

Inspections



140 Broadway (1900)

13 June 2023

Tech Review with Lucinda Heinlein and Jeffery Rudell

Karmozyn/Mack. The applicant is proposing replacing five windows on the 1st floor and seven windows on the 2nd floor. The applicant identifies these windows as “damaged broken windows.” Review window condition report.

Re: Certificate of Appropriateness
Good afternoon Heather,

I left a voicemail. however I wanted to send an email as well to ensure you received my message.

I am following up with the application I submitted last week for removing & replacing existing & damaged windows. HPC inspector Jeffery Rudell stopped by at our 140 Broadway property & questioned some windows that could "potentially be repaired"

I need to make sure you & inspector Rudell understand that ALL windows that we are replacing have active leaks & are compromising the structure of the home! The windows that are leaking are causing rot to the framing & sill plates down to the foundation (submitted photos 5/22).

There are literally tree roots/ branches coming out of the windows as well (see attached photos). The upstairs windows are being removed & replaced to match the kitchen windows which have been replaced by the previous owner.

The original windows in the family room are NOT being touched! We are trying so hard to mitigate further damage to the historic structure by installing new windows & stopping all leaks.

We are also replacing the old roof that literally has holes (see attached photos) & active leaks as evident in the dry wall staining on the second floor (submitted photos 5/22)

Please see pictures attached that support our need to install new windows & roof in order for this home to be livable.

Please let me know if you received this email & how I can expedite any issues in allowing us to move forward.

Thank you so much, Keri

Keri Karmozyn - Founder
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The homeowner submitted the note (above) and contests the finding of the site inspectors. Tech suggests the homeowners attend to the windows in questions by making it possible to open them (many are painted shut but appear to have no other serious deterioration). Once the windows are operable, HPC will dispatch a different inspection team to re-review them. **Pending**



29 Webb Avenue

13 June 2023

Tech Review with Lucinda Heinlein and Jeffery Rudell

The applicant sent a note to HPC in response to questions from the Tech Committee. The applicant confirmed that they will use Intex Dartmouth rail systems on the porches and front