



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

SR-1 – OBJECTIVE 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: 70 W. BOSTON

MEETING DATE: 06-10-2026

APPLICATION NUMBER: HDC2026-00190

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT/CONSULTANT: CRAIG KALLEN, WET CUSTOM POOLS DESIGN

OWNER: ALI SOBH

DATE OF PROVISIONALLY COMPLETE APPLICATION: 05-01-2026

DATE(S) OF STAFF SITE VISIT: 05-28-2026 & 06-03-2026

SCOPE PHRASE FOR AGENDA: INSTALL LANDSCAPING & HARDSCAPING

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:

- **Install landscaping**
 - Plant 6'-0" Arborvitae privacy trees at rear
 - Approximately 200 trees in total
- **Install hardscaping**
 - Widen driveway by 2'-0", following the existing footprint.
 - Exposed aggregate concrete with a gray tint.

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

- No further information is needed at this time.

EXISTING CONDITIONS:

- Located at the north-east edge of the Boston Edison Historic District, this single-family dwelling sits on a 3.75-acre parcel between West Boston Boulevard and Glynn Court.
- The National Register of Historic Places Nomination Report describes the house as a contributing feature to the district:

The S. S. Kresge house at 70 Boston Boulevard West is a three story stuccoed brick structure whose measurements are one hundred forty-five feet long by forty feet wide. It was designed by Meade Hamilton architects and erected in 1914 for S. S. Kresge, founder of S. S. Kresge

Company. The exterior of the house is plain. The windows are large, square, and topped with a transom. There is a solarium at the west end. In the back are two carriage houses of the same general design. The residence is situated in the midst of elaborately landscaped grounds. The interior of the house features large high-ceilinged rooms with elaborate wooden mouldings and plaster foliated scrolls on the ceilings. There are many fireplaces, including a huge one in the living room. A unique circular staircase comprising a wooden bannister supported by elaborate wrought iron balusters leads to the second floor. This floor is fully taken up by bedrooms which are uniformly large and high-ceilinged. The third floor contains the servants quarters, a large open room, and a large walk-in cedar closet. There have been no changes made in the house since it was constructed except for such things as modernizing electric fixtures, etc. It is a large comfortable mansion, and is an excellent example of a type of home common to the Boston-Edison District.



Staff photo, Front View, 06/03/2026



Staff photo, Rear of Property, 06/03/2026



70 W. Boston, Base Unit Tools

BACKGROUND INFORMATION:

- In October of 1975, a permit was issued to repair exterior which included new gutters, conductors and repaint exterior of dwelling.
- In September of 1976, a permit was issued for the installation of a 10'-0" chain link fence around the tennis court.
- In May of 1981, a permit was issued to erect a fence.
 - This refers to the wrought-iron-style aluminum fence which surrounds the perimeter.
- In October of 2025, a Certificate of Appropriateness was issued to install an inground pool at the rear yard.
- No further violations have since been recorded on this property.

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](#)
- Date/period of construction: 1914

REPORT PREPARED BY: BS