

STAFF-SUMMARIZED SCOPE OF WORK

ADDRESS: 1731 LONGFELLOW

MEETING DATE: 02-11-2026

APPLICATION NUMBER: HDC2026-00003

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: GLEN STERN

ARCHITECT:

OWNER: SUMMER MOULKALLED

DATE OF PROVISIONALLY COMPLETE APPLICATION: 01-19-26

SCOPE PHRASE FOR AGENDA: Replace historic wood windows, other alterations

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:

- **Replace windows**
 - Remove wood, windows with vertical muntins dividing the lights
 - Install wood double-hung windows with black aluminum cladding and simulated muntins
- **Replace all gutters and downspouts with white aluminum gutters and downspouts.**
- **Wrap all friezeboards, soffits, and fascia, with white aluminum.**
- **Paint stucco and dormer white.**

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

Missing information

Please provide a labeled window diagram/photo showing which windows on each side of the house were replaced. Please label the lines of your window order to match the window diagram.

In 2020, the product proposed for window replacement was Pella Lifestyle double-hung windows. Is that the product that was installed?

Are the muntins (simulated light dividers) on the replacement windows installed between the glass or to the exteriors of the windows?

Staff does not find approvals on file for the installed glass block basement windows. Would you like to add them to your current scope of work?

Clarification

Brief recent history of property:

- An application for work in the historic district was received in December 2020 for new windows to replace historic windows.
- Staff requested additional information (labeled interior photos of all windows proposed for replacement and dimensioned drawings of a typical existing window and the proposed windows)
- There is no record of an issued COA.
- In December 2025, HDC staff sent a request for inspection to BSEED for work without a permit that included window replacement in 2020 and white paint on stucco, dormer siding, and trim between 2015 and 2018.
- It appears that the property was sold in December 2025.