

**STAFF REPORT: NOVEMBER 16, 2022 MEETING**  
**APPLICATION NUMBER: 23-8244**  
**ADDRESS: 2475 CHICAGO**

**PREPARED BY: A. DYE/  
G. LANDSBERG**

**HISTORIC DISTRICT: BOSTON-EDISON**  
**APPLICANT: MARTIN LEGER, CENTRAL DWELLINGS, CORP.**  
**PROPERTY OWNER: MARTIN LEGER**  
**DATE OF PROVISIONALLY COMPLETE APPLICATION: FEBRUARY 13, 2023**  
**DATE OF STAFF SITE VISIT: OCTOBER 25, 2022**

**SCOPE: REPLACE WOOD WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS,**

### **EXISTING CONDITIONS**

The dwelling at 2475 Chicago was erected in 1923. The house is clad with variegated brown brick; the reverse gable roof is covered with asphalt shingles and is punctuated by a small, shed dormer with three mullied double-hung windows. The window and door openings on the first floor closely align with the window openings at the second floor, however the window groupings and operations, coupled with the dominant front porch, obscure this alignment. A box bay at the first floor slightly protrudes from the main elevation; the casement windows with single light transoms further accentuate this distinctive character-defining feature. The dominant double-hung wood sash with 6-over-1 and 8-over-1 patterns, decorative wood shutters (front elevation), and unpainted light-colored stone sills remain intact on the majority of the four elevations and are also character-defining features of the dwelling.



*Staff photo, October 25, 2022*

The large, deep raised entry porch is covered with a flat roof. Groupings of three slender smooth, square columns with minimally detailed bases and capitals are positioned at each of the two front corners. A recently installed railing encloses the first-floor porch landing and the historic railing remains intact at the upper level.

**PROPOSAL**

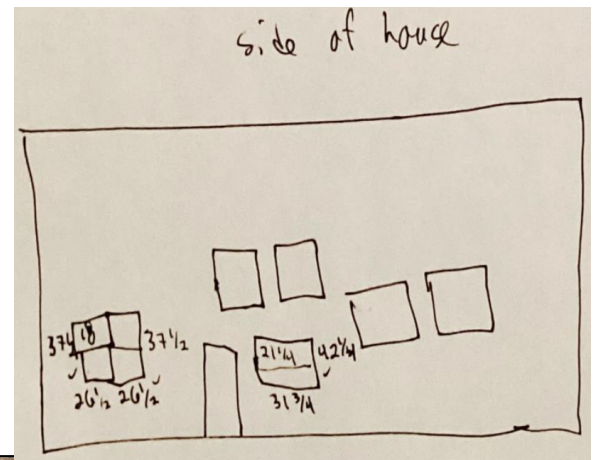
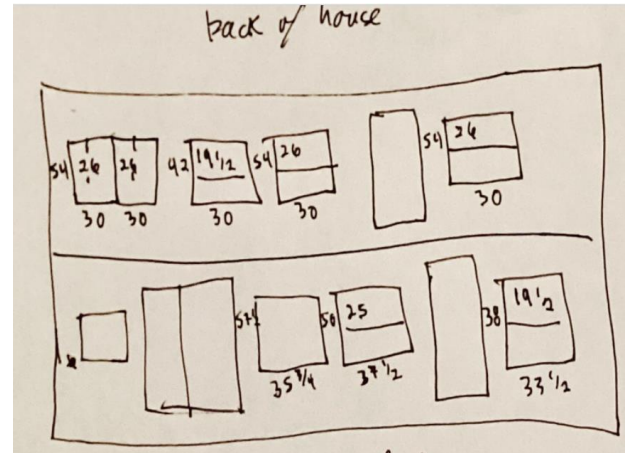
- Replace eleven wood sash windows with aluminum-clad wood window units.

**STAFF OBSERVATIONS AND RESEARCH**

- The Boston-Edison Historic District was established in 1974.
- The applicant is requesting to replace five windows at the rear elevation second floor, three windows at the rear elevation first floor, and three windows on the east/side elevation, adjacent an exterior door.
- The proposed replacement units are [JELD-WEN W-3500](#) series, which is a wood frame sash with exterior aluminum cladding. This line offers SDL (simulated divided lites) and GBG (grilles between glass). Shown below are the SDL options.



Above: Rear elevation.  
Below: side elevation



**ISSUES**

- It is staff’s opinion the photographs submitted by the applicant do not demonstrate that the windows are beyond repair. The frames need to be scraped and painted, and some wood filler/putty may be needed. Most of the openings have storm windows in place, sash are intact (understanding an occasional glass panel was broken), and appear dry.

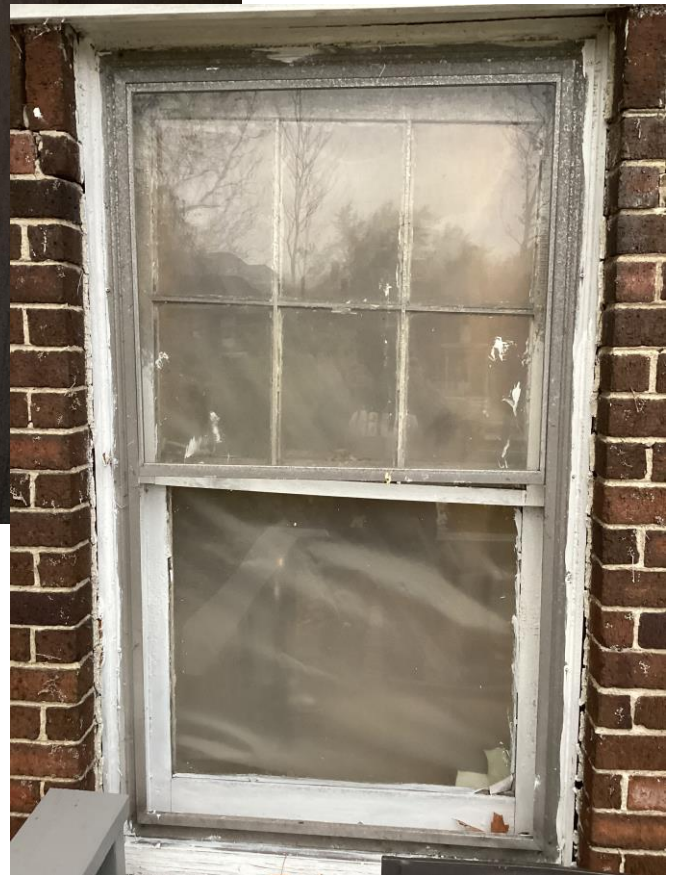


*Applicant photos. Rear elevation, first floor.*



*Applicant photos. Side-east elevation, first floor.*





*Applicant photos. Rear elevation, second floor, window at upper deck.*

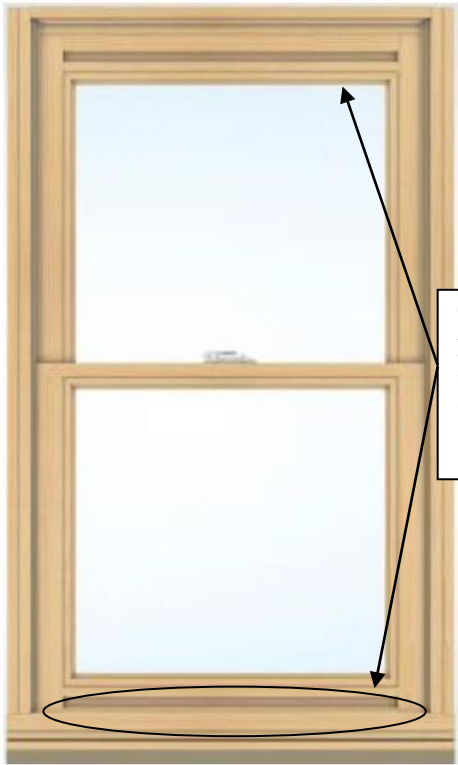


Rear elevation, second floor, middle opening

- Staff approximated the dimensions below from the applicant's photos, some of which are hard to discern.

Component	Existing Dimension	Applicant photo(s)	Proposed Dimensions- W-3500	Comments
Top Rail	2"	0207, 0224	2-9/16"	Replacement may be slightly taller than existing.
Meeting Rail	1-3/8"	0216, 0260	1-1/4"	Remaining components are similar in width.
Bottom Rail	2-1/2"	0192, 0268	2-9/16"	
Stile	1-3/4"	0247	1-3/4"	

- Even though the measurements of the proposed window units are likely close to the existing wood frames, the dimensionality, materiality, and remaining details of the proposed units offer a significant contrast to the existing windows.



The top and bottom rails have inset areas within the framing to operate the upper and lower sash.



*Photos from Jeld-Wen's brochure*

*Applicant photos*



It appears as though this window line is fabricated with an integrated brick mould, which is flat in profile. This integrated unit doesn't offer the opportunity for an alternate trim color, which is common on historic structures.



## **RECOMMENDATION**

### Section 21-2-78, Determination of Historic District Commission

It is staff's opinion the existing wood windows are not deteriorated beyond repair. The wood sash retains a level of materiality and dimensionality that offers significant architectural detail to the structure; installing the proposed replacement windows would alter features that characterize the property. Therefore, staff recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, specifically Standards:

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*