



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – SUMMARY STAFF REPORT (07/29/2026)

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: 2445 W. BOSTON

MEETING DATE: 08/12/2026

APPLICATION NUMBER: HDC2026-00365

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT/OWNER: HALINA MATT

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07/20/2026

DATE(S) OF STAFF SITE VISIT: 07/22/2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD AND VINYL WINDOWS AT REAR PORCH WITH ALUMINUM-CLAD WOOD WINDOWS

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:

Replace:

- **Rear wall: Vinyl double-hung windows**
 - Six (6) narrow vinyl windows; one (1) wide double-hung window.
 - 6-over-6 pattern
- **Side wall: Wood casement windows**
 - Three (3) narrow wood casement windows
 - 4-over-1 window pattern

Install:

- **Aluminum-clad wood double-hung windows, Pella – Lifestyle. Color: brown; 4-over-1 pattern**
 - Rear wall - Pocket installation for seven (7) windows replacing vinyl units. Existing wood structural frames, mullions, and sills are to remain and will be recovered with new aluminum coil stock capping.
 - Side wall - Full-frame replacement for the three (3) mulled wood window opening. Two windows with factory mullion will be installed.

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

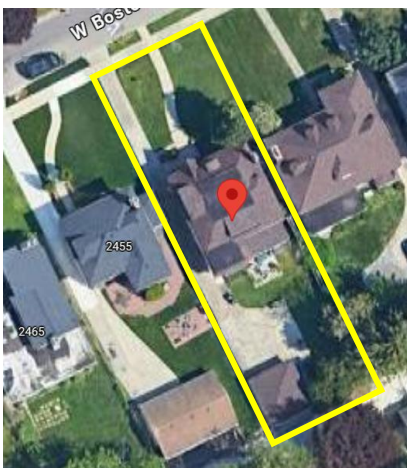
- None.

EXISTING CONDITIONS:

- The 2-1/2 story house has a hip roof and central flat roof; each sloping roof surface has a differently-sized dormer. The walls are clad with dark reddish-brown brick laid in a running bond pattern. A full-height gable wall extends forward on the façade and includes two window openings and front entry door; cast stone surrounds the three openings. On the primary façade wall, two highly decorative window openings are in line with each other: At the first-floor, a wide, four-window opening with highly dimensional trim applied to the mullions with arched top and brick sill is directly below a second-floor, 5-window bay window. The lead coming pattern on the front windows identifies the operation of the windows as casements; however, the storm windows (most of which are wood) for the larger window openings have meeting rails.
- The first-floor rear porch enclosure, subject to this application, extends across a portion of the house's rear wall. The windows sit upon masonry half-walls, and all of the porch window openings retain wood mullions and sills. Vinyl replacement windows fill the individual openings facing south/rear yard; the mullions and sills are covered with aluminum. Historic-age wood casement windows fill the individual openings facing east/side yard; the mullions and sill remain exposed.



- 07/22/2026 Staff photo, looking south from W. Boston,



- Google Maps

BACKGROUND INFORMATION:

- None.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance, 1900 – 1930 (NRHP nomination)
- Link to [District Elements of Design](#)
- Building permit card issued: 03/05/1924
- Contributing status

REPORT PREPARED BY: AD