

HPC Site Inspection — 07 June 2023
140 Broadway, Window Inspection
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We met the contractor, Chris (848-223-8953) at 140 Broadway and he showed us around the property. The applicant is proposing to replace five (5) windows on the ground floor in the back of the house and seven (7) windows on the second floor, also toward the back of the house.

First Floor Windows

—The windows on the 1st floor are squarish and over painted. Ropes and pulleys also showed signs of being painted.

—The eastern-most window at the rear, is proposed for elimination completely in order to accommodate a refrigerator. We explained the closing historic fenestrations is not permitted but advised him they might apply to have the window closed off on the inside while leaving the fenestration undisturbed on the outside.

—**All ground floor windows appear to be in fair to good condition**, though some sills and stools have water damage and may need to be replaced. Stops on all the windows appeared loose.

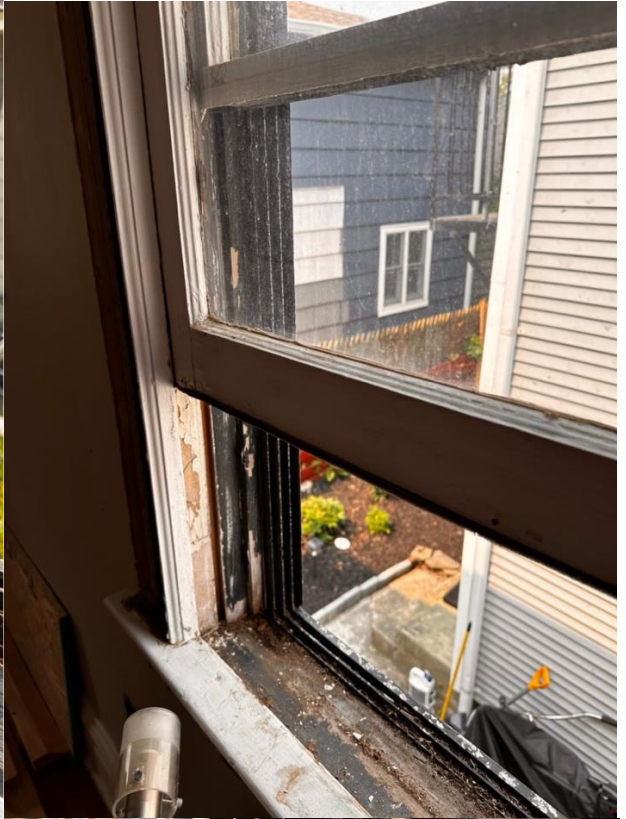
Second Floor Windows

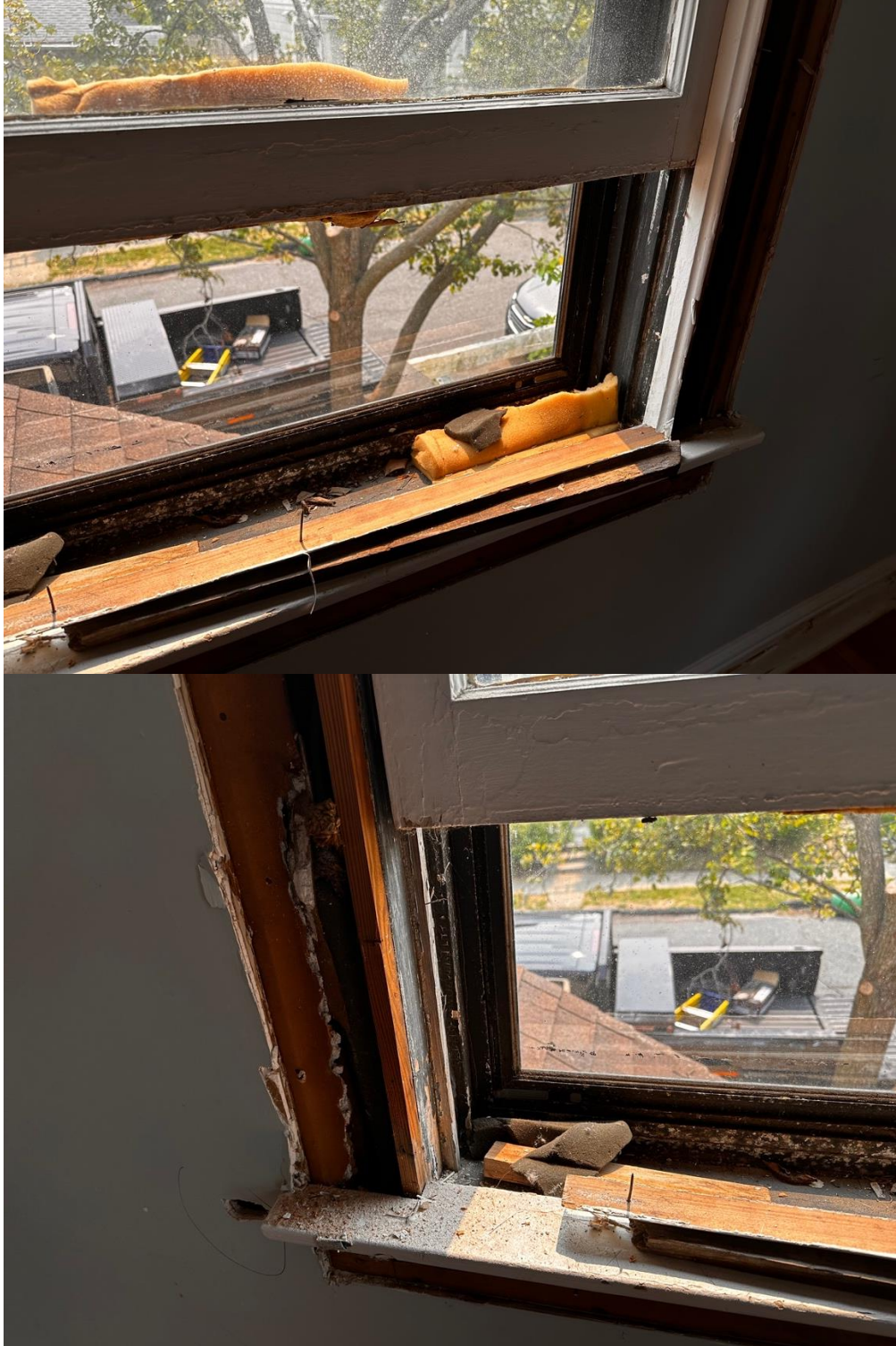


Windows on the 2nd floor had sashes that were in good condition. A some windows had loose stops and a few showed water damage and deterioration at the inner sills.



Windows are in need of stripping and sanding and conditioning but did not appear rotted or beyond restoration.





According to the contractor, the homeowner may already have purchased replacement windows (1/1) prior to submitting an application to HPC.

Windows in the front of the house are original and have distinctive patterning. See below.



Findings: All twelve windows appeared to be in fair to good condition and are candidates for restoration. Some windows were painted shut and could not be closely inspected, but based on the condition of the material we saw, we recommend all existing windows be retained.