

From: rttoft@aol.com
To: [Audra Dye](#); [Bella Decks](#); [Renee Toft](#)
Subject: [EXTERNAL] Re: Deck Permit #2023-0180 for 308 Eliot,
Date: Thursday, June 22, 2023 4:44:23 PM
Attachments: [image001.png](#)

Hi Audra,

I'm sure hoping we can get this done through staff only. If we need to go to committee, please make it for the July meeting. My wife Renee' can attend, and I will try to call in.

Just so you know, I've had quite a few contractors quote this job and pretty much across the board I was told they wouldn't do the third level as a cantilevered design attached to the bricks. No one had confidence in the structural integrity of the 110-year-old bricks on this house. It was pretty unanimous that a free-standing structure would be needed.

Relative to the support columns, the original Push design had 4 columns along the north edge (house side) and 4 more along the south edge for 8 in total (see rendering below).

The permit proposal submitted from Bella Decks has 3 columns on the east edge and 3 columns on the west edge (6 in total). This reduced column proposal is enabled by use of more expensive glulam beams in the decking structure.



2. PROPOSED RENDERING AT REAR

<u>Deck size:</u>	Original Push Design	Bella Proposal
Could be Reduced to		
1st level	19.5'w x 10'd	18'w x 14'd
18'w x 14'd		
2nd level	19.5'w x 10'd	18'w x 14'd
18'w x 12'd		
3rd level	19.5'w x 5.5'd	18'w x 10'd

18'w x 8'd

Additionally, here are some current pictures of the rear of the house. The two AC condenser's are wrapped in the silver tarp to protect them until the house is livable.

Please keep me updated!

Tom



On Tuesday, June 20, 2023 at 03:53:15 PM EDT, Audra Dye <dyea@detroitmi.gov> wrote:

Hi Tom,

I just got off a call with two of my colleagues, during which we reviewed the original approval and the current proposal. They also aren't sure if this alteration falls within staff authority, as it is not just about the size, but also the required change in the design (additional columns, as the third floor is no longer supported by brackets) and its visual impact it has on the structure and site.

Our director, Garrick Landsberg, is on vacation this week, and he has the final say on staff authority. Therefore, we are placing it on the July agenda for now; we will review this proposal at next Wednesday's staff meeting (when we review all cases proposed for the next meeting).

In the meantime, it will be helpful to receive current photographs of the rear of the house and yard, so that my colleagues and I can understand the context in which this three-story deck will be erected. I recall you saying you may be flexible on reducing the depth. If so, please reply with your thoughts on that issue.

Also, if Garrick determines this must be reviewed by the Commission, we can place it on the August 9th meeting if that allows you to be present at the meeting.

Thank you.

Regards,

Audra Dye

Architectural Historian, Planner | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

dyea@detroitmi.gov

Michael E. Duggan, Mayor



From: Tom Toft <rttoft@aol.com>

Sent: Monday, June 19, 2023 10:10 PM

To: Audra Dye <dyea@detroitmi.gov>
Subject: [EXTERNAL] Re: Deck Permit #2023-0180 for 308 Eliot

Hi Audra,

I didn't hear back from you on Friday. So where do we stand here?

Thanks

Tom

On Jun 13, 2023, at 2:43 AM, rtoft@aol.com wrote

Audra,

Did this message get through to you last week?

Tom

----- Forwarded Message -----

From: rtoft@aol.com <rtoft@aol.com>

To: Audra Dye <dyea@detroitmi.gov>; Bella Decks <belladecks@hotmail.com>

Sent: Tuesday, June 6, 2023 at 01:23:48 PM EDT

Subject: Deck Permit #2023-0180 for 308 Eliot

Hi Audra,

As I think you know, my contractor Frank Snell submitted for a permit to build the deck off the rear of 308 Eliot. He tells me that you have some questions around scope changes since the original HDC approvals.

Here is what I think was originally approved:

As has been the case for everything in this house, the plans never go as planned. LOL

I'm hoping I can clear this up with you and you can then tell me the next steps to take.

1. We couldn't place the AC Condenser in the location shown above (near the SE corner) as the line sets couldn't snake through the house to that location. We ended up putting these units as the SW corner of the house. Then to keep the condensers from showing in the driveway, we moved them to the right in this picture a bit. This then encroached on the left-hand side of the deck. So instead of the deck width ending at the corner of the house it is now moving over 2-3 feet.

2. This decreased deck width then made us want to make the deck a bit deeper, so we went from 10ft to 14ft deep. In the interest of a cost-efficient structure, and to minimize unsightly columns, we made the second story the same size as the first, and then cut the third level back to only 10 feet deep.

3. I think we could reduce the second level to 12ft deep and the third level to only 8ft deep, without changing the basic structure, if you think that looks better.

4. The deck will be built with Trex Transcends using a black signature railing system.

5. The rest of the colors are as follows: (basically a Rope Swing Deck with Spiced Rum Border and Upper Fascia)

Decking - Rope Swing with a Spice Rum Border

Upper Fascia- Spice Rum

Lower Fascia- Rope Swing

Rail Posts- Rope Swing

Post Skirts & Caps- Rope Swing

So, do you want me to present this to the HDC for reapproval?

Thanks,
Tom