

HDC STAFF – SUMMARY OF WORK

ADDRESS: 949 & 957 CHICAGO

MEETING DATE: 02/11/2026

APPLICATION NUMBER: HDC2026-00020

HISTORIC DISTRICT: BOSTON-EDISON

OWNER / APPLICANT: ANDRE WILLIAMS

DATE OF PROVISIONALLY COMPLETE APPLICATION: 01/20/2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD WINDOWS, REHABILITATE DWELLING

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:

- **Reinstall or replace fascia/soffits/eaves/rake board/trim**
 - Remove, “reinstall or recreate,” and paint to match existing colors
- **Replace railings at side (west)**
 - Remove, replicate existing design
 - NOTE: rendering is not exactly in-kind on bottom detailing
- **Remove ‘cold storage’ projection at rear***
 - Removal of the existing ‘cold storage’ projection back to the exterior wall line, reconstructed flush with wall plane using stucco
- **Add evergreen trees to landscaping***
 - Continuous row of narrow evergreen trees along the interior side of the already-approved 6–8 ft privacy fence
 - Initial plant size: 5–6 ft or 6–7 ft height at installation
 - Spacing: 30–36 inches on center, adjusted per species recommendations
- **Replace windows***
 - Replace existing wood windows with aluminum-clad wood windows
- **Re-open window openings at side (west) and rear (south)***
 - Aluminum-clad wood windows
- **Convert rear door to window***
 - Aluminum-clad wood window
- **Install solar panels***
 - Rear roof of house and garage
- **Install generator**
 - Rear to the East of the rear-wing
- **Replace front entrance handrails***
 - Remove existing handrails and install wrought-iron handrails on both sides of the front entry steps leading to the primary entrance
 - New handrails will be custom-fabricated to “match the decorative wrought-iron design”
- **Replace and expand concrete driveway***
 - Installation of a new concrete driveway serving both the front side driveway access and the rear three-car garage

- **Restore window shutters***
 - Repair and restoration of existing wood window shutters on front (north) of house

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

***Missing:**

- Higher quality photos ‘cold storage’ projection existing conditions
- Landscaping site plan
- Updated window schedule to include...
 - Numbered (to associate with photos)
 - Visual depiction to show the proportions, operation, lite configuration type and dimensions, and dimensions of each window
- Clarify if the window's frames, trim, mullions, and/or brick mould will be kept in place, removed, or covered, and how
- Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please) with labels to coordinate with the numbered window schedule
- Interior photos of each window proposed to be replaced to show the existing conditions (please make sure the photo shows the whole window unit and has proper lighting to see the conditions) with labels to coordinate with the numbered window schedule
- Dimensioned solar panel plan, including the garage
- Dimensioned drawing of custom front entrance handrails
- Dimensioned site plan drawing of existing vs. proposed concrete driveway
- Window shutters paint color