



SR-1 – SUMMARY STAFF REPORT (05-29-2026)

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: 06-10-2026

APPLICATION NUMBER: HDC2026-00228

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT/OWNER: MICHIGAN FORECLOSURE SOLUTION LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04-30-2026

DATE(S) OF STAFF SITE VISIT: 05-26-2026

SCOPE PHRASE FOR AGENDA: REPLACE SLATE ROOF WITH ASPHALT ROOF

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 slate roof with asphalt roof**

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, 05-26-2026



Base Unit Tools, outline by staff

BACKGROUND INFORMATION:

- Sometime between 1974 and 1980, the slate roof was replaced with an asphalt roof
- This application has been initiated because of an investigation by the Buildings, Safety Engineering, and Environmental Department (BSEED) regarding the condition and status of the existing asphalt roof, rather than through a violation report or a request from HDC staff. Confirmed by HDC staff, no approval is on file for the installation of an asphalt roof. The applicant is therefore seeking approval for the existing roof.

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 resource to the district.

REPORT PREPARED BY: LSJ