677 W Canfield St – Historic District Commission

Appropriateness Review: HDC2024-00404



677 Restoration Project







2001



2019 (Acquired by owner-applicant)



2024 (Current)

Owner-applicant is in year 5 of whole home renovation. This property has the following Certificates of Appropriateness and prior violations on file:

- Nov. 2003 COA (Complete): Replace asphalt shingle roof, install skylight, and repair chimney.
- Jul. 2004 COA (Incomplete): Install driveway from the alley, repair walkway, install new fencing.
- Sept. 2017 COA (Partially Complete): Repair front porch, install new handrail, repaint. Rebuild rear wood porches to existing footprint, stain dark brown. Install (3) new rear entry doors. Install (2) AC units near rear foundation. Install new gutters and downspouts, painted brown. Tuckpoint masonry.
- Aug. 2020 COA (Partially Complete): Repair, replace and restore siding and trim, paint.
- Aug. 2021 COA (Complete): Rebuild bay window/turret on front façade with in-kind materials. Install wood, double-hung window to bay.
- June 2024 COA (Complete): Constructed rear basement entrance addition, installed concrete walkway and slabs.
- June 2024 Violation: Changes to rear elevation not approved under previous COAs. Includes alterations to window and door openings and porch/balcony outside of original footprint.

August 2021 COA (Complete)















Rebuild bay window/turret on front façade:

- Unexpected structural failure
- Reused wood double-hung window to replicate matching original window in center of turret

August 2020 COA (Partially Complete)



(All elevations) repaired, replaced and restored siding and trim, painted per Color System B:

- Gable & fascia trim
- Window moldings
- Window surrounds
- Plinth blocks
- Cedar scalloped siding

Work to be completed includes:

- Repair front porch using in-kind replacement materials for soffits, columns, lattice, railings, stairs, and decking
- Restore front door (clear coat & stain) to original
- Replace rear decks (July 2024 Violation)









September 2017 COA (Partially Complete)







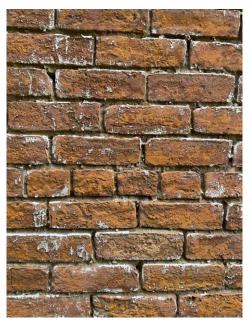
Install new gutters and downspouts

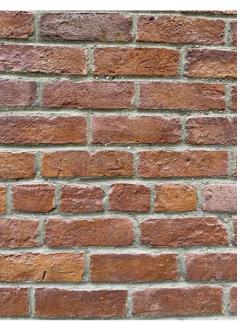
Tuckpoint masonry:

- Restored masonry on front (north), side (west), and rear (south) elevations
- Matching Chicago common brick used for missing blocks
- Used in-kind historic mortar mix (3 parts mason sand | 6 parts sharp sand | 3 parts St. Mary's mortar | 6oz Light Buff color)
- Cleaned with Vana Trol sensitive brick & stone cleaner

Work to be completed includes:

Tuckpoint masonry on side (east) elevation





Proposed Update to Color System B Scheme



Front Elevation

Body

- Chicago Common Bricks (Natural Red)
- Cedar Scallop Shingles (B:18 Dark Reddish Brown)

Trim

- Fascia/soffit (B:19 Black)
- Porch / Accent Trim (B:16 Light Grayish Olive)
- Accent Trim 2 (B:13 Moderate Olive Brown)

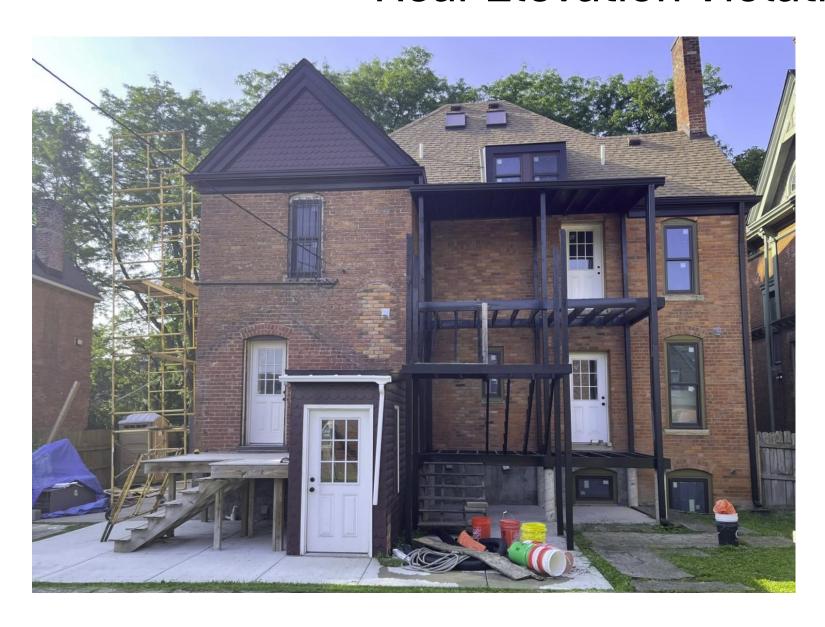
Windows & Doors

- Window Sash (B:18 Dark Reddish Brown)
- Casing & Surrounds (B:19 Black)
- Stone Headers (Natural Grey)
- Doors (B:18 Dark Reddish Brown)

Porches

- Front Porch Plank (B:16 Light Grayish Olive)
- Rear Porches Plank (Grey)
- Columns (B:18 Dark Reddish Brown)
- Handrails (B:18 Dark Reddish Brown)
- Balusters & Lattice (B:16 Light Grayish Olive)

Rear Elevation Violations



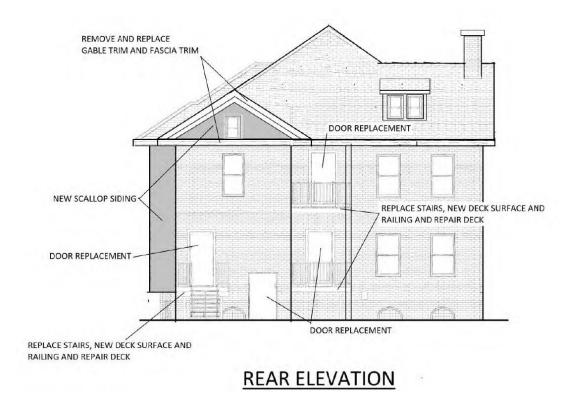
Owner-applicant hired Contractor to obtain COA and reframe whole home house (interior and exterior) in 2020.

In June 2024, HDC informed ownerapplicant that some changes to the rear elevation were not approved under previous COAs. This includes (1) alterations to window and door openings and (2) the porch/balcony being outside of original footprint.

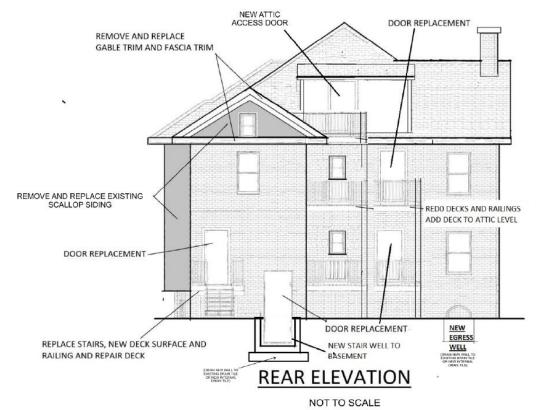
In July 2024, owner-applicant identified errors between previous COAs and the BSEED Building Permit.

Construction on pause until this violation is resolved.

Rear Elevation Differences in COA and BSEED Permit



August 2020 COA #20-6662



BSEED Permit #BLD2019-0466

Rear Elevation Changes Overview



Date Unknown used in 2020 COA

Violations & COA Proposals

- 1) Replace filled-in gable window
- 2) Modify 2nd floor apartment window & door layout
- 3) Modify 1st floor apartment window & door layout
- 4) Extend deck/balcony footprint
- 5) Modify porch steps



July 2024

Changes under COA

- 6) (June 2020 COA) 1 ½ floor window filled-in w/ brick
- 7) (August 2020 COA) basement stairwell structure

1) Replace filled-in gable window















1.A) Replace gable window

- Replace with matching, in-kind wood window (Pella Architect Series custom double-hung)
- Replace window molding & surround to match

Pella Architect Series

Traditional Wood & Clad/Wood

Expertly crafted wood windows and patio doors with nearly endless p

Double-Hung Interior



Double-Hung Exterior



2) Modify 2nd floor apartment window & door layout





2.A) Convert window opening into apartment entry door

Steel door painted to match front door (B:18 Dark Reddish Brown)

2.B) Fill-in balcony door opening with matching brick and mortar

- Use matching Chicago common brick
- Use in-kind historic mortar mix (3 parts mason sand | 6 parts sharp sand | 3 parts St. Mary's mortar | 6oz Light Buff color)
- Clean with <u>Vana Trol</u> sensitive brick & stone cleaner

2.C) Add 24" x 36" window to maintain symmetry with floor below

- Match window directly below on 1st floor (see page 12 and 14)
- In-kind wood window (Pella Architect Series custom double-hung, auburn brown)
- Window molding & surround
- Center on window below





3) Modify 1st floor apartment window & door layout





2.A) Convert window opening into apartment entry door

Steel door painted to front door (B:18 Dark Reddish Brown)

2.B) Fill-in balcony door opening with matching brick and mortar

- Use matching Chicago common brick
- Use in-kind historic mortar mix (3 parts mason sand | 6 parts sharp sand | 3 parts St. Mary's mortar | 6oz Light Buff color)
- Clean with Vana Trol sensitive brick & stone cleaner

2.C) Retain small window

Center in wall





4) Extend Deck/Balcony & 5) Modify Porch Steps





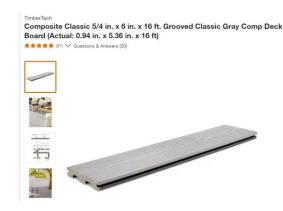


4) Extend deck/balcony

- Expanded deck/balcony footprint of 186" x 96" with connecting stairs and shed roof
- <u>TimberTech Composite Decking (Gray):</u>

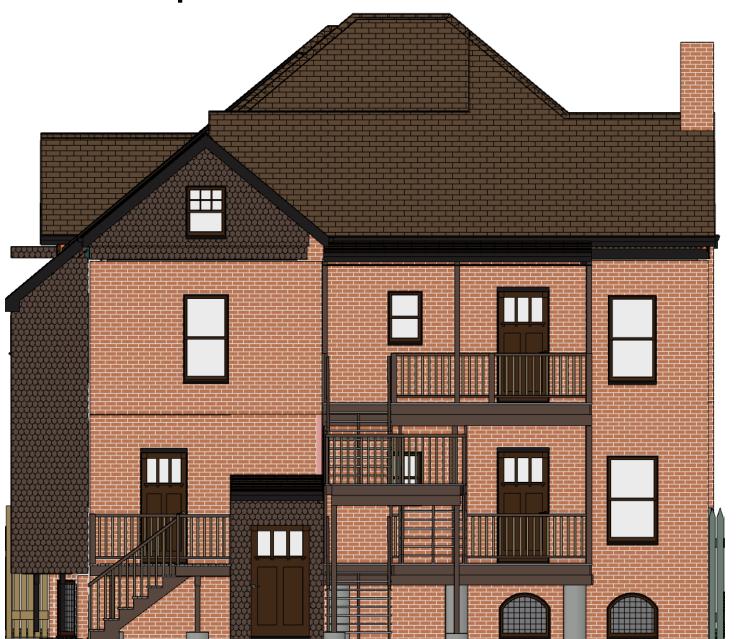
5) Modify Porch Steps

- Change orientation of porch steps
- <u>TimberTech Composite Decking (Gray):</u>





Proposed Rear Elevation



Proposed Rear Elevation (Side Views)



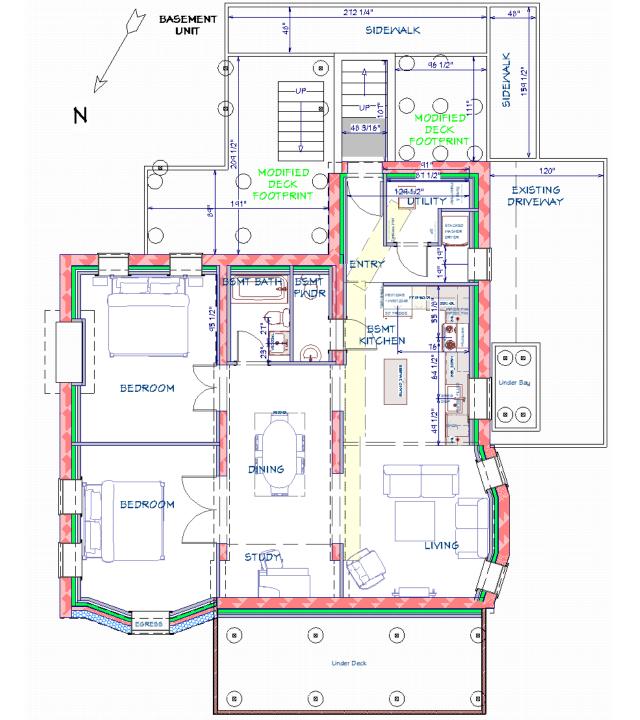




East Elevation

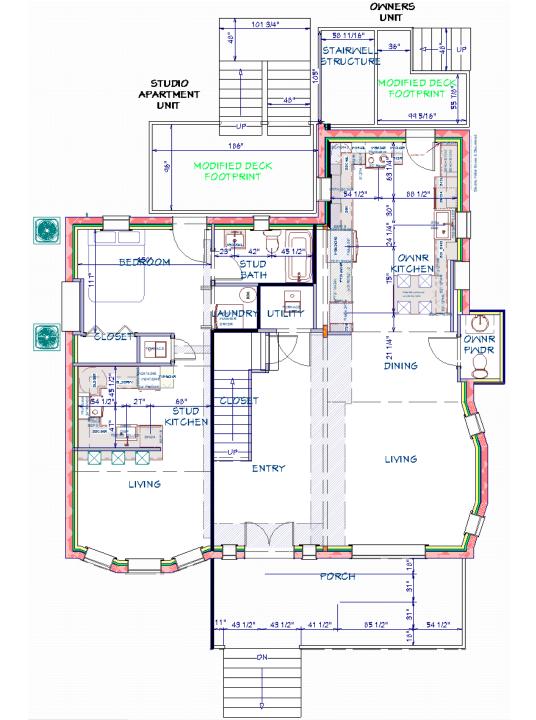
Construction Drawings

Basement Apartment



Construction Drawings

1st Floor Studio
Apartment
&
Owners
Apartment



Construction Drawings

2nd Floor Studio
Apartment
&
Owners
Apartment

