

**ADDRESS: 2021 CHICAGO**

**APPLICATION NO: #23-8334**

**HISTORIC DISTRICT: BOSTON EDISON**

**APPLICANT: MICHELE SCHIFTAR/HP FORECLOSURE SOULUTION LLC**

**OWNER: HP FORECLOSURE SOULUTION LLC**

**DATE OF STAFF SITE VISIT: 4/26/2023**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 4/20/2023**

**SCOPE: INSTALL VINYL WINDOWS (WORK COMPLETED)**

**EXISTING CONDITIONS**

The home at 2021 Chicago Boulevard is two stories in height and was erected ca. 1920. The home features a side-gabled main mass with a projecting two-story, front-gabled wing at the primary elevation. Non-historic, aluminum gutters and downspouts lead to original decorative collector boxes at the front and side elevations. Exterior walls are clad with brick at the first story and stucco at the second story. Windows are recently installed 1/1, double-hung vinyl units with the historic wood trim/brickmould remaining intact. Decorative wood shutters also remain at the building's second-story, primary elevation windows. A partial-width, one-story porch at the front elevation features a gable-on-hip roof, round wood columns, and a built-in brick planter. An historic-age, hipped-roof, two-car garage is located to the rear of the house. The walls are clad with stucco and doors are non-historic steel overhead units.







Existing conditions, photos taken by HDC staff on 4/23/2023. Note newly installed, 1/1 vinyl windows



Existing conditions, photos taken by HDC staff on 4/23/2023. Note newly installed, 1/1 vinyl windows and remaining historic wood trim



## **PROPOSAL**

The applicant is seeking the HDC's approval to rehabilitate the building according to the following:

- Replace original window sash with new vinyl units (work completed)
- Paint front door same color as existing
- Trim bushes at built-in planter at front porch
- Paint wood trim elements at garage same color as existing
- Replace non-historic, broken aluminum screen door at rear elevation with new door (type/style not provided)

## **STAFF OBSERVATIONS AND RESEARCH**

- Per the above description and attached photos, please note that the current applicant has removed the building's original window sash and installed new vinyl units without HDC approval and/or permit. However, note that the original wood brickmould/trim remains intact.
- HDC staff was made aware of the violation in progress on 3/13/2023. Staff therefore reported the unapproved windows replacement to the building department that same day. The building department subsequently issued a Stop Work order on the property in response to the reported window violation (see below photo)

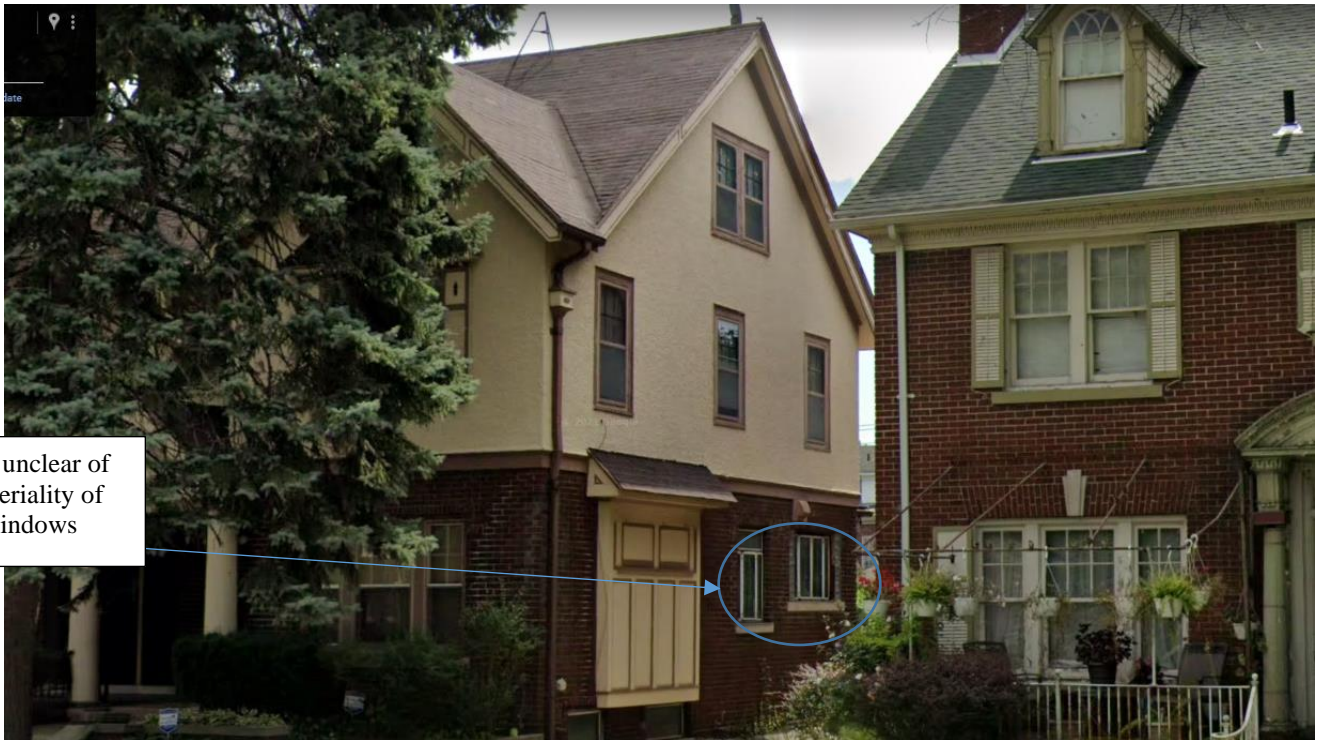


**Current conditions at front elevation, primary entrance, photo taken by HDC staff on 4/23/2023**

- A review of the building's designation slide and Google Streetview images indicates that the building had double-hung wood windows of a number of light configurations, to include 6/1, 4/4, 4/1, and 8/1 (see below) prior to the current vinyl window installation. Note that the condition of the side/west elevation, first story windows depicted in the below photos. A review of Google Streetview images indicates that this condition existed as far back as 2009.



Appearance in 2019, prior to the unapproved window replacement (Google Streetview). Showing original wood windows



Appearance in 2019, prior to the unapproved window replacement (Google Streetview). Showing original wood windows.





Appearance in 1980 (photo taken by the Historic Designation Advisory Board)

## ISSUES

- It is staff's opinion that the current vinyl windows are incompatible with the property's historic character as they do not match the original in material and light configuration. Also, the bright white color of the units presents an incongruous appearance within the context of the building's current color palette. It is therefore staff's opinion that this work item does not conform to the Secretary of the Interior's Standards for Rehabilitation.

## RECOMMENDATION

### **RECOMMENDATION # 1 Section 21-2-78. Determination of the Historic District Commission – DENIAL**

The proposed vinyl windows are incompatible with the property's historic character as they do not match the original in material and light configuration. Also, the bright white color of the units presents an incongruous appearance within the context of the building's current color palette. For these reasons, staff recommends that the Commission issue a Denial for this work item because it does not conform to the Elements of Design for the district, nor does it meet the Secretary of the Interior's Standards for Rehabilitation.

### **RECOMMENDATION # 2 Section 21-2-78. Determination of the Historic District Commission – CERTIFICATE OF APPROPRIATENESS**

It is staff's opinion that the proposed painting, landscaping, and new rear screen door conform to the Elements of Design for the district and meet the Secretary of the Interior's Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of appropriateness for the work with the condition that staff be afforded the opportunity to review and approve the design of the new screen door prior to the issuance of the project's permit.