



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2025-00087

PROPERTY INFORMATION

ADDRESS(ES): 3964 W Lafayette Blvd
HISTORIC DISTRICT: Hubbard Farms

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|--|---|--------------------------------|
| <input type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input checked="" type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION: New construction garage with apartment above (ADU). Currently empty land in the backyard. It will be constructed in a traditional style to compliment the old world Mediterranean-style main house.
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APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner			
NAME: Jamie Perez	COMPANY NAME: Time and Tool		
ADDRESS: 3964 W Lafayette Blvd	CITY: Detroit	STATE: MI	ZIP: 48216
PHONE: +1 (313) 699-1180	EMAIL: timeandtool313@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 occupant of the subject property and that the information on this application is true and correct.

Signed by: _____ SIGNATURE	03/03/2025 _____ DATE
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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.")

There is currently nothing in the backyard. There is simply dirt and grass surrounding the main house.

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.")

See attached document



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.")

See attached document



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



I am writing to submit my proposal for the construction of a 20x32 garage with an Accessory Dwelling Unit (ADU) on the second floor, located in my backyard at 3964 W Lafayette Blvd, 48216, within the Hubbard Farms Historic District. The design has been carefully crafted to complement the architectural style of the main house and contribute positively to the character of the surrounding neighborhood.

To ensure the ADU harmonizes with the existing structure, attention has been paid to several key design elements. These include the bracket details, exterior door and window trim, muntin patterns, the scale of the wooden casement windows, the selection of a hinged garage door, overhang depth, and the overall proportions of the building. These features are intentionally selected to match and enhance the traditional Spanish aesthetic of the main house, with a clear focus on adding architectural value to the neighborhood.

The windows for the ADU will be wooden casements featuring true divided light, in keeping with the traditional design. The muntin pattern used in the main house, specifically the "cross" pattern, will be replicated on the ADU to create visual continuity. The size and scale of the windows will mirror those of the main house, ensuring consistency in their grandeur.

The garage opening will consist of a set of double doors with traditional hinges, operating as a classic garage door. The ADU's overhangs will extend nearly two feet, closely mimicking the overhang proportions found on the main house. The facade of the building will be finished with smooth-faced cement board lap siding, installed with a traditional 4" reveal. The siding will be painted white, matching the color of the main house. All trim throughout the design will be constructed from solid pine.









