

## Benjamin Buckley

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**From:** Kristy Thornton <kristy@detroitbuild.com>  
**Sent:** Tuesday, August 1, 2023 5:34 PM  
**To:** Historic District Commission (Staff)  
**Subject:** [EXTERNAL] Re: Historical Packet; 1490 Iroquois

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Thanks, Ben!

We will have workers there this week with tarps or other similar material to cover it for now. I just wanted to give you a heads up in the case the neighbors call.

I'd also like to let you know as well as the other members of the HDC that our intentions were never to bypass the historical committee. We've worked with you guys over the last several years and know how things go. As builders, we have obligations to our clients to make their home safe. So our intentions were always to strip the roof, re-sheath it, apply ice / water shield (other wise known as tar paper) and wait for committee approval on where to go next.

There's no humanly way possible to preserve any of the tile. I'd be happy to put a ladder on the carriage house roof to show any of you guys in person the severity of what we're up against in terms of the actual structure. Even if we are forced to do clay tile in the future, the entire roof needs new sheeting, and the only way to do that is to tear off the tile. So whether that happens now or the next storm that happens, the tiles going to have to come off and we all know this.

On Aug 1, 2023, at 4:19 PM, Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

Hey Miss Thornton,

I just double checked with my supervisor and we request that you *do not remove* additional tiles. Of course, applying temporary waterproofing (tarps or something similar) is an appropriate course of action. I neglected to mention you would also be welcome to apply to reinstall a clay tile roof, which we could internally approve.

### Benjamin Buckley

Planner II | Historic Preservation Team

Planning & Development Department | City of Detroit

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**Michael E. Duggan, Mayor**

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**From:** Kristy Thornton <kristy@detroitbuild.com>  
**Sent:** Tuesday, August 1, 2023 3:53 PM  
**To:** Historic District Commission (Staff) <hdc@detroitmi.gov>; Audra Dye <dyea@detroitmi.gov>

**Cc:** Garrick Landsberg <landsbergg@detroitmi.gov>; Seabrook Satterlund <seabrook@detroitbuild.com>  
**Subject:** [EXTERNAL] RE: Historical Packet; 1490 Iroquois

When are you available for a phone conversation?

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**From:** Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>  
**Sent:** Tuesday, August 1, 2023 3:50 PM  
**To:** Kristy Thornton <[kristy@detroitbuild.com](mailto:kristy@detroitbuild.com)>; Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>; Audra Dye <[dyea@detroitmi.gov](mailto:dyea@detroitmi.gov)>  
**Cc:** Garrick Landsberg <[landsbergg@detroitmi.gov](mailto:landsbergg@detroitmi.gov)>  
**Subject:** RE: Historical Packet; 1490 Iroquois

Good afternoon Ms. Thornton,

Thank you for the additional photographs. HDC staff are limited in the scopes of work we have authority to approve internally. In this case, staff is not authorized to approve the removal of original material (clay tile) and replacement with non-historic asphalt shingles. The installation of asphalt shingles on the house was subject to review by the Commission, and approved in 2016.

We will tentatively schedule your case to be heard at the September 13<sup>th</sup> HDC meeting, as the deadline for the August meeting has passed.

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

### Benjamin Buckley

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Michael E. Duggan, Mayor

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**From:** Kristy Thornton <[kristy@detroitbuild.com](mailto:kristy@detroitbuild.com)>  
**Sent:** Tuesday, August 1, 2023 2:10 PM  
**To:** Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>; Audra Dye <[dyea@detroitmi.gov](mailto:dyea@detroitmi.gov)>  
**Subject:** [EXTERNAL] RE: Historical Packet; 1490 Iroquois

Hi Benjamin –

With all due respect, the entire roof under the clay tile is rotted with severe mold and is failing. It was only a matter of time before the roof caved in from the weight of the tile itself. It can be seen from the inside attic and unfortunately there isn't anything we can do to stop the water from coming in without removing the tile. I have attached several photos so you can see the condition of the roof deck. The tile themselves were deteriorating and crumbled the moment they were removed – they're over 100 years old. All we are asking here is to match the house roof which is already installed and at some point was already approved by the HDC. There is no other way to repair this roof and stop further interior damage, especially with our clients moving in within a few weeks (all the way from California at that)

If you have any further questions, I'd like to schedule a phone call with the owner of Detroit Build so we can discuss the circumstances.

Kristy

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**From:** Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>  
**Sent:** Tuesday, August 1, 2023 1:55 PM  
**To:** Kristy Thornton <[kristy@detroitbuild.com](mailto:kristy@detroitbuild.com)>; Audra Dye <[dyea@detroitmi.gov](mailto:dyea@detroitmi.gov)>; Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>  
**Subject:** RE: Historical Packet; 1490 Iroquois

Good afternoon Ms. Thornton,

Thank you for this application and documentation. We respectfully request some additional information regarding the status of the roof. The HDC will want to see evidence that the tile roof was/is damaged beyond repair. Do you have photographs of the conditions of the clay tile roof illustrating the deterioration (prior to removal)?

It is unlikely staff will have the authority to approve this project, and it will likely need to be heard before the Commission at a monthly meeting.

Thank you in advance,

### Benjamin Buckley

Planner II | Historic Preservation Team  
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**Michael E. Duggan, Mayor**

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**From:** Kristy Thornton <[kristy@detroitbuild.com](mailto:kristy@detroitbuild.com)>  
**Sent:** Tuesday, August 1, 2023 10:30 AM  
**To:** Audra Dye <[dyea@detroitmi.gov](mailto:dyea@detroitmi.gov)>; Historic District Commission (Staff) <[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)>  
**Subject:** [EXTERNAL] Historical Packet; 1490 Iroquois

Good morning,

Attached is our historical packet for 1490 Iroquois in Indian Village. The only thing we are doing is the shingles on the roof at this point on the carriage house only. The house roof was newly redone a few years back (so we're told) and we are matching the house shingles.

Please let me know if you need any additional information. The roof is leaking really bad at this point.

All the best,



**Kristy Thol**  
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