

76 Mount Tabor Condition Report: Siding, Doors, and Windows

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General comments:

- As noted in the detailed history provided by the applicant, 76 Mount Tabor is a key structure; it dates to before 1904 (tax records), mostly likely to the 1870s.
- Exterior renovations ca. 2009, detailed in the application, were intended to recapture aspects seen in historic photos.



front/north facade

Board-and-batten siding:

- The wood siding dates ca. 2009 and is in good condition; deterioration is visible in places.
- This siding was applied directly over historic board and batten that is in very poor condition; this historic siding peeks out below the newer siding on the rear/south elevation of the building.



south elevation with newer board and batten on top of deteriorated board and batten



← east elevation to rear
east elevation towards north ↓



northwest corner elevations/damage above first-floor, north-facing window

Doors: The front and back doors are wood, in good condition, of different configurations, and relatively modern in date.



front door



back door (this entry will be lost in the partial demo)



Windows:

- The applicant proposes to retain only the two historic windows flanking the front door.



windows to east and west of front door

- The remaining windows are a mix of modern vinyl and aluminum replacements, older wood windows, and historic French casement windows; the applicant proposes to replace all of them.
- We discuss only the wood windows here, but have photos of every window, exterior and interior, if needed by Tech or the Board.

first-floor windows:

- There are older wood windows (and one replacement window) on the north and west elevations where the wrap porch was enclosed at some point after 1930.
 - The wood windows in fair to good condition, but are almost all fixed in place and thus inoperable.
 - They perhaps were inserted at different times, given their slightly different sizes.



single window facing north appears to be a casement to the exterior and a 1/1 on the interior, both fixed in place.



The bank of 4 windows on the west wall are wood (except for the second from the left, an operable replacement window) and fixed in place, except for the window at the far left, which may tilt out, but that is unclear



west elevation looking south and northwest corner of bank of windows

second-floor windows:

- The second-floor windows are a mix of primarily historic French casements and modern replacement windows.
- The 6 historic wood windows that the applicant proposes to replace are shown below and follow the numbering system in the application.
- The historic windows are small in size and of an unusual form for Ocean Grove.
- They are in poor condition: They seem fragile, have been painted many times (including their hardware) making them difficult to operate, and the muntins and glazing compound are deteriorated.



#203



#204



#208



#205,
interior and exterior



#209 and detail of muntin (too close to neighbor to take exterior photo)



#210 (bisected in interior by a thin wall)