



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00531

Effective Date: 10/14/25

Project Address: 2224 W. Boston Blvd, Detroit, MI 48206

Issued to: Daniel Ericksen
2224 W. Boston Blvd
Detroit, MI 48206

Historic District: Boston-Edison

Description of Work:

- Replace/widen driveway
- Replace/widen service path
- Replace concrete porch flooring
- Replace walkway

All with aggregate concrete per the submitted application.

With the Conditions that:

- The existing driveway and extension shall not exceed 9'-0"
- The extension to the existing driveway shall be no longer than 15' from the existing flower bed forward to the street.
- The service path width will not exceed 3'-0" in width

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR:Lise

251014LS

Post this COA 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.





HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2025-00531

PROPERTY INFORMATION

ADDRESS(ES): 2224 W. Boston Blvd, Detroit, MI 48206

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|---|---|
| ☐ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☒ Porch/Deck/Balcony | ☒ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Replacing concrete driveway, walkway and slab on front porch with new concrete.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Daniel Ericksen

COMPANY NAME: N/A - Homeowner

ADDRESS: 2224 W. Boston Blvd

CITY: Detroit

STATE: MI

ZIP: 48206

PHONE: +1 (248) 376-2231

EMAIL: danielcericksen@gmail.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

Signed by:

Daniel Ericksen

Daniel Ericksen

Daniel Ericksen

08/12/2025

SIGNATURE

DATE

2224 W. Boston Blvd

Detroit

MI

48206

+1 (248) 376-2231

danielcericksen@gmail.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Current driveway, walkway and front porch are cracked and in poor condition.

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

Replace concrete driveway, walkway and slab on front porch with new concrete.

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

Remove existing concrete driveway, walkway and slab on front porch. Pour and set new concrete driveway, walkway and front porch slab in existing foot print.

5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

9. OTHER <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i>	



City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
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HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 08/14/25

Application Number: HDC2025-00531

APPLICANT & PROPERTY INFORMATION

NAME: Daniel Ericksen		COMPANY NAME: Daniel Ericksen	
ADDRESS: 2224 W. Boston Blvd	CITY: Detroit	STATE: MI	ZIP: 48206
PROJECT ADDRESS: 2224 W. Boston Blvd, Detroit, MI 48206			
HISTORIC DISTRICT: Boston-Edison			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Please submit a photograph of the areas of concrete to be replaced, confirming existing condition/material.

Please submit a drawing (hand drawn is fine) confirming specification of work to be completed (i.e., same dimension/placement of new concrete, or will any walkway/surfaces be widened/narrowed?).

APPLICANT RESPONSE

Response Date: 08/18/2025



Please see 3 photos of existing concrete and 1 sketch plan attached.

We are hoping to replace the existing concrete driveway, walkways and front porch slab with new aggregate concrete. We want to keep the existing footprint but want to slightly widen walkway #2 from 2' to 5' (same existing width as walkway #1) and the driveway from 9' 6" to 12' wide.









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COMPANY NAME: Daniel Ericksen

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This application is not complete. Please provide the following:

- A dimensioned site plan drawing (hand drawn is fine) showing existing footprint vs. proposed footprint

Thank you!

APPLICANT RESPONSE

Response Date: 08/18/2025



Looks like it worked this time as a PDF.

2224
W. BOSTON BLVD.

