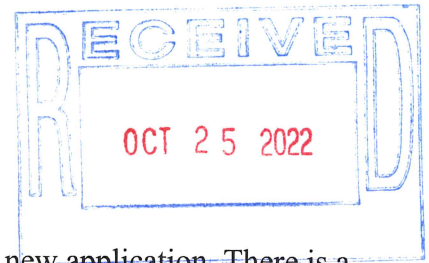


18 Embury Ave. Condition Report

7 October 2022

Joe Wierzbinsky and Jenny Shaffer

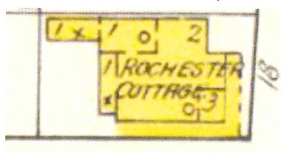


PLEASE NOTE:

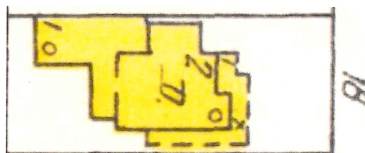
1. The current application for a complete siding replacement is a new application. There is a Certificate of Appropriateness, dated 8 June 2022, associated with a March application. The June C of A included that "rotting areas of siding and trim" could be replaced. In the March application, the clapboard designated as in need of replacement was noted as on the west elevation and the upper two-thirds of the south elevation. The applicant proposed to replace the cedar siding with new cedar siding with same bevel and reveal. The tech approval to replace the designated siding was based on a Condition Report filed on 30 March 2022.
2. The current Condition Report is restricted to the application filed by the owner on 20 September 2022 that proposes to remove all clapboard on all four sides of the structure and replace it with 8" Hardie, as well as "replicate" "decorative elements" in an unspecified material. In conversation during the site visit, the applicant stated that, by "decorative elements," they meant the cut shakes.
3. The application states that all siding must be replaced due to rotting sheathing and insulation; no evidence was offered of this condition during the site visit.
4. With the exception of the damaged clapboard on the west and south elevation, corroborated as in poor condition with this visit, the clapboard and cut shakes on the structure are generally in good to excellent condition.

DATING:

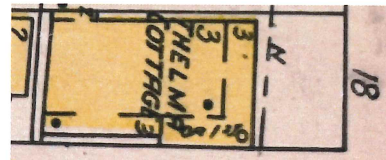
It appears from the Sanborn maps and visual inspection of the exterior that a two-story, nineteenth-century structure was altered between 1905 and 1930: the south/rear half of the building was enveloped and extended in a three-story rectilinear addition, and a gambrel-roofed third floor was placed atop the north section. (The nineteenth-century cross gable is seen on the east and west elevations).



1890



1905



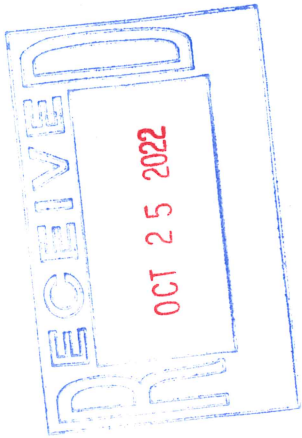
1930

CLAPBOARD SIDING:

- The clapboard on the west and south elevations (with the exception of the lower third of the south wall) is in poor condition.
- The rest of the clapboard on the house is generally in good condition, with some in good to excellent condition, particularly on the first and second floors on the north and east elevations that are under the wrap porch.

SHAKES:

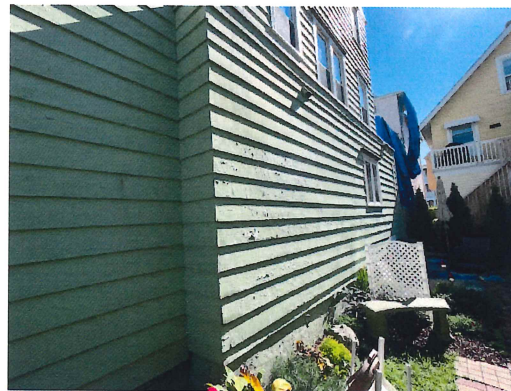
- There are cut shakes in a variety of patterns on the east, north and west elevations, including in the gables that remain from the nineteenth-century house.
- As with the clapboard, the cut shakes appear in good to excellent condition.



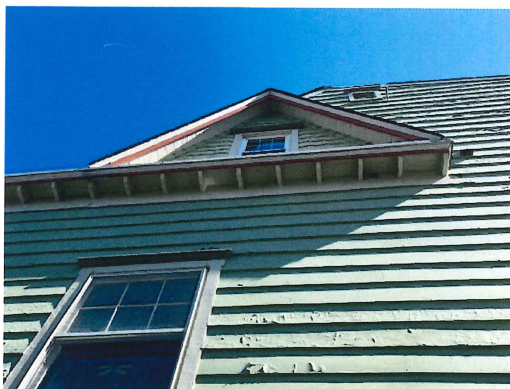
north/front facade



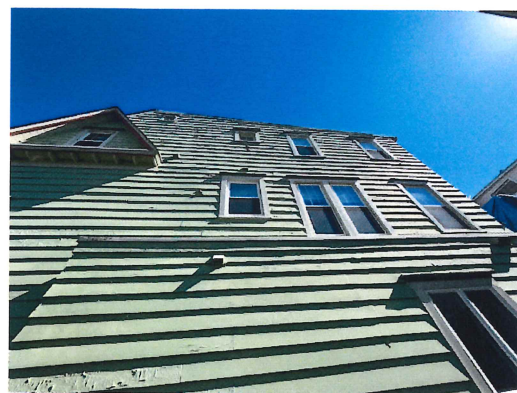
west elevation damaged clapboard



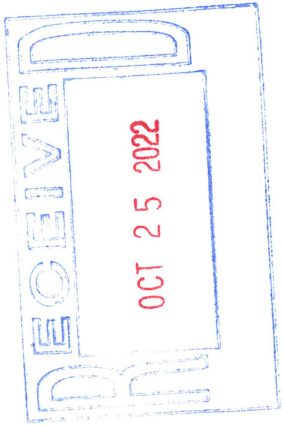
lower west wall to rear



nineteenth-century west gable and
juncture of early twentieth-century addition



upper rear west wall



east elevation (note gable from nineteenth-century building, three story addition to south with false mansard on east side only, and third-floor, gambrel addition to north); note some peeling paint and irregular board on second and third floor clap to the rear



lower south wall of replaced clap; upper south wall with compromised clap