

The applicant is proposing to remove all existing windows and replace them with new conforming, wood-core windows. They are also proposing to remove all existing cladding and replace it with Hardie Board with an exposure to mimic the existing.

The property has 116 windows and doors. Of the existing windows, 27 are vinyl and are automatically candidates for replacement with a conforming wood window.

We inspected each of the other fenestration and found them to be in an advanced state of deterioration. Windows sashes were in pieces, rotted, missing components. Muntins showed evidence of being bowed and distorted due to water and weather damage, splintered, dry-rotted, and in many cases, missing completely.

The window cases/frames were falling apart, water-damaged, patched together with scrap wood in many places, and in all instances, were deteriorated beyond repair.

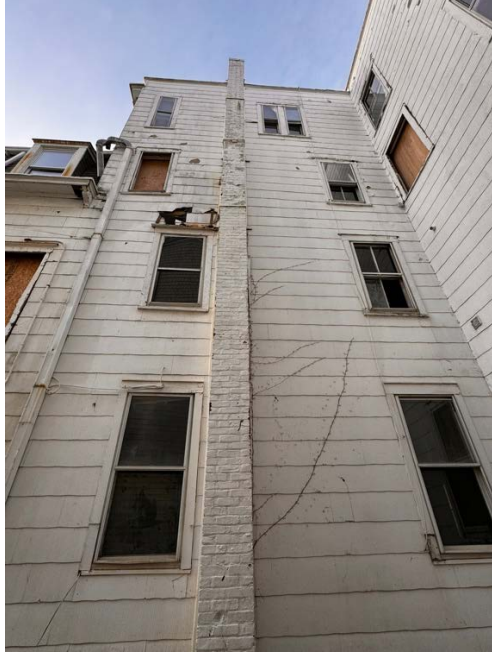
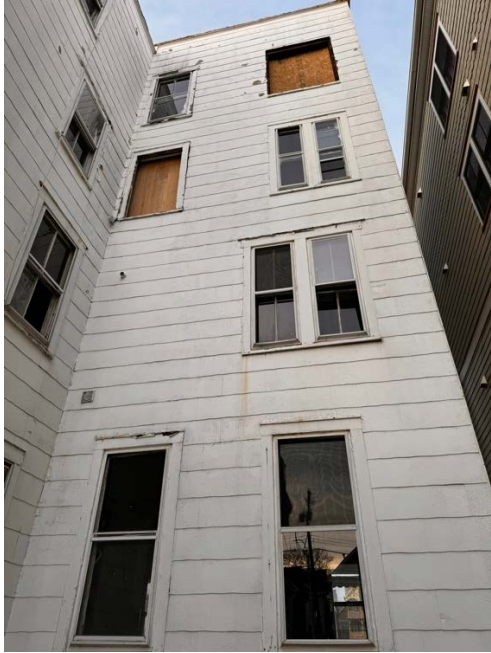
Exterior ceramic tile siding had been removed on all facades to reveal underlying cladding. In a number of locations there was no evidence of clapboard at all, only in-fill lumber. Where wooden clapboard was visible, it exhibited signs of extreme wear and deterioration, with cupping, bowing, splintering, and cracks throughout. In certain unshielded areas the clapboard was spongy and showed signs of dry-rot. Of particular note, the conditions UNDER the existing clap showed pervasive rot and deterioration (see first photos under “Siding”)

Of the 116 windows inspected, all are in very poor condition; none are salvageable or restorable. The inspectors deemed a complete photographic inventory unnecessary since the degree of deterioration is adequately conveyed by the following few photographs, which are representative of the whole.

Windows







Siding



