



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2024-00658

PROPERTY INFORMATION

ADDRESS(ES): 15107 Minock
HISTORIC DISTRICT: Rosedale Park

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 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.) | |

<p>BRIEF PROJECT DESCRIPTION: Remove and haul away existing shed. Build new detached garage approx 22x20 on new cement floor and ratwall.</p>
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APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Contractor			
NAME: Robert Naeyaert		COMPANY NAME: Lunar Garages & Modernization Inc	
ADDRESS: 13491 e 8 mile rd		CITY: warren	STATE: MI ZIP: 48089
PHONE: +1 (586) 779-4700		EMAIL: lunarconstruction@sbcglobal.net	

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.

<p>Signed by: <small>CA0B338A6D20417...</small></p> <hr/> <p>SIGNATURE</p>	<p>11/12/2024</p> <hr/> <p>DATE</p>
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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)	RES2024-03724
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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>There is an existing shed that is approx 14 wide x 20 deep. It has a gable roof line, with wood trim boards and pattern 106 wood siding. It has barn like swing doors on the front of shed. Many the the trim boards and siding is rotted. Most the the bottom plates of walls are rotted. The siding boards are directly fastened to the walls studs with no SB backing. The shed is no longer in square. The roof in sagging due to improper roof construction of 2x4 24" On center. The walls are leaning due to improper wall construction 2x4 24" on center. The cement floor is below grade and is in bad condition. The shed is structurally unsound and needs to me demolished as noted on the attached engineer report.</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>We are proposing to demolish the existing shed and buuild a new detached garage approx 22x20 on new cement floor and ratwall. We are also proposing to replace approx 28ft of driveway in front of the garage which will extend from new garage to existing driveway in back of house. I attached the cement sketch.</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 shed and haul away. Build new detached garage approx 22x20 on new cement floor and rat wall. Replace driveway from back of house to front of new garage. Frame garage to include gable roof line with 6" overhangs. Roof pitch to be 6/12. Frame in for a 16x7 steel sectional white garage door. Install James Hardie fiber cement lap 7" siding to exterior with James Hardie fiber cement trim boards. Customer will paint by color approved by historic commission. Install black dimensional asphalt shingles. Install electric from existing service to include (2) exterior lights on each side of garage door (4) wall plugs, and (1) interior light. Install steel 6 panel service door.</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>	









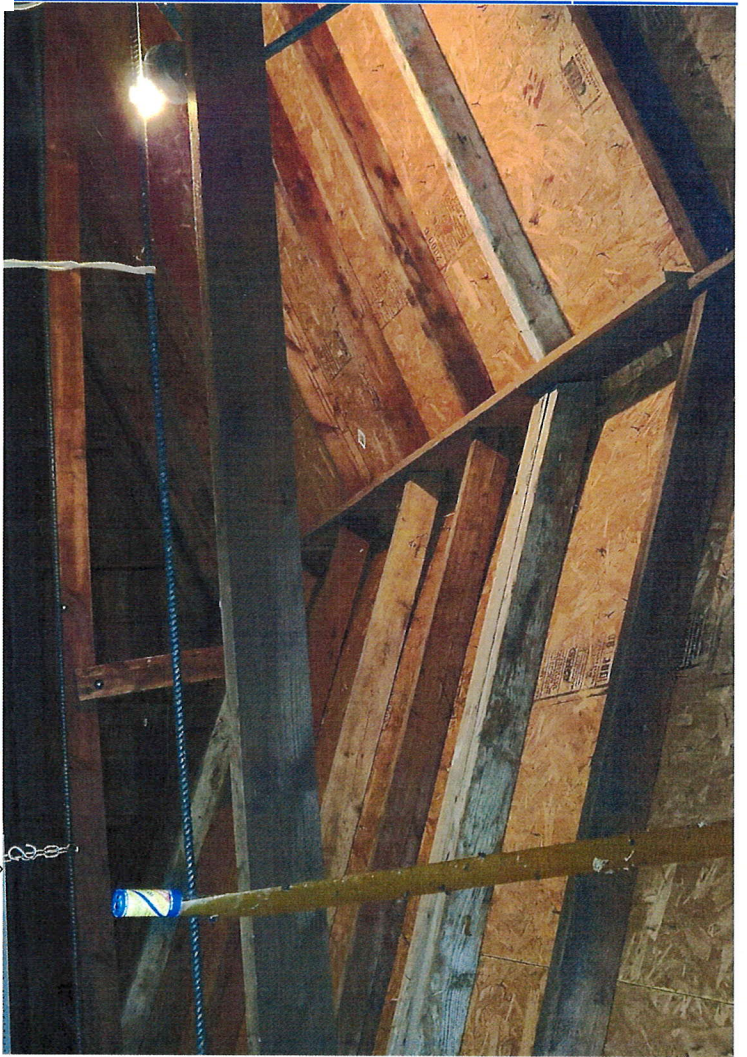








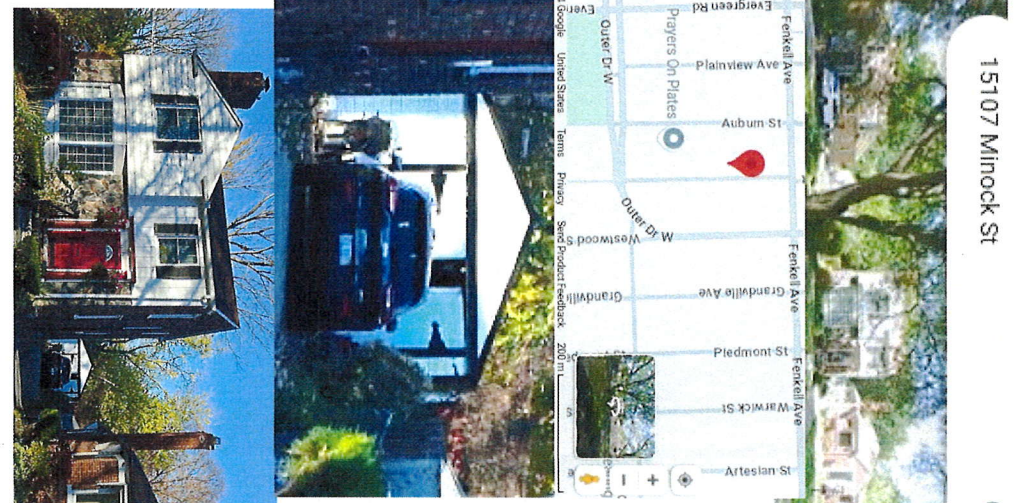




PICTURES SHOWING UNSOUND STRUCTURAL INTEGRITY REVIEW OF GARAGE AT BACK OF HOUSE

The superstructure of the Garage is not in good shape -- Joints of roof structural members are not secure, ridge board is undersized and is deflecting; rafter connections are not sound; walls are leaning, there are breaks and gaping holes in the siding. The Garage floor is below finished grade; surface runoff is shedding towards Garage floor

PICTURES OF LOCATION AND STRUCTURE OF DETACHED GARAGE



BACKGROUND

I visited the job site on Nov-08-2024 accompanied by Lunar Construction (586-709-2761) to look at the condition of the detached Garage at the back of the house from structural integrity viewpoint. The Garage is structurally unsound and needs to be demolished.

This is specialty work and is to be done by personnel experienced in this type of work keeping in mind safety of workers, occupants, and structure in mind at all times in accordance with all applicable rules and regulations

If anything unusual is encountered when things are opened up in the field, the Project Manager is to be notified immediately. The Project Manager will then contact the Engineer and discuss the matter and arrange for field visit by the Engineer as necessary.

RESOLUTION

Based on my field inspection, the information provided to me, my engineering judgment and my practical experience, I believe the Garage is structurally unsound and needs to be demolished.

ADVANCE COPY



Client and Project Manager: Lunar Construction
 LunarConstruction@sbcglobal.net
 Yogi Anand, DENG, P.E. -- ANAND Enterprises
 308 Longford Dr -- Rochester Hills MI 48309
 248-766-1546 -- yoa@a1.com
 Energyefficientbuild.blogspot.com, energyefficientbuild.com
 1517 Minnock Street -- Detroit MI
 Detached Garage At Back Of House
 Structural Integrity Review
 LunC1J2401Ygd-DWGC01-241108
 Nov-08-2024



LUNAR

586-779-4700

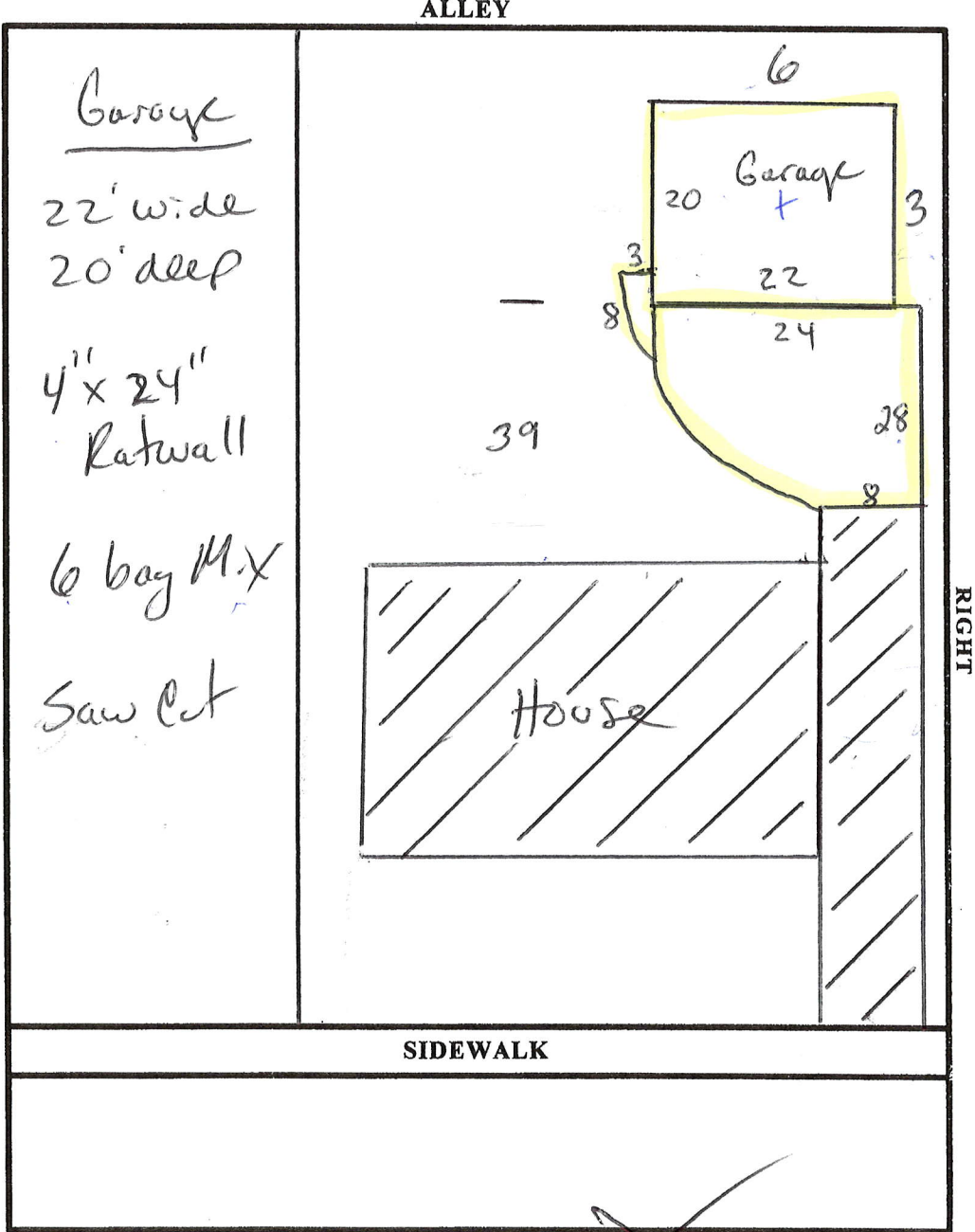
Garage Builders
13491 EAST EIGHT MILE ROAD

Modernization Contractors
WARREN, MICHIGAN 48089

Name Rod Hartsfield Date 8/10/2024 Phone 313-433-4733
 Address 15107 Minock City Detroit Permit No. _____
 Cross Street _____ Cement Man _____

This sketch is NOT to scale. All concrete installed to dimensions shown.

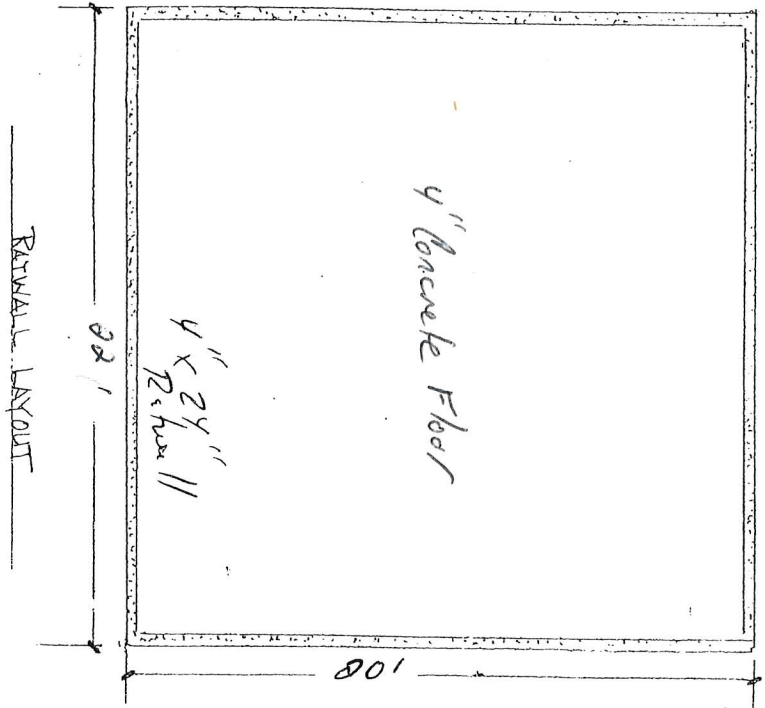
Item	Yes	No
Fill Sand	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haul Dirt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brick Front	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Planters	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Break and Haul	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conduit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Overhang	<input type="checkbox"/>	<input type="checkbox"/>



Owner agrees to pay extra if any fill sand is used other than specified above. Customer certifies that above Cement Plan is correct.

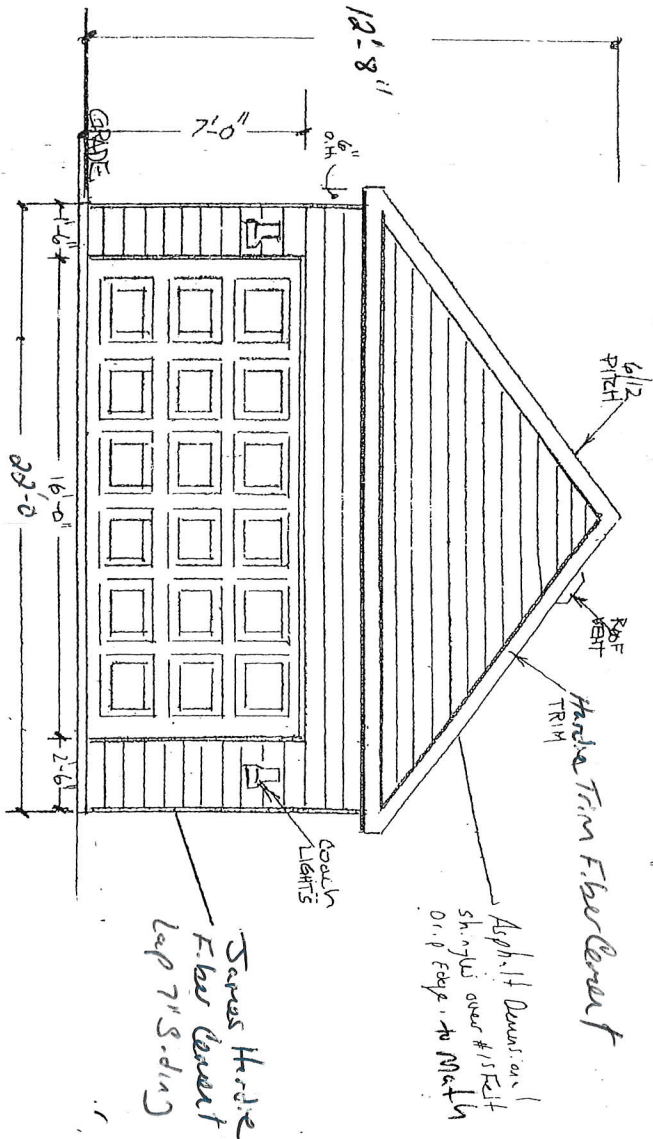
Signed Rod Hartsfield

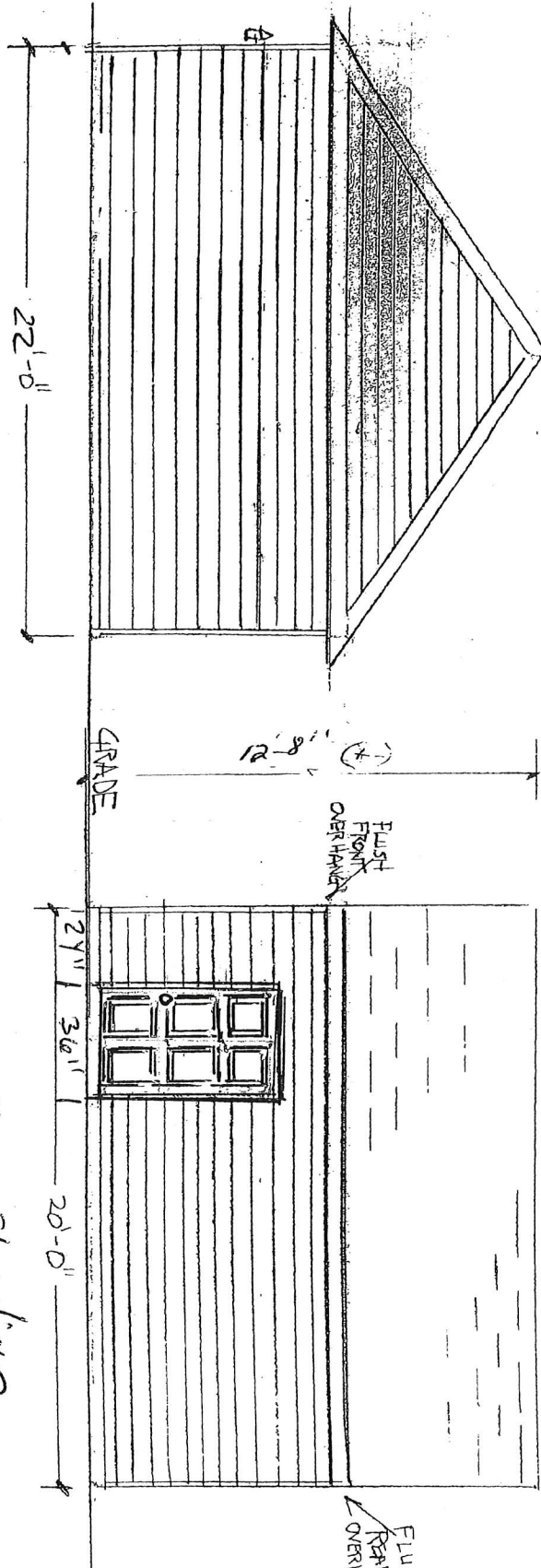
Rod. Hartsfield
15107 M. V. Rock
Detroit, MI 48223



LUKE GALSTRUCTION, INC.
SEAN HORVATH

FRONT ELEVATION





Rear Elevation

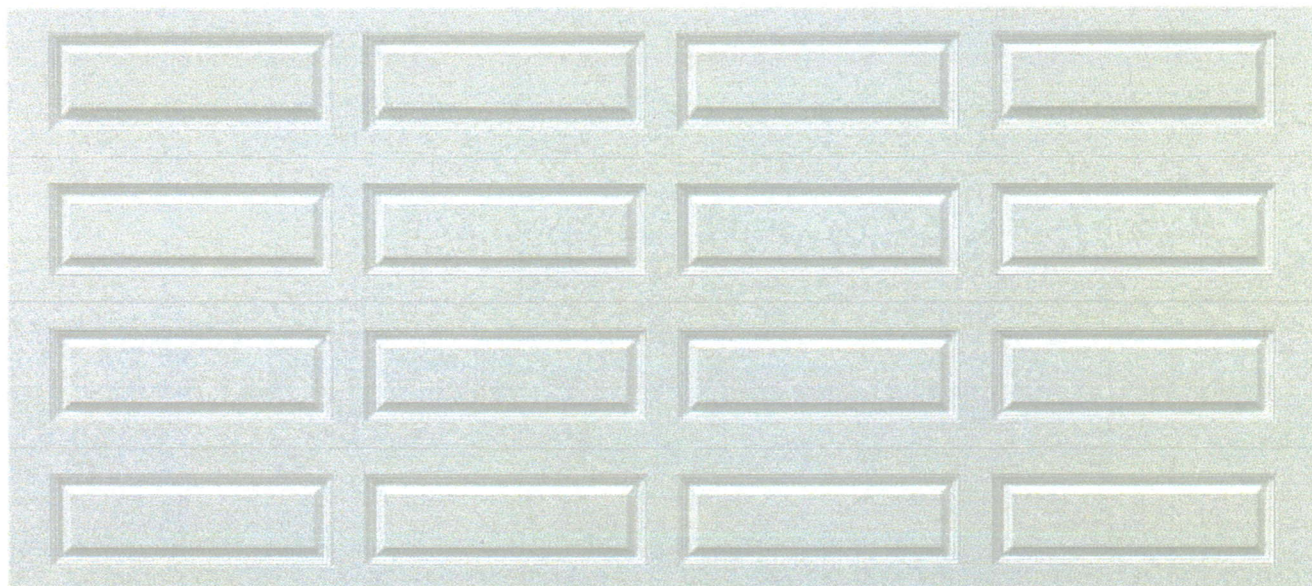
Side Elevation

SCALE 1/4" = 1'-0"

Red Hartsheld
15167 W. Noelle
Deho. t, MI 48223

LUNAR CONSTRUCTION, INC.
SEAN HORVATH

2042



Product Summary

Model 4250

Size

Width: 16' 0" X Height: 7' 0"

Products

Timeless: Raised Panel

Design

Long Panel

Thermal Requirements / Construction

R-N/A / 2", Standard, 1-Sided Steel, No Insulation

Color

Solid Color: White

Windows

Position: NO WINDOWS

Window Inserts: No Inserts

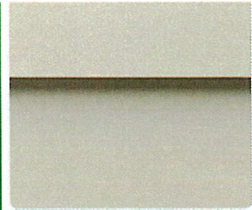
Please Note: These woodtones, colors, and door panels are to be used as an indication only. Some sizes not available in all models and configurations. Refer to your local C.H.I. Dealer for the exact look of your garage door and availability.



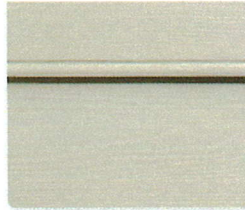
Primed for Paint product samples are not available. Please check with your contractor or local dealer for availability in your area.



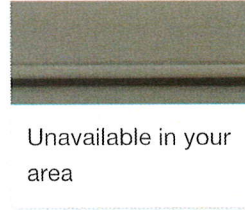
Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Unavailable in your area

Beaded Smooth

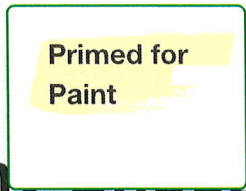


Unavailable in your area

Custom Rough

Select your color collection

Magnolia Home | James Hardie Collection



Did not find the color you're looking for? [Click here.](#)

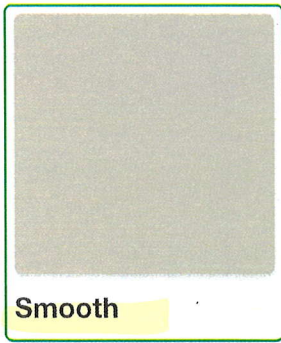
Why choose Hardie® Plank?

Hardie® siding does more than transform your home's look—it helps protect your home for decades to come. Primed and ready for field painting, it's a durable, high-performance canvas for your vision.



Primed for Paint product samples are not available.
Please check with your contractor or local dealer for
availability in your area.

Select your siding texture



Roughsawn



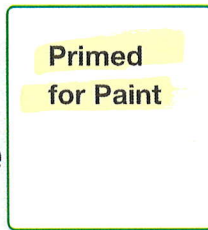
Unavailable in your
area

Rustic Grain

Select your color collection

Statement
Collection®

h Magnolia
Home |
James Hardie
Collection e



Did not find the color you're
looking for? [Click here.](#)

® Trim Boards?

Add beautiful finishing touches that are built to last.

Primed for Paint offers unlimited color opportunities for your home's exterior.
Primed and ready for field painting, it's a durable, high-performance canvas for
your vision.



Superior durability



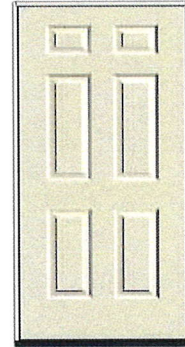


Date	10/30/2024
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Style Option = TS210

Steel Single

Impact Rating : None
Call Width : 3'0"
Call Height : 6'8"
Door Collection : Traditions Steel
Line : Traditions Steel
Glass Shape : No Glass
Style Shape : 6 Panel Flush
Glass Type : No Glass
Glass Design : None
Grille Pattern : None
Grille Style : None
Low-E? : No
Caming : None
Frame Profile : None
Door Prefinish : Unfinished
Jamb Prefinish : Unfinished
Hardware : No Hardware
Would you like to include a storm door? : No





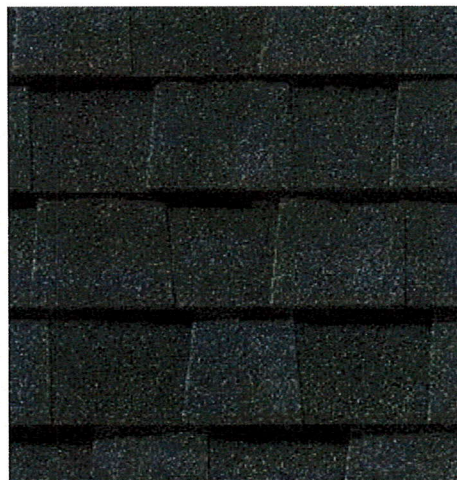
Solaris Graphite
CRRC Product ID 0668-0155



Driftwood



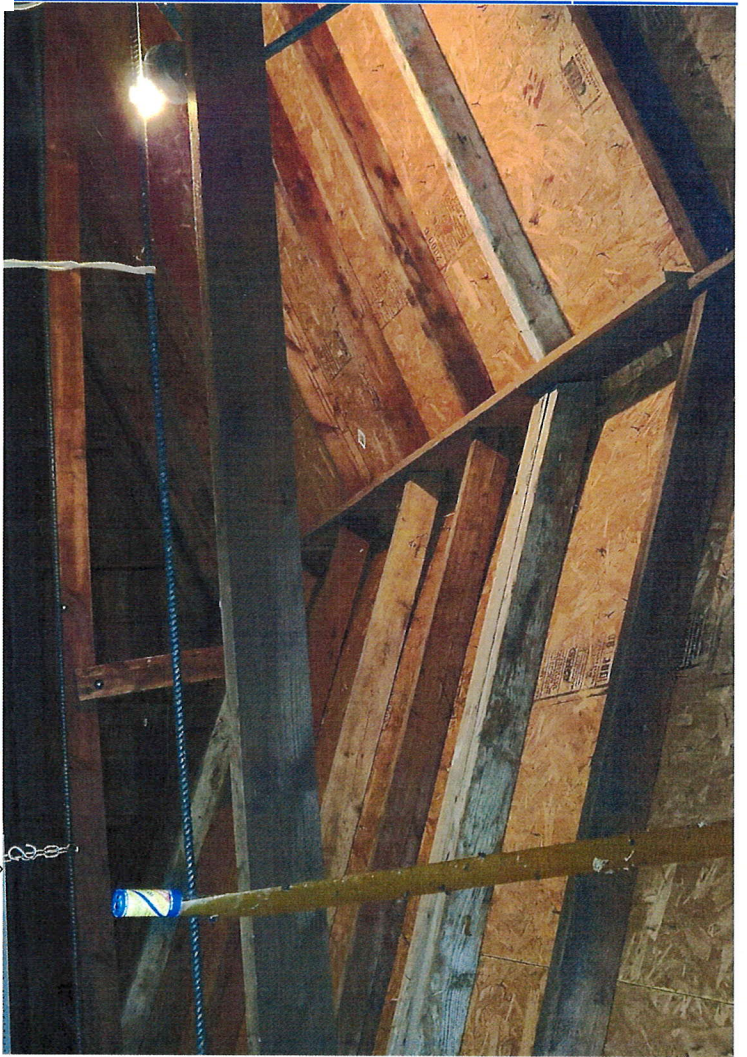
Thunderstorm Gray*
**Only available in Utah*



Moiré Black



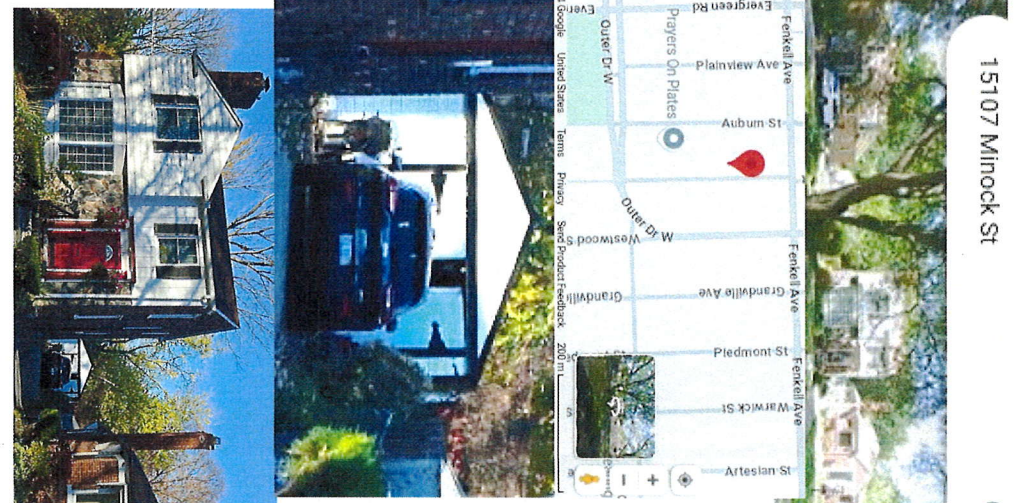
Resawn Shake



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