



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

Notification Date: 3/19/2026

Application Number: HDC2025-00753

APPLICANT & PROPERTY INFORMATION

NAME: William Wroblewski

COMPANY NAME: Candy Construction

ADDRESS: 11415 Brookfield

CITY: Livonia

STATE: MI

ZIP: 48150

PROJECT ADDRESS: 1616 W. Chicago Blvd Detroit, MI

HISTORIC DISTRICT: Boston-Edison

SCOPE:

Removal of the rear, two-story sunroom wing
installation of vinyl siding and vinyl window at the location of the former sunroom wing;
removal of the rear, first-story ice/milk door and masonry sill and infill of opening;
replacement of stucco siding at rear one-story wing with lapped wood siding;
installation of a vinyl slider window at the rear wall, second story

DENIED

At the Regular Meeting that was held on 03/11/26 , the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 3/18/2026 , as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

REASONS FOR DENIAL:

1. The rear, two-story sunroom wing was an historic distinctive character-defining feature of the building. The proposal to demolish it, and not rebuild the feature to match, and clad the area where it was formerly located with vinyl and install a vinyl window has resulted in the removal of historic materials and the alteration of features and spaces that characterize the property. Specifically, the work incompatibly alters the historic footprint and massing of the building, destroys important historic finishes and architectural elements, and introduces new materials that are incompatible with the building’s historic character.
2. The Elements of Design for the district note that windows are typically made of wood. Also, the proposed vinyl windows installed without HDC approval do not adequately reproduce the dimensionality, operation, texture, and finish of historic window sash. The windows are therefore not compatible with the building’s historic character and are not appropriate for installation at the property.
3. The Elements of Design for the district note that exterior walls are typically clad with brick or stucco. Also, the proposed vinyl siding that was installed at the rear wall without HDC approval does not adequately reproduce a historic wall surface. The siding is therefore incompatible with the building’s historic character/is not appropriate for installation at the property.
4. The stucco cladding that was at the rear, one-story wing’s side and rear walls was a distinctive finish that characterized the property. The proposed replacement of the stucco with lapped wood siding that does not match is not appropriate. Also, the district’s Element of Design state that wood siding is not common within the district.
5. The milk/ice doors at the rear wall, first story are distinctive character-defining historic features and should be preserved.

DENIAL

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 2, 5, 6, and 9

Corresponding Standard numbered below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: 3, 6, 7, and 8

Corresponding design element numbered below:

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

If you have any questions regarding the above, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Jennifer 260319jr

APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909
Phone: 517-335-0665 E-mail: stuckeyj@michigan.gov



CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00753

Effective Date: 3/18/2026

Project Address: 1616 W. Chicago Blvd Detroit, MI

Issued to: William Wroblewski
11415 Brookfield
Livonia, MI 48150

Historic District: Boston-Edison

Description of Work:

(continued on next page)

- Demolish garage (work complete)
 - At rear first and second story (east side), board up existing door openings
 - At rear, replace masonry porch with a treated wood deck
 - Erect a wood dog-eared style fence at the rear property line
 - At roof, repair existing gutter system and fascia board as necessary using matching materials and to match existing design
 - Retain and repair all existing wood windows
 - Retain and repair front porch to include the repair areas of deterioration at masonry cap/floor where necessary using in-kind materials and replacement of existing metal handrails with new to match
- ****Note that this Certificate of Appropriateness only approves the above-listed work items and is subject to the below stated condition. Any other work items outlined in the application have not been approved by the Historic District Commission.

With the Conditions that:

(continued on next page)

The proposed rear deck shall not extend into the footprint of the former two-story rear sunroom wing. The new design shall be submitted to staff prior to the issuance of the permit for review and approval.

Application Number: HDC2025-00753

Description of Work:

N/A

COA

With the Conditions that:

N/A

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission



PSR: Jennifer 260319jr

Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 01/05/2026

Application Number: HDC2025-00753

APPLICANT & PROPERTY INFORMATION

NAME: William Wroblewski

COMPANY NAME: Candy Construction

ADDRESS: 11415 Brookfield

CITY: Livonia

STATE: MI

ZIP: 48150

PROJECT ADDRESS: 1616 W. Chicago Blvd Detroit, MI

HISTORIC DISTRICT: Boston-Edison

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not yet complete. Please provide the following:

- Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please)

DOORS

- The proposed 'Modern Universal/Reversible 6-Lite Door' - is that proposed for all of the exterior doors? If not, we need...
- Product information with the specific line, design, and colorway of the proposed doors (screenshot of product information is OK, but website links are not)
- We will need to understand which doors (location and photo wise) are being proposed to be replaced with what

FRONT PORCH

- Confirmation needed: the cracks will be filled in, but the overall slab will not be removed/rebuilt, correct?

REAR DECK

- Dimensioned elevation and site plan drawings with material call-outs

FENCE

- A site plan with dimensions (this can be hand drawn) of location of proposed fence/any gates
- Finish (NOTE: treated fences need to be painted or stained opaque after a year)

DORMER SIDING

- Please confirm that you do not wish to include this in the scope of work. If you do, please provide details of what you propose for the dormer wood shingle siding (paint, replacement, etc.)

TWO-STORY REAR WING

- Product information with the specific line, design, and colorway of the existing siding (screenshot of product information is OK, but website links are not)
- Any photos of the rear wing previous or during demolition would be helpful (though, not mandatory for the completion of this application)

This application will need to be reviewed by the Historic District Commission during one of its regularly scheduled public meetings. Please know that the Commission regularly does not approve the replacement of historic exterior doors as the replacement will alter the appearance and historic character of the house.

PSR: Lise

260105LS

APPLICANT RESPONSE

Response Date: 01/28/2026



I have provided additional photos of the exterior of the house. We are no longer going to change any of the existing entry doors. The existing front porch slab will not be removed. We will fill in the cracks and repair the broken areas on the front of the slab. We have added a Site plan and elevations of the proposed rear deck. The site plan also shows the location of the proposed rear wood privacy fence. We will paint it within 1 year. We will not be doing anything to the dormers. I have found and attached pictures of the 2 story rear dormer before it was demolished. The siding appears to have been a stucco type covering. I'm sorry. I don't have any specifications of the siding that was on the demolished 2 story rear wing.

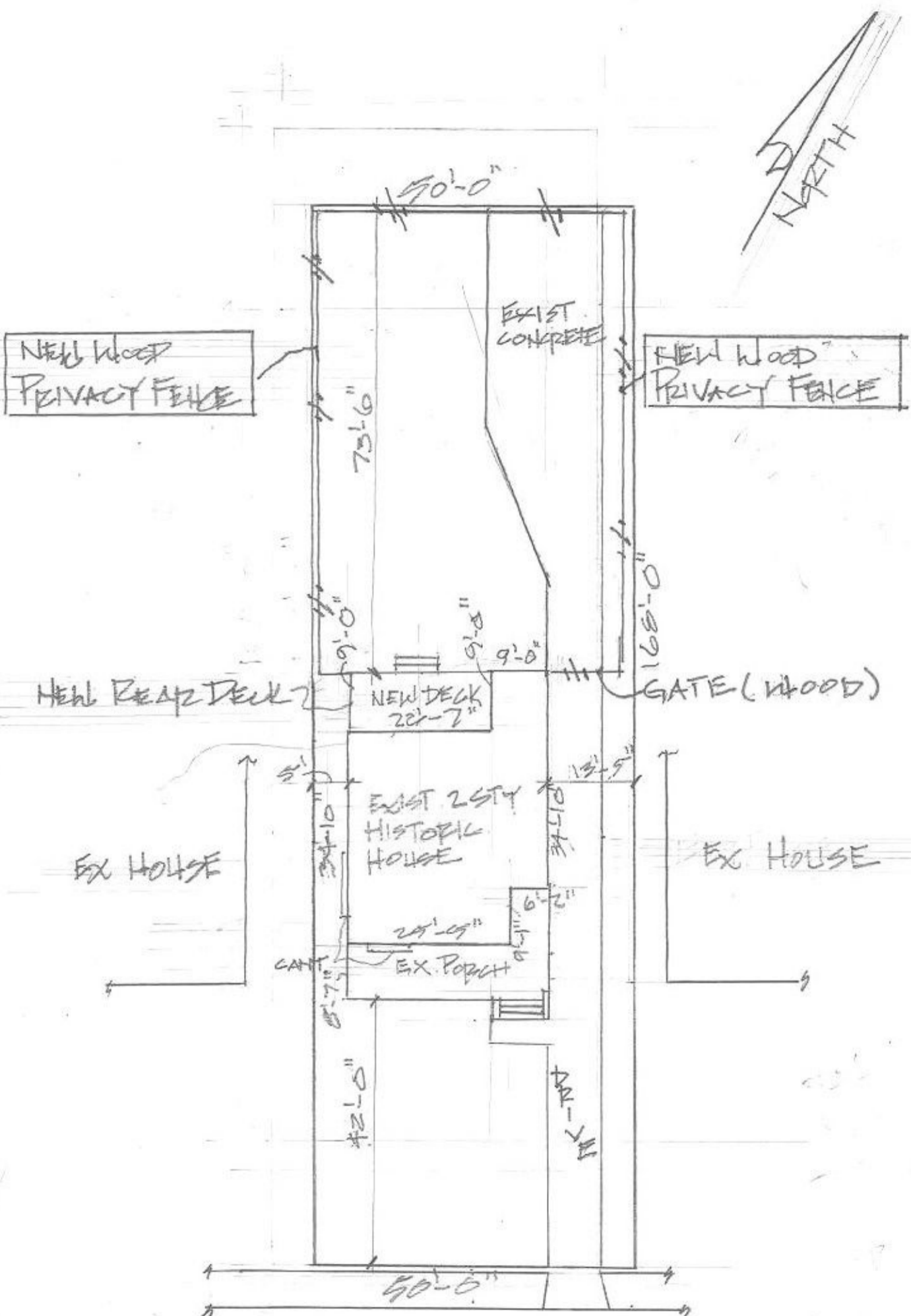








SITE PLAN SCALE 1"=20'-0"
 1616 W. CHICAGO BLVD. DETROIT MI. 48206

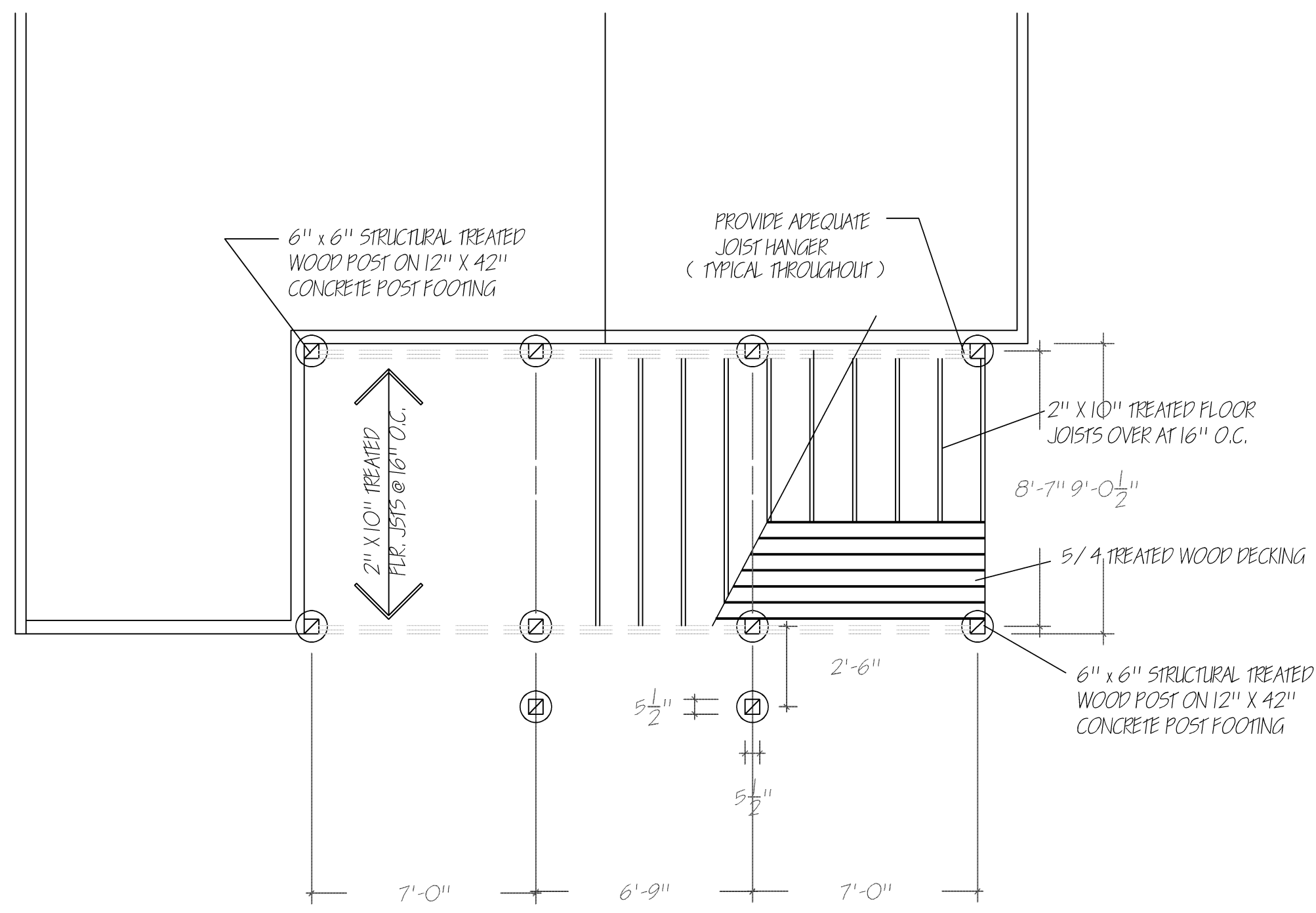


1616 CHICAGO BLVD. DETROIT MI.

PROPERTY OWNER:
 EVARADO MORALES
 313-600-8237

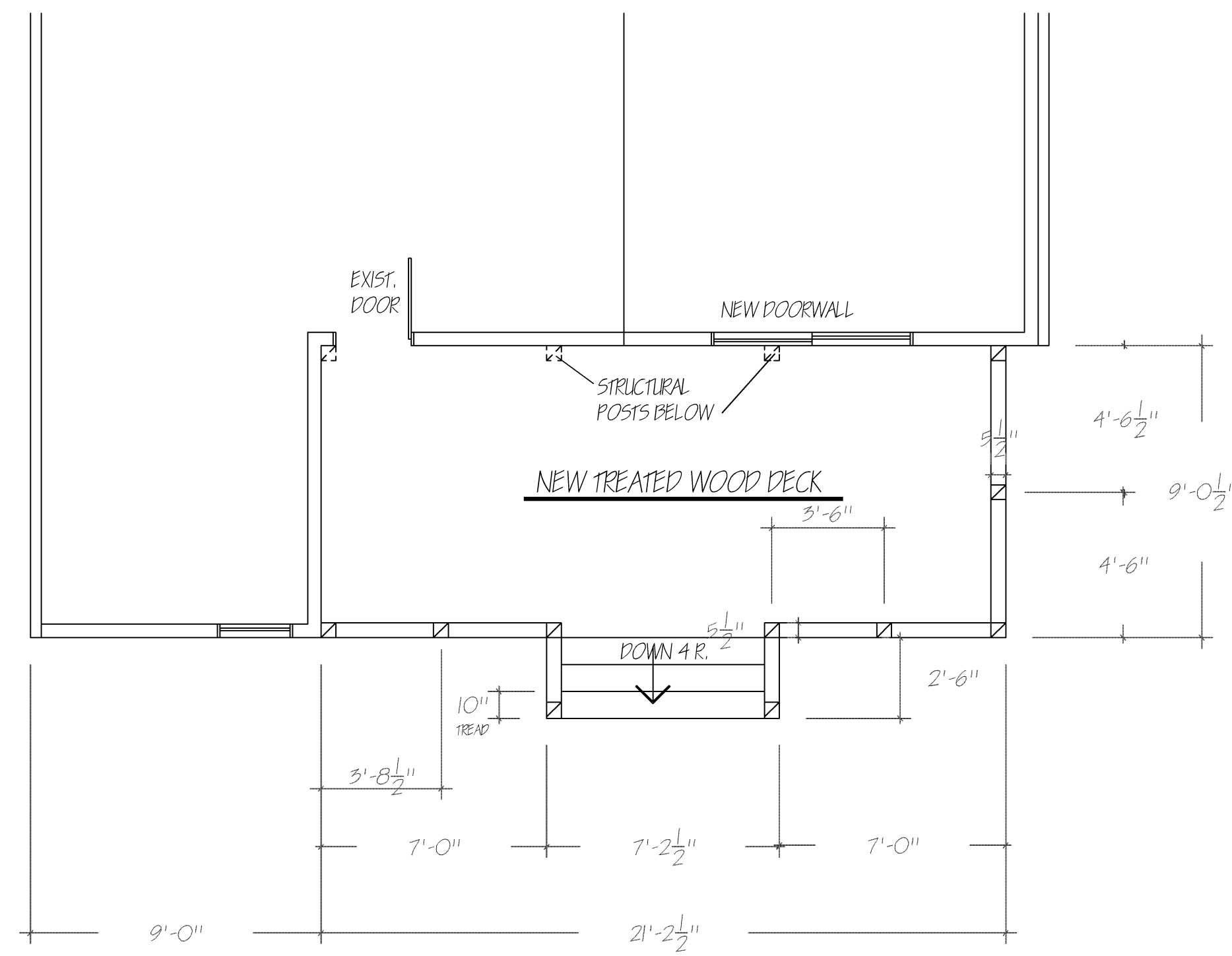
PREPARED BY:
 CANDY CONSTRUCTION
 WILLIAM T. WROBLEWSKI
 313-410-0680
 JANUARY 23, 2026

NEW REAR DECK PLAN ALL VIEWS
 ELVARDO MORALES
 1616 W. CHICAGO DETROIT, MI 48206



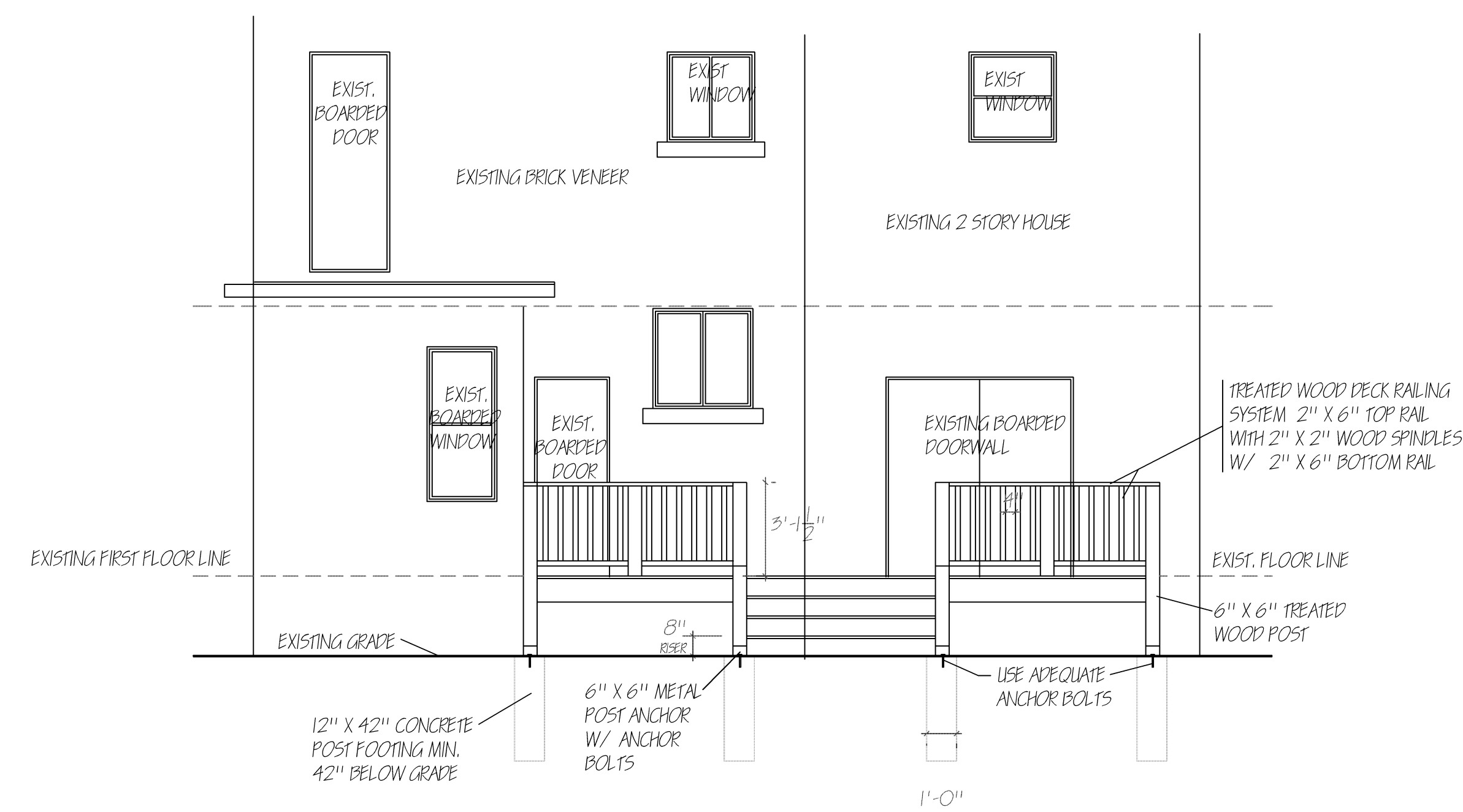
NEW REAR DECK FOUNDATION PLAN

SCALE 1/4" = 1'-0"



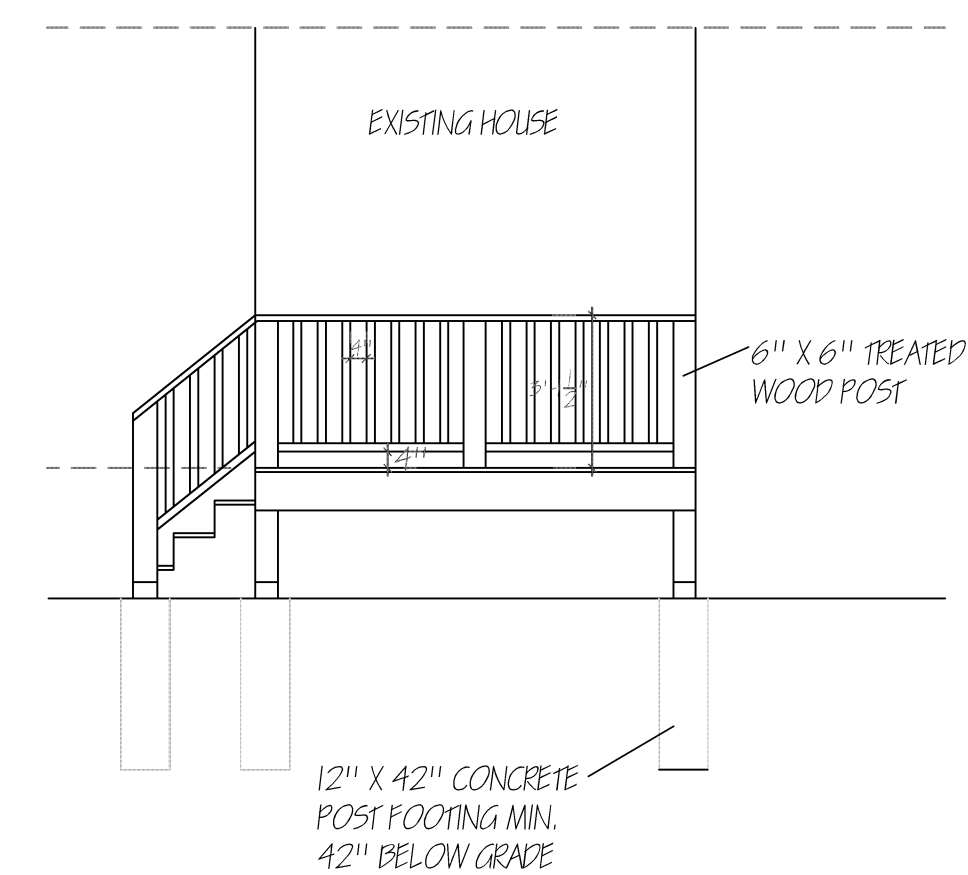
NEW REAR DECK FLOOR/ FRAMING PLAN

SCALE 1/4" = 1'-0"



NEW REAR DECK FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00753

PROPERTY INFORMATION

ADDRESS(ES): 1616 W. Chicago Blvd Detroit, MI

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 checked="" type="checkbox"/> Roof/Gutters/
Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

1616 W. Chicago is a 2- story brick house. The property owner wants to Fix / restore the existing broken windows. Paint the exterior yellow trim black. Replace all exterior doors with similar style steel doors. Patch the broken cement slabs on the front porch. Replace broken and missing iron porch railing. New wood privacy fence in backyard. Repair or replace gutters and fascia board as needed. NOTE: The existing garage was demolished by previous owner through advice giving to them by the listing agent before the present owner purchased the house. After hiring another consultant who supposedly was a licensed builder the present owner was told he had a building permit and unaware of historic property procedure and proceeded to demolish a rear sunroom. We want to properly repair, seal and add exterior doors in the areas where demolition took place.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: William Wroblewski

COMPANY NAME: Candy Construction

ADDRESS: 11415 Brookfield

CITY: Livonia

STATE: MI

ZIP:
48150

PHONE: +1 (313) 410-0680

EMAIL: billcandyconstruction@gmail.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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:

William T. Wroblewski

D898E358DF314A4

12/18/2025

SIGNATURE

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:

(only applicable if you've already applied for permits through ePLANS)

RES2025-01788

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.")

Some existing windows have broken glass and are in disrepair. We are going to repair and restore existing windows as needed. The front elevation wood trim needs to be repainted, and we would like to change the color from the existing yellow to flat black. Existing exterior doors have glass partitions and are drafty and unsafe and we would like to replace them with similar steel entry doors. The existing front porch slab is cracked we would like to repair it. The existing black iron porch railing system is missing portions and is really rusty and unsafe. We will replace it with basically the same railing system. The property has a chain link fence in the rear; we would like to put up a wooden privacy fence. We would ask to construct a wood deck in rear. The existing gutters and fascia are in disrepair in spots.

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.")

We would like to repair the existing gutters and downspouts and the fascia boards as needed. We would also like to repair and properly seal the areas on the rear of the house where the demolition took place using horizontal siding and brick. Also add new exterior steel doors to rear (doors to be similar to front doors) where existing doors were removed.

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.")

- 1) Restore existing wood windows using new glass, wood and hardware as needed all existing windows will remain.
- 2) Scrape off existing yellow paint from front gable and wood trim and repaint with primer and flat black paint.
- 3) Remove existing front entry doors and replace with new similar steel doors with sectioned glass.
- 4) Repair crumbling and cracked front porch slab. Properly clean and fill cracks where possible and cut dowel and replace with new in areas if needed,
- 5) Remove and replace existing black iron rail system on front porch with matching black iron railing system using proper concrete fasteners.






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

<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>	
<p>8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	



CANDY CONSTRUCTION L.L.C.

11415 BROOKFIELD LIVONIA , MICHIGAN 48150

313-410-0680

December 24 , 2025

CONTINUED SCOPE OF WORK FOR 1616 W. CHICAGO

- 6) Add new wood privacy fence in rear against existing chain link fence using 4" x 4" treated wood posts on 12" concrete post footings 42" below grade. New fence to be dog ear style.
- 7) Add new treated wood deck in rear with stairs to code and 4" x 4" posts on 12" concrete trench footings min. 42" below grade.
- 8) Inspect and repair as necessary existing gutter system and fascia board. Use matching painted fascia material and matching gutter and downspout system.

William T. Wroblewski

State License No. 2101160504





1616

























Fasci
RATED SHEATHING
3/4" THICK
SIZED FOR SPACING
EXPOSURE 1

THICKNESS 3/4" 18 IN
CONSTRUCTION SHEATHING
35 2-19 3/4" (18 IN)
1824 17 1/2" (18 IN)
473 18 IN 3/4" (18 IN)
778 18 IN 3/4" (18 IN)
74 18 IN 3/4" (18 IN)

STRENGTH AND
AXLE BRICK WALL

THIS SIDE DOWN
COLE ROSS/SCS
ROOF CLIPS
MAY BE REQUIRED

SPACER ALL EDGES 16"
ESTIMATED
183 COPIES OF THE
07-14-25 02:08

THIS SHEATHING IS
FOR EXTERIOR USE ONLY
IF USED FOR INTERIOR
USE, IT MAY BE REQUIRED

























CANDY CONSTRUCTION L.L.C.

11415 BROOKFIELD LIVONIA , MICHIGAN 48150

313-410-0680

December 30 , 2025

RE: 1616 W. Chicago Blvd.

ATTACHMENT TO ITEM NUMBER 7 INVOLVING DEMOLITION.

Dear Historic Commission.

There has been some unauthorized demolition that has already taken place at the property.

- 1) An existing garage has already been demolished. The garage was demolished by the previous owners of the property on the advice of their real estate agent. There is still some debris in the back yard.
- 2) The existing owners hired a consultant who they thought was a licensed builder. They were told they had a building permit and unaware of Historic District procedures demolished an existing sunroom and porch in the rear of the house. The rear of the house has since been repaired and sealed up as shown in the pictures of the existing rear elevations.

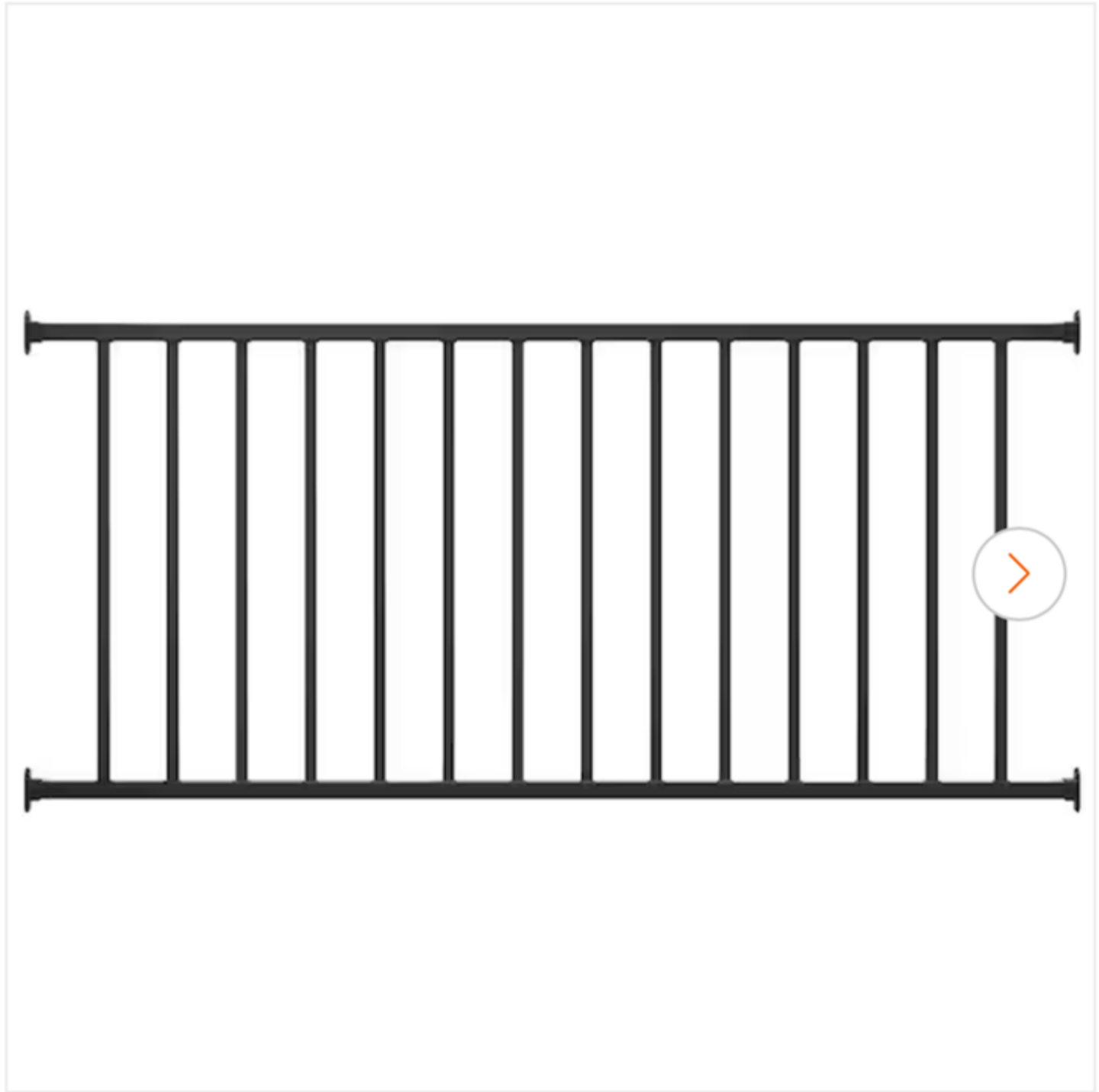
William T. Wroblewski
State License No. 2101160504



HOMEIBRO

32.5 in. H x 72 in. W Black Metal Flat Railing Kit for Porch, Balcony, Deck without Post

★★★★★ (2) Questions & Answers (4)



\$102¹⁷



Quantity selector with minus, 1, and plus buttons

Add to Cart

Best Seller



Amerimax Home Products

5 in. x 10 ft. White Aluminum K-Style Gutter

★★★★★ (332) Questions & Answers (128)



\$11.98

Quantity selector: minus, 1, plus

Add to Cart

Top Rated



PrimeLinx

1x6x12 (23/32x5-1/2) in. x 6 in. x 12 ft. Radiata Pine Finger Joint Primed Board

★★★★★ (1075) [Questions & Answers \(67\)](#)



Quantity selector: minus, 1, plus

Add to Cart



Search



Livonia 9PM

48150

BEHR PRO

5 gal. Black Flat Exterior Paint

★★★★★ (910) Questions & Answers (181)



Quantity selector: - 1 +

Add to Cart

Shop All

Services

DIY

Log In



Search



Livonia 9PM

48150



\$64⁹⁸



Quantity selector with minus, 1, and plus buttons

Add to Cart

Shop All

Services

DIY

Log In



ARK DESIGN

36 in. x 80 in. Modern Universal/Reversible 6-Lite Tempered Clear Glass Unfinished Pine Wood Front Door Slab

★★★★★ (4) [Questions & Answers \(6\)](#)



Quantity selector: minus, 1, plus

Add to Cart



Search



Livonia 9PM

48150



\$64⁹⁸



Quantity selector with minus, 1, and plus buttons

Add to Cart

Shop All

Services

DIY

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