

STAFF-SUMMARIZED SCOPE OF WORK

ADDRESS: 1656 W BOSTON

MEETING DATE: 2/11/2026

APPLICATION NUMBER: HDC2026-00019

HISTORIC DISTRICT: BOSTON-EDISON HISTORIC DISTRICT

APPLICANT: ELISE DECHARD

ARCHITECT: ELISE DECHARD

OWNER: SORENSEN, ANDERSON COOPER, ST, per Base Unit, City of Detroit
SORENSEN, LAVETTE AND STEVE, per application

DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/19/26

SCOPE PHRASE FOR AGENDA: DEMOLISH GARAGE*, ERECT GARAGE

PUBLIC HEARING PER 21-2-77: YES

STAFF SUMMARY OF SCOPE OF WORK:

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

- Remove non-historic shed and relocate existing raised beds.
- Partial demolition of existing non-historic wood privacy fencing along alley.
- Expansion of existing concrete driveway.
- Build new three-car garage: slab on grade, CMU base course, wood framed walls, truss framed hipped roof, 30' wide, 22' deep, and 13' 7 5/8" tall at ridge.
- Install a new gate/ fence door to alley.

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

- *Will the new concrete slab only be as big as the garage or will it extend beyond the garage on either side?* The slab will be the same size as the garage per architect 1/28/26.
- *What will the gate to the alley look like?* It will match the existing fence per architect 1/28/26.
- There was a brick garage in the same location as is proposed but it was demolished about 2015. Staff found no approval for the demolition. The current owners purchased the property in 2025.