



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2026-00080

PROPERTY INFORMATION

ADDRESS(ES): 1436 Edison

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/
Doors | <input checked="" type="checkbox"/> Walls/
Siding | <input checked="" 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 type="checkbox"/> New
Building | <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Demolition of existing garage, damaged by prior fire and exposure to weather. Rebuild of Garage similar to historic footprint and materials, to meet new building codes and provide functional access. Salvage and re-install of details, or replication to match.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Kaleena Quinn

COMPANY NAME: N/S

ADDRESS: 1436 Edison

CITY: Detroit

STATE: MI

ZIP: 48206

PHONE: +1 (734) 223-2789

EMAIL: KALEENA.QUINN@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.
- As required by the state Local Historic Districts Act, [Act 169 of 1970](#) (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, [1972 PA 230, MCL 125.1501 to 125.1531](#).

DocuSigned by:

Kaleena Quinn

0C68AF7FDBB9481...

SIGNATURE

02/27/2026

DATE






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: <small>(only applicable if you've already applied for permits through ePLANS)</small>	N/A
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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>Existing garage is masonry construction on wood framing, single story structure with hipped roof stucco with timber and asphalt shingles.</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>Entire structure to be demolished.</p> <p>New footings and foundations to be installed, new single driveway and garage slab to be poured. Walls to be new masonry, to match previous and house, on wood stud framing. New Overhead door to be installed facing the alley, sliding barn doors to be re-build in similar fashion to match existing. Roof to be wood rafters and asphalt shingles to match house, profile to match previous 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>Demolition of existing structure. Digging footing and trenches for plumbing, optional underground electrical. Pouring footings. Install of electrical conduit and plumbing. Pour slab and driveway. Framing of walls and roof, cladding of walls and roof. Masonry install. Install of doors and windows. Install of trim, prime and paint.</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>6. WINDOWS/DOORS <i>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)</i></p>	
<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>	

RAGLAND
CLAY PRODUCTS, LLC
Telephone 205-472-2136 • Fax 205-472-2119



HEAVY SCRATCH



V-SCORE



KINGSTON SCRATCH



BARTEX



MATEX



CUT & ROLL BACK



RACTEX



SAMPLE BOARD FROM BRICK-TEC

LANDMARK® COLOR PALETTE



Cobblestone Gray



Georgetown Gray



Weathered Wood



Moiré Black



Heather Blend



Burnt Sienna

SELECTED PRODUCTS MATCH THE
RENOVATIONS ON THE HOUSE -
APPROVED BY THE HDC CIRCA 2020

COLOR SYSTEM D

SHINGLE COLOR APPROXIMATES
B:8 GRAYISH BROWN
MS: 5YR 3/2



L03 FIXTURE - POSSIBLE VISIBILITY
FROM EDISON STREET ON SOUTH
FACADE

C CATTLEYA 3-LIGHT 19" H MATTE
BLACK HARDWIRED OUTDOOR WALL
LIGHT OR SIM.

TWO COLOR SCHEMES APPROVED
FOR THIS HOUSE BY HDC
_COLOR SCHEMES D + E

INTENT IS TO UPDATE THE HOUSE TO
MATCH THE GARAGE PAINT SCHEME IN
THE NEAR FUTURE

COLOR SYSTEM D:

PNT-1 - OFF-WHITE MS 5Y 9/1
SW7554 STEAMED MILK
_STUCCO

PNT-2 - DARK REDDISH BROWN MS
2.5YR 2/4
SW 6048 TERRA BRUN
_TIMBERS



C:4 Yellowish White
MS: 5Y 9/1



**B:18 Dark Reddish
Brown**
MS: 2.5YRG 2/4

OTHER PRODUCTS NOTED IN
DRAWINGS ARE NOT VISIBLE FROM
THE STREET.



Structural Assessment Report

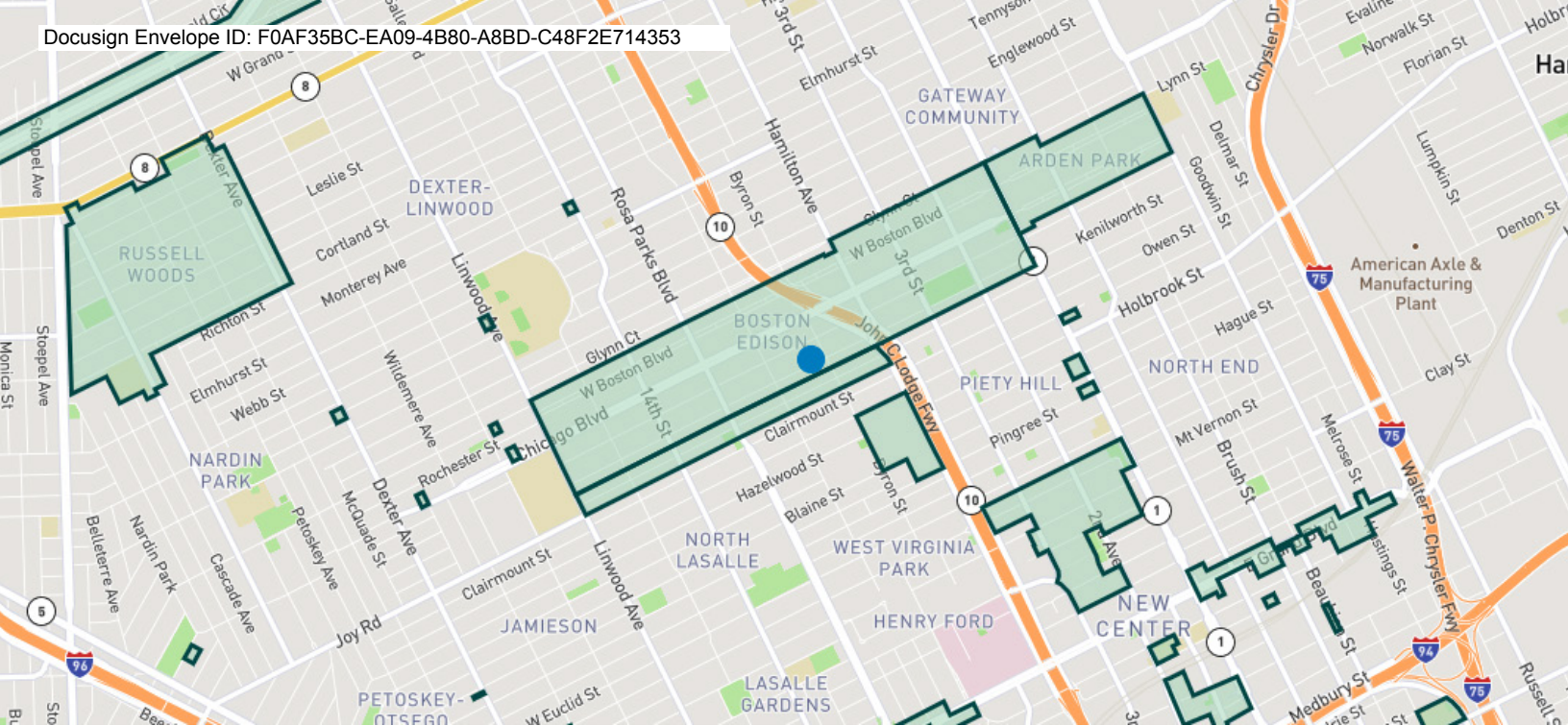
1436 Edison Street
Detached Garage
Detroit, MI 48206

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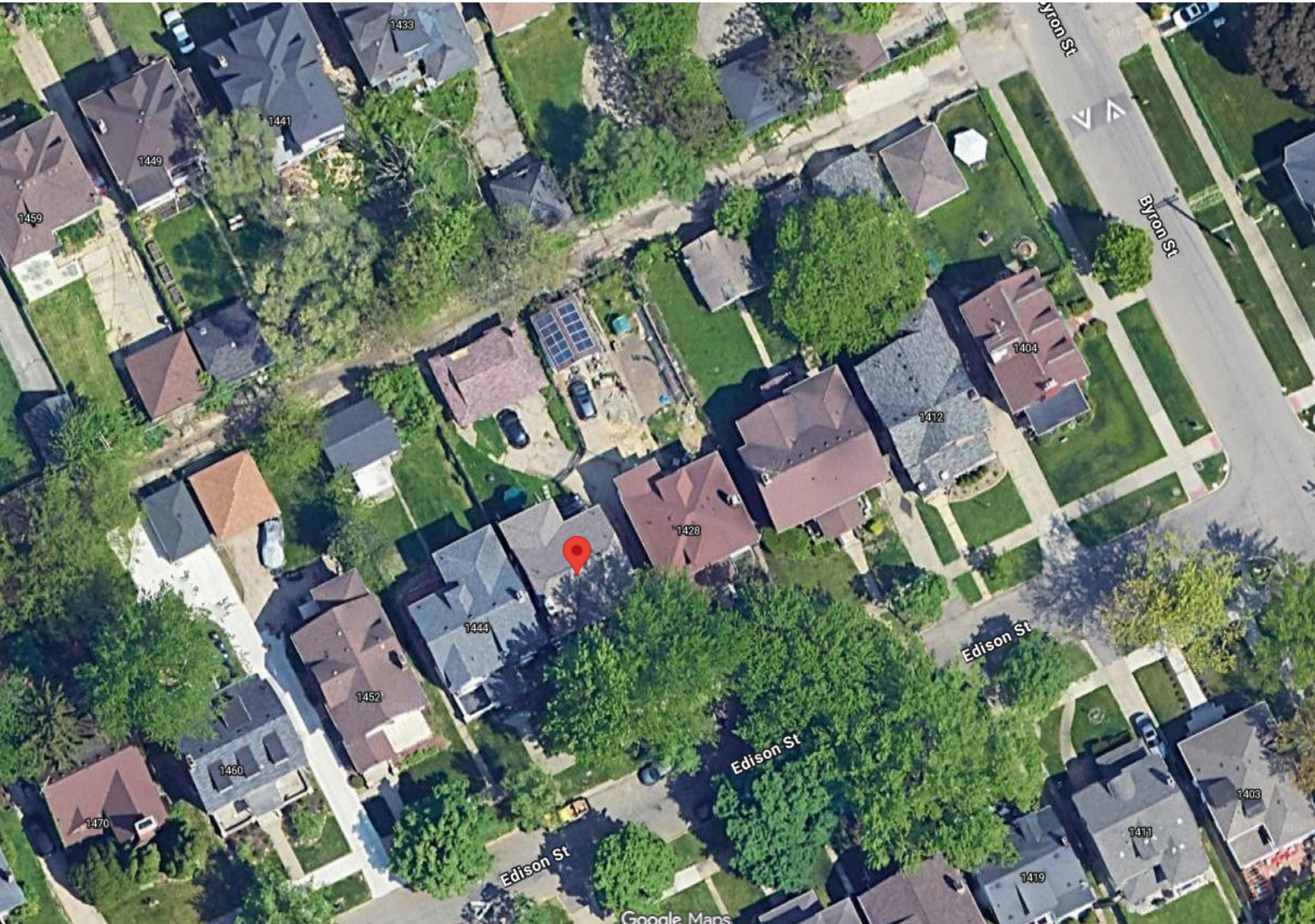
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BOSTON-EDISON HISTORIC DISTRICT



1436 EDISON - SATELLITE IMAGE GOOGLE MAPS

Introduction:

Property Address: 1436 Edison Street - Detroit, MI 48206

Historic District: Boston-Edison

Ownership: Kaleena Quinn / Alan Truhan

Building: Detached Garage

Executive Summary:

Purpose of the structural assessment is to determine the viability of the structure existing detached garage on the property of the homeowners. Property is a single family residence, owners have occupied the property since 2016.

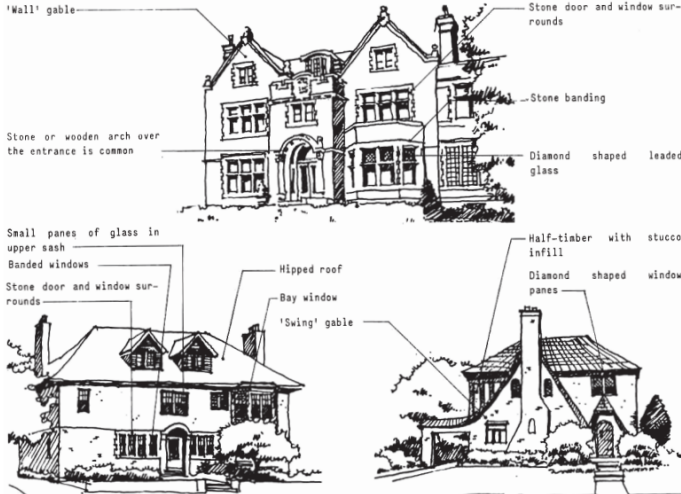
No historic photos of the garage have been located at the time of this report.

Proposed work is to make the garage functional for homeowner use on the property.

13 ENGLISH REVIVAL

1900 - PRESENT

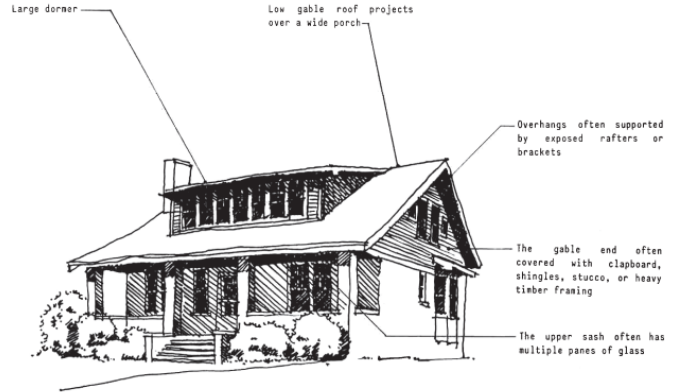
The English Styles are a major influence on Detroit's residential and church architecture, even up to the present. The Medieval Tudor and Gothic Styles were prevalent as well as the informal Cottage Style, based on the English Arts and Crafts Movement, which returned to natural materials and a hand-made aesthetic. A medieval character is seen in the irregular massing with cross gables, the half-timber upper walls and gables with brick or stucco infill, the massive, ornate chimneys, the small leaded casements and, often, an overhanging second floor. Pointed arch windows, crenelated walls and wall gables are characteristic of the Gothic while other English Styles often had elaborately carved vergeboards. Stone quoins and door and window surrounds were common. The simple English Cottage Style had broad wall surfaces and banded windows located according to the function of interior spaces. A variety of materials were used such as stucco, shingles, half-timber, brick, stone and wood. The 1930s and 40s saw medieval elements, such as the flowing "swing" gable and half-timbering added to a basic hip or gable roof box. The English Styles can be found in all Historic Districts that had building activity in the 20th Century.



15 BUNGALOW

1900 - 1940

The Bungalow was a functional, cottage-like structure with an informal plan and elevation. Typically one to two stories in height, these dwellings had low and simple roof lines pierced by large dormers. Broad, projecting overhangs rested on heavy piers, forming large porches. Found in many of Detroit's early 20th Century neighborhoods, including the Indian Village, Arden Park and Boston Edison Historic Districts, these simple dwellings, with their exposed rafters, and natural materials such as cobblestone, wood shingles and stucco show the evidence of the Craftsman, the Japanese and the Prairie Styles.



HISTORIC DISTRICT COMMISSION EXTERIOR REFERENCES



1436 EDISON - HOUSE IMAGE

GOOGLE MAPS

Architectural Significance:

The home and detached garage are part of the Historic Boston-Edison district. The home and the garage were built in 1918 and is an example of an English revival style home with scratched running-bond brick, stucco infill and beam detailing. Key features of this architectural style extend to the original 3-stall detached garage. These features include matching brick piers, stucco and wood inlay at the roof hip, and exposed rafter tails within the eaves. This consistent architectural language shows the character of the home at its time of construction and at the time of designation.

Structural Condition Assessment:

General Description

The residential detached garage structure is a slab on grade with assumed thickened slab foundation, with brick masonry piers and brick masonry walls on 2x4 wood framing. Sliding barn doors are separated into three stalls by structural wood columns. The remaining intact wall has a wood window and limestone sill centered within the depth of the wall. The roof is comprised of asphalt shingles on plywood sheathing on 2x12 rafters and hipped detail supports with rafter tail extensions to the exterior eaves. The roof extension at the hip has stucco with board detailing. There is a brick masonry chimney (not assessed).

Notes from Assessment at time of purchase in 2016:

“The property has a three-car garage with sliding doors, but it is in such poor condition (hole in roof, missing exterior brick covering of one wall) that it cannot be considered as having value as a functioning garage. Therefor for purposes of the sales comparison grid, the subject will be listed as havign no garage.”

Resource Description:

Foundation - not assessed - not visible

Concrete Slab - Slab on Grade - approximately half of the slab is cracked / crumbling due to damage / exposure to weather

North Wall - Wood framing with plywood substrate, appears to be a temporary securing of the property. Sole plate and framing has deteriorated due to moisture. No masonry on this wall

East Wall - Mostly intact. 2x4 wood framing age reflects timing of construction. Substrate visible through framing, masonry on the exterior with mortar to reflect the age of the construction. Wood window has no glass and has been boarded and framed over to secure opening. Limestone sill and lintels reflect the age of construction.

West Wall - Wood framing with plywood substrate, appears to be a temporary securing of the property / structure. Sole plate and framing has deteriorated due to moisture. Limestone threshold behind pier.

South Wall - Wood framing with brick masonry at piers. Mortar is missing and bricks are out of proper location at the base of each pier. Wood columns behind trim, trim has rot at base due to water damage and exposure. Temporary wood column at angle to support sagging of wall at sliding doors. Sliding doors have wood damage, missing pieces, and have multiple repairs applied over top of the existing frame.

Roof - Asphalt shingles on plywood substrate, shingles missing on approximately 1/4 of the roof. Exposed plywood and patches have significant water damage causing holes in the roof and water infiltration to the structure. Hipped and stucco portions of the roof are somewhat intact.

Rafters - Rafters look to be original to the structure, with additional framing and columns across the center of the garage to support the sagging of the roof. Original rafters have been shored up with multiple temporary framing elements and a center support brace. Multiple rafter ties missing or braced with temporary framing. Ridge board and edge beam not supporting the weight of the roof and causing sagging.

Chimney - Chimney appears original to the structure. Not assessed at this time.

Wood Trim / Eaves - decorative trim detailing exists in some areas, showing deterioration due to age and weather exposure.

Electrical - there is evidence of prior conduit that has since been abandoned. Not assessed at this time.

Evaluation of Resource:

Foundation - not assessed - unknown

Concrete Slab - Moderate

Approximately 50% of the concrete slab is missing or crumbling. Ability for remaining slab to withstand doweling and adjacent work without further damage is unknown.

Driveway - Moderate

Portions of driveway (unknown install date) are crumbling and broken.

North Wall - Severe

Wood framing is not complete and severely water damaged. Sheathing is severely water damaged and missing in parts.

East Wall - Moderate

Wood framing and brick are intact, wall is showing signs of bowing due to structural stresses. Ability to support the wall in its current condition and realign would likely cause further damage to brick masonry.

West Wall - Severe

Wood framing and plywood sheathing are severely damaged.

South Wall - Severe

Wall is sagging due to weight of roof and deterioration of wood structural elements. Brick piers have masonry damage at the base of both East and West piers.

Roof - Severe

Holes in sheathing allow for further water and weather damage to the structure. Asphalt shingles are over cedar shakes in some locations.

Rafters - Severe

Missing and sagging rafters are not supporting the structure.

Limitations of Visual Inspection:

Unable to access foundation, only visible area is a depressed slab edge along the East wall interior. Did not access viability of chimney, top of chimney looks to need additional repair.

Recommendations:

Garage structure as a whole has critical deficiencies in the roof and wall structure(s) that make it non-viable for repair. The demolition of elements of the structure would ultimately put undue stress and cause further damage through the structure.

Foundation - recommend to provide new foundation suitable for supporting the weight of the structure and to withstanding freeze / thaw cycles.

Concrete Slab - recommend to demo and pour new to provide proper drainage for the site and underlayment.

Driveway - recommend to demo and pour new with proper drainage for site and underlayment.

North Wall - recommend demo and provide new structure as required.

East Wall - recommend demo and provide new structure as required.

West Wall - recommend demo and provide new structure as required.

South Wall - recommend demo and provide new structure as required.

Roof - recommend demo and provide new structure as required.

Rafters - recommend demo and provide new structure as required.

Chimney - recommend demo - as it would be impossible to repair / replace elements of the structure without demolition.

Report Complied by:

**Kaleena Quinn, RA
03.06.2026**

Appendix



**IMAGE 01:
SOUTH ELEVATION**



**IMAGE 02:
WEST ELEVATION
SOUTH WEST PIER MISSING MORTAR AT
BASE OF PIER
BRICKS AT TOP OF PIER STARTING TO
SHEAR FROM STRUCTURAL FRAMING**



**IMAGE 03:
EAST ELEVATION**



**IMAGE 04:
SLIDING DOORS**



**IMAGE 05:
EAVES / BEAD BOARD / RAFTER TAILS**



**IMAGE 06:
HIPPED AREA OF WEST ROOF**



**IMAGE 07:
NORTH ELEVATION
EVIDENCE OF DOOR ALONG ALLEY SIDE OF
GARAGE**



**IMAGE 08:
EAST ELEVATION
EVIDENCE OF DOOR ALONG ALLEY SIDE OF
GARAGE**



**IMAGE 09:
EAST ELEVATION
SMALL GABLE AT BOTH SIDES WITH
STUCCO AND BEAM DETAILING**



**IMAGE 10:
GARAGE SLAB**



**IMAGE 11:
BASE OF SOUTH EAST MASONRY PIER
MISSING MORTAR AT BASE OF PIER**



**IMAGE 12:
SUPPORT PROP AT MID SPAN OF SOUTH
WALL
CENTER AND EAST DOORS ARE NOT FUNC-
TIONAL DUE TO SAGGING STRUCTURE +
SLIDING MECHANISM**



**IMAGE 13:
PLYWOOD PATCH AT HOLE IN ROOF
TEMPORARY FRAMING SUPPORTS TO
KEEP STRUCTURE STABLE**



**IMAGE 14:
TEMPORARY CENTER SUPPORT AND
RAFTER SUPPORTS**



**IMAGE 15:
TEMPORARY CROSS-MEMBER SUPPORTS**



IMAGE 16:
PLYWOOD TO SECURE PROPERTY AND STRUCTURE - WATER DAMAGE ON SOME PLYWOOD ELEMENTS DUE TO HOLE IN ROOF - MULTIPLE UNCONNECTED SUPPORT ELEMENTS



IMAGE 17:
RAFTER SHORING IN MULTIPLE LOCATIONS - LIGHT AND CONDUIT ARE NON-FUNCTIONAL



IMAGE 18:
TEMPORARY SISTER SUPPORTS FOR EXISTING RAFTERS - UNKNOWN WOOD CONDITION DUE TO LONGTERM WEATHER EXPOSURE

Visual Checklist

Structural Assessment Report Visual Inspection Checklist

Part 1: Property Description

Type of Construction:

Wood Frame	Brick
Steel Frame	Stone
Concrete	Other (List)

Building Classification:

Residential	Government
Commercial	Religious
Institutional	Industrial

Characteristics:

<u>Building Age:</u>	0-25yrs	25-120 yrs	50-100yrs	100 + yrs		
<u>Foundation:</u>	Pier	Slab	Chain Wall	Basement	Other	
<u>Roof Type:</u>	Hipped	Gable	Mansard	Pyramid	Flat	Other
<u>Roof Cover:</u>	Slate	Metal	Tile	Asphalt	Asbestos	Other
<u>Wall Finish:</u>	Stucco	Wood	Vinyl	Masonry	Asbestos	Other
<u>Landscape:</u>	Walkway	Driveway	Fences	Sculpture/Fountain	Structures	
<u>Interior Condition:</u>	Mold/Mildew	Falling Plaster	Structural Damage	Other		

Flood Data:

<u>Nature of Water</u>	Standing	Flowing	Seepage	Water Marks	Other
<u>Space where water entered</u>	Basement	Crawl	First Floor	Roof	Other
<u>Depth of water measured from main floor (+/-)</u>	N/A				

Evaluation:

<u>Collapsed or off Foundation</u>	Minor	Moderate	Severe	unknown
<u>Leaning/Other Structural Damage</u>	Minor	Moderate	Severe	
<u>Damage to Window/Doors</u>	Minor	Moderate	Severe	
<u>Chimney, parapet, or other falling hazards</u>	Minor	Moderate	Severe	
<u>Roof Damage</u>	Minor	Moderate	Severe	
<u>Foundation Damage</u>	Minor	Moderate	Severe	unknown
<u>Damaged Cladding: Material _____</u>	Minor	Moderate	Severe	
<u>Damaged Electrical/Mechanical/AC Systems</u>	Minor	Moderate	Severe	unknown
<u>Landscape damage</u>	Minor	Moderate	Severe	

Estimate Building Damage:

None	30-60%
10%	60-90%
1-30%	90-100%

Part 2: Structural Assessment

1. Structural plans and details:

- a) Description of the site and its structures
- b) Description of the foundation system
- c) Description of the structural system (including story height)

2. Presence of critical structures and structures without redundancies:

(i.e. transfer girders, small/ narrow/ slender columns, cantilever structures, long span structures, cable structures, timber structures, etc.)

3. Loading:

- a) Compatibility of existing usage with the design loading
- b) Deviation from intended use or supporting higher design imposed loads
- c) Signs of overloading (to show affected locations on plan)

4. Addition and Alteration works:

- a) Presence of Additions and Alterations
- b) Impact of Additions and Alterations on the building structure

5. Signs of structural defects and deterioration:

- a) Building tilt/ settlement X
- b) Structural deformation X
- c) Major structural defects (e.g. structural cracks, decayed timber member) X
- d) Minor structural defects X
- e) Non-structural defects X

6. Termite Attack:

- a) Need for inspection by anti-termite specialist N/A
- b) Need for termite treatment by anti-termite specialist N/A

7. Exposure to aggressive environment:

- a) Immersed in water – Columns and Basement, or Leaks in Roof
- b) Aggressive chemical which may accelerate the deterioration of structural elements, particularly in industrial buildings N/A

8. Retaining walls and slope protection structures:

- a) Defects of retaining wall and other slope protection structures (e.g. cracks, tilt, displacement) N/A
- b) Signs of undesirable condition surrounding retaining wall (e.g. tension cracks in soil, presence of big trees nearby, inadequate surface, drainage) N/A

9. Safety Barriers (i.e. parapets & railings):

- a) Any defects N/A

10) Record of previous strengthening works done

temporary 2x4s and plywood installed to secure property / support structure



