

STAFF REPORT: 2-17-20 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 21-7101

ADDRESS: 1515 CHICAGO

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: DEREK WATSON

PROPERTY OWNER: ROXANA KUHN, CHICAGO BOULEVARD TRUST

DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/29/2021

DATE OF STAFF SITE VISIT: 2/12/2021

SCOPE: INSTALL NEW SLIDING DOORS ON NON-HISTORIC REAR ADDITION

EXISTING CONDITIONS

Constructed in 1918, this structure, faced with yellow/cream brick, is awash with Colonial Revival details articulated in classical and modern ways, as well as Prairie influences befitting its identification as “20th Century Composite”. The symmetrical front façade is punctuated by a classically designed half-round portico featuring dentil trim and four equally placed Doric fluted columns. The first floor’s singly placed arched windows are visually tied together through semi-circular brick courses and stone banding, which staff believes gives a modern interpretation of Palladian windows. The rowlock course of brick at the cornice may be a contemporary articulation of traditional dentil detailing. Features spanning Colonial Revival and Prairie styles include the low pitch hip roof with broad overhanging boxed eaves and a hip roofed dormer on each elevation. The front dormer, with four mullioned windows, emphasizes the horizontality of the eaves.



HDC Staff Photos, 02/12/2021 (above and below)

The side elevations give nod to the two architectural forms. The east elevation, where the driveway is located, continues the arched window/stone banding detailing with mullioned windows near the rear. The west elevation, with close placement to the neighboring house, doesn’t carry dominate details from the front façade and has one small mullioned window opening.



The minimal classical detailing on the rear façade recedes from view as the mulled windows, asymmetrical volume and deeply overhanging eave rise to greater visual dominance and create strong horizontal lines more akin to the Prairie style. The rear elevation also has a wood, clapboard sided addition with a vinyl sliding door and two smaller windows (one on the rear elevation, the other on the side elevation).



Rear Photo provided by applicant



Google Aerial Image



Google Street View, showing placement of garage, June 2019

In the southeast corner of the rear yard sits a detached garage. The steeply pitched hip roof and masonry cladding, in yellow/beige brick similar to that on the house, offers evidence that this is likely the original garage.

PROPOSAL

The scope of work within this application focuses on renovations to a non-historic rear addition.

- Remove window on side elevation. The opening will be sealed and wood clapboard siding installed to match the existing exterior wood siding.
- Remove vinyl sliding door and window on rear elevation. Install a 12-foot wide, four panel, French door (French door flanked by equally dimensioned fixed glass panels). New door will be centrally placed.

STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison local historic district was established in 1974.
- A Sanborn map isn't available for this property to ascertain the original configuration of the house.
- The brick cladding on all four sides of the house offers a classical building material, yet its yellow/beige color gives a modern, bright effect to the house.

- While staff can't date the construction of the rear enclosure, it is staff's opinion the existing design is either an addition or enclosure of an open porch and is not a character-defining feature to the house.
- Staff believes each window opening within the enclosure consists of two awning windows. The awning windows are placed one on top of the other and framed out as one window unit in an attempt to look like a double-hung window. Due to the proportions and operational difference, these smaller window openings clearly read as non-historic window openings.
- The installation of a centrally placed four-panel door offers a rectangular dimensional opening that is sympathetic to the horizontal rhythm of the rear elevation.

ISSUES

- The applicant didn't state if the existing concrete steps will be reused and moved to be under the new door opening.
- The window order states the exterior cladding will be "Stone White" and not "Bahama Brown".

RECOMMENDATION

It is staff's opinion the proposal should qualify for a Certificate of Appropriateness. Staff recommends the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards and the Boston-Edison Historic District's Elements of Design, with the conditions that:

- The new wood siding will be feathered in so the seam placement of the clapboard siding will remain consistent.
- The existing stairs will be moved to be directly under the new French door opening.
- The window order will be corrected to state the door's exterior cladding will be Bahama Brown.
- The application materials will be revised to reflect the above conditions and submitted to HDC staff for review prior to the issuance of a building permit.

DESCRIPTION OF CURRENT CONDITIONS:

- The scope of this project is taking place on an addition that was added to the house at some point after the original construction of the home. The wood siding on this section of the house is rotted and damaged near the gutters from years of weathering. The vinyl door and windows on this addition do not function properly and are not an aesthetic match to the overall beauty of the home.

DESCRIPTION OF PROJECT:

- We are proposing the following alterations and repairs to this addition to bring the beauty back and upgrade to a quality that better matches the overall aesthetics of the house. We would like to remove the vinyl sliding patio door and the windows. On the back of the house we would replace the patio door and window with a 12ft wide, four panel, French style WOOD sliding door and repair the damaged and rotted wood siding to be painted the same almond color it is currently painted. We would like for the wooden sliding door to have a brown finish to match the other brown accents on the house (“Bahama Brown” as seen in the attached photo of exterior finish options). Adding this larger door will bring much more light into this area of the house while also vastly upgrading the over aesthetics, with a much more historical look than the current vinyl sliding door. On the side of the addition, we would like to remove the window and seal the opening to be covered with wood siding and painted to match the current color. The reason we would like to remove this window is to have the addition of the house utilized as a family room with a wall mounted TV where the window currently is. This window is facing the neighbors house, doesn’t let much light in, and can not be seen from any angle other than the neighbors back yard.

SCOPE OF WORK FOR ALTERATION OF ADDITION:

- SIDE
 - Remove window
 - Seal opening
 - Cover in wood siding
 - Paint to match color
- BACK
 - Remove 6’ wide x 6’6” tall vinyl sliding door and window
 - Reframe to fit 12ft WOOD French sliding door form Marvin’s Windows
 - Replace rotted and damaged wood siding
 - Paint siding to match the current almond color
 - Install new sliding door with “Bahama Brown” finish (see attached photo of exterior finish options Marvin Windows offers)



FRONT



BACK



LEFT/EAST SIDE



RIGHT/WEST SIDE



ADDITION SIDE BEFORE

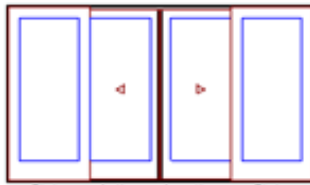


ADDITION SIDE AFTER



Line #1	Mark Unit:	Net Price:	5,578.27
Qty: 1		Ext. Net Price:	USD 5,578.27

MARVIN 



As Viewed From The Exterior
 FS 143" X 82"
 RO 144" X 82 1/2"

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Sliding French Door - OXXX Left Hand

CN 12058

Rough Opening 144" X 82 1/2"

***Operator Panels Ship Separate

Left Panel

Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Qgee Interior Glazing Profile

Left Center Panel

Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Qgee Interior Glazing Profile

Right Center Panel

Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Qgee Interior Glazing Profile

Right Panel

Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Qgee Interior Glazing Profile

Traditional Handle(s)

3 Point Multi Point Lock on Active Panel
 Satin Taupe Active Exterior Handle Set on Active Panel Non Keyed
 Satin Taupe Active Interior Handle Set on Active Panel
 Satin Taupe Inactive Exterior Handle Set on Inactive Panel
 Satin Taupe Inactive Interior Handle Set on Inactive Panel

Exterior Ultimate Sliding Screen w/ Roller Assembly

Stone White - Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose

Std Ultrex Sill

Bronze Ultrex Sill
 Black Weather Strip
 Bare Oak Sill Liner

Wood Sill Liners will not have an interior pre finish.

4 9/16" Jamb

Nailing Fin

Skid Plate Applied

***Note: Unit Availability and Price is Subject to Change

The exterior cladding color doesn't match the reported color

MARVIN SIGNATURE™ COLLECTION

EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

WINEBERRY

BRONZE

BAHAMA BROWN

EVERGREEN

EBONY

BRIGHT SILVER (PEARLESCENT)

COPPER (PEARLESCENT)

LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT