



HISTORIC DISTRICT COMMISSION

APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00495

PROPERTY INFORMATION

ADDRESS(ES): 899 Edison St

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|--|--|--------------------------------|
| ☒ Windows/
Doors | ☒ Walls/
Siding | ☒ Painting | ☒ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☒ Addition | ☒ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Complete rebuild of rear facing add-on to the back of the house that was not a part of the original structure due to structural failing of said structure. Replace cheap exterior vinyl shingles and interior graded plywood with exterior cedar shingles. Install footings under the structure and reroute power from above to below ground.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Matthew LoRusso

COMPANY NAME: N/A

ADDRESS: 899 Edison St

CITY: Detroit

STATE: MI

ZIP: 48202

PHONE: +1 (734) 658-4196

EMAIL: lorussom@icloud.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:

Matthew LoRusso

N/A

07/24/2025

SIGNATURE

899 Edison St

DATE

Detroit

MI

48202

+1 (734) 658-4196

lorussom@icloud.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

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)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

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.")

Add on enclosure of porch is structurally tearing away from the existing house due to failure of footings. Leading to failure of exterior stucco. Sinking of the east back corner of the house is the cause of the failure. Complete rebuild using historically accurate exterior materials is an improvement to the historical accuracy of the house by replacing vinyl and plywood materials with cedar shingles.

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

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.")

Complete rebuild of the porch. Install new footings under the structure. Maintain the exact dimensions and look of the house while improving materials from vinyl to cedar shingles. Install new insulation and windows.

4. DETAILED SCOPE OF WORK

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.")

Temporary power lines will need to be added as the house is occupied. Demolition of existing structure to allow for new footings. Complete rebuild of structure using modern code to the same dimensions of the previous structure. Installation of new windows and back door for security concern and due to the failing of the current windows due to the sagging of the house. Fire damage has been found during previous inspections inside the wall and the lumber is either charred or has water rot. Replace siding with cedar shingles and install a kick board that aligns with the look of the rest of the house.

5. BROCHURES/CUT SHEETS

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.

ADDITIONAL DETAILS

6. WINDOWS/DOORS Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)	
8. SITE IMPROVEMENTS If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.	





















Siteline[®] Clad-Wood Window: Double-Hung Sash Pack

Model Overview



PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

28 Exterior Colors
11 Interior Colors
8 Interior Finish Options

**SCREEN & TRIM
OPTIONS**

6 Exterior Trim Options

FRAME OPTIONS

Sash Replacement System

GLASS

Energy efficient, tinted,

DIVIDED LITES

Grilles between the



Hi there! How can I help you today?



Siteline® Clad-Wood Window: Double-Hung Sash Pack



PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

28 Exterior Colors
11 Interior Colors
8 Interior Finish Options

SCREEN & TRIM OPTIONS

6 Exterior Trim Options

FRAME OPTIONS

Sash Replacement System

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Lock Option in 10 finishes

CONSTRUCTION

Tilt Sash

MATERIALS

1 Wood Option



👋 Hi there! How can I help you today?



1:13



jeld-wen.com

Siteline® Clad-Wood Window: Double-Hung Sash Pack

Model Details & Options

Materials

WOOD OPTIONS



AuraLast® Pine

Colors & Finishes

EXTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



Hi there! How can I help you today?



2



Steel Exterior Door: 1/2 View 9-Light 1-Panel Plank



360° Drag to Rotate



Hi there! How can I help you today?



2



Builders™ Vinyl (V-2500) Patio Door: Sliding

Model Overview



PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Minimal

WARRANTY

Lifetime Warranty

COLORS & FINISHES

5 Exterior Colors
3 Interior Colors
1 Window Color Technology

SCREEN & TRIM OPTIONS

2 Insect Screens
5 Screen Frame Colors

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Handle Option in 5 finishes

CONSTRUCTION

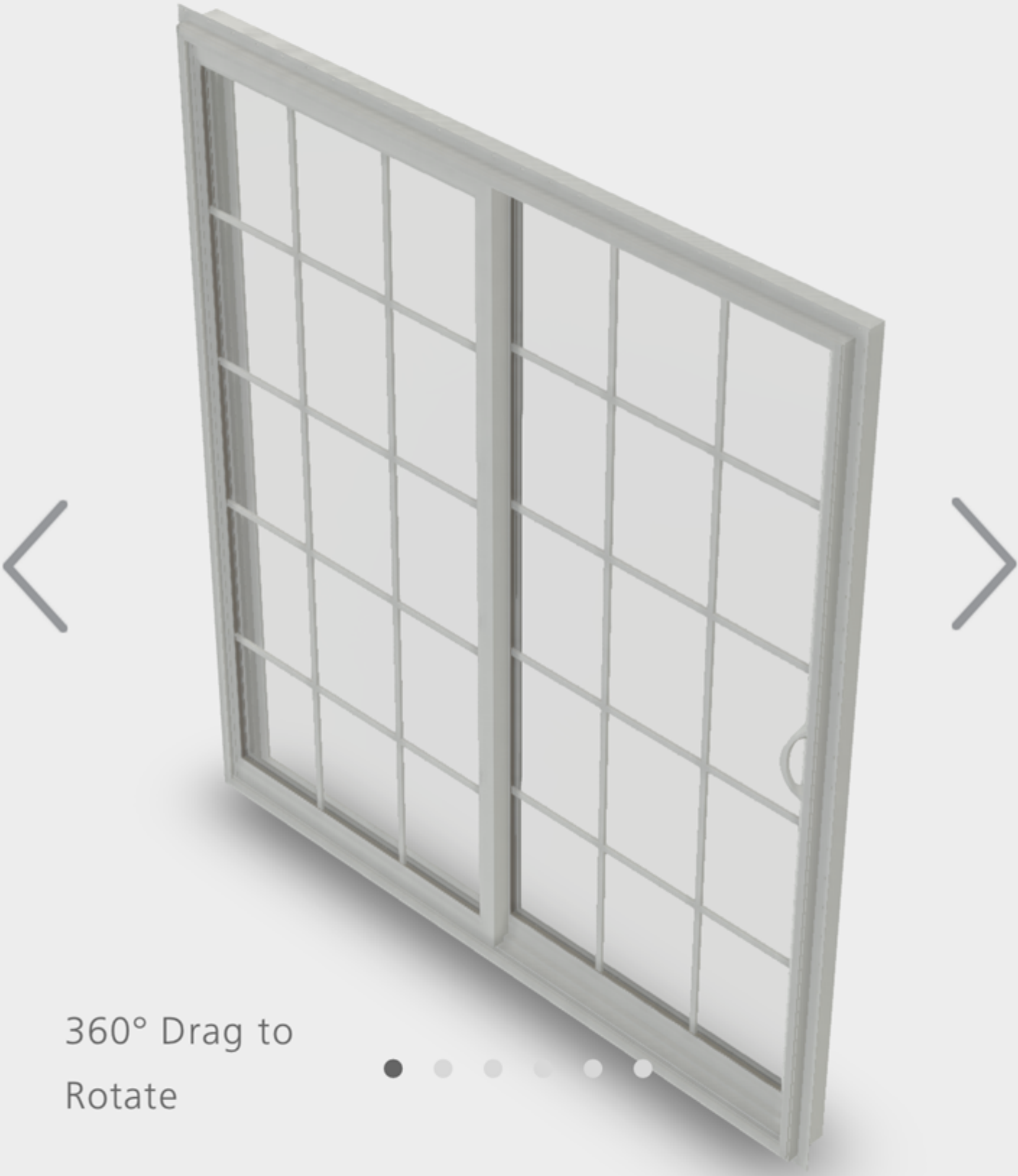
Tandem Rollers



👋 Hi there! How can I help you today?



Builders™ Vinyl (V-2500) Patio Door: Sliding



360° Drag to Rotate

Available Options ^



Hi there! How can I help you today?



1:58



Maybe: Joseph Vasquez
DaddyzGurlz

now

Joseph Vasquez reacted 100 to "https://
www.tiktok.com/t/ZP8kJ3wmo/"

Model Overview



PROJECT TYPE

New construction and
replacement

MAINTENANCE LEVEL

Minimal

WARRANTY

10 Year Warranty

COLORS & FINISHES

1 Finish Option
26 Paint Options
11 Stain Options

GLASS

Energy efficient and
privacy.

DIVIDED LITES

Grilles between the
glass.

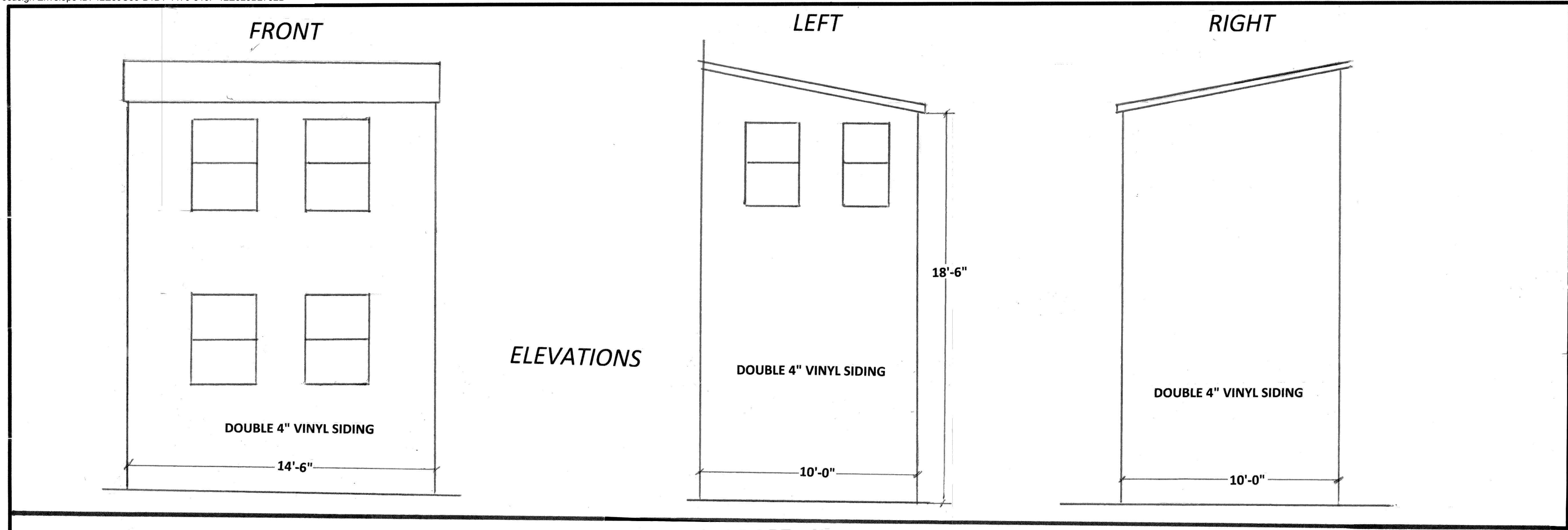
CONSTRUCTION

Contours™
Impact Resistant Doors
Steel Construction
Steel Edge
Wood Edge

PANEL OPTIONS

Panel profiles

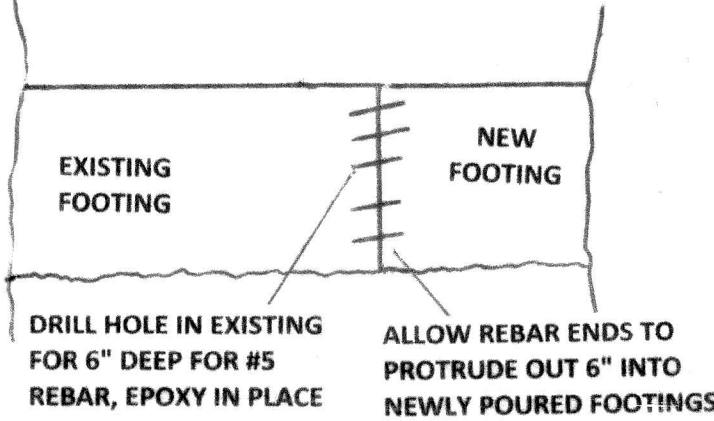




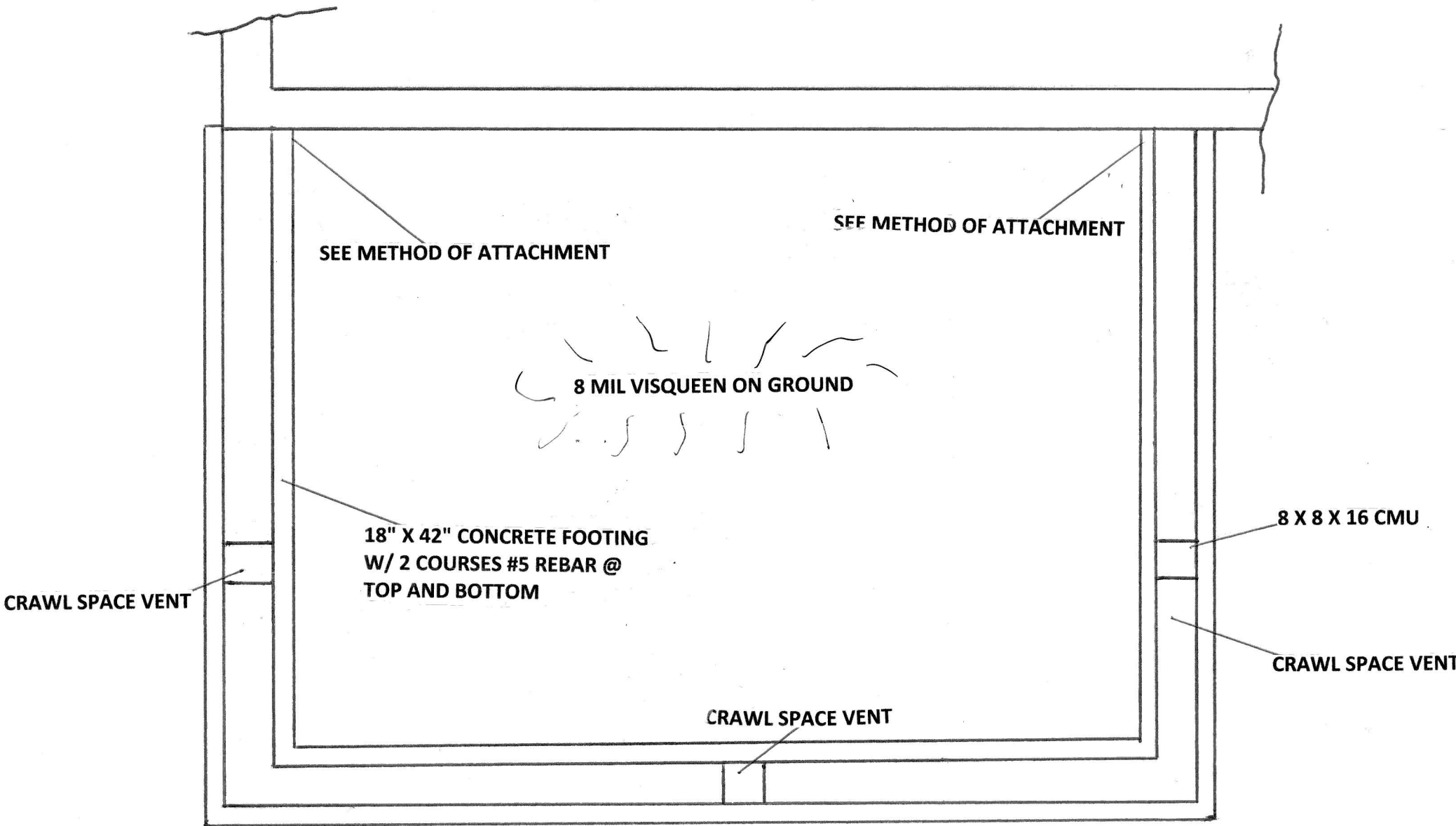
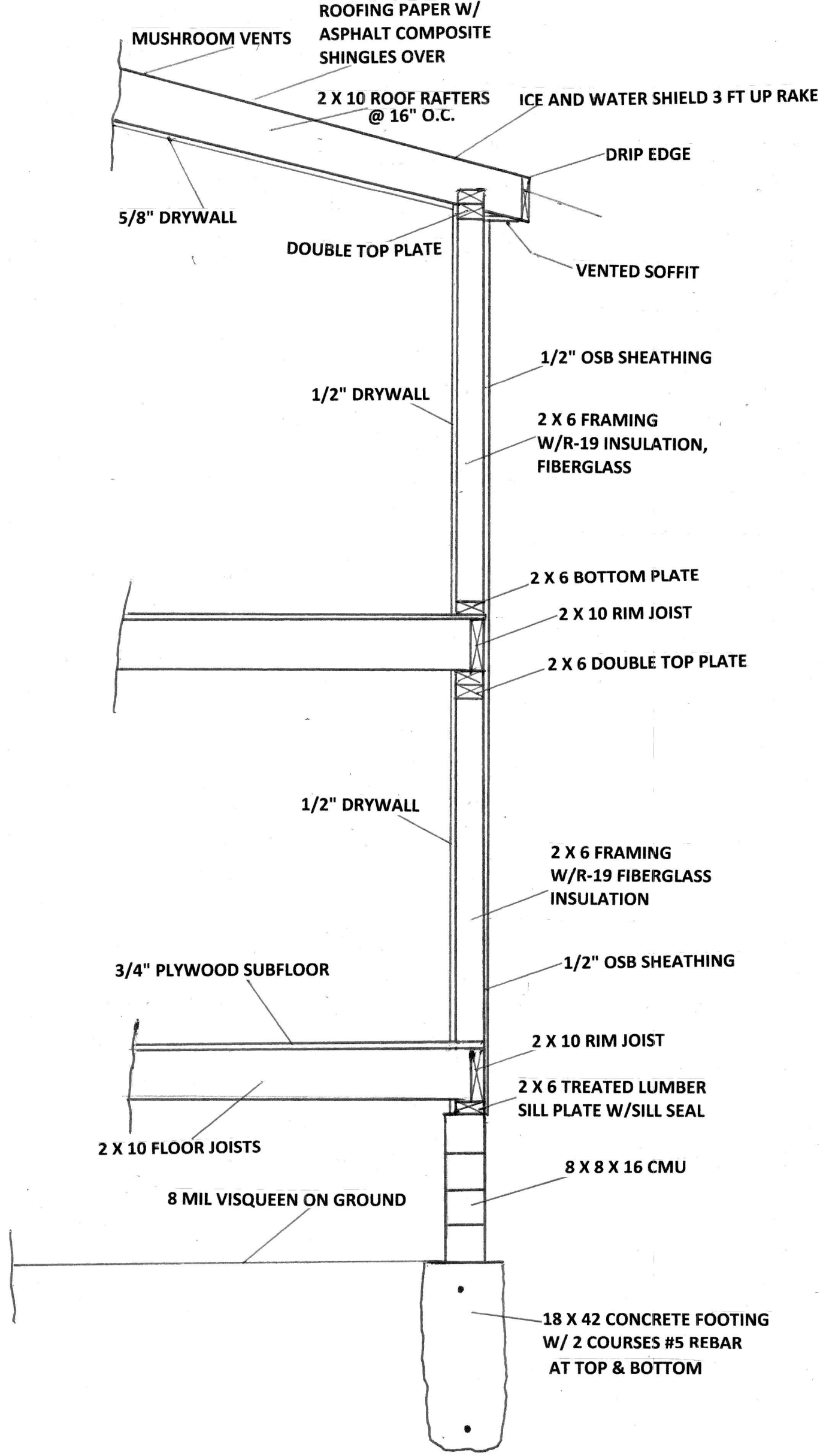
APPLICABLE CODES
2021 PLUMBING CODE
ANSI 117.1-2003 ACCESSIBILITY
2015 MICHIGAN ENERGY CODE
ASHREA 90.1-2007
2012 INTERNATIONAL FIRE CODE
2015 MICHIGAN REHAB CODE
2021 MICHIGAN MECHANICAL CODE
2023 NATIONAL ELECTRIC CODE/2023
MICHIGAN PART 8 ELECTRICAL CODE RULES

DEMOLITION PLAN
*** VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION
*** CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND BUILDING WITH RESPECT TO THE REMOVAL OR RELOCATION OF ALL MECHANICAL, ELECTRICAL, STRUCTURAL, UTILITY ITEMS.
*** CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING CONCEALED BUILDING ELEMENTS INCLUDING PLUMBING, MECHANICAL RUNS AND LINES, ELECTRICAL SERVICE
*** PROVIDE APPROPRIATE BARRICADES, SIGNAGE, SECURITY AND OTHER SAFETY PRECAUTIONS SO AS TO PROTECT RESIDENTS, VISITORS, TRADESMAN.
*** CONTRACTOR SHALL DESIGN, PROVIDE, ASSEMBLE ANY SYSTEM FOR SUPPORTING OR STABILIZING ANY TEMPORARY STRUCTURES UNTIL COMPLETELY REMOVED.
*** REMOVE FROM SITE, ANY AND ALL DEMOLISHED MATERIALS AND DISPOSE OF PROPERLY.

METHOD OF NEW FOOTING ATTACHMENT



WALL/ROOF SECTIONAL



FOUNDATION PLAN

SCALE 1" = 2 FT

NETWORK
RLT, INC
REAL ESTATE
DESIGN

7436 OAKLAND
DETROIT, MI 48211
(586) 339-2862



JOB DESCRIPTION

REBUILD REAR
SECTION OF HOME
899 EDISON
DETROIT, MI
48202

SHEET DESCRIPTION

FLOOR PLAN
DETAILS

SHEET

A-101

APPLICABLE CODES
2021 PLUMBING CODE
ANSI 117.1-2003 ACCESSIBILITY
2015 MICHIGAN ENERGY CODE
ASHREA 90.1-2007
2012 INTERNATIONAL FIRE CODE
2015 MICHIGAN REHAB CODE
2021 MICHIGAN MECHANICAL CODE
2023 NATIONAL ELECTRIC CODE/2023
MICHIGAN PART 8 ELECTRICAL CODE RULES

NETWORK
RLT, INC
REAL ESTATE
DESIGN

7436 OAKLAND
DETROIT, MI 48211
(586) 339-2862



JOB DESCRIPTION

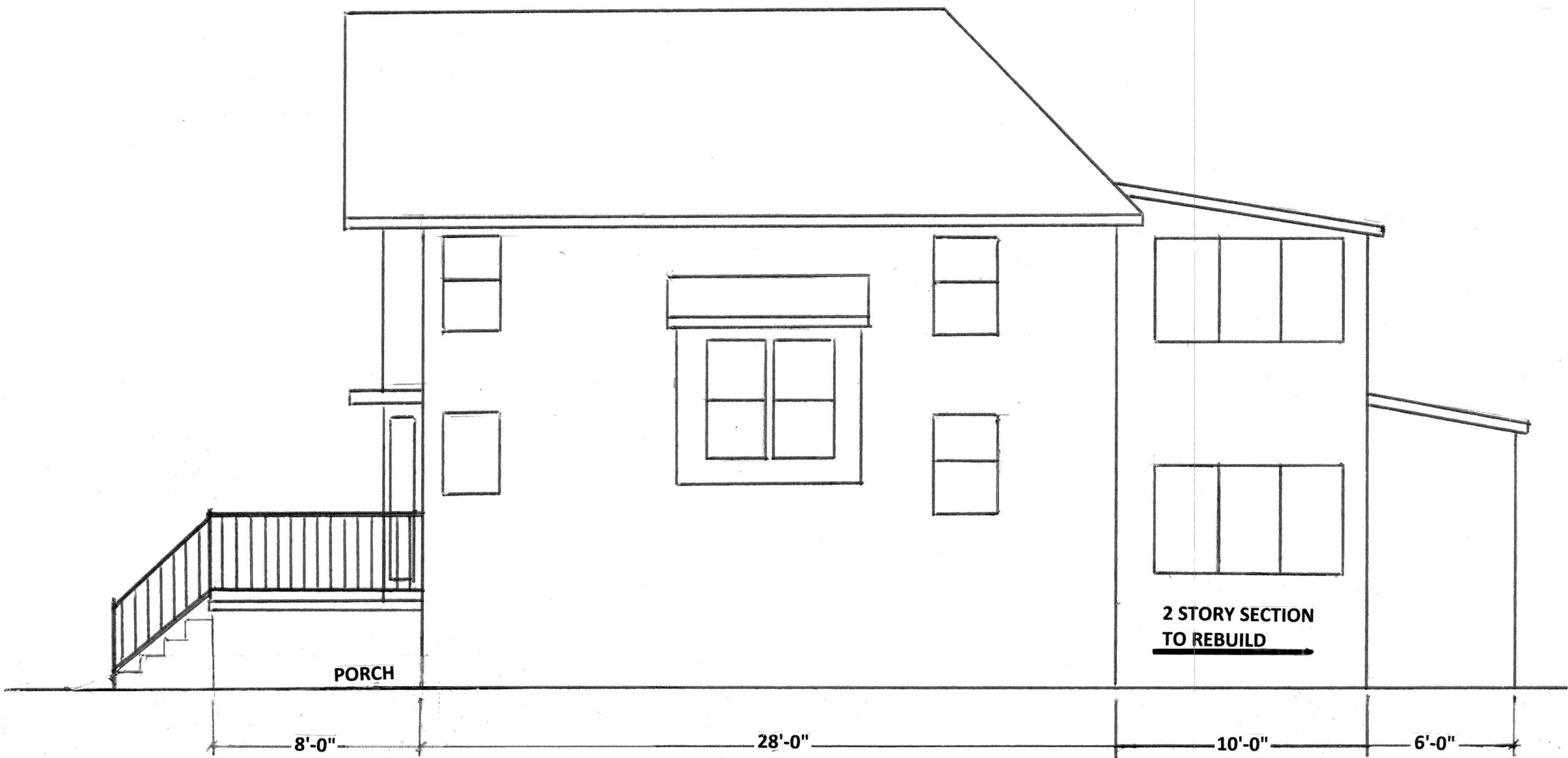
REBUILD REAR
SECTION OF HOME
899 EDISON
DETROIT, MI
48202

SHEET DESCRIPTION

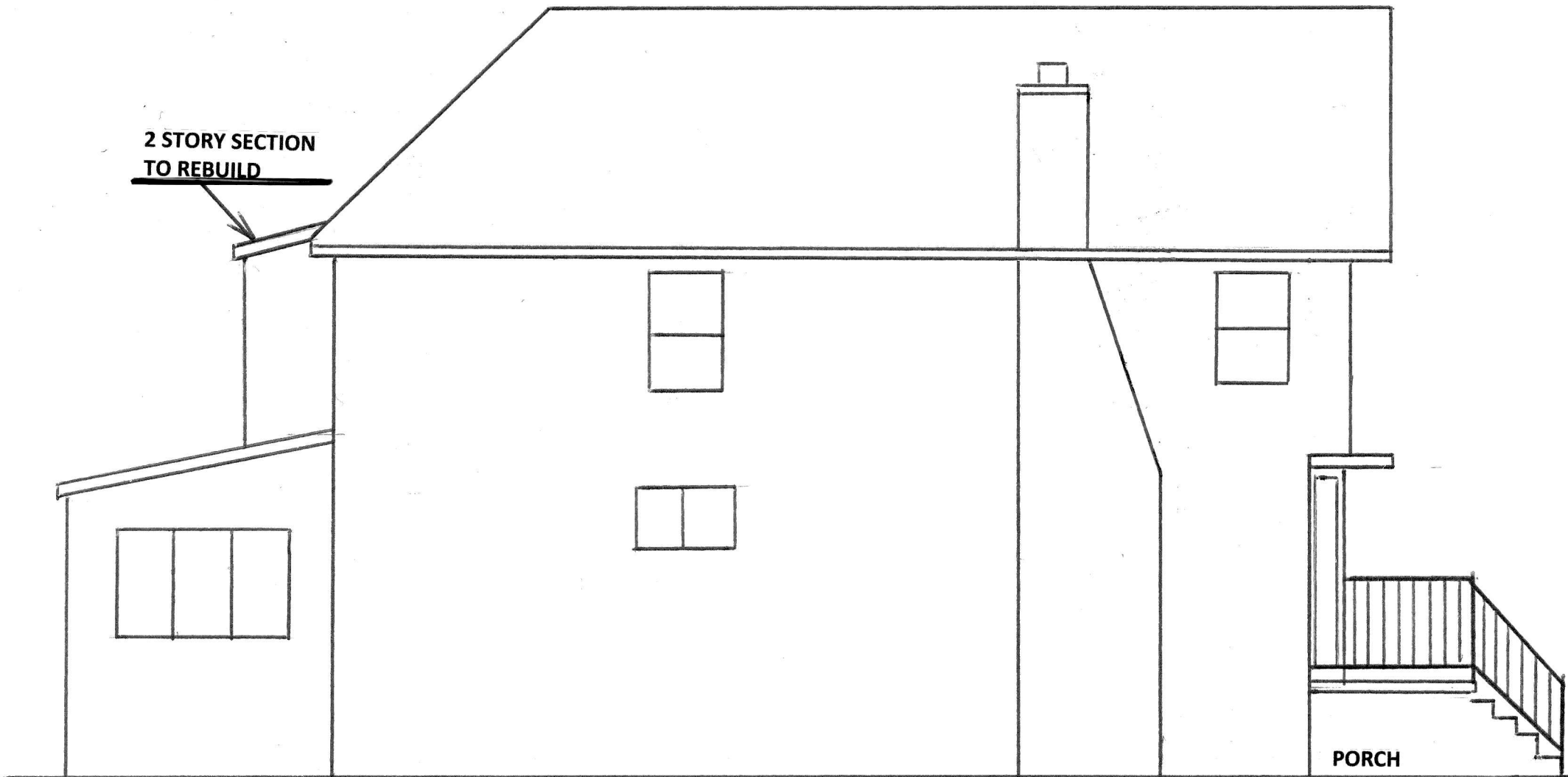
EXISTING
ELEVATIONS

SHEET

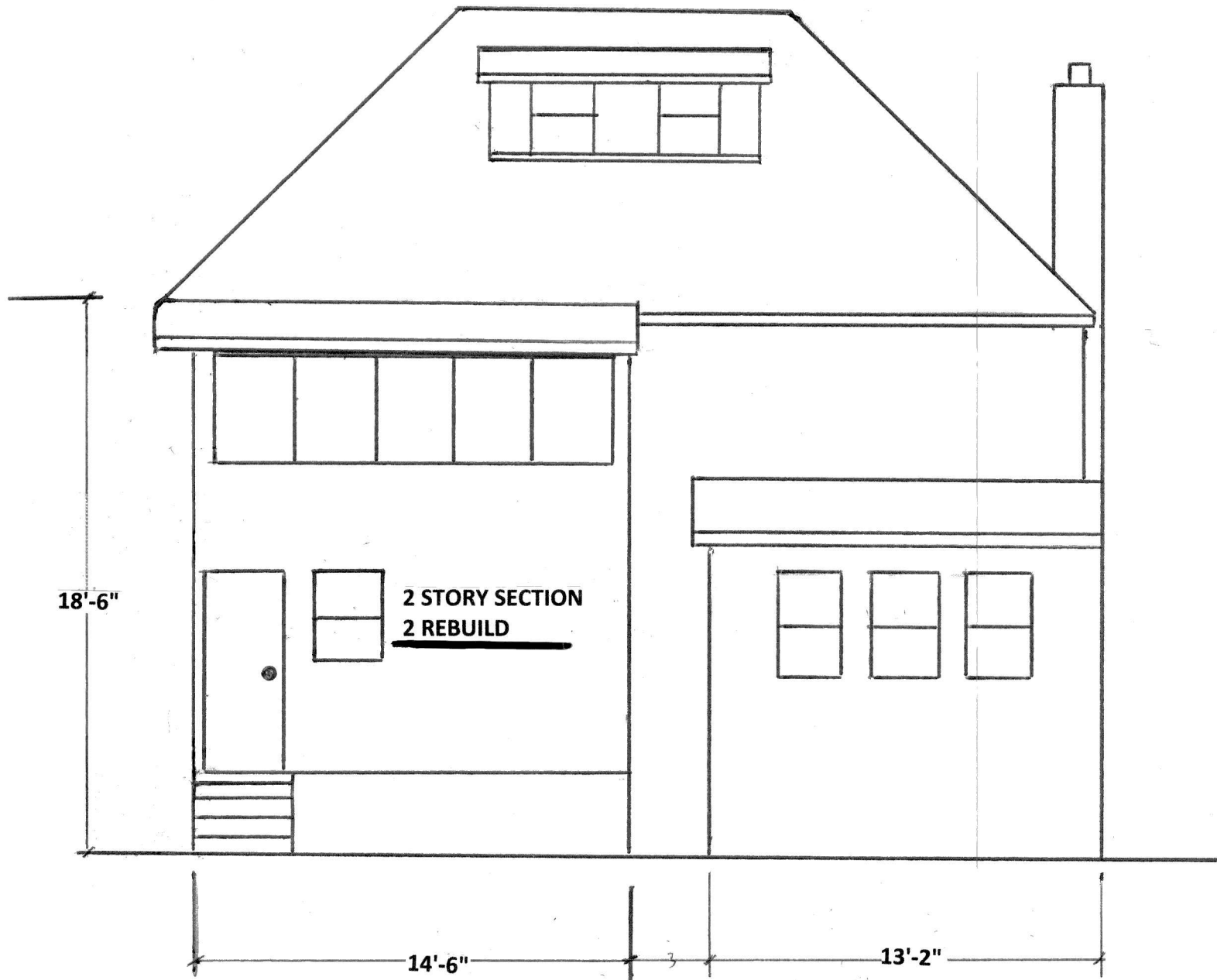
A-100



RIGHT



LEFT

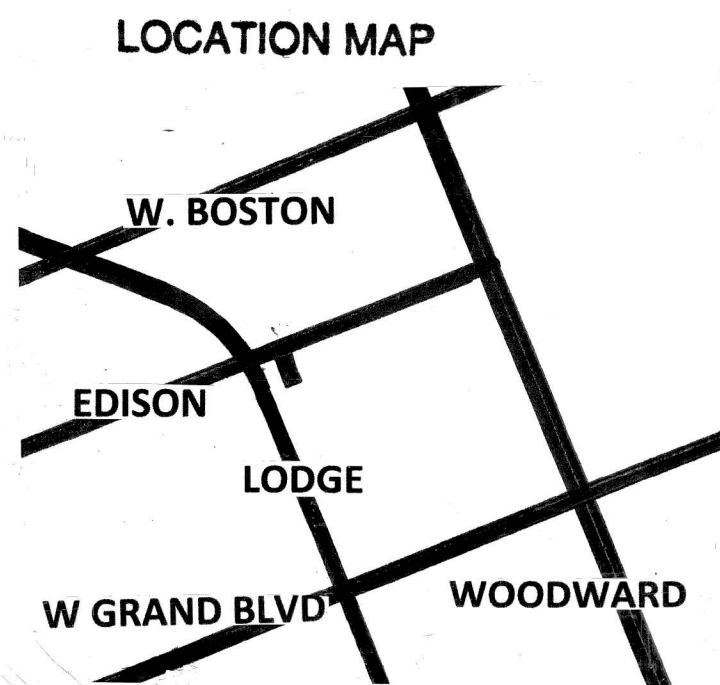
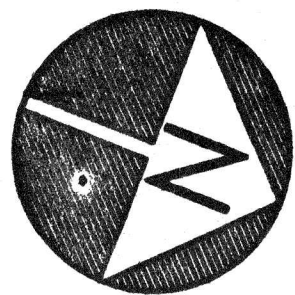


REAR



FRONT

SCALE 1" = 5 FT



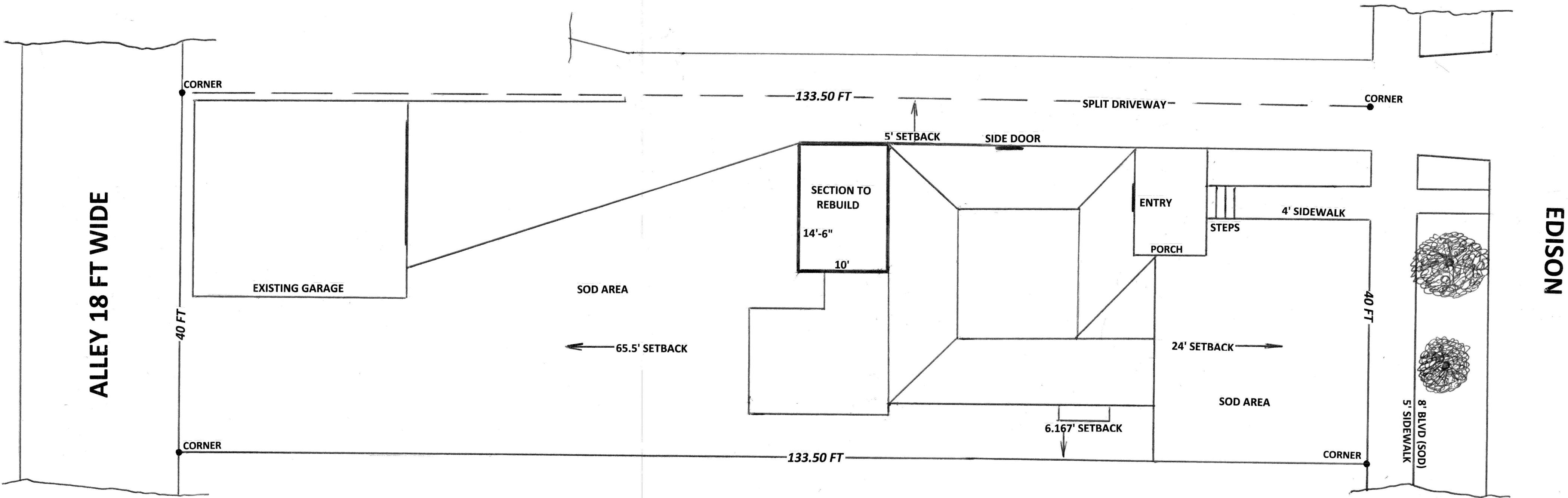
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ANSI 117.1-2003 ACCESSIBILITY
2015 MICHIGAN ENERGY CODE
ASHREA 90.1-2007
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2015 MICHIGAN REHAB CODE
2021 MICHIGAN MECHANICAL CODE
2023 NATIONAL ELECTRIC CODE/2023
MICHIGAN PART 8 ELECTRICAL CODE RULES

NETWORK
RLT, INC
REAL ESTATE
DESIGN

7436 OAKLAND
DETROIT, MI 48211
(586) 339-2862

SITE INFORMATION
*** SITE SIZE 5,227.2 SQ FT (0.12 ACRES)
*** STRUCTURE SIZE 2,098 SQ FT
*** PARCEL ID 04002607
*** REAR SECTION REBUILD WILL NOT CHANGE THE SIZE OR FOOTPRINT OF THE STRUCTURE

*** ZONING R-1
*** OWNER MATHEW & JULIAN LORUSSO
LEGAL DESCRIPTION
S EDISON 468 VOIGT PARK SUB 622
L22 P94 PLATS, WCR 4/90
40 X 133.50



JOB DESCRIPTION

REBUILD REAR
SECTION OF HOME
899 EDISON
DETROIT, MI
48202

SHEET DESCRIPTION

EXISTING
SITE PLAN

SHEET

A-000

SCALE 1/8" = 1 FT