



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00662

Effective Date: 03/18/26

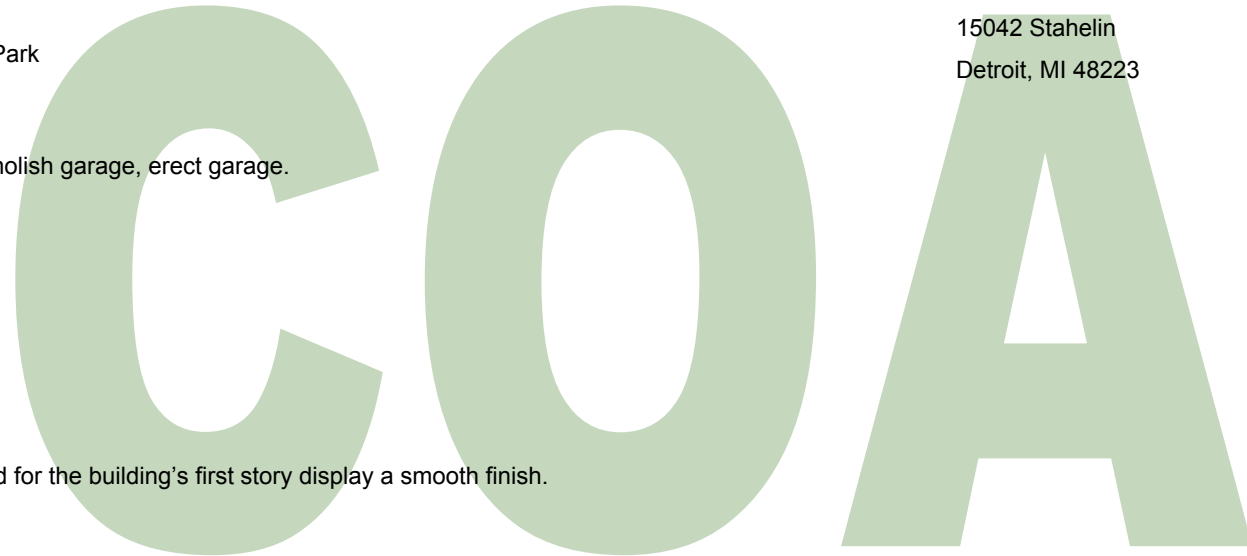
Project Address: 15042 Stahelin Ave

Issued to: Kurtis Mathew and Leigh Ann Greene
15042 Stahelin
Detroit, MI 48223

Historic District: Rosedale Park

Description of Work:

Per the submitted documents: Demolish garage, erect garage.



With the Conditions that:

1. The cement fiber siding proposed for the building's first story display a smooth finish.

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: Bilqees

260318BS



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
HDC2025-00662

PROPERTY INFORMATION

ADDRESS(ES): 15042 Stahelin Ave
HISTORIC DISTRICT: Rosedale Park

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|---|---|
| <input type="checkbox"/> Windows/ Doors | <input checked="" type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Roof/Gutters/ Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input checked="" type="checkbox"/> Other |
| <input checked="" 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:

We want to demolish the garage as it is sinking into the ground and in danger of collapsing. We would like to replace the existing driveway, garage foundation, and garage with a larger structure and a small covered patio attached to this new garage. The change in design and size would accommodate our need for housing larger vehicles and additional storage and work space.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner			
NAME: Kurtis Mathew and Leigh Ann Greene	COMPANY NAME: n/a		
ADDRESS: 15042 Stahelin Ave	CITY: Detroit	STATE: MI	ZIP: 48223
PHONE: +1 (734) 717-9969	EMAIL: thebluestpink@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/or occupant of the subject property and that the information on this application is true and correct.

<p>Signed by: Leigh Ann Greene</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <small>6802CADF20C24D3...</small> </div> <p>SIGNATURE</p>	<p style="text-align: center;">n/a</p> <p style="text-align: center;">01/01/2026</p> <p>DATE</p>
<p>15042 Stahelin Ave</p> <p>+1 (734) 717-9969</p>	<p>Detroit MI 48223</p> <p>thebluestpink@gmail.com</p>





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: <small>(only applicable if you've already applied for permits through ePLANS)</small>	not applied
---	-------------

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>The existing garage is 18x18 with a garage door and a many layered asphalt shingle roof. The weight of the roof has caused the cement foundation to sink and crack. The wood sides have extensive holes and weather rot in areas. We've covered these with plywood inside the garage to prevent some leaks, but water and rodents come in. The rodent infestation is worsening these problems. The structure is leaning(was pushed upright and propped into place by previous owners) and is a safety risk of falling down. The 3 contractors and an architect that viewed the garage for an estimate and plans agreed that the foundation and structure are compromised and needs to be demolished.</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 24x24 detached two car garage (larger to accommodate bigger vehicles) in the same area with an open air covered patio on a 6x24 cement pad. Height of the structure is 22 feet with a reverse gable roofing and one or two dormers over the garage to allow for better attic storage and some natural lighting. Siding is to be a hardie board construction and roofing will use the same shingles as the house for color continuity. Trim and seamless gutters will be installed to protect the concrete areas. The garage will have an 18x7 door as well as a service door with a deadbolt. The garage is to have the same rear and side offset as the existing structure.</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>-Demo and remove the old garage, cement foundation, and driveway -Install new foundation cement with 48 inch footer construction. -Install new driveway in the same path as the existing old driveway. -Build new garage according to attached plans -Install new electrical package to light the interior(garage and attic space) and exterior (by doors and underneath patio cover) **Architect plans do not show updated dormer plan (1 3-window dormer)**</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

<p>7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i></p>	
<p>9. OTHER <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>	































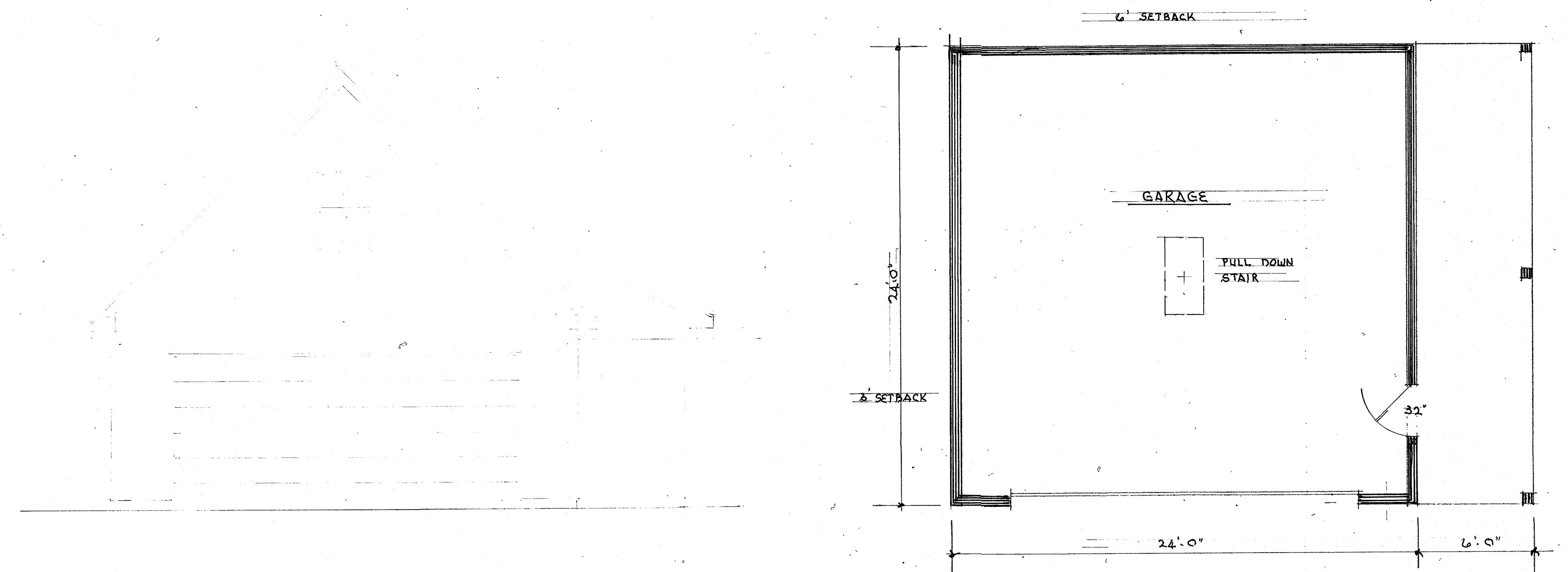
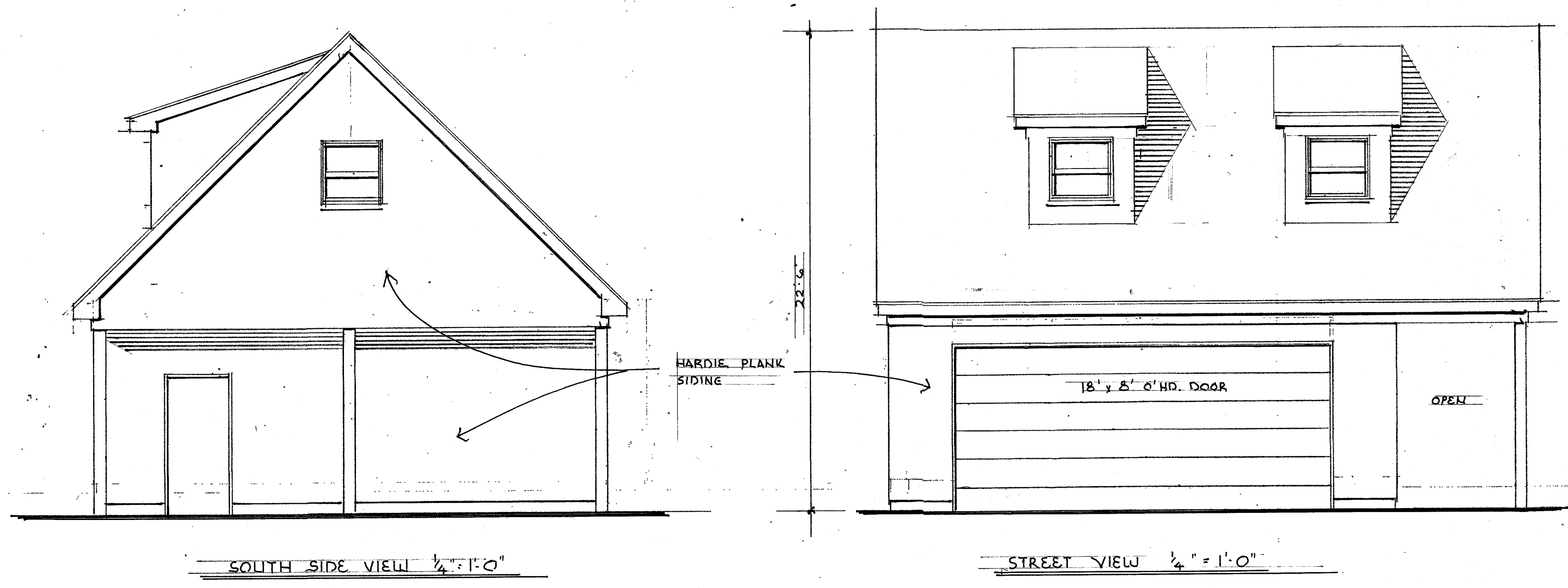












date 11.6.23
 rev. _____
 rev. _____
 rev. _____

ARCHITECTURALLY SPEAKING ...
 32401 w. eight mile rd.
 livonia, michigan 48152
 (248) 219-9386

120 antrim street
 charlevoix, michigan 49720
 (616) 547-4040

project: DETACHED GARAGE @
 15042 STAHELIN
 DETROIT, MICH.

job no. 2025.145
 sheet no. A-1



Double Hung



Horizontal Slider



Picture



Shapes

Vinyl Color

Customize your home by selecting a vinyl color that complements its style and look.

Color Choices



White



Tan

Painted Exterior Finishes



White



Black



Graphite



Sterling



Forest



Bronze



Royal
Brown



Terra



Pebble



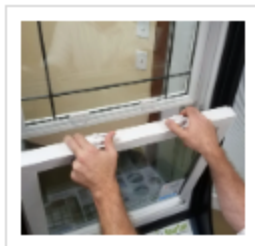
Tan



Cream

Hardware

Die-cast locks activate a hidden tilt feature that allows the sash to tilt in for easy cleaning.



Tilt in locks

Colors



White



Tan

Grid Pattern

Available in multiple profile and configurations, grid patterns are designed to further showcase your home's architectural style. Additional decorative options are available, including simulated divided lites.

Styles



Colonial



Prairie



Perimeter



Valance

Grid Profile

Profiles give the stylistic appearance of individual glass panes and are offered in multiple colors and styles.

Profile Material



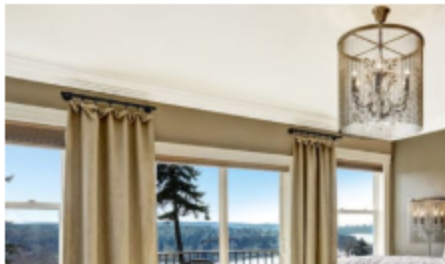
Flat (white & tan only) 5/8"



Georgian (color matched, interior/exterior) 3/4"

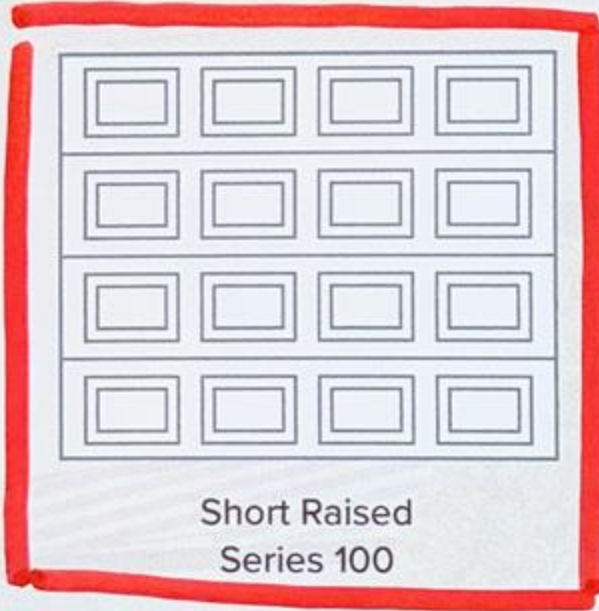
Complementary Products

A wide variety of coordinating products are available to complete your home improvement project.



Define your style!

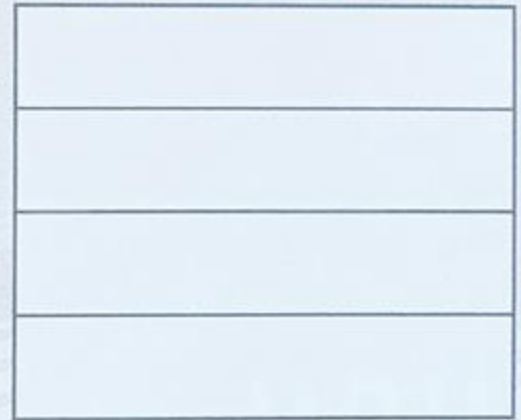
Discover the exceptional quality and style of Invicta Door™, proudly American-made in Ohio. Choose from a wide range of durable and stylish garage doors featuring classic, modern, and distinct designs. Define your style with Invicta Door™, where quality craftsmanship and personalized style come together.



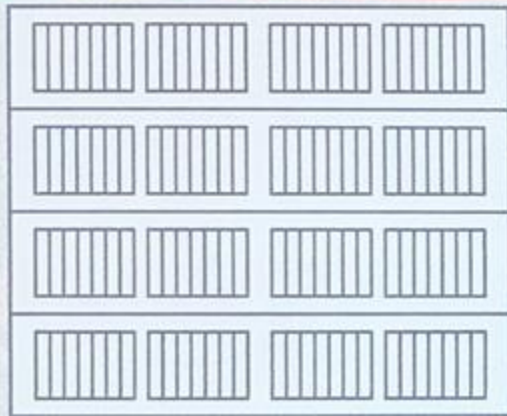
Short Raised
Series 100



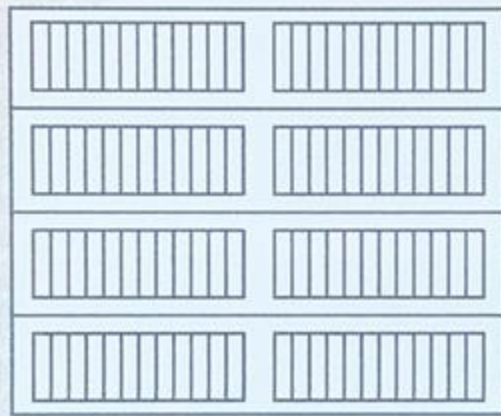
Long Raised
Series 200



Flush
Series 300



Short Carriage House
Series 400



Long Carriage House
Series 500



Small Slat
Series 600



White



Almond



Sandstone



Desert Tan



Brown



Bronze



Grey



Black



Dockside Grey*



American Redwood*



Bourbon Oak*

**Premium wood
tone upcharge*



Heritage® - Rustic Redwood

[VIEW ALL COLORS*](#)

** Color and product availability varies by region and manufacturing location. Consult your contractor or local TAMMO distributor for details.*



RUSTIC REDWOOD

RUSTIC REDWOOD

Rustic Redwood blends rich reds, deep browns, and rust-orange hues to reflect the warmth and grandeur of towering redwood forests. See how it effortlessly pairs with warm-toned siding and natural stone elements.

Sunrise Building Group, Inc

Licensed - Insured - Bonded

28726 Plymouth Road • Livonia, Michigan 48150 • (734) 425-0000 Fax (734) 425-6822

DATE 11/25/2025

JOB NO. CONTRACT & SPECIFICATIONS

Name LEIGH ANN GREENE KURT GREENE

WORK TO BE PERFORMED AT:

Address 15042 STAHELIN

Street _____

City DETROIT Zip _____

City _____

Telephone: Home 734-777-5469 Work 734-586-1411

Directions _____

Lot No. _____ Lot Size _____ Sub 3848 Liber _____ Page _____

Roofs Hip Sided Gable _____ Reverse Gable _____ Others _____

Size 30'x24' Siding JAMES HARDIE SIDING 6" PLANK Trim HARDIE TRIM

Overhang 1" Cornice 6" Shingles 30 YR FIBERGLASS SHINGLES

Rafter Size TRUSSES o.c. _____ Stud Size 2"x4"x8' o.c. _____ Corner Studs TAMCO HERITAGE RUSTIC REDWOOD

Roof Sheathing 7/16" OSB Wall Sheathing 7/16" OSB Nails GALVANIZED

Door Size 18'x8' Type STEEL SECTIONAL Opener LIFTMASTER

Electrical 7 LIGHTS, 6 PLUGS, COACH LIGHTS (SUPPLIED BY HOMEOWNER) Customer to Cover Trench Yes No

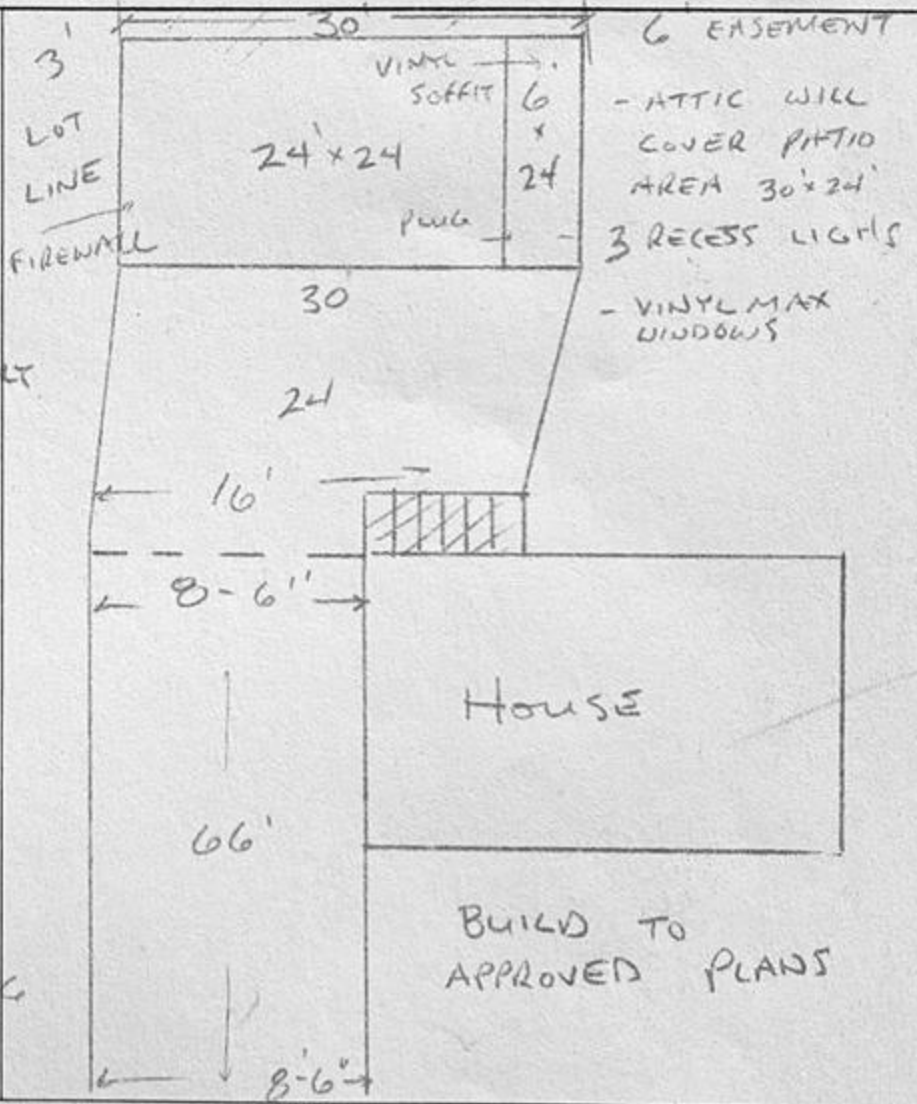
- | | | | | | |
|-------------------------------------|-----------------------------|---------------------------------------|---|-----------------------------|-------------------------------------|
| <input type="checkbox"/> YES | <input type="checkbox"/> NO | Windows <u>4 WINDOWS</u> | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | Headers <u>LVL</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>VINYL MAX DH</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Steel Channel _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Louvre <u>RIDGE</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cross Ties _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Service Door <u>48"x68"</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rev. Tie _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Size <u>STEEL</u> Type <u>36"x68"</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wind Braces _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Felt Lined _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Collar Ties _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wreck-haul _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hangers _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ridge _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Steel Corner Braces _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Top Plates _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Paint <u>PRE-PAINTED</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Bottom Plates <u>TREATED</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Gutters & Dwnspts <u>FRONT ONLY</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Clean-up Debris _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stiffback _____ |

- | | | | | | |
|-------------------------------------|-----------------------------|-------------------------|-------------------------------------|-----------------------------|----------------------------|
| <input type="checkbox"/> YES | <input type="checkbox"/> NO | CONCRETE WORK | <input type="checkbox"/> YES | <input type="checkbox"/> NO | Expansions _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Rat Wall _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Anchor Bolts <u>STRAPS</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Footings <u>12"x42"</u> | <input type="checkbox"/> | <input type="checkbox"/> | Break Out Concrete _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Haul Away Dirt _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Remove Concrete _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fill Sand _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick Front _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conduit _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | INSTALL 1 COURSE of BLOCK |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Gravel _____ | <input checked="" type="checkbox"/> | | |

Additional Work

- PULL DOWN STAIRCASE ALUMINUM
- INSTALL FIREWALL
- WE WILL BUILD GARAGE CONVENTIONAL OR TRUSSES - w/ 2nd FLOOR OSB FLOORING

PERMIT IS EXTRA



In consideration for the work performed above I/we, the purchaser(s), agree to pay the sum of \$ 81,000.00 cash terms as

Total Cash Amount \$ 8 EIGHTY-ONE THOUSAND DOLLARS - 4,000.00 AFTER TEAR DOWN

DOWN PAYMENT \$ 2,000.00 upon signing this agreement
 \$ _____ upon balance of down payment to be paid on or before 20

\$ 35,000.00 upon pouring concrete
 \$ 25,000.00 upon delivery of lumber
 \$ 10,000.00 upon completion
 5,000 AFTER ELECTRICAL

Amount to financed \$ _____ Plus finance charges payable in _____ equal monthly payments

This contract constitutes the entire understanding of the parties. This agreement shall become binding only on written acceptance hereof by the principal or authorized officer to the Contractor, or upon commencing performance of the contract.

It is agreed that if the Owner wishes to cancel this contract at any time before the commencement of the work, he shall be liable for the liquidated damages in the amount of 20% of the contract price.

All surplus material is property of the Contractor. The Contractor is not responsible for concrete after laid. Concrete is guaranteed to be of building code specifications. It is the owners responsibility to have all line in stakes and grade stakes set. In absence of this, the grade of the building, location and grade of the concrete, will be left up to the contractor, with Owner assuming responsibility for the same.

Contractor guarantees concrete work as to proper mix and workmanship, but does not guarantee concrete against cracking, peeling or setting due to conditions beyond its control.

In witness whereof the undersigned having read this contract and specifications before signing, hereby acknowledges that they understand all terms and conditions contained hereby by signing their signatures to the Contract on the day and the year above written.

Owner hereby acknowledges receipt of a true and complete copy of this instrument.

BUYER'S RIGHT TO CANCEL: If this agreement was solicited at your residence and you do not want the goods and services, you may cancel this agreement by mailing a notice to the seller. The notice must say you do not want the goods or services and must be mailed before midnight on the third business day after you sign this agreement. The notice must be mailed to Sunrise Building Group, Inc

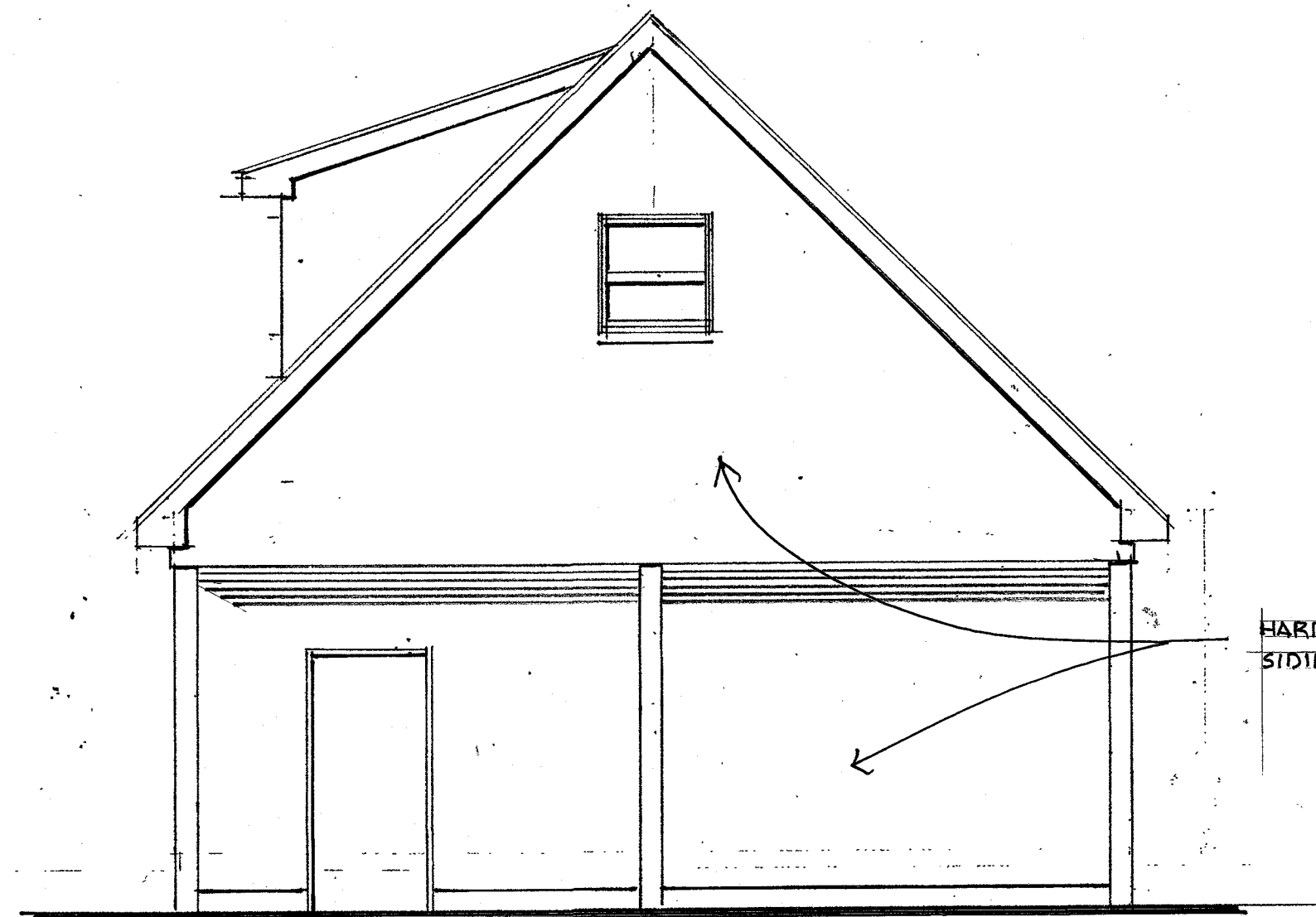
By MAURIZIO RETA 11/26/2025

X [Signature]
 X [Signature]
 X James J. Foshee

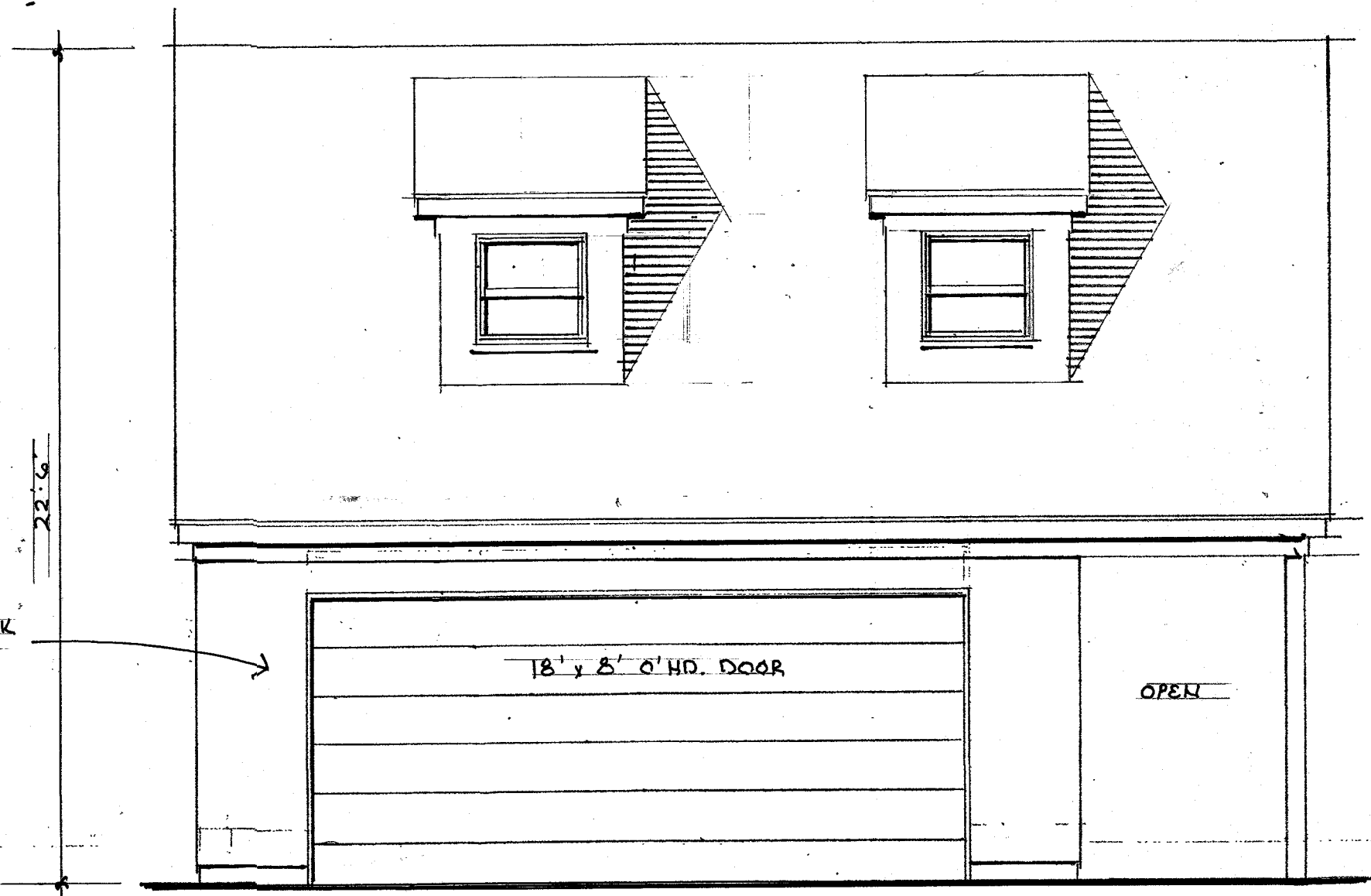




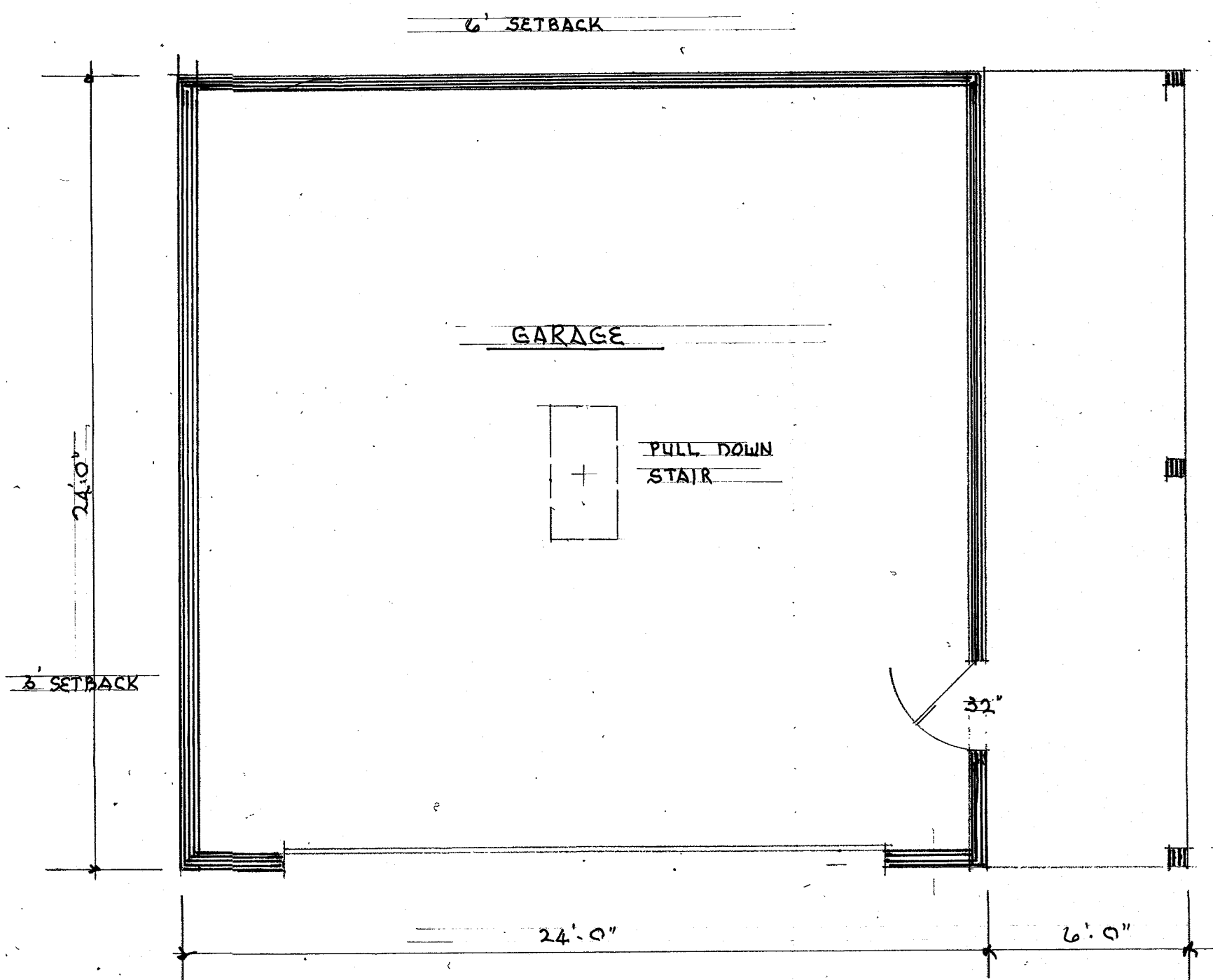
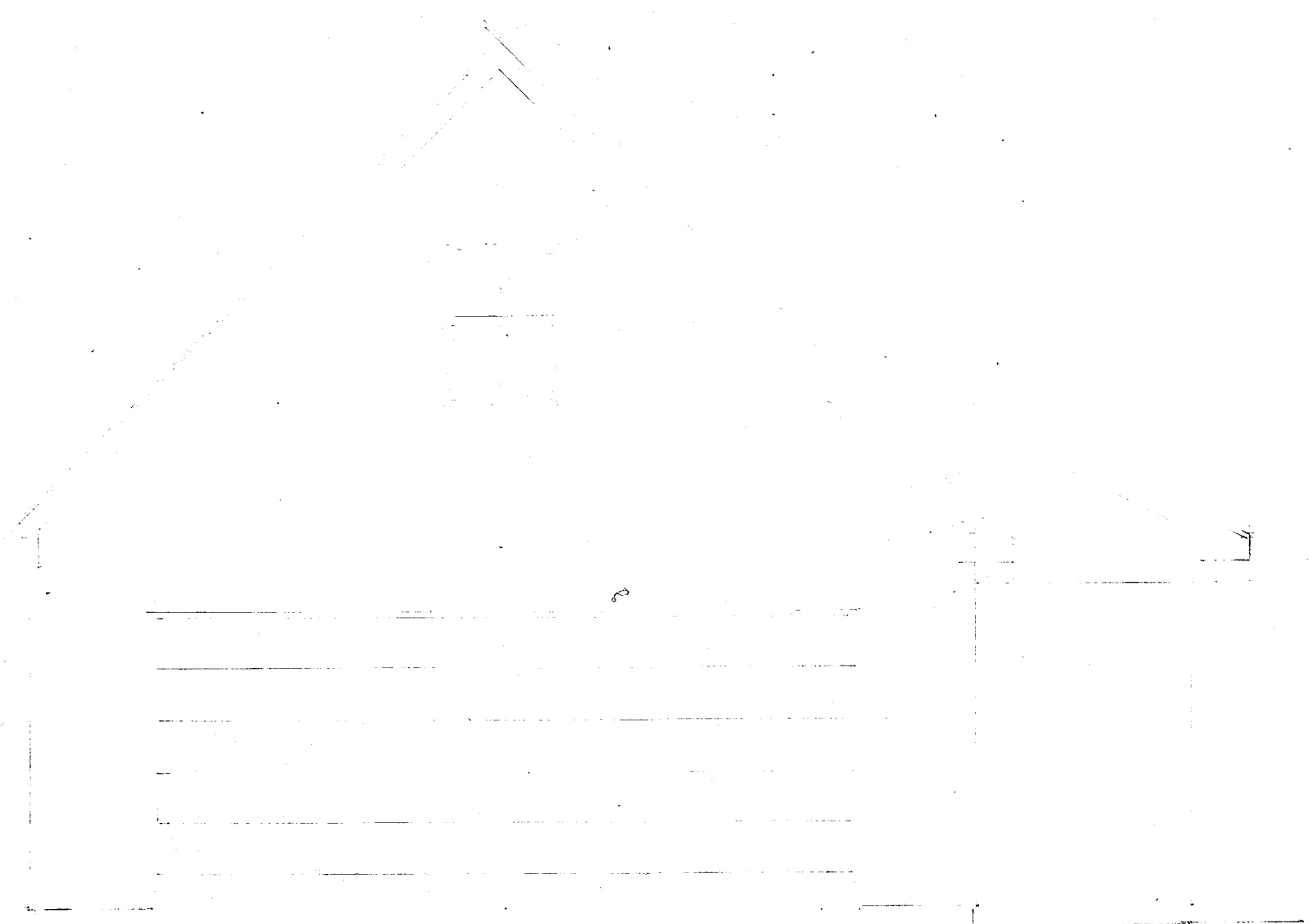




SOUTH SIDE VIEW 1/4" = 1'-0"

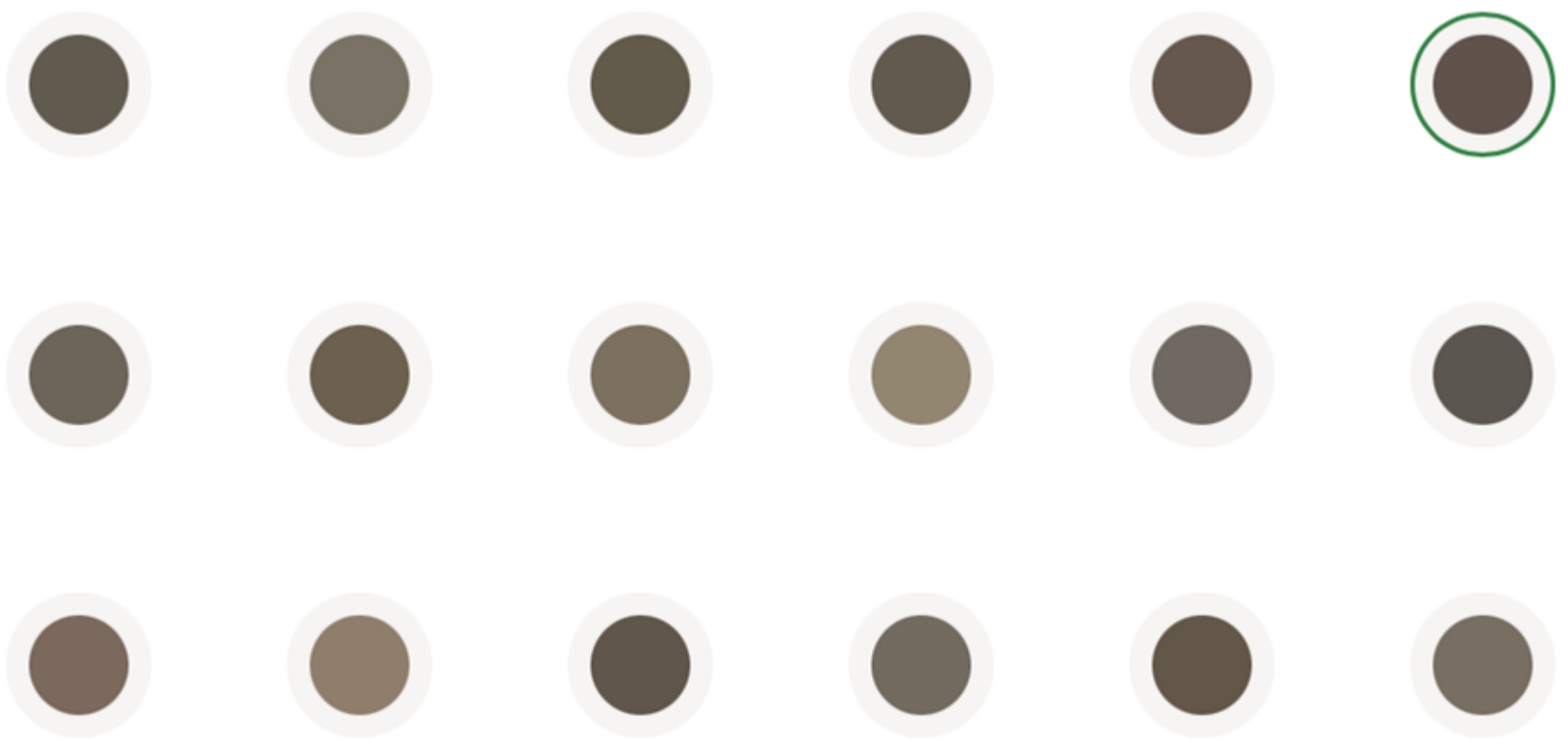


STREET VIEW 1/4" = 1'-0"





Individual colors may vary depending on display settings. Samples only available in Select CedarMill® texture. Please check with your contractor or local dealer for availability in your area.



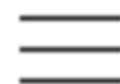
Beavertail Brown



w.jameshardie.com



JamesHardie



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill[®] texture. Please check with your contractor or local dealer for availability in your area.

White Jasmine



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 01/22/26

Application Number: HDC2025-00662

APPLICANT & PROPERTY INFORMATION

NAME: Kurtis Mathew and Leigh Ann Greene		COMPANY NAME: N/A	
ADDRESS: 15042 Stahelin	CITY: Detroit	STATE: MI	ZIP: 48223
PROJECT ADDRESS: 15042 Stahelin Ave			
HISTORIC DISTRICT: Rosedale Park			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Thank you for the additional information, photographs, and renderings.

However, while the renderings are helpful, the application must include dimensioned, detailed drawings that show how the garage will look upon completion -- the existing elevation drawings are in conflict with the renderings (in design and exterior materials).

Please revise the elevation drawings to document the proposed design, noting all exterior wall materials, finishes and colors. Paint swatches copied from a paint manufacturer's website should be included in the application so there is no confusion on the intended color palette for the new structure.

Submission deadlines and meeting dates can be found here:

<https://detroitmi.gov/government/commissions/historic-district-commission>

If you have further questions, please email staff at hdc@detroitmi.gov.

Thank you.

APPLICANT RESPONSE

Response Date: 02/13/2026



Thank you for reviewing this additional information. I am attaching the new drawing from our architect. This shows the front of the garage with the singular dormer as well as the half-timber design with major materials annotated. Below is a list of the materials and where they will be placed. I am resubmitting the examples of each for ease of viewing.

Roof: TAMKO Heritage Shingles in Rustic Redwood

Siding:

-James Hardie Board Planks and Trim in Beavertail Brown,
James Hardie Board Stucco Panels in White Jasmine

Windows:

-Vinylmax in Bronze, colonial style

Drip Edge and Gutters in Royal Brown. These are made on site to match the house.

Garage Door:

-Invicta Door in American Redwood, short-raised panels. No windows.

Service Door:

-JELD-WEN 36 in. x 80 in. 4 Panel Equal Left-Hand/Inswing Primed Steel
Prehung Front Door, color matched to White Jasmine Stucco Panel

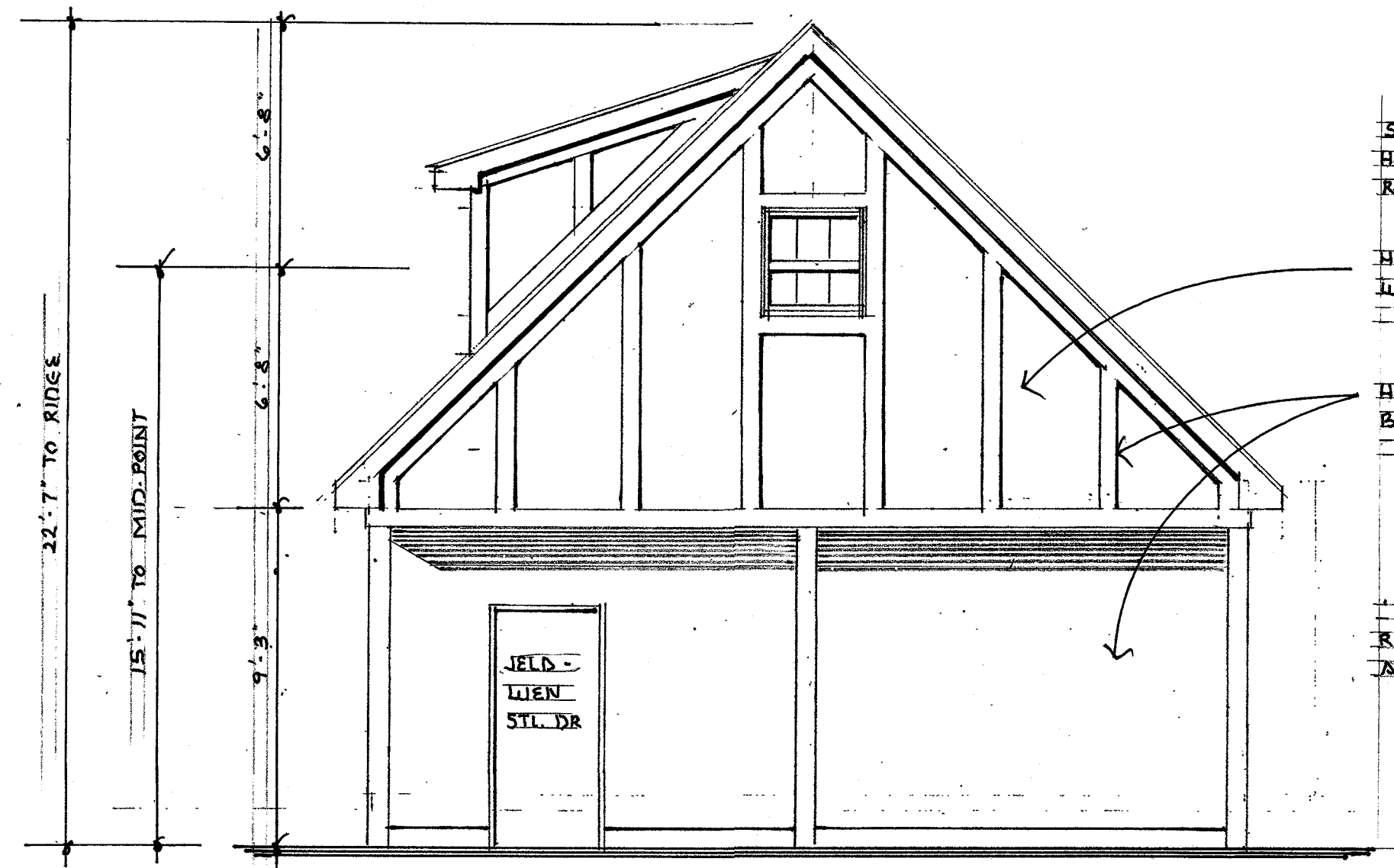
Service Door Hardware:

-Kwikset SmartCode 260 Traditional
Venetian Bronze Keypad Electronic Deadbolt, SmartKey w/Tustin Hall/Closet Handle Combo Pack

Lights: Lancaster 1-Light in Antique Bronze

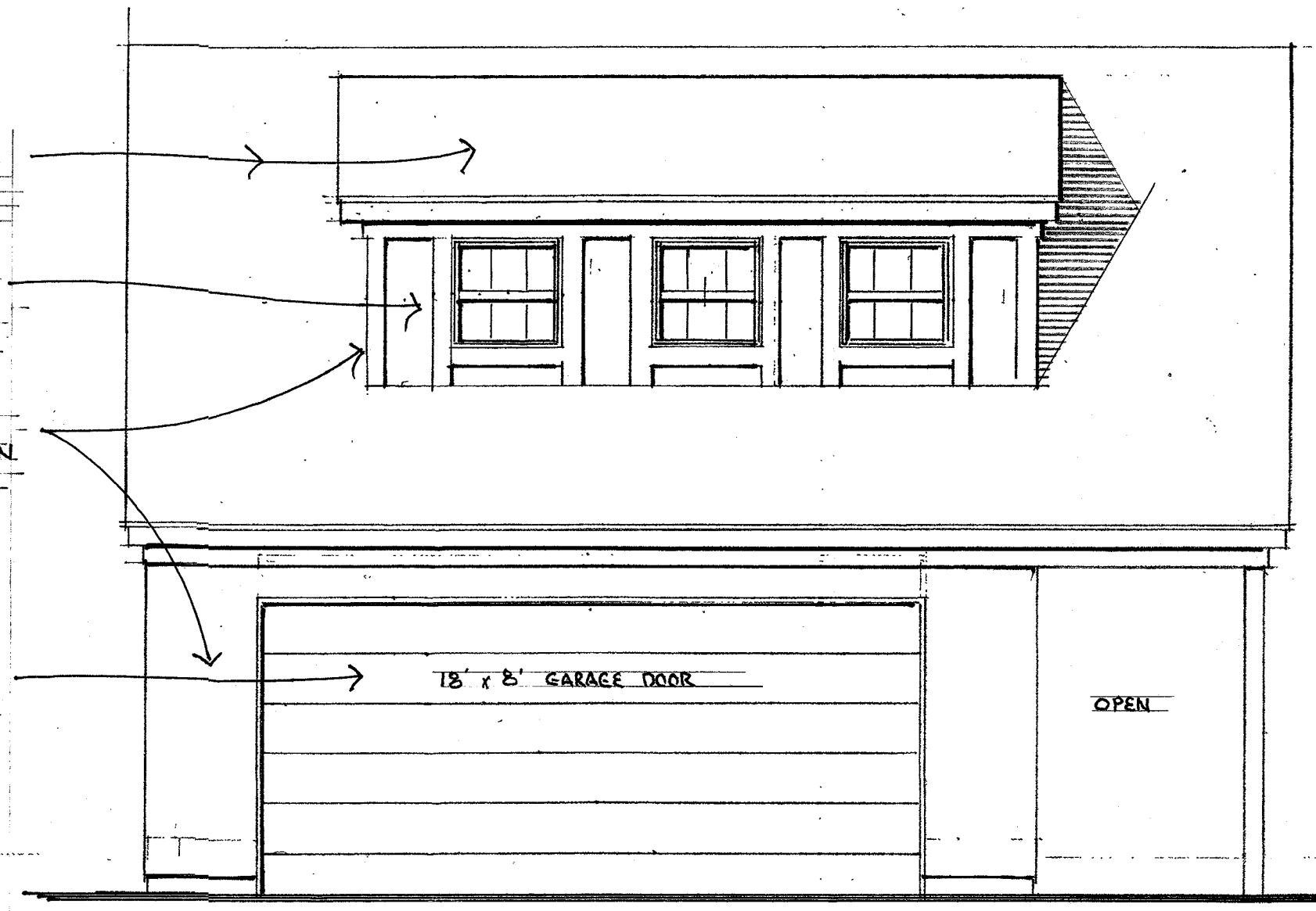
-Traditional Outdoor Wall Lantern Sconce(1 on both sides of garage door), Lancaster Mini 1-Light Traditional in Antique Bronze
-Outdoor Wall Mount Lantern(1 by service door),
-Juno Contractor Select WF6 SWW5 6 in. Selectable CCT Ultra Slim Canless Integrated LED Oil Rubbed Bronze Recessed Light(4 above side patio)

Please note that all exterior materials are pre-colored and selected to match what is on the house. No painting is necessary.

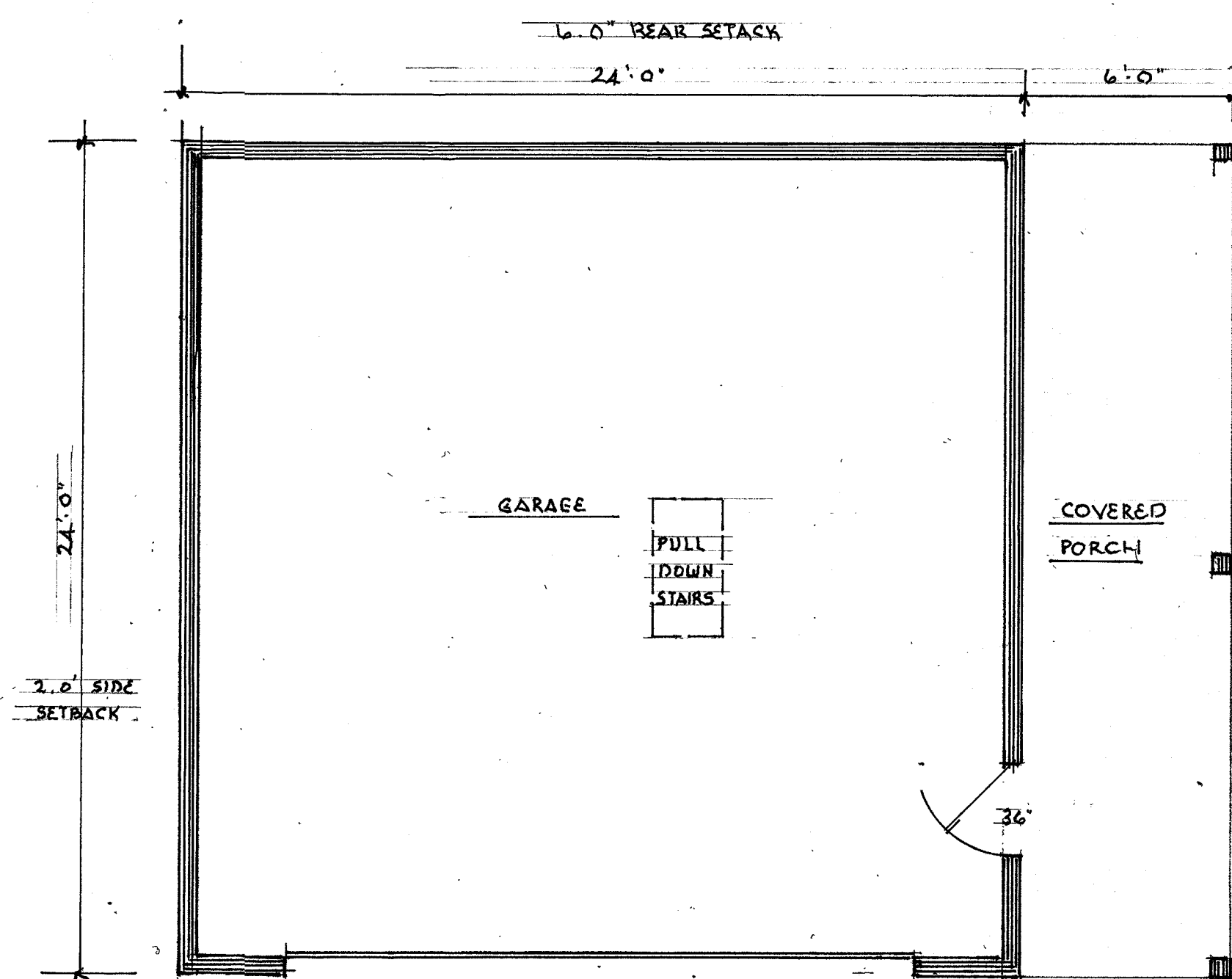


SOUTH SIDE VIEW 1/4" = 1'-0"

- SHINGLES :
HERITAGE RUSTIC
REDWOOD
- HARDIE PLANK :
LILHITE JASMINE
- HARDIE PLANK :
BEAVERTAIL BROWN
- INVICTA SHORT
RAISED PANEL
DAMEK REDWOOD



FRONT/WEST ELEVATION 1/4" = 1'-0"



FLOOR PLAN 1/4" = 1'-0"

date 11.6.23
rev. 04.12.26
rev.
rev.

**ARCHITECTURALLY
SPEAKING** ...
32401 w. eight mile rd.
Livonia, Michigan 48152
(248) 219-9386

project: DETACHED GARAGE @
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job no.
2025-145
sheet no.



JamesHardie™

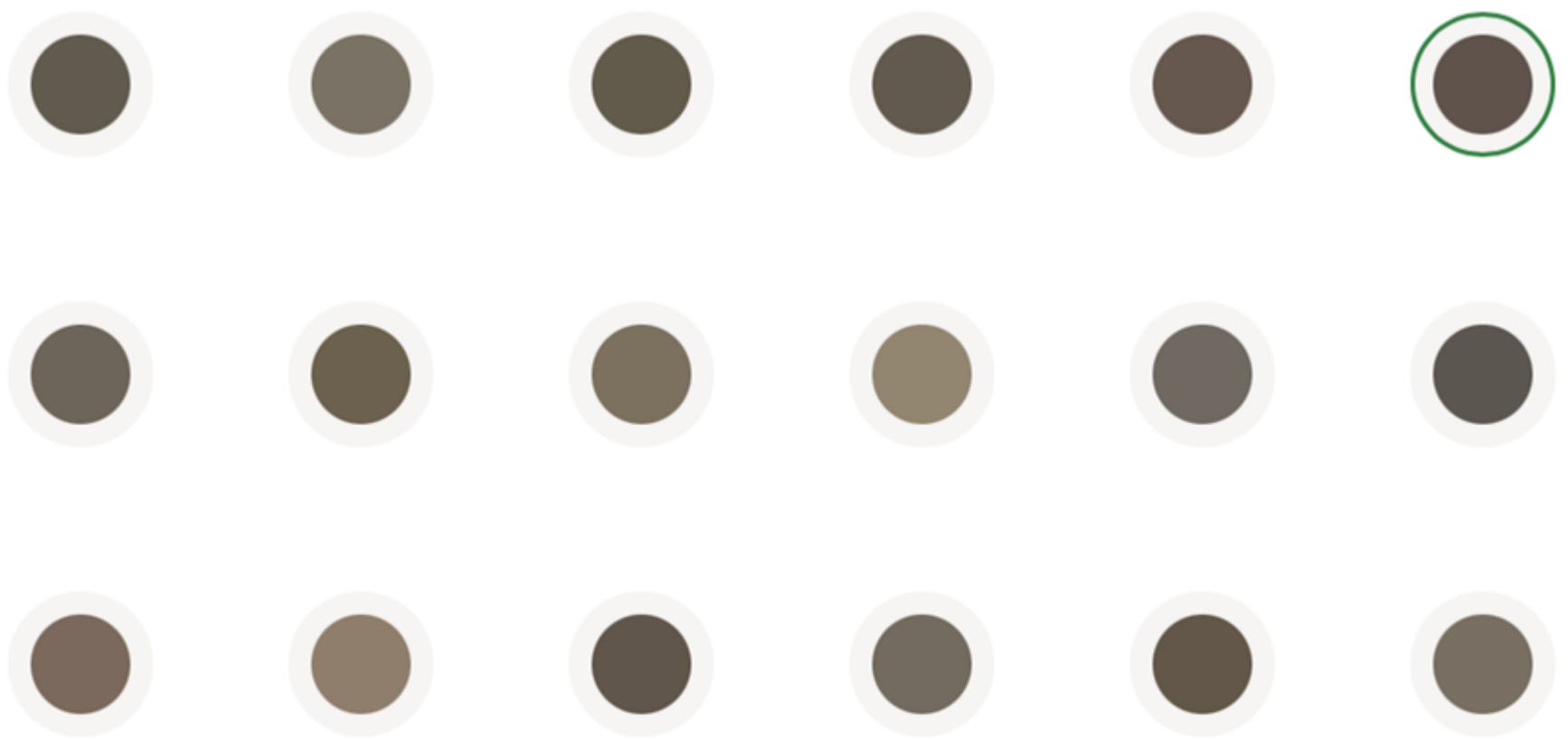


Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

White Jasmine



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill[®] texture. Please check with your contractor or local dealer for availability in your area.



Beavertail Brown



HERITAGE[®]
RUSTIC REDWOOD

vinylmax
windows

Color Selector Deck





Search



Woodhaven **9PM**

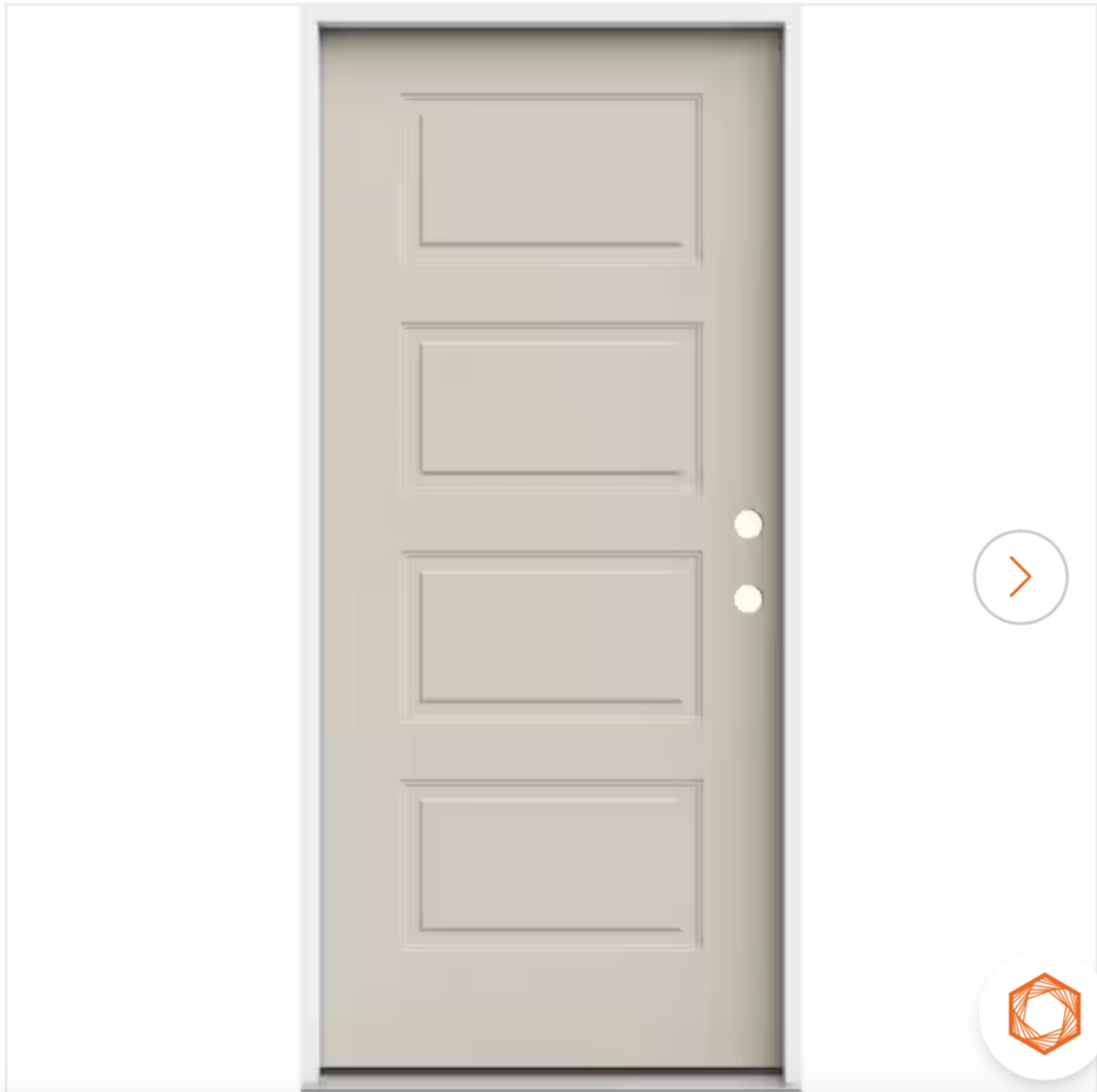
48183



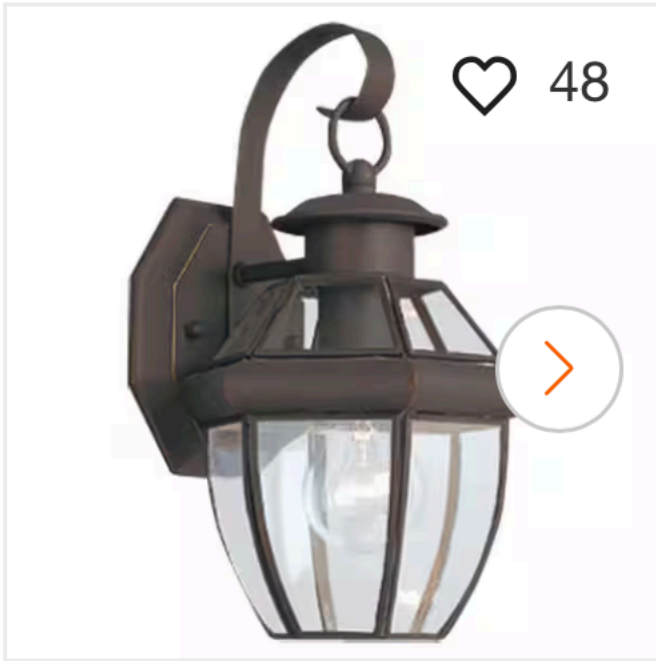
JELD-WEN

36 in. x 80 in. 4 Panel Equal Left-Hand/Inswing Primed Steel Prehung Front Door

★★★★☆ (4) Questions & Answers (10)



Based on your search:



Lancaster Mini 1-Light Traditional Antique Bronze Outdoor Wall Mount Lantern

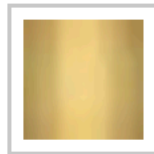
by

Generation Lighting >

★★★★★ (38)

\$84⁰⁵

Fixture Color/Finish: **Antique Bronze**



Live Chat





Lancaster 1-Light Antique Bronze Traditional Outdoor Wall Lantern Sconce

by

Generation Lighting >

★★★★★ (94)

\$**77**¹⁴

Fixture Color/Finish: **Antique Bronze**



Live Chat



Grid Pattern

Available in multiple profile and configurations, grid patterns are designed to further showcase your home's architectural style. Additional decorative options are available, including simulated divided lites.

Styles



Colonial



vinylmax
windows

Color Selector Deck





Juno

Contractor Select WF6 SWW5 6 in. Selectable CCT Ultra Slim Canless Integrated LED Oil Rubbed Bronze Recessed Light

★★★★★ (134) Questions & Answers (41)



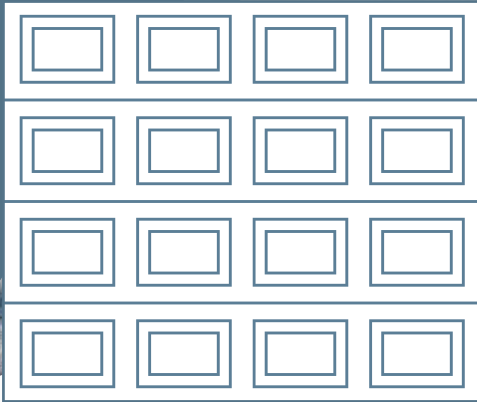


INVICTA DOOR®

100 series SHORT RAISED PANEL

A classic garage door, the 100 series features a traditional short raised steel stamping pattern. Available in a variety of standard colors and premium wood tones.

SERIES 100
Short Raised



Short Raised Panel
Color: White
Windows: Cascade
Glass: Grey Tinted



CONSTRUCTION

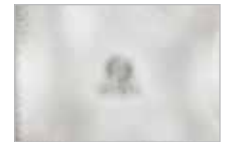
2" thick
Width range: 6'0" - 20'0"
Height range: 6'0" - 14'0"



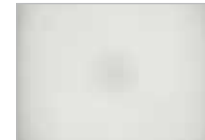
GLASS



Clear



Obscured



Acid Etched



Grey Tinted

**All glass finishes come in tempered and insulated options.*



COLORS

Colors may vary. Refer to swatch book for accuracy.

**Upcharge for premium wood tones.*



White



Almond



Sandstone



Desert Tan



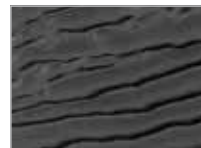
Brown



Bronze



Grey



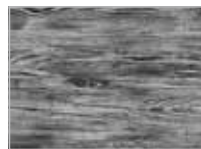
Black



American Redwood*



Bourbon Oak*



Dockside Grey*



WINDOW INSERTS



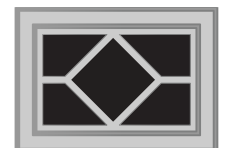
Plain



Stockton



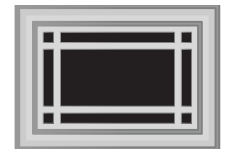
Cascade



Waterton



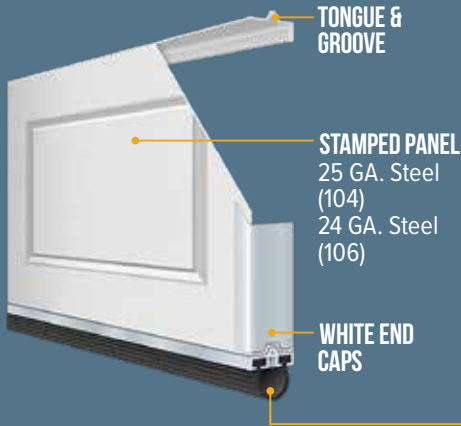
Stockbridge



Prairie

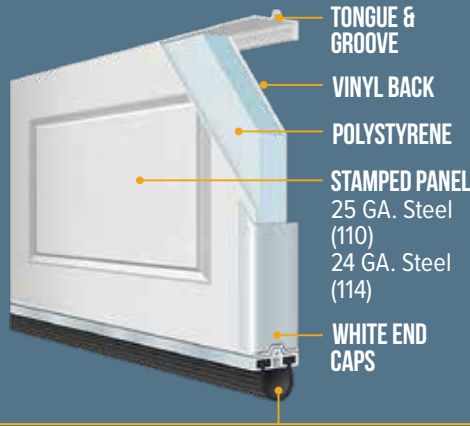
GOOD BETTER BEST

104/106 Model NON-INSULATED



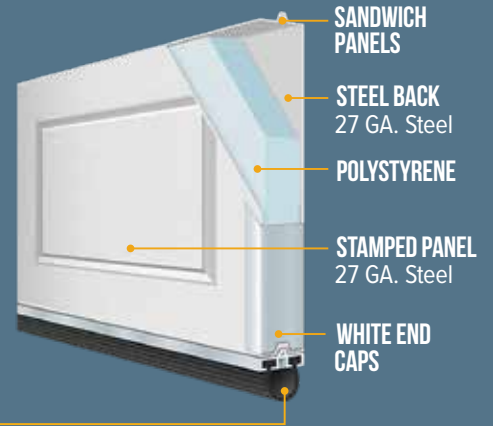
GOOD BETTER BEST

110/114 Model INSULATED



GOOD BETTER BEST

118 Model INSULATED



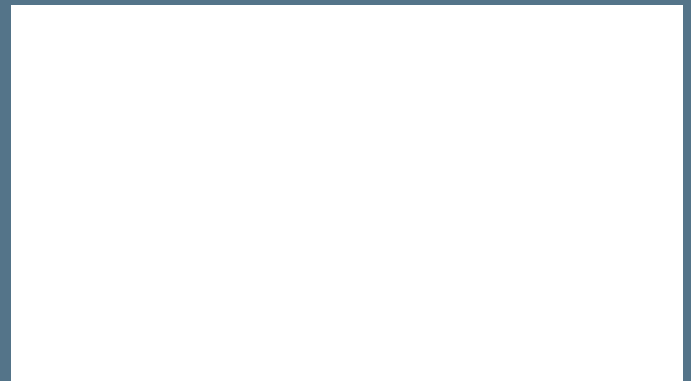
ALUMINUM RETAINER WITH VINYL LOOP

	04/06 MODEL	10/14 MODEL	18 MODEL
R-VALUE	-	7.7	9.7
DOOR THICKNESS	2"	2"	2"
CONSTRUCTION STYLE	Pan	Pan	Sandwich
CONSTRUCTION LAYERS	Steel	Steel + Insulation + Vinyl	Steel + Insulation + Steel
STEEL THICKNESS	25GA./24 GA.	25GA./24 GA.	27 GA-I / 27 GA-E
INSULATION TYPE	None	Polystyrene	Polystyrene
EXTERIOR COLORS (Wood-grain Embossed)			
White (WHT)	•	•	•
Almond (ALM)	•	•	•
Sandstone (SAN)	•	•	•
Brown (BRN)	•	•	•
Bronze (BRZ)	•	•	•
Grey (GRY)	•	•	•
Desert Tan (TAN)	•	•	•
Black (BLK)	•	•	•
Bourbon Oak (OAK)	•	•	•
American Redwood (RED)	•	•	•
Dockside Grey (DSG)	•	•	•
WOOD-GRAIN EMBOSSED	•	•	•
WINDOW INSERTS & GLASS	Optional	Optional	Optional
PAINT FINISH WARRANTY	15 Years	25 Years	25 Years
WORKMANSHIP/HARDWARE WARRANTY	3 Years	3 Years	3 Years

DISTINCTIVELY YOURS



InvictaDoor.com





HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 01/05/26

Application Number: HDC2025-00662

APPLICANT & PROPERTY INFORMATION

NAME: Kurtis Mathew and Leigh Ann Greene

COMPANY NAME: N/A

ADDRESS: 15042 Stahelin

CITY: Detroit

STATE: MI

ZIP: 48223

PROJECT ADDRESS: 15042 Stahelin Ave

HISTORIC DISTRICT: Rosedale Park

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

The demolition and erection of a structure within a local historic district requires the review and approval by the Historic District Commission. The deadline for the Commission's next meeting (scheduled for Wednesday, February 11 at 4:30 p.m.) is Tuesday, January 20. Additional information is required:

Demolition - Substantiation of need for demolition rather than repair

- Additional exterior and interior photos clearly showing the structural and material condition of the structure (far view and closer view photos – including rear and north/side walls) and the surrounding yard/rear of house.
- Please note: Staff may require a structure assessment be submitted by a licensed engineer, per the Commission's requirements for demolition (as noted on the HDC website).

New Garage - Dimensioned drawings of proposed project including:

- o Site plan must be accurately drawn and dimensioned. The site plan on the contract isn't accurate and depicts a rectangular garage shape that is much narrower than the proposed square, 24' x 24' garage with 6' patio. Include the open distance between the front/west wall of the garage and rear/east wall of the existing house, as well as any additional changes to hardscape and landscape features, including location of construction fencing if applicable.
- o Floor Plan (submitted)
- o Elevation Drawings – a drawing of each elevation of the garage is necessary to confirm/show the complete proposed design. A revised front elevation is necessary to reflect the design change of two dormers to one three-window dormer.
- o Section Drawing.
 - Cut-sheets for all materials and components. Include photos/cut sheets of proposed lighting, as well as gutters/downspouts
 - Photographs taken from different angles of the existing garage (photos of the north/side and east/rear walls are needed), as well as an expanded view of rear yard and surrounding conditions. Also needed: a photo of the rear of the house is needed.

Please note: The Commission regularly does not approve the installation of vinyl products nor windows with between-the-glass grilles.

APPLICANT RESPONSE

Response Date: 01/15/2026



Thank you for your time and consideration of our project. We are excited at the opportunity to build something that will restore some beauty and safety to our property. This new vision for the building will also provide great functionality for our family. We hope that this additional information satisfies your requests.

Demolition

-Please see additional photos of the damage on the sides, roof, and foundation. There are two major cracks on the floor of the garage where the foundation has broken and is sinking into the ground. The sinking of the floor is difficult to capture in photographs. However, this is evident on the sides of the garage where the back end of the garage is sloping down and breaking away from the roof.

-Additionally, please read the signed statement from our architect that substantiates the need for demolition.

New Garage

-Site plan:

-I am resubmitting the site plan sketch with written dimensions as well as the original architect drawing for ease of reviewing. Please note that the written dimensions are accurate to the space and plan for this project. The contractor's thumbnail sketch of the property and new construction within was drawn to fit a space on the formal contract, but not to scale. Again, the written dimensions here are accurate.

-The new garage will be 24x24' with an attached patio of 6x24'. Total dimensions of this space are 24x30'. The new distance between the garage and the house will be 24' (the existing distance is 30' between the garage and the house. The driveway will be 30' wide, narrow down to 8'6" by the house and continue for 66', following the same path as the existing driveway.

-The fence and landscaping will remain the same. Please see the attached photographs that show this.

-Elevation drawings:

-Please see the additional 3D renderings of the garage plans that show the revised front dormer as well as the placement of materials.

-Cut Sheets

-Please see additional materials including service door, coach lights, and recessed lights. I have included an image of the gutters on our house. The contractor will be matching these on the garage.

-Additional Photographs

-I have included photographs of the north and east sides of the existing garage as well as several images that show an expanded view of the back yard area.

Architecturally Speaking...

John T Holowicki
Registered
Architect

January 15, 2026

City of Detroit
Historical Commission

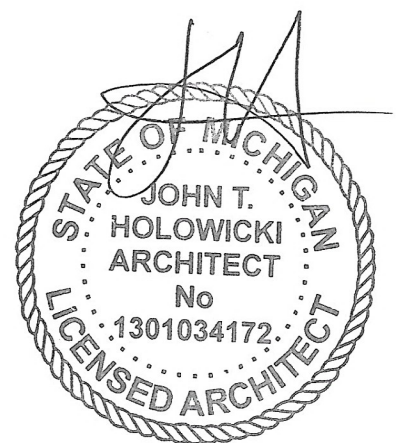
RE: 15042 Stahelin

Request to demolish existing unsafe structure to make way for new two car garage Tudor style to match existing residence. Current garage is leaning, structure is on the verge of collapsing. Even the floor slab and the footing are crumbling,

Personally, I wouldn't feel safe with two kids anywhere in the vicinity of That structure.

Please feel free to contact me at the number below if further discussion is warranted.

John T. Holowicki
Architect 1301034172



32401 W. Eight Mile Rd
Livonia, MI 48152
Phone: 248-219-9386











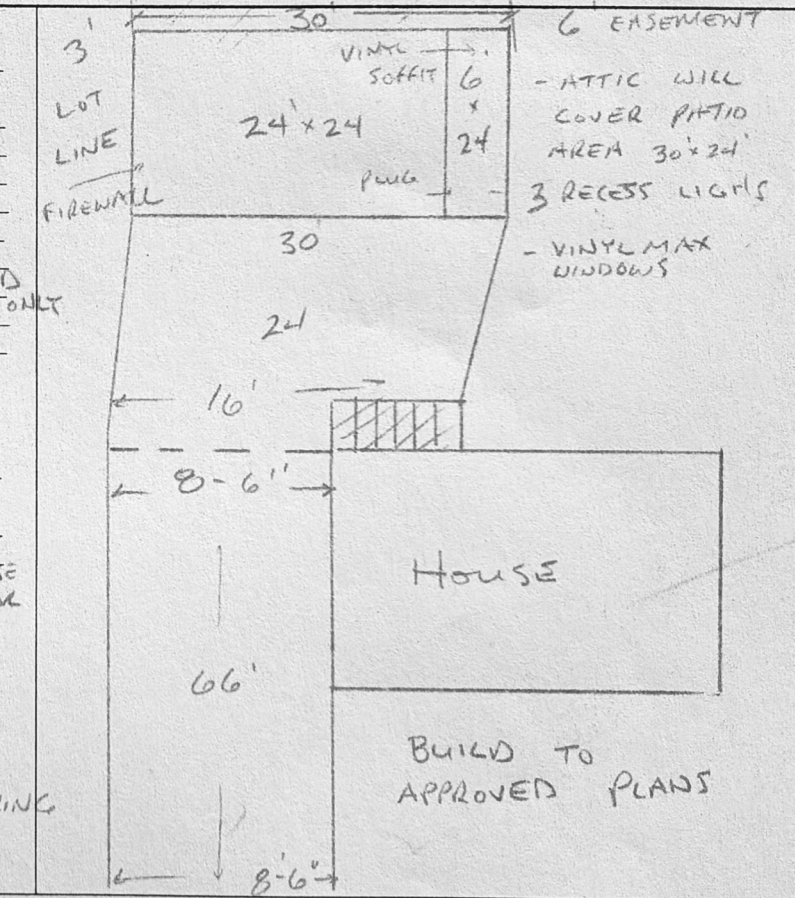






RIDGID

GERBIALADDERS



n of \$ 81,000.00

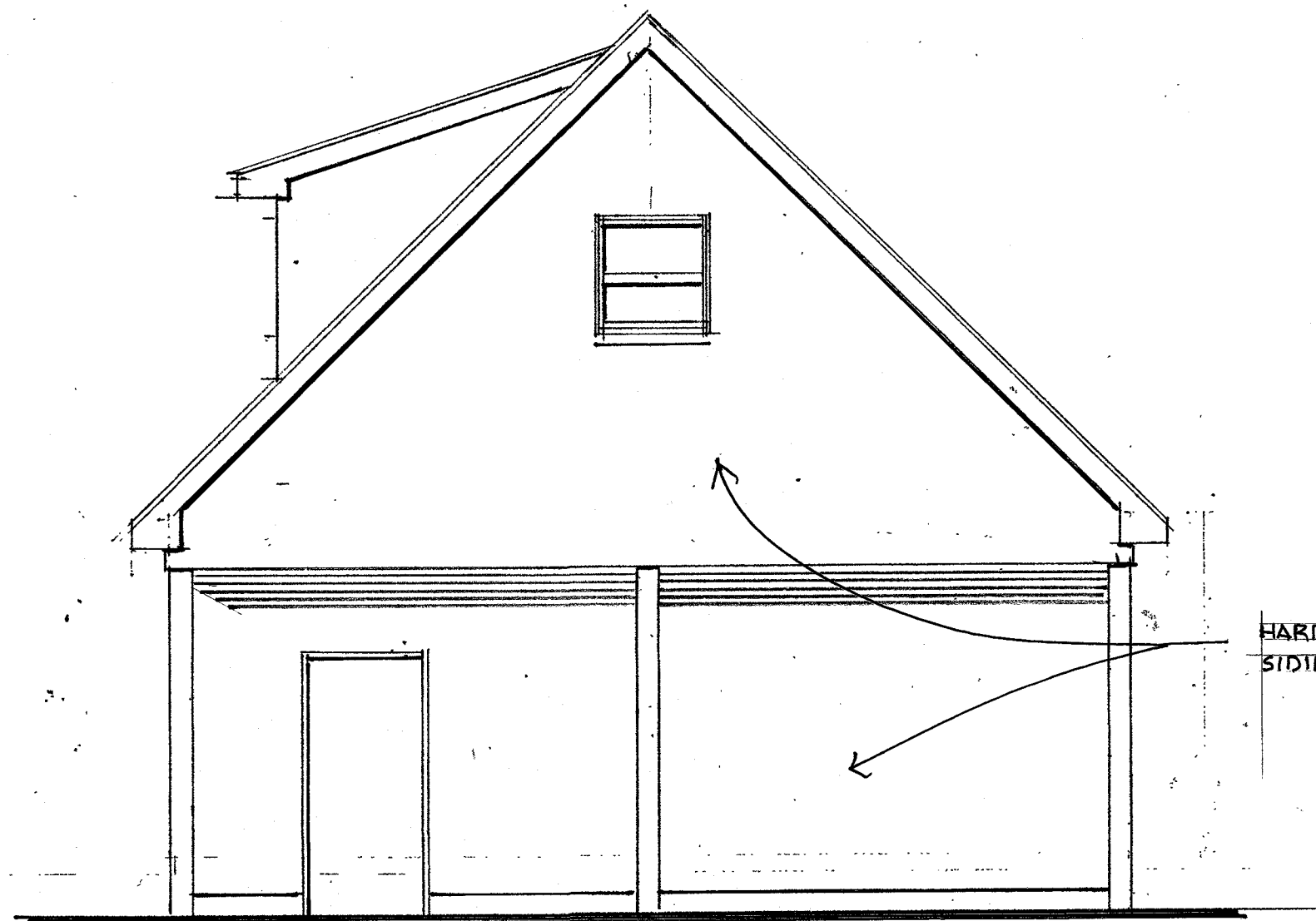
NO DOLLARS

cash terms as

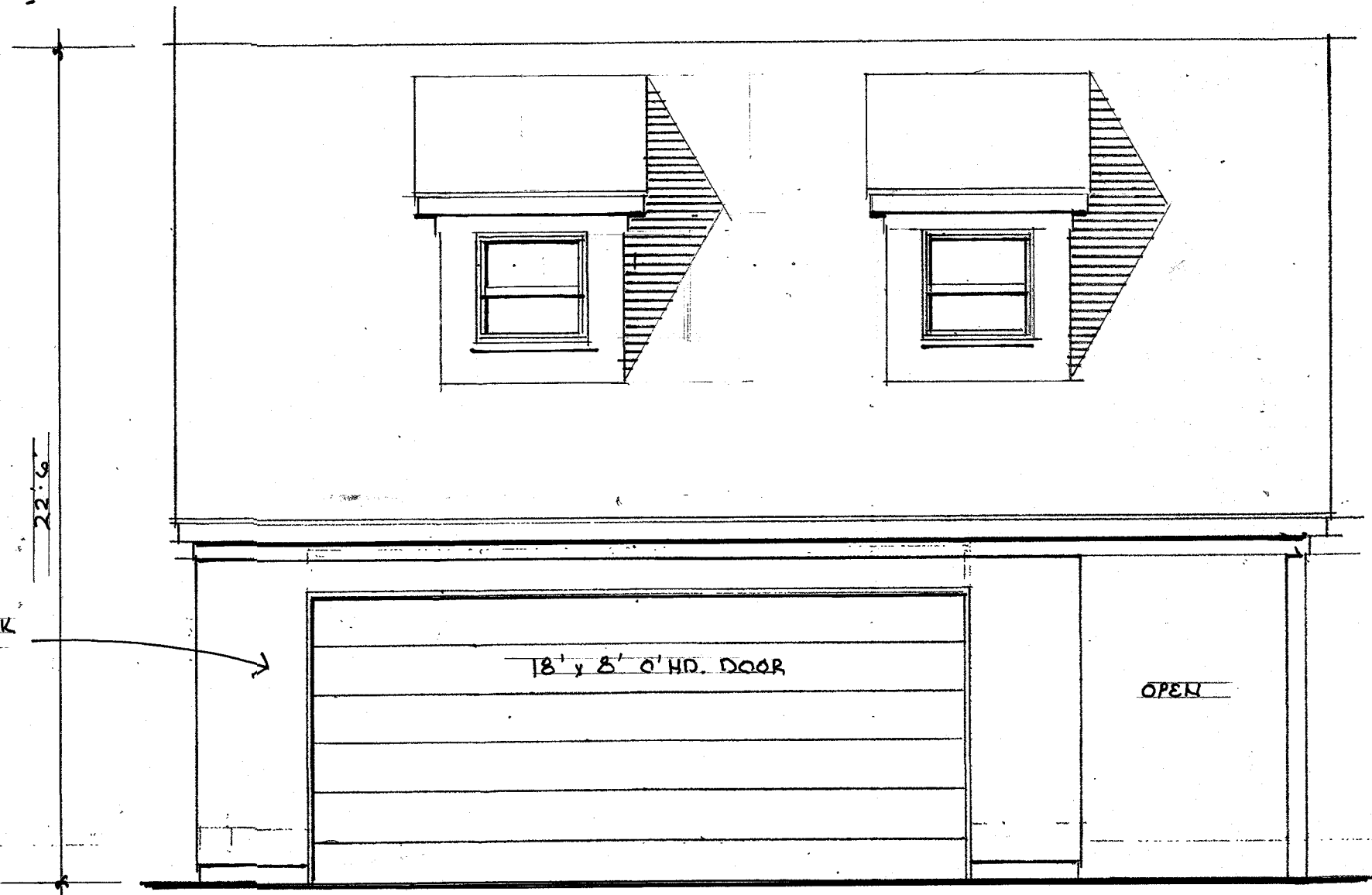
4,000.00

AFTER TEAR DOWN

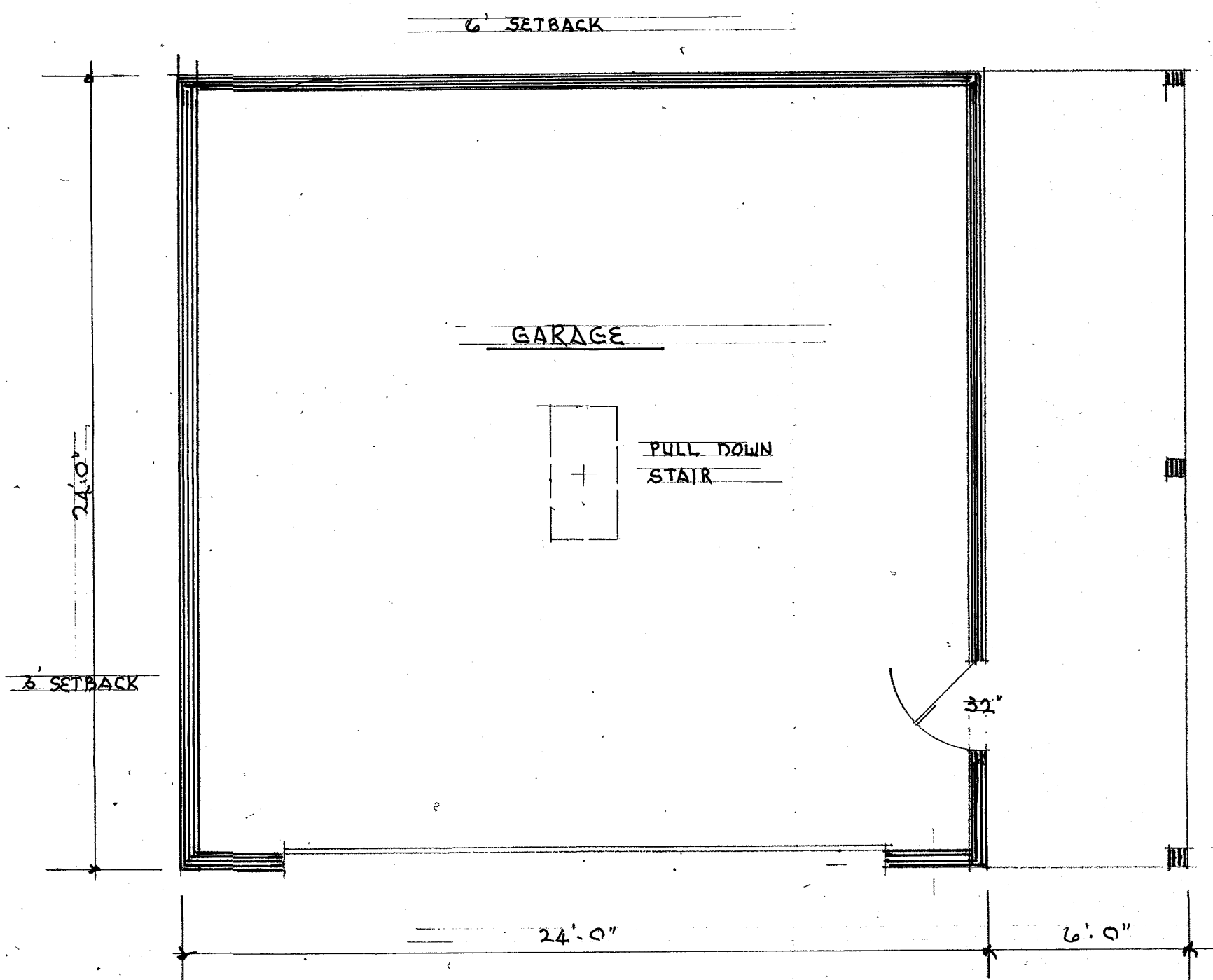
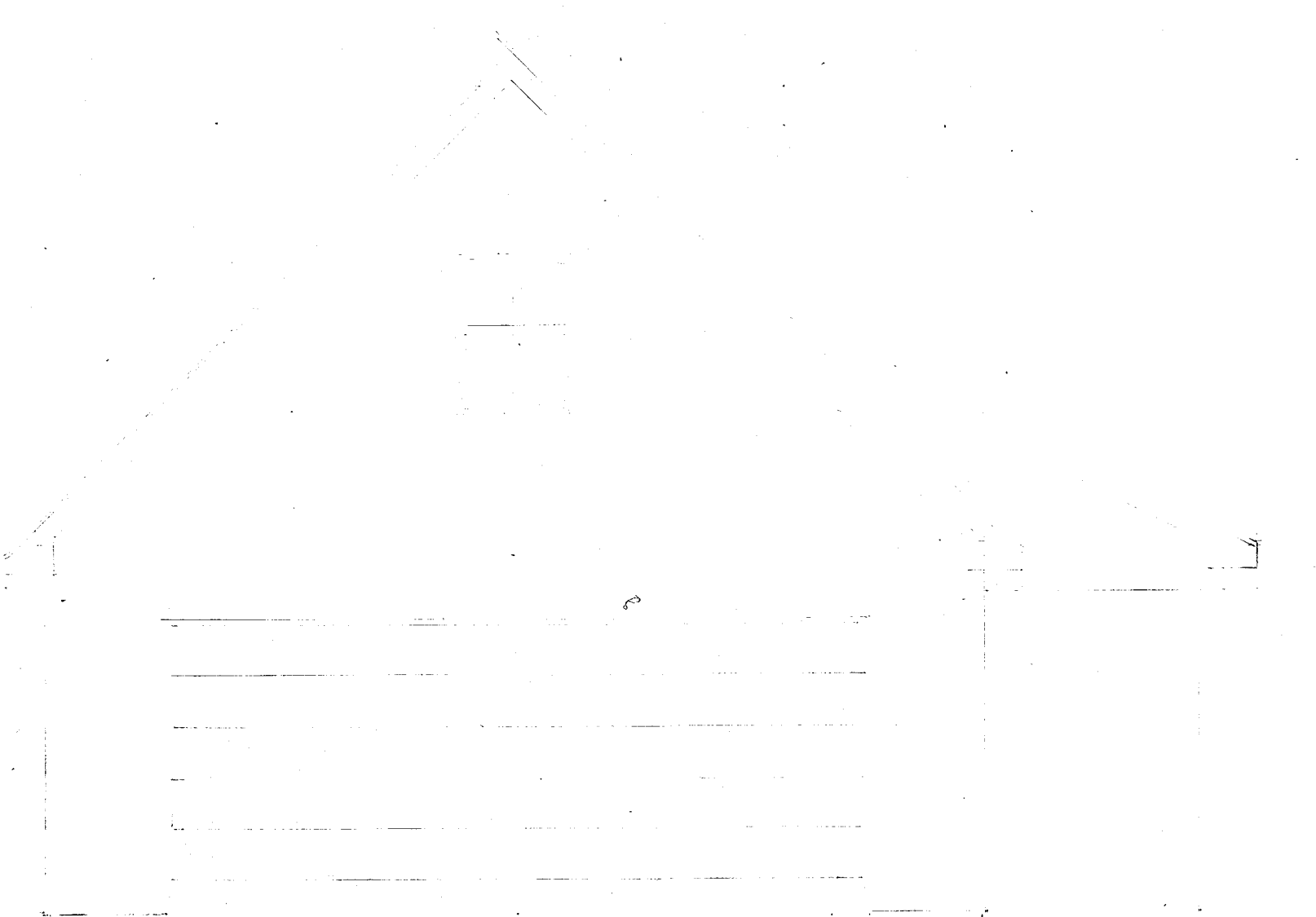
25,000.00



SOUTH SIDE VIEW 1/4" = 1'-0"



STREET VIEW 1/4" = 1'-0"



6' SETBACK

GARAGE

PULL DOWN STAIR

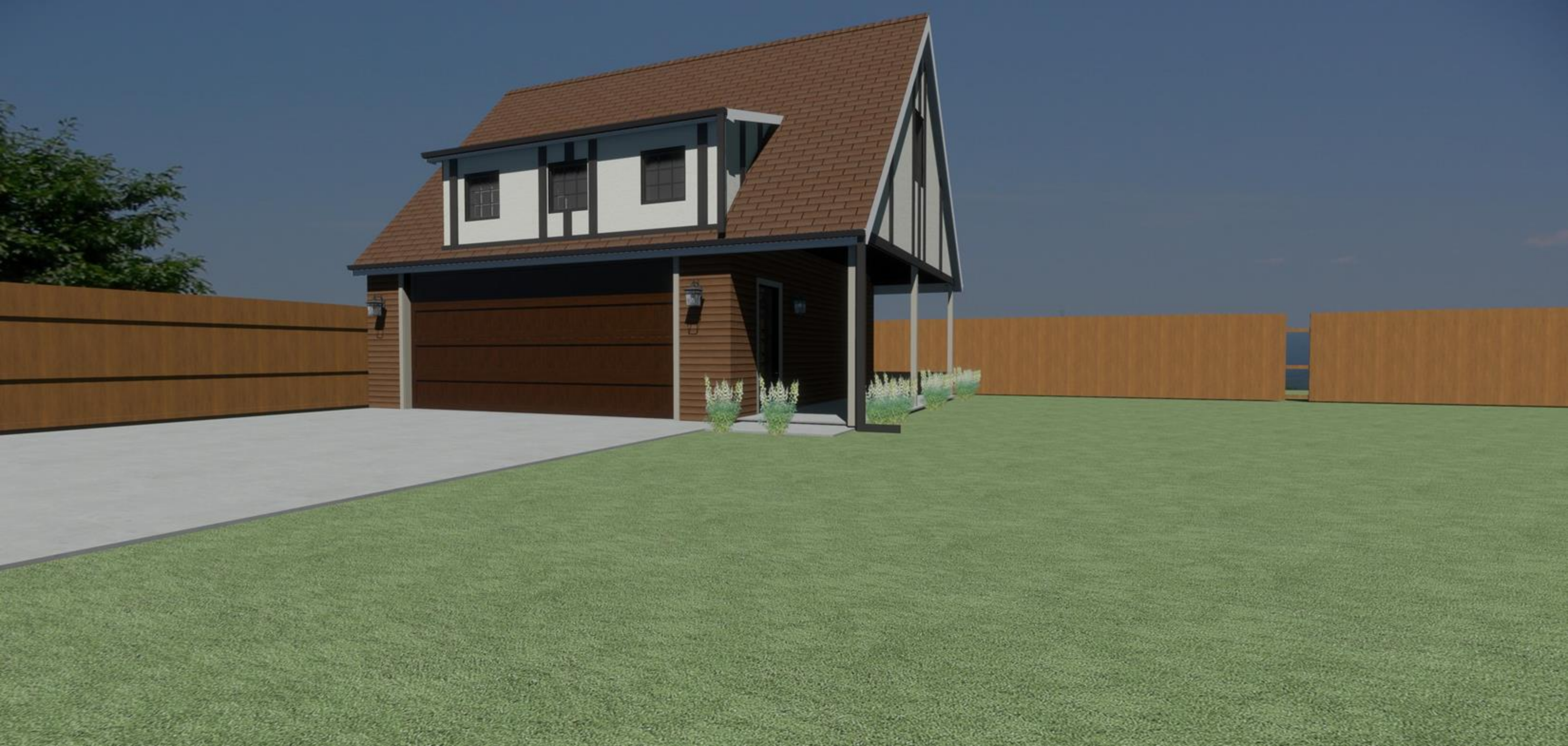
6' SETBACK

32°

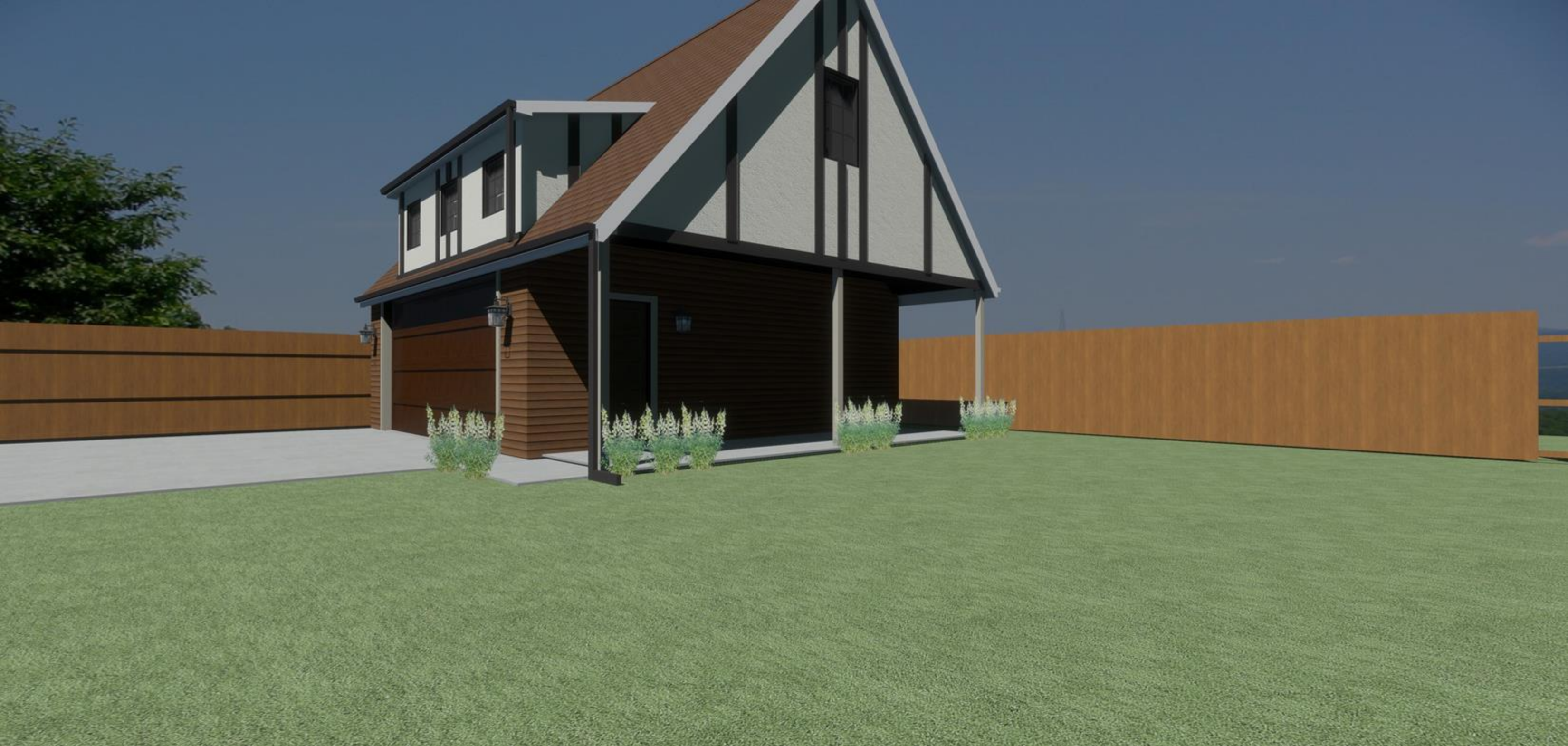
24'-0"

6'-0"











Search



Woodhaven **9PM**

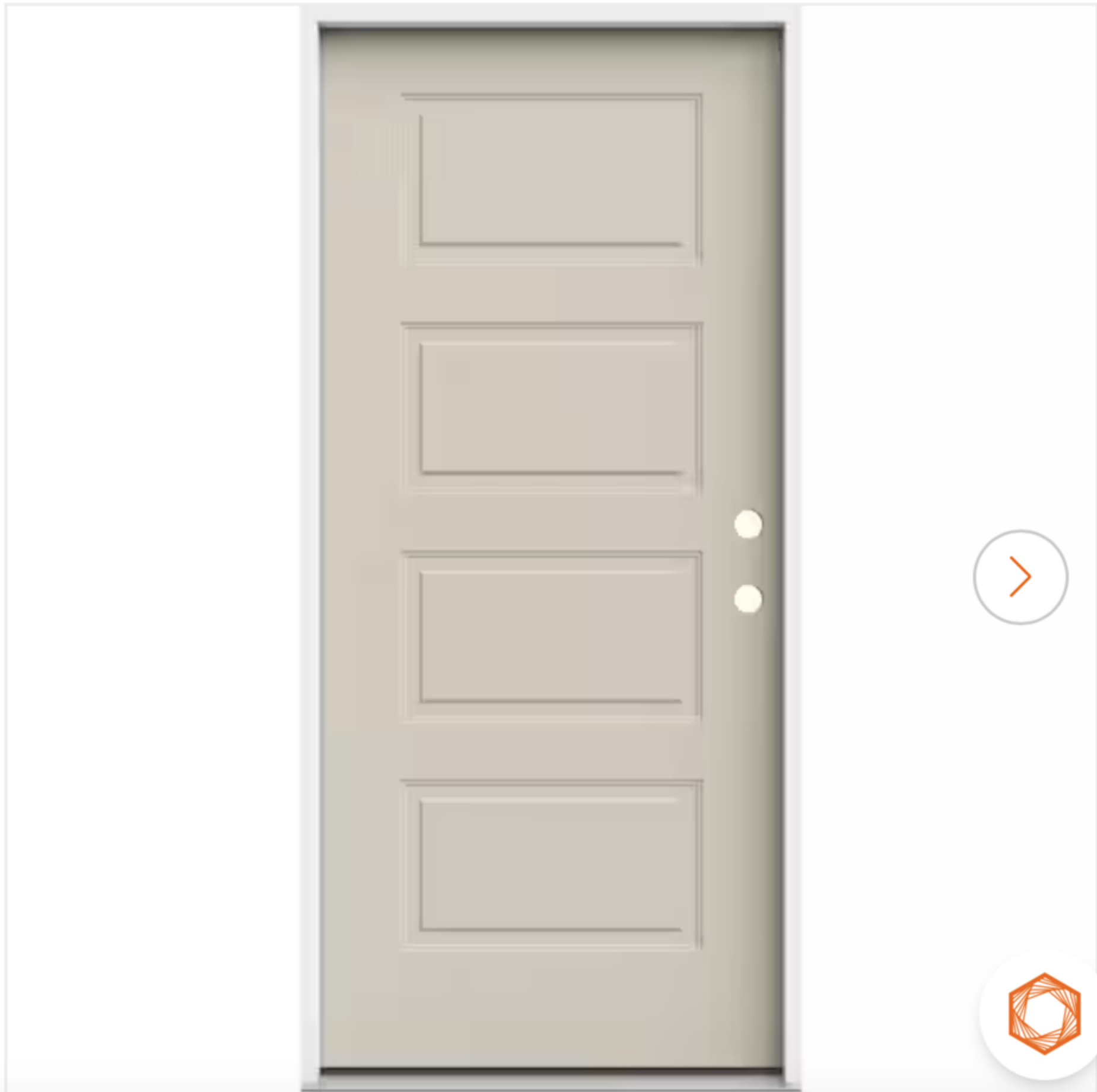
48183



JELD-WEN

36 in. x 80 in. 4 Panel Equal Left-Hand/Inswing Primed Steel Prehung Front Door

★★★★☆ (4) Questions & Answers (10)





Lancaster 1-Light Antique Bronze Traditional Outdoor Wall Lantern Sconce

by

Generation Lighting >

★★★★★ (94)

\$**77**¹⁴

Fixture Color/Finish: **Antique Bronze**



Live Chat





Kwikset

SmartCode 260 Traditional Venetian Bronze Keypad Electronic Deadbolt, SmartKey w/Tustin Hall/Closet Handle Combo Pack

★★★★★ (95) Questions & Answers (38)





Juno

Contractor Select WF6 SWW5 6 in. Selectable CCT Ultra Slim Canless Integrated LED Oil Rubbed Bronze Recessed Light

★★★★★ (134) Questions & Answers (41)





LENNOX







