



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: 1475 LONGFELLOW STREET

MEETING DATE: 05-13-2026

APPLICATION NUMBER: HDC2026-00192

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT/ARCHITECT: MICHAEL SKLENKA

OWNER: PHILIP & RACHEL KREMIDAS

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04-19-2026

DATE(S) OF STAFF SITE VISIT: 04-28-2026

SCOPE PHRASE FOR AGENDA: ERECT GARAGE, INSTALL LANDSCAPING & HARDSCAPING

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:

- **Erect garage:** construct new one-car garage with attached art studio accessory structure composed of a slab-on-grade foundation, CMU base course, wood-framed walls, gable roof of 2x8 rafters and ridge beam.
 - Install fiber cement lap siding – 5/16” Hardie Plank
 - Color: B:11 Grayish Olive Green
 - Finish: Smooth, primed
 - Paint siding and trim (B:11 Grayish Olive Green) to match dark gray/green color of the main house
 - Install asphalt shingle roof – GAF Timberline HDZ
 - Slate finish to match main house
 - Install continuous ridge vent
 - Install wood-framed pergola to be attached at the west-facing side of the garage
 - S4S Western Red Cedar Members
 - Install 5” square seamless K-type aluminum gutters and downspouts
 - With concealed brackets, supports, and anchors
 - Color: Black
 - Install six (6) skylights
 - Operation: Fixed
 - Material: Aluminum
 - Color: Black
 - Install two (2) aluminum-clad wood windows with simulated lite grilles
 - Operation: Double-Hung
 - Size: 2’-5” Wide by 3’-11” High

- Lite Configuration: Six over Six
 - Color: Black
 - Install one (1) 3-panel French patio doors
 - Material: Aluminum-Clad Wood
 - Color: Black
 - Install one (1) 8'-0" Wide by 7'-0" High steel garage door
 - Install four (4) Exterior light scones
 - West elm warren sconce (8.5") powder coated aluminum in black.
- **Install hardscaping**
 - Replace existing deteriorated concrete driveway with new concrete driveway
 - Install patio at grade with concrete pavers
- **Install landscaping**
 - Install landscaped planting beds surrounding new accessory structure

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

- Need to provide a dimensioned section drawing for the proposed window(s) with simulated divided lites
- Provide more details on proposed landscaped planting beds (i.e. plant types, etc)
- Product information for the patio at grade
- Proposed driveway does not appear to match the existing footprint, contrary to the detailed scope of work.
- Product details for the proposed HVAC mechanical unit at the rear of the garage.

EXISTING CONDITIONS:

- Built in 1915, 1475 Longfellow is located in the middle of the block between Woodrow Wilson Street and Byron Street. The two-and-a-half story, single-family dwelling uses a Neo-Georgian Vernacular architectural style. It features a dark stucco exterior with a low gable black asphalt shingle roof, and a boxed-out window. The house sits on a 0.138-acre parcel that is 45 feet wide and 134 feet long. There is currently no garage on the property.



Staff photo, front view, 04/27/2026



• Detroit Base Unit Tools

BACKGROUND INFORMATION:

- In September of 1979, a building permit titled ‘frame dwelling’ was issued for: repair due to fire damage. No further information about the extent of the fire damage was found.
- In July of 1980, a Certificate of Appropriateness (COA) was issued for the replacement of the asphalt shingle roof with asphalt shingle (black mist blend).
- In November of 2023, a COA was issued for the rehabilitation of existing windows, and the replacement of dormer siding with cementitious lap siding.
- In December of 2023, a violation was reported for the replacement of windows which stated: *“Rear addition under construction. Rear windows replaced with vinyl. No COA.”*
- A staff report from May 2024 notes:
 - *“In late December 2023, HDC staff was made aware that a new rear addition had been erected and that historic wood windows had been replaced at the house’s side elevations. This work was completed without HDC approval and off permit.*
 - *On April 16, 2024, a representative of the owner emailed HDC staff with an inquiry re: the replacement of the front porch columns. Staff noted that a complete application needed to be submitted and approved by the Commission prior to any column replacement. However, a complete application to replace the columns was not submitted to HDC staff and, by April 24, 2024, the columns had been removed without approval.*
 - *Also, the historic shutters, the original front door and sidelites, and an additional number of original windows at the side elevations had been replaced at this point. None of this work was approved by the HDC.”*
- The May 2024 staff report identified the following violations, stating: *“Noted above, the current property owner has undertaken a number of exterior work items without HDC approval and off permit. Specifically, the following work was recently undertaken at the property in violation of the of the Detroit City Code”:*
 - Removed the original wood shutters at the front and side elevations
 - At the front elevation, main entrance, replaced the original wood trim, sidelites and wood door
 - At the front porch, removed the original fluted wood columns
 - At the east elevation, replaced one (1) original 6 lite casement wood window and trim with new 1/1, single-hung Fibrex/composite units
 - At the west elevation, replaced three (3) original double-hung wood windows and trim with new 1/1 single-hung Fibrex/composite windows
 - At the west elevation, replaced one (1) original wood casement window and trim a

- new single lite fixed Fibrex/composite window
 - At west elevation, removed a single historic-age wood door and replaced with a new metal door with fan lite vision panel
 - At the rear shed-roof dormer, replaced the original wood window with a new 1/1, single hung Fibrex/composite window
 - At east elevation, demolished the historic-age, one-story sunroom bay at southeast corner. Enclosed opening with new 1/1 single-hung Fibrex/composite window and stucco wall
 - Demolished the historic-age rear elevation wings (to include the one-story sunroom bay) and installed a new addition and deck. Note that staff has been unable to acquire photos which fully document the condition of the rear elevation prior to the unapproved addition. However, see the below photo, provided by the applicant, and the 1915 Sanborn Map which depicts the building's original footprint.
- In June of 2024, a COA was issued to erect a new rear addition, which included the following condition(s) that:
 - The windows of the new addition shall be wood or aluminum-clad wood windows.
 - New shutters must match the old in dimension, material (wood), and detail/style shall be installed where shutters were previously located.
- In May of 2025, a COA was issued to erect a 6' tall wood privacy fence at rear yard of property, with gate at back corner of house. This was issued with a condition that the fence will not be painted for 2 - 4 weeks after installation, giving the wood time to dry out before being sealed.
 - Since its time of installation, the fence has still not been painted. The proposed paint color was A:5 Grayish Yellow. Per the HDC's Fence & Hedge Guidelines: *Unpainted/ unfinished wood is not historically appropriate and must be painted or stained a color that complements the house*
- A Building Permit Card dated October 23rd, 1929, for the build of a garage. The last known record of the previous garage is from 2018, an aerial view. Staff does not have a record of a COA for the removal of the historic garage at the rear of the property.
- Staff reached out to the applicant about the removal of the historic garage, to which the applicant replied *"I will check again with the homeowners, but I don't think they have any photos or documentation of the previous garage. They purchased the home last year from a developer who performed a full renovation to the main house including a rear addition in 2024. It doesn't seem like there was an existing garage there when the previous owner/developer acquired it (judging from photos in the previous HDC submittals available online). There is an existing concrete slab in the rear yard at the end of the front-access driveway where we are proposing to locate the new garage - see additional photos of that attached. I assume that's where previous garage stood if there was one."*
- An application review dated April 30th, 2025, notes a similar statement from a previous homeowner: *"There is no garage on the property. At one point in time there was likely a garage, but there was no garage when we purchased the property 18 months ago."*

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance 1900-1930 (National Register) Contributing
- Link to Boston Edison Historic District's Elements of Design: [Sec. 21-2-106](#).

REPORT PREPARED BY: BS