



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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**SR-1 – OBJECTIVE STAFF REPORT (02-27-2026)**

*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:** 2008 LONGFELLOW

**MEETING DATE:** 03/11/2026

**APPLICATION NUMBER:** HDC2025-00741

**VIOLATION NUMBER:** 1077

**HISTORIC DISTRICT:** BOSTON-EDISON

**APPLICANT/OWNER:** NEVA JAHWARY, STONEBRIDGE DEVELOPMENT GROUP

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 02/17/2026

**DATE(S) OF STAFF SITE VISIT:** 02/26/2026

**SCOPE PHRASE FOR AGENDA:** REHABILITATE HOUSE AND GARAGE (WORK DONE WITHOUT APPROVAL)

**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:*

House

- **Replace wood windows with new wood windows**
  - Wood true-divided light windows, Kolbe - Heritage line
- **Demolish and rebuild front porch**
  - Tuscan tapered smooth wood columns, Somerset Door & Column
- **Demolish and rebuild upper walls and window openings at side porch**
- **Install new asphalt shingle roof, rebuild wood eaves, soffit, and fascia in-kind, install new dentil trim**
  - Roofing manufacturer-line-color, TBD
- **Demolish and rebuild rear two-story porch**
  - First floor open; second floor enclosed
- **Install four (4) entry doors at rear within existing door openings**
- **Replace wood shake siding on dormer walls (front and rear)**
  - Install flat shake style wood siding system

Garage

- **Install asphalt shingle roof**
  - Roofing manufacturer-line-color, TBD
- **Replace clapboard siding**
  - Install new clapboard style wood siding system
- **Install new double-hung wood windows, same as those specified for the house**
- **Install new overhead metal automotive doors (2), color: standard white**
  - One two-car door on front wall at driveway

- One one-car door on rear wall at alley

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

### Missing

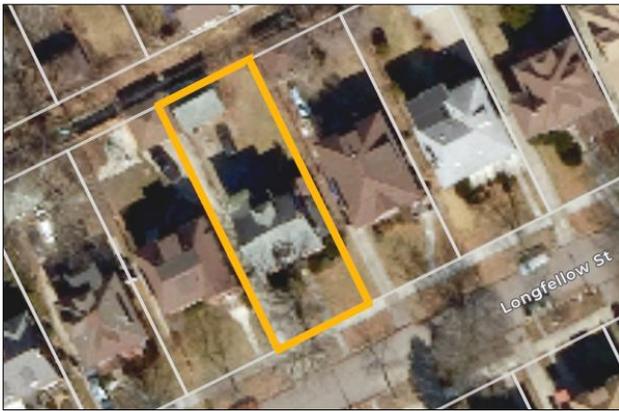
- Photos of the house and garage before work began to document former existing conditions on all four sides.
- Dimensions of existing wood windows, including setback within window opening. Some historic-age wood double-hung windows remain in a few window openings and can be used for measurements.
- Proposed wood windows – specification of glass, screens, and brickmold (where missing) and recessed dimension of placement of new windows in window openings.
- Cut sheets for proposed siding at dormer and garage walls
- Asphalt shingle cut sheet confirming pattern/design and color
- Gutter and downspout cut sheets confirming material, dimension, profile and color
- Exterior color palette (including pre-finished doors).
- Site plan/landscape plan – it is not clear if site work, such as a new driveway, front walk, or landscaping, are planned.

## **EXISTING CONDITIONS:**

- The dwelling is located on the north side of the street, between Rosa Parks Boulevard and 14th Street.
- The 2-1/2 story house is three bays wide, has a side gable roof with centrally placed dormers (front and rear), and is clad in dark red brick.
- On the façade/front wall, mulled window openings are on either side of the central bay and decrease in width (from three windows to two windows) from the first to second floor. The central bay reverses this grouped order and consists of a single arched entry door, two small single windows at the second floor and a Palladian three-part dormer at the attic/third floor. Rowlock brick courses as used as sills for the window openings and as a header for the arched front door.
- A masonry half-wall porch is at the east side wall. The majority of this porch was enclosed; the historic-age walls, windows and roof were removed and a new roof, walls and window openings are in the midst of being constructed; an open porch extends the remaining depth of the house and has steps leading to the rear yard.
- A driveway on the west side of the property leads from Longfellow to a two-car garage at the northwest corner of the rear yard.
- The garage is a wood framed structure and has a double overhead door at the driveway, and a single overhead door on the rear/alley wall. The side gable roof and deep eaves matches the dimensions and design of the house's roof. Each side wall has one mulled, two window opening.



*Façade/front wall, looking north.  
Staff photo, 02/26/2026*



*Detroit Parcel Viewer*

### **BACKGROUND INFORMATION:**

- A partial window replacement at the first floor (front, west-side and rear) was completed prior to 2007 and there is record of HDC approval.
- Street view images from Mapillary show the front and side walls of the house were intact as of May 31, 2024, including front, side, and rear porches, and historic and non-historic windows.
- According to the city's Base Unit Tools database, the current owner purchased the property in August 2025.
- On 09/27/2025, a SeeClickFix notice was submitted alerting HDC staff that the roof was being replaced.
- On 09/30/2025, HDC staff conducted a site visit and noticed active work at the roof and windows, however photos were not taken to document the status of work completed/underway.
- On 10/16/2025, HDC staff requested a BSEED inspection and issuance of a Stop Work Order.
- On 10/17/2025, BSEED conducted an inspection – at which time the inspector failed the property.
- On 10/20/2025, BSEED issued a Stop Work Order.
- On 12/09/2025, HDC staff received an application for the replacement of the roof. However, the application wasn't complete, and over interceding reviews, the full extent of work became clear to HDC staff and in turn, staff requested drawings and supporting documentation to detail the complete scope of work that is underway at this property.

**DISTRICT INFORMATION/SIGNIFICANCE:**

- There is no Final Report for the District. The Period of Significance, based on the National Register of Historic Places nomination, is 1900 – 1930.
- The [Boston-Edison Elements of Design](#)
- The Building Permit for the house and garage was issued on 11/13/1919.
- The house and garage are contributing resources to the district.

**REPORT PREPARED BY: AD**