



**SR-1 – OBJECTIVE STAFF REPORT (03-27-2026)**

*This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.*

**ADDRESS:** 1436 EDISON STREET

**MEETING DATE:** 04-08-2026

**APPLICATION NUMBER:** HDC2026-00080

**HISTORIC DISTRICT:** BOSTON EDISON

**APPLICANT/PROPERTY OWNER/ARCHITECT:** KALEENA QUINN

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 03-16-2026

**DATE(S) OF STAFF SITE VISIT:** 03-23-2026

**SCOPE PHRASE FOR AGENDA:** DEMOLISH GARAGE, ERECT GARAGE

**PUBLIC HEARING PER 21-2-77:** YES

**SUMMARY OF SCOPE OF WORK:**

*Based on staff review of the submitted documents, the following work is proposed:*

- **Demolish garage**
  - Salvage two (2) wood windows
  - Salvage rafter tails
- **Erect garage to match existing**
  - Asphalt shingles to match existing house
  - Brick mold to match existing at new garage door
  - Install new gutters and downspouts in a dark brown color
  - Install two (2) salvaged wood windows from existing garage
  - Apply stucco and board finish at side gables to match existing
  - Salvage and reinstall limestone door threshold
  - Reinstall and repaint salvaged rafter tails

**MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:**

- What material is proposed for the new gutters and downspouts?

**EXISTING CONDITIONS:**

- Built in 1916, this Elizabethan style home features a clipped gable roof with a large front facing gable, a covered porch, and a brick garage. Located in the middle of the block between Byron Street and Woodrow Wilson Street, this single-family residence sits on a 0.123-acre parcel that is 40 feet wide and 134 feet long.



Staff photo, front view, 03/23/2026



Staff photo, view of garage, 03/23/2026



Detroit Parcel Viewer

### BACKGROUND INFORMATION:

- In June of 2020, the property received a Certificate of Appropriateness to install new dimensional shingles as proposed (*Certaineed Landmark Pro* shingle, color “Weathered Wood”, appears brown). The scope of work did not include the low-slope section of the roof.
- In September of 2023, a Certificate of Appropriateness was issued for the replacement of the existing porch railing with new steel railing.
- There are no known violations attached to this property.

### DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance 1900-1930 (National Register) Contributing
- Link to [District Elements of Design](#)

REPORT PREPARED BY: BS