

Benjamin Buckley

From: sterling howard <showard@silvercapitalgroupllc.com>
Sent: Thursday, June 29, 2023 4:41 PM
To: Benjamin Buckley
Cc: HD Violations
Subject: [EXTERNAL] Re: Boston-Edison Projects
Attachments: IMG_6967.JPG

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Please find response to your comments/ questions below.

Sterling Howard
Partner
Silver Capital Group, LLC
313.643.1000
showard@silvercapitalgroupllc.com

From: Benjamin Buckley <benjamin.buckley@detroitmi.gov>
Date: Thursday, June 29, 2023 at 1:29 PM
To: sterling howard <showard@silvercapitalgroupllc.com>
Cc: HD Violations <HDviolations@detroitmi.gov>
Subject: RE: Boston-Edison Projects

Good afternoon Mr. Howard,

HDC staff had a chance to review your application materials and have a few comments/questions.

1. HDC Color System C (attached) is the most appropriate color system for this property. Please select a preferred trim color from this system, rather than system F. **A:8 Blackish Green**
2. We request drawings or photographs of the proposed handrails to confirm the match the former railings or are an appropriate replacement. Please include the height of the new railings. **See attached. Railing height 36"**
3. Will the proposed steps be the same as the previous steps in terms of dimensions and materials? **Yes**
4. Please confirm the driveway will not be changing dimensionally. **There will be no change in the dimension.**

Thanks in advance,

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: sterling howard <showard@silvercapitalgroupllc.com>
Sent: Thursday, June 22, 2023 9:20 AM
To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>
Cc: HD Violations <HDviolations@detroitmi.gov>
Subject: [EXTERNAL] Re: Boston-Edison Projects

Per your guidance, please find revised application.

Best regards,

Sterling Howard
Partner
Silver Capital Group, LLC
313.643.1000
showard@silvercapitalgroupllc.com

From: Benjamin Buckley <benjamin.buckley@detroitmi.gov>
Date: Wednesday, June 21, 2023 at 10:26 AM
To: sterling howard <showard@silvercapitalgroupllc.com>
Cc: HD Violations <HDviolations@detroitmi.gov>
Subject: RE: Boston-Edison Projects

Good morning Mr. Howard,

Because the garage was demolished without approval, it is a violation that can be cleared by applying for, and getting approval for, that work. If you are planning to replace the garage, you may wish to bundle those work items together in a future application. All new construction/demolition must be reviewed at a monthly Commission meeting, while the work you sent in the application for yesterday may be internally approvable, so I would recommend addressing them separately.

While the city may not require a building permit to replace the driveway, all exterior changes (other than routine maintenance) in Historic Districts require HDC review and approval. While the driveway replacement may be appropriate work, we do still ask for an application before work starts.

It appears portions of the front porch were completely rebuilt including the steps- more than just the tuckpointing. As this work was also done without approval, it is currently a violation that can be applied for and approved to clear the violation.

I have CC'd our violations staff on this email. They may be able to better answer any violations questions you may have.

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: sterling howard <showard@silvercapitalgroupllc.com>

Sent: Wednesday, June 21, 2023 10:14 AM

To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>

Cc: HD Violations <HDviolations@detroitmi.gov>

Subject: [EXTERNAL] Re: Boston-Edison Projects

Ben – As far as the additional violations:

1. The garage has been demolished. It was built on a foundation and many years of water erosion caused the walls to cave-in. Is it necessary to include the demo on the application?
2. Drive-way – It's my understanding that the City Building Code does not require a permit to replace an existing cement driveway.
3. Tuck-pointing the front porch is listed in the application.

Please advise,

Sterling Howard

Partner

Silver Capital Group, LLC

313.643.1000

showard@silvercapitalgroupllc.com

From: Benjamin Buckley <benjamin.buckley@detroitmi.gov>

Date: Wednesday, June 21, 2023 at 8:44 AM

To: sterling howard <showard@silvercapitalgroupllc.com>

Cc: HD Violations <HDviolations@detroitmi.gov>

Subject: RE: Boston-Edison Projects

Good morning Mr. Howard,

Thank you for this application. We would require some additional information in order to review the proposed project.

1. Photographs of the locations the work is going to be completed.
2. Descriptions of the materials that will be used (soffit, fascia, gutters).
3. Describe where on the exterior you plan to paint and what color(s) will be used (or matching existing colors).

Thanks in advance. There are numerous additional violations on this property you may choose to add to the application as well, including the demolition of the garage, replacement of the driveway, and alterations to the front porch. You are welcome to add these into the current application or address them at a later date.

Additionally, I was unable to locate anyone in our department who knew the specifics regarding the gated alleyway you mentioned in Boston-Edison. I would suggest reaching out to the neighborhood association, nearby home owners, or the [Department of Public Works](#).

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: sterling howard <showard@silvercapitalgroupllc.com>

Sent: Tuesday, June 20, 2023 11:53 AM

To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>

Subject: [EXTERNAL] Re: Boston-Edison Projects

Ben – I hope all is well. Just following up, with my application for alterations at 2325 W. Boston. Please find app attached and let me know a convenient to discuss next steps.

Thank you!

Sterling Howard

Partner

Silver Capital Group, LLC

313.643.1000

showard@silvercapitalgroupllc.com

From: Benjamin Buckley <benjamin.buckley@detroitmi.gov>

Date: Thursday, May 18, 2023 at 1:54 PM

To: sterling howard <showard@silvercapitalgroupllc.com>

Subject: RE: Boston-Edison Projects

Sounds good. I will give you a call at 2:30.

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: sterling howard <showard@silvercapitalgroupllc.com>

Sent: Thursday, May 18, 2023 1:03 PM

To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>

Cc: Brendan Cagney <cagneyb@detroitmi.gov>

Subject: [EXTERNAL] Re: Boston-Edison Projects

Let's do 2:30?

Best regards,

Sterling Howard

313-643-1000

On May 18, 2023, at 11:29 AM, Benjamin Buckley <benjamin.buckley@detroitmi.gov> wrote:

Good morning Mr. Howard,

We would be happy to speak with you about your proposed projects. I am available today between 2pm and 4pm, and tomorrow between 12pm and 4pm. Please let me know what time works for you, and the best number to reach you.

Thanks,

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: Brendan Cagney <cagneyb@detroitmi.gov>

Sent: Thursday, May 18, 2023 10:06 AM

To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>; sterling howard <showard@silvercapitalgroupllc.com>

Subject: FW: Boston-Edison Projects

Good afternoon Sterling,
Hope you doing are well.

I am no longer working with the HDC... but I cc'd my colleague Ben who should be able to help you out.

Have a nice day!

Brendan Cagney

Planner III East Region | Planning & Development | City of Detroit
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cagneyb@detroitmi.gov

Michael E. Duggan, Mayor

In order to ensure your safety and ours during the COV-ID 19 pandemic, we will be working remotely until further notice.

From: sterling howard <showard@silvercapitalgroupllc.com>

Sent: Thursday, May 18, 2023 10:03 AM

To: Brendan Cagney <cagneyb@detroitmi.gov>

Subject: [EXTERNAL] Boston-Edison Projects

Brenden – I'm seeking Historic Preservation approval for a few improvement projects I'm working on in the Boston-Edison neighborhood. Please let me know a convenient time to discuss.

Best regards,

Sterling Howard

Partner

Silver Capital Group, LLC

313.643.1000

showard@silvercapitalgroupllc.com