

## Timothy Boscarino

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**From:** James Halfacer <james@johnmccarterconstruction.com>  
**Sent:** Monday, July 24, 2023 1:56 PM  
**To:** Dan Rieden; Marianne Jones  
**Cc:** Timothy Boscarino; John McCarter  
**Subject:** [EXTERNAL] RE: 2432 W. Boston - HDC Meeting  
**Attachments:** 27-30 36-43.jpeg; 30.jpeg; 30-2.jpeg; 30-3.jpeg; front door.jpeg; front door2.jpeg; front door3.jpeg; front door4.jpeg; front door5.jpeg; front door6.jpeg; front door7.jpeg; Sicheneder updated w sdl.pdf; window exteriors.jpeg; front door color.jpeg; sicheneder garage door cut sheets.pdf; sicheneder garage door 16x7.jpeg; sicheneder garage door 9x7.jpeg; windows1,2.jpeg; 8,9 exterior.jpeg; 8,9 interior.jpeg; 53 interior.jpeg; 8,9 interior closeup.jpeg; 56 interior.jpeg; 54 interior.jpeg; 53 exterior.jpeg

Hi Tim,

I have some responses below in red:

1. The owner has the following violations on the property, which will be addressed in this application. We want to be sure that the owner is aware and give them an opportunity to address that original windows were replaced with vinyl without approval and siding was worked on without approval. We understand that this property may have gone under a recent sale. Please note that violations do stay with the property until they are addressed by the Commission. Because this application shows the proposal to replace these vinyl windows with aluminum-clad wood (please confirm this materiality is true) and fixing the siding, this application addresses the violations we have on file.
2. Please provide any documentation that shows that the original windows and front door, which are proposed for replacement instead of repair, are in fact irreparable. Please provide close photos of the existing original windows and the front door (inside and outside), which are proposed for replacement, and a statement from an expert. Specifically windows 1, 2, 8, 9, 27-30, 36-43, 53-56 and the front door. **Windows 27-30 and 36-43 are not original. They all seem to be made in the same way, which I have attached pictures of. The front door pictures are attached as well. 55 and 56 have been drywalled over on the inside and I was unable to get pictures of those.**
3. Windows 23-26 are shown as “no work” and have original windows, but the window schedule shows them being replaced with Pella windows. Please clarify. **That was an error. No work to be done on 23-26**
4. Where’s window 37 located? The photos do not show it. **On the south wall where it says 32. This should read 37.**
5. Please confirm that ALL new proposed windows are aluminum-clad wood windows. **Yes, all Pella Lifestyle windows are wood interior, aluminum clad exterior**
6. It appears that the application calls for “GBG”, ie., grids between the glass, which is usually not sufficient for the Commission because it lacks the dimensionality and shadows of the original divided light windows. Simulated divided light (SDL) windows or true divided light windows are recommended. Please confirm if you wish to continue with GBG windows in your application. **With the likelihood that GBG will be denied, we have changed the Pella window order to SDL. I have attached it.**
7. Please provide the proposed colors for the doors, windows, and trim. Please provide the paint product (a website snap shot image is sufficient) of any painted surface areas with the color choice. **Pictures of the colors from the manufacturer are attached**
8. Please describe the work on the dormers: are you proposing to replace the shake shingle siding with stucco hardie board? Please describe in detail for each elevation. **Yes, all of the dormers currently have shake shingle siding and we are proposing to change to James Hardie stucco panels. James Hardie does make a shake shingle which we could use if necessary. The customer has initially selected stucco.**
9. Please provide the product sheet for the proposed garage door that shows materials, dimensions, design, operation and color. **Cut sheets and photos of existing are attached**

Feel free to reach out with any further questions or concerns.

Sincerely,

James Halfacer  
John McCarter Construction  
(248) 446-1750

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**From:** Dan Rieden <riedenda@detroitmi.gov>  
**Sent:** Thursday, July 20, 2023 12:02 PM  
**To:** Marianne Jones <marianne@johnmccarterconstruction.com>  
**Cc:** James Halfacer <james@johnmccarterconstruction.com>; Timothy Boscarino <Timothy.Boscarino@detroitmi.gov>; John McCarter <john@johnmccarterconstruction.com>  
**Subject:** RE: 2432 W. Boston - HDC Meeting

Dear Marianne,

I want to let you know that we had a change in staff assignments for cases today. I want to introduce you to my colleague, Tim Boscarino, copied in this email, who can follow up with your application going forward. He's aware of the questions that were sent to you yesterday and can follow up with you from this point forward.

Thank you,

**Daniel Rieden** PLA/ASLA (he/him)

Lead Landscape Architect | Historic Preservation  
Planning & Development Department | City of Detroit  
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226  
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**Michael E. Duggan, Mayor**

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**From:** Dan Rieden  
**Sent:** Wednesday, July 19, 2023 2:52 PM  
**To:** Marianne Jones <[marianne@johnmccarterconstruction.com](mailto:marianne@johnmccarterconstruction.com)>  
**Cc:** James Halfacer <[james@johnmccarterconstruction.com](mailto:james@johnmccarterconstruction.com)>; [John@johnmccarterconstruction.com](mailto:John@johnmccarterconstruction.com)  
**Subject:** RE: 2432 W. Boston - HDC Meeting

Good afternoon Ms. Jones,

I would like to introduce myself. I will be assisting your team to prepare finalize your full application for the HDC meeting in August. Please note that staff is working partially from home, so please reach me by this email.

Upon initial review of your application, I have the following requests to complete your application. Please respond by Monday, July 24<sup>th</sup> end of business day. Please let me know right away that you received this email and if you have any questions.

1. The owner has the following violations on the property, which will be addressed in this application. We want to be sure that the owner is aware and give them an opportunity to address that original windows were replaced with vinyl without approval and siding was worked on without approval. We understand that this property may have gone under a recent sale. Please note that violations do stay with the property until they are addressed by the Commission. Because this application shows the proposal to replace these vinyl windows with aluminum-clad wood (please confirm this materiality is true) and fixing the siding, this application addresses the violations we have on file.
2. Please provide any documentation that shows that the original windows and front door, which are proposed for replacement instead of repair, are in fact irreparable. Please provide close photos of the existing original windows and the front door (inside and outside), which are proposed for replacement, and a statement from an expert. Specifically windows 1, 2, 8, 9, 27-30, 36-43, 53-56 and the front door.
3. Windows 23-26 are shown as “no work” and have original windows, but the window schedule shows them being replaced with Pella windows. Please clarify.
4. Where’s window 37 located? The photos do not show it.
5. Please confirm that ALL new proposed windows are aluminum-clad wood windows.
6. It appears that the application calls for “GBG”, ie., grids between the glass, which is usually not sufficient for the Commission because it lacks the dimensionality and shadows of the original divided light windows. Simulated divided light (SDL) windows or true divided light windows are recommended. Please confirm if you wish to continue with GBG windows in your application.
7. Please provide the proposed colors for the doors, windows, and trim. Please provide the paint product (a website snap shot image is sufficient) of any painted surface areas with the color choice.
8. Please describe the work on the dormers: are you proposing to replace the shake shingle siding with stucco hardie board? Please describe in detail for each elevation.
9. Please provide the product sheet for the proposed garage door that shows materials, dimensions, design, operation and color.

Thank you!

**Daniel Rieden** PLA/ASLA (he/him)

Lead Landscape Architect | Historic Preservation

Planning & Development Department | City of Detroit

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**Michael E. Duggan, Mayor**

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**From:** Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>

**Sent:** Wednesday, July 19, 2023 11:15 AM

**To:** Marianne Jones <[marianne@johnmccarterconstruction.com](mailto:marianne@johnmccarterconstruction.com)>; Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>

**Cc:** James Halfacer <[james@johnmccarterconstruction.com](mailto:james@johnmccarterconstruction.com)>; Dan Rieden <[riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)>

**Subject:** 2432 W. Boston - HDC Meeting

Good morning,

Your application is scheduled to be heard at the next available Historic District Commission meeting on **8/9/2023 at 5:30 p.m.**

The Detroit Historic District Commissioners will be meeting in person at the Coleman A. Young Municipal Center (2 Woodward) on **Wednesday, August 9, 2023, at 5:30 p.m.** for the Regular Meeting.

**Going forward with your application, Dan Rieden (cc'd above) will be your primary HDC contact.** Please email him should you have any immediate questions or concerns. Also, as Dan prepares the report, he may ask you to clarify specific details of your application, or to supply additional information. **If you feel there is additional information the Commission should consider, or HDC staff has requested additional information to supplement your application, please submit this as a separate document.**

The staff report is typically available the Monday prior to the Wednesday meeting and will contain a staff recommendation to the Commission. It will be posted to the HDC website along with all submitted documents and photographs. He will notify you by email when the staff report is available. **It is imperative you read the staff report completely prior to the meeting.**

Regards,

Ben Buckley

## **Benjamin Buckley**

Planner II | Historic Preservation Team

Planning & Development Department | City of Detroit

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Email: [benjamin.buckley@detroitmi.gov](mailto:benjamin.buckley@detroitmi.gov)

Website: [Detroitmi.gov/pdd](http://Detroitmi.gov/pdd)

**Michael E. Duggan, Mayor**

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**From:** Marianne Jones <[marianne@johnmccarterconstruction.com](mailto:marianne@johnmccarterconstruction.com)>

**Sent:** Thursday, July 13, 2023 11:41 AM

**To:** Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>

**Cc:** Benjamin Buckley <[benjamin.buckley@detroitmi.gov](mailto:benjamin.buckley@detroitmi.gov)>; James Halfacer <[james@johnmccarterconstruction.com](mailto:james@johnmccarterconstruction.com)>

**Subject:** [EXTERNAL] Historic District Commission Request for Plan Review

Good morning,

Attached please find the information for the above noted building permit as requested by Mr. Buckley's email dated 6/20/23.

Please let our office know if there are any questions or comments and please let us know when we will be on the agenda for the next commission meeting.

Thank you.

*Marianne H. Jones*

**John McCarter Construction**

248-446-1750 Office

[www.johnmccarterconstruction.com](http://www.johnmccarterconstruction.com)



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**From:** Benjamin Buckley <[benjamin.buckley@detroitmi.gov](mailto:benjamin.buckley@detroitmi.gov)>  
**Sent:** Tuesday, June 20, 2023 1:59 PM  
**To:** Marianne Jones <[marianne@johnmccarterconstruction.com](mailto:marianne@johnmccarterconstruction.com)>  
**Subject:** 2432 W. Boston - PRR Form

Good afternoon Marianne,

Thanks for speaking with me earlier. Please find attached to this email the Project Review Request form we asked to be completed when submitting an application (no need to notarize the form). In general, we ask for the following supporting information;

1. Narrative scope of work explaining the overall project.
2. Photographs of existing conditions.
3. Design/architectural drawings (as applicable).
4. Product information/cutsheets (as applicable).

Please don't hesitate to reach out with any additional questions.

Best,

Ben

**Benjamin Buckley**

Planner II | Historic Preservation Team

Planning & Development Department | City of Detroit

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Email: [benjamin.buckley@detroitmi.gov](mailto:benjamin.buckley@detroitmi.gov)

Website: [Detroitmi.gov/pdd](http://Detroitmi.gov/pdd)

**Michael E. Duggan, Mayor**