



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

**APPLICATION ID**

HDC2024-00666

## PROPERTY INFORMATION

**ADDRESS(ES):** 264 Watson

**HISTORIC DISTRICT:** Brush Park

### SCOPE OF WORK: (Check ALL that apply)

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

### BRIEF PROJECT DESCRIPTION:

Proposed Renovations:

1. New Wrap-Around Covered Porch to replace the existing front and side of the house; Wood Post, Stair, Floor & Trim, Shingle Roof
2. Exterior Woodwork – Re-Paint all existing wood
3. Dormer - A new dormer to be added to the attic space on the west side of the house to create usable space in the attic of the house
4. Roof Addition - A new gable roof extension on the rear of the house to provide a stair to the attic/3rd Floor of the house plus an outdoor roof deck

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Architect/Engineer/Consultant

**NAME:** John Biggar

**COMPANY NAME:** studiozONE, llc

**ADDRESS:** 350 MADISON ST FL 4TH

**CITY:** DETROIT

**STATE:** MI

**ZIP:** 48226

**PHONE:** +1 (313) 549-2790

**EMAIL:** jpb@ware-house.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 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.

DocuSigned by:

*John Biggar*

817F1A42B12D40D...

SIGNATURE

11/18/2024

DATE

**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://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.")*

The existing house structure is a 2-story brick masonry with the original house and an addition at the rear of the house. Much of the original house brick was painted in a red paint color similar to the original brick color below the paint. Much of this paint has fallen off the house so a mix of original brick and paint colors are visible on the house.

A number of the windows were replaced with vinyl windows, usually with aluminum storm windows covering the windows. There are also a number of wood windows. The 1st Floor windows often have decorative steel grating over the windows. The previous house owner was in the pro

**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.")*

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**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 the Attached Drawings for the Detailed Scope of Work

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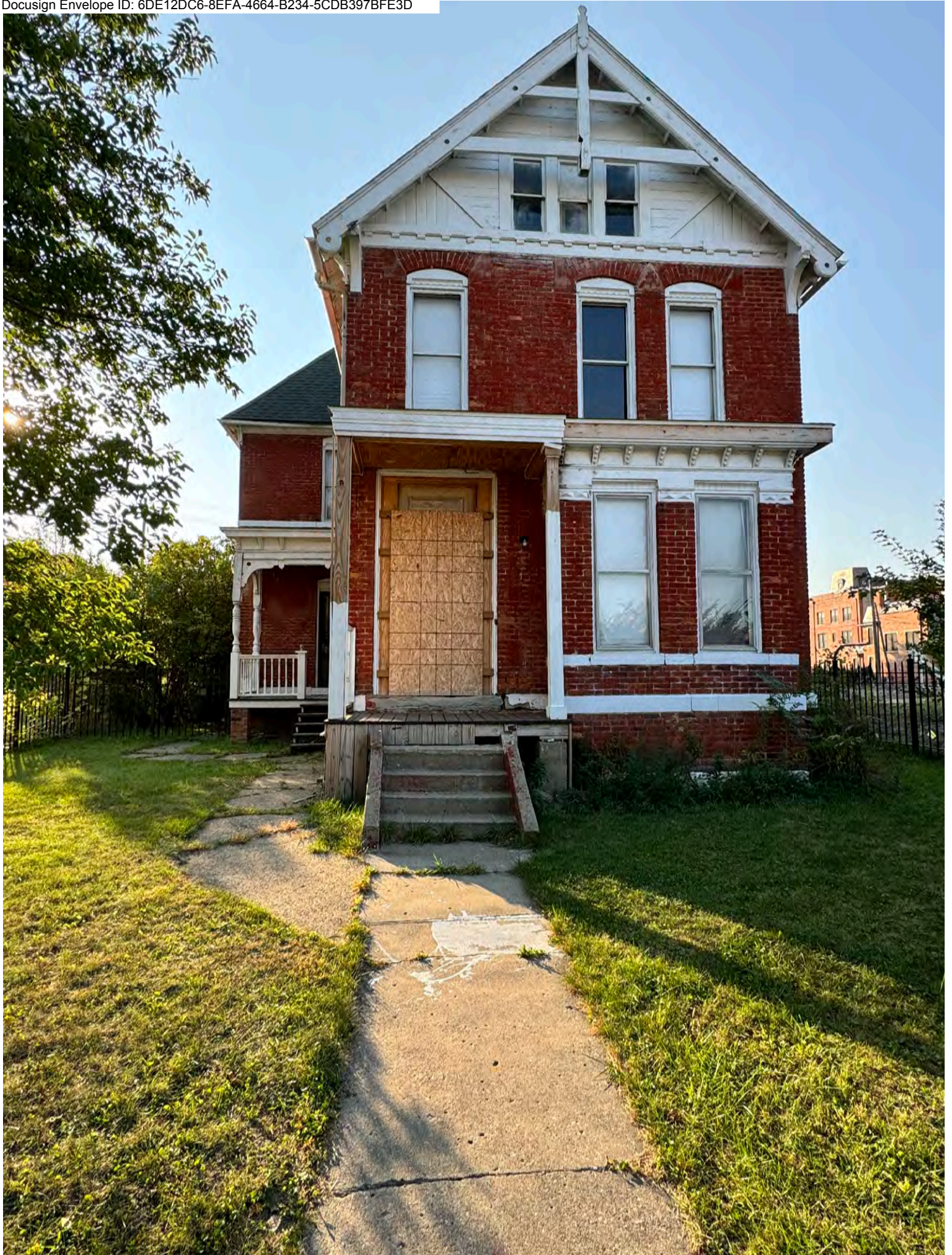
**5. BROCHURES/CUT SHEETS**

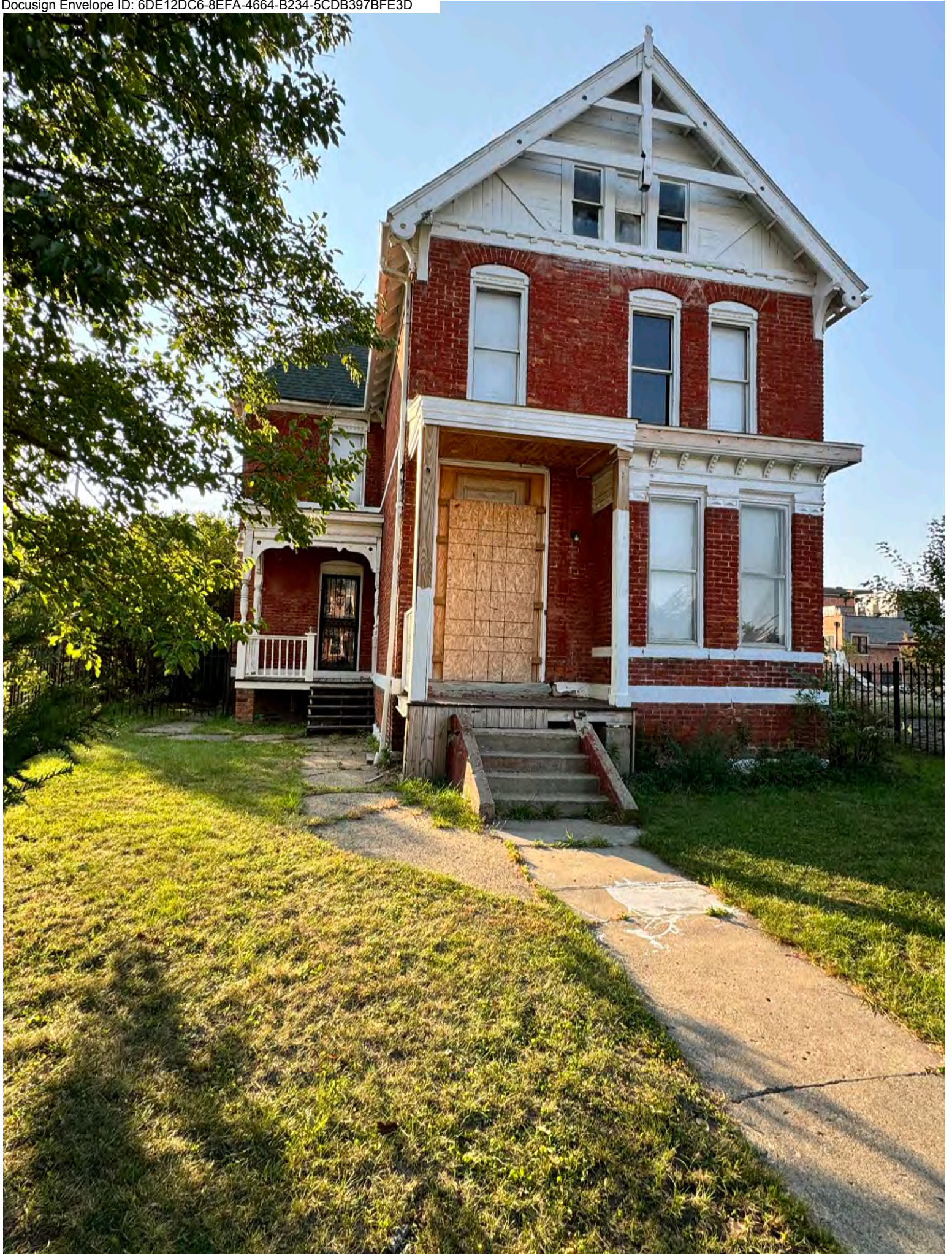
*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

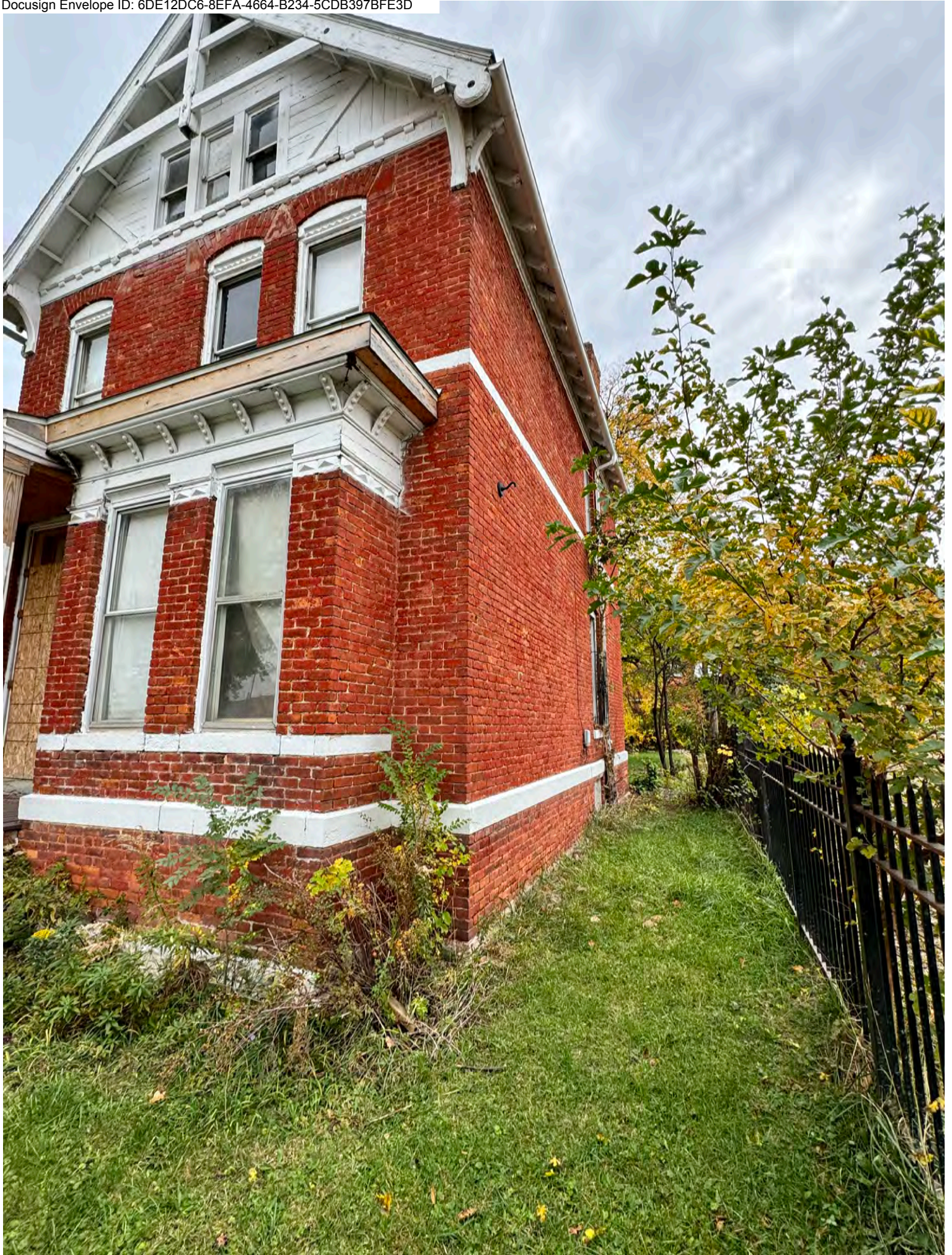


**ADDITIONAL DETAILS**

<p><b>6. WINDOWS/DOORS</b> <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	















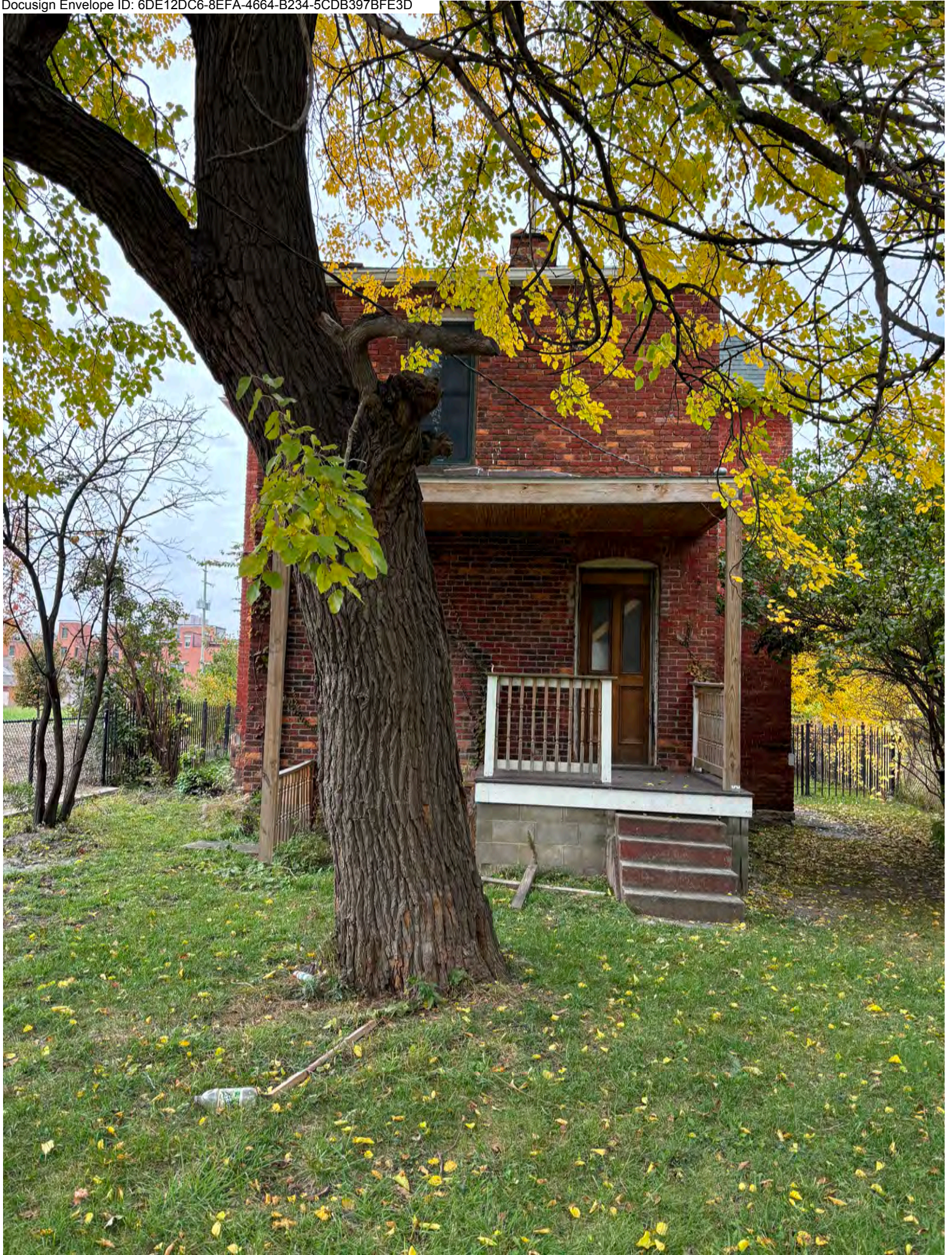




















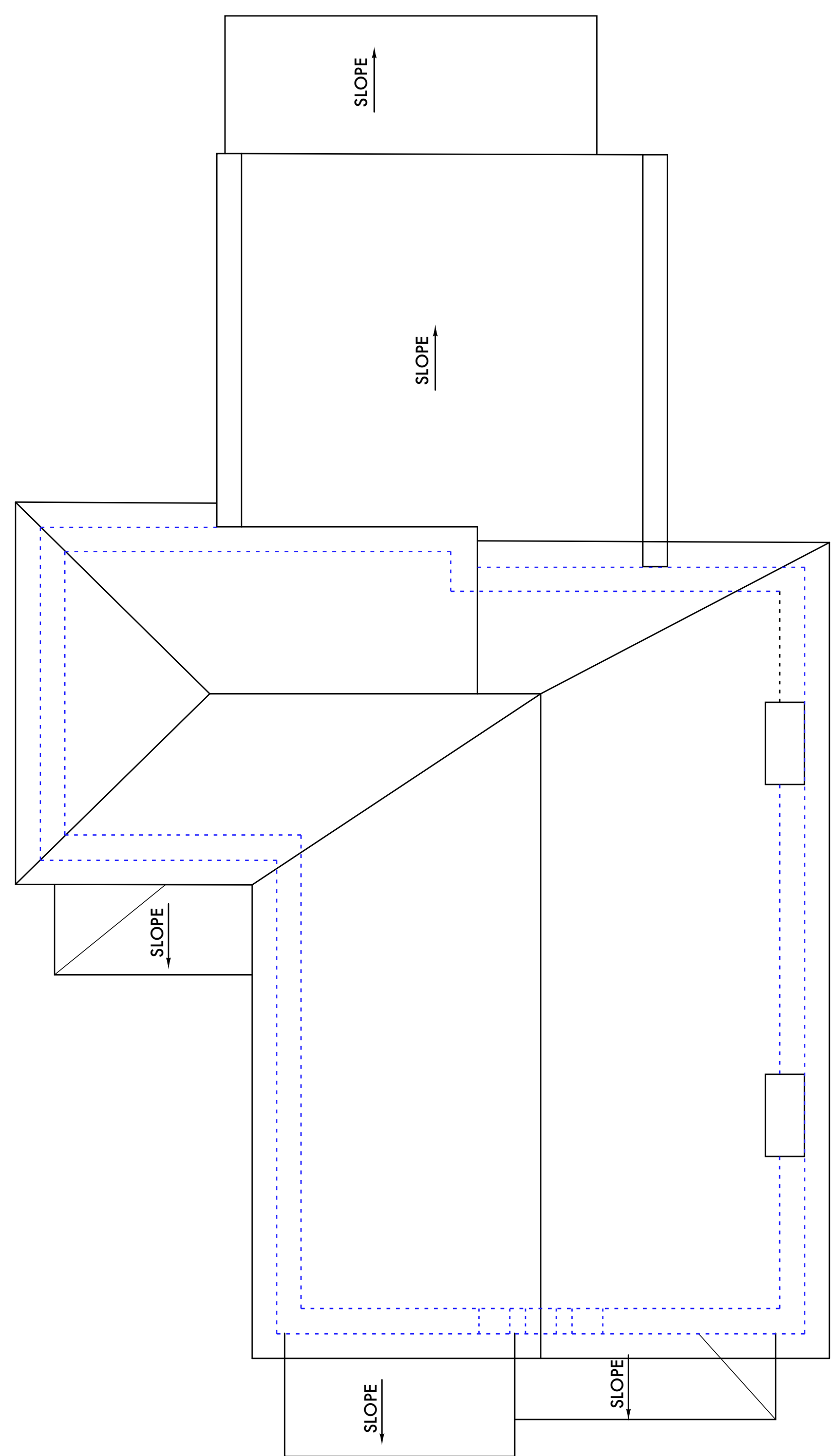




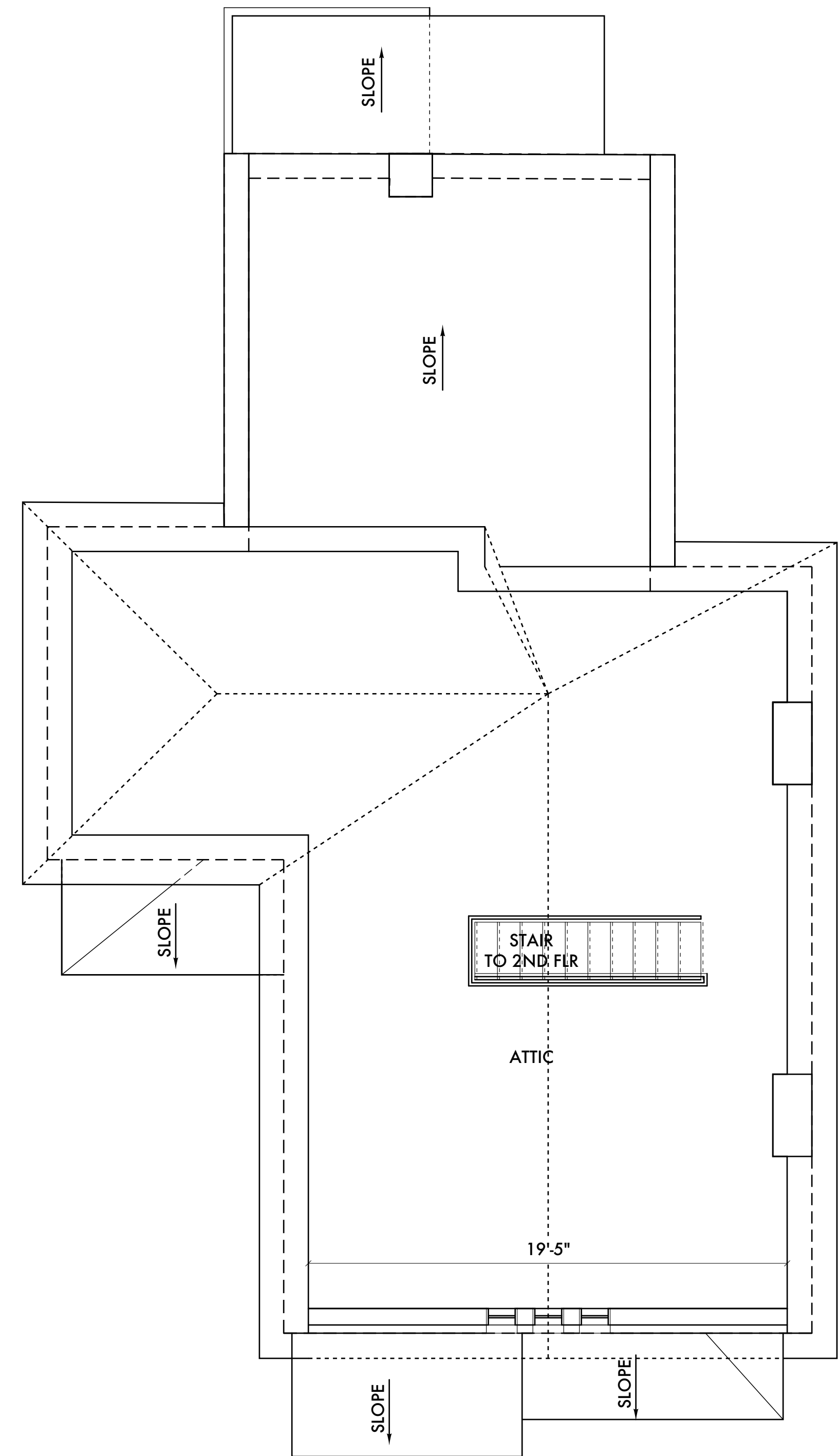




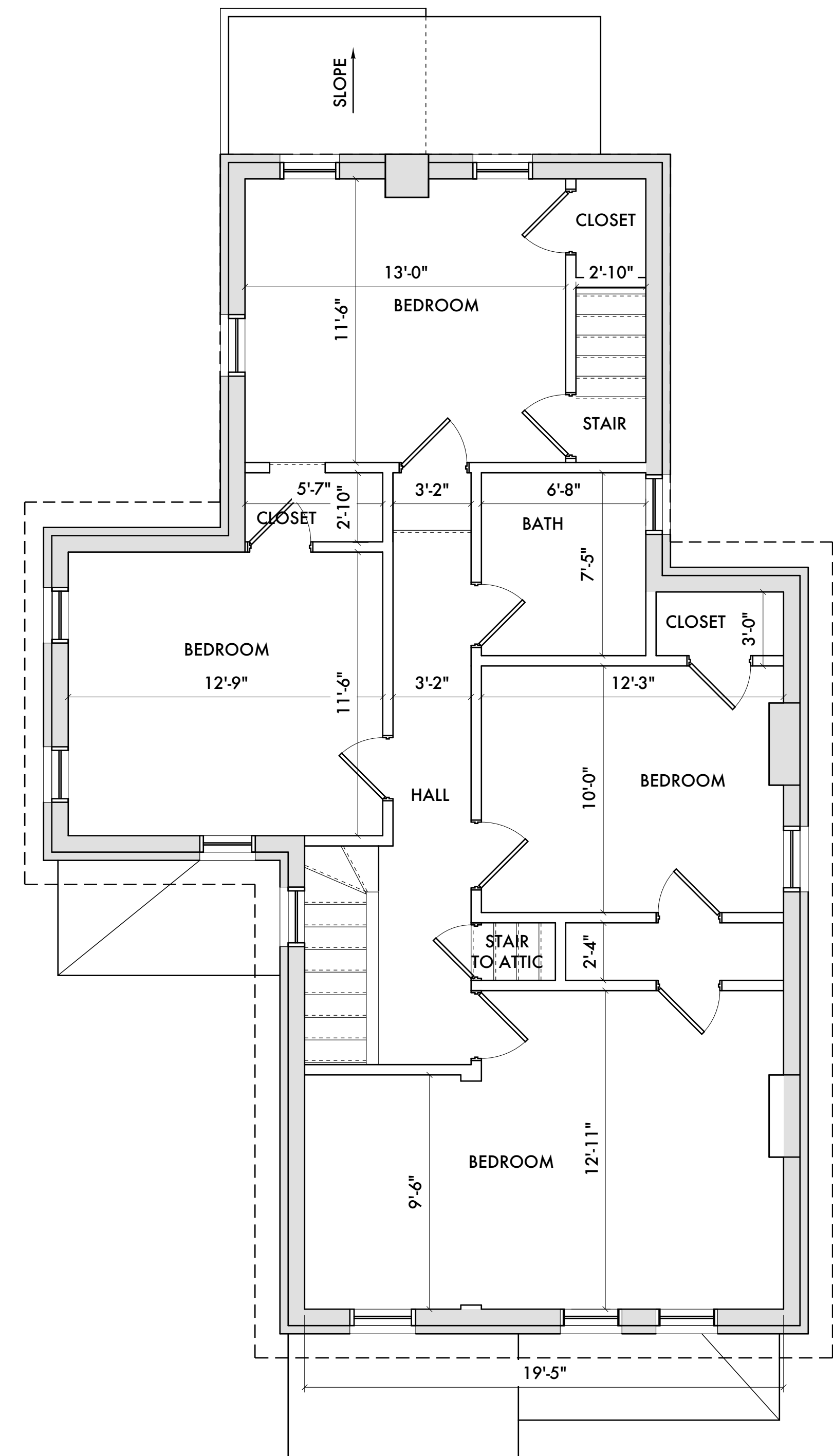




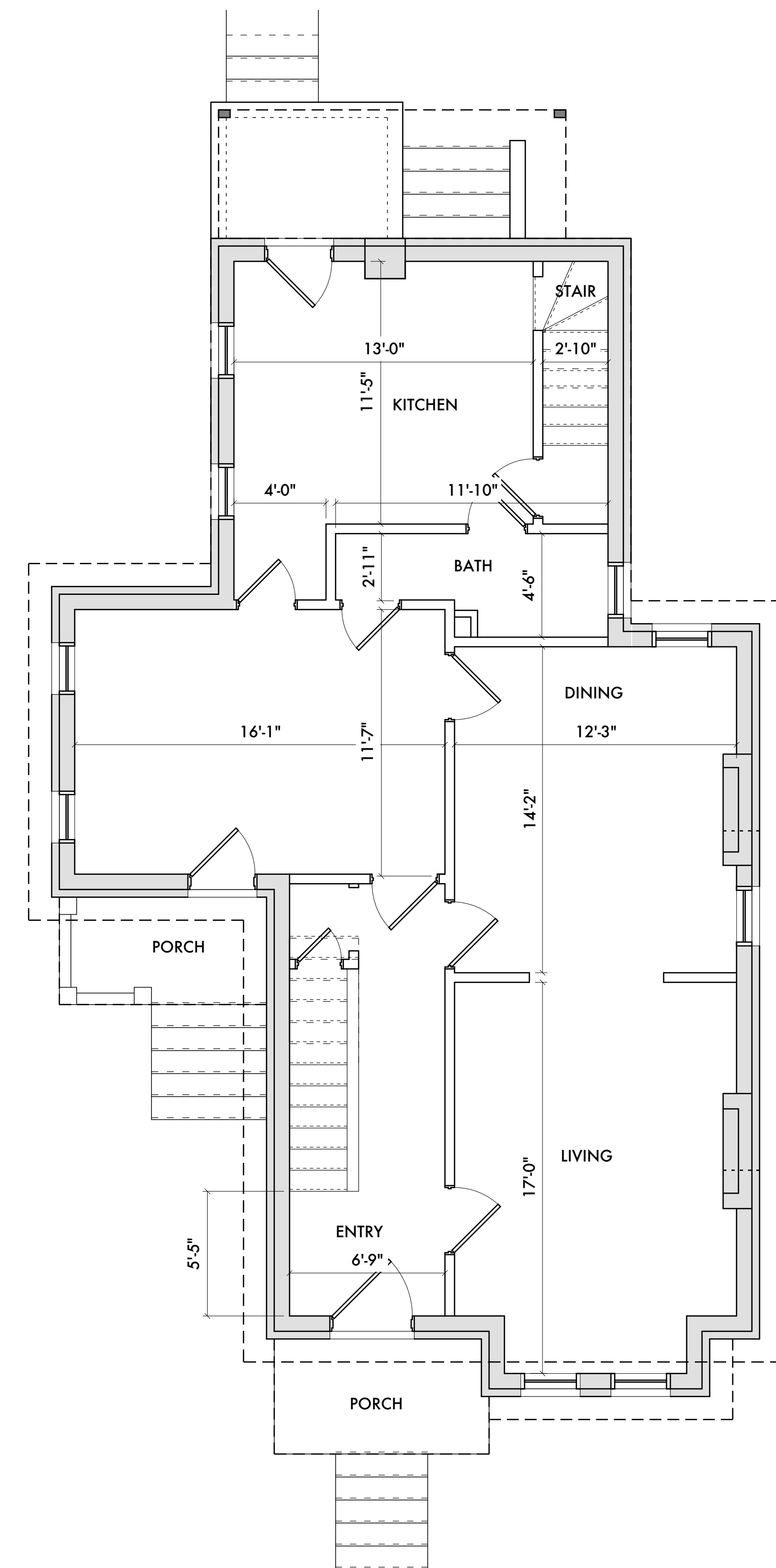
5 ROOF PLAN  
SCALE: 1/4" = 1'-0"



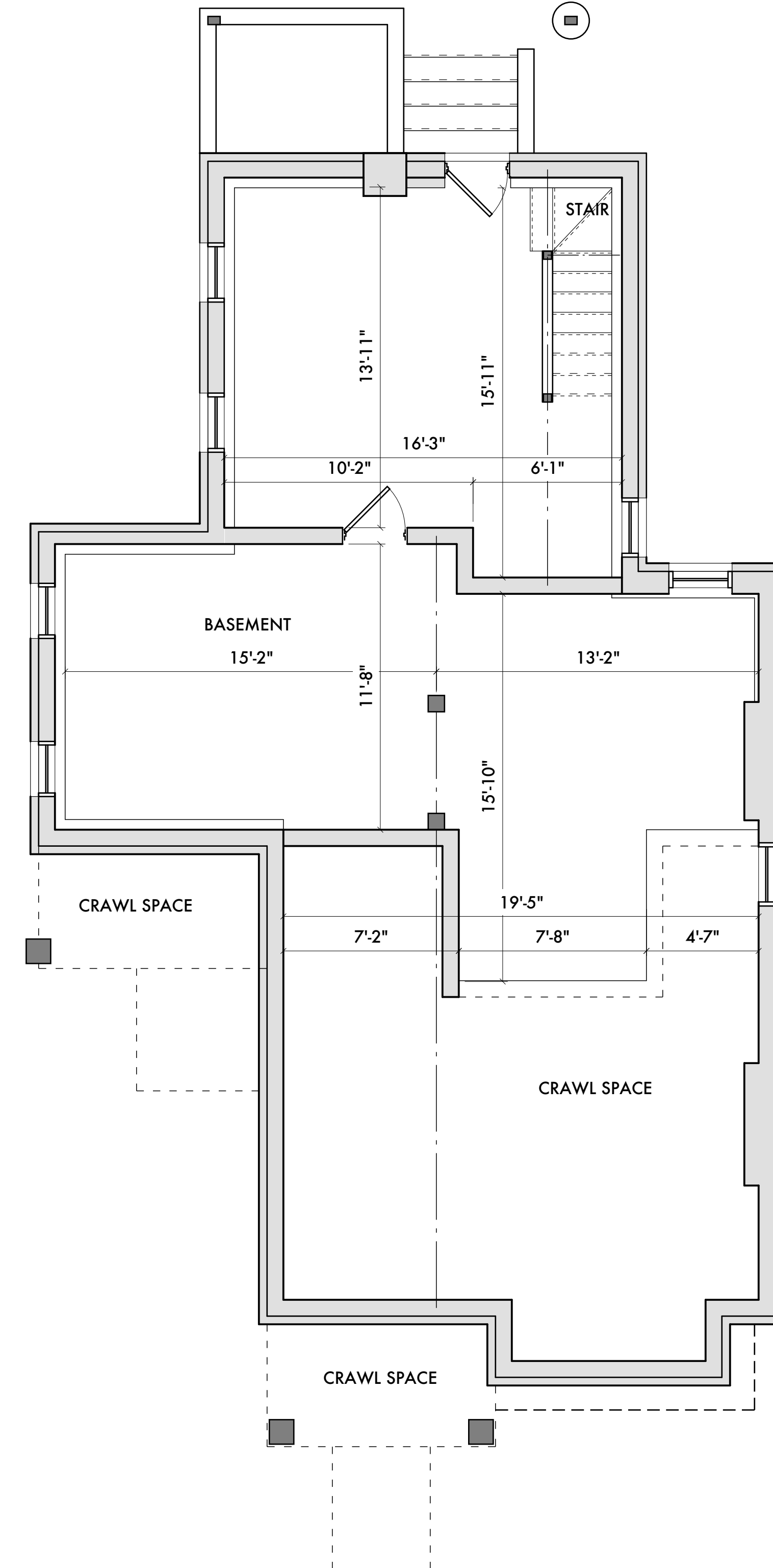
4 ATTIC PLAN  
SCALE: 1/4" = 1'-0"



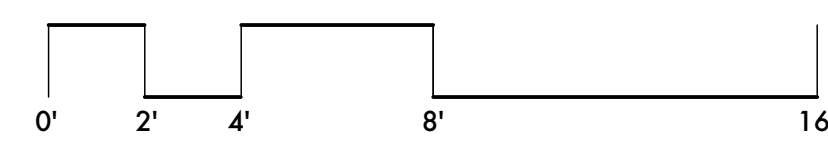
3 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



11/15/24 Historic Commission  
Date: Issued For:

**Watson Residence  
Historic Home**  
264 E Watson  
Detroit, Michigan 48201

**studiozONE : DETROIT**  
architectural  
interior DESIGN

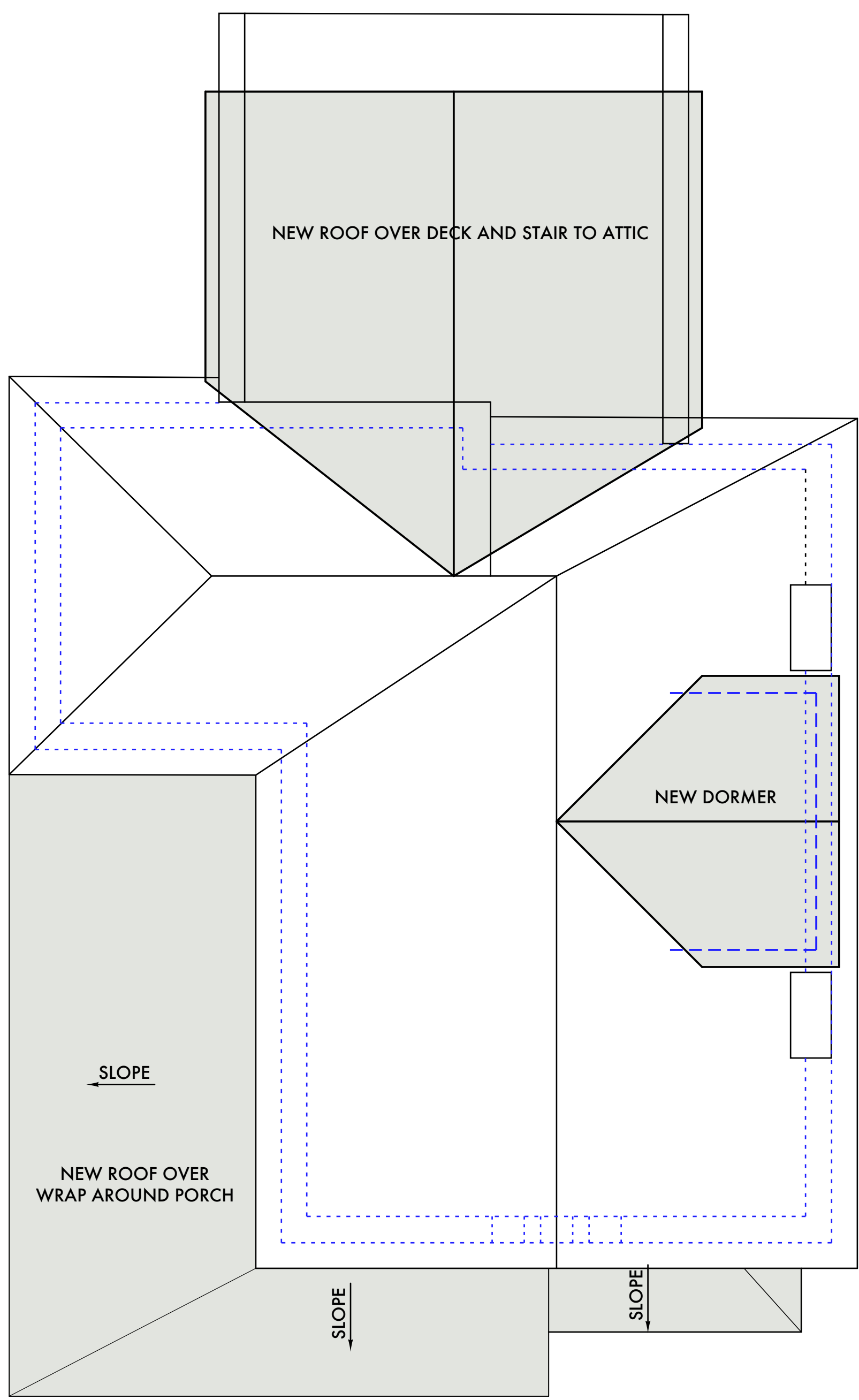
350 Madison Avenue  
28th Floor  
Detroit, Michigan 48226  
studiozonedetroit.com  
313.547.2760  
jbig@studiozone.com

Project Number: 2024 - 07

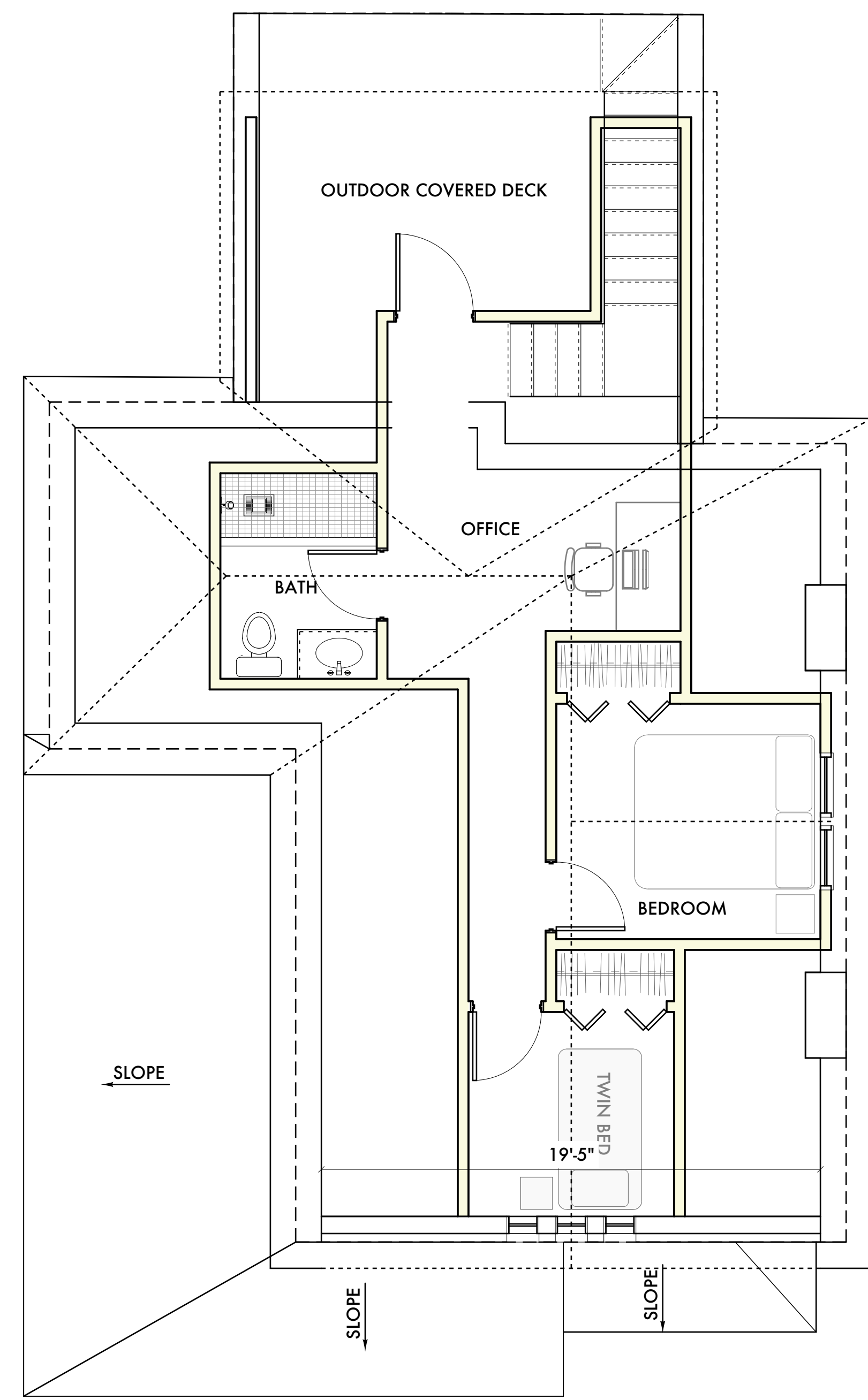
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**EXISTING FLOOR  
PLANS**

Sheet Number:  
**A3.00**  
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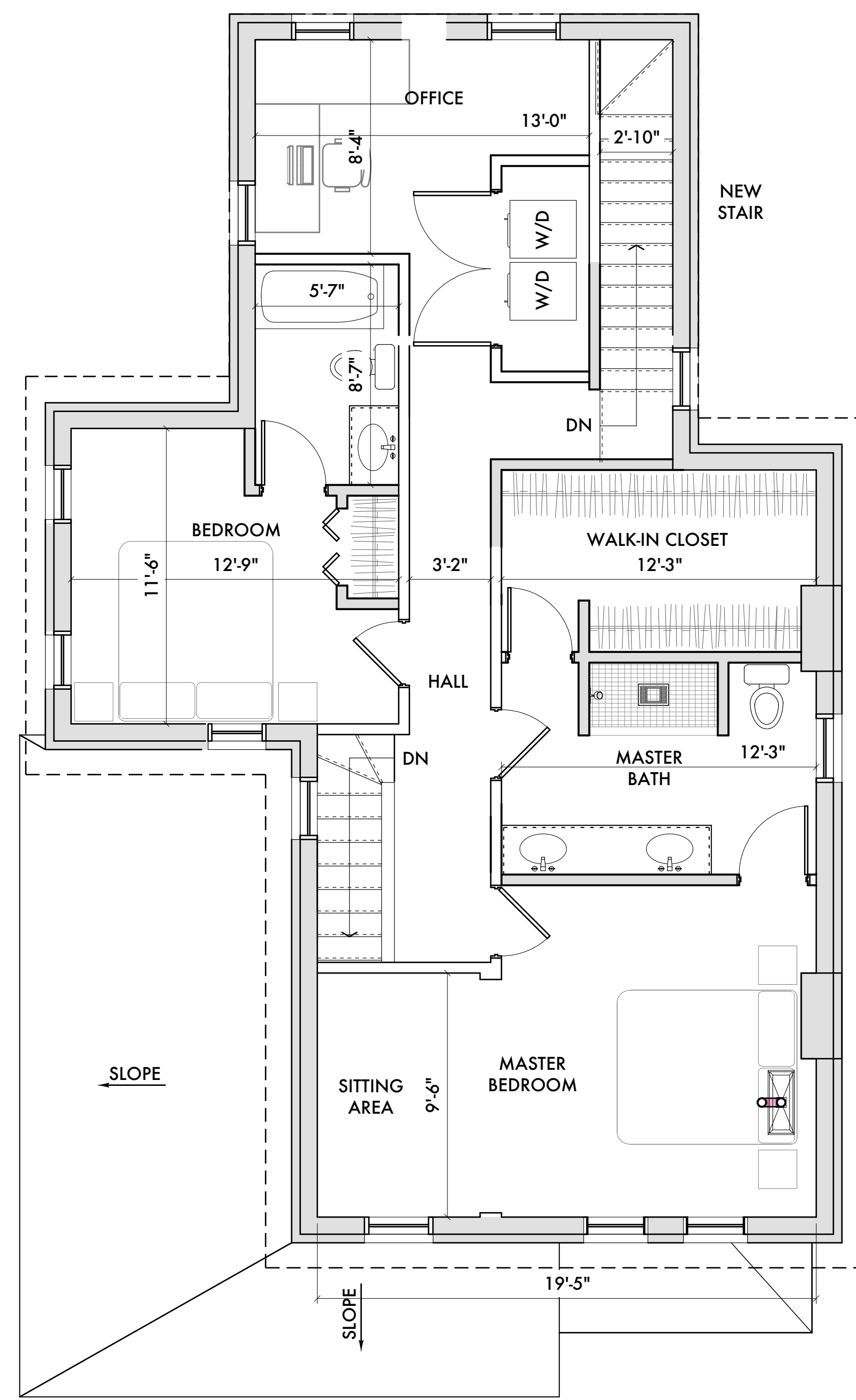




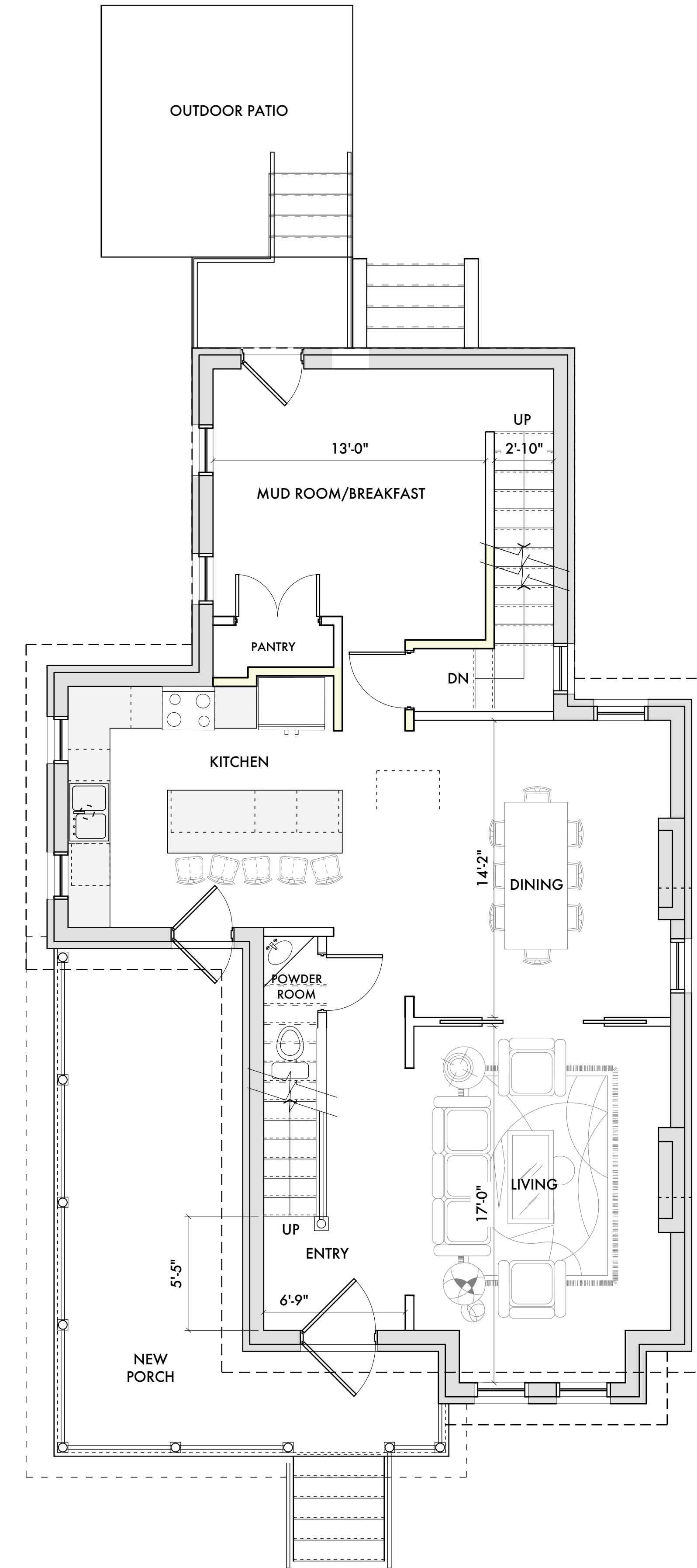
5 ROOF PLAN  
SCALE: 1/4" = 1'-0"



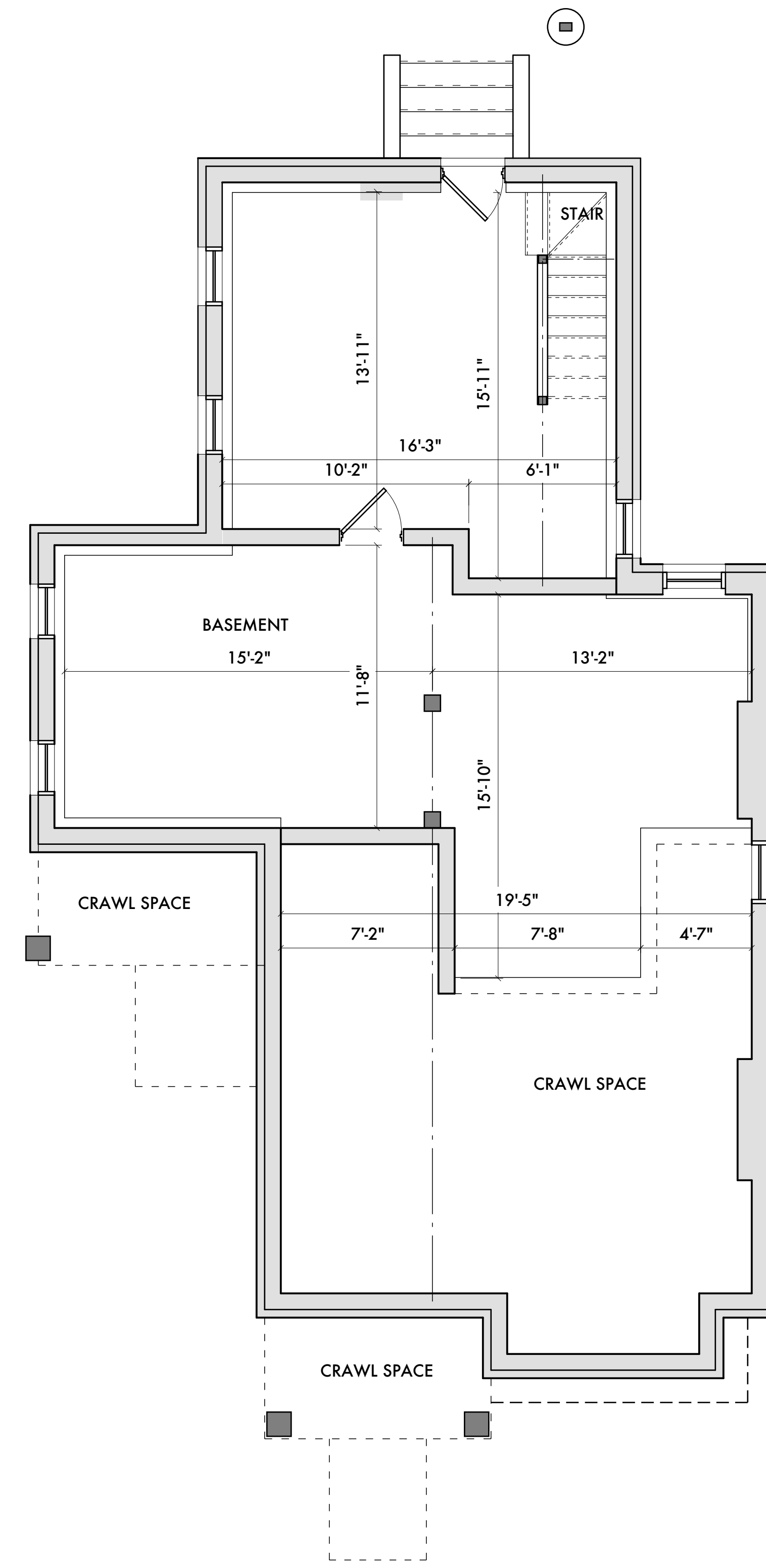
4 ATTIC PLAN  
SCALE: 1/4" = 1'-0"



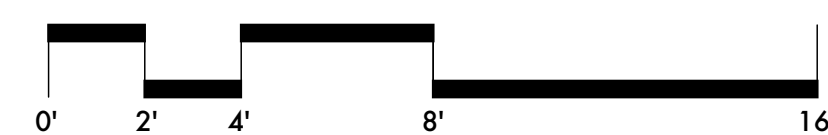
3 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



11/16/24 Historic Commission  
11/15/24 Owner Review  
Date: Issued For:  
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**Historic Home**  
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**studiozONE : DETROIT**  
architectural  
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interior  
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28 Floor  
Detroit, Michigan 48226  
info@studiozone.com  
313.647.2760 ext  
jbig@studiozone.com

Project Number: 2024 -07  
Sheet Title:  
**PROPOSED FLOOR PLANS**

**GENERAL NOTES:**

1. ALL BRICK MASONRY SURFACES ARE TO BE CLEANED W/ SOAP AND WATER, LOW PRESSURE ONLY. APPLY PAINT REMOVING PRODUCT ON EXISTING PAINTED, BRICK MASONRY SURFACES TO INCREASE AMOUNT OF PAINT REMOVAL.
2. APPLY PAINT REMOVER TO ALL STONE "BAND COURSES" ON THE BUILDING. POWER WASH PAINT REMOVER MATERIAL OFF AND THEN POWERWASH CLEAN.
3. THE AREAS OF DEMOLITION ARE INTENDED TO SHOW THE GENERAL AREA AND SCOPE OF THE WORK. SEE THE PROPOSED FLOOR PLANS FOR THE FINAL CONDITION TO DETERMINE THE DEMOLITION ITEMS NEEDED.



**B EAST ELEVATION**  
1/4" = 1'-0"



**A NORTH (WATSON STREET) ELEVATION**  
1/4" = 1'-0"



**D WEST ELEVATION**  
1/4" = 1'-0"



**C SOUTH (ALLEY) ELEVATION**  
1/4" = 1'-0"

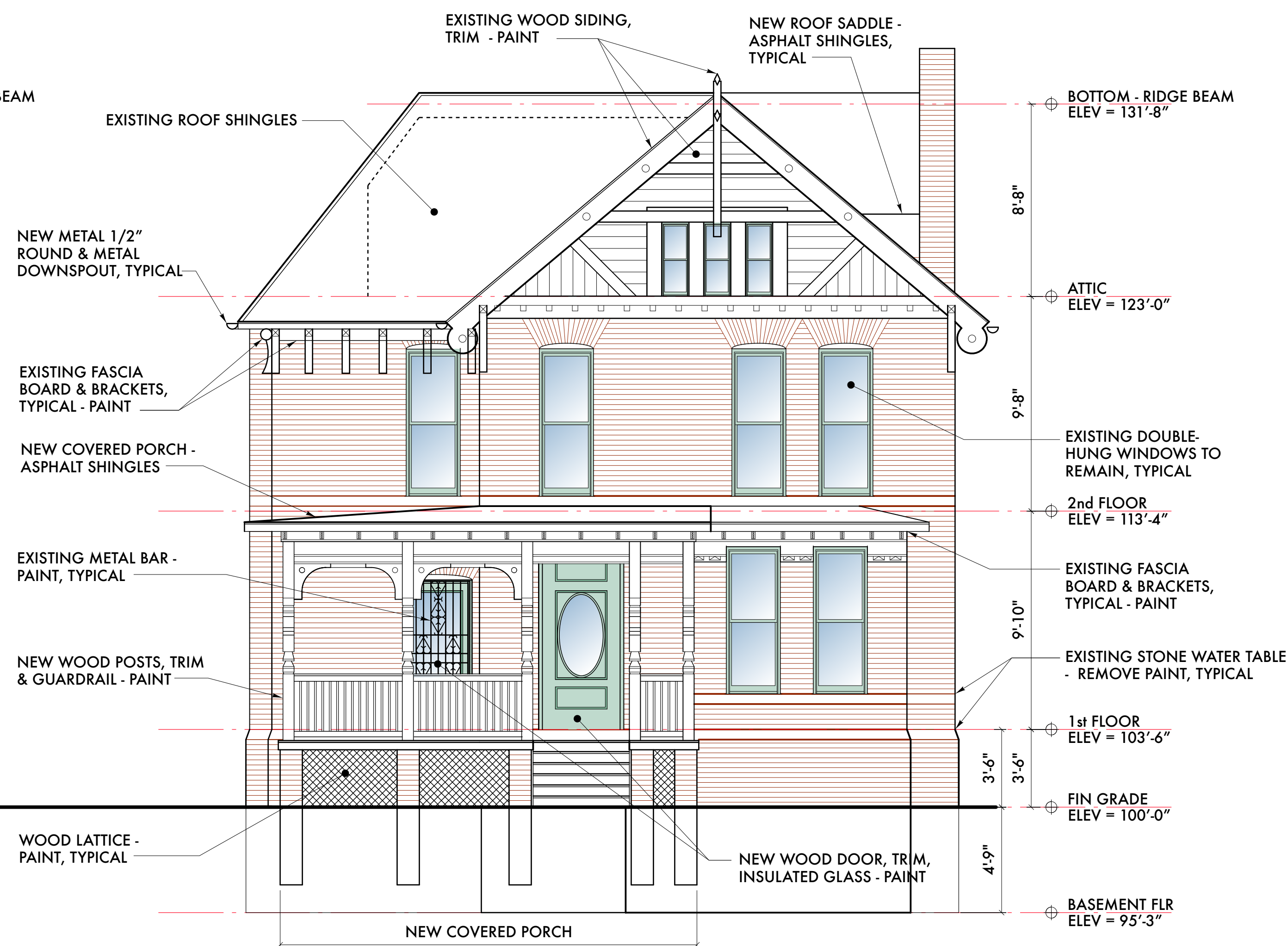


11/08/24 Historic Commission  
Date: Issued For:  
**Watson Residence**  
Historic Home  
264 East Watson  
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**studiozONE : DETROIT**  
architectural | urban | interior DESIGN  
330 Madison Avenue  
4th Floor  
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313.549.3790 [p]  
jgb@watsonhome.com

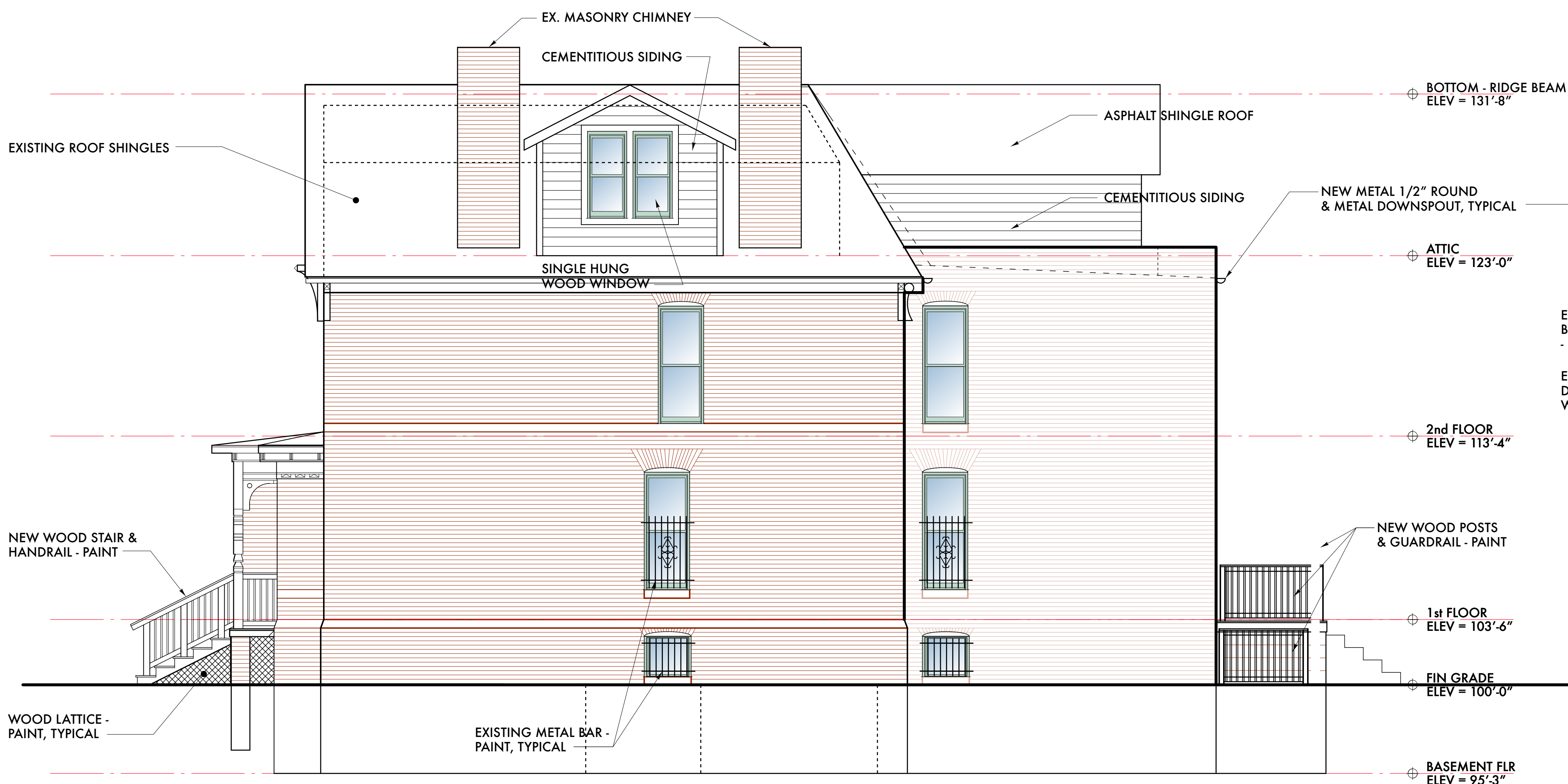
Project Number: 2024 - 07  
Sheet Title:  
**EXTERIOR BUILDING ELEVATIONS**



**B EAST ELEVATION**  
1/4" = 1'-0"



**A NORTH (WATSON STREET) ELEVATION**  
1/4" = 1'-0"



**D WEST ELEVATION**  
1/4" = 1'-0"



**C SOUTH (ALLEY) ELEVATION**  
1/4" = 1'-0"



11/15/24 Owner Review  
 11/08/24 v  
 Date: Issued For:  
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 Detroit, Michigan 48201

**studiozONE : DETROIT**  
 architectural | urban | interior DESIGN

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 313.549.3790 [p]  
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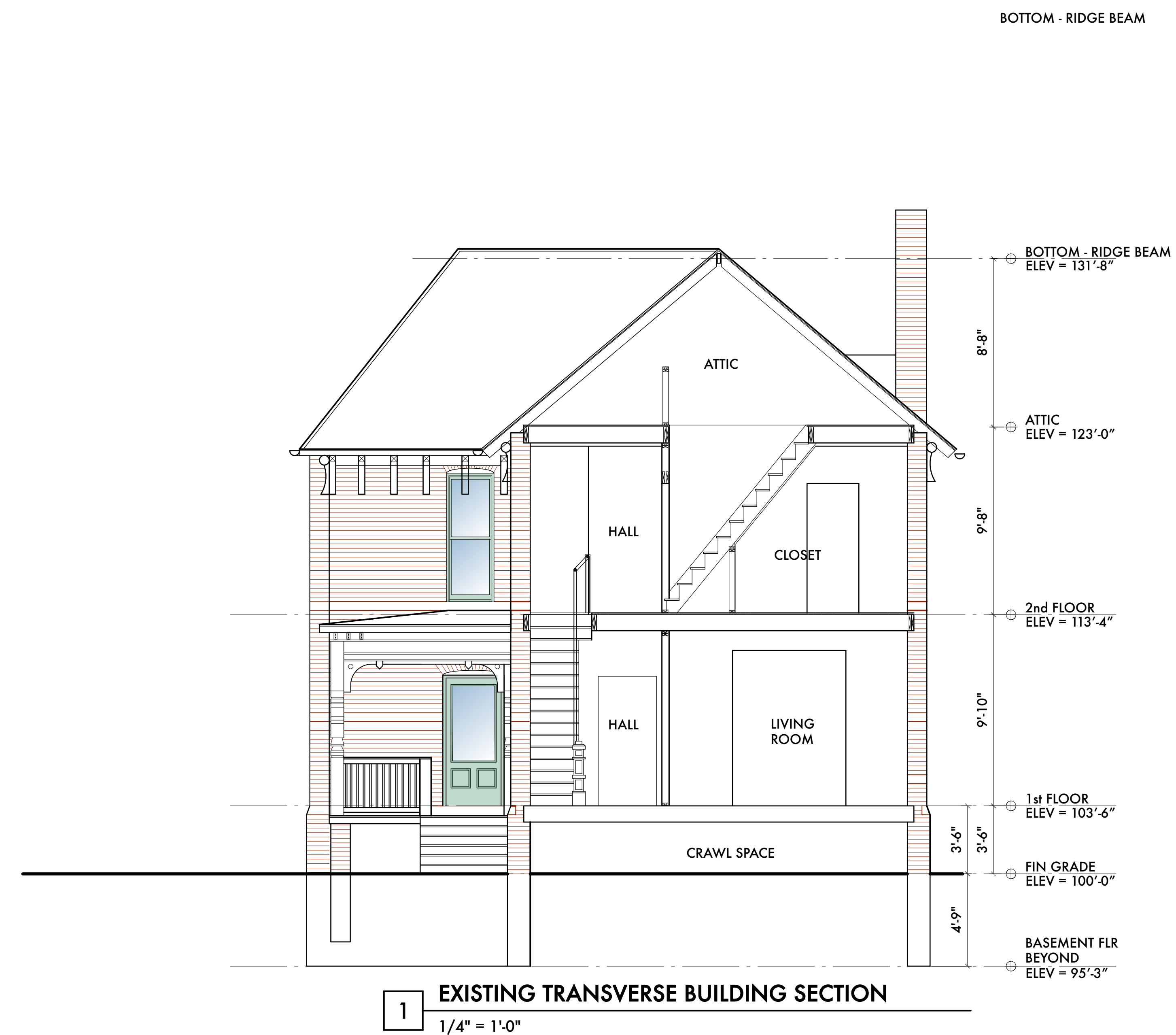
Sheet Title:

**PROPOSED EXTERIOR BUILDING ELEVATIONS**

Sheet Number:

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*John Biggar*

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architectural | DESIGN  
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313.349.2790 (p)  
jpb@watsonhouse.com

Project Number: 2024 - 07

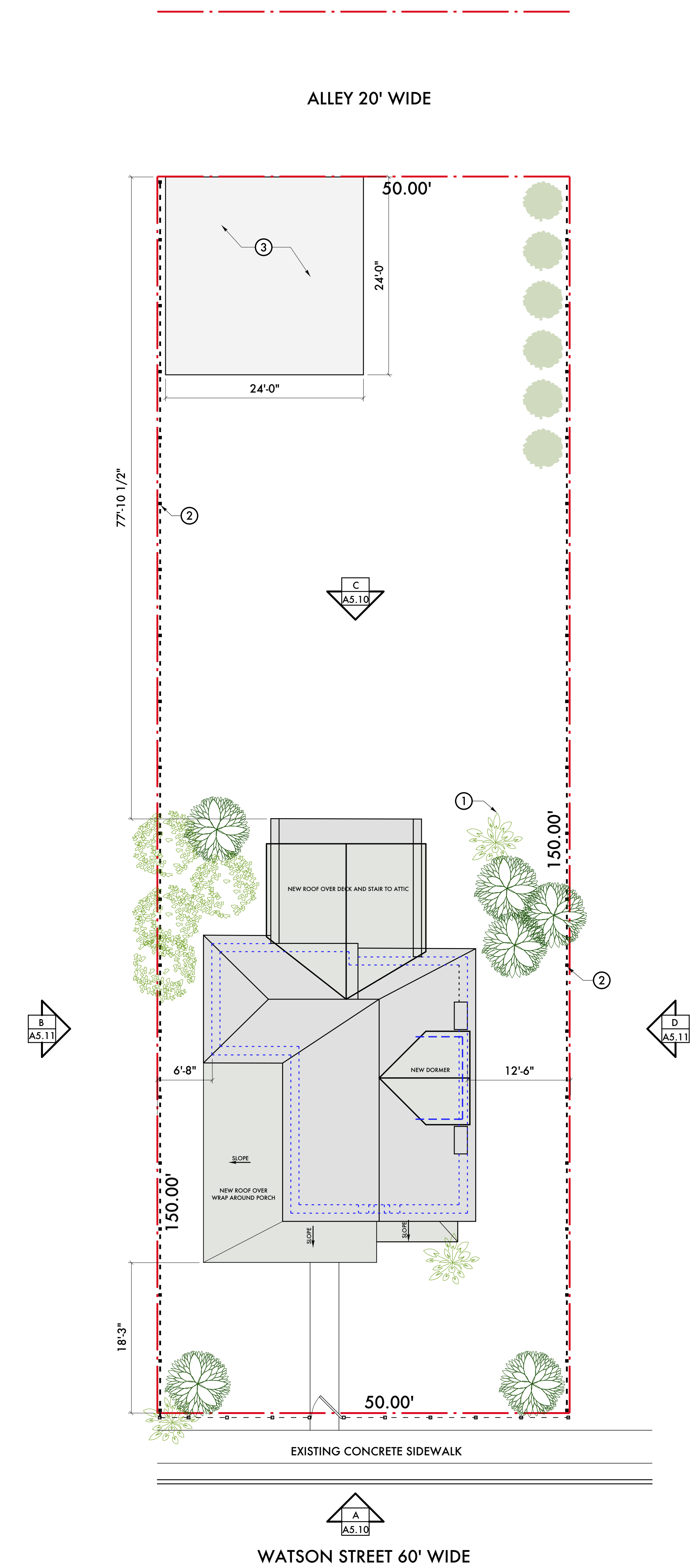
Sheet Title:  
**EXISTING BUILDING ELEVATIONS**

Sheet Number:  
**A5.20 (E)**

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**KEYED NOTES:**

- ① EXISTING EVERGREEN TREES ALONG EDGE OF PROPERTY LINE TO REMAIN
- ② EXISTING DECORATIVE WROUGHT IRON METAL FENCE TO REMAIN
- ③ NEW CONCRETE GARAGE PAD



**PROPERTY DESCRIPTION:**

LEGAL DESCRIPTION:  
S WATSON 19BLK 7 BRUSH SUB L2 P25 PLATS,  
WCR 1/43 50 X 150

PRPOERTY ID: 01000741

SITE AREA:  
50' WIDE X 150' DEEP = 7,500 SF TOTAL LOT AREA

SITE COVERAGE:  
MAIN HOUSE (EXISTING) = 943 SF  
% COVERAGE (EXISTING) = 8.0%



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Project Number: 2024  
Sheet Title:  
**SITE PLAN**

**1 SITE PLAN**  
1/8" = 1'-0"













