

DHDC 23-8336

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

May 17, 2023

CERTIFICATE OF APPROPRIATENESS

Evan Asher
1453 W. Boston
Detroit, MI 48206

RE: Application Number 23-8336; 1453 W. Boston, Boston-Edison Historic District
Project Scope: Replace slate roof with asphalt shingle roof, establish driveway, remove tree

Dear Applicant,

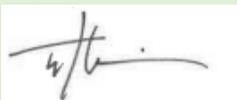
At the regular meeting that was held on May 10, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on May 17, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace slate roof with asphalt shingle roof, extend driveway from front yard to rear garage, enclose 1 basement window, repair or replace patio, remove 1 maple tree, per the submitted sketch, specifications, and other materials. The Certificate of Appropriateness is issued with the following conditions.

- ***The driveway width in the side yard area shall continue the line created by the existing front yard portion of the driveway (upon reaching the back yard, it may expand as shown in the application sketch to connect the garage and patio).***
- ***The concrete curb separating the patio from the grassy portion of the back yard shall be retained. If damaged, it may be replaced in-kind.***
- ***The above-grade portion of the window well shall be enclosed as specified in the Historic District Commission Glass Block Guidelines (the window well may be filled to grade level)***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Timothy Boscarino
Detroit Historic District Commission



City of Detroit
Historic District Commission

APPLICATION FOR REPLACEMENT OF HISTORIC ROOFING

Instructions : Please complete this application and return with your written estimates, documentation, and completed City of Detroit Application for Building Permit No. 2 to Detroit Historic District Commission, 2 Woodward Ave, Suite 808, Detroit, Michigan 48226. Please note that your application will not be processed until all the required information has been received.

Property Location: 1453 W Boston Blvd #
(Number) (Street)

Property Owner: EVAN ASHER

Owner Address: 16166 Wildemere St Detroit, MI 48221
(Street) (City) (State) (Zip)

Telephone: 734-645-8175
(Home) (Business) (Fax)

Applicant: EVAN ASHER

Applicant Address: 16166 Wildemere St Detroit, MI 48221
(Street) (City) (State) (Zip)

Telephone: 734-645-8175
(Home) (Business) (Fax)

Signature of Applicant: [Signature] 4/13/2023
(Date)

Application Deadline: Historic District Commission meets on the second Wednesday of each month. Application material must be completed and submitted three (3) Mondays before each Commission meeting.

Please use the enclosed criteria checklist as a guide to completing your application. Incomplete applications cannot be reviewed and will be returned to you for more information. If you have any questions or concerns, you may contact a Commission staff member at (313) 224-8907 or (313) 224-6543.

HDC Staff Use Only
Date Received _____ App. # _____ Date Action Taken _____ Action _____

Submittal Criteria Checklist

- A completed City of Detroit Application for Building Permit #2;
- A brochure or other information giving the color, materials, and dimensions of the proposed replacement roofing;
- Copies of two (2) written estimates from different companies for repair of the existing roofing material; *(1) N/A - not recommended*
- Copies of two (2) written estimates from different companies for replacement of the roof with material to match the original; *(1)*
- Copies of two (2) written estimates from different companies for replacement of the roof with an alternative (synthetic) material; *(1)*
- Copies of two (2) written estimates for the cost to replace the roof with asphalt shingles; *(1)*
- Detailed photographs showing deterioration of the original roofing (if you cannot provide photos, Commission staff can take the photos by appointment at your request); and
- A letter from the owner or occupant stating why the siding must be replaced.

Copies of actual written estimates are REQUIRED

Repair Estimate #1 \$ N/A Company Name _____

Repair Estimate #2 \$ N/A Company Name _____

Replacement to Match #1 \$ 175K-210K Company Name _____

Replacement to Match #2 \$ N/A Company Name _____

Alternate Material Replace #1 \$ 175K-210K Company Name _____

Alternate Material Replace #2 \$ N/A Company Name _____

Asphalt Shingles #1 \$ 37,500 Company Name MCRC Homes LLC

Asphalt Shingles #2 \$ N/A Company Name _____

Preferred Action: Cost \$ 37,500

Company Name MCRC Homes LLC

1453 W Boston Blvd – Project Review Request Roof Replacement

1. Description of Existing Condition:

The current roof 1453 W Boston Blvd is natural slate. The entire roof is slate except for the section over the kitchen which is rubber walkout. Both front dormers are wood siding. Roof has metal flashing around chimney and dormers.

The bulk of the slate roof tiles are original to the house, which was built in 1915. Most slate roofs have a life expectancy of 75-90 years. This roof is roughly 108 years old. While certain sections of the primary roof are in good condition, there are many sections in poor condition. There are several loose tiles and many that are chipped/damaged. The garage roof has damaged and missing tiles as well. Additionally, the garage roof has severe framing issues with large sections of framing and siding missing.

The previous owner has made various repairs in the attempt to upkeep the slate roof. However, they were done to a subpar quality and were not done consistently enough to preserve the roof long-term.

A repair specialist from Butcher & Butcher Construction came out to the property on two separate occasions to review the property. Their position was the following:

John Edwards - Field Supervisor & Estimator, Butcher & Butcher Construction

Simply from walking around at ground level and looking over the roof surface from a drone, I see a lot of issues. The flat roofs are shot and improperly repaired who knows how many times over. The roof flanged gutter system is failing and crushed at multiple areas. All the steel flashings look to be rusting out and failing at almost every point. The dormers all look to have rotted trim along roof flashing points. I can see mastic and caulking spread at several areas where we should never expect to see that on a slate roof especially, because water that gets in cannot get out. There are loads of slate that are falling out of place, missing or broken, and I have no idea the degree of any kind of decking issues at this time. The garage aside from needing a pallet of slate and serious decking work has structural issues as well.

For these reasons, I simply cannot give you an estimated price for repairs, and I wouldn't recommend repairs due to the overwhelming amount of issues that I've already listed. Aside from possibly having "temporary emergency repairs" just to stop leaks until you can budget for a full replacement.

Additionally, I would like to emphasize that there is visible water damage in the kitchen, level 2 bedroom and level 3 bathroom. The level 3 bathroom has been damaged so much that it is not currently useable.

Based on this information, this roof requires a full replacement with all new underlayment, new tiles, new flashing, gutters, downspouts, etc.

2. Description of Project:

Existing slate roof would be removed and replaced with a new high-quality asphalt shingle. The same roof material would be used on the primary roof and garage roof.

I love the beauty of the current slate roof. If I could keep it, I would. Unfortunately, I believe this roof is beyond its life expectancy and would require a number of very costly repairs over the coming years. It would be a series of patchworks that will only cause more issues in the future.

Based on my research and input from John of Butcher & Butcher, any effort made to repair or replace the existing slate would be cost prohibitive. Quotes showed that the cost to replace the slate roof for the primary house and garage would be between \$175,000 and \$200,000. I asked about synthetic slate and they said the cost would be roughly the same. Neither of these options are viable.

I believe a new, high-quality asphalt shingle roof, in a color style and character that matches the house and its neighbors, is the best possible option.

Preferred Option:

Certainteed Landmark® Climateflex® - Colonial Slate

It is several shades of grey with undertones of blue and red.

Photos below: Existing slate (left) vs. example Colonial Slate asphalt roof



I would like to add some additional context. This house is a very large project. The roof is just one of many issues with this house. I purchased this home with the goal of renovating a beautiful Detroit home in a historic neighborhood that my family could enjoy for many decades. While I cannot afford to replace the roof with slate, I do plan to repair and replace other aspects of the home. I plan to restore and maintain the home for the foreseeable future.

It is vital that we install a new roof. This new roof will provide the foundation for all future improvements and long-term maintenance of the home.

Additional improvements planned for the current home renovation:

- Restore/repair all existing (47) original windows
- Restore/repair all existing (27) original doors
- Restore original hardwood floors on levels 1, 2 and 3
- Repair all (3) bathrooms
- Repair damaged siding/fascia and paint to match existing finish and color
- Replace damaged/defective garage doors to match color and feel of home *(Already approved by HDC)*

- Repair all damaged plaster and painted surfaces
- Repair/Replace all damaged wall trim
- Remove existing knob and tube wiring and replace with modern electrical throughout the entire house
- Add HVAC to the second and third levels of the home
- Install a Concrete driveway from street up to the garage – currently no driveway from front of house to garage (*Separate application to HDC*)
- Install new Concrete Slab for Garage

3. Detailed Scope of Work for Proposed Roof Replacement (Primary Roof and Garage):

- Removal of existing slate tile roof
- Removal and replacement of rotten and damaged wood
- Installation of underlayment
- Installation of ice and water shield installed along valleys and bottom edges
- Installation of asphalt shingle roof (Certaineed Landmark® Climateflex® - Colonial Slate)
- Installation of ridge and eave vents on main roof
- Installation of chimney, step and counter flashing
- Installation of peel and stick base and cap sheet or torch down bitumen to back flat sleeping kitchen roof
- Repair all dormer siding and trim to match existing finish
- Install all new gutters and downspouts to match existing color
- Garage will require additional framing repair



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

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 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

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: 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

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: 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

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: 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

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: 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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Evan Asher
evan.asher1@gmail.com
734-645-8175

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734-645-8175



Evan Asher <evan.asher1@gmail.com>

House Evaluation - Slate Roof

Phil LaPointe <plapointe@bbconstruct.com>

Wed, Apr 12, 2023 at 3:19 PM

To: Evan Asher <evan.asher1@gmail.com>, Jon Hughes <jhughes@bbconstruct.com>

Cc: Justin Sova <jsova@bbconstruct.com>

See attached pics. The One Drive link does not want to generate right now for some reason.

Regarding synthetic slate, we use DaVinci. It's a great product but is very expensive and the price just keeps going up. It will probably about cost the same as a natural slate roof. The cost savings with synthetic slate don't come from the product itself, but from the reduced load bearing requirements from using a lighter product. This won't apply to you since your structure is already supporting the weight.



Phil LaPointe

Estimator**Butcher & Butcher Construction****Phone** 248-852-2323 x 0468**Web** www.bbconstruction.com**Email** plapointe@bbconstruct.com

3885 Industrial Drive, Rochester Hills, MI 48309



From: Evan Asher <evan.asher1@gmail.com>**Sent:** Tuesday, April 11, 2023 9:49 AM**To:** Jon Hughes <jhughes@bbconstruct.com>**Cc:** Phil LaPointe <plapointe@bbconstruct.com>; Justin Sova <jsova@bbconstruct.com>**Subject:** Re: House Evaluation - Slate Roof

John - Honestly, I had figured as much. Just by looking at it you can tell there are a number of issues. I am not surprised that it is not repairable but having your confirmation is very helpful. I appreciate your feedback.

Phil - I think I have one more request and then I can leave your team alone until I am ready to move forward.

1. Photos and videos from the inspection - this would be helpful to understand the current state of the roof.
2. Can you quote the same new roof replacement (primary + garage) with synthetic slate? A similar +/- 15K would be sufficient. Just want to know my full options.

Thanks

Evan

On Tue, Apr 11, 2023 at 8:47 AM Jon Hughes <jhughes@bbconstruct.com> wrote:

Evan, simply from walking around at ground level and looking over the roof surface from a drone, I see a lot of issues. The flat roofs are shot and improperly repaired who knows how many times over. The roof flanged gutter system is failing and crushed at multiple areas. All the steel flashings look to be rusting out and failing at almost every point. The dormers all look to have rotted trim along roof flashing points. I can see mastic and caulking spread at several areas where we should never expect to see that on a slate roof especially, because water that gets in, can not get out. There are loads of slate that are falling out of place, missing or broken, and I have no idea the degree of any kind of decking issues at this time. The garage aside from needing a pallet of slate and serious

decking work, has structural issues as well.

For these reasons, I simply can not give you an estimated price for repairs, and I wouldn't recommend repairs due to the overwhelming amount of issues that I've already listed. Aside from possibly having "temporary emergency repairs" just to stop leaks until you can budget for a full replacement.



Jon Hughes Sr.
Field Supervisor & Estimator
Butcher & Butcher Construction
Phone 248-852-2323
Cell 248-720-9153
Web www.bbconstruction.com
Email jhughes@bbconstruct.com
3885 Industrial Drive, Rochester Hills, MI 48309

From: Evan Asher <evan.asher1@gmail.com>
Sent: Monday, April 10, 2023 4:45 PM
To: Phil LaPointe <plapointe@bbconstruct.com>
Cc: Jon Hughes <jhughes@bbconstruct.com>
Subject: Re: House Evaluation - Slate Roof

@Phil - Thank you very much for the estimate. Are you able to send me a copy of the photos/video? I would like to have it in my records if possible.

@John - I would like to understand the pricing for a repair. I know you said you need a closer view to understand repair costs. Once the deal closes I will reach out to schedule a more thorough inspection so you can get a more accurate repair estimate. However, If you are able to provide a repair estimate with the information you have - honestly +/-15K would be okay. Just trying to get an idea if a repair would be 50K or less or in the 80-100K+ range type thing (including garage).

Thanks

Evan

On Mon, Apr 10, 2023 at 4:37 PM Phil LaPointe <plapointe@bbconstruct.com> wrote:

I would add another \$35-40k for the garage.

Phil LaPointe

Estimator

Butcher & Butcher Construction

Phone 248-852-2323 x 0468

Web www.bbconstruction.com

Email plapointe@bbconstruct.com

3885 Industrial Drive, Rochester Hills, MI 48309

From: Evan Asher <evan.asher1@gmail.com>
Sent: Monday, April 10, 2023 4:35 PM
To: Phil LaPointe <plapointe@bbconstruct.com>
Cc: Jon Hughes <jhughes@bbconstruct.com>
Subject: Re: House Evaluation - Slate Roof

Thank you very much Phil. Just to confirm: does this include the Garage or no? If not, can you please add on the additional cost for Garage as well? (rough estimate is fine as well)

Thanks

Evan

On Mon, Apr 10, 2023 at 4:26 PM Phil LaPointe <plapointe@bbconstruct.com> wrote:

Hi Evan,

We would be around \$140 - \$170k for a full slate tear off and install a new slate roof. This is just a rough estimate. I hope that helps.

Phil LaPointe
Estimator
Butcher & Butcher Construction
Phone 248-852-2323 x 0468
Web www.bbconstruction.com
Email plapointe@bbconstruct.com
3885 Industrial Drive, Rochester Hills, MI 48309

From: Evan Asher <evan.asher1@gmail.com>
Sent: Monday, March 27, 2023 8:28 AM
To: Phil LaPointe <plapointe@bbconstruct.com>; Jon Hughes <jhughes@bbconstruct.com>
Subject: Re: House Evaluation - Slate Roof

John/Phil -

John, thanks for the site visit last week. When should I expect some kind of report of estimate on the new roof? I am finalizing my renovation budget would like would to have an idea of cost for new Roof on Primary house and garage. With regard to repair - I know you mentioned you would not be able to provide a dollar estimate but perhaps you can send the photos and descriptions of the various repair items? Honestly - even a ROM cost of Repair would be somewhat helpful. Alternatively, something along the lines of "Given the current condition of the roof, a full replacement would be the best option"

Let me know what you guys think. Thanks!

Evan

734-645-8175

On Mon, Mar 6, 2023 at 3:28 PM Evan Asher <evan.asher1@gmail.com> wrote:

Updated email. See you tomorrow at 9AM pending weather. Feel free to text me tomorrow morning if you change plans 734-645-8175.

Thanks

Evan

On Mon, Mar 6, 2023 at 9:01 AM Evan Asher <evan.asher1@gmail.com> wrote:

Good morning -

Hope you are well. Is anyone available to evaluate the roof tomorrow AM?

Thanks

Evan

On Mon, Feb 27, 2023 at 3:25 PM Evan Asher <evan.asher1@gmail.com> wrote:

Phil/Jon -

Thank you for the response. Looking to schedule an evaluation of an existing slate roof for a property in Boston Edison Detroit.

House is 2.5 Stories, ~2.5 Stories. Roof is likely original roof from 1915.

I have other trades scheduled for Tuesday, March 7th around 9AM. Are you available that day for an onsite visit?

Address:

[1453 W Boston Blvd](#)

[Detroit, MI 48206](#)

Thanks

Evan

--

Evan Asher

evan.asher1@gmail.com

734-645-8175

6 attachments



dji_fly_20230322_120135_0_1679500895769_photo_low_quality.jpg
671K



dji_fly_20230322_120145_0_1679500905200_photo_low_quality.jpg
737K



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639K



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**1453 W Boston Blvd – Project Review Request
Tree Removal and New Driveway + Patio + Garage Slab**

1. Description of Existing Condition:

The current driveway at 1453 W Boston only goes to the current Fence line. Beyond the fence line there is only dirt. Near the garage/patio area there is old concrete that is severely damaged/broken. The garage slab is also damaged beyond repair. Along the fence line there are (2) Dead Tree Stumps and (1) Mature Tree. All 3 of these stumps would prevent us from installing a standard width driveway. There is also a pit near the house that will be filled.

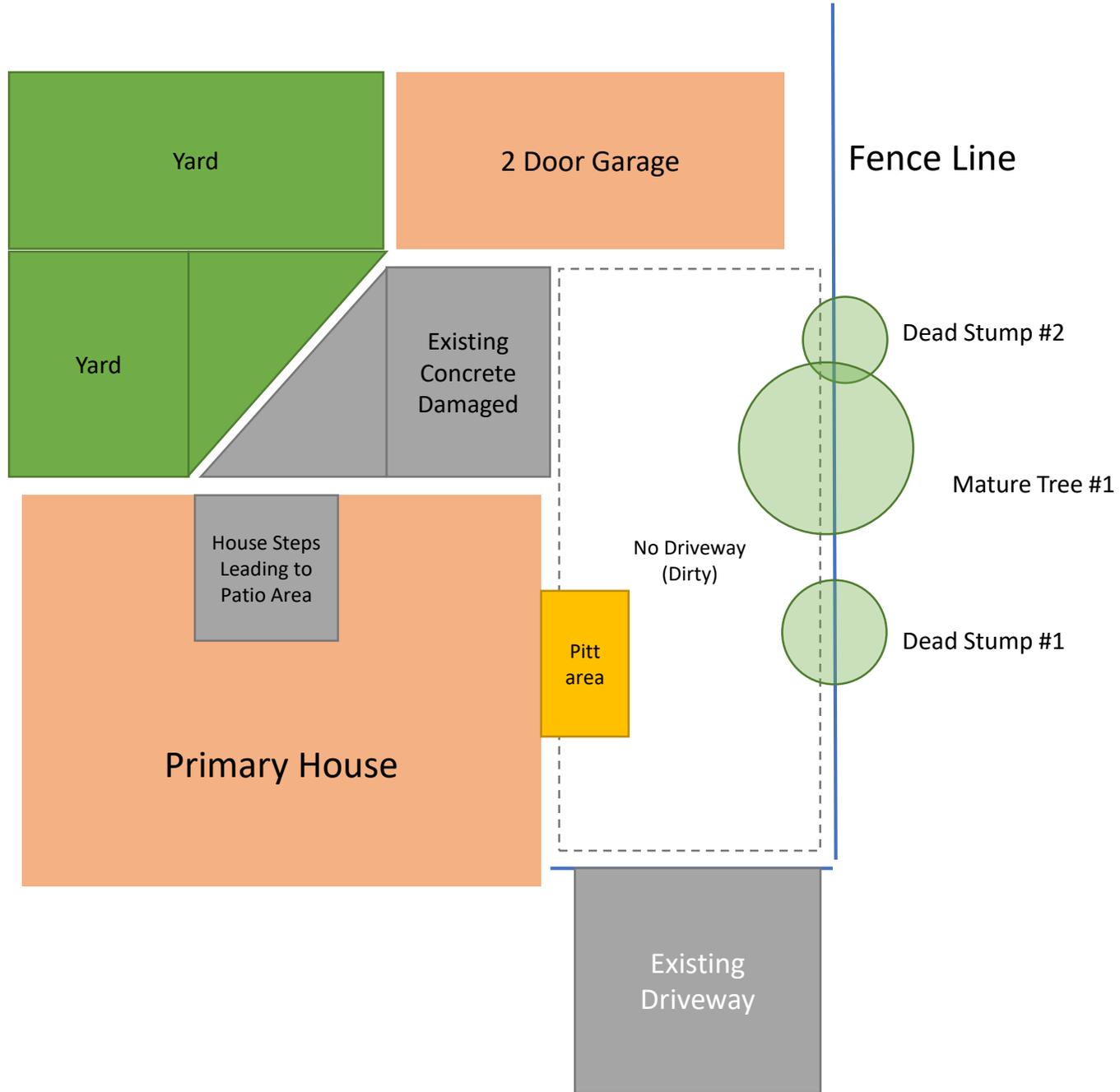
2. Description of Project:

The current plan is to remove all existing concrete and replace it with new concrete. This will require removal of (1) Mature tree and (2) Stumps. While I do appreciate the quality and age of Trees in this neighborhood, I believe it would be best to remove this particular tree. It will allow for a proper driveway and improve the overall quality and use of the property.

3. Scope of Work:

- Removal of (2) Dead stumps and (1) Mature Tree
- Fill in Pitt area near side of house.
- Install compacted base sand or stone, install 4 inch concrete.
- Install new concrete for Garage Slab
- Install new concrete for new driveway
- Install new concrete for Patio area

Existing Condition



Proposal

