



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











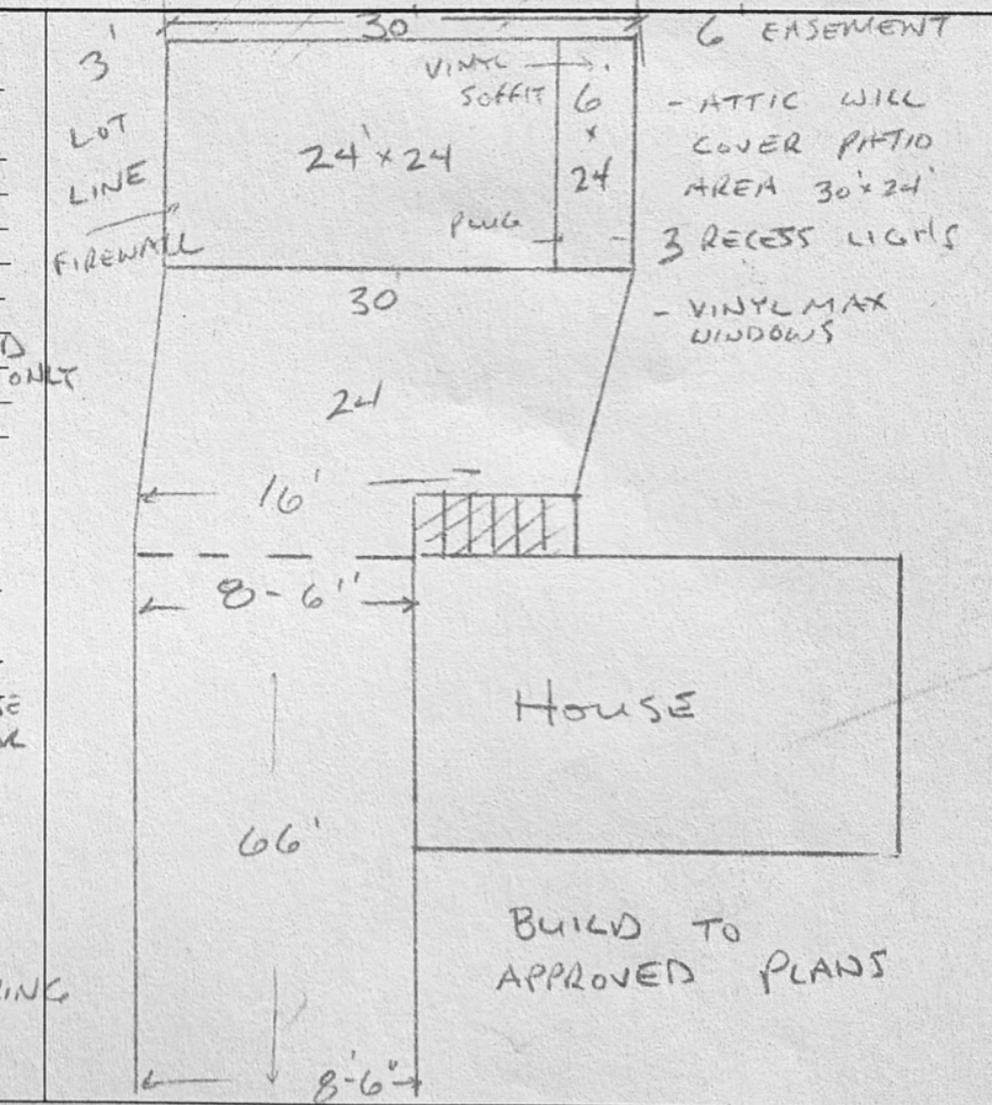






RIDGID

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of \$ 81,000.00

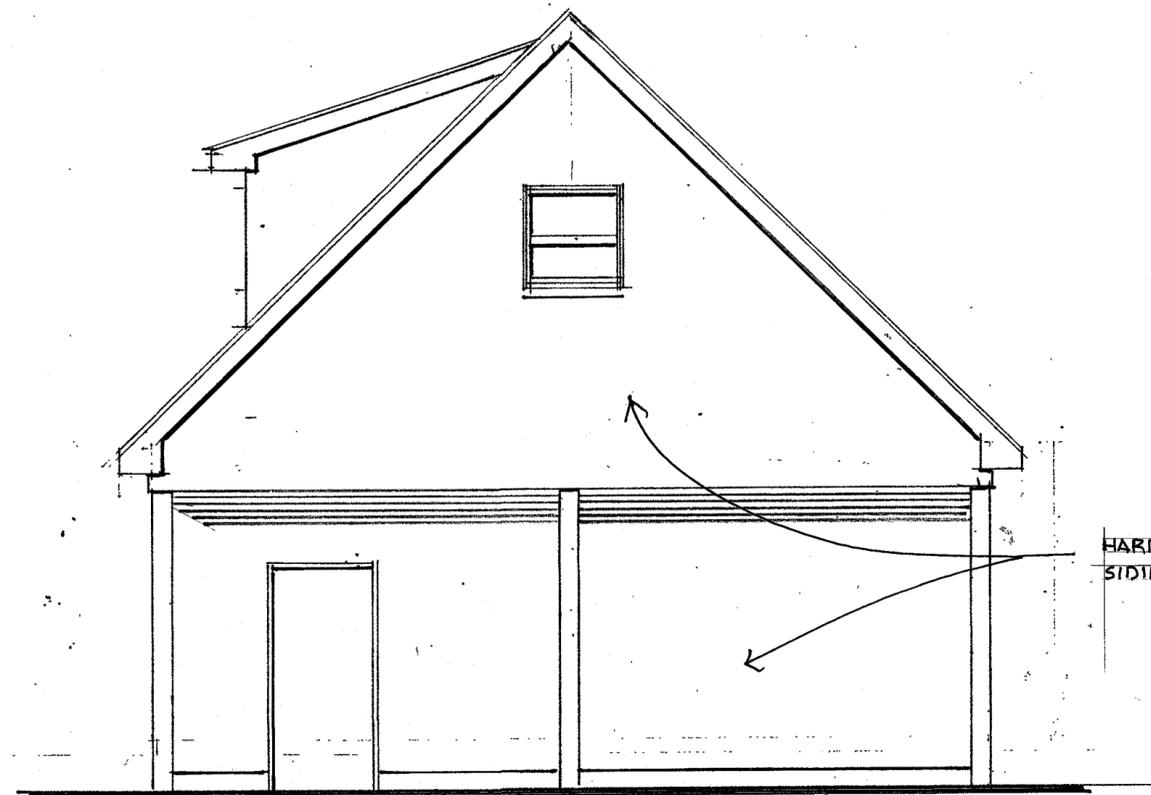
NO DOLLARS

cash terms as

4,000.00

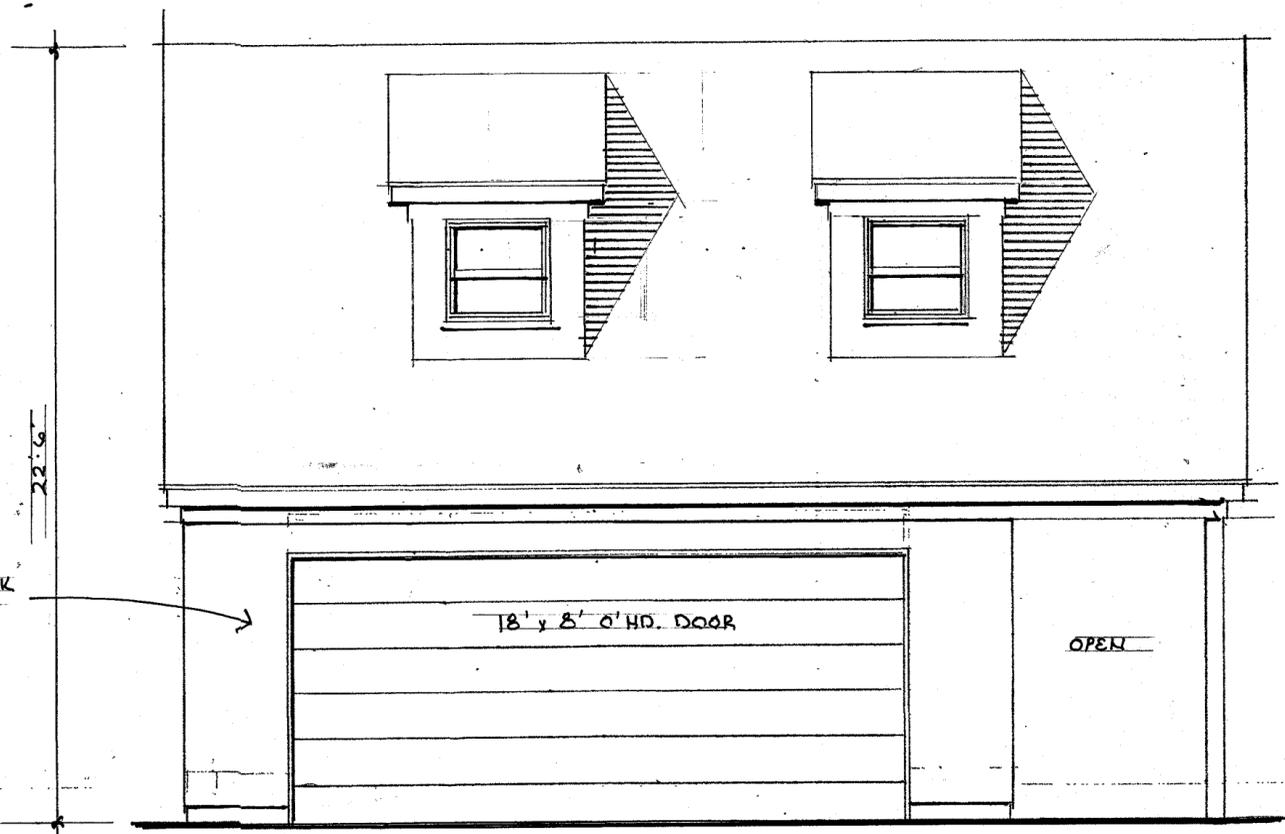
AFTER TEAR DOWN

25,000.00

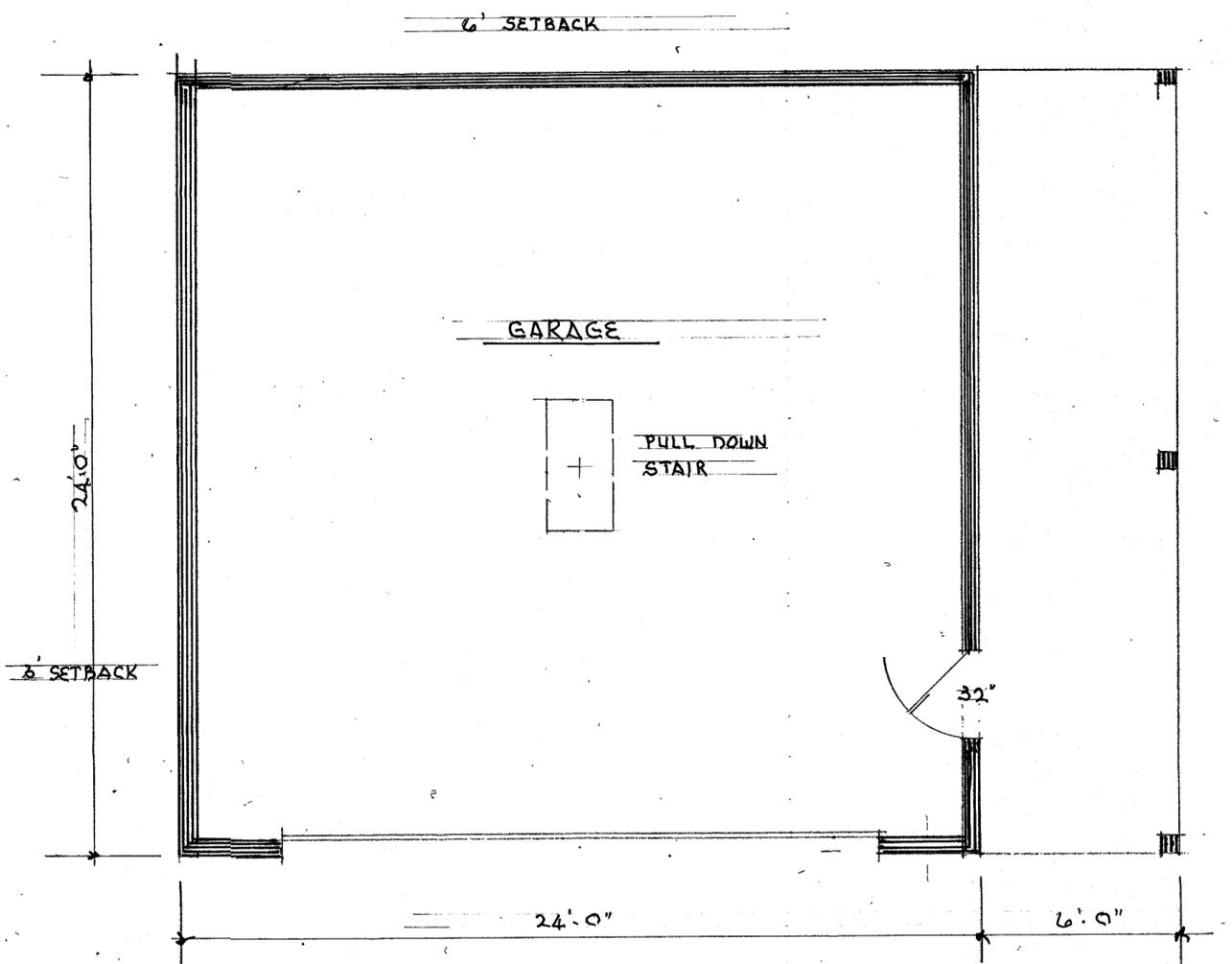
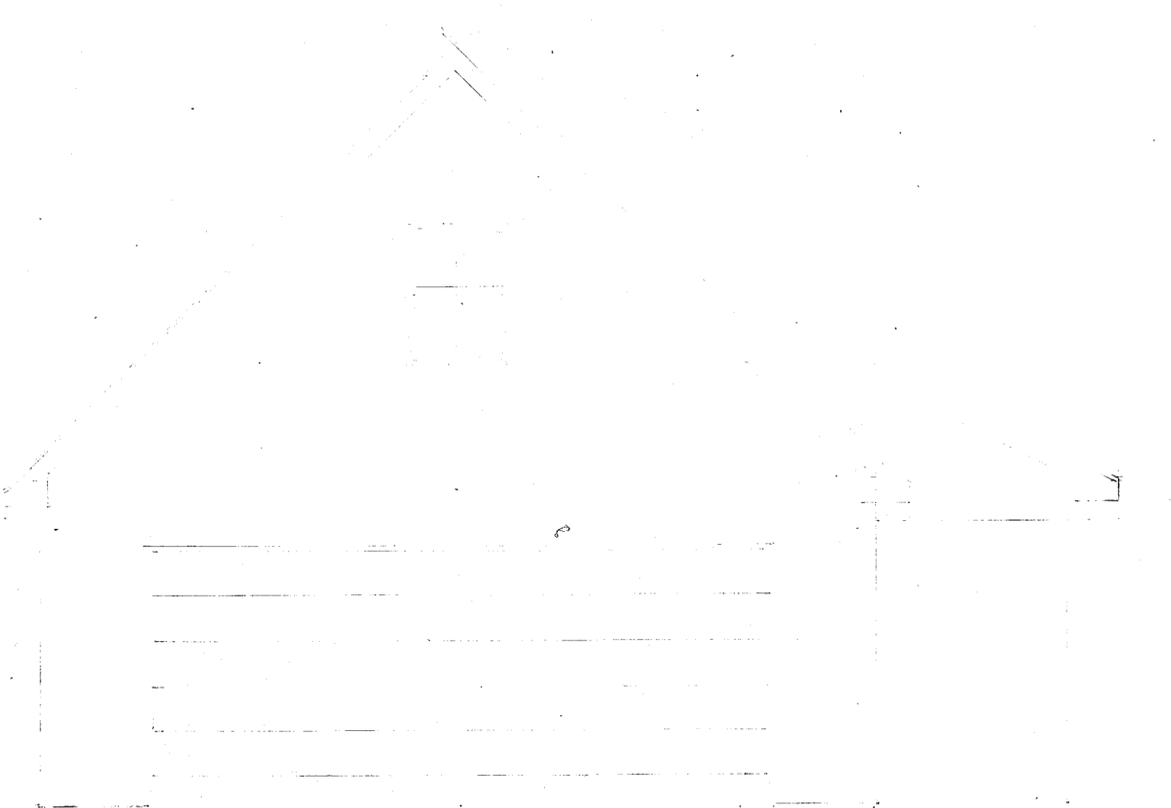


SOUTH SIDE VIEW 1/4" = 1'-0"

HARDIE PLANK
SIDING



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



6' SETBACK

GARAGE

PULL DOWN
STAIR

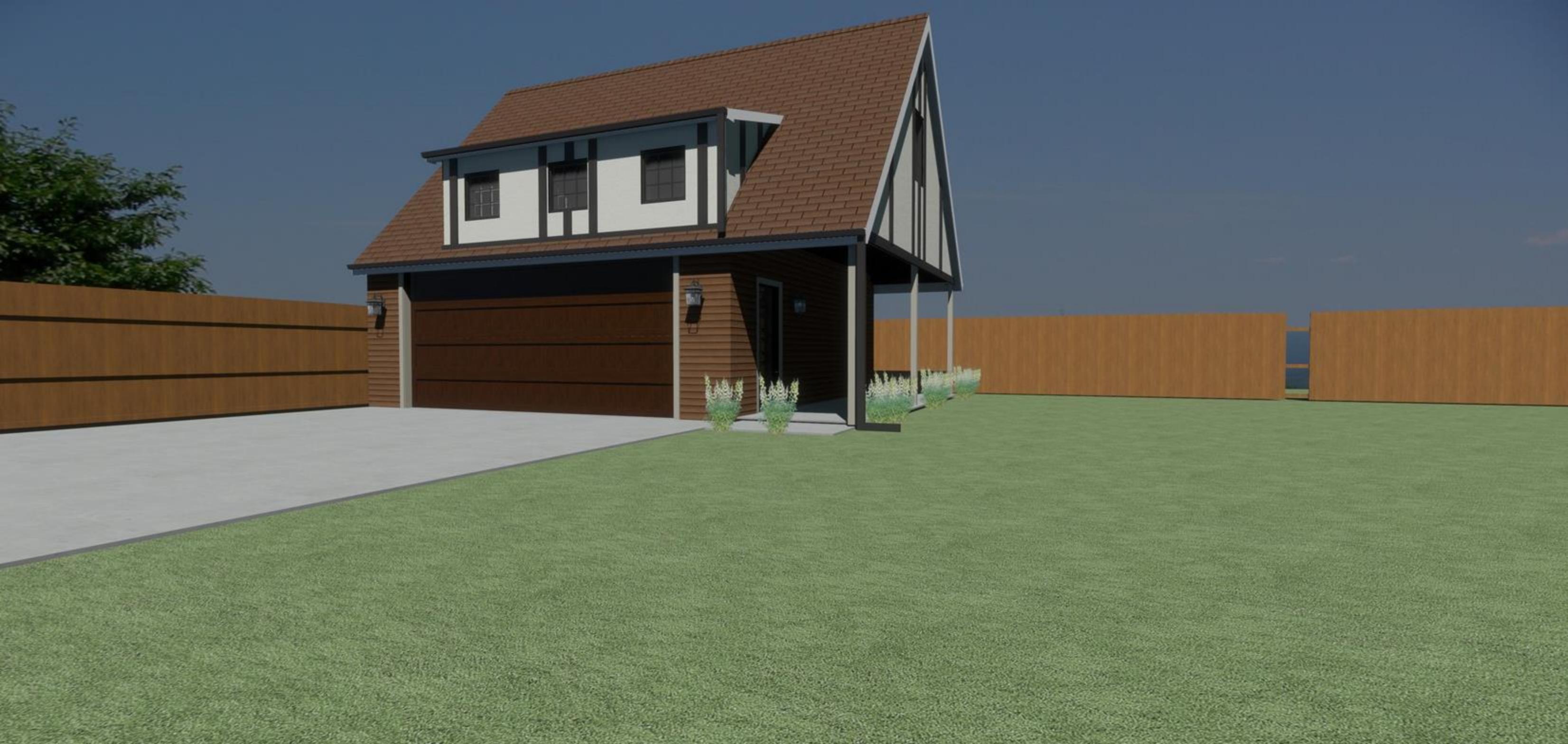
6' SETBACK

32"

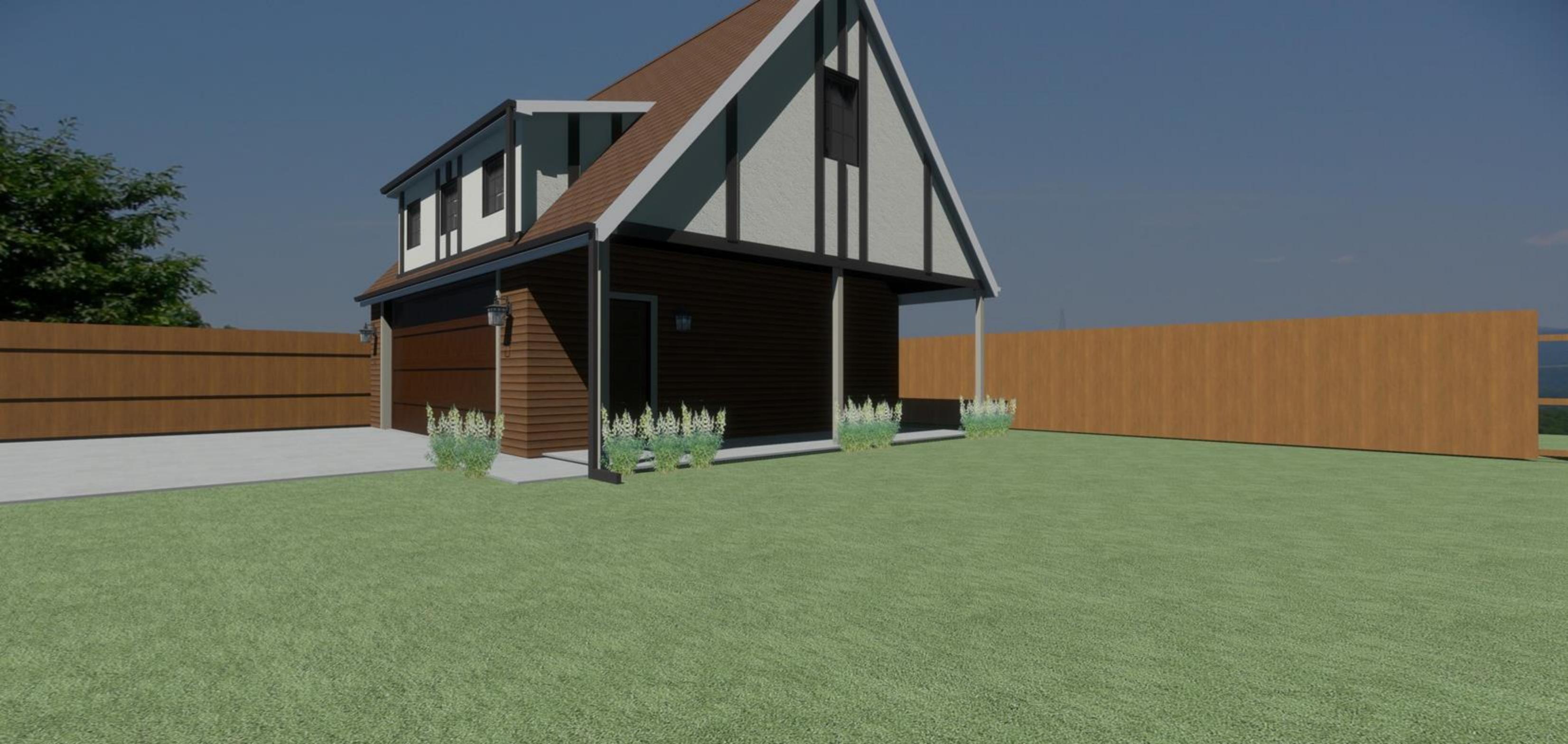
24'-0"

6'-0"











Search



Woodhaven **9PM**

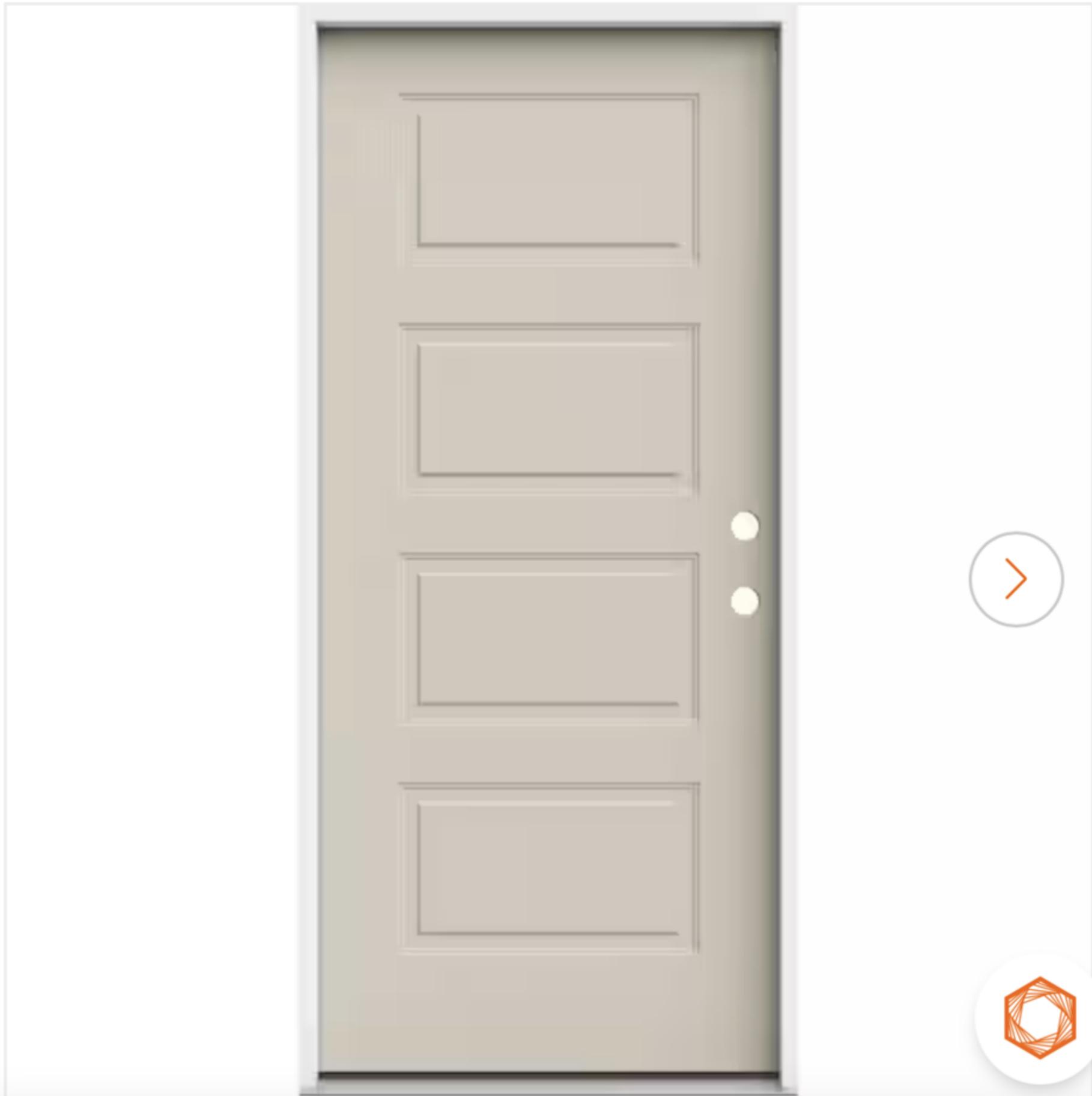
48183



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

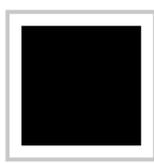
by

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)

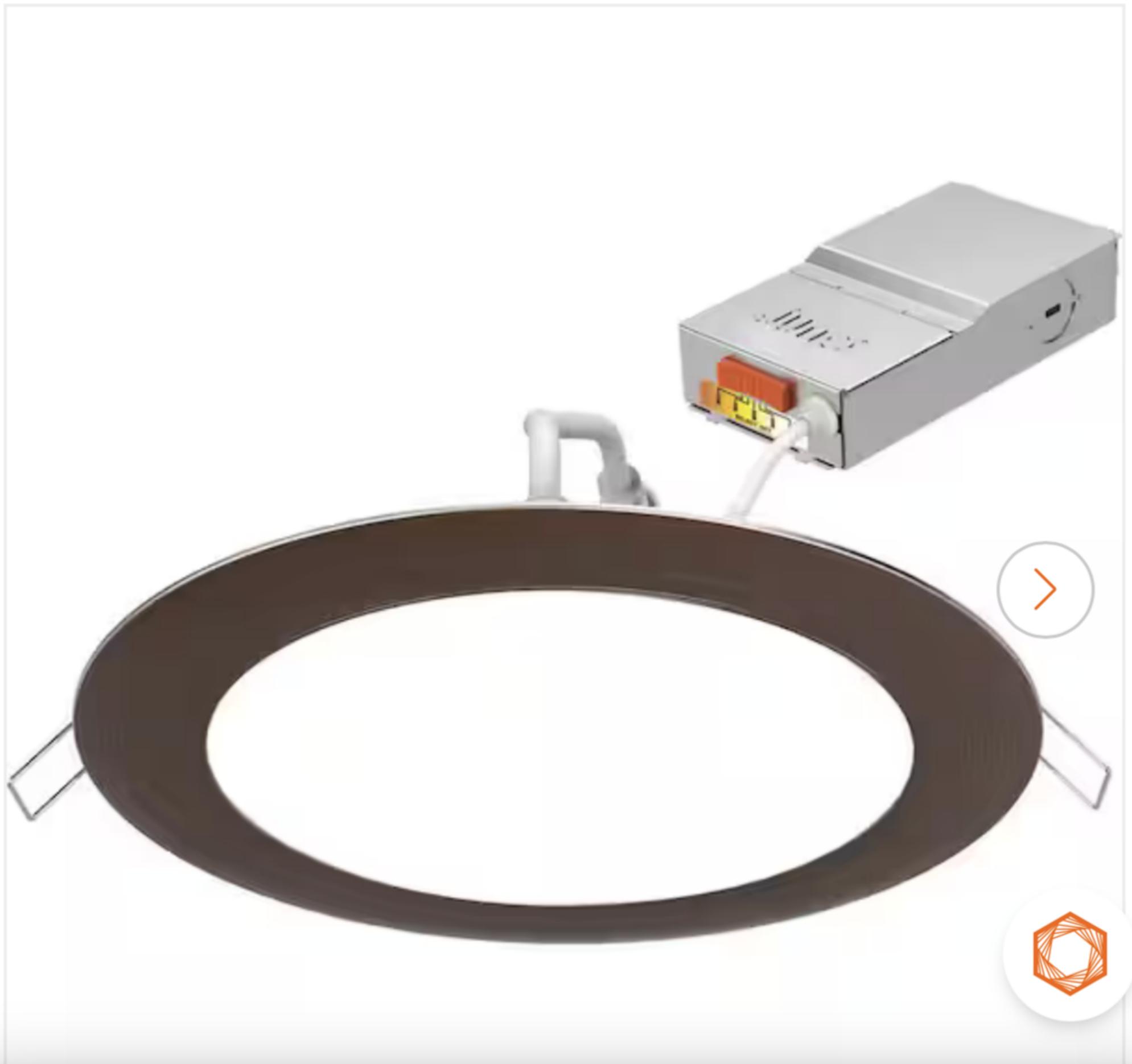




Juno

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

★★★★★ (134) Questions & Answers (41)





LENNOX







