



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00515

PROPERTY INFORMATION

ADDRESS(ES): 1613 Leverette Street

HISTORIC DISTRICT: Corktown

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:

Demolish and existing dilapidated 2-car garage and construct a new 2-car carriage house with a swelling unit above (for Owner use only)

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Blake I. Hattermann

COMPANY NAME: BHattermann Architecture, LLC

ADDRESS: 2010

CITY: Royal Oak

STATE: MI

ZIP: 48073

PHONE: +1 (248) 756-6162

EMAIL: bhattermannarchitecture@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 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:

Blake I. Hattermann

BHattermann Architecture, LLC

Blake I. Hattermann

08/11/2025

SIGNATURE

DATE

2010

Royal Oak

MI

48073

+1 (248) 756-6162

bhattermannarchitecture@gmail.com

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

<p>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></p> <p>Existing-2-car garage is severely structurally dilapidated and requires replacement. In addition, the slope between the existing garage and the alley is severe and will be reduced as part of the project.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>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></p> <p>A new 2- Car Garage with a new home-office unit above will be constructed in approximately the same footprint as the existing one. The unit above the garage will have a work/leisure space, a full bathroom, laundry, and a kitchen. The exterior design incorporates design massing and elements for the existing residence.</p>	
<p>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> <p>Demolish existing garage. Excavate for new foundations. Remove and replace alley. Build new structure on new foundation Clad structure with materials and color scheme to blend with the existing structure.</p>	
<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></p>	

ADDITIONAL DETAILS





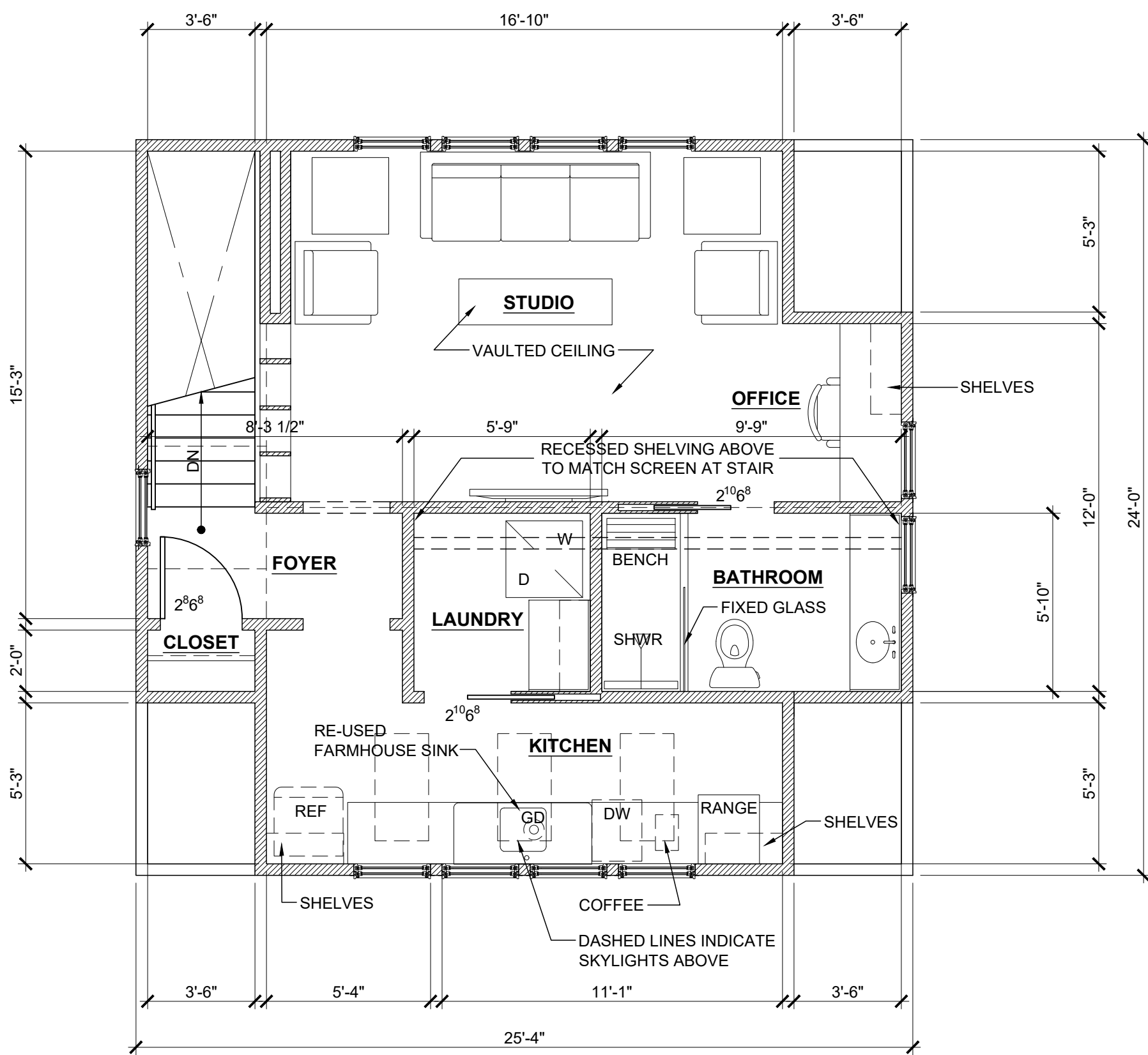




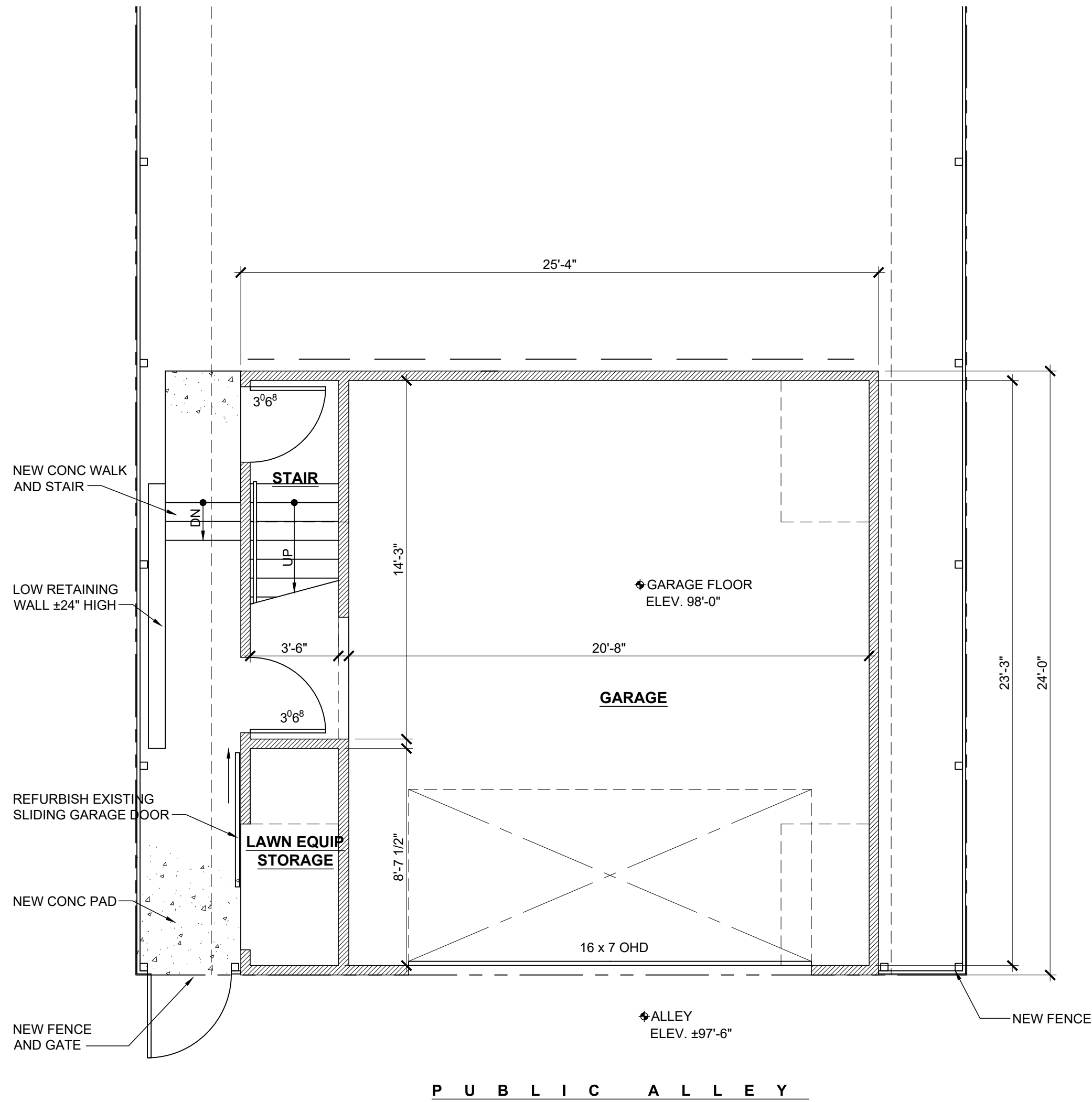
BHATTERMANN ARCHITECTURE
2010 ROSELAND AVENUE
ROYAL OAK, MI 48073

248.756.6162
bhattemannarchitecture@gmail.com

CONSULTANTS:



2 SECOND FLOOR PLAN
Scale: 1/4"=1'-0"



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

CARRIAGE HOUSE
1613 LEVERETTE ST.
DETROIT, MI 48216
2025.013

ISSUE:
REVIEW 07.22.25

DRAWN BY:
CHECKED BY:

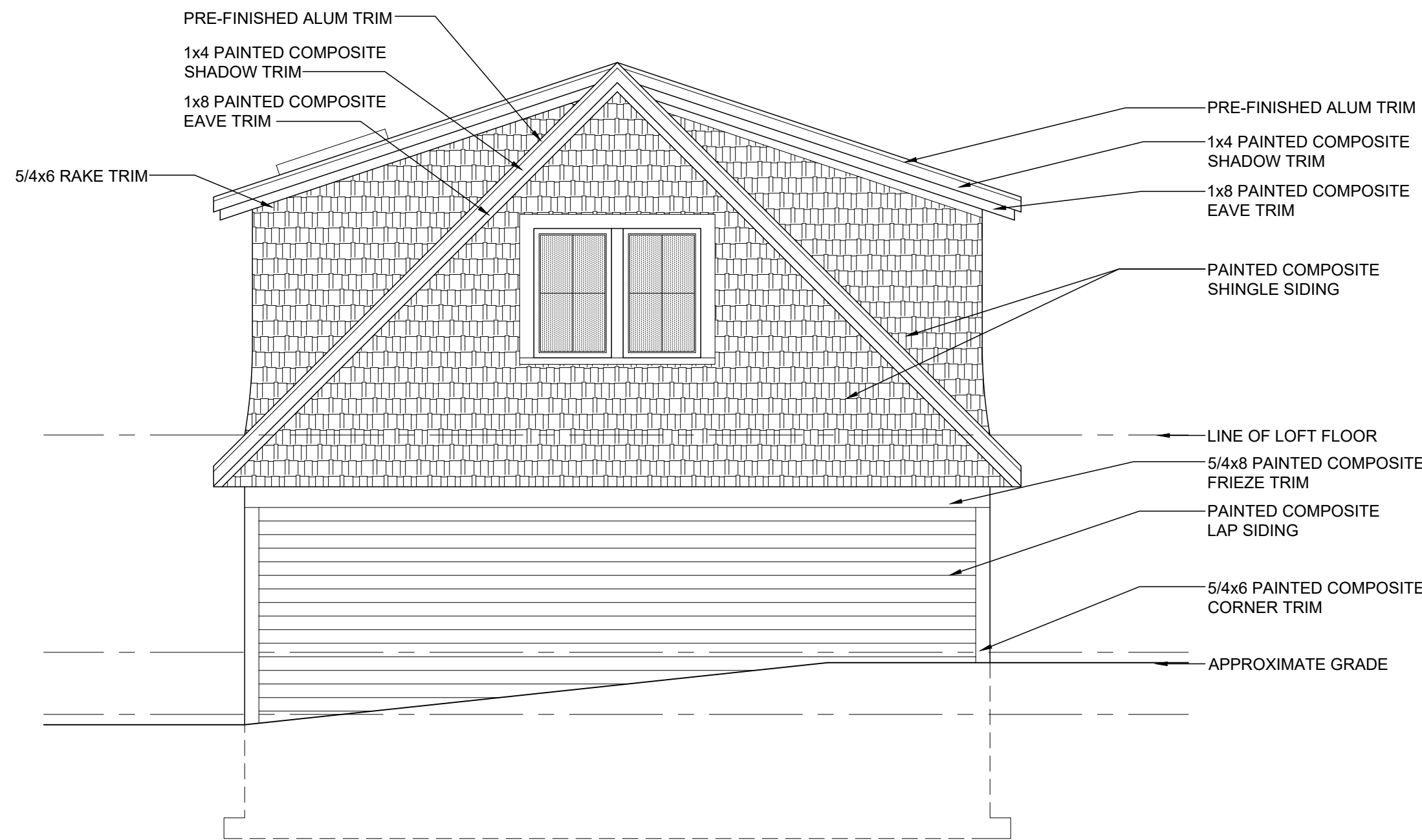
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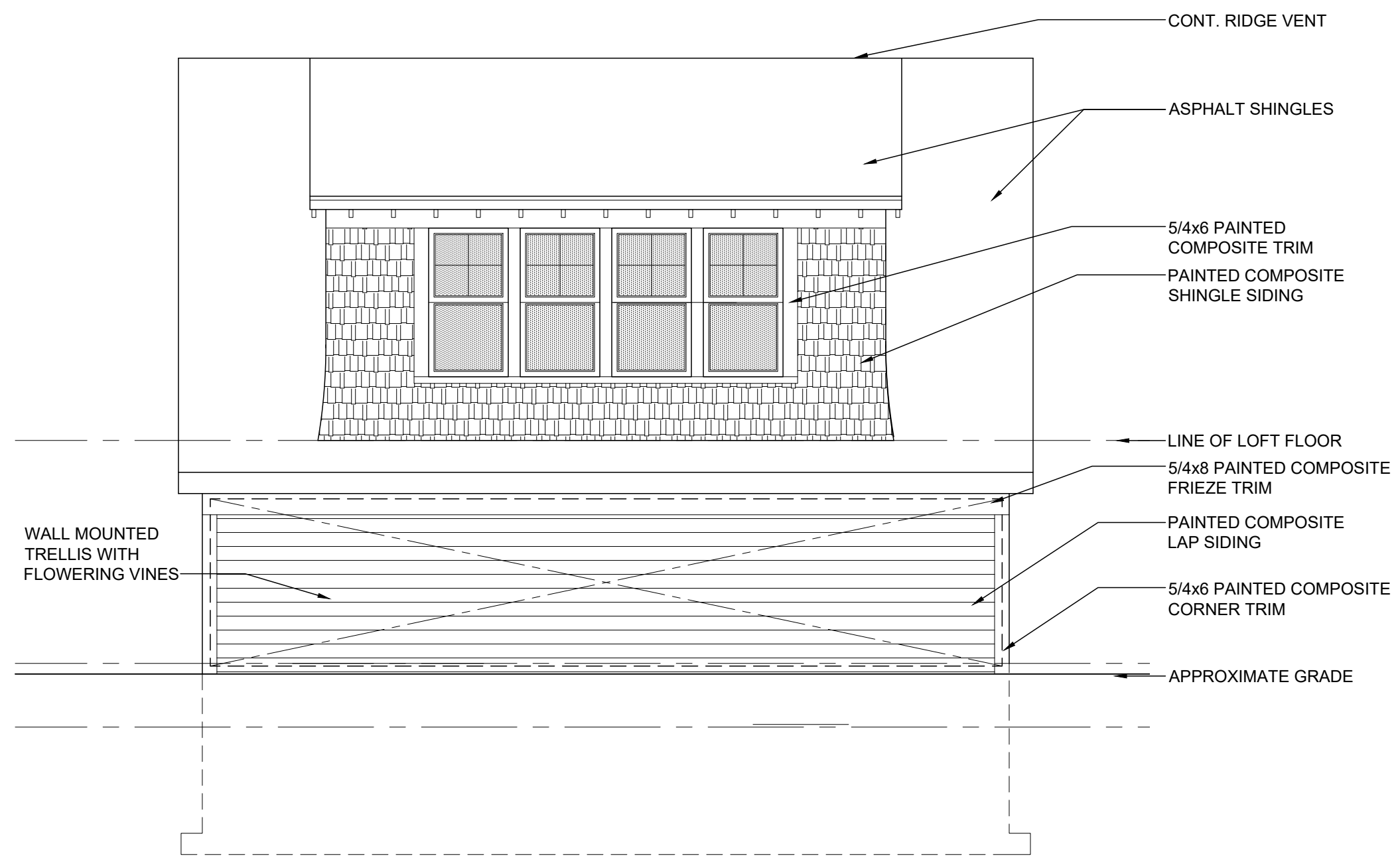
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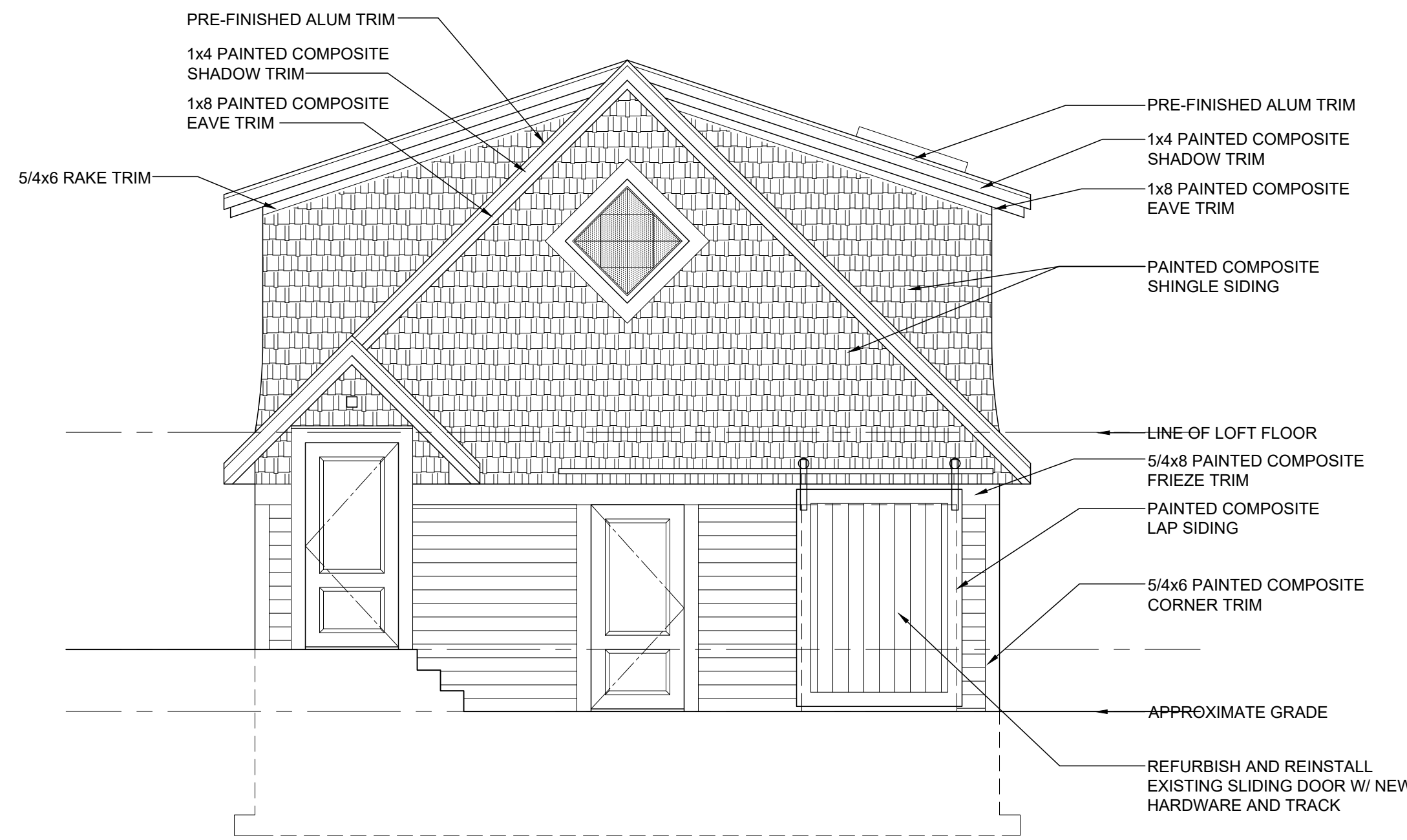
CONSULTANTS:



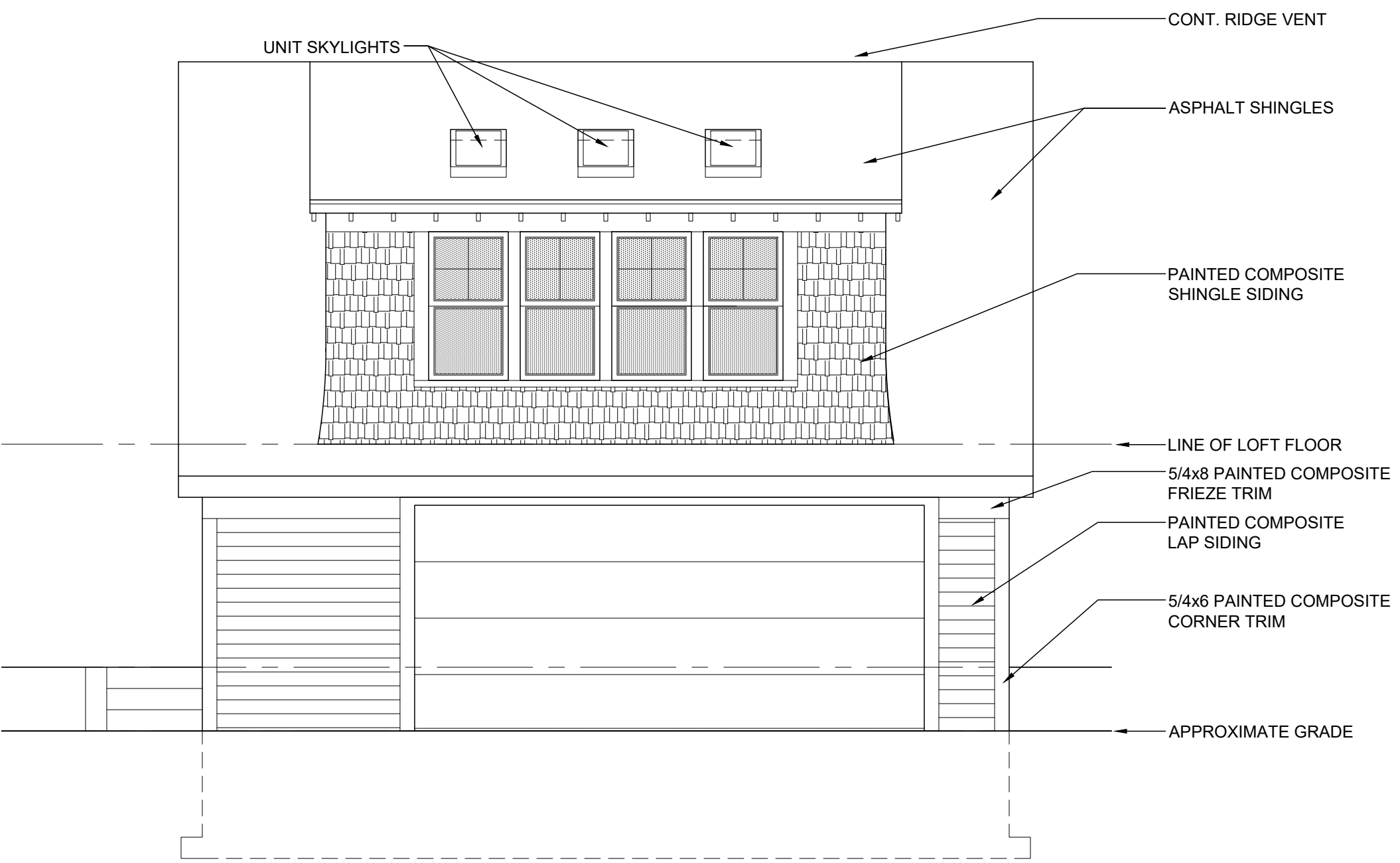
4 EAST ELEVATION
Scale: 1/4"=1'-0"



3 NORTH ELEVATION
Scale: 1/4"=1'-0"



2 WEST ELEVATION
Scale: 1/4"=1'-0"



1 SOUTH ELEVATION
Scale: 1/4"=1'-0"

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