



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

## APPLICATION ID

HDC2025-00264

## PROPERTY INFORMATION

**ADDRESS(ES):** 1036 Hubbard Street

**HISTORIC DISTRICT:** Hubbard Farms

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

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

## BRIEF PROJECT DESCRIPTION:

New build garage with a second story with guest room/office (there was historically a garage on this site).

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Property Owner/Homeowner

**NAME:** Ceara O'Leary + Devin Foote

**COMPANY NAME:** NA

**ADDRESS:** 1036 Hubbard Street

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48209

**PHONE:** +1 (650) 207-9336

**EMAIL:** ceara.oleary@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:

Ceara O'Leary + Devin Foote

NA

*Ceara O'Leary*

05/19/2025

SIGNATURE

DATE

1036 Hubbard Street

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48209

+1 (650) 207-9336

ceara.oleary@gmail.com

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762


**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.

<b>ePLANS PERMIT NUMBER:</b> (only applicable if you've already applied for permits through ePLANS)	NA
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**GENERAL**

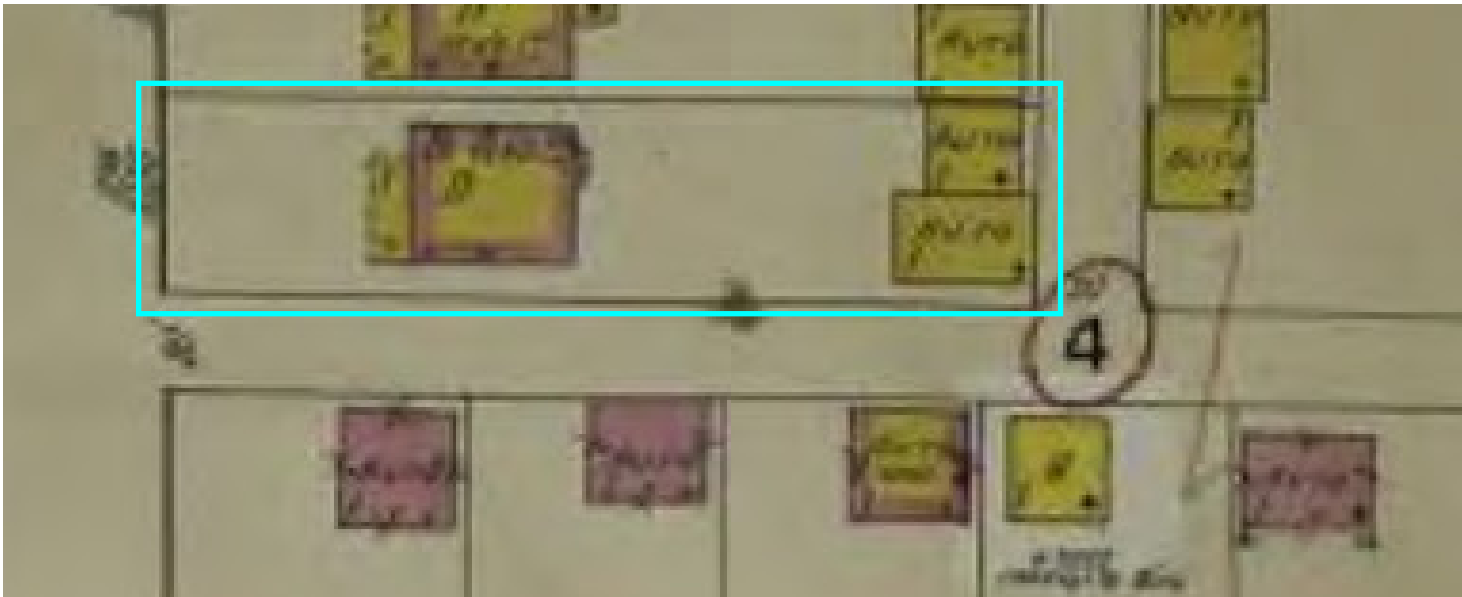
<p><b>1. DESCRIPTION OF EXISTING CONDITION</b> <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>The proposed project will be sited where there are currently two concrete parking pads at the rear of the lot, adjacent to two alleys. Historically, there were garage structures at this location.</p>	
<p><b>2. PHOTOGRAPHS</b> <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p><b>3. DESCRIPTION OF PROJECT</b> <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></p> <p>This is a proposal to construct a new 2-car garage at 1036 Hubbard Street, with a second story that will serve as a guest room and home office, referencing adjacent structures in the design.</p>	
<p><b>4. DETAILED SCOPE OF WORK</b> <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> <p>Demolish existing concrete pads, build new foundation and two-story garage structure with utilities. See attached document for much more information.</p>	
<p><b>5. BROCHURES/CUT SHEETS</b> <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></p>	

**ADDITIONAL DETAILS**




**Description**

This is a proposal to construct a new 2-car garage at 1036 Hubbard Street, with a second story that will serve as a guest room and home office. Historic maps at right indicate that there were previously two garage structures on the property, at least one of which was delapidated and deconstructed in the last 15-20 years by the previous homeowner. Presently there are two concrete slabs in the location of the proposed structure, currently used for parking. The design proposed here draws from the form of nearby garages and homes, as well as the prominent features of the main house, most notably a modern interpretation of the wall dormer.



Sanborn Map

**OVERVIEW**

1036 Hubbard Street  
Garage + Second Story





A

nearby carriage house with dormers



B

nearby 3-story ADU



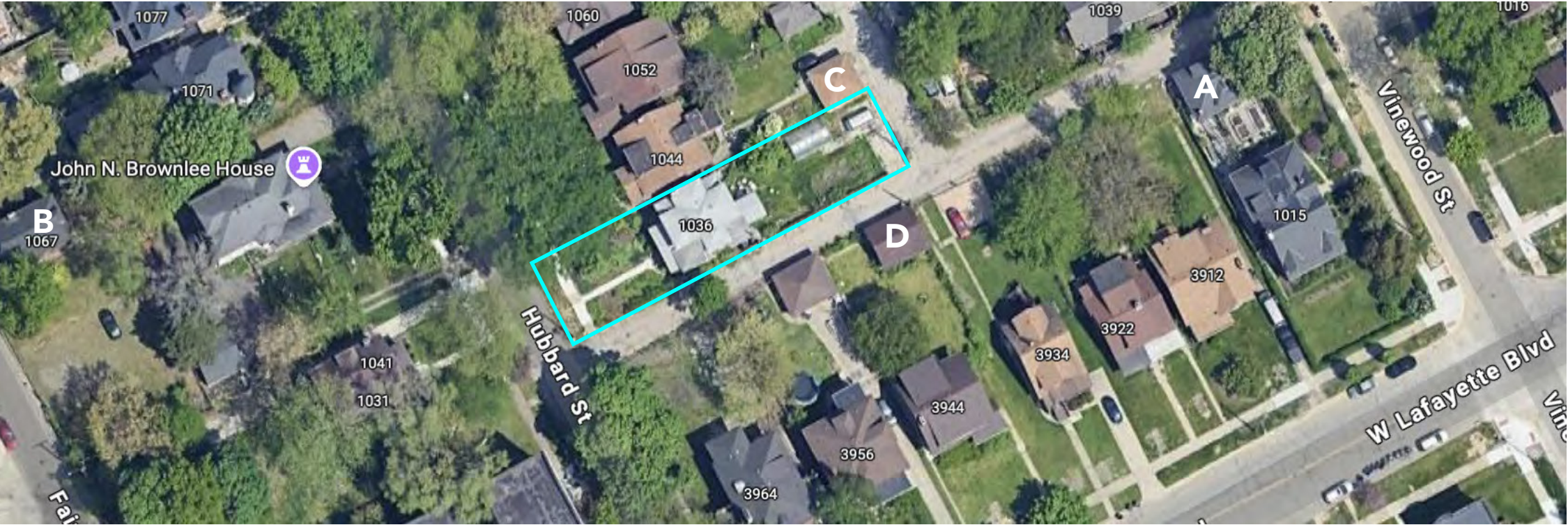
C

adjacent garages (with **dormers** on opposite side)



D

adjacent garage with **gable roof**

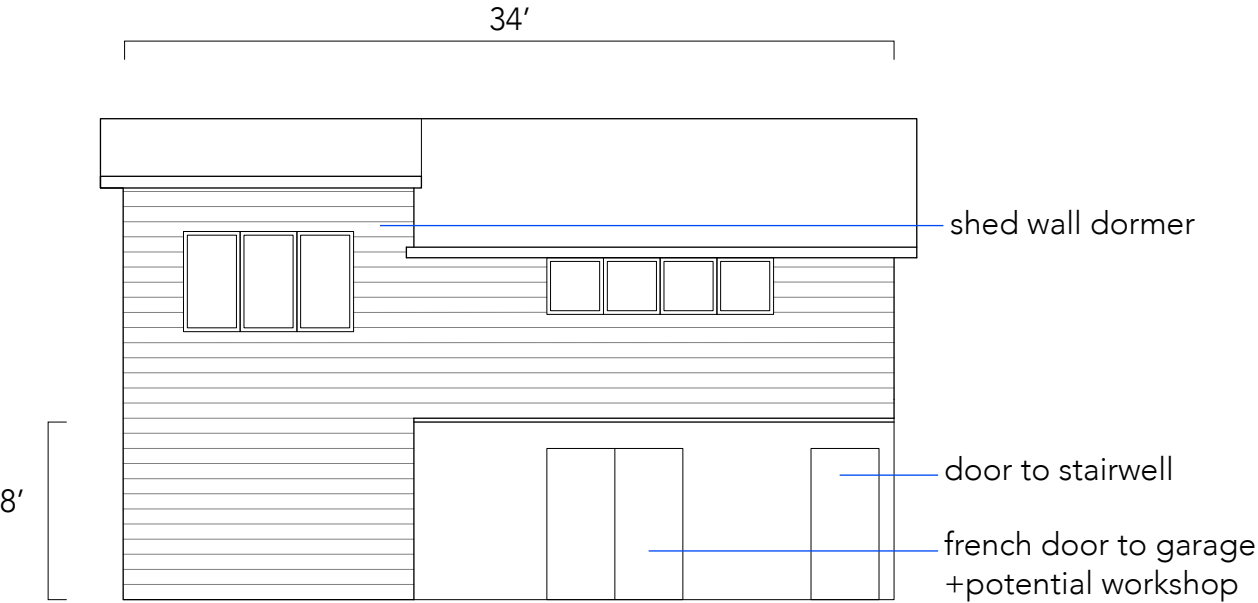


CONTEXT

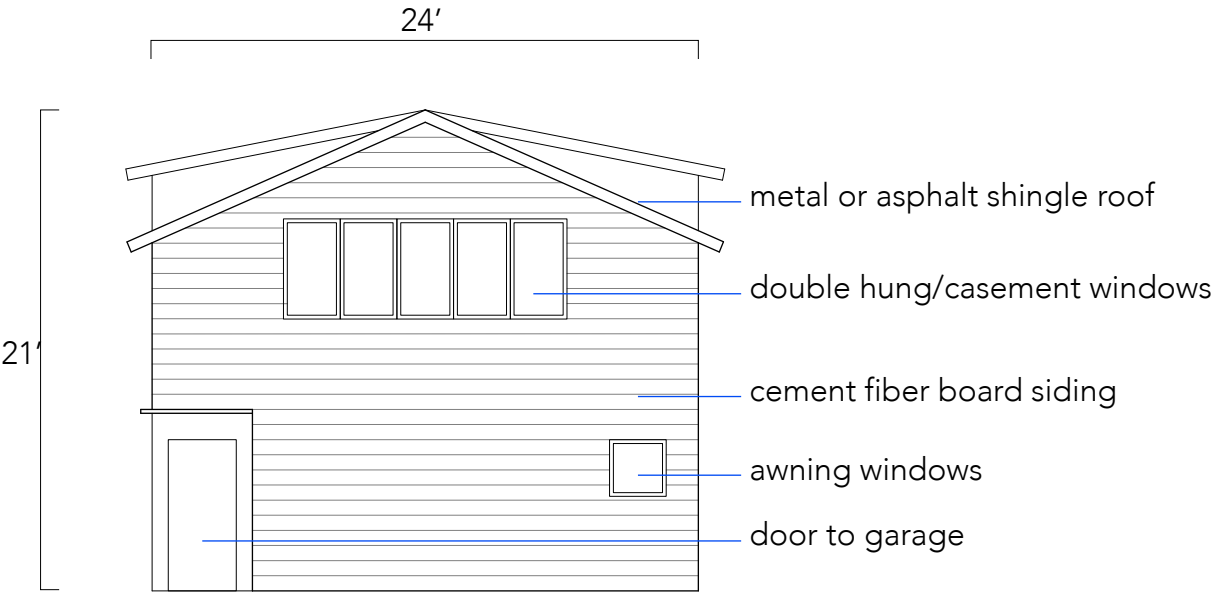
1036 Hubbard Street  
Garage + Second Story

The proposed design for this new build garage with second story adopts the gable roof found on nearby garages and homes, and incorporates the wall dormer that is a notable feature of the existing main house. The cut out in the front facade breaks down the overall volume of the proposed building and engages with the yard.

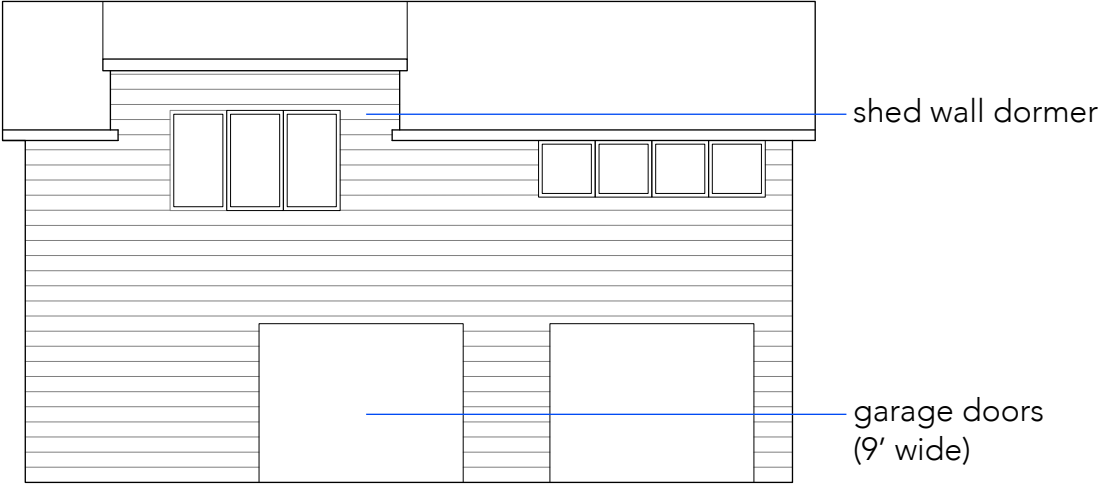




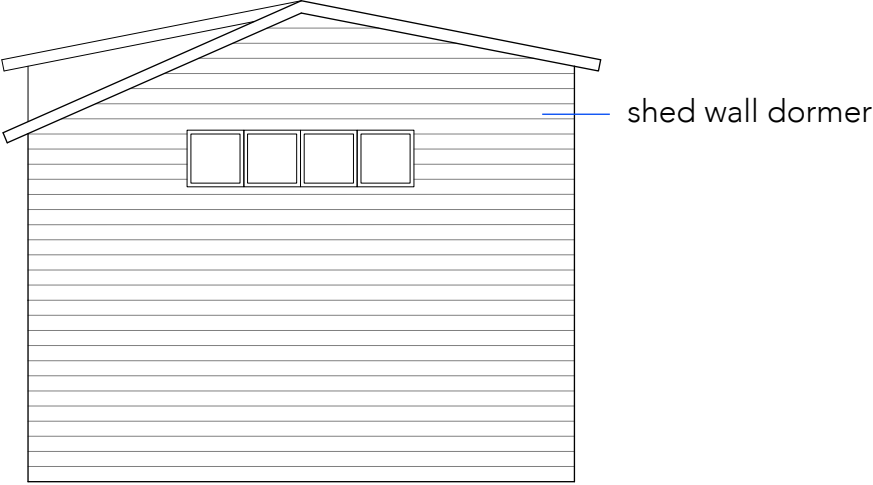
West Elevation (facing house)



South Elevation (facing alley)



East Elevation (facing alley)



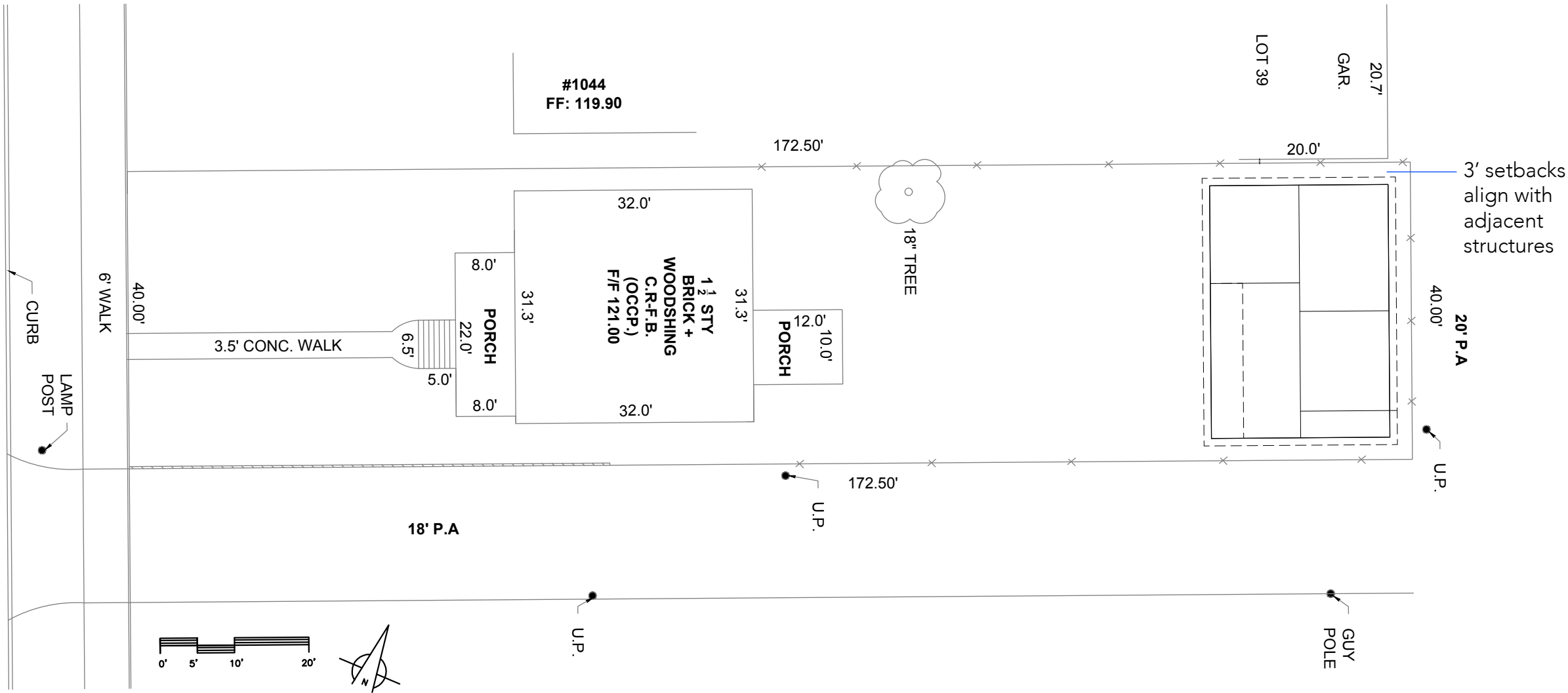
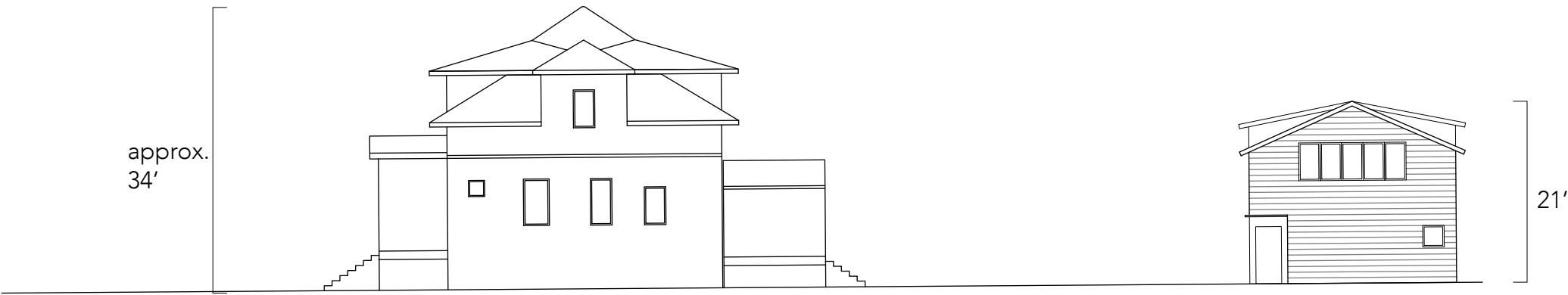
North Elevation (facing neighbor's garage)

ELEVATIONS

1036 Hubbard Street  
Garage + Second Story

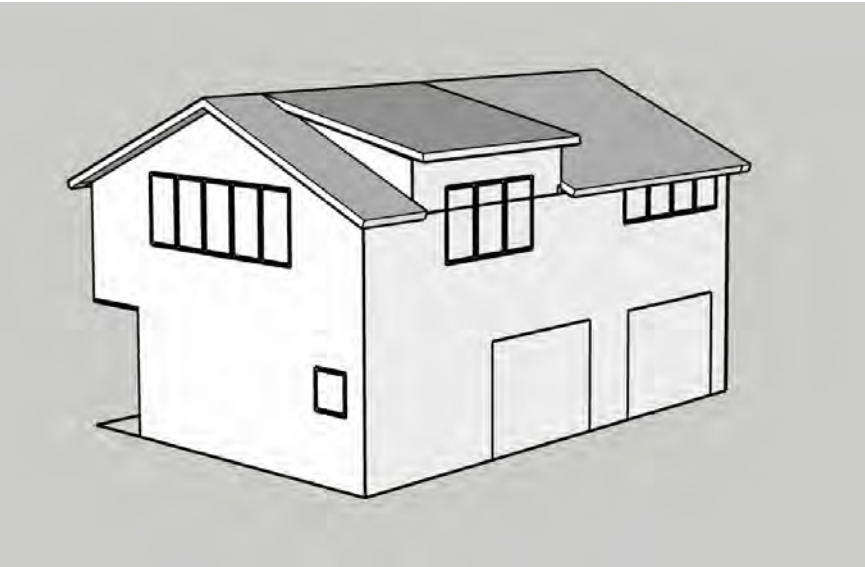
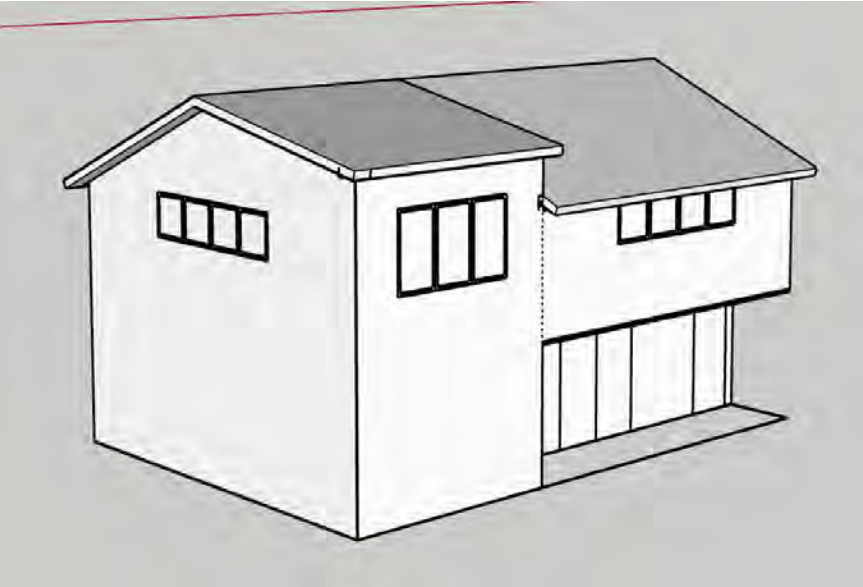
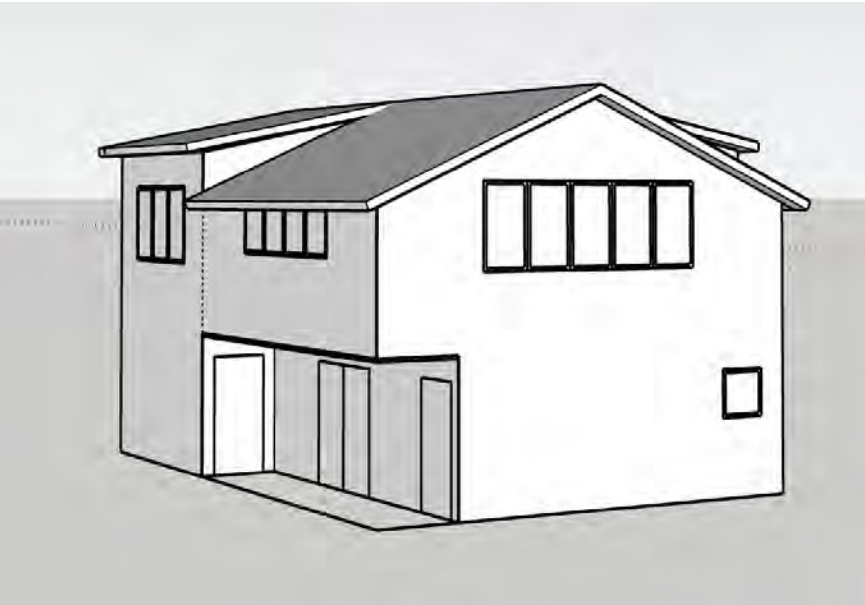
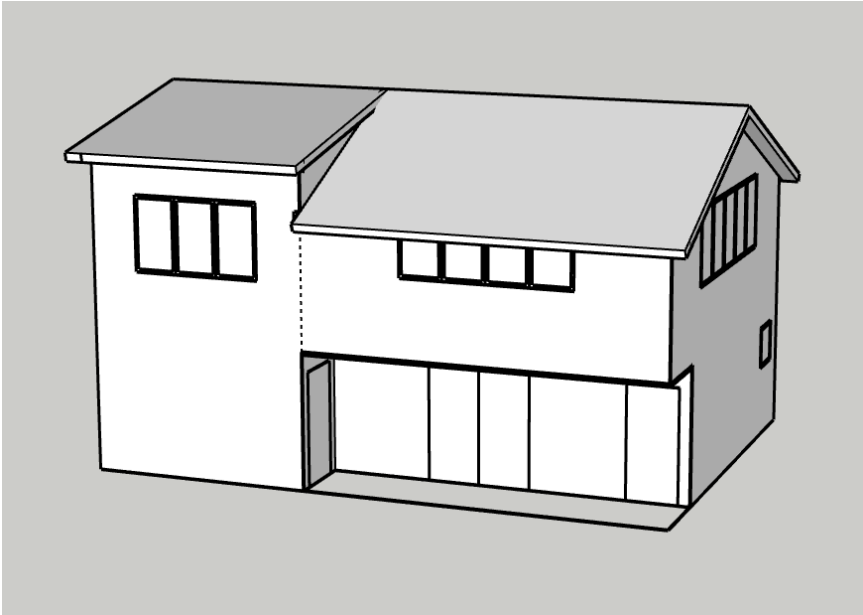


Approximate profile  
+ height using this image



SITE PLAN + SECTION

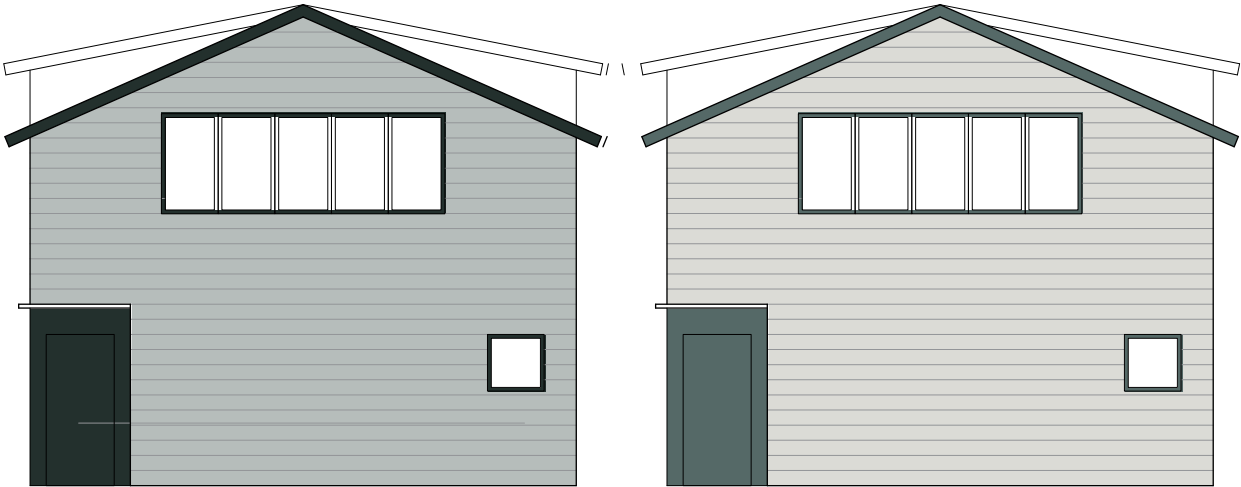
1036 Hubbard Street  
Garage + Second Story



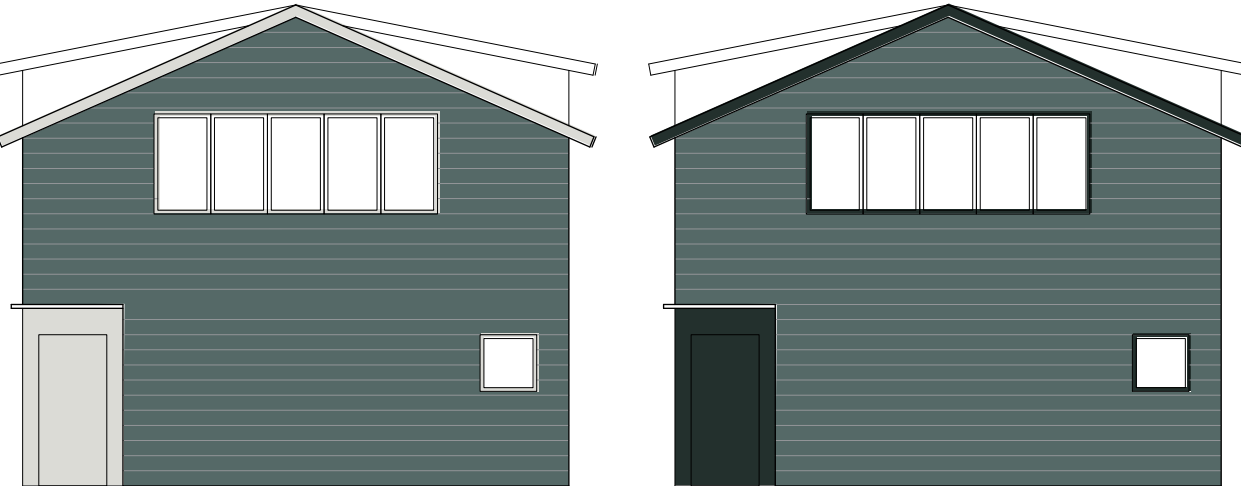
**ROUGH 3D VISUALIZATIONS**

1036 Hubbard Street  
Garage + Second Story





Light Olive Gray  
w contrasting trim  
(preferred)



Grayish Green  
w contrasting trim

# COLOR SYSTEM E

## ACCEPTABLE COLOR COMBINATIONS \*MS = MUNSELL STANDARD

BODY	TRIM	SASH	SHUTTERS
Stucco/Siding: Any system E color <b>EXCEPT</b> A:7, A:8, A:9, B:19  Use E:2 & E:3 on second floor only above another material	Any System E color to contrast body color	Match trim color or match body color or A:9, B:18, B:19	Match trim color, match body color, or A:8
Shingles/Heavy Timber: Stained or painted A:9, B:1, B:2, B:5, B:6, B:7, B:8, B:11, B:12, B:13, B:14, B:18  Existing brick or stone	Any System E color to contrast body color	Match trim color or match body color or A:9, B:18, B:19	Match trim color, match body color, or A:8

A:1 Yellowish Gray  
MS: 2.5Y 8/2

A:2 Light Olive Gray  
MS: 10Y 6/1

A:3 Light Yellow  
MS: 5Y 8/6

A:4 Pale Yellow  
MS: 2.5Y 8.5/4

A:5 Grayish Yellow  
MS: 2.5Y 7/4

A:8 Blackish Green  
MS: 2.5BG 2/2

A:9 Moderate  
Reddish Brown  
MS: 7.5R 3/6

B:1 Light  
Yellowish Brown  
MS: 10YR 6/4

B:2 Dark Yellow  
MS: 5Y 6/6

B:3 Light Yellow  
MS: 2.5Y 8/6

B:4 Moderate Yellow  
MS: 2.5Y 7/6

B:5 Light Brown  
MS: 7.5YR 5/4

B:6 Moderate  
Brown  
MS: 7.5YR 4/4

B:7 Moderate  
Yellowish Brown  
MS: 10YR 5/4

B:8 Grayish Brown  
MS: 5YR 3/2

B:11 Grayish Olive  
Green  
MS: 5GY 4/2

B:12 Grayish Green  
MS: 10G 4/2

B:13 Moderate  
Olive Brown  
MS: 2.5Y 4/4

B:14 Dark Grayish  
Olive  
MS: 10Y 2/2

B:15 Dark Grayish  
Yellow  
MS: 5Y 6/4

B:17 Light Olive  
MS: 10Y 5/4

B:18 Dark Reddish  
Brown  
MS: 2.5YR 2/4

B:19 Black  
MS: N 0.5/

C:4 Yellowish  
White  
MS: 5Y 9/1

C:5 Yellowish White  
MS: 2.5Y 9/2

D:1 Brownish Pink  
MS: 7.5YR 7/2

D:2 Light Brown  
MS: 5YR 6/4

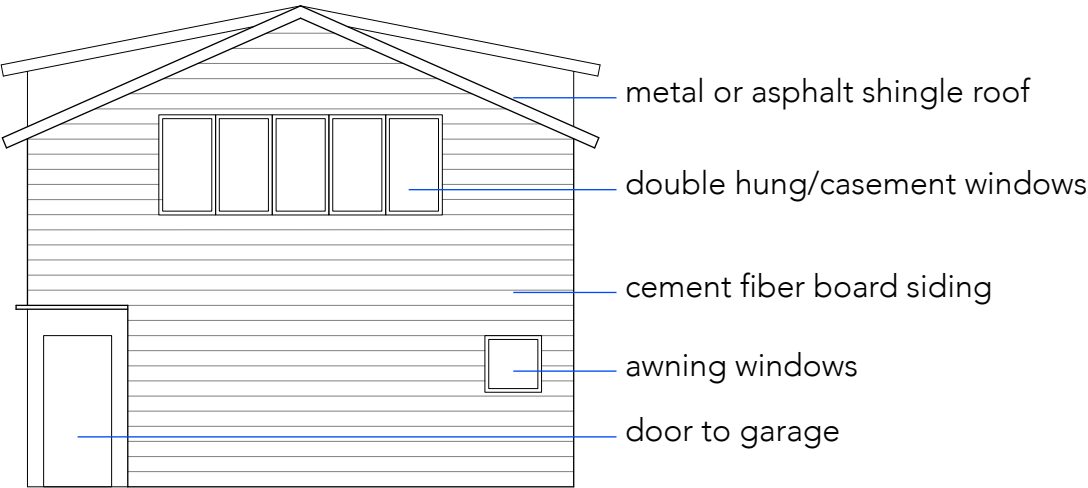
E:1 Light Grayish  
Yellowish Brown  
MS: 10YR 6/2

E:2 Strong Yellowish  
Brown  
MS: 7.5YR 6/8

E:3 Grayish  
Reddish Orange  
MS: 2.5YR 5/6

E:4 Grayish Yellow  
Green  
MS: 7.5GY 6/2

FIND OUT MORE!  
www.detroitmi.gov/hdc



MATERIALS

1036 Hubbard Street  
Garage + Second Story

ROOF

Hidden fastener metal roof panels, dark gray  
Preferred for durability, longevity and look  
<https://www.midmichiganmetalsales.com/metal-roofing-panels/hidden-fastener-steel-roof-panels/>

Alternate:  
Timberline HDZ Asphalt Shingles, charcoal  
<https://www.gaf.com/en-us/roofing-materials/residential-roofing-materials/shingles/timberline-hdz>

WINDOWS + DOORS

Casement, double-hung, awning windows: Pella Lifestyle series  
<https://www.pella.com/shop/windows/lifestyle-series>  
[or equivalent]  
Exterior color depends upon final historic color scheme.

Doors: Pella Lifestyle series Craftsman design option with window  
<https://www.pella.com/shop/doors/entry-doors/fiberglass/glass/craftsman-light/>  
French door design for access to garage/workshop space  
<https://www.pella.com/shop/doors/patio-doors/lifestyle-series/hinged-patio-doors/>  
[or equivalent]  
Finish depends upon final historic color scheme.

SIDING

Cement fiber board plank lap siding  
<https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding>