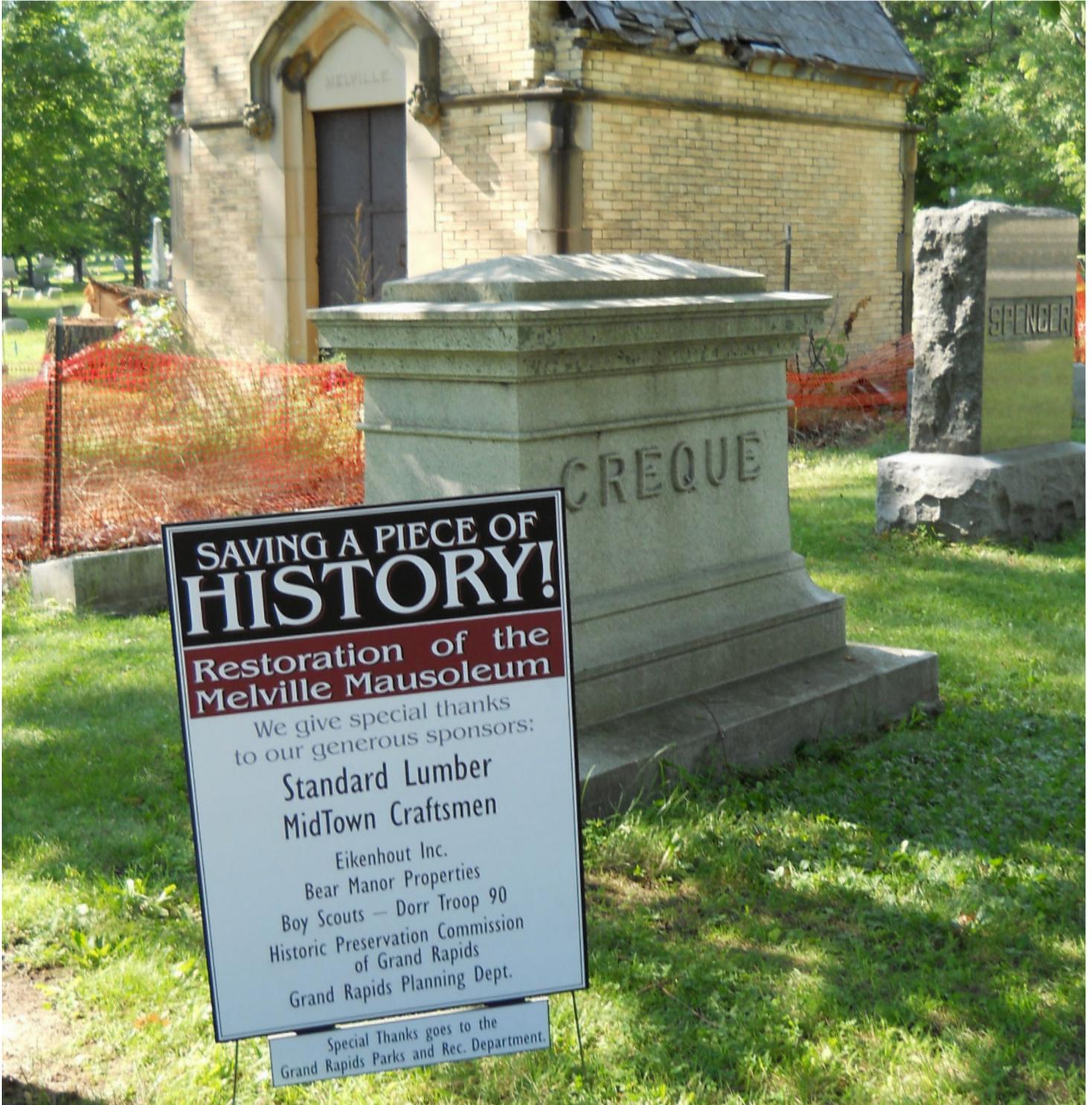


Historic Preservation Commission

2017/2018 Annual Report



Preservation and the Community



203 Morris SE (HHA) Sold for \$1,800,00

The real estate market in the City is at an outstanding high with properties within the historic districts being among the hottest commodities. Properties are selling for record amounts and in a matter of hours and days, a testament to the stability and investment security the designation brings to the areas along with the established and quality housing stock.

Average Assessed Values





◀ **22 Union SE (HHA)**
Sold for \$300,000

▼ **333 Charles SE (CHD)**
Sold for \$220,000



SOLD!



▲ **234 Warren SE (FSQ)**
Sold for \$325,000

344 Calkins SE (WSD) ►
Sold for \$219,000





446 Prospect SE, after

Renovations and Restorations Abound!

Projects that focus on renovation and restoration of historic structures have exploded. The number of applications submitted for repairs and restoration is a clear illustration of the increased care and investment towards the city's existing building stock. These projects have not only given renewed life to an existing structure they create positive impacts on their neighborhoods, property values and quality of life.



446 Prospect SE, before



342 Calkins SE, before



342 Calkins SE, after



619 Wealthy SE, before

619 Wealthy SE, after



1157 Wealthy SE, after



1157 Wealthy SE, before



268 Paris SE, before



268 Paris SE, after

Demolition by Neglect is a tool by which the City can save important historic community structures that are slowly, through neglect, being allowed to deteriorate to the point of loss.



Demolition by Neglect Success Stories!

1009 Hermitage SE - The Hermitage, is a local historic landmark built in 1875 as the Third Reformed Church which served the areas large Dutch immigration population. Over the years the property fell into disrepair giving much pause and concern to the neighborhood. In June of 2017 the East Hills Council of Neighbors asked the HPC to determine if Demolition by Neglect was occurring, and if so could immediate action be taken to save the structure. During a public hearing held in July 2017 the HPC determine that the building was suffering from Demolition by Neglect and through the efforts of the community, the HPC, and City Legal Counsel the structure was sold to community activists, Heritage Partners LLC. One year later the building is well on its way to once again being a central hub and focal point for the neighborhood.



822 Wealthy SE is a historic house located in the Wealthy Street Historic District that dates to the late 1800s. Over the years the property was vacated and was falling into disrepair, raising concern for the neighbors and those interested in moving to the neighborhood. In January of 2017 the East Hills Council of Neighbors asked the HPC to determine if Demolition by Neglect was occurring, and if so could immediate action

be taken to save the structure. During a public hearing held in February 2017 the HPC determine that the building was suffering from Demolition by Neglect and through the efforts of the community, the HPC, and City Legal Counsel the owner has since begun a complete restoration of the building, starting with the exterior.



New Development

From 2017 to 2018 we have seen several new construction projects come to fruition as well as new projects proposed. Among these are residential and commercial projects of various scales, all of which have the potential to add significantly to their surrounding neighborhoods and community in general.



10 Ionia NW – To break ground January 2019

50 Jefferson SE –
New Museum School





301 - 305 Donald – New Single House and Duplex



858 Wealthy SE – Approved New House



1059 WealthySE – New Commerical/Residential Development



329 Visser – New House



Training and Public Education

Window Workshop

In spring of 2017 and 2018 the HPC in partnership with the City Planning Department, the Heritage Hill Association, Midtown Craftsman, and Heritage Window Restoration continued our highly successful hands-on window workshop. These are intensive level workshops which offer the attendees the opportunity to learn how to restore and weatherize historic windows by physically participating during the two day event. Participants:

- Removed window sashes

- Strip paint with lead safe practices
- Remove and install new glazing (learn how to replace broken glass)
- Repair deteriorated wood elements with appropriate epoxy
- Weatherize
- Re-rope sashes
- Re-install sashes and trim

Both the 2017 and 2018 workshops went off without a hitch and received great reviews from the attendees with re-



quests to hold more hands-on style workshops on various topics. In April or May of 2019 we anticipate holding our 4th hands-on window workshop as a reaction to its popularity.



PRESERVATION 101

Come learn what it means to own in a Historic District
Great opportunity for new owners, realtors, prospective buyers, or anyone with an interest in or questions about historic districts

FREE WORKSHOP

When: November 1, 2018 - 6pm to 8pm
Where: Cornerstone Church - 301 Washington SE
(corner of Washington and Lafayette, parking north of building)
Host: City of Grand Rapids Planning Department

Preservation 101

On November 1, 2018 HP Staff partnered with the Heritage Hill Association to host a Preservation 101 Workshop. The workshop was designed to be an introductory session to living and owning within historic districts and was created to address the large influx of new owners that has occurred over the past couple of years. The workshop was held at Cornerstone Church on the corner of Washington and Lafayette and was open to all and free of charge. The session was well received with about 30 in attendance which produced a very beneficial Q&A session.

Historic District Update Project

In 2017 the City Planning Department received a Federal Certified Local Government Grant for \$21,000, a \$10,000 contribution from the DDA and \$4,000 from the City's General Fund to undertake the long overdue updating of the 1973 Heritage Hill Historic District report and the 1979 Heartside Historic District report. Over a

12 month period staff worked with consultants, Past Perfect, who researched and surveyed both districts to create new reports that reflect the past 40+ years of history and development. Several public meetings were held with the end result being two updated City Commission adopted ordinance amendments. This work provides both local, state and national level Preservation staff needed information for the processing and handling of lead and rehab funds, Federal Section 106 Reviews, grants, tax credit applications, and much more. We hope to take the knowledge we learned from this project (the first of its kind in the State) and apply it in future efforts to update other historic districts.



Final Report
Heritage Hill Historic District Study Committee
Period of Significance Update
Grand Rapids, Michigan
August 2017

Commissioner Training

Each year HP staff organizes and leads a training workshop for the Grand Rapids Historic Preservation Commission. These training sessions are designed to update commissioners on new information, processes, legislation, resources and technology as well as address any concerns that may have arisen over the year. In 2017 the HPC Training covered basic housekeeping topics as well as a refresher on In-Fill construction from the State Historic Preservation Office Architect. In 2018 in reaction to the advent of new materials and Commissioner questions about their appropriate uses we brought in Michigan Historic Preservation Network and their speaker, Sharon Ferraro to give a presentation which was well received and highly beneficial.

2017 HPC Award Winners



before



after

Residential Projects
 City Bird Nesting
 921-925 Wealthy SE



before



after

Residential Projects
 Lloyd Westby
 263 Charles SE



before



after

Residential Projects
 Josh and Megghan Smith
 232 Morris SE



before



after

Commercial Projects
Atomic Object – 1034 Wealthy SE



Special Recognition
Mark, Chris and Casey
Lockwood



before



after

Commercial Projects
Stuyvesant Apartments – 401 Cherry SE



Special Recognition
Dave and Barb Huyser



before



after

Commercial Projects
Dwelling Place of Grand Rapids
344 Commerce SW

2018 HPC Award Winners

Residential Projects
David & Sue DeJonge
521 Madison SE



Residential Projects
Michael & Patricia Barker
26 Union SE



221 John SE

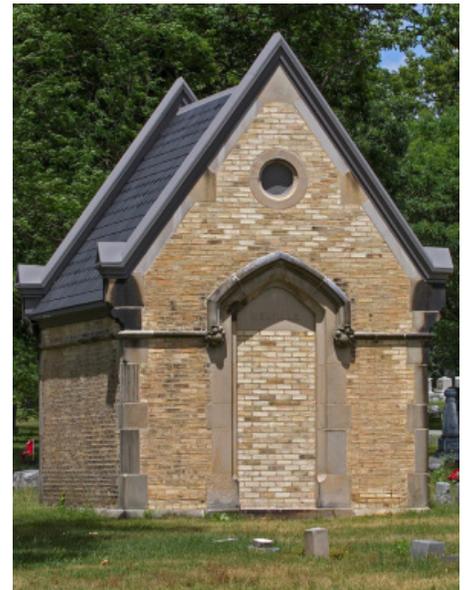


540 Cherry SE

Residential Projects
David Green
221 John SE &
540 Cherry SE



Commercial Projects –Treadstone Funding
214 E Fulton



Group Projects
Melville Mausoleum
Community Volunteers & City
940 Baldwin SE



Commercial Projects
Steven & Shelley Frody
718 - 720 Wealthy SE



Special Recognition
David Maxam



Special Recognition
Jerry Meyer

The Purpose of the HPC

1. Stabilize and improve property values in Historic Districts.
2. Strengthen the local economy.
3. Safeguard the Heritage of the City of Grand Rapids by preserving Historic Districts and Historic Landmarks that reflect elements of the City's cultural, social, economic, political or architectural history.
4. Foster civic beauty.

These purposes were successfully served during 2017 through 272 decisions and during 2018 through 290 decisions, made by staff and the Commission. These decisions preserved the integrity of the structures and district while at the same time enabling practical changes which allow for economic use of historic buildings. The significant amount of investment in improvement and renovation of many buildings in the historic districts speaks to the impact of historic preservation on economic development.

HPC News

- Staff continues to partner with neighborhood associations, Midtown Craftsman, GRAR and Heritage Window Restoration to create educational workshops and opportunities.
- Staff is working alongside many others locally and across the State in efforts to reinstitute the State Historic Preservation Tax Credit.
- HPC bid farewell to Commissioner Michael DeMaagd Rodriguez in 2017 as he has been accepted into Notre Dame's Architecture Program, he will be missed. We also said goodbye to Hugh Ingalls in 2018.
- HPC welcomed new Commissioner Matthew Dixon in July of 2018. He has proven to be an asset to the Commission and has had a very active first 5 months of service. Warm welcome to Matt!

Statistical Information

Approved Applications

- The ratio of approved applications remained high and steady reaching 96% in 2017 and 2018. In 2017 the HPC and HP Staff approved 248 applications at their first hearing and in 2018 they approved 264. The total approved applications reached 260 out of 272 in 2017 and 277 out of 290 in 2018.

Applications Processed

- In the year 2017 the HPC and Staff reviewed a total of 272 applications and in 2018 they reviewed 290.

HPC Reviewed Applications Per Historic District

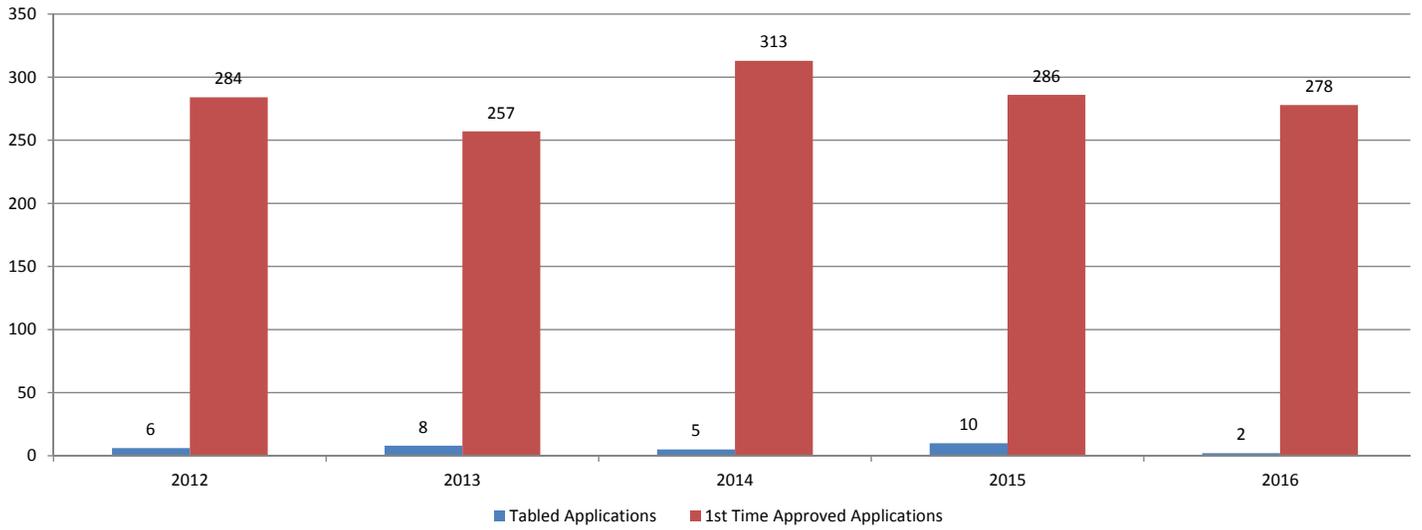
- Applications to the HPC from historic districts other than Heritage Hill held at 43% of the activity from 2017 through 2018.

Staff Approved Applications

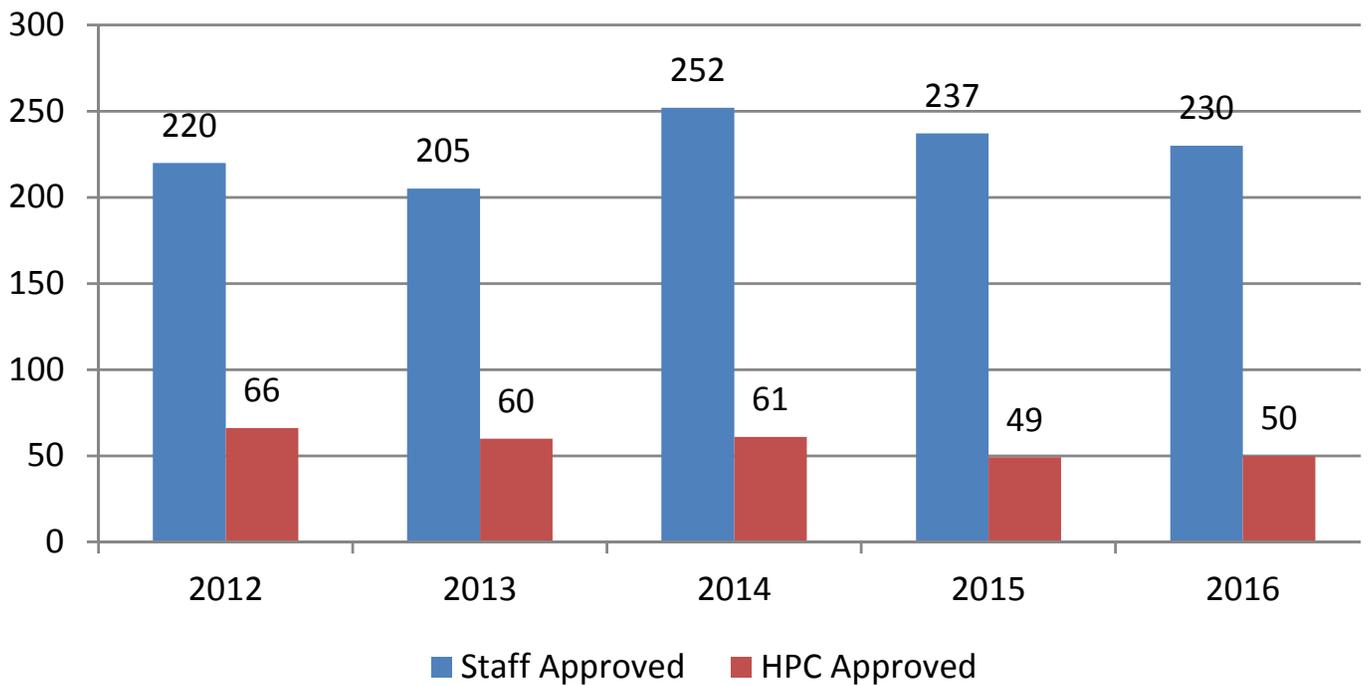
- Staff-approved applications are those that receive instant consideration and approval. Applicants utilize the one-stop convenience of the Development Center for review.

- A total of 1162 applications have been approved by staff over the past five years; 217 in 2017 and 226 in 2018.

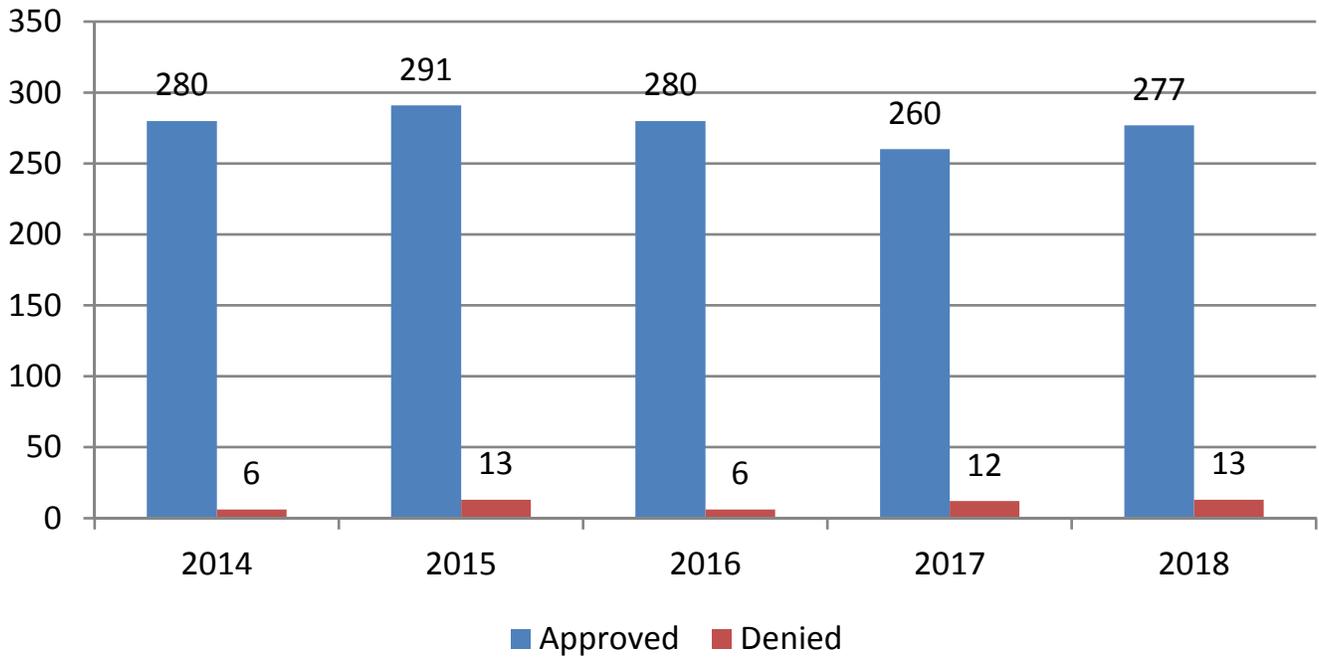
Customer Service Performance



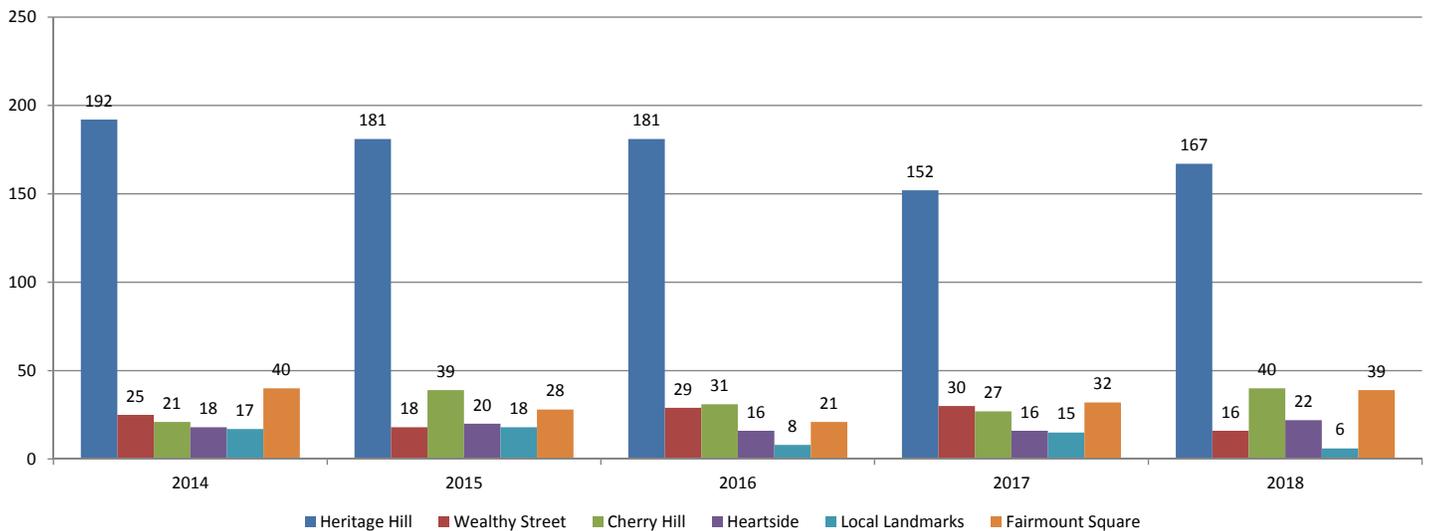
Approved Applications Processed



Approved Applications



Approved Applications Per Historic District



Approved Applications Processed

