

JULY 2017



Dates to Remember:

July 16

Annual Ice Cream Social
& Pop-Up Playground

July 20

Membership Happy Hour

AUGUST 5

Sounds of Music Concert 2

AUGUST 12 & 13

HBEA Attic Sale

AUGUST 26

HBEA Picnic in the Park

SEPTEMBER 21

Membership Happy Hour

OCTOBER 7

OktoB-Erfest

OCTOBER 7

Sounds of Music Concert 3

OCTOBER 25

Fall General Meeting

NOVEMBER 7

Soul Food Sunday

NOVEMBER 16

Membership Happy Hour

DECEMBER 9-10

Holiday Home Tour Weekend

Visit historicbostonedison.org
for additional event details!



Saturday, August 26

Voigt Park | 1:00 p.m. - 4:30 p.m.

A Great Family Fun Event!

Picnic Schedule of Events:

1:00 p.m. Registration Begins, Mingling and Pooch Parade

1:45 p.m. Lunch is Served

2:45-4:30 Dessert Contest, Bingo and other Games and Activities, Prizes, Prizes, Prizes

Additional Information:

- Pooch Parade - contact Linda Almon at lalmon1029@sbcglobal.net for details if you and your pooch will be participating in this annual event. Linda and her committee are planning a Pooch Parade that will not be forgotten, along with great prizes for all the winning pooches.
- Jackson 5 Catering will provide a Catered Picnic Fare including vegan options.
- 1st Annual Neighbor Dessert Contest - look for more details on our website in August or email Dianne or Alyse (see below). Distinguished judges will award prizes to our winners.
- Bingo will be a highlight as well as giant Jenga, cornhole, cards and other fun games.
- A robust program for children of all ages is planned. Young children and teens will find something fun to do.
- Door Prizes will be awarded throughout the picnic, and dues paying member are eligible to win even more.

To volunteer or for additional information contact Dianne Bostic Robinson at dbosticrobinson@historicbostonedison.org or Alyse Wesorick at alyse.wesorick@gmail.com

Annual Ice Cream Social and Pop-up Playground

July 16, 6pm in Voigt Park

Stay cool this summer with the 3rd annual HBEA Ice Cream Social and, new this year, a Pop-up Playground! What a better way to beat the summer heat than to enjoy a bowl of ice cream (with all the toppings), while socializing with neighbors in the park and...on National Ice Cream Day!!! So pack up the kiddos, grab a neighbor, and join the fun!



Thank You for your time and effort to maintain the spirit and vibrancy of the Boston-Edison Historic District:

Fred Hill
George Hall
Wanda Carter Davis
Greg Sikora Mowers
Dottie Adair
Dr. Akosua Barthwell Evans
Debbie lam
Gracie Brown
Zené Gibson
James Hamilton
Victoria Koski
Jaeden Footitt
Jehnya Footitt
Trevor Footitt
Shirley Waller
Chris Schim
Sarah Hipel & Mark Protas
Scott Salamango & Melissa Fernandez
Millard & Ivy Porterico
Frank Kong
Derek Hazard
Linda & James Almon
Wanda Gaines
Burris Household
Toni Barkley
Dewayne & Charee Hurling
Beverly LeMons
Pat & Leonard Pickett
Marilyn & James Merkison
Peddy Family
Anne-Marie D'Anna & Paul Kashat
Harry & Geneva Cacock
Jim Rogers and Ken Yourist
Erik Hill
Brenda & Lafayette West
Marcia Pilliciotti
Joshua Van Berkum
Chicago East Block Club
Chicago Lodgers Block Club
West Boston Boulevard Block Club
Association

THE **SOUNDS**
OF MUSIC

Together we can all DREAM BIG



By the time you read this many of us will have attended graduation celebrations. A common theme is always to DREAM BIG. At our recent Board retreat we were challenged to DREAM BIG for the Boston-Edison District.

I now want to challenge you to continue to dream with us, in developing those shared dreams. We all moved here for different reasons, but we are all neighbors who have dreams for what we want for our neighborhood.

Close your eyes and imagine your dreams for our neighborhood. Do your dreams include all homes being occupied, neighborhood gathering places within walking distance, more block clubs, more young children and families, no zoning violations, beautifully manicured medians and homes, a neighborhood dog park, entry banners and/or coordinated holiday lamp post decorations?

In the last newsletter and at the May Annual Meeting we were able to share with you some of the goals that were accomplished last year. Having been re-elected to the Board and as Boston-Edison Association president, I hope you will join me and the Board to see what we will accomplish this coming year. Your participation, small or great, within your block clubs and neighborhood committees will ensure our dreams are accomplished. Our list of those accomplishments, at our 2018 annual meeting, will be long because we dared to DREAM BIG.

Your Servant Leader,

Dianne Bostic Robinson
HBEA President

Annual Meeting Recap and Welcome to our New Board Members

As a result of the election, HBEA welcomed back directors Larry Gaines (Zone A, At-Large) and Dianne Bostic Robinson (Zone B, Chicago Blvd). Additionally, members welcomed new directors Cole Allen (Zone A, Chicago Blvd) and Sandra Davis (Zone B, At Large). Congratulations to these directors on their election, and thank you to the members for making your voices heard!

The Annual Meeting on May 31st, consisted of more than elections, as the evening held a packed agenda. Prior to the meeting, neighbors who own businesses connected during a brief networking event as a first step in building our new B-E Business Directory. During the meeting, neighbors heard from three development groups - Karasi, Gorden Park and the Congregation - about the projects they are instituting around Boston-Edison.

Neighbors also received updates on the ongoing and upcoming HBEA committee work, along with an update on our Association finances. Last but not least, a special group of neighbors (see left) received awards for their contributions to our neighborhood.

2017 "Sounds of Music" Summer Jazz Party

On Saturday, August 5 at 7:30 pm, our very popular summer jazz party will feature the Latin Jazz sounds of the band SONEO. This high-energy performance will be sure to have you on your feet dancing! Tickets are \$45 and include a full buffet meal with wine, beer, pop and water. Please note: ticket price will be \$55 beginning July 26. This concert will be held under a tent in a beautiful Boston-Edison backyard; address will be provided with ticket purchase. For more information, and to purchase tickets, go to: historicbostonedison.org/calendar/concert.shtml.



Photo credit: Barbara Barefield

We are still accepting sponsors and advertisers for this series! If you would like to give a little "extra" to help keep this series going and to continue to bring world-class musicians to Boston-Edison, please contact Michelle May at (313) 865-1149 or music@historicbostonedison.org.

Attic SALE

Early Birds Save When You Sign Up Now For Attic Sale

Start spreading the news! It's almost time for our annual Attic Sale! One of the most popular HBEA events, the annual Attic Sale, returns on August 12 and 13. This year is sure to be bigger than ever, as the event has been generating buzz on social media since the 2016 sale ended!

There are a few changes in store this year, but plenty of time and options for everyone to get involved. For our dues-paid members, the cost to participate in the sale is \$15 before July 24. Not a member, don't worry! There is time to get caught up on dues before then. If your dues are not current, the Early Bird pricing is \$20 before July 24. For everyone, the price increases to \$25 starting July 25. Participants must be registered by Aug 4th to be part of the printed map. Your registration fee covers the cost of signs, maps, and other promotional activities/advertising. Please be fair to your neighbors and officially register.

This year, we will once again have a welcome center in Voigt Park along with snacks for a modest donation and a porta-potty. We want to keep visitors in the neighborhood, so providing some "basics" might just do that!

Register on our website, historicbostonedison.org, or you may request a printed form by contacting Larry. For all questions relating to the Attic Sale or for additional information, call Larry Gaines at (313) 613-9279, email LGaines@HistoricBostonEdison.org, or email Pierre Haden at p_haden@yahoo.com.

BLOCK CLUB BUZZ



Summer Block Club BBQ Welcomes New Neighbors

The Chicago Blvd East Block Club threw a summer party in place of a regular meeting on June 19. Rain couldn't stop us from getting together as Carl and Marcy Hollier were kind enough to open their home and host the event. The leftovers were plentiful as everyone contributed to this pot luck BBQ! We had over 30 people in attendance. Everyone joined in welcoming our newest neighbors Nathan and Ally Koorhan along with their son, Jackson.

For anyone that lives on Chicago Blvd. between Woodward and the Lodge, we meet on the third Monday of every month. All neighbors are welcome. Hopefully we'll see you next month!

Reactivated Block Club Ready to Roll

The Chicago block between Woodrow Wilson and Rosa Parks has reactivated its block club. The Wood Roses are meeting for the second time this month. At the first meeting in May, attendees from six homes brainstormed ideas for block club activities and identified shared priorities. We look forward to growing our involvement; getting to know all of our neighbors, beautifying our boulevard, and hosting a block party this summer or early fall. More to come from the Wood Roses!



The Chicago Lodgers Enjoy Fun Pop-Up Affair

The Chicago Lodgers Block Club held its second "Dinner Night Out" this year at Tony V's. A third gathering is planned in July for Mexican Village.

Meanwhile, June brought pop-up fun. A "Hot Dog" Pop-Up took place June 11, and 18 neighbors attended this short-planned and easy activity. New neighbors Kristina and John Economy were welcomed to the block. We look forward to welcoming Baby Economy, who is due in August. A "Backyard Movie Night Camper Style," is being planned for the summer and will include s'mores, popcorn and hot dogs.

Zone B, Chicago Blvd. is planning an event to be determined, to collect back-to-school supplies for neighbors needing them and for a nonprofit charity. Everyone will be invited. Look for more information in the future.

Historic District Designation = Money in Your Pocket

In 2016, the Michigan Historic Preservation Network commissioned a study to determine how historic district designation affects property values in residential neighborhoods. Researchers chose four Michigan cities: Ann Arbor, Bay City, Grand Rapids, and Kalamazoo. In each city, for years between 2000 and 2015, they compared property values of homes within selected historic districts to values of homes of similar size and age, but located outside of historic districts.

In all cities, the property values in designated historic districts were higher than in the comparable non-designated areas of the same community, regardless of whether the overall values were stable, increasing, or decreasing. In fact, the additional value added by the historic district was typically 10 percent to almost 30 percent.

This is not the only study to show these kinds of increases in property values. Study after study – in Kentucky, New York, Iowa, Texas, Connecticut, and other states – show that property values in designated historic districts are consistently higher than in nearby non-designated neighborhoods with similar houses. The additional value added by the historic district designation ranges, but typical values lie between 10 percent and 30 percent.

Why are Houses in Historic Districts Worth More?

The studies mentioned previously look at the effect of both national historic district designation (by the federal government) and local historic district designation (at the city level). The findings are that both national and local designations increase property values. Historic districts that have both national and local designations, like Boston-Edison, saw the largest added property values.

But why does designation of a historic district affect property values? There may be a combination of factors at work, depending on the type of designation.

One factor is prestige: nationally designated historic districts are perceived as prestigious, well-known neighborhoods, and the desirability of the address adds to the market value of the houses in the district. That factor is certainly at work in Boston-Edison: when Realtors sell homes in Boston-Edison, they almost always advertise the location, because they know that a Boston-Edison location adds value.

Another factor is “market certainty”: locally designated historic districts typically have standards for property renovations, demolitions, and new construction – in Detroit; these are set by the Detroit Historic District Commission. These standards ensure that the character of the neighborhood as a whole remains stable, which means that houses within the neighborhood are good long-term investments, which in turn boosts property values throughout the neighborhood. In fact, the greatest positive impact on Historic District values occurs when residents of the district understand historic district standards and the city actively and consistently enforces them.

It's Not Only Higher Property Values...

Not only does “market certainty” mean that property values in historic district are higher generally, it also means that property values tend to be more stable, and are less affected by economic downturns. Historic district designation also brings other benefits, such as increased levels of home ownership and longer residence by both homeowners and renters. In addition, designated historic districts tend to have higher rates of participation in neighborhood associations (like HBEA) and associated neighborhood improvement projects, which enhances public spaces in the neighborhood and again boosts property values throughout the neighborhood.

However, the property value bonus associated with historic district designation, particularly local designation, isn't free. The more the historic district guidelines and restrictions are followed, the more active the Detroit Historic District Commission staff is, the more educated and engaged neighbors are, the more stable the neighborhood character is and the higher everyone's property values are.

References

Edward Coulson (2016) *Local Historic Districts and Property Values in Michigan Neighborhoods*, Michigan Historic Preservation Network tinyurl.com/CoulsonHD

Johnathan Mabry (2007) *Benefits of Residential Historic District Designation for Property Owners*, tinyurl.com/MabryHD

Nashville Metro Historic Zoning Commission (2016) *Historic Districting Does Not Have a Negative Effect on Property Values*, tinyurl.com/NashvilleHD

Donovan D. Rypkema (2002) “The (Economic) Value of National Register Listing,” *CRM* 25(1):6-7, tinyurl.com/RypkemaHD

Doing home improvements?

The Historic District Commission must pre-approve exterior work as historically appropriate.

HDC staff can advise on appropriateness and help with pre-approval. Contact them early when planning.

Jennifer Ross
(313) 224-8907
RossJ@detroitmi.gov

Audra Dye
(313) 224-6543
DyeA@detroitmi.gov

B-E Business Directory

Do you live in Boston-Edison and own your own business? Let us know!

Email Sandra Davis at sdavis@historicbostonedison.org and we will get you signed up on our new directory!

Happy Birthday Mrs. Ferris

Long time resident, Mrs. Emma Ferris, of 811 Longfellow, turned 98 on July 1st. Even though she has moved to a care facility, neighbors continue to visit with her. (Mrs. Ferris & Imani Miller)



First Official Activate the Alley Event: Hops in the Alley is a Hit!

It was an evening with good friends, both old and new. The air was perfect and the music hummed in the background while we all sipped on artisan beer or special brewed Georgian peach sweet tea. It was a simple gathering of neighbors enjoying our first Beautification Committee sponsored "Activate the Alley" event. Hops in the Alley was hosted by Jason and Karen Seaman – who did an excellent job supplying us with an evening of good food, games, and great conversation.

As was announced at our HBEA Annual Meeting – the Beautification Committee had an idea to highlight some of the possible community activities that can be hosted in our alley spaces. Thank you to the 45-plus neighbors who attended and donated to support our beautification efforts. Proceeds will be used to assist seniors who are unable to clean their portion of the alley. If you know of a neighbor who could use this assistance please submit their name to your HBEA Board of Director (see Directory below).



Ad-hoc committee needs your views on Becoming a Special Assessment District

Are you interested in serving on an ad-hoc committee to develop and implement a plan to meet with the community to decide if our neighborhood wants to become a Special Assessment District? If so, please submit your name for consideration by contacting Dianne Bostic Robinson (see Directory).

Pure Detroit 5K

The 2nd annual Pure Detroit 5K run will be on Chicago between Second and Third Streets on July 16 around 9am. This year, we are going to host a water station for the 400 runners. Join us around 8:30 that morning to help out and get the kids to make signs for the runners! Let's show some Boston-Edison spirit!

Historic Boston-Edison Association Board of Directors | 2017-2018 Directory

Zone A | Woodward-Hamilton

Edison Street

Patricia Jernigan 313-869-6889
pjernigan@historicbostonedison.org

Longfellow Street

Karen Seaman 248-227-0892
kseaman@historicbostonedison.org

Chicago Boulevard

Cole Allen 248-974-6274
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W. Boston Boulevard

Raymond Landsberg 313-384-5834
rlandsberg@historicbostonedison.org

At-Large

Larry Gaines 313-613-9279
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Zone B | Hamilton-Rosa Parks (12th)

Edison Street

Vacant
info@historicbostonedison.org

Longfellow Street

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Chicago Boulevard

Dianne Bostic Robinson 313-477-0264
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At-Large

Sandra Davis 313-506-1571
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Zone C | Rosa Parks (12th)-Linwood

Edison Street

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Longfellow Street

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W. Boston Boulevard

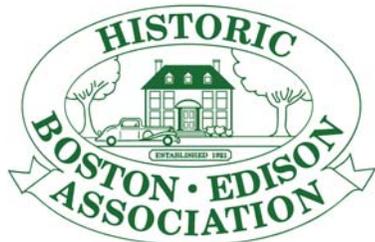
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President Dianne Bostic Robinson; **1st Vice President** Michael Mowers; **2nd Vice President** Sandra Davis;
Secretary Tina Patterson; **Treasurer** Raymond Landsberg; **Executive Secretary** Marilyn Mitchell

MARCH 2017 NEWSLETTER



HISTORIC BOSTON-EDISON
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HBEA ATTIC SALE

Saturday, August 12th & Sunday August 13th, 2017

9:00 a.m. - 4:00 p.m.

**See more details and information inside.*

B-E Connected!

Are you receiving Boston-Edison emails for neighborhood events? If not, email us and we will add you right away! Email: info@historicbostonedison.org

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 info@historicbostonedison.org and we will add you.

Want real-time Security Alerts? (A Security Group for DSS Subscribers) Contact the Security Committee for information (313) 883.4360 Security *Mailbox 3

Connect with us on social media!



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