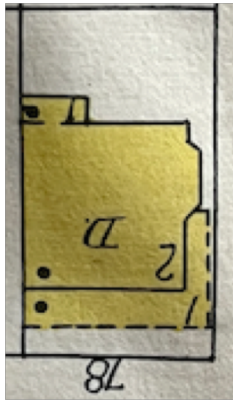


78 Broadway: Siding and Windows  
3 December 2023  
Jenny Shaffer and Kurt Cavano

NOTE: There was a previous window inspection on 6 June 22.



78 Broadway



1930 Sanborn map

## WINDOWS

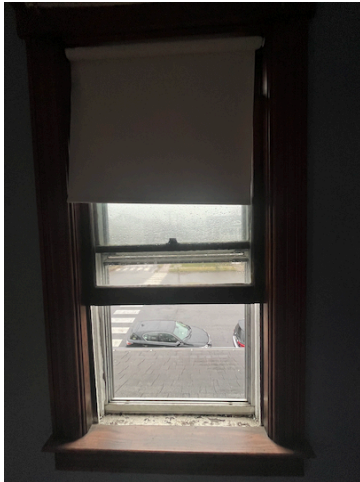
NOTE: The applicant had not yet put in an application at the time of the inspection. We were given a plan of the windows that they are applying to replace and use their numbering below.

1. **Windows 1-1, 1-2, 2-9, 3-1, and 3-2 confirmed as vinyl replacement windows.**
2. **Windows 2-1 through 2-8 and 2-10 are old/historic double-hung windows.**
  - All are 1/1s with chains.
  - All are operational and generally open and close readily.
  - All are in similar fair to good condition.
  - All are repairable, but show similar issues:
    - The sills and upper sashes are generally in good condition.
    - The bottom sashes exhibit effects of sustained water damage; some are split and show some rot in the lower corners.
    - Some windows do not sit properly in their openings.
    - The finish in places is bubbling.

Below are some examples (we have interior photos of all windows should they be needed):



window 2-1: view, lower left corner of bottom sash and upper sash detail



window 2-3 and detail of lower left sash



window 2-6 with detail of lower left sash (perhaps the most damaged)

## SIDING

### General Comments:

- The applicant has removed almost all of the vinyl siding to expose what is beneath (the exception is the dormers, which remain partly covered).
- The application of the vinyl siding resulted in the cutting of sills and removal of window crowns.
- The lower half of the house is sheathed in wood clapboard.
  - The clapboard is in fair condition, with some in good condition.
  - There are split boards in places.
  - The clap is in particularly poor condition at the northeast corner.
- The upper half of the house is sheathed in cedar shakes.
  - The shakes, which are flimsy, appear to be of more recent vintage.
  - They are in poor condition, with breaks and splits in areas.
  - When the vinyl siding was applied, the slight swoop/swale was hacked off.
  - There is nothing under these shakes, which probably indicates that they replaced earlier shakes.



northeast corner with damaged clap;  
note cut sills/missing crowns



front/north elevation (note cut sills)





east lower elevation from south



front/east façade, second floor



northwest corner



west elevation



west elevation towards south;  
note damaged window surrounds



southwest corner