

HDC STAFF – SUMMARY OF WORK

ADDRESS: 4324 (4314-4316) W. VERNOR

MEETING DATE: 02/11/2026

APPLICATION NUMBER: HDC2026-00018

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT/ARCHITECT: TIMOTHY FLINTOFF JR. / 4545 ARCHITECTURE

OWNER: MOISES GUTIERREZ

DATE OF PROVISIONALLY COMPLETE APPLICATION: 01/19/2026

SCOPE PHRASE FOR AGENDA: REMOVE BRICK VENEER AT FAÇADE, INSTALL NEW BRICK CLADDING AND STOREFRONT SYSTEM

PUBLIC HEARING PER 21-2-77: NO

STAFF SUMMARY OF SCOPE OF WORK:

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

- **Remove brick veneer at façade / remove existing brick and glass storefront infill**
- **Install new brick cladding**
 - Brampton Brick in Old Chicago, 257mm L x 79mm H x 90mm D
 - Increase cornice height to align with building to the West
- **Replace windows**
 - Anderson Windows, E-Series, Double-Hung, in Black
- **Install new storefront***
 - Andersen Architectural Series wood storefront windows, in green finish
 - Masonite Doors, Wood, 6 Lite, in Green
- **Install new signage***

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

***Missing:**

- Storefront window system detailed elevation and plan drawings with material call-outs
- Signage dimensions and material