



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.

Signed by: Leigh Ann Greene _____ SIGNATURE	n/a 01/01/2026 _____ DATE
15042 Stahelin Ave +1 (734) 717-9969	Detroit MI 48223 thebluestpink@gmail.com

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)	not applied
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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>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>	























Preen
GARDEN
WEED PREVENTER

RYOBI

Prestone
ANTIFREEZE-COOLANT
GM Vehicles









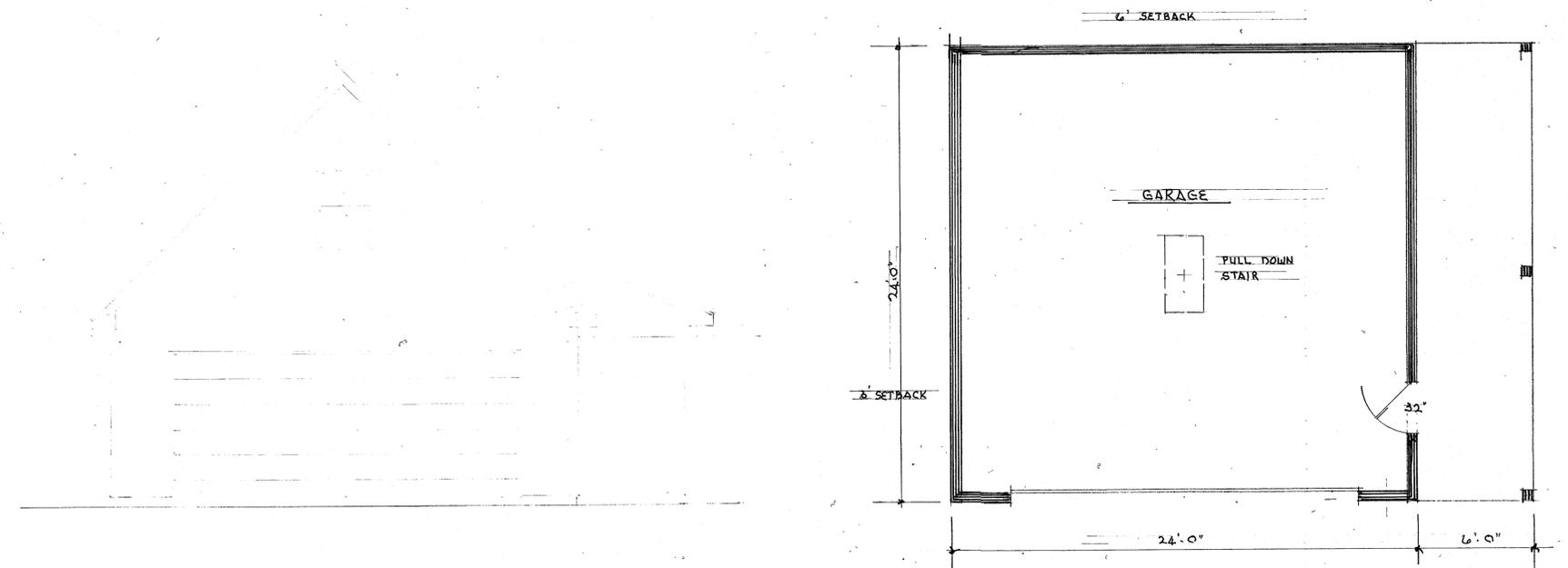
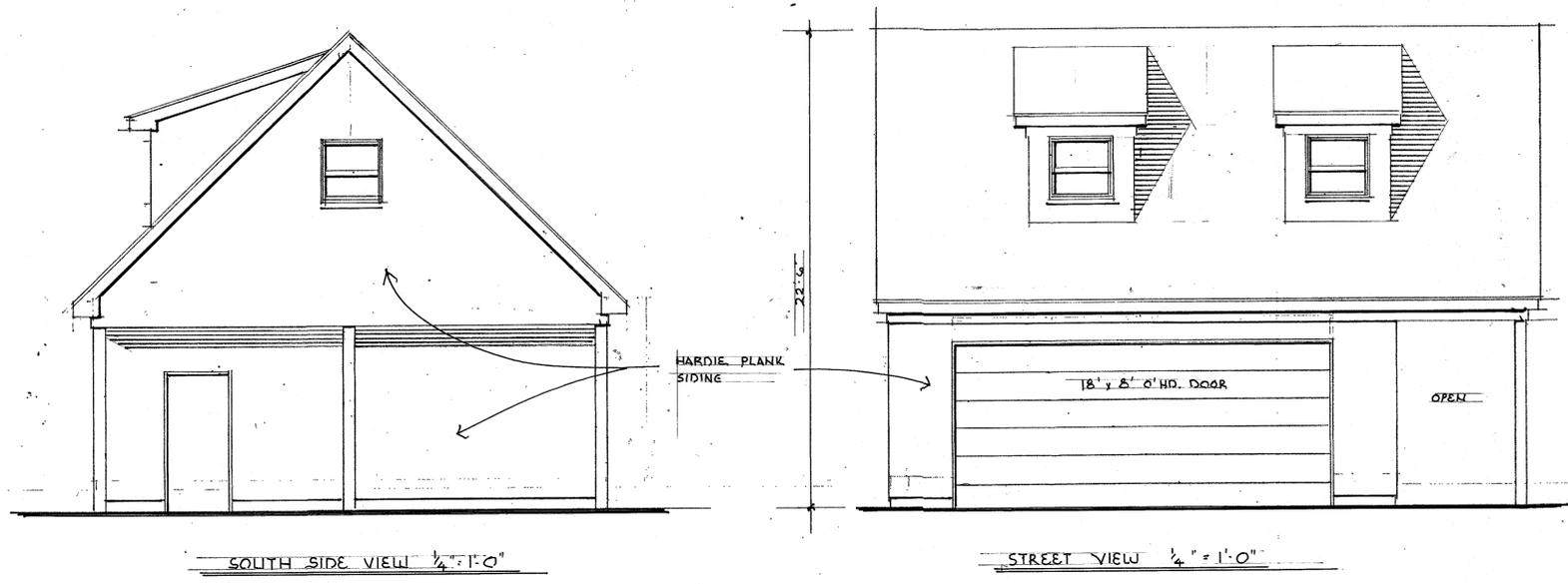












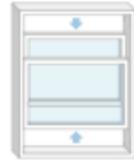
date 11.6.23
 rev. _____
 rev. _____
 rev. _____

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

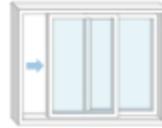
120 antrim street
 charlevoix, michigan 49720
 (616) 547-4040

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

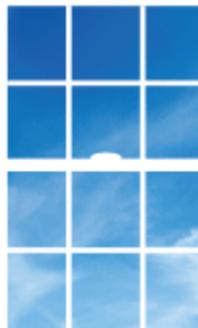


Tan

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

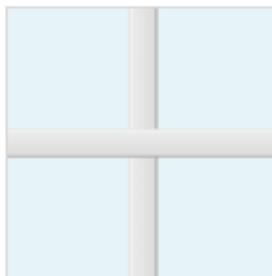


Valance

Grid Profile

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

Profile Material



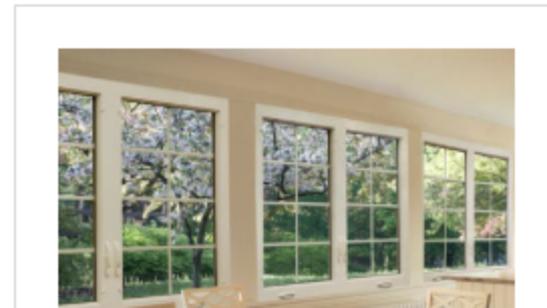
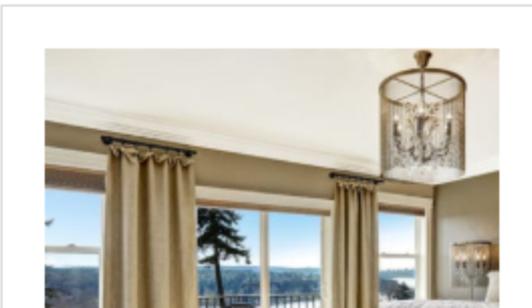
Flat (white & tan only) 5/8"



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

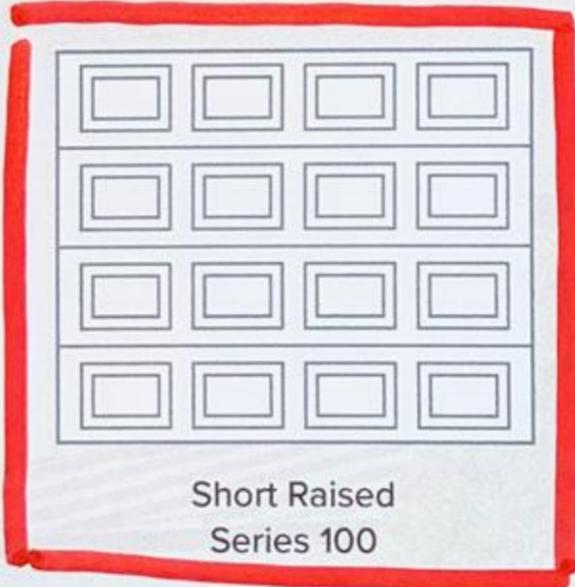
Complementary Products

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

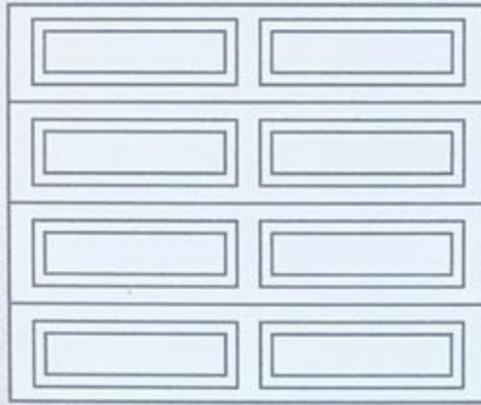


Define your style!

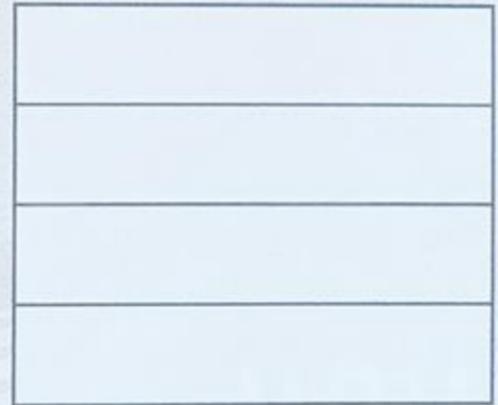
Discover the exceptional quality and style of Invicta Door™, proudly American-made in Ohio. Choose from a wide range of durable and stylish garage doors featuring classic, modern, and distinct designs. Define your style with Invicta Door™, where quality craftsmanship and personalized style come together.



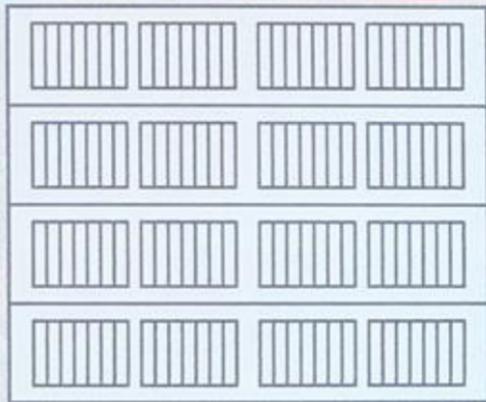
Short Raised
Series 100



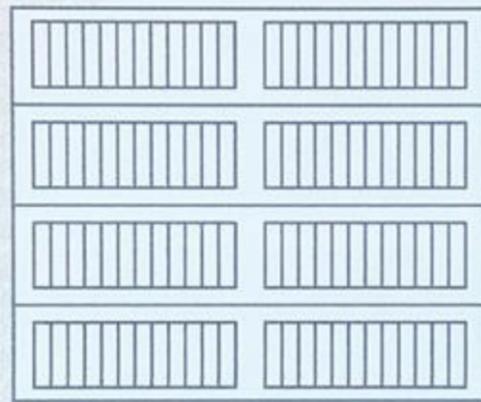
Long Raised
Series 200



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*

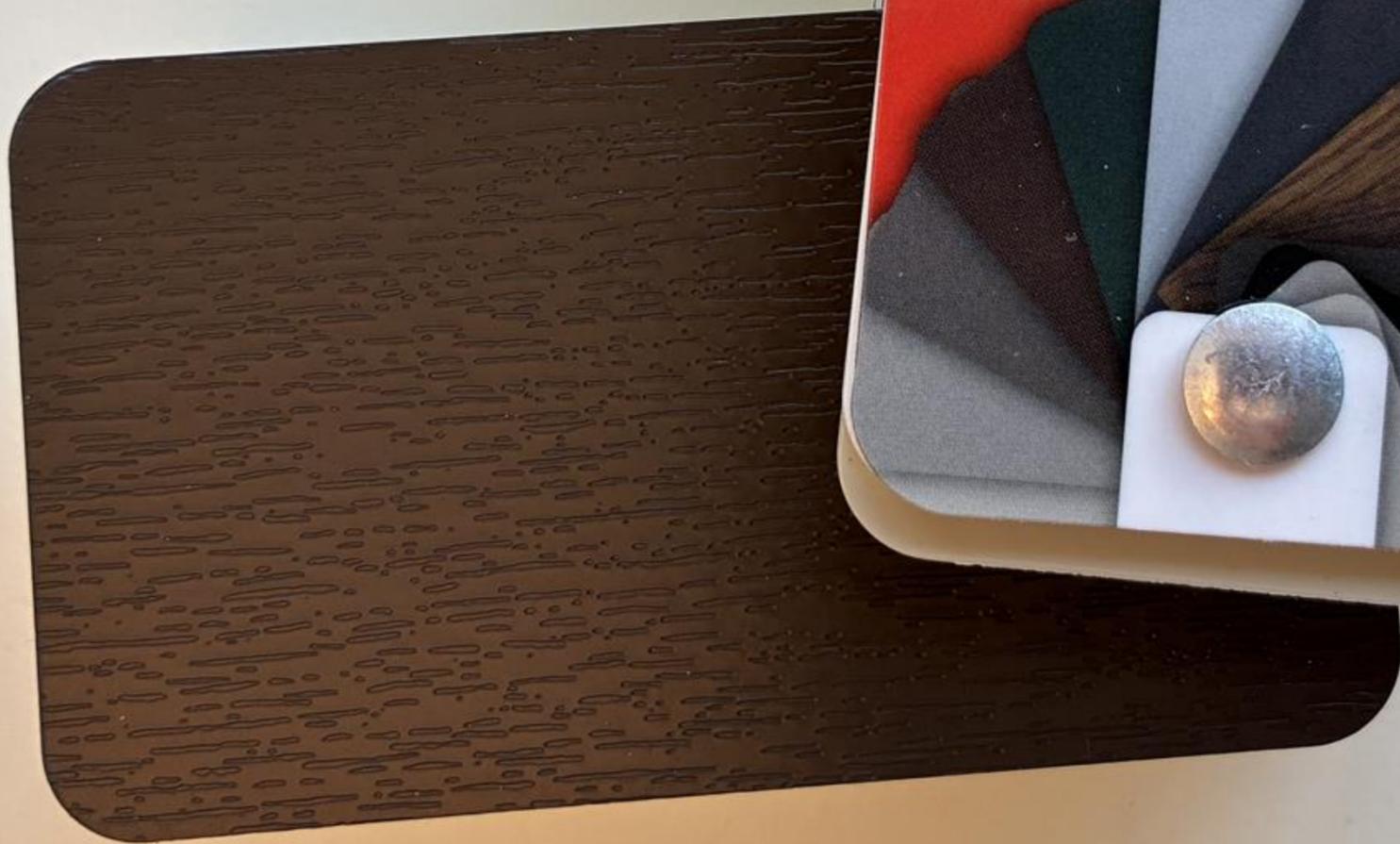


American Redwood*



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

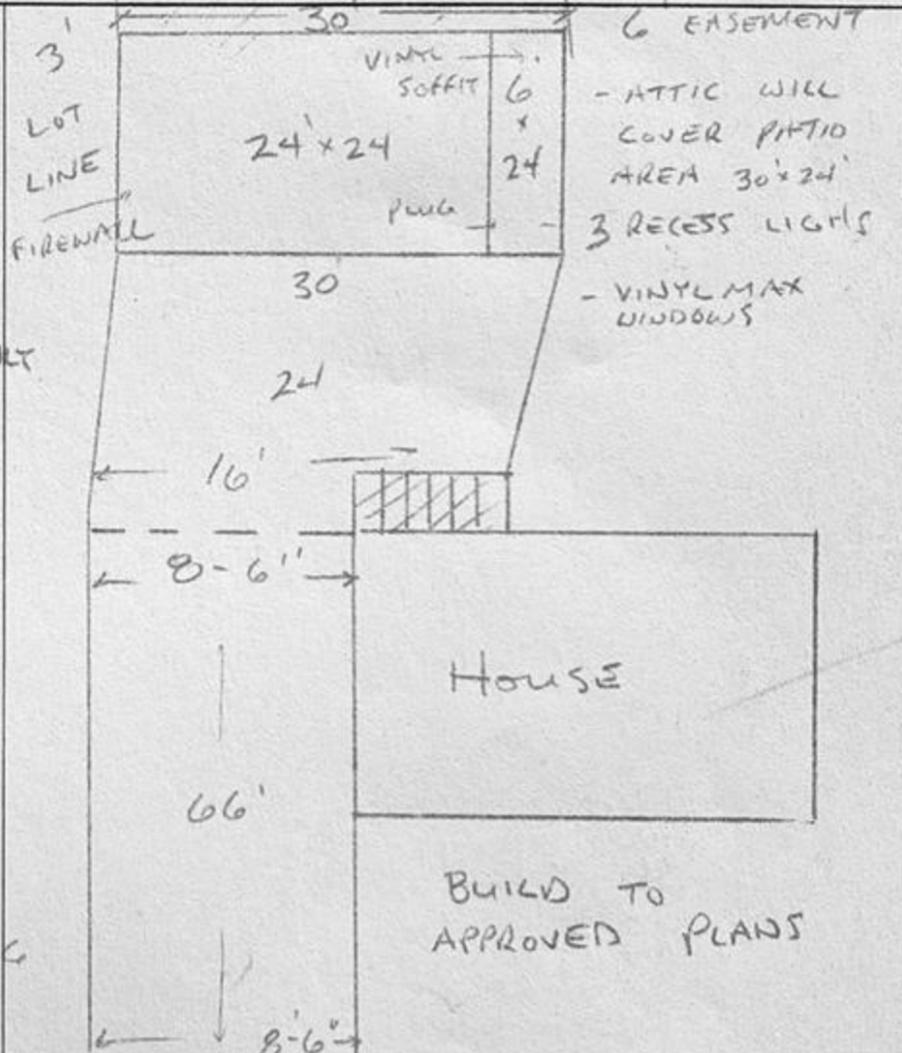
- | | | | | | |
|-------------------------------------|-----------------------------|---------------------------------------|---|-----------------------------|-------------------------------------|
| YES <input type="checkbox"/> | NO <input type="checkbox"/> | Windows <u>4 WINDOWS</u> | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | 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"/> | <input type="checkbox"/> | CONCRETE WORK | <input type="checkbox"/> | <input type="checkbox"/> | 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 \$ 8,000.00 cash terms as

Total Cash Amount \$ 8 EIGHTY-ONE THOUSAND DOLLARS

DOWN PAYMENT	\$ <u>2,000.00</u> upon signing this agreement	\$ <u>35,000.00</u> upon pouring concrete
	\$ _____ upon balance of down payment to be paid on or before <u>20</u>	\$ <u>25,000.00</u> upon delivery of lumber
		\$ <u>10,000.00</u> 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]

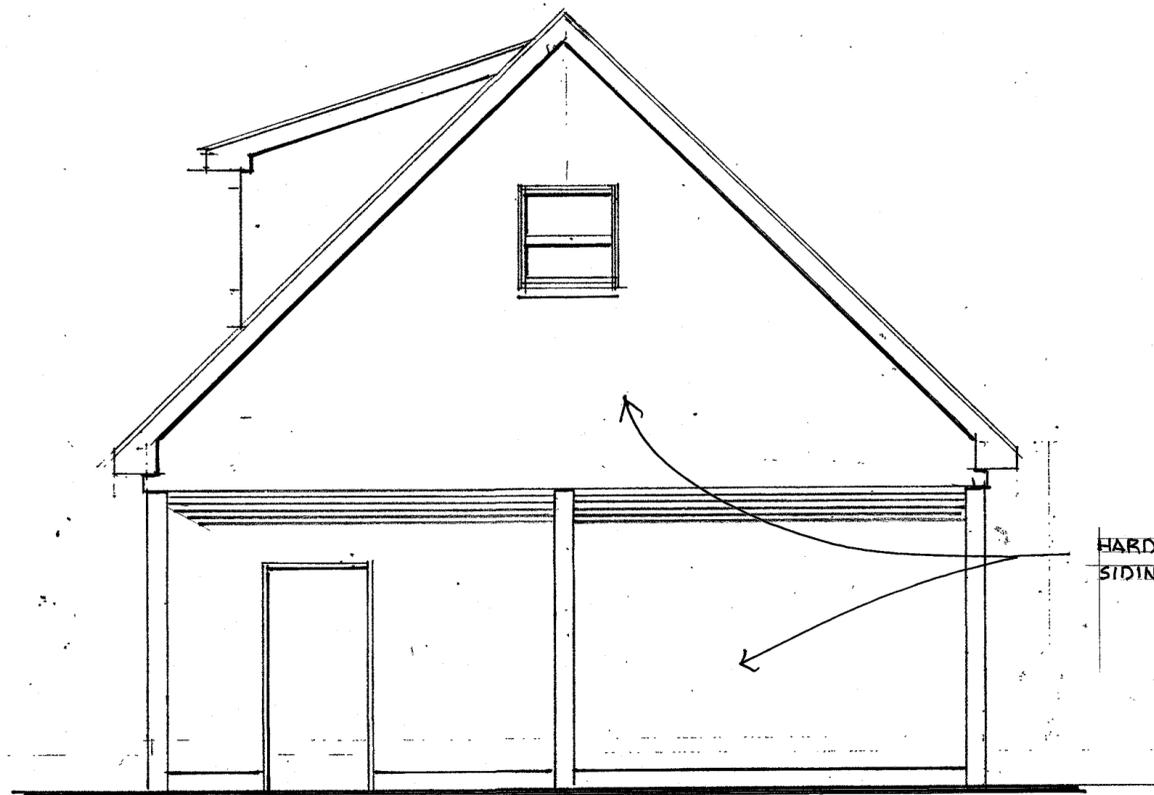
X [Signature]

X James J. Foshee

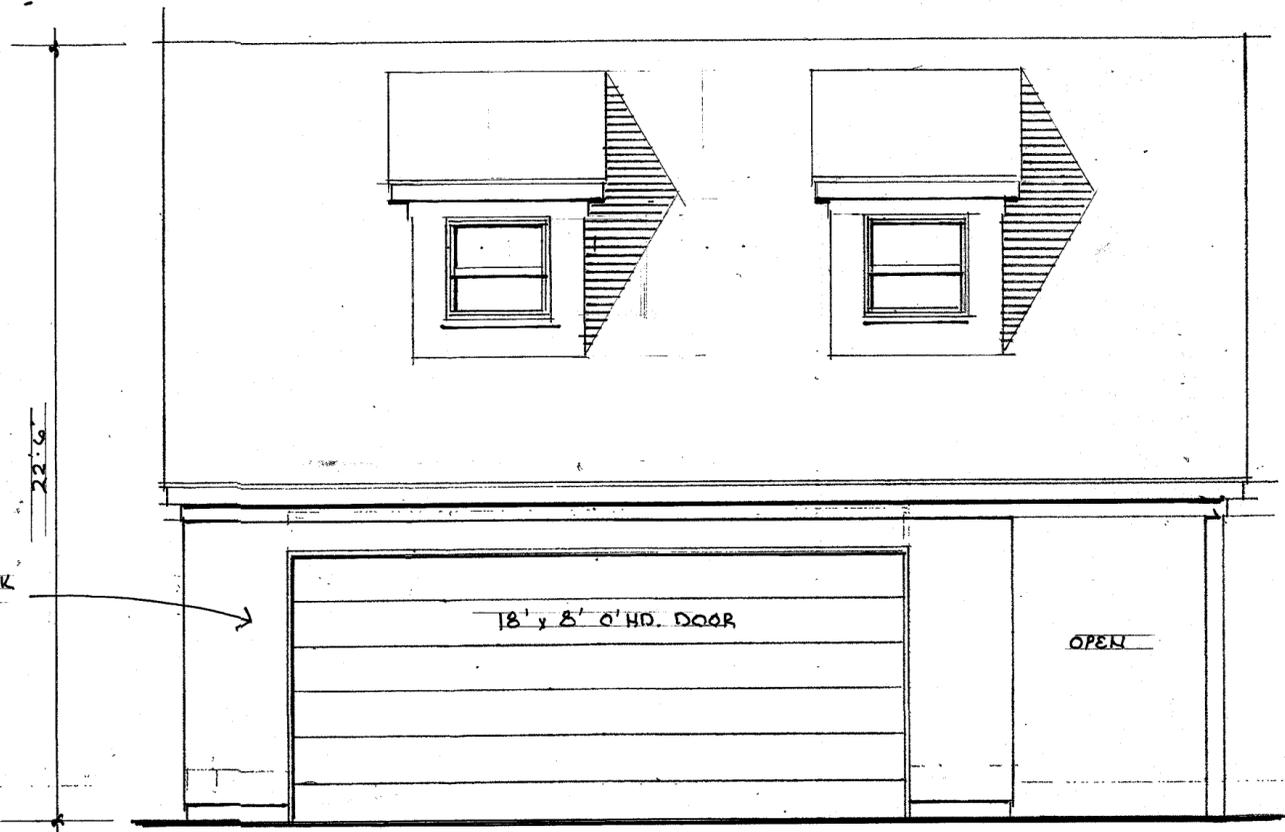




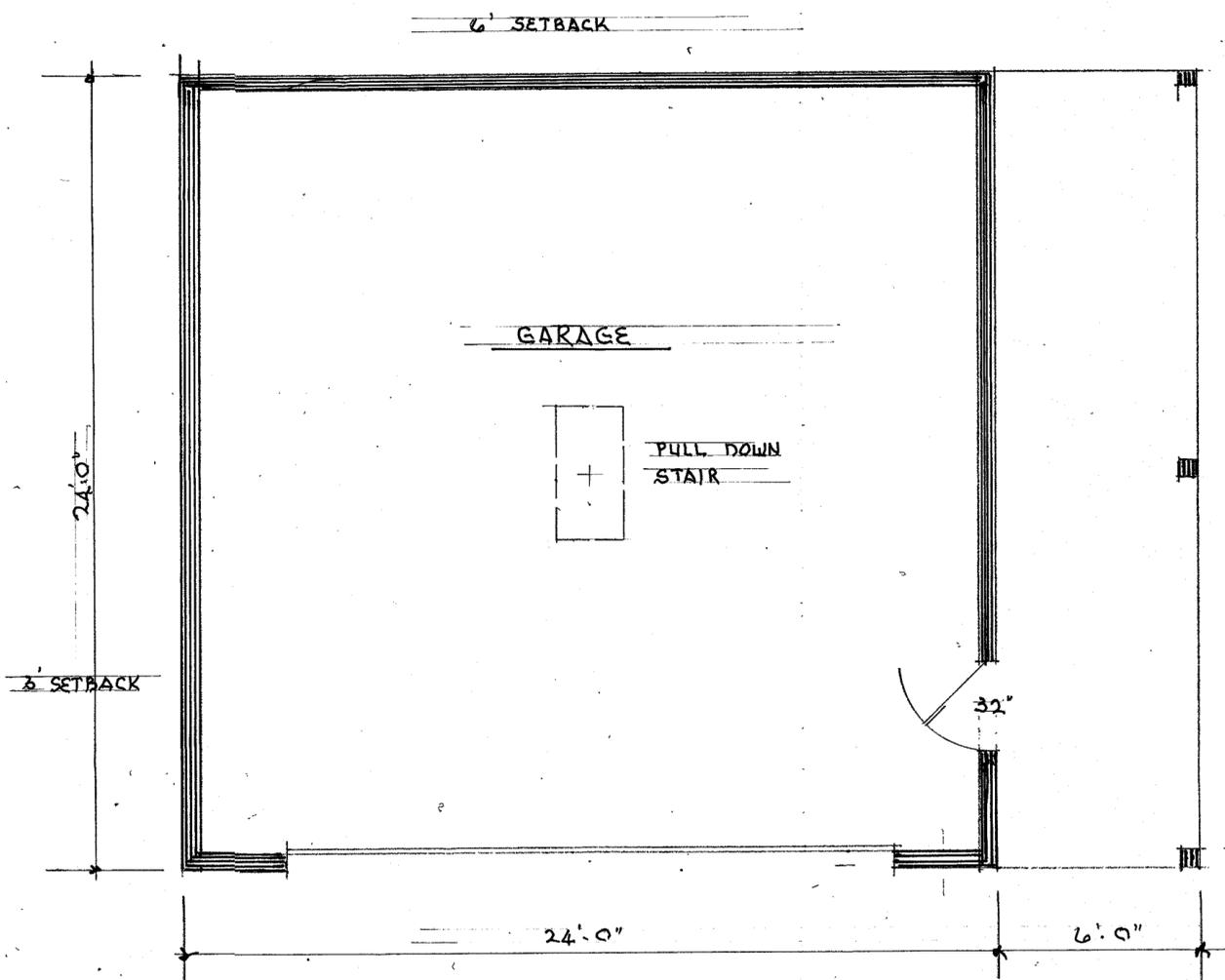
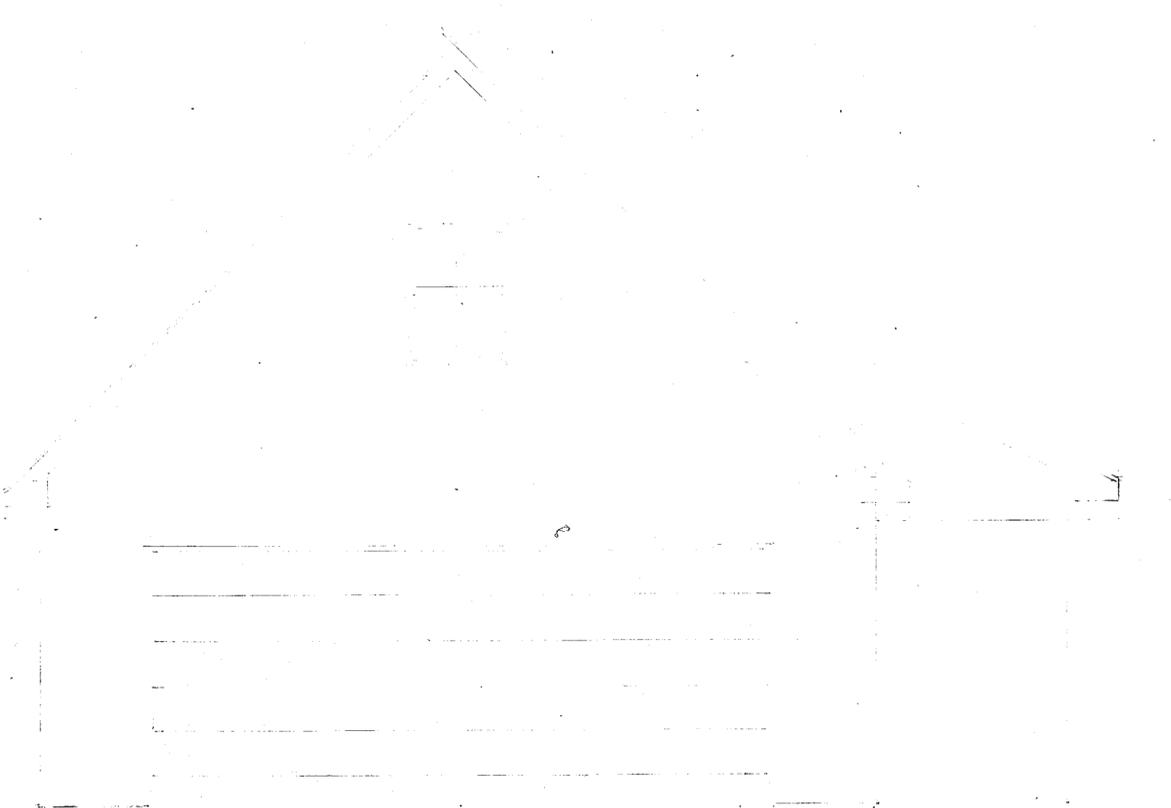




SOUTH SIDE VIEW 1/4" = 1'-0"

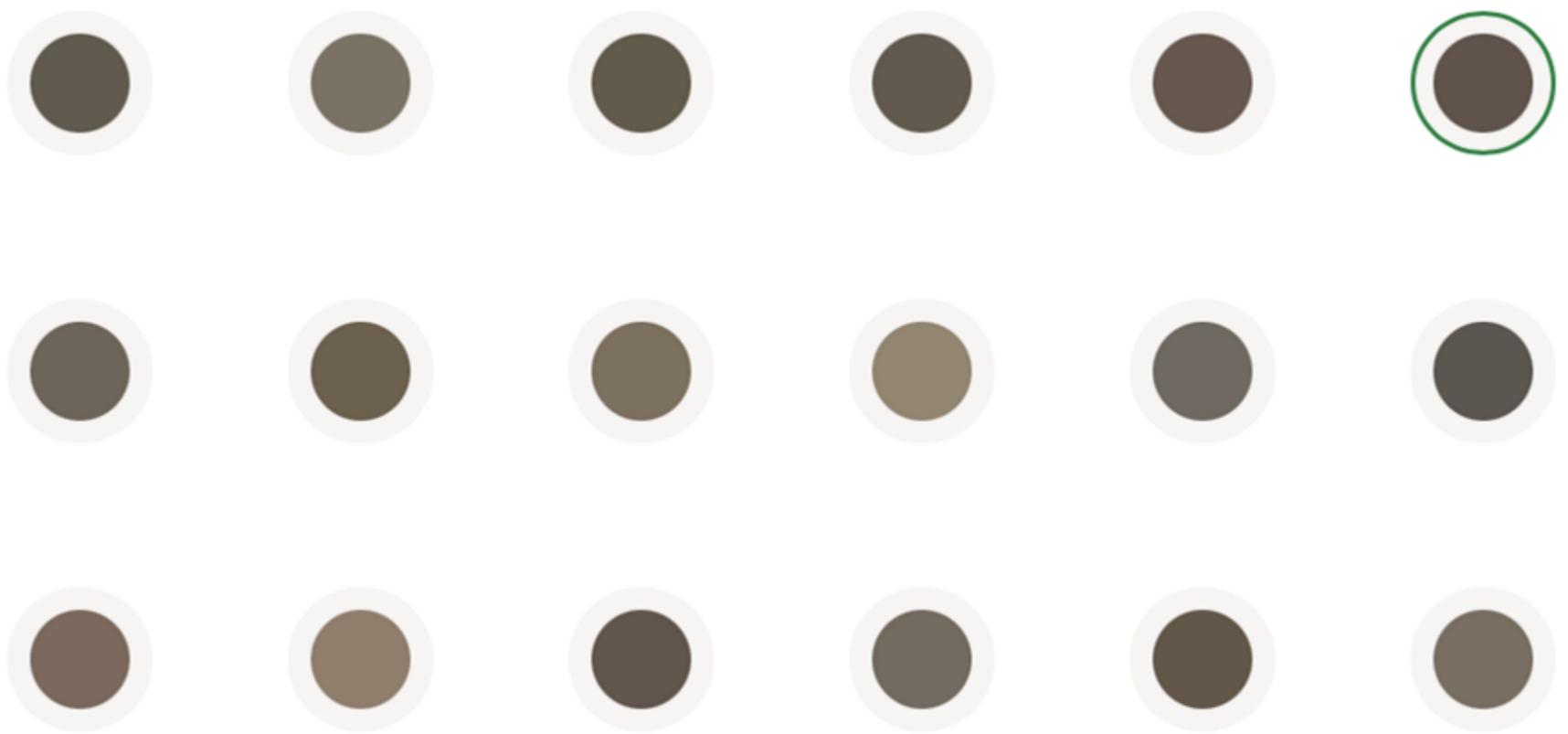


STREET VIEW 1/4" = 1'-0"





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