



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2025-00028

PROPERTY INFORMATION

ADDRESS(ES): 3020 Iroquois
HISTORIC DISTRICT: Indian Village

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: (see attached letter)
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APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant			
NAME: Robert Clarke	COMPANY NAME: CBI Design Professionals, INC		
ADDRESS: 838 West Long Lake Road	CITY: Bloomfield Hills	STATE: MI	ZIP: 48302
PHONE: +1 (248) 645-2605	EMAIL: rclarke@cbidesign.net		

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:

B764AF832CCA04C9...

01/22/2025
DATE

SIGNATURE

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.")

see attached letter (also reference for item #3 & #4)



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 letter

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 letter

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



CBI DESIGN PROFESSIONALS

January 21, 2025

City of Detroit
Historic District Commission
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: HDC Project Review Request

Dear Members of the Commission,

On Behalf of our client at #3020 Iroquois Street we are providing the following information to answer the questions in their application to the Historic District Commission for their new home.

Description:

This new construction home is being built on a vacant lot adjacent to another new home being built currently. On the opposite side of our proposed home is also a home that is not historically contributing. This home is being proposed for an individual who is relocating to Detroit to be closer to the family that live in the area.

The home we are proposing is a 2-story home with a basement. It is being done in a "20th Century Composite" Style of architecture as described in descriptions of homes in the Boston Edison, Arden Park and Indian Village Historic Districts. The home is designed with a hip roof over a basic cubic shape. Lower single-story elements flank the main home on both sides. The eaves have wide overhangs with exposed rafter tails. Arched windows and entry opening are provided. Windows with a more vertical proportion than horizontal make up the entire home and the glass is divided into small panes. A single front walk leads up to the porch and front door. The main home is proposed to consist of flush joint painted CMU veneer with wood trim and a small

amount of wide beveled siding on the 2nd floor rear wall only. Extensive discussions have been had about alternative materials for the exterior, including painted stucco, painted brick, and natural brick. The home is intended to have a very monochromatic main wall surface much like other homes of this style in the district. The use of a painted flush joint CMU provides that effect with just a hint of a different material so that this home is not copying any historical home that did not previously exist on this site. In the alternative we have provided a painted brick solution that has a similar impact with slightly more surface texture. Although historical homes in the area were not likely painted originally, there are examples of homes in the area that were painted at some point after originally being built. This also allows it to fit comfortably into the neighborhood and acknowledge that it is not historical on its own.

The home is designed with 10' main floor and 9' 2nd floor ceiling heights. This brings the overall proportion and massing into harmony with the historically contributing homes along the street (see the street scape diagrams).

Foundation plantings are proposed along the house and a simple generally flat lawn area is proposed for the home as well.

Work list

- Basement, partial crawl space with Slab on grade remainder of building.
- Construct a roughly 2540 sf new residence on vacant lot.
- Maintain current drainage path of the surface water from the rear of the lot toward the front. Minor re-grading at the perimeter of the residence for positive slope away from the home.
- Construct new driveway, drive apron and walkway to the front porch of the home from the street.
- Construct rear concrete Patio.
- Landscape lot back to primarily lawn with simple foundation plantings at the front of the home. Fencing will be added as need to finish enclosing rear yard between existing fences and proposed fences from the adjacent new construction.

Existing Conditions:

- The current lot is vacant, comprised of basic lawn area.

- The lot is nearly flat with a slight grade change from higher at the back of the lot dropping a few inches or so toward the front.
- One grouping of 2 trees is in the front yard of the lot. These trees are entangled together. The proposed driveway is on the opposite side of the lot and will not impact these trees.
- There is a sidewalk along the front property line.
- A double row of cyclone fence forms the rear property line along the unused alley.
- The left property line has an existing fence that is somewhat encroaching onto this property. The property to the left has an existing non-contributing home built sometime later than 1930.
- The right property line is proposed to have a new fence and evergreen screening. This is based on documents for the new construction currently underway.

Thank you for your review and consideration of this request for our client.

Sincerely,

Robert G. Clarke, AIA, NCARB

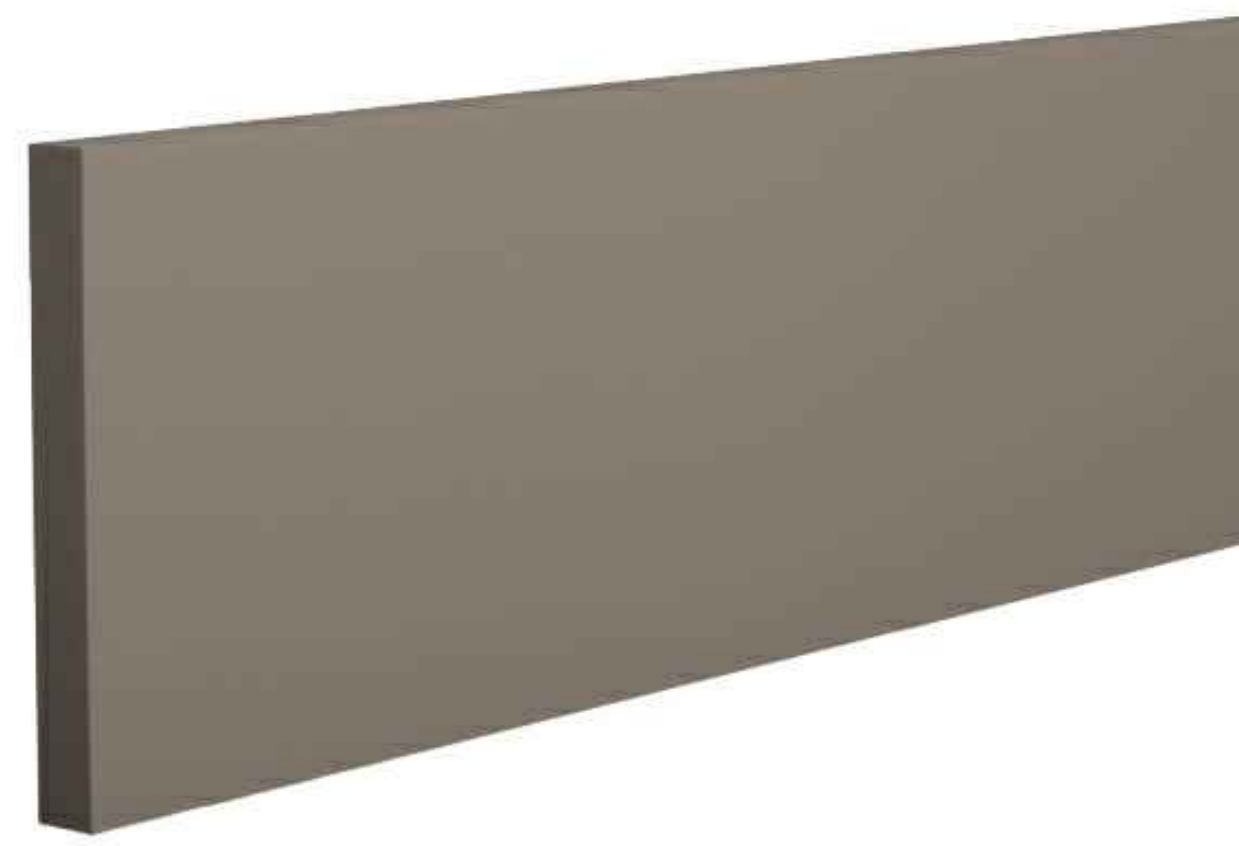
President







ROOF - ARCHITECTURAL DIMENSIONAL SHINGLES - BLACK



TRIM BOARDS - PAINTED WOOD - SW 2840



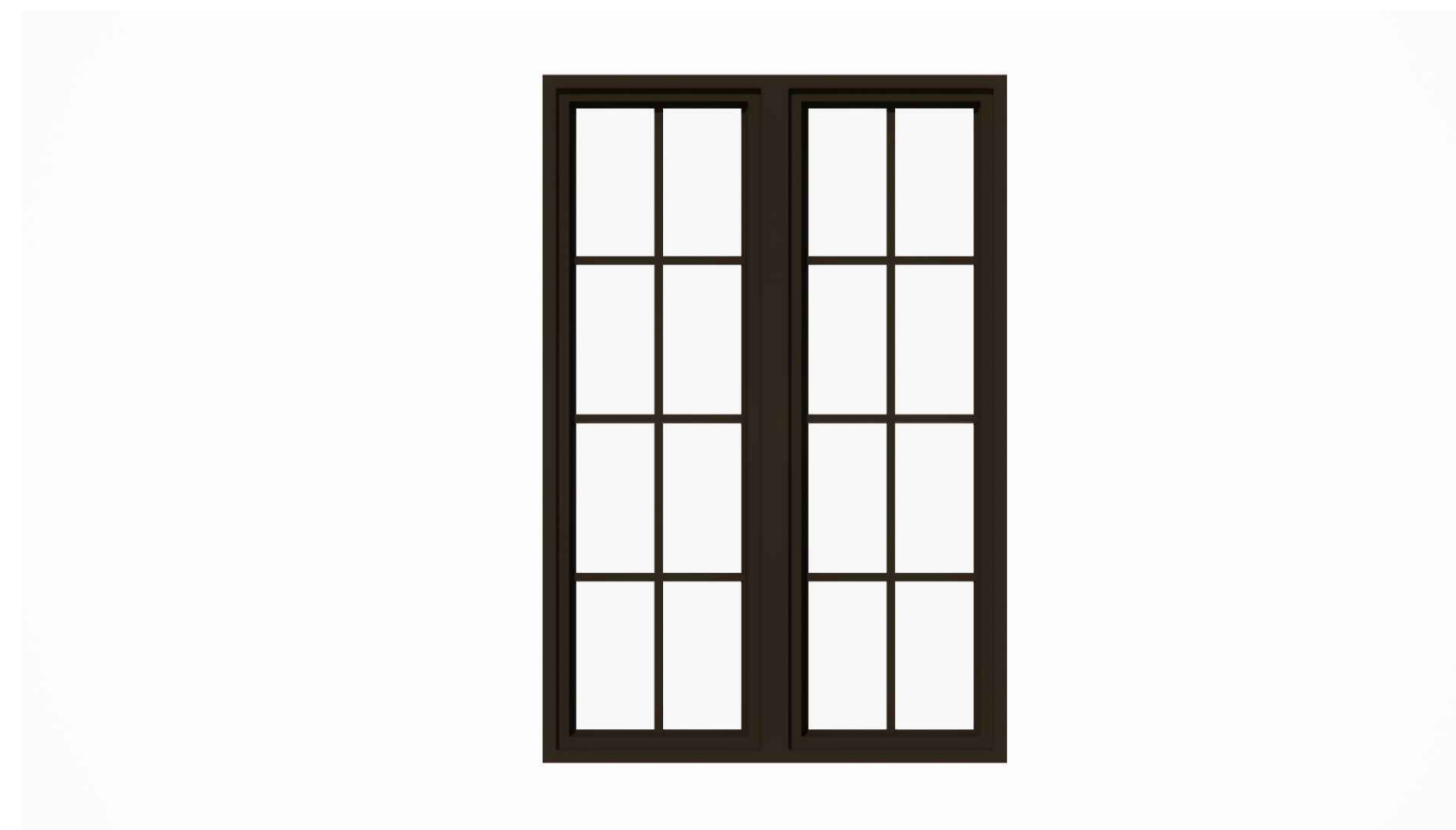
6" HALF ROUND ALUMINUM GUTTERS - PAINTED TO MATCH TRIM



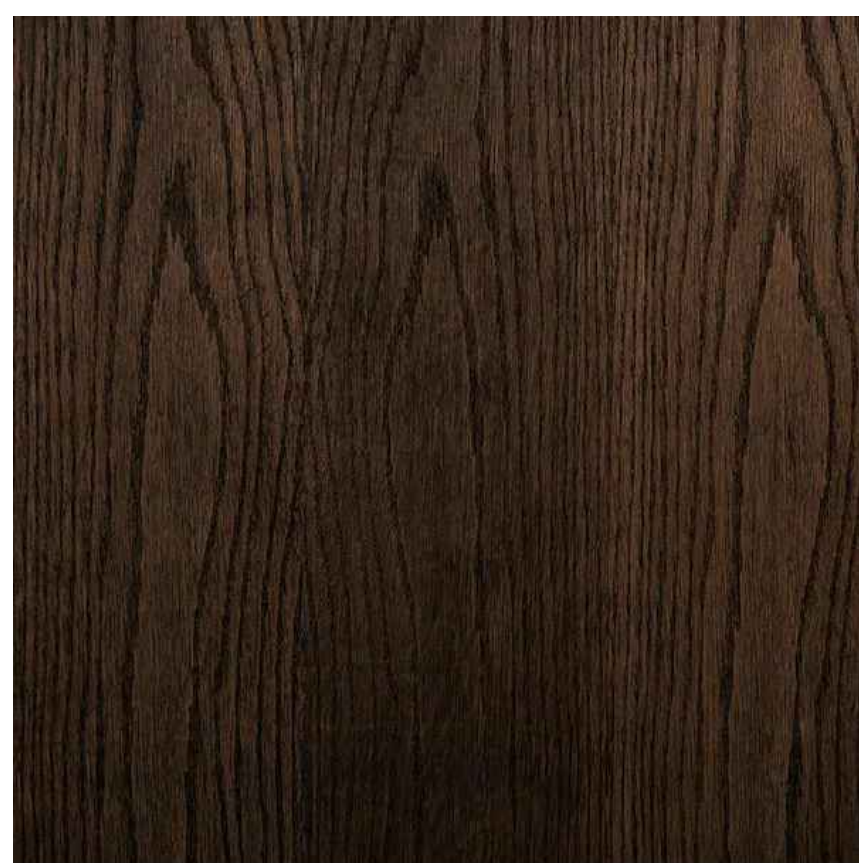
SIDING - PAINTED WOOD LAP SIDING - (COLOR MATCH TO C:4 YELLOWISH WHITE)



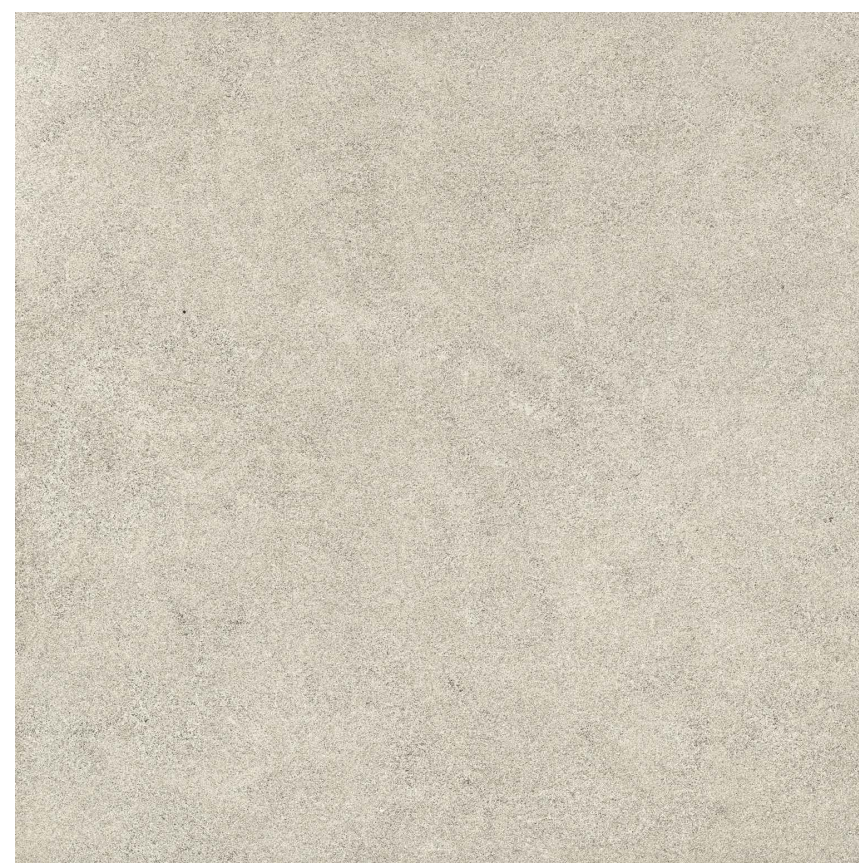
PAINTED BRICK VENEER (COLOR MATCH TO C:4 YELLOWISH WHITE)



WINDOWS - MARVIN ULTIMATE - BRONZE FINISH



ENTRY DOOR - STAINED WOOD



INDIANA BUFF LIMESTONE



POWDER COATED ALUMINUM RAILINGS - BRONZE

EXTERIOR MATERIAL SELECTIONS - ALTERNATE

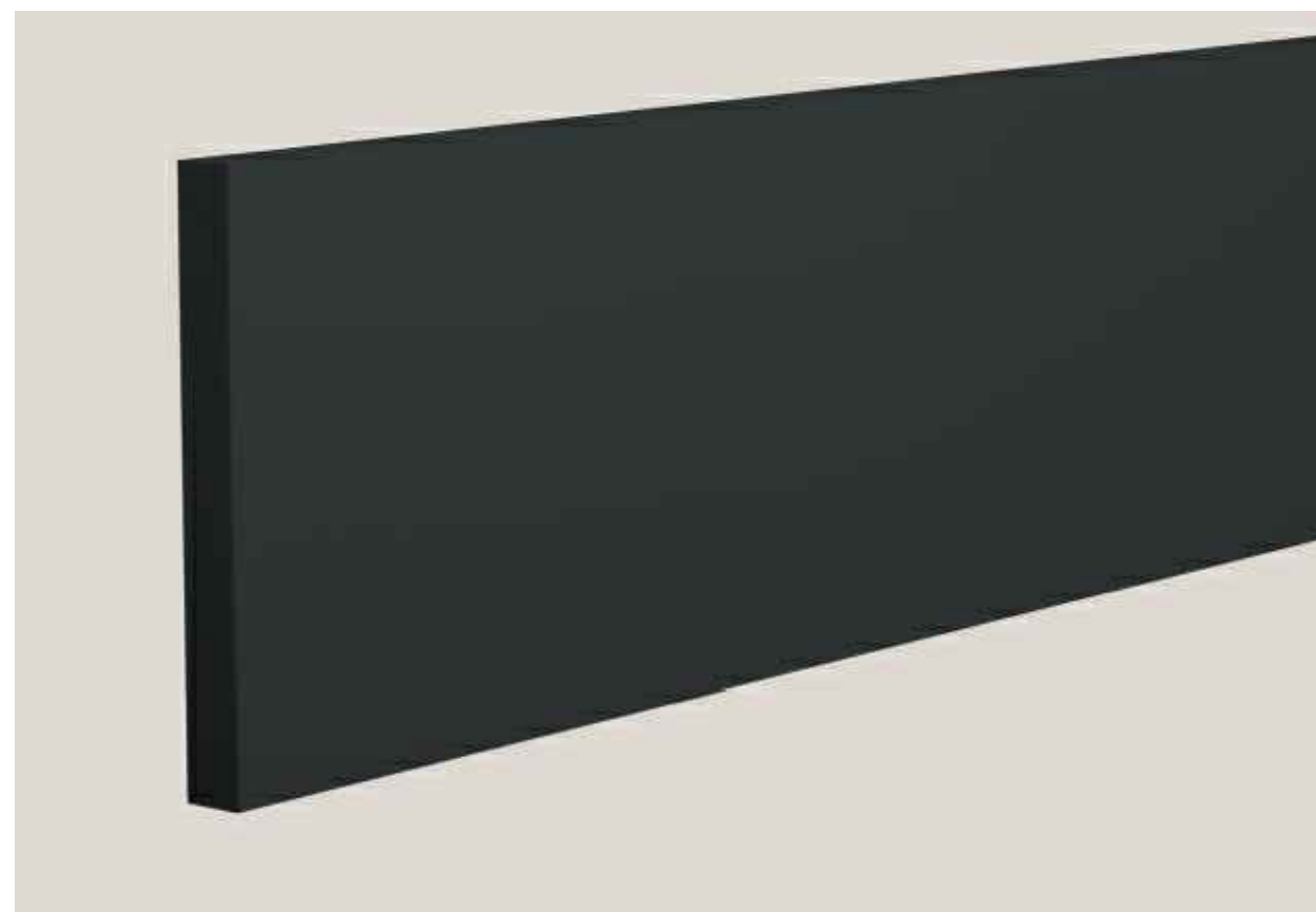
NO SCALE

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Exterior Materials - Alternate



ROOF - ARCHITECTURAL DIMENSIONAL SHINGLES - BLACK



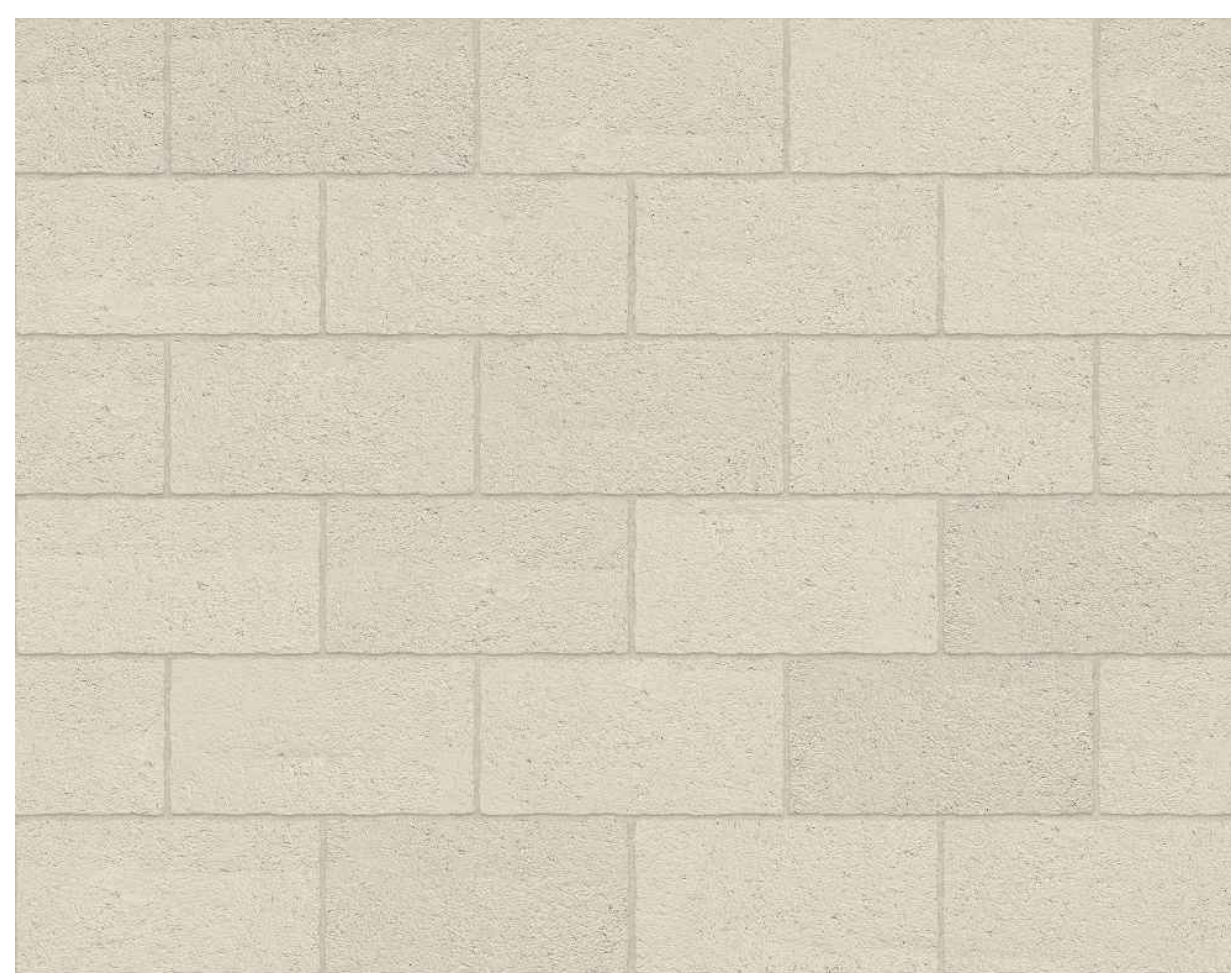
TRIM BOARDS - PAINTED WOOD - BLACK



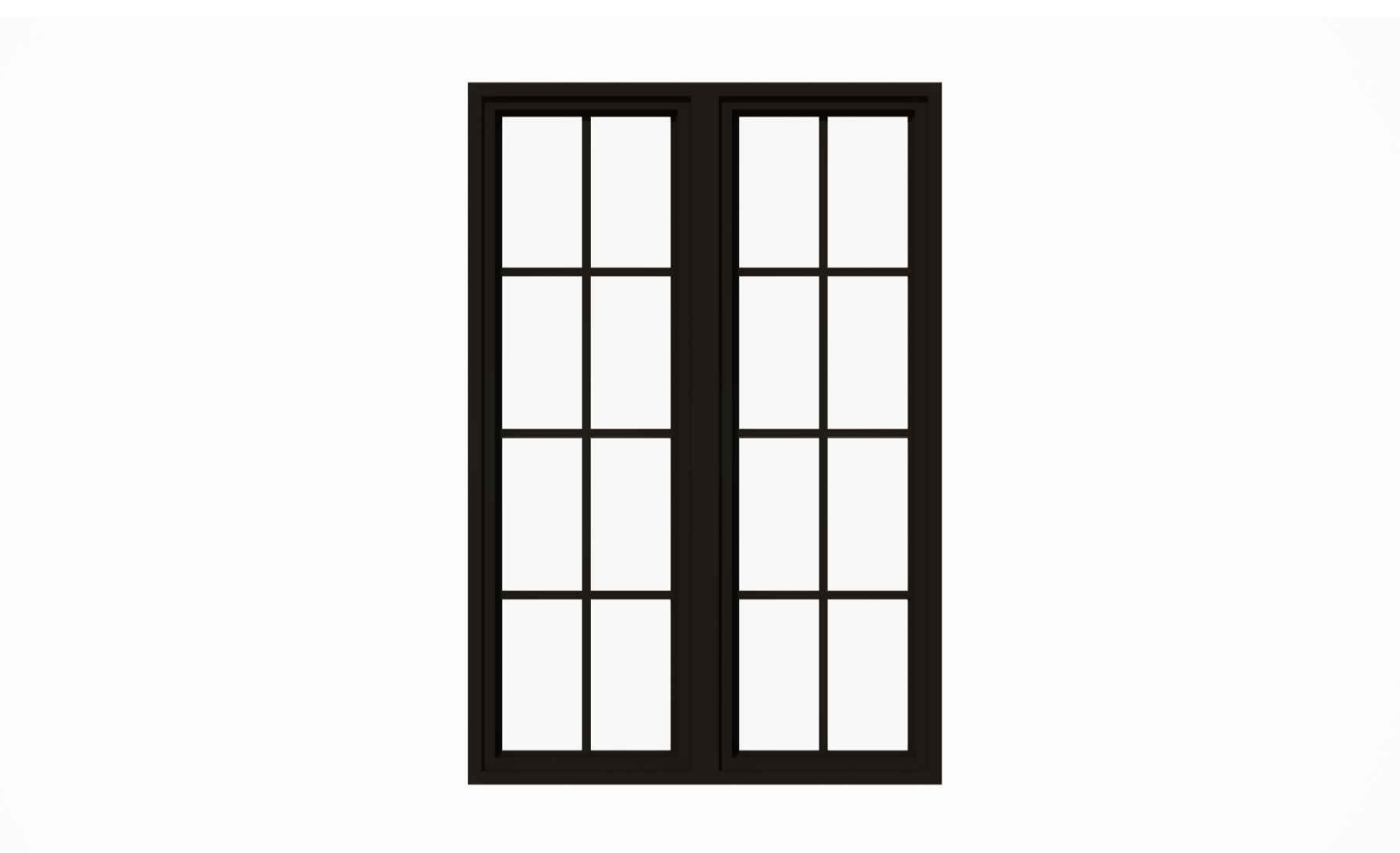
6" HALF ROUND ALUMINUM GUTTERS - PAINTED TO MATCH TRIM



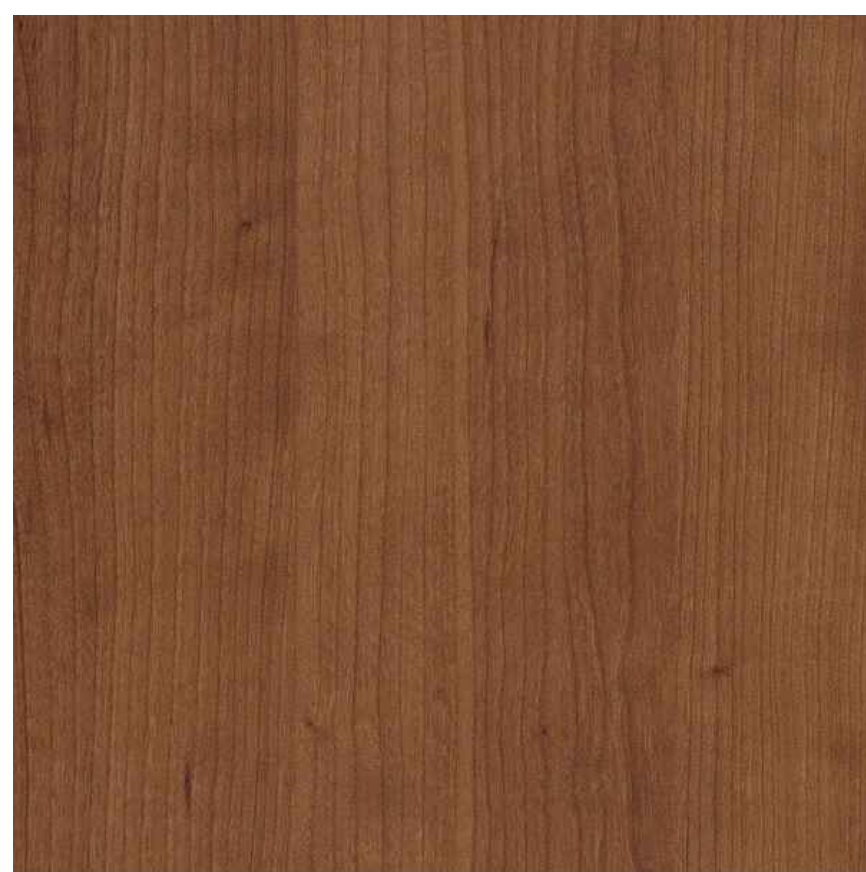
SIDING - PAINTED WOOD LAP SIDING - (COLOR MATCH TO C:4 YELLOWISH WHITE)



PAINTED CMU BLOCK (COLOR MATCH TO C:4 YELLOWISH WHITE)



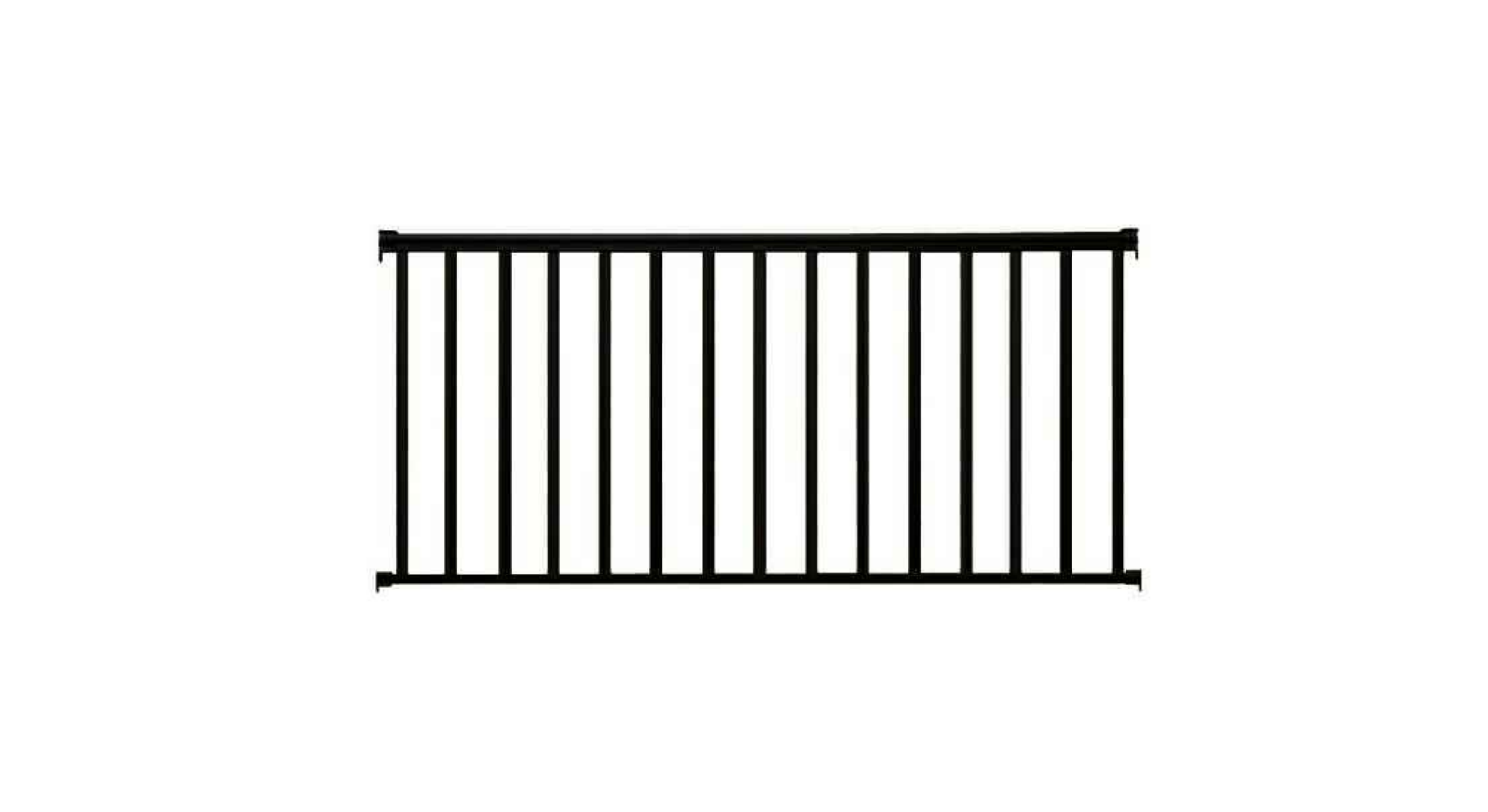
WINDOWS - MARVIN ULTIMATE - BLACK FINISH



ENTRY DOOR - STAINED WOOD



INDIANA BUFF LIMESTONE



POWDER COATED ALUMINUM RAILINGS - BLACK

EXTERIOR MATERIAL SELECTIONS

NO SCALE

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Exterior Materials