



**Revised 06/02/2026**

**SR-1 – SUMMARY STAFF REPORT (05/29/2026)**

*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:** 1466 CHICAGO

**MEETING DATE:** 06/10/2026

**APPLICATION NUMBER:** HDC2025-00562

**HISTORIC DISTRICT:** BOSTON-EDISON

**APPLICANT/OWNER:** DEBORAH LYNN MOHNEY

**ARCHITECT/CONSULTANT:** NONE

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 05/18/2026

**DATE(S) OF STAFF SITE VISIT:** 11/21/2025 & 05/20/2026

**SCOPE PHRASE FOR AGENDA:** ERECT MASONRY WALL

**PUBLIC HEARING PER 21-2-77:** YES

**SUMMARY OF SCOPE OF WORK:**

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

- **Erect masonry wall at east side property line - beginning at rear corner of house and ending at the front corner of the garage.**
  - Dimensions (according to the contractor's sketch and application materials)
    - Above grade wall: 6" wide x 5' tall x 74' long
    - Below grade concrete foundation: 8" wide by 42" deep x 74' long
  - Materials
    - CMU (**concrete masonry unit**) block, stained finish – color: "Old Brick" similar to A:9 "Moderate Reddish Brown"

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

- ~~None~~
- CMU is available in a multitude of sizes, colors, edge profiles and surface finishes. A cut sheet for the CMU shown in the submitted photo of an erected wall, and/or a physical sample of the product must be submitted for the Commission's review.
- A cut sheet or physical sample showing the finished appearance of the proposed staining product on a CMU block is also needed.

**EXISTING CONDITIONS:**

- The 2-1/2 story house dark red, brick-clad house is three bays wide, with a side gable roof covered in asphalt shingles. The massing, roof dormers, chimney locations, centrally located door, and equally spaced windows offer a symmetrical design to the façade of the dwelling.

The large three-window first floor window openings are partially enclosed with low height metal railings; additional straight spindle railings of similar height enclose the raised open porch. The majority of windows on the house and garage are wood double-hung units; most have been repaired. A shared driveway at the west side of the property leads to a historic-age 1-1/2 story, 2-car/2-door garage that is a compatible design with the main house, including matching materials and finishes. The right/east wall of the house is set back a few feet from the east property line; this side yard abuts the neighboring house's (to the east) driveway. It is at this east side yard location where the proposed work will occur.



Staff photo, Façade looking north, 05/20/2026



Base Unit Tools

### BACKGROUND INFORMATION:

- The following COAs (Administrative Approvals) have been issued to the applicant:
  - 19-6236 Repair wood windows-house and garage, install new entry door and garage doors, install missing front porch columns, paint trim, repair rear deck, install lighting
  - 19-6422 Front yard landscaping
  - 19-6539 New asphalt shingle roof
  - 19-6614 Exterior lighting
  - 23-8487 Porch columns
  - 24-00505 Copper flashing at garage window sills
  - 25-00139 Install wood storm windows
  - 25-00308 Install 5" high x 8" wide x 7' long concrete curb at east property line

**DISTRICT INFORMATION/SIGNIFICANCE:**

- Period of Significance: 1900 – 1930 (National Register Nomination)
- Link to [District Elements of Design](#)
- Date/period of construction: 1916
- Contributing resource

**REPORT PREPARED BY: AD**

