



Evan Asher <evan.asher1@gmail.com>

1453 W Boston Detroit MI

Historic District Commission (Staff) <hdc@detroitmi.gov>
To: Evan Asher <evan.asher1@gmail.com>, "Historic District Commission (Staff)" <hdc@detroitmi.gov>

Mon, Apr 17, 2023 at 11:28 AM

Hey Evan,

Thanks, we received the garage door and driveway/tree application. Staff will review and get back to you shortly.

Best,

Benjamin Buckley

Planner II | Historic Preservation Team
Planning & Development Department | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226
Phone: 313.224.4803
Email: benjamin.buckley@detroitmi.gov
Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

From: Evan Asher <evan.asher1@gmail.com>
Sent: Monday, April 17, 2023 11:18 AM
To: Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: Re: [EXTERNAL] 1453 W Boston Detroit MI

Email #3 - Garage Doors

On Mon, Apr 17, 2023 at 11:16 AM Evan Asher <evan.asher1@gmail.com> wrote:

Email #2 part 2

On Mon, Apr 17, 2023 at 11:16 AM Evan Asher <evan.asher1@gmail.com> wrote:

Great!

Here is email #2 - Tree Removal for Drive Way

On Mon, Apr 17, 2023 at 11:13 AM Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

Hi Evan,

Thanks for resending. The application appears complete and we will docket the case for the May 10th Commission meeting. Staff will be in touch with additional details closer to the date of the meeting.

Best,

Benjamin Buckley

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Michael E. Duggan, Mayor

From: Evan Asher <evan.asher1@gmail.com>
Sent: Monday, April 17, 2023 10:59 AM
To: Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: Re: [EXTERNAL] 1453 W Boston Detroit MI

Lets try this

Email #1 - Roof Replacement...does this work better?

On Mon, Apr 17, 2023 at 10:49 AM Evan Asher <evan.asher1@gmail.com> wrote:

Ben -

See attached requests for Historic commission approval. Can you do a quick check and let me know if I missed anything critical?

1. Replace existing roof with Shingle Roof + Gutters
2. Tree Removal for Driveway
3. Replace existing Garage Doors with new Garage Doors

- 1453 W Boston - HDC Request #3 - New Garage Do...
- 1453 W Boston - HDC Request #1 - Roof Replaceme...
- 1453 W Boston - HDC Request #2 - Tree Removal f...

Thanks

Evan

On Thu, Apr 13, 2023 at 7:03 PM Evan Asher <evan.asher1@gmail.com> wrote:

Very good. I appreciate all the help and patience.

Looks like I need (3) separate requests - hopefully 2 of them will be easily approved. Should have something to you before the 17th.

Thanks!

On Thu, Apr 13, 2023 at 5:39 PM Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

Hi Evan,

I would include the gutters/downspouts in the roof application, unless there is an urgent need to replace them. So long as the new gutters are nothing out of the ordinary and the house doesn't have a unique gutter system, they are usually not a problem.

As far as the garage doors, they do require a review as well. That may be staff approvable depending on the existing units and proposed doors.

For your information going forward, we are in the process of drafting updates to the website to make guidelines more clear and up to date, and explicitly state what is internally approvable vs. Commission review.

Thanks,

Ben

Benjamin Buckley

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Michael E. Duggan, Mayor

From: Evan Asher <evan.asher1@gmail.com>
Sent: Thursday, April 13, 2023 3:22 PM
To: Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: Re: [EXTERNAL] 1453 W Boston Detroit MI

Ben - Got another one for you

Based on the website....

1. Replacing the Roof - yes
2. Remove Large Tree - Yes
3. For the Roof we are also doing gutters and downspouts...do I need approval for that separately? or can I include the gutter scope of work in the Roof request?
4. New garage doors - but will match existing color. Current doors are completely broken and need full replacement. New doors will be better, automatic doors but will have similar color/finish - do I need approval?

Thanks

Evan

On Wed, Apr 12, 2023 at 5:04 PM Evan Asher <evan.asher1@gmail.com> wrote:

Got it. I will do the Historic review application on my behalf and then will give it to the contractor when they do the proper Build permits. Got it. Thanks!

On Wed, Apr 12, 2023 at 4:45 PM Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

Hi Evan,

You or your contractor can apply for the historic review. When the building permit is applied for, they will ask for your historic approval before they will issue it.

Hope that helps.

Ben

Benjamin Buckley

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Michael E. Duggan, Mayor

From: Evan Asher <evan.asher1@gmail.com>
Sent: Wednesday, April 12, 2023 4:21 PM
To: Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: Re: [EXTERNAL] 1453 W Boston Detroit MI

Sorry - got another question - For the Roof permit...

I need to get historical approval but also city permit approval. Does this process cover both? Normally my GC would do the HVAC, electrical permits and what not but since the Roof is part of this historical approvals it's a little trickier. For example - on the permit document would I mark Myself (homeowner) as permit applicant or the Contractor who is doing the work? Any clarifications about this would be helpful...

Thanks

Evan

On Wed, Apr 12, 2023 at 2:34 PM Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

Hi Evan,

If it is a mature tree we do ask that you seek approval. We ask that you submit a photograph of the tree, and reasoning for removal. An note from an arborist describing any diseases or conditions the tree may be suffering from it always helpful. Feel free to send along a photograph to confirm it requires an application.

Benjamin Buckley

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Michael E. Duggan, Mayor

From: Evan Asher <evan.asher1@gmail.com>
Sent: Wednesday, April 12, 2023 2:21 PM
To: Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: Re: [EXTERNAL] 1453 W Boston Detroit MI

Benjamin -

Follow up question. The Tree and 2 stumps are behind the fence line in the backyard. Do I still need HDC approval to take down a tree in the driveway area that is in the backyard, behind the fence or can I proceed without approval on that?

Thanks

Evan

On Wed, Apr 12, 2023 at 2:05 PM Evan Asher <evan.asher1@gmail.com> wrote:

Great - thank you for the clarification.

Thanks

Evan

On Wed, Apr 12, 2023 at 2:00 PM Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

Hi Mr. Asher,

We are sorry we missed your calls. I do remember speaking with you about this property earlier.

You may submit the two scopes of work separately. The roof project will certainly need to be heard at a monthly meeting, but the landscaping portion may be staff approvable. If that is the case, we could turn around the landscape work much more quickly for you. If for some reason the landscape work needs to go before the Commission, we can bundle the two applications together for review in May.

It sounds like you made a reasonable attempt to get the best information possible about the roof. Those quotes should be enough to present to the Commission. They do understand there are a limited number of contractors that work on slate roofs in the area.

Both projects can be submitted to us via email.

Please let us know if you have any more questions.

Best,

Ben

Benjamin Buckley

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Michael E. Duggan, Mayor

From: Evan Asher <evan.asher1@gmail.com>
Sent: Wednesday, April 12, 2023 1:34 PM
To: Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: [EXTERNAL] 1453 W Boston Detroit MI

Hello HDC Team -

I have tried to contact the department over the phone but had no luck getting in touch with anyone. I have a few questions about the property below:

1453 W Boston
Detroit, MI 48206

I am closing on this property on 4/20/2023 so would like to try to submit my exterior changes request for the next submittal date of Monday, April 17, 2023 and review date of Wednesday, May 10, 2023.

I am hoping to get approved for (a) Replacing the existing original Slate roof with new Dimensional shingle Roof and (b) Removing a Tree and 2 stumps to put in a proper cement driveway.

Questions below:

1. Do I submit these requests as (2) separate requests or combined requests? I don't want to be in a position where both requests are denied even though one is approved.
2. For the Roof replacement, the roof is in bad condition. I have it in email form that the slate roofing company does recommend repairing it. They recommend a full replacement. I have a (1) Quote for Slate replacement, (1) Quote for Dimensional shingle replacement (preferred option) but (0) quotes for synthetic Slate and (0) quotes for repair since they don't recommend repairing it. Additionally, I think it will be very difficult to get a second quote for the replacement. It took me weeks to get the current slate quote and given the cost I don't think another company will take the time to even give me an estimate. Is it okay if I submit the roof replacement request with just the current quotes - Slate ~200K vs Dimensional Shingle ~37K? Given the price the only reasonable option is the Dimensional Shingle.
 - o Note- the majority of the houses on this section of Boston have Single Roofs as well. I imagine most of them were replaced in the last 10-15 years.
3. I am slightly confused by the submission process. Can the requests be submitted online via email or do they need to be submitted in person? Or because the Roof update requires a full Detroit permit request...does that one need to be submitted in person?

Thanks

Evan

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