

## 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.