



SR-1 – OBJECTIVE STAFF REPORT (02-27-2026)

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: 1656 W BOSTON BOULEVARD

MEETING DATE: 03-11-2026

APPLICATION NUMBER: HDC2026-00006

HISTORIC DISTRICT: BOSTON-EDISON HISTORIC DISTRICT

APPLICANT: STEVEN SORENSON

OWNER: SORENSON, ANDERSON COOPER, ST et al

ARCHITECT/CONSULTANT:

DATE OF PROVISIONALLY COMPLETE APPLICATION: 02-11-2026

DATE(S) OF STAFF SITE VISIT: 2/25/26

SCOPE PHRASE FOR AGENDA: ENCLOSE REAR PORCH (work completed), PARTIALLY DEMOLISH REAR ENCLOSED PORCH, INSTALL DECK

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:

- **Enclose existing rear porch** (work completed)
 - Work completed by 2016
 - Staff finds no approvals on file
 - Slider windows and a storm door were installed. Applicant describes them as painted aluminum (email 2/21/26).
 - Wood lap siding was installed (green).

- **Partially demolish existing rear enclosed porch**
 - Demolish 9'x 5' northernmost section of the rear enclosed porch (furthest from the house), salvage window and door for reinstallation
 - Build new north wall re-enclosing remaining porch, installing salvaged slider window and door
 - Install 1 x 6" wood lap siding, green to match existing
 - Existing windows on sides of enclosed porch will be discarded; rebuilt new enclosed porch will not have windows on sides.
 - Application states that the existing roof will be retained (but it will be shortened). In an email dated 2/21/26, the applicant stated that no trim is planned where the roof and the wall meet.

- **Build new wood deck**

- Deck will be at same level as porch floor
- One section of deck will be 5' x 9' like the former enclosed porch was
- To the east, another attached deck section will be erected that is 12' x 12'.
- The new deck will be built of treated wood—treated wood posts, beams, joists, and decking
- The new guardrail will be Trex aluminum rail in black with square balusters
- “Solid 1x6 skirt”
- Applicant plans to stain deck and does not specify stain color

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

- What color has the wood lap siding been painted? Is it in Color System C?
- What material is the skirt? Does the skirt need to allow for ventilation?
- What color will the deck be stained?

EXISTING CONDITIONS:

- 1656 W Boston Boulevard is located between Rosa Parks Boulevard and Woodrow Wilson Street, west of the John C. Lodge Freeway (M-10). The property is on the north side of W Boston Boulevard and the lot is 50 feet wide and 175 feet deep. The Colonial Revival-style house on this lot is square with two and a half stories, a hipped roof, two dormers, brick cladding, shutters, and a centered half-circle porch with four columns, two pilasters, and dentil molding.
- The house had an open one-story rear porch but it was enclosed about 2016. Staff finds no approvals on file.



● Staff photo, south façade (front), 2/25/26



Detroit Parcel Viewer, 1656 W Boston

- outlined in yellow.

BACKGROUND INFORMATION:

- In 2026, a new garage was approved by the Commission to be built in the northwest corner of the lot.
- Previous approved applications for work on this property include: new roof, new wood windows, and a new second-floor rear balcony rail in 2008; chimney partial repointing in 2020; and the installation of gutter guards in 2024.
- The one-story rear porch was open, as per ConnectExplorer images taken between November 2005 and April 2006.
- ConnectExplorer shows the one-story rear porch enclosed in images taken between April and May 2016.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1900 to 1930, per the National Register nomination for this district
- Link to [Sec. 21-2-106 - Boston-Edison Historic District's Elements of Design](#)
- The National Register nomination for the district notes that this house is part of a three-block stretch built between 1916 and 1919.
- Contributing status of resource: Contributing.

REPORT PREPARED BY: et