



SR-1 – OBJECTIVE STAFF REPORT (05-01-2026)

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: 05-13-2026

APPLICATION NUMBER: HDC2026-00139

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: WILLIAM WROBLEWSKI/CANDY CONSTRUCTION

OWNER: EVERADO MORALES

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04-14-2026

DATE(S) OF STAFF SITE VISIT: 04-17-2026

SCOPE PHRASE FOR AGENDA: – DEMOLISH REAR TWO-STORY WING (WORK COMPLETE), ERECT REAR TWO-STORY WING

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 rear two-story wing (work complete)
- Erect a new rear, two-story wing
- Install new wood windows at first and second stories, rear wall
- Install new wood doors at first and second stories, rear wall
- Add stucco to rear wall of rear, one-story wing

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

- Window specifications and details have not been included in the submission

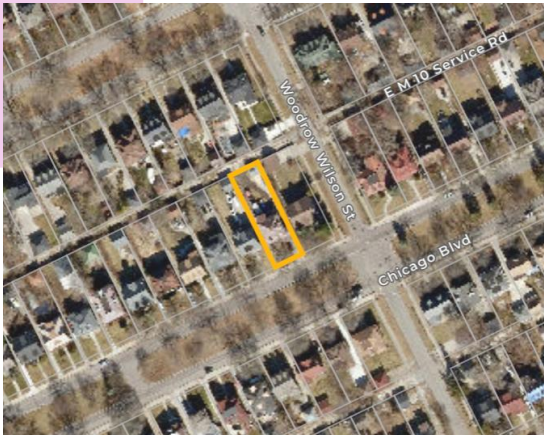
EXISTING CONDITIONS:

- 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. 4/17/2026 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 owner submitted an application to the Commission for review at their March 2026 regular meeting (HDC2025-00753) which proposed to rehabilitate the property and included much of the previously unapproved work. The Commission approved many of the scope items, but denied the following five work items:
 - 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

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