



**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:** 1616 CHICAGO

**MEETING DATE:** 03-11-2026

**APPLICATION NUMBER:** HDC2025-00753

**HISTORIC DISTRICT:** BOSTON-EDISON

**APPLICANT:** WILLIAM WROBLEWSKI/CANDY CONSTRUCTION

**OWNER:** EVERADO MORALES

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 02-02-2026

**DATE(S) OF STAFF SITE VISIT:** 02-19-2026

**SCOPE PHRASE FOR AGENDA:** – DEMOLISH GARAGE (WORK COMPLETE), DEMOLISH REAR WING (WORK COMPLETE), REHABILITATE HOUSE

**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:*

- Demolish garage (work complete)
- Demolish rear two-story wing (work complete)
  - Install vinyl siding at rear wall to enclose former opening
  - Install a 1/1 vinyl window at rear of former opening
  - At first story, in area of former opening, establish paired door opening. Board up the door opening
- At rear, one-story wing, remove stucco cladding and board up window. Per email correspondence dated 3/2/2028, the applicant has stated that the wing will be replaced with lapped wood siding
- At rear first and second story, board up existing door openings
- Add two vinyl, sliding windows at rear (one at first story and one at second story)
- At rear, infill existing coal/milk/ice doors at first story (infill material not specified)
- At rear, replace masonry porch with a treated wood deck
- Erect a wood dog-eared style fence at the rear property line (height not specified)
- At roof, existing gutter system and fascia board as necessary using match materials
- Retain and repair existing windows
- Repair front porch
  - Retain and repair areas of deterioration at masonry cap/floor

- Replace existing metal handrails with new to match the existing per email correspondence dated 3/2/2028)

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

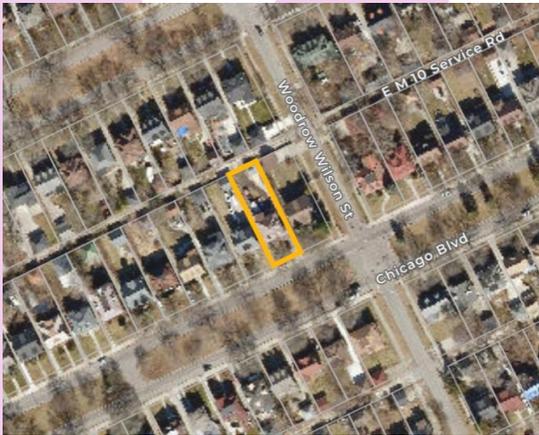
- *Missing information*
  - The submitted elevation drawing indicates that the rear existing coal/milk/ice doors at the rear first story will be removed. However, the infill material is not specified
  - The height of the new wood fencing has not been specified
- *Unclear information with respect to the scope*
  - The applicant's 1/28/2026 response to staff's Request for Additional Information states that "we are no longer going to change any of the existing entry doors." Also, the submitted rear elevation drawing shows all doorways at the rear as being boarded up. However, staff is unclear/would like to confirm if the current scope is not seeking to install new doors at the rear wall.

**EXISTING CONDITIONS:**

- The house was designed by James F. Stirling for George W. Miller and erected in 1915, according to the Detroit Free Press
- The Foursquare plan building displays Craftsman style detailing
- The two-story building features a hipped primary roof which is topped with hipped-roof dormers. A lower, cross-gabled porte cohere with decorative rafter tails and square wood columns wraps around the building's front and side walls. A small, one-story wing at the rear has a flat roof, while the building's front porch is sheltered by a decorative overhang which features a gable on shed roof and triangular brackets.
- Exterior walls are mostly clad with brick, although vinyl siding has recently been installed at the rear wall, at the location of the former two-story sleeping porch wing (which was removed without HDC approval). Also, the stucco cladding has been removed from the rear one-story, flat-roof wing, leaving only the wood underlayment exposed
- Windows are typically the historic wood units, although window openings at the rear have been boarded up. Also, two vinyl windows are located at the rear wall
- Extant doors appear to be of historic age, although some doors have been boarded up at the rear
- The front façade porch is brick and features a concrete cap/floor. The existing metal handrails and guard rails are not of historic age



1616 Chicago. 2/19/2026 staff photo, facing northeast



Detroit parcel viewer, 1616 Chicago, in yellow

**BACKGROUND INFORMATION:**

- In 1994, HDC staff issued a Certificate of Appropriateness (COA) for a new asphalt shingle roof
- In 2022, HDC staff issued a COA for a new asphalt shingle roof
- In April 2025, HDC staff was made aware that the garage was being demolished. As a result, staff reported the work to the building department for enforcement
- In May-June 2025, an application was submitted for the rehabilitation of the house (HDC2025-00282). However, this application was subsequently withdrawn in September 2025. Please note the following with respect to this application/ application #HDC2025-00282:
  - Proposed work included the replacement of windows and exterior doors and painting the house.
  - The application also included floor plans which proposed to remove the two-story sunroom wing at the rear.
  - Photos included with this application indicated that the two-story rear sunroom wing was present at the time of submission. Also, the rear one-story, flat-roof wing retained its brick veneer and stucco exterior cladding
  - The applicant is listed as Steve Facine. The owner is listed as Everado Morales
- On 9/19/2025, the property owner/Everado Morales submitted separate application materials for the rehabilitation of the property to the HDC (HDC2025-00600).

- HDC staff reviewed the submission materials in November and October 2025 and deemed the application incomplete. Staff therefore requested that additional information be submitted
- The applicant did not fully respond to staff’s request for additional information. The application therefore remains open/incomplete
- On 9/23/2025 and 9/24/2025, HDC staff was notified that the rear two-story sunroom wing was in the process of being demolished without HDC approval. Staff therefore reported the work to the building department for enforcement
- The materials associated with the application which is the subject of this current report/the current application (HDC2025-00753) were initially submitted to the HDC on 12/30/2025.
  - Staff deemed this application as provisionally complete on 2/2/2026 and subsequently docketed the current application on the Commission’s 3/11/2026 meeting agenda.
  - The photographic documentation included with the current application indicated that the rear two-story sunroom wing which was present at the time of the May-June 2025 initial application submission was no longer present

**DISTRICT INFORMATION/SIGNIFICANCE:**

- The Boston-Edison Historic District does not have a designation report.
- The National Register of Historic Places nomination for the district, completed in 1975, states that its period of significance is **1900 -1930**
- The dwelling at 1616 Chicago contributes to the district as it is a residential property that was erected during the period of significance which retains its integrity to a high degree.
- [Chapter 21 - HISTORY | Code of Ordinances | Detroit, MI | Municode Library](#)

**REPORT PREPARED BY: JR**