preserved to the greatest extent possible.

Design. Every historic house in Boston-Edison has a distinctive architectural design. For each house, there are specific features that are crucial to its design, such as "*the form and detailing of exterior materials, such as masonry, wood, and metal [and] exterior features, such as roofs, porches, and windows.*" **NPS Rehabilitation Standards.** In the Rehabilitation standards, these "character defining" exterior features of the architecture are to be preserved. The entire property actually is covered by the Standards. They also apply to the backs of houses, garages, walks and driveways, and landscaping. Any changes to any of these require HDC approval.

Preserving the architectural design means that any exterior changes to a house or its surrounding property should not remove any of the character-defining features. Nor should any alterations or additions detract from the historic design or appearance.

Materials. The original materials from which houses are constructed also are part of its character, and the Rehabilitation standard is that these materials are to be preserved as well. Obviously, the first step is just to take care of the materials through routine maintenance. When original materials are cared for well, they can last indefinitely. Nonetheless, if these materials do deteriorate, then the Rehabilitation standards recognize that repair will be required.

The approach to repair in the Rehabilitation standards is very important. The guideline is to do as little to the original materials as possible in order to repair them. Traditional repairs involve patching or piecing new material into deteriorated places. Today there are modern chemical materials that can consolidate deteriorated material and stabilize it enough to be patched rather than replaced. But if material is too deteriorated to repair, then the Rehabilitation standards direct that the material may be replaced. The preference, of course, is to replace material with the same: wood replaces wood, and so on. However, alternative materials can be used in certain circumstances. If repairing with the same material as the original is much more expensive than using an alternative material, then the Rehabilitation standards accept that.

Application. When the owner of a house applies to the HDC to do work on the exterior of the house, the HDC decides whether or not the proposed work is "appropriate" in the context of these Rehabilitation standards. The process for making an application is explained well on the Boston-Edison web site at www.historicbostonedison.org/pres5.shtml.

Jim Hamilton and Pam Miller-Malone are residents of Boston-Edison who serve as Commissioners. For any questions you would like to direct to them, please send an e-mail to bostonedison@gmail.com or call 883-4360 and leave them a message.

**WAY TO GO
WEST BOSTON BYRON /
HAMILTON
BLOCK CLUB!!!**

Congratulations to the
FIRST Boston-Edison
Block Club to have 100%
participation for front
porch lights on!

Will *your* block club
be next?

**LIGHTS ON FOR
SAFETY!**



The Police say that
lights are a great way to
discourage crime.

Start Tonight!

"THE ZONE"

Historic Boston-Edison Association (HBEA)

"The best method of zoning enforcement is to educate citizens about the standards that govern their community and their neighborhood."

Zoning ordinance serves as the primary tool for implementation of the comprehensive neighborhood plans. It outlines the various zones which the City is divided into; defines the principal and accessory uses which can be made of land within each zone; lists conditional uses of the land and establishes uses that are prohibited on land in each zone. It also lists minimum lot and yard sizes, maximum building heights, off-street parking requirements and landscape buffering requirements for each zone.

In high-density areas, large buildings with many housing units are allowed. Sometimes, retail and residential buildings coexist in the same area, even within the same building. Zoning also allows for low-density single-family and two-family areas with single houses on individual lots.

Within each zone, a property owner is limited to the land uses permitted by the Zoning Ordinance, unless approval is obtained for a zoning change.

What do R1 and H mean to you?

Properties within the Boston-Edison boundaries are classified as R1 - Single Family - Residential District and carries an additional annotation of "H" to designate the properties within the boundaries must also comply with ordinances covering the Preservation of Historic Landmarks.

R1 - Single Family Residential Districts are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. Development is limited to a relatively low concentration and uses permitted by right are *limited* to single-family detached dwellings. Related additional residential uses such as Religious Institutions, Schools, Neighborhood centers and Utility uses necessary to serve the immediate area may be allowed on a conditional basis.

Current Zoning ordinances require that dwellings in R-1 areas have a single family living in them. The following also apply within an R-1 Zoned District:

- ⇒ Parking areas located on the same zoning lot as the dwelling are only permitted in the rear yard.
- ⇒ Operable private passenger vehicles may be parked on the driveway in only one (1) side yard and the continuation of

that side yard into the front yard to the property line;

- ⇒ Operable private passenger vehicles may also be parked on semicircular drives;
- ⇒ No mechanical maintenance or vehicular repairs may be conducted on the driveway or on any semicircular drive;
- ⇒ Incidental and accessory at-home motor vehicle repair is limited as follows:
 1. No motor vehicle may be repaired on residential property outside of a fully enclosed structure, except in a rear yard;
 2. No motor vehicle shall be repaired on residential property outside of a fully enclosed structure except between the hours of 8:00 a.m. and 8:00 p.m.;
 3. No motor vehicle being repaired on residential property outside of a fully enclosed structure shall appear in a visibly dismantled state, or with parts or components of the vehicle visibly separated from a vehicle, for a period of more than fourteen consecutive days; and
 4. No inoperable vehicle shall be stored in a residential yard area, unless the owner of the property has obtained a thirty (30) day sticker from the Police Department Precinct where the property is located.

The majority of zoning complaints come from residents who are genuinely concerned about property values and other conditions in the neighborhood.

Did you know?

- Carriage Houses built prior to 1940 may continue to be occupied for dwelling purposes.
- Parking or storage of commercial vehicles within an R-1 Zoned District is prohibited.
- Abandoned, unlicensed and/or inoperable vehicles on the street are not allowed.
- Unlicensed and/or inoperable vehicles not moved within 24 hours are tagged for 48 hours then subject to be towed.
- Parking a vehicle without a valid tag outside your garage violates the ordinance
- Advertising signs are not permitted within the boundaries of any City of Detroit Historic District.
- A properly stored, inoperable vehicle, on your premises must be raised off the ground and must be covered with a tarp.

Yes, all of the above uses are controlled within the Zoning Ordinances.

During our most recent Junk Car Campaign, numerous abandoned and/or inoperable vehicles were identified. Notices were sent to those property owners requesting that they take action to remedy the situation.

How do you know what an inoperable vehicle is? An inoperable vehicle is defined as:

“Any vehicle that is not equipped with all parts that are required to operate legally and safely on public streets and/or that is not drivable under its own power”

Many questions have also arisen regarding the operation of Home-based Businesses/Occupations within R1 Districts. As a general rule, the Zoning Ordinance *DOES NOT* delineate specific occupations that are allowed as home occupations.

“Home occupations that comply with the ordinance are allowed within a dwelling, without the need for a permit, where such home occupation is “incidental to and subordinate to” the use of the dwelling for residential purposes”.

Professional offices are permitted as Home Occupations, only where such office activity is conducted entirely within the residence and is incidental to the residential use of the premise.

“A home occupation may not occupy more than twenty-five percent (25%) of the total floor area of the principal dwelling or more than five hundred (500) square feet of floor area”.

Examples of uses that are clearly *NOT* home occupations include Doctors’ offices, automobile repairs shops, appliance and small engine repairs and business offices dealing with the public where individuals come to the residence on a regular basis.

“No commercial, industrial, manufacturing or retail operations are allowed within R-1 Single family Residential Districts”.

“The operation of any retail store or wholesaling business is prohibited as a Home Occupation. The “direct sale” of products is not permitted”.

However, off-premises orders made by mail, telephone, facsimile and internet or at a sales party may be filled and a person may pick up a previously placed order on the premises.

Home occupations are limited to non-traffic related uses to avoid traffic and parking congestion in residential areas.

“No home occupation may operate in such a manner so as to create a nuisance to surrounding property/owners. Nuisances created by the home occupation stemming from traffic, parking, noise, or disturbance of the peace are considered “nuisances”

“Non- resident employees, business partners, co-owner or other person affiliated with the home occupation, which “do not live” in the

dwelling, but visit the dwelling, as part of the Home occupation, are not permitted within the R-1 District.

To operate a Home Based Business or Occupation in a R1 Single-family Residential District:

- (1) There can be no evidence of its existence from the street;
- (2) No special entrances can be provided;
- (3) No special equipment can be found other than what is normally found in a residential dwelling; and
- (4) The use has to be clearly “ incidental and subordinate to” the use of the property for dwelling purposes.

Home Occupations that are “**prohibited**” include:

“Sale of any fireworks, firearms dealerships,, any type of repair or assembly of vehicles or equipment with internal combustion engines, such as automobiles motorcycles, scooter, snowmobiles, outboard marine engines, chain saws or other small engines; the storage, handling or managing of significant quantities of hazardous substances” ...

Homeowners are generally free to choose how their property looks, but exceptions occur when property is neglected, becomes an eyesore in the neighborhood or when property is not used for its intended zoned purpose.

The vast majority of zoning issues we have received over the past year deal with Historic Standards, Zoning violations, property use violations, inoperable vehicles, vacant and neglected buildings. Our goal is to promote and encourage voluntary compliance with city codes/ordinances to assure citizens the quality of life they desire in our neighborhood.

Potential violations and complaints brought to the Zoning Committee are always addressed with owners through written communications to inform owners that they may be in violation and the requirement to abate/correct the violation. If the complaint cannot be resolved amicably, the Committee will send a formal complaint to the City of Detroit for investigation and resolution.

AVOID TICKETS BY FOLLOWING CITY CODES

This information is intended as a convenient reference to increase your understanding of the Zoning Ordinance(s). Additional educational information on this subject, including the entire City of Detroit Zoning Ordinances are available on our website:

www.historicbostonedison.org/zoning/zoning.shtml.

HISTORIC BOSTON-EDISON ASSOCIATION

P.O. Box 02100, Detroit, MI 48202

Website: www.historicbostonedison.org | Email: bostonedison@gmail.com | Hotline: 313.883.4360

B-E Connected!

Are you receiving Boston-Edison Emails for neighborhood events?

If not, email us your information and we will add you right away!

Email: bostonedison@gmail.com

Care to share on the BE Discussion Google Group? (For HBEA Dues-Paying Members)

Email: discussion-boston-edison@googlegroups.com to join

Or contact us at bostonedison@gmail.com and we will add you.

Want real-time Security Alerts? (A Security Google Group for DSS Subscribers)

Contact the Security Committee for information about joining Dusing Security and

Surveillance. (313) 883-4360 Security *Mailbox 3



Historic Boston-Edison Detroit



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