



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00516

Effective Date: 09/16/25

Project Address: West Lafayette Blvd, from West Grand to Clark Street

Issued to: Reuben Riggs-Bookman
115 Erskine
Detroit, MI 48201

Historic District: Hubbard Farms

Description of Work:

Extend Joe Louis Greenway/a paved trail and install associated amenities along W. Lafayette Boulevard between W. Grand Boulevard and Clark Street (4310 W. VERNOR (CLARK PARK), 1000 SCOTTEN, 1011 HUBBARD, AND ADJACENT RIGHTS-OF-WAY ALONG WEST LAFAYETTE BOULEVARD) per submission, to include:

- New paved pathways and marking of existing pavement throughout; New signage and lighting throughout; New amenities such as benches, water fountains, bike racks, fencing, and trash bins at 4301 W. Vernor ; Plastic lane delineators along W. Lafayette, between W. Grand Boulevard and Hubbard Street ; New landscaping at 4301 W. Vernor and 1000 Scotten, to include trees and gardens; and 30' native deciduous trees, meadow seeding, and turf along the route

With the Conditions that:

N/A

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: Jennifer

250922JR



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

HDC2025-00516

PROPERTY INFORMATION

ADDRESS(ES): West Lafayette Blvd, from West Grand to Clark Street

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 checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

The Hubbard Farms Joe Louis Greenway project will install walking and biking facilities along W. Lafayette and the Fisher Service Drive between West Grand and Clark Street. The eastern half of the project will add a two-way bike lane on the north side of W. Lafayette, and the western half of the project will create a shared use biking/walking path in the existing berm. New trees will be added along the entirety of the route, and in Clark Park new four seasons gardens and entry plazas will be created. This project aims to enhance the historic quality of the area by increasing the number of trees of a historic nature, improving landscaping, and increasing walkability.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Tenant or Business Occupant

NAME: Reuben Riggs-Bookman

COMPANY NAME: GSD, City of Detroit

ADDRESS: 115 Erskine

CITY: Detroit

STATE: MI

ZIP: 48201

PHONE: +1 (313) 654-0325

EMAIL: reuben.riggsbookman@detroitmi.gov

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 the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Signed by:

Reuben Riggs-Bookman

GSD, City of Detroit

Reuben Riggs-Bookman

08/18/2025

SIGNATURE

DATE

115 Erskine

Detroit

MI

48201

+1 (313) 654-0325

reuben.riggsbookman@detroitmi.gov

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
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GENERAL

1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i>	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
3. DESCRIPTION OF PROJECT <i>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.)</i>	
4. DETAILED SCOPE OF WORK <i>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.")</i>	
<p>This project will begin in Summer 2026 by re-landscaping the southern end of Clark Park. Construction of the path in Clark Park and the path and landscaping for the rest of the project is projected to begin in the summer of 2027.</p> <p>This construction will: regrade the area south of Amelia Earhart Elementary; remove broken curbs and sidewalk; removed designated tees; pour a new shared use concrete path where designated; replace removed curbs; expand the median on West Grand; pour cement plazas in Clark Park; construct a low brick wall around this area; paint a two-way cycle track where designated; repaint the intersection of West Grand and West Lafayette; install lighting; install benches, delineators, and signage.</p>	
5. BROCHURES/CUT SHEETS <i>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.</i>	

ADDITIONAL DETAILS

<p>8. SITE IMPROVEMENTS</p> <p><i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	
<p>9. OTHER</p> <p><i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	

Joe Louis Greenways Hubbard Farms Project
Historic District Commission
September 10, 2025

DESCRIPTION OF EXISTING CONDITIONS

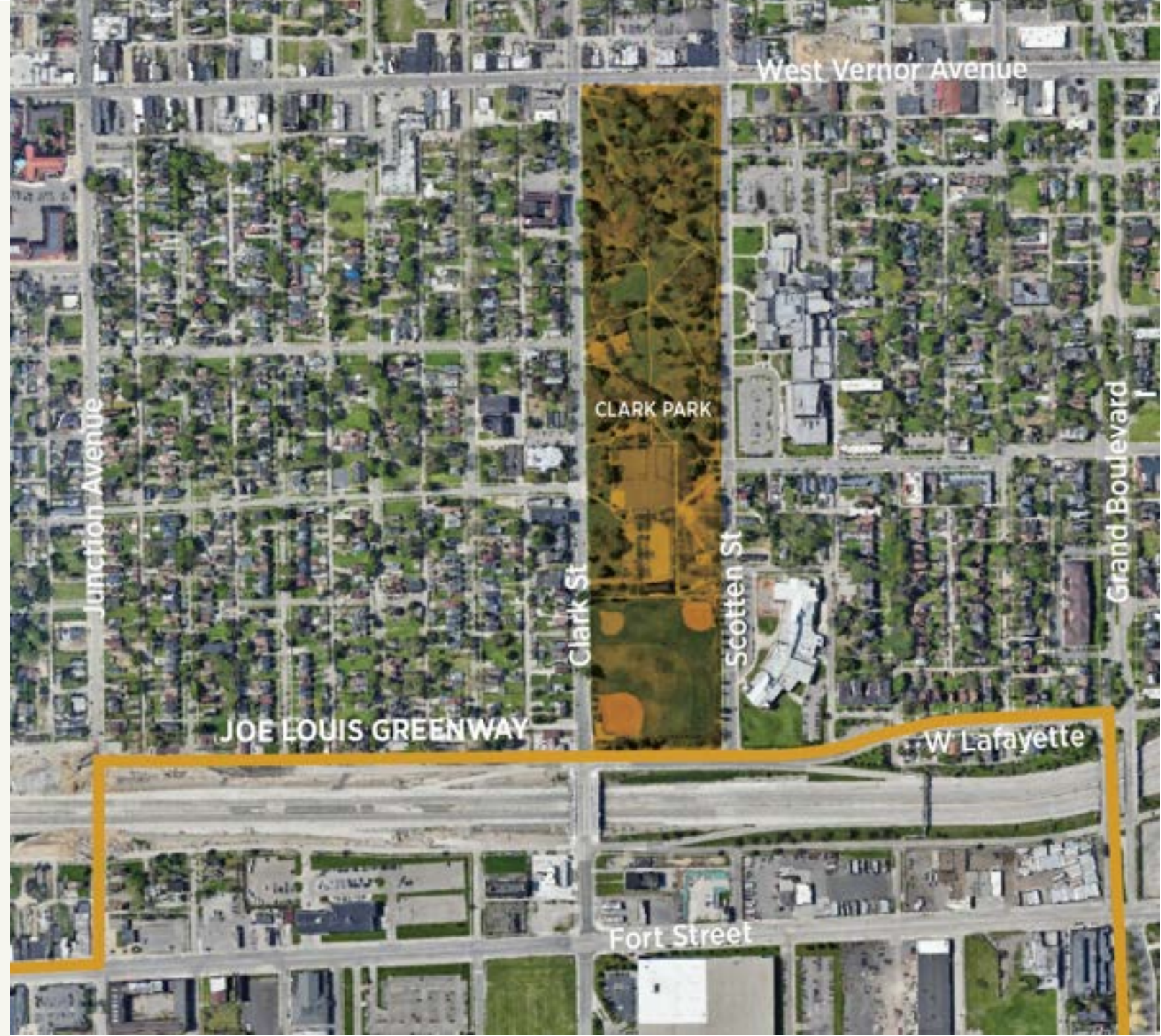
The project area consists of

- 1) The berm and roadway along the north side of West Lafayette Boulevard from West Grand to Hubbard Street. West Lafayette Street is residential and in fair condition. Parking is not allowed on the north side of the street. Six street trees exist in the berm. Significant stretches exist without tree coverage. The sidewalk in this area is in good condition.
- 2) The berm along the north side of West Fisher Service Drive from Hubbard Street to Clark Street. This section of the project is adjacent to three parcels. The first is at the south side of Hotel Yorba's parking lot. The berm here is primarily grass and sidewalk with one tree on the far west end. The second parcel is at the south end of Amelia Earhart Elementary-Middle School. It is hilly and topped by a tall, black iron fence. Two Honey locust trees exist in this area. The sidewalk is in good condition. The final parcel is at the south end of Clark Park. There is an 80-foot buffer here between Clark Park's sports fields and the street. In this buffer exist numerous young trees and several older, evergreen and deciduous trees in varying conditions.

JOE LOUIS GREENWAY: HUBBARD FARMS HISTORIC DISTRICT

EXISTING
CONDITIONS

SEPTEMBER 10, 2025



AERIAL



Wed Apr 30 2025

Imagery © 2025 Nearmap, LLC



Nearmap

AERIAL



AERIAL

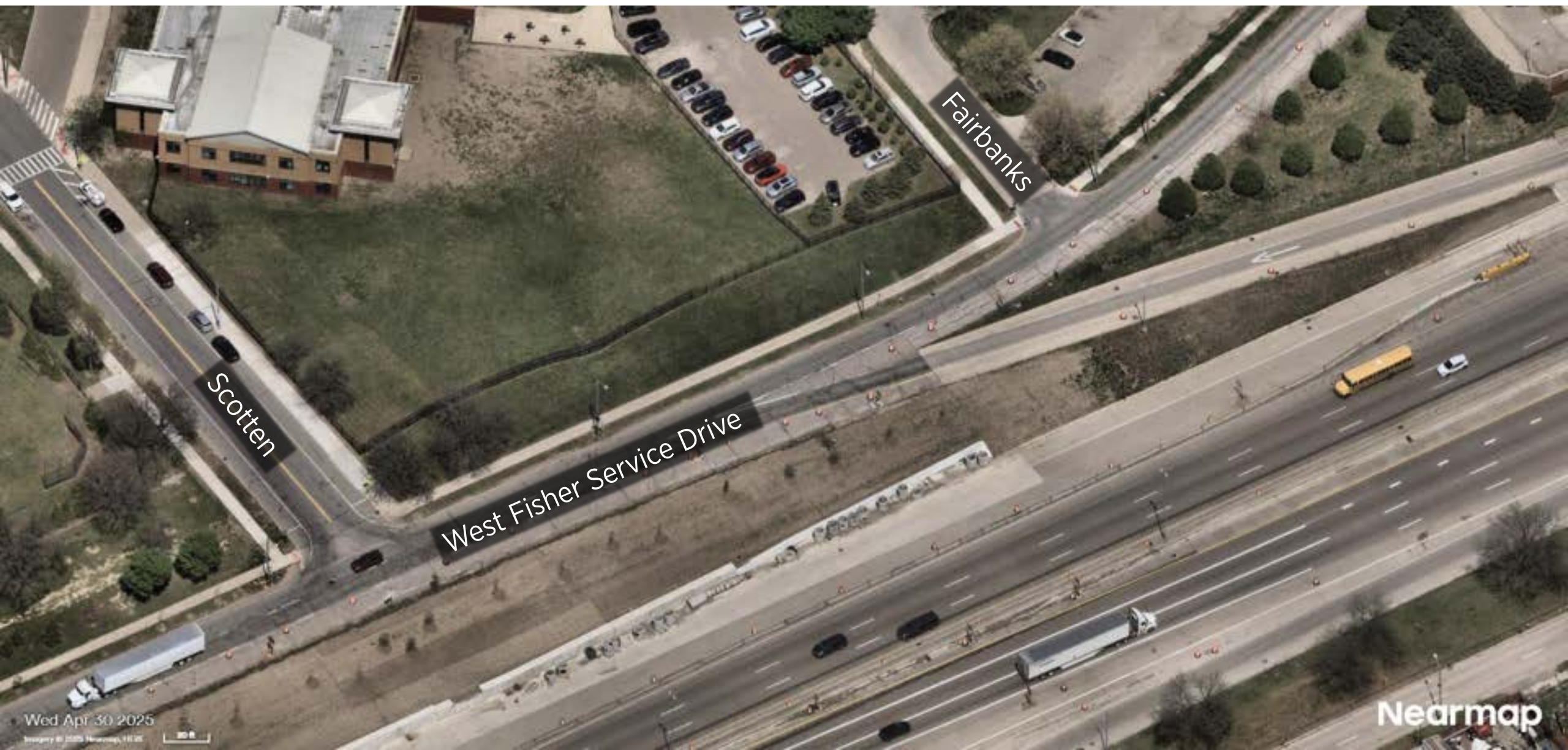


Fairbanks

West Fisher Service Drive

Hubbard

AERIAL



AERIAL



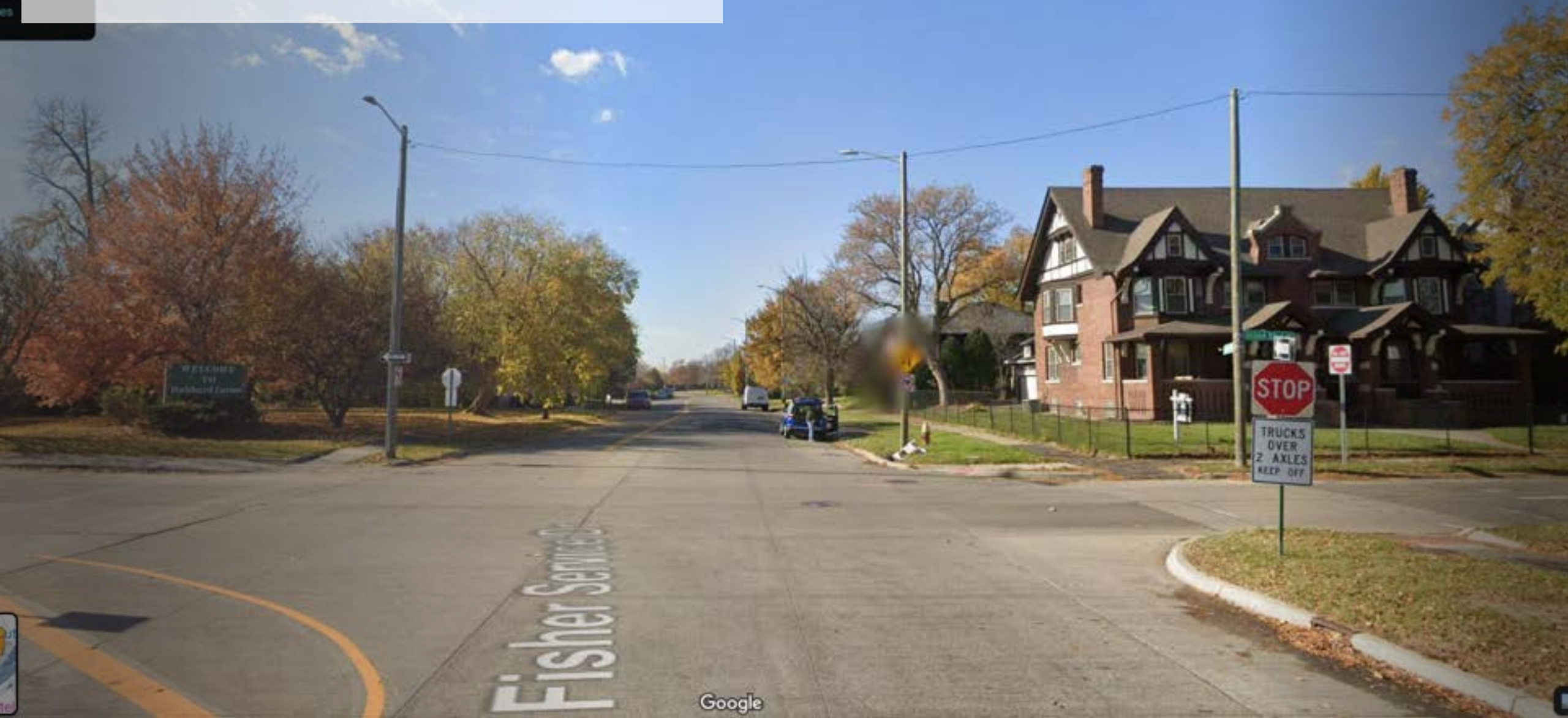
Wed Apr 30 2025

Imagery © 2025 Nearmap, Inc.

30 ft

Nearmap

W. LAFAYETTE AND GRAND FACING WEST



W. LAFAYETTE BETWEEN VINEWOOD AND HUBBARD



W. LAFAYETTE AND HUBBARD FACING EAST



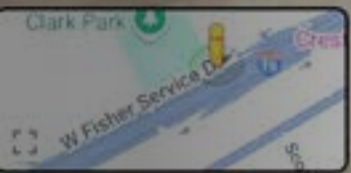
W. LAFAYETTE AND HUBBARD FACING WEST. HOTEL YORBA PARKING LOT



FISHER SERVICE DR. AND
FAIRBANKS FACING EAST -
HOTEL YORBA PARKING LOT



W. FISHER SERVICE DR. AND
SCOTTEN FACING EAST -
AMELIA EARHART ELEMENTARY

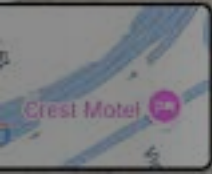


W. FISHER SERVICE DR. AND SCOTTEN FACING WEST - CLARK PARK



0 W Fl
olt, Mich
Google
2023 See more dates

CLARK PARK



CLARK PARK



W. FISHER SERVICE DRIVE AND CLARK FACING EAST. CLARK PARK



Joe Louis Greenways Hubbard Farms Project
Historic District Commission
September 10, 2025

DESCRIPTION OF PROJECT

This project aims to build a segment of the Joe Louis Greenway through Clark Park and the Hubbard Farms community. The Joe Louis Greenway (JLG) is a 29-mile walking-biking loop trail that will connect 23 Detroit neighborhoods and the cities of Detroit, Dearborn, Highland Park, and Hamtramck. Built on years of community input, the greenway aims to provide comfortable alternative transportation, premier recreational facilities, and equitable neighborhood development along the entirety of its route. The Hubbard Farms segment of the JLG will help make Clark Park a key connection point between Riverside Park and the Gordie Howe International Bridge.

The Hubbard Farms Joe Louis Greenway project will install walking and biking facilities along West Lafayette Boulevard and the Fisher Service Drive between West Grand Boulevard and Clark Street. It aims to enhance the historic quality of the area by increasing the number of trees of a historic nature, improving landscaping, and increasing walkability. It also aims to restore the topography between Scotten and Fairbanks which was altered with the construction of Amelia Earhart Academy and bring back the original shape of the West Grand Boulevard median.

More than five community engagement meetings have been held since 2023 to determine the route alignment and develop the vision for these improvements. Additional meetings will be held on September 18th and 25th 2025 to update residents about the current designs. We have also coordinated and collaborated with other major property stewards along the route, including the Clark Park Coalition and the Amelia Earhart Elementary School. The owner of Hotel Yorba has been reached out to as well.

West Grand to Hubbard

From West Grand to Hubbard Street the project will add a .17 mile, two-way on-street protected cycle track on the north side of West Lafayette. This will be marked by flexible delineators and green and white pavement markings (see attached). The proposed street configuration will include:

- 10-foot-wide, two-way bike path
- 2-foot buffer with delineators
- 11-foot westbound travel lane & 11-foot eastbound travel lane

- 9-foot eastbound parking lane

It will also add approximately five native deciduous and evergreen trees within the existing berm and repair the existing sidewalk and curb. The intersection with West Grand will be marked with additional delineators and green bike-lane pavement markings to accommodate the new cycle track. If permitted by the Traffic and Engineering Department, the median at the northeast corner will be expanded to cover the area currently marked off with a painted bump-out. This will restore the likely original shape of the median, improve cyclist safety, and prevent truck traffic from traveling north on West Grand where it is not permitted.

Hubbard to Scotten (Hotel Yorba and Amelia Earhart Elementary)

West of Hubbard Street through the end of Clark Park, the project will create a .23-mile 10-12 foot shared-use walking/biking path adjacent to the road in the existing berm. From Hubbard to Fairbanks in front of Hotel Yorba's parking lot, a shared-use path and new lighting will be installed along the alignment of the existing pedestrian path. Depending on budget and further design considerations, this lighting will follow either the style outlined in the JLG Framework Plan or the PLA 'historic' light poles used in Clark Park (see attached).

From Fairbanks to Scotten in front of Amelia Earhart Elementary, the hilly terrain created by the school's construction in 2011 will be re-graded. This will more closely resemble the area's original flat topography and make room for a shared-use path that runs parallel to the existing sidewalk. Two existing Honey Locust trees near Scotten will be removed, and seven new native deciduous and evergreen trees will be added. Additional landscaping elements such as meadow seeding will also be added. The existing Amelia Earhart fence will be repurposed.

Scotten to Clark (Clark Park)

In Clark Park, entry plazas will be created on the east and west end of the parcel and include benches, bike racks, charging stations, JLG signage and an 18" brick wall. These plazas will resemble those at the north end of the park and offer users a space for rest and enjoyment of the area's landscaping. Benches will include both Clark Park's historic replica style and the style used along the rest of the JLG (see attached).

The shared use path will be 12ft wide and wind through the area, preserving older trees. Four trees in poor condition near the west end plaza will be removed. Six new native shade trees will be added near the east and west plazas, and seven flowering trees will be added along the southern edge of the sports field. Near the middle of the project area, three young

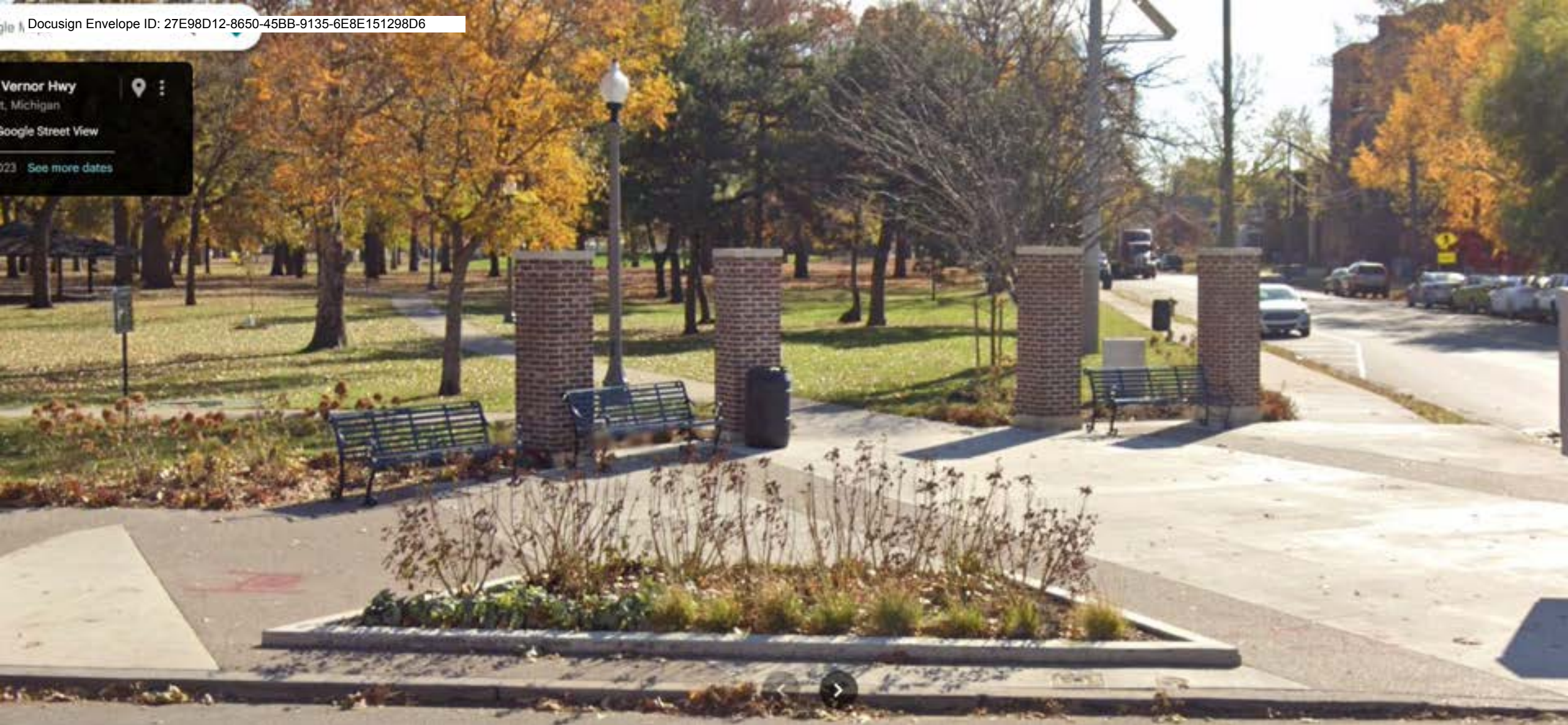
deciduous trees will be removed and replanted elsewhere on site to make room for the path.

The trail in Clark Park will be designed to function as an irrigated four seasons garden. It will include new plant beds throughout that will create interest and serve ecosystem functions all year round. Evergreen trees will provide cover for over-wintering birds and catch snow on their branches during winter months. Native shrubs with very early blooming flowers such as witch hazel will signal the start of spring and attract insects that are favored by neo-tropical migrating birds. Summer and fall will be anchored with plants with flowers which are good for pollinators such as clethra, baptisia, swamp mallow and itea. The deciduous maples in the area will create beautiful fall colors to complete the cycle.



JLG signage,
bench style #1
lighting style #1

*Location: JLG Warren
Gateway Trailhead*



Plaza, brick, bench style #2, lighting style #2

Location: Clark Park

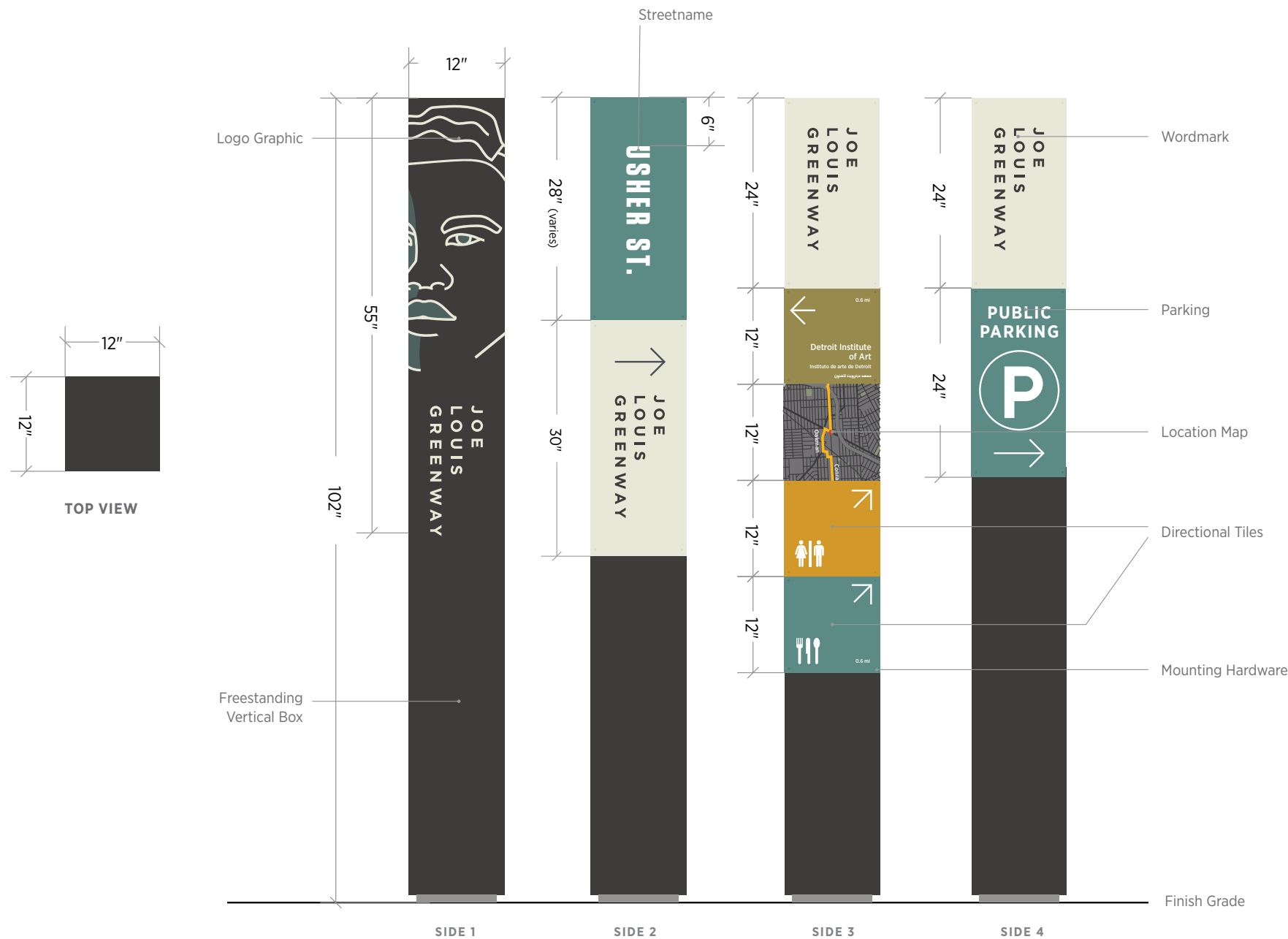
Plastic delineators, cycle track markings

Location: Kercheval and Maxwell



SIGNAGE TYPES & SPECIFICATIONS

VERTICAL TOWER

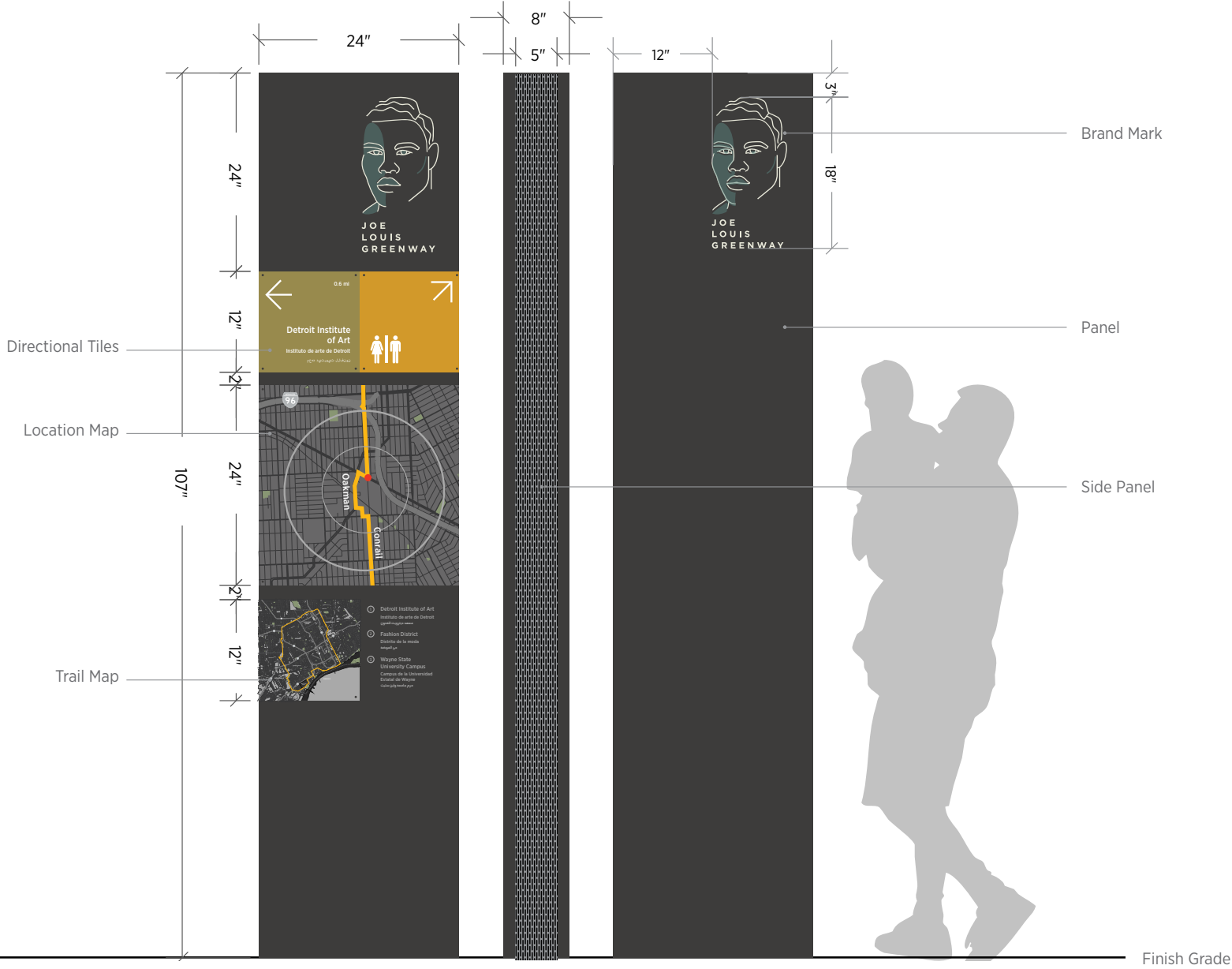


SIGNAGE TYPES & SPECIFICATIONS



SIGNAGE TYPES & SPECIFICATIONS

TOWER



CLARK PARK FOUR SEASONS GARDEN

ILLUSTRATED PLANT LIST



Filipendula Queen of the Prairie

Serviceberry Amalanchier 'Autum Brilliance'



Asclepias Tuberosa





Asclepias Incarnata

Asclepias Tuberosa



Red Twig Dogwood 'Arctic Fire'



Yellow Twig Dogwood 'Bud's Yellow'



Red
Chokberry
Aronia
Arbutifolia
Incarnata



Paw Paw
Asimina
Triloba





Baptisia
'False Indigo'



Coreopsis Lanceolata

CLARK PARK
JOE LOUIS GREENWAY –
CLARK PARK SEGMENT
8.18.2025

SIGNAGE (JLG TOWER)

BENCH

BRICK SEAT WALLS –18” HEIGHT, 12” TOP.
RED BRICK W/ LIMESTONE CAP

BIKE RACK

DRINKING FOUNTAIN

NEW 4’ BLACK VINYL FENCE

TRASH AND RECYCLE BINS

TRAIL – 12’ WIDE
CONCRETE

LIGHTING

FLOWERING TREES – REDBUD

REMOVE AND REPLACE
4’ BLACK VINYL FENCE

BENCH

BRICK WALLS

SIGNAGE (JLG TOWER)

”FOUR SEASONS” GARDENS

EX. TREES

SHADE TREES – PRINCETON ELM

NOTE– FINAL ALIGNMENT OF PATH AND
PLANTINGS WILL BE FIELD LOCATED TO
AVOID EXISTING TREES WHEN POSSIBLE.



TREES FOR REMOVAL INCLUDE 1 YELLOW LOCUST, AND 3 NORWAY MAPLES.

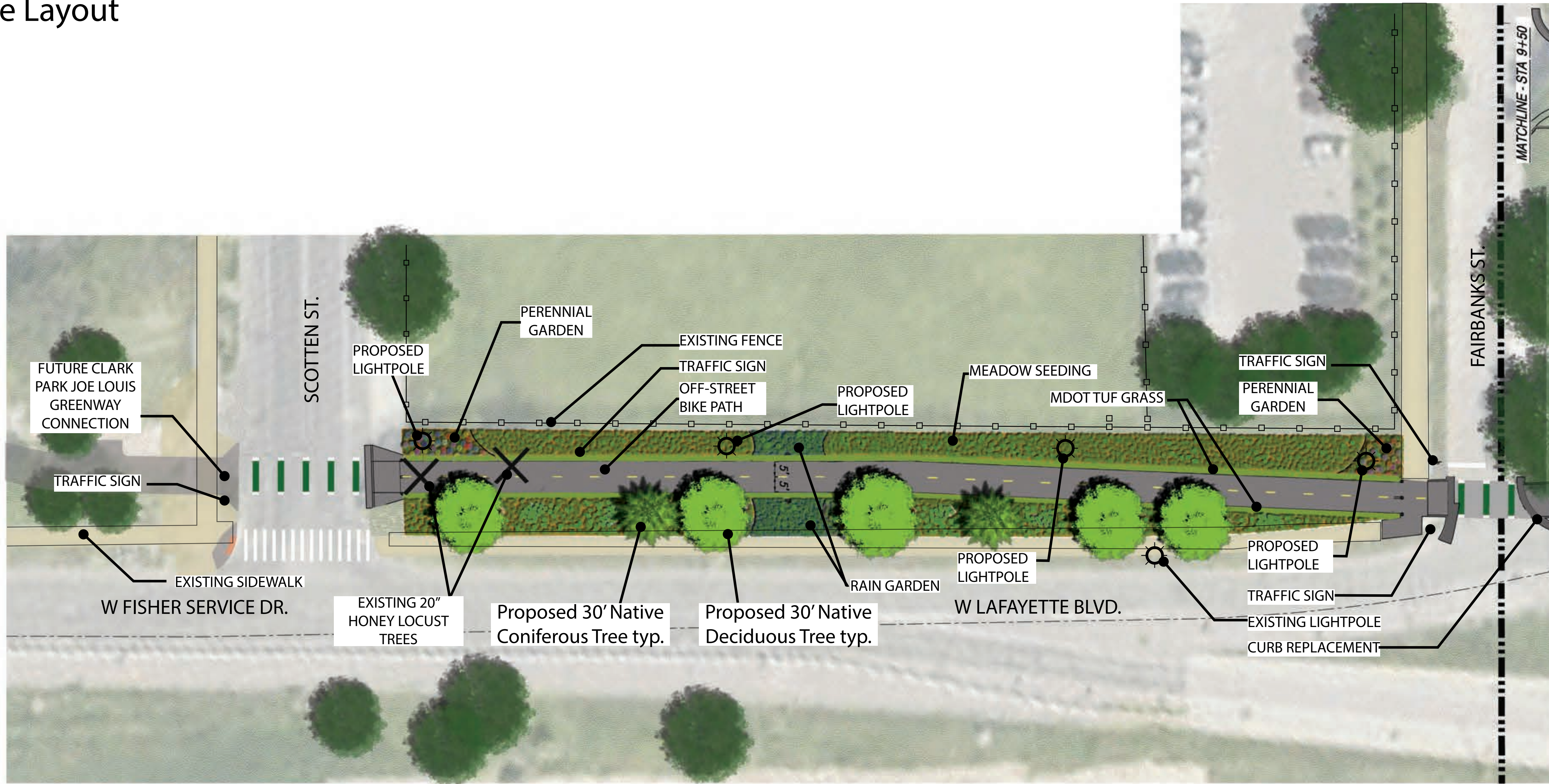
TREES TO BE RELOCATED OR REMOVED INCLUDE, HACKBERRY AND PLANE TREE. APPROXIMATELY 3-5 YEARS OLD





HUBBARD FARMS HISTORIC DISTRICT - JOE LOUIS GREENWAY

Proposed Site Layout

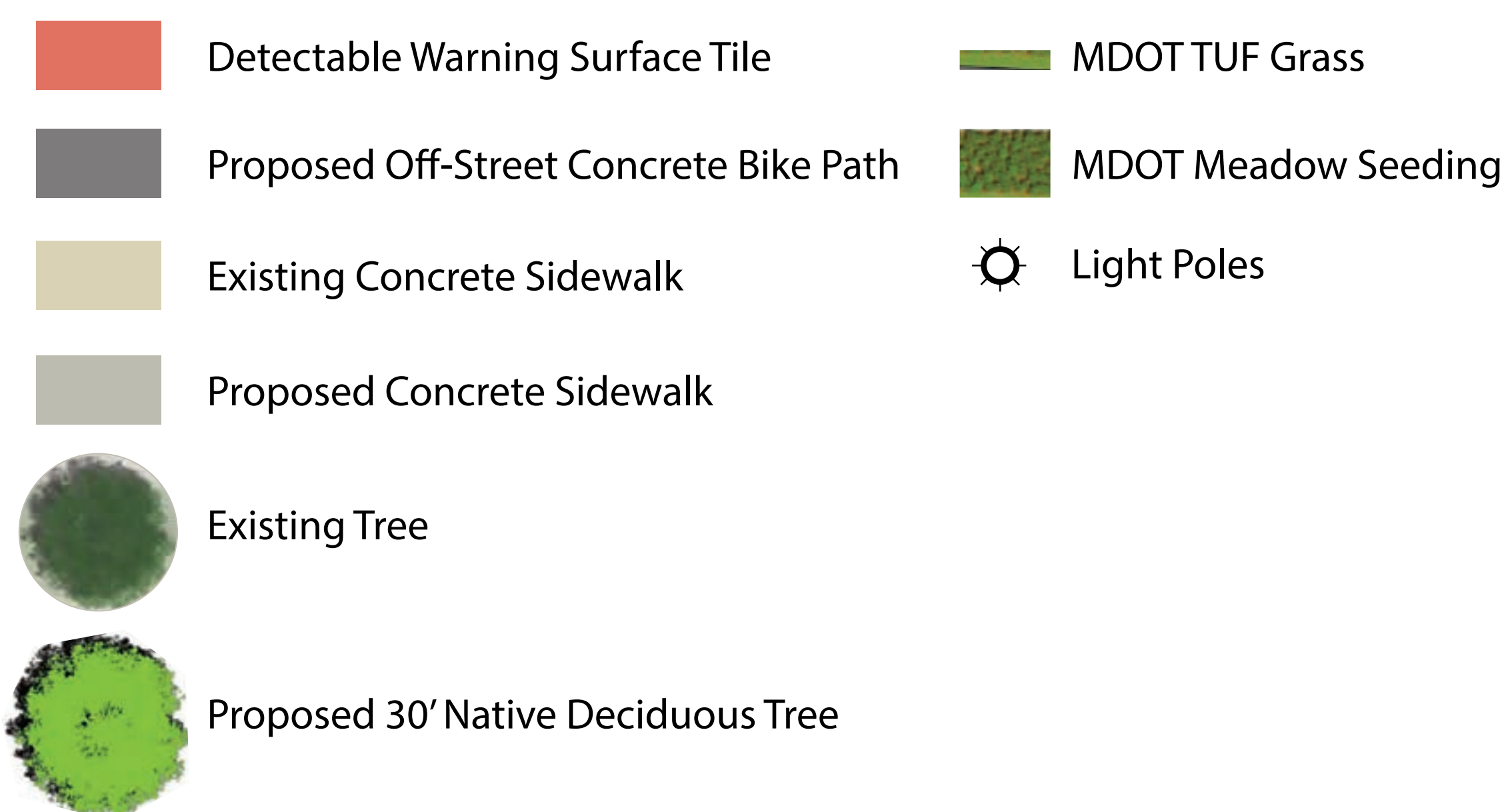
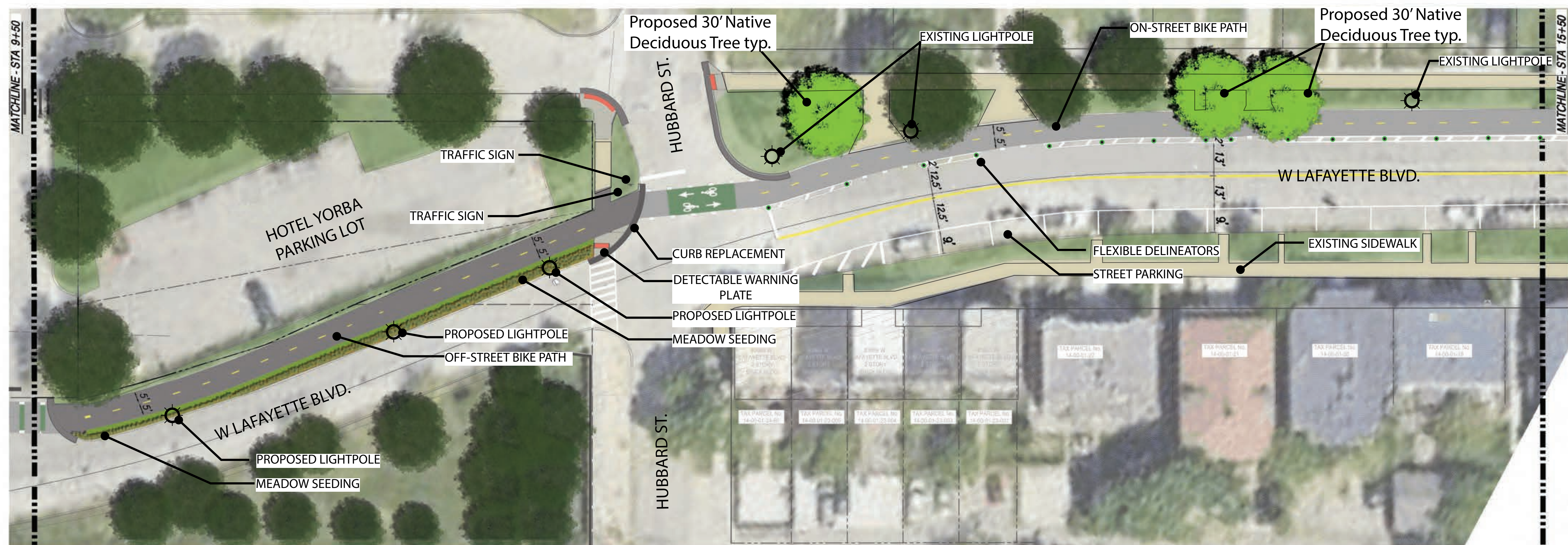


- | | | | |
|--|--|--|-----------------------------|
| | Detectable Warning Surface Tile | | MDOT TUF Grass |
| | Proposed Off-Street Concrete Bike Path | | MDOT Meadow Seeding |
| | Existing Concrete Sidewalk | | Rain Garden |
| | Proposed Concrete Sidewalk | | Perennial Plantings |
| | Existing Tree | | Existing Tree to be Removed |
| | Proposed 30' Native Deciduous Tree | | Light Poles |
| | Proposed 15' Native Coniferous Tree | | |



HUBBARD FARMS HISTORIC DISTRICT - JOE LOUIS GREENWAY

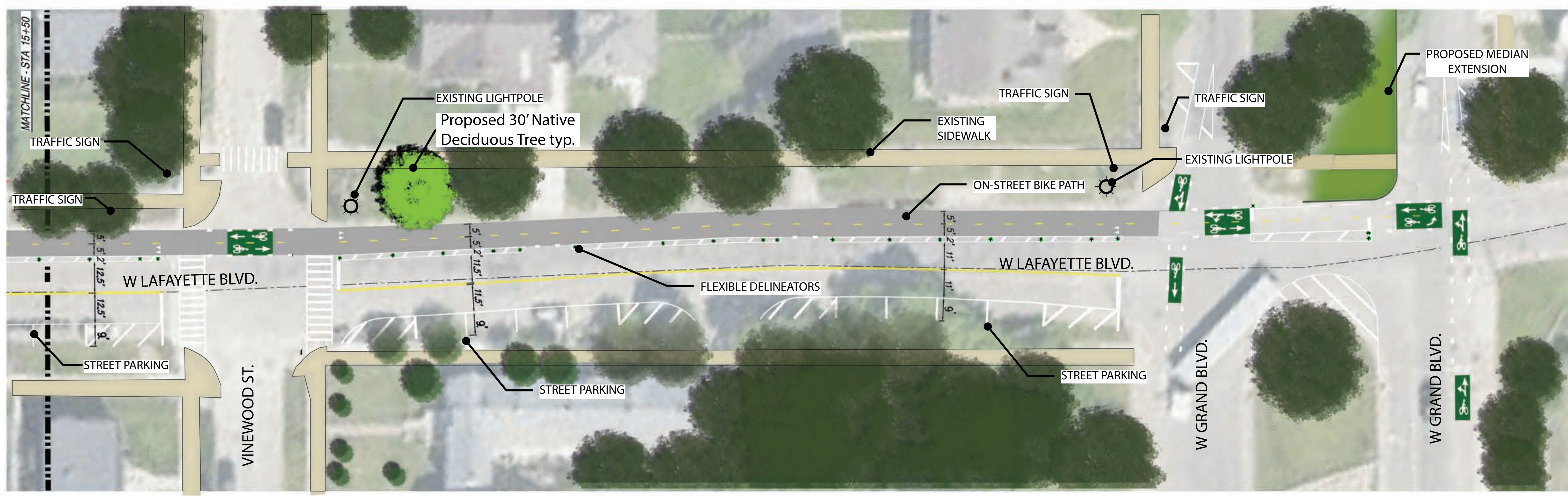
Proposed Site Layout





HUBBARD FARMS HISTORIC DISTRICT - JOE LOUIS GREENWAY

Proposed Site Layout

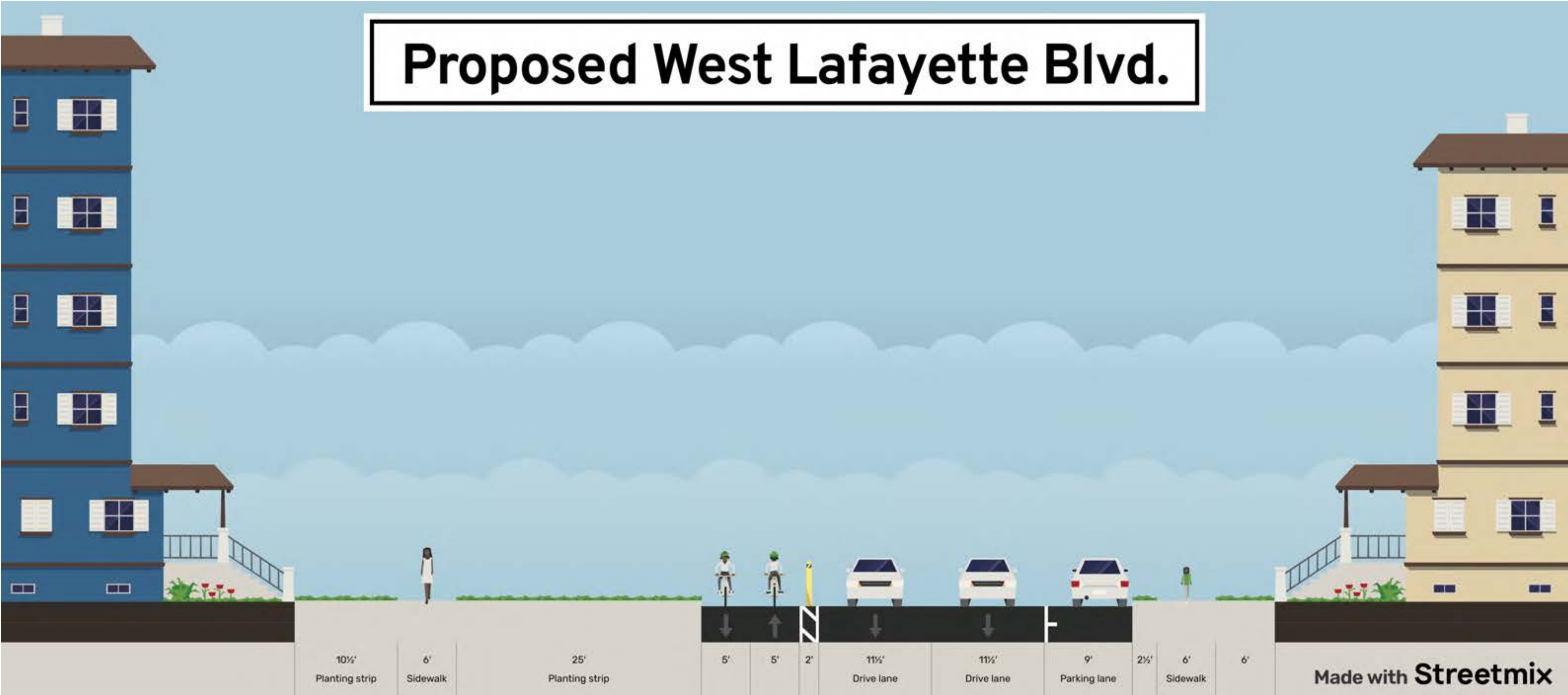
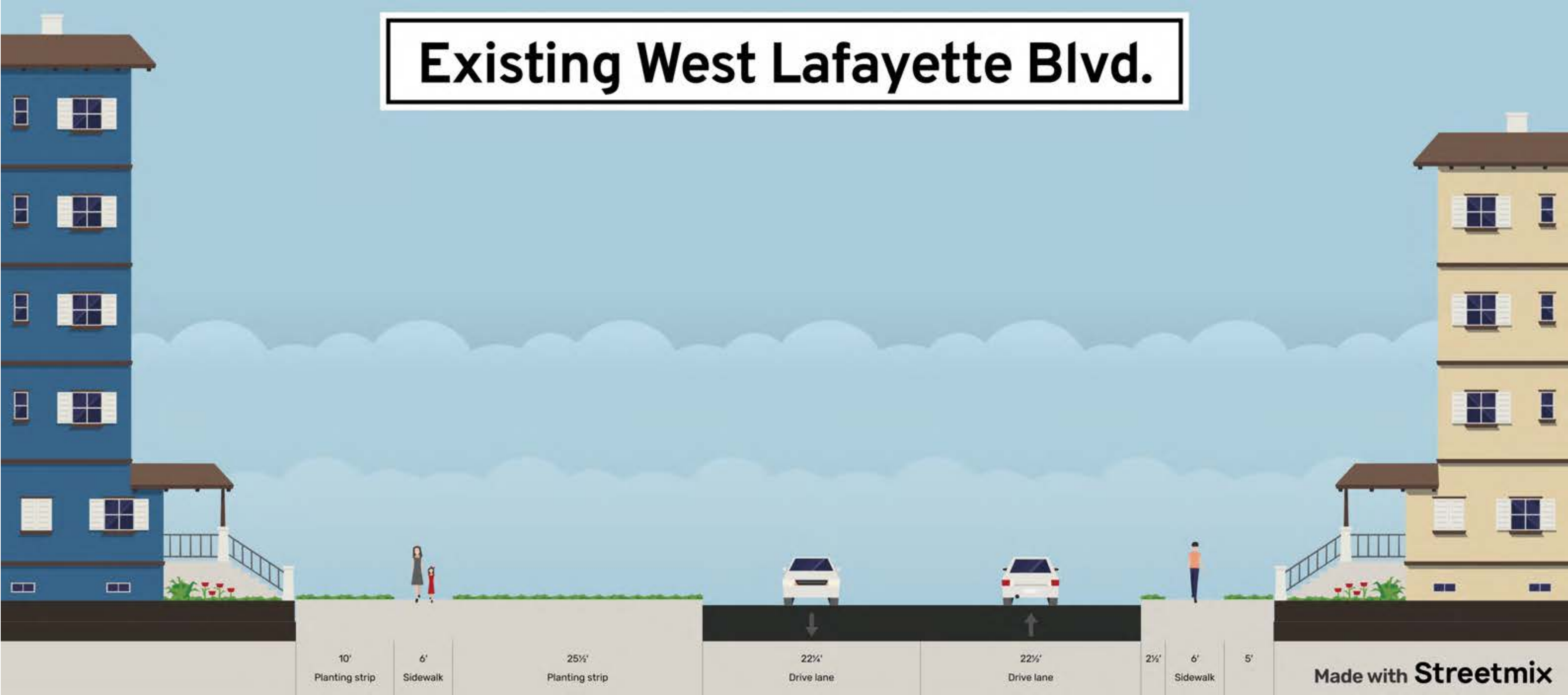


-  Detectable Warning Surface Tile
-  Proposed Off-Street Concrete Bike Path
-  Existing Concrete Sidewalk
-  Proposed Concrete Sidewalk
-  Existing Tree
-  Proposed 30' Native Deciduous Tree
-  Light Poles



HUBBARD FARMS HISTORIC DISTRICT - JOE LOUIS GREENWAY

Existing and Proposed Cross Sections



AMELIA EARHART ELEMENTARY TREE REMOVALS

