



140 Broadway (1900)

20 June 2023

Tech Review with Deborah Osepchuk, Lucinda Heinlein, and Jeffery Rudell

The applicant proposes replacing five (5) first-floor rear (south) windows (i.e., replacing four, closing off one to accommodate a refrigerator being placed on the interior). They further propose replacing seven (7) second-floor rear (south, east, and west) windows.

A window inspection on 7 June 2023 determined the windows are not in extreme disrepair, though there is evidence of sill-rot in areas and window pulleys and window stops may need restoration or adjustment.

The homeowners responded to that first window report with a note stating that despite appearances, all of the windows are causing leaks that are compromising the dwelling. They further stated that water damage from these windows is evident down to the foundation. A second team of inspectors was dispatched and a second report was prepared (16 June 2023).

This second report reiterated that the windows appear to NOT be in extreme disrepair. However, the investigators consulted Sanborn maps and determined that the windows in question MAY date from the 1950s, making them not original to the structure.

We spoke with the applicant's by Zoom and they propose bringing this application to the full Commission for a determination. If windows are determined to be causing damage to the dwelling (due to leaks, improper installation, or some other reason), AND if the windows are

deemed NOT to be original, the Commission may consider replacement of these windows with conforming new windows.

The question of whether an existing rear window can be removed and replaced by a permanent closed shutter OR blocked from the inside but retained on the outside, will also have to be determined by the Commission. (Zoning and Construction may have other considerations to be weighted given how close the rear of the property is to the lot line.

Heather: Please place this application on the next available Commission meeting.

They also applied separately to replace their roof with a conforming GAF rooftile in a gray color that approximates what currently exists on the dwelling. **Conforming and Approved.**

The further asked questions regarding the process for evaluating doors and siding. We explained the process (inspections, etc.) and the possible materials and/or restoration requirements they may face.

We also advised them that their dwelling is missing its first-floor, wrap-around front porch. Homeowners were advised that they could apply to restore the missing porch configuration.