

STAFF REPORT: OCTOBER 8, 2025 REGULAR MEETING PREPARED BY: B. SALIE
APPLICATION NUMBER: HDC2025-00586
ADDRESS: 70 W. BOSTON
HISTORIC DISTRICT: BOSTON-EDISON
APPLICANT: CRAIG KALLEN
PROPERTY OWNER: ALI SOHB
DATE OF PROVISIONALLY COMPLETE APPLICATION: 09/15/2025
DATE OF STAFF SITE VISIT: 09/25/2025

SCOPE: INSTALL INGROUND POOL AT REAR YARD*

EXISTING CONDITIONS

Built in 1914, the S.S. Kresge Mansion was designed by Cleveland architects, Meade & Hamilton, for Sebastian Spering Kresge, founder of the K-mart Corporation. Located at the north-east edge of the Boston Edison Historic District, this 3.75-acre parcel consists of a white Renaissance Revival estate with two carriage houses, a tennis court, and a pergola.



Photo taken by staff on 09/25/2025, shows the rear of the property from Glynn Court. Construction already began without HDC approval. The property was issued a STOP Work for violation. Contractors have agreed to halt the construction until work is approved by the Commission.



Detroit Parcel Viewer

Boston-Edison Historic District *Boundary*

70 W Boston Parcel *Boundary*



*Above: Photo taken by staff on 09/25/2025.
Rear of property, from Glynn Court Street View*



*Right: Designation Photo 1981, show back yard with
tennis Court, in relation to surrounding houses.*

*Left: 70 W Boston - Designation Photo. Taken
March 18th, 1980.*



*Below: Photos taken 1981, show the view from the
rear of the property*





70 W. Boston - S. S. Kresge Mansion - front facade. Photo taken by staff on 09/25/2025.

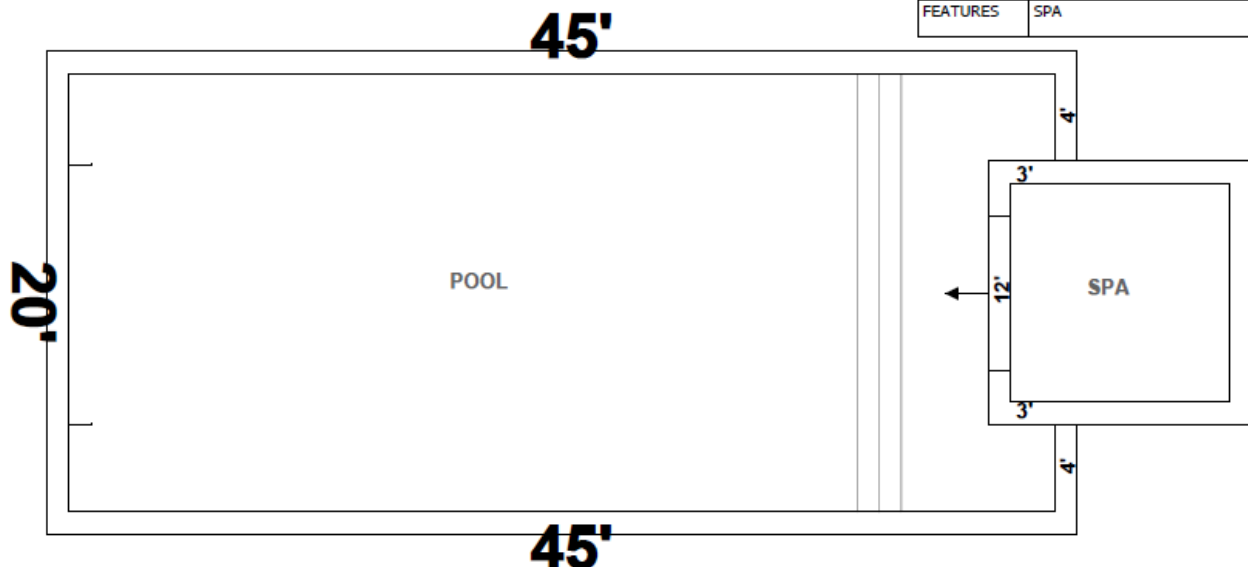
PROPOSAL

The scope of work is as follows:

- Install inground Gunite swimming pool (50'-0" by 25'-0")
 - Install spa (10'-0" by 10'-0")
- Install pool fence

POOL SPECS

LENGTH	45
WIDTH	20
DEPTH	6
SQ FT	900
PERIMETER	140
CAPACITY	24000
MATERIAL	Gunite
FEATURES	SPA



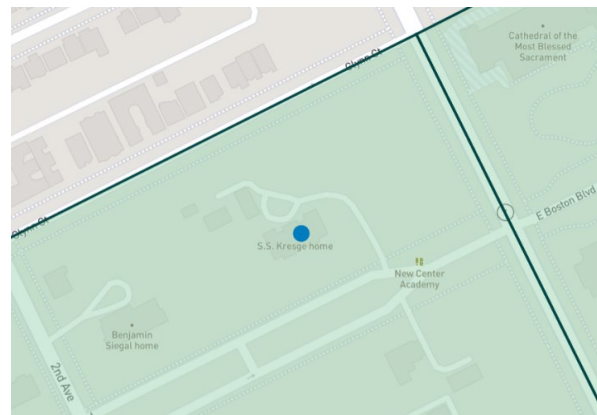
STAFF OBSERVATIONS & RESEARCH

- The Boston-Edison Historic District was established in 1973.
- Staff has no objection to the installation for the addition of the pool for the following reasons:

- The addition of the pool does not compromise any of the existing historic buildings or structures, and is compatible with the historic context.
- Based on 2023 Google Street View, it appears no historic aged trees (trees over 50 years old) were removed.
- Staff assessed that the location for the pool site, surrounding hardscape and landscape features, and the proposed walkway will have no significant impact on historic aged trees nor any detrimental impact on historic features.
- The placement of the proposed swimming pool and walking path creates an appropriately unconfined spatial relationship of outdoor activities, surrounded by a privacy enclosure of plantings.
- Visibility. The estate sits on the edge of the Historic District boundary. The pool can be viewed from the rear of the property; however, this falls outside of the historic district and has no substantial visual impact within the district.



Google Street View 2023



Local Historic District Map – 70 W Boston

- It is staff's opinion that this rear lot location, behind major sight lines to and from the front façade and side of the house is an appropriate location for this proposed use of the landscape and suitably fits within the historic spatial organization of the landscape.
- Staff observed that the aluminum fence and landscaping create an appropriate visual barrier from the street view. The proposed scope of work would not be seen within the context of the historic district.

- It is staff's opinion that the proposed swimming pool is compatible within the historic district context and is therefore an appropriate addition to the property.

ISSUES

- As the pool began construction without HDC approval, staff were unable to confirm what landscape may have been affected with the installation of the inground pool.

RECOMMENDATION(S)

Section 21-2-78, Determination of Historic District Commission

Recommendation 1 of 1 – COA – Install inground pool at rear yard

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Boston-Edison Historic District's Elements of Design.