

JANUARY 2015



Dates To Remember:

**Mar. 14, 2015**

Membership Breakfast  
Drive

**Mar. 25, 2015**

Spring General Meeting

**May (TBD)**

Annual Meeting & Election  
of HBEA Board Members  
for Zone C



Volunteers Needed:

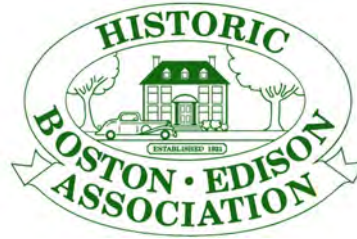
Mar. 14th - Volunteers  
needed for Membership  
Breakfast Drive

- Set-up at 9am  
- Clean-up 11:00-11:30

> Call Kim 313-433-4996

To assist with any of our  
upcoming events:

> 313.883.4360 ext 2  
bostonedison@gmail.com



**Happy New Year to all Boston-Edison residents!**

I hope you had a great holiday season. I would like to thank everyone involved with the 2014 Holiday Home Tour and VIP Gala. It was a wonderful success! Thank you also to the Boston-Edison Association Board of Directors. We have had a great six months and I look forward to working together in 2015.

The Ad-Hoc Finance Committee has recently completed the Financial Audit process and HBEA received a Clean Certified Audit. The Final Audit Report was approved by the board. The auditor, Jason Clausen, CPA, gave accolades to our treasurer, Mary Konopka, for how well she maintained our records. Thank you Mary. This document will be available for review on the Boston-Edison website at [www.historicbostonedison.org](http://www.historicbostonedison.org).

Recently, I have had two meetings with other organizations to explore how we can use their experiences to improve our neighborhood. The first meeting was with Lori Wild, a Community Development graduate student at the University of Detroit Mercy. She is conducting a Case Study on the Grandmont Rosedale Community Development Corporation and is working with Tom Goddeeris of the Corporation. I plan to continue meeting with them to see if we could possibly have a similar Case Study and Quality of Life Plan completed for Boston-Edison. The second meeting was with Dan Loacano, Program Manager, and Tony DeBardelaben, Community Manager, both of Southwest Solutions. We discussed ideas on how to help the Detroit Land Bank sell the Boston-Edison homes that they own and what it would take to make those homes turnkey properties.

I am looking for input from neighbors: What would you like to see happen in the areas immediately surrounding Boston-Edison? What do you think would help stabilize and improve the communities around us? Please feel free to share your thoughts with me at [president@historicbostonedison.org](mailto:president@historicbostonedison.org).

Debbie Baldwin  
President, Historic Boston-Edison Association

## 40th Annual Home Tour—A Success!

The 40th Annual Holiday Home Tour which took place on Dec 14 sold out shortly after Thanksgiving! Our greatest thanks go to the homeowners who graciously agreed to showcase their homes:

*Walter and Deborah Harwill, 2505 Chicago Blvd.*

*Paul and Connie Shaub, 1685 Chicago Blvd.*

*Karen Brown and David DeVries, 1676 W. Boston Blvd.*

*Sam Szabla, 51 Edison Ave.*

*Andrew McLemore Sr., 892 W. Boston Blvd.*

The Tour Committee also thanks all the volunteers, tour guides, docents, transportation coordinators, cookie bakers, and refreshment providers. We could not have the Home Tour without all your help!

Extra special thanks also go to Gracie Brown, Cleo Hamilton, Patricia Linklater, Ava Tinsley, Victoria Koski, Mary Howard, Jim Hamilton, Gerald and Angela Polk, Karen Seaman, Andrea Seavitt, Kimberly Williamson, Amy Officer, Chris Schim, Mike Morgan, Linda Almon and Charee Johnson with her five wonderful girls for taking on additional duties over and above the call of duty. We also thank Sacred Heart Seminary for all its assistance.

**The Cookie Monster Says, "Thanks!"** The cookie room for the Holiday Home Tour was a great success. People too numerous to mention volunteered cookies, money, and time - all necessary for a successful event. The Cookie Monster will not forget you; I have your number!



## Sixth Annual Holiday Home Tour VIP Preview Gala

The Sixth Annual Holiday Home Tour VIP Preview Gala was a special celebration of the Historic Boston-Edison Association's 40 years of Holiday Home Tours. Andrew McLemore Sr. graciously hosted this Dec. 13 event with his family at his spectacular home, the former Edward T. Fisher mansion. One hundred fifty-four guests enjoyed a "sneak peek" of the five homes that would be on tour the next day. The evening included a gourmet buffet provided by Ovations Dining Services, jazz and holiday tunes from pianists Pamela Wise and Marvin Thompson Jr., and motor shuttles to the homes in limousine buses provided by Luxury Detroit Limousine.

The McLemore home was beautifully decorated, with extra holiday touches put in place by LaShee Floral Designs. Guests departed with a souvenir of the event: a beautifully framed portrait of themselves in front of the McLemore Christmas tree, courtesy of photographer Rogers Wm Foster Freelance Photography.

An event such as this would not have been possible without all of the wonderful volunteers, vendors and advertisers. A BIG thank you to the previously mentioned vendors and to the following: Debbie Baldwin (Event Chair), Michelle May (Event Co-Chair), Deniera Davis and her staff (Event Co-Chair and owner of Events on The Blvd. Event Planning Services), Gracie Brown (docent coordinator), Jerald and Marilyn Mitchell (providing archival photos and history posters on display during the event), James Hamilton, Gerald Polk, Tom and Bob DeLaura (transportation coordinators), Courtesy Crowd Control (security for the evening), Four Star Valet, Cost Plus Wine, The Barthwell Group (donation of baked goods and event advertiser), Gaye Butler of Robinson Realty and Management Group (event advertiser), C&N Party Rental and all of the volunteer docents and tour guides.

Thank you to all of our homeowners who so graciously allowed their homes to be on display for the Preview Gala. We will see you all again next year!



### B-E Trivia:

This architect was born in Detroit in 1886; he attended Harvard and received a degree in architecture in 1911. After practicing for two years in Boston, he returned to Detroit, where he specialized in designing homes and apartment houses in Detroit and its suburbs. Two of his projects – the Architect's Building and the Palmer Park Blvd Apartments District– are on the National Historic Register of Places. He lived at 1186 Edison from the late 1910s until the late 1940s.

**Who is he?** (Answer page 8)

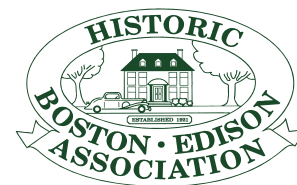


## Upcoming Elections to the HBEA Board of Directors

The business of the Historic Boston-Edison Association is conducted by a Board of Directors who are elected by the members of the Association. The Board consists of 15 Directors: five each from Zone A (Woodward-Hamilton), Zone B (Hamilton-Rosa Parks) and Zone C (Rosa Parks-Linwood). In each zone, one director is elected from each street (W. Boston, Chicago, Longfellow, and Edison) and the fifth is elected At Large. Directors serve three year terms.

There are five Director positions to be filled by election at the upcoming Annual Meeting in May:

- ✦ Zone C (Rosa Parks-Linwood) Edison
- ✦ Zone C (Rosa Parks-Linwood) Longfellow
- ✦ Zone C (Rosa Parks-Linwood) Chicago
- ✦ Zone C (Rosa Parks-Linwood) W. Boston
- ✦ Zone C (Rosa Parks-Linwood) At Large



Candidates for any of the above positions must be active dues-paying members of the Association and must be a resident of the Street/Zone they wish to represent. Additionally they must submit a nominating petition with signatures from at least ten dues paying households to the Executive Secretary, 140 Edison Avenue, Detroit, MI, 48202.

More information can be found at [www.historicbostonedison.org](http://www.historicbostonedison.org) and a nominating petition will be available in the March newsletter.

### MEMBERSHIP COMMITTEE

**Did you know that our membership dues amount hasn't changed in over 10 years?**

We are planning several events in 2015 where all HBEA dues paying members can get more involved with the Association:

- ⇒ Membership Breakfast Drive on March 14th from 9:30 to 11:00am at Blessed Sacrament Cathedral on Woodward. Free breakfast for dues paid members (dues can also be paid on-site).
- ⇒ Two phone-a-thon events to bring our membership to 50 percent by April 30
- ⇒ Easter Egg Hunt
- ⇒ Scavenger Hunt

Neighbors have also been connecting through a free, private social media website called Nextdoor. Unlike the Google Discussion Group which is for HBEA members only, Nextdoor is for anyone and has a special section for Boston-Edison residents. More information can be found on

[nextdoor.com](http://nextdoor.com) or the Nextdoor app. Currently there are 234 Boston-Edison residents signed up. Also there are over 280 participants in surrounding neighborhoods.

Please note that Nextdoor is not something HBEA created nor can HBEA be held accountable for the operation or content posted. It's simply a social networking site used for communication by residents of Boston-Edison and other neighborhoods.

The Membership Committee would be more than happy to further discuss any of our upcoming activities. The committee meets the third Sunday of the month at 7 p.m., typically at Starbucks by Meijer/8 Mile in Detroit. You can also contact Amy Officer or Kimberly Howard [membership@historicbostonedison.org](mailto:membership@historicbostonedison.org).

## Congratulations To...

**Ken McFarlane of Longfellow Street**, our Patroller of the Year for 2014!

Ken and Mary Mans both exceeded 100 hours of volunteering, either on shift or attending meetings.

Thanks to them and all of you for helping make our community safer.

For more information about the Boston-Edison Radio Patrol (BERP), visit:  
<http://www.historicbostonedison.org/berp.shtml>.



## Putting Property Taxes in Check

Do you think perhaps your property taxes are too high? You might be right. It's a good idea to know the rules for filing an appeal that might bring you some relief.

### Appeal Dates

- ⇒ *Dates for Making an Appeal to Appear Before the February Assessors Review:*  
To appear before the Board of Review, an appeal must be made during the February Assessors Review, Feb. 1 -15.
- ⇒ *Dates for Protesting the February Assessors Review's Decision:*  
If you are not satisfied with the February Assessors Review's decision, you must write the Board of Review, 824 Coleman A. Young Municipal Center, Detroit, MI 48226 by the second Monday in March of each year. You will receive an appointment to appear before the Board of Review.
- ⇒ *Dates for Appealing a Decision of the Board of Review:*  
To appeal a decision of the Board of Review, you must write to the Michigan Tax Tribunal, P.O. Box 30232, Lansing, MI 48909 by June 30 of each year.
- ⇒ *Begin and End Meeting Dates for the March Board of Review:*  
Begins the Tuesday following the first Monday in March and ends the first Monday in April.
- ⇒ *Meeting Date for the July Board of Review:*  
It is the Tuesday following the third Monday in July.
- ⇒ *Meeting Date for the December Board of Review:*  
It is always the Tuesday following the second Monday in December.
- ⇒ *Dates for Reviewing Hardship Applications by the Board of Review:*  
The Hardship Committee, subcommittee, shall review and submit recommendations to the full Board of Review on appeals requesting tax exemptions on the basis of poverty. The Board of Review may review Hardship Applications and grant or deny a full or partial exemption during the March Board of Review, the July Board of Review and the December Board of Review.

For more information, including a form to get you started, visit:

<http://www.detroitmi.gov/CityCouncil/LegislativeAgencies/PropertyAssessmentBoardofReview/AppealDates>

Foreclosure prevention workshop at Cobo Center

Trained tax foreclosure prevention counselors will be available to provide free counseling and assistance at Cobo Center January 29 – 30 and February 2 – 6.

Sessions begin at 8:30 a.m. and 1 p.m. each day.

For more info, call 211.

## Storm Windows: Hit a Triple!

- ☑ Increased energy efficiency
- ☑ Added window security
- ☑ Protection of windows

**Efficiency.** The main reason for storm windows is to increase energy efficiency. Windows are big holes in the wall. Glass is not a good insulator. Windows are not energy efficient. They can only be made less inefficient. But it's our fault: we like light!

Warm air gets out and cold air enters in two ways.

- Air leaks around the window.
- Glass conducts heat and cold in and out.

Storm windows help with both problems.

- A tightly sealed storm window is a barrier against air infiltrating.
- Storm windows are a second layer of glass in the window opening. The important thing is that a tight storm window and a well-weatherized window sash create a dead air space between them. This dead air space is insulating and inhibits heat conduction.

New storm windows are available with low-e glass that reflects heat back into the house in the winter and back outside in the summer.

Many historic houses already have storm windows, but they need an occasional tune up. For example, aluminum storm window panels come with weatherstrips. Over time they may wear out. The strips are easily replaced to improve the air seal. Original wood storms also may need to have weatherstripping refreshed.

**Security.** Storm windows add a second layer of window security. A thief has to deal with the storm as well as the main window. Anything that adds time increases the chance of being seen, reported, and caught: more risk for the bad guys is a deterrent.

**Sash Protection.** Storm windows also protect the historic window sash, glass, and paint from the deteriorating effects of weather. This is rather obvious, but often overlooked. In

fact, a good storm window is an excellent way to "mothball" a deteriorated historic window sash until there is an opportunity to repair or restore it.

*Interior or Exterior Storms?*

Both work in the same two ways to increase energy efficiency. Interior storms have the aesthetic advantage that the original historic windows remain uncovered. They also are easier to install and remove with the season. Exterior storms, however, because they do cover the windows, add more security and protect the sash from the weather.

### REMEMBER

Storm windows are an exterior change that requires pre-approval by the Detroit Historic District Commission for material, style, and color.

### OLD HOUSE KNOW HOW

Taking care of old houses is not like taking care of new ones.

Wood columns are special features of many Boston-Edison homes. They require maintenance and can be repaired and restored.

**Here's How to Do It!**

[www.historicbostonedison.org/pres12.shtml](http://www.historicbostonedison.org/pres12.shtml)

**SECURITY COMMITTEE**

**There are more than 260** active DSS subscribing neighbors communicating on the BE-Security Alert Google Group That group includes DSS patrol officers, several Detroit Police Department officers, and Captain Nick Kyriacou of the DPD's 10th Precinct.

We share "real-time" security alerts 24/7, including times when DSS is not on duty.

This feature of connecting with neighbors is well worth the \$35 a month contribution which pays 67 hours of private security in Boston-Edison each week

THE MORE RESIDENTS THAT SIGN UP, the more hours of patrol we receive.

Our goal: 24/7 private security.

**Our neighborhood also has more than 35 active volunteers** on the Boston-Edison Radio Patrol (BERP), one of the strongest neighborhood citizen patrols in the city of Detroit.

**For a SAFER Boston-Edison...**

**We need to increase participation.**

**EVERY household should be encouraged to join and contribute to neighborhood security!**

## Introducing the HBEA Auditor

Much of the work of the newly formed Ad Hoc Finance Committee has focused on vetting, recommending and providing oversight to the association auditing firm. The HBEA Board of Directors hired the auditing firm Jason F. Clausen, P.C. to perform the HBEA audit for the period of May 1, 2013 through April 31, 2014.

Jason F. Clausen, CPA, MBA performed our audit. His expertise ranges from basic tax management and accounting services to more in-depth services such as audits,

financial statements, and financial planning. The auditor has a special concentration in nonprofit organization auditing, and has been a growing resource for nonprofit organizations located throughout the United States. A few of his nonprofit clients include the Grandmont Rosedale Development Corporation, Disability Network Oakland & Macomb, Project Pave and the Junior League of Flint. For more information about the firm, visit [www.jfclausenpc.com](http://www.jfclausenpc.com).

## LIGHTS ON FOR SAFETY!



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

**Start Tonight!**

### Historic District Commission

**HDC must pre-approve exterior work as historically appropriate.** [www.historicbostonedison.org/pres5.shtml](http://www.historicbostonedison.org/pres5.shtml)

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

Jennifer Ross | (313) 224-8907 | [Rossj@detroitmi.gov](mailto:Rossj@detroitmi.gov); Crystal Wilson | (313) 224-6543 | [WilsonCR@detroitmi.gov](mailto:WilsonCR@detroitmi.gov)

Ask HBEA for help: [zoning@historicbostonedison.org](mailto:zoning@historicbostonedison.org) or (313) 883-4360 ext 4.

HISTORIC BOSTON-EDISON ASSOCIATION

P.O. Box 02100, Detroit, MI 48202

Website: [www.historicbostonedison.org](http://www.historicbostonedison.org) | Email: [bostonedison@gmail.com](mailto:bostonedison@gmail.com) | Hotline: 313.883.4360

Trivia Answer: Richard H. Marr

## 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](mailto:bostonedison@gmail.com)

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

Email: [discussion-boston-edison@googlegroups.com](mailto:discussion-boston-edison@googlegroups.com) to join

Or contact us at [bostonedison@gmail.com](mailto: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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