



SR-1 – OBJECTIVE STAFF REPORT (03-27-2026)

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: 1606 CHICAGO

MEETING DATE: 04/08/2026

APPLICATION NUMBER: HDC2025-00679

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT / OWNER: MICHIGAN FORECLOSURE SOLUTION, LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 03/09/2026

DATE(S) OF STAFF SITE VISIT: 03/24/2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD WINDOWS WITH VINYL WINDOWS
(WORK COMPLETED WITHOUT APPROVAL)

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- **Replace existing wood windows with new vinyl windows**
 - Location: all sides
 - Operation and design: double-hung, single-lite
 - Color: White
 - Brickmould wrapping at select locations

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

- None

EXISTING CONDITIONS:

- Built in 1919, this brick residence is located in the Boston-Edison Historic District. The Colonial Revival house exhibits a symmetrical façade clad in red brick, featuring single-lite vinyl windows organized around a central entrance and evenly spaced fenestration. It is capped by a side gabled roof punctuated by three dormers with asphalt roof shingles as siding. The central entrance is emphasized by a rounded, columned portico.



Staff photo, south elevation, 03/24/2026



Base Unit Tools, outline by staff

BACKGROUND INFORMATION:

- In April and May of 2025, the wood windows were replaced with vinyl windows without approval.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1900-1930 (National Register of Historic Places Report)
- [Elements of Design Sec. 21-2-106](#)
- Built in 1919
- The house is a contributing resources to the district.

REPORT PREPARED BY: LSJ