



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: 22 Oakland Terrace, Hartford, CT
For consideration: October 21, 2020

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Grant Losapio, Consultant
Email: oneplan@hartford.gov

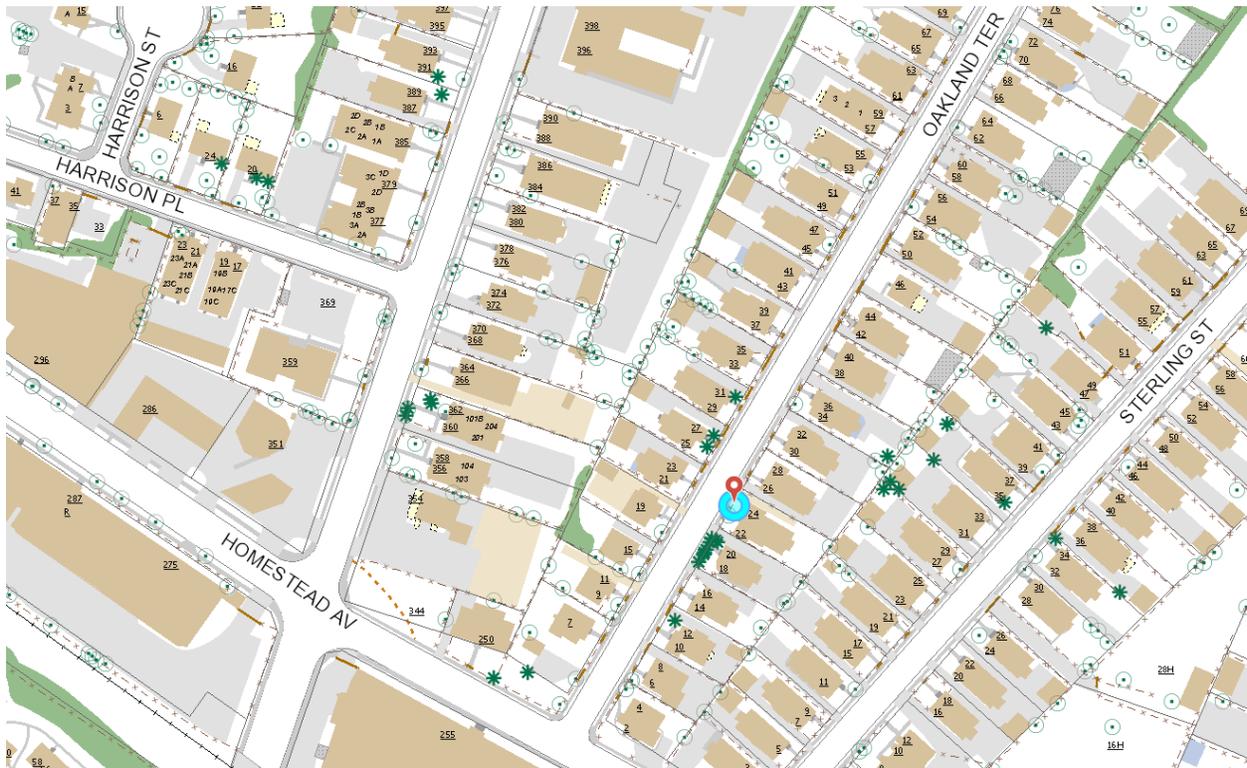
PROJECT: 22 Oakland Terrace
PARCEL ID: 176-200-159

ZONE: N-2-3 **HISTORIC DISTRICT:** Upper Albany National Historic District

TYPE: ARTICLE XII HISTORIC PRESERVATION COMMISSION
Sec. 28-170 through 28-221

APPLICANT: Bryan Moore

OWNER: Constitution Real Estate LLC



HARTFORD GIS MAPPING: Location Map

BACKGROUND INFORMATION

The residence at 22 Oakland Terrace is a 2 ½ story wood frame gable structure built in 1909 in Queen Anne and Colonial Revival styles. The structure retains wood shingle siding and original wood window detailing on the second and third stories, while the first story siding and windows have been replaced.

According to the applicant’s narrative the proposed work is as follows:

“Exterior repairs and/or replacement of existing damaged materials to match existing appearance including: Re-Paint siding with like-color of existing, Re-Paint porch elements to match existing, Replacement of windows/doors with like kind, Replacement of missing/damaged roof shingles”

It appears from the image provided by the Applicant, Figure 4 and Attachment 8 of this report, that additional work to repair the front porch is being done and has already been started, beyond the scope described in the applicant’s narrative of repainting.

LEGAL STANDARD

The Commission reviews and acts upon all applications for Document of Suitability. No person or entity may, without first applying and obtaining the approval of the Commission, file an application for a demolition permit, or for a building permit for any protected property as designated in the Historic Preservation Ordinance Sec. 28-219.

STANDARD SPECIFIC TO THE USE

The commission shall adopt the Secretary of the Interior's Standards for Rehabilitation and the Hartford Guidelines for Renovations and Additions to Historic Buildings.

According to page 19- *“Windows and Doors”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; *“Consider repair and restoration first. Replace only when repair is not possible...”*

According to page 21 - *“Roofing”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; It is recommended to *“Replace roofing only with matching materials...”*

According to page 22 - *“Entrances and Porches”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; It is recommended to *“retain and repair porches, replace missing porch features”* and *“Applying inappropriate new materials”* is not recommended.

FINDING OF FACTS

CURRENT USE:	Residential	PROPOSED USE:	Residential
YEAR BUILT:	1909	STYLE:	Queen Anne/Colonial Revival

Particular Mention in historic nomination: n/a

Current Conditions: This building is in poor condition. Much of the wood detailing, shingle siding, and roofing needs repair or replacement. Attachment 5 of this report is an email that details the results of an inspection of the subject property, conducted on March 27, 2020, which states that the subject property is considered a Blighted Property.

Condition of other properties in neighborhood: Other properties in this area of Oakland Terrace consist mostly of multi-family homes in Queen Anne and Colonial Revival styles that are in fair to good condition. Some homes retain their wood clapboard and shingle siding, but many have replaced with Vinyl and Aluminum siding. Many of the front porches in this area have been modified from their original form, either having been enclosed or renovated using square spindles, columns, railings, and other wood detailing that is not typical of the historic time period.



Figure 1. Google Streetview, dated June 2019. View of the subject property from Oakland Terrace.



Figure 2. Google Streetview, dated June 2019. View looking north along Oakland Terrace. Subject property is shown on the right. Depicts other homes in this area of Oakland Terrace and their historic styles.



Figure 3. Google Streetview, dated June 2019. View looking south along Oakland Terrace. Subject property is shown on the left.



Figure 4. Photo provided by the applicant, Attachment 8 of this report. Depicts repair work the front porch, including the posts and railings that has already begun.



Figure 5. Photo provided by the applicant, Attachment 8 of this report, dated March 27, 2020. Depicts the front porch, prior to the start of any repair work.

COMMENTS RECEIVED (None received as of October 9, 2020)

ANALYSIS

Staff believes that additional information is needed to understand and make an assessment on the scope, intent/design, and materials of the repair work being done to the front porch. It is clear, from Figure 4, the photo in which the porch columns and railings have been removed, that more intensive repair work is being done than just repainting. The applicant should provide information or drawings that detail all porch elements that are being repaired (columns, railings, spindles, latticework, etc.). If any of these elements are not a repair of the existing features, any new features should adhere to the recommendations for appropriate styles and materials set forth in the *Guidelines for Renovations and Additions to Historic Buildings*.

The roofing materials proposed to be used in repairs, Attachment 2 and Attachment 3 of this report, do not match the structure’s existing diamond shingle roofing. According to page 21 - “Roofing” of the adopted *Guidelines for Renovations and Additions to Historic Buildings*; It is recommended to “Replace roofing only with matching materials...”

It appears that the majority of the windows in the home have previously been replaced with vinyl windows, but it is clear from the photos provided in Attachment 2 and Attachment 8 of this report that some of the existing upper story windows remain in wood. The window specification provided by the applicant is for approximately 24”x36” single hung vinyl windows.

The applicant should verify which windows they intend to replace, which windows will be a change in material from existing wooden windows to vinyl windows, and which of those windows are

visible from the street. The current function of said windows (single hung vs. double hung) should also be verified and any replacement windows should retain the existing function. If any windows are to be replaced the window opening should not be altered and the existing wood window detailing (stool and casing) should be retained, remain exposed, and be repaired.

STAFF RECOMMENDATION

Staff recommends tabling this application to allow the applicant an opportunity to provide a revised application that includes the following:

1. Information and/or drawings that detail the design, styles, and materials of all porch elements being repaired (columns, railings, spindles, latticework, etc.)
2. Roofing material specifications that seek to match the existing diamond shingles.
3. Clarification as to which windows are to be replaced, which of those will be a change in materials, which of those are visible from the street, and what their existing function is.

A draft resolution follows.

ATTACHMENTS

1. Application
2. Description of Work
3. Roofing Specs
4. Window Specs
5. Tax Deferral Inspection Results
6. Tax Abatement
7. Cost Estimate
8. Photos

REVIEWED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
22 OAKLAND TERRACE
HISTORIC PRESERVATION PROPOSAL

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal for rehabilitation at 22 Oakland Terrace; and
- Whereas,** The property is located in the Upper Albany National Historic District; and
- Whereas,** The structure is a 2 ½ story wood frame gable building of Queen Anne and Colonial Revival styles; and
- Whereas,** The applicant proposes exterior repairs and/or replacement of existing damaged materials to match existing appearance including: Re-Paint siding with like-color of existing, Re-Paint porch elements to match existing, Replacement of windows/doors with like kind, Replacement of missing/damaged roof shingles.
- Whereas,** Additional repair work, beyond the applicant’s stated narrative, to the building’s front porch has already begun; and
- Whereas,** The proposed roofing materials do not match the existing diamond shingle roofing; and
- Whereas,** It is unclear which of the existing windows are proposed to be replaced and what impact that might have on the historic character of the home; and
- Whereas,** Additional information is needed to determine whether the proposed work is consistent with the City’s Historic Design Principles;
- Now therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby tables the proposed work to allow the applicant an opportunity to provide a revised application that includes the following:
1. Information and/or drawings that detail the design, styles, and materials of all porch elements being repaired (columns, railings, spindles, latticework, etc.)
 2. Roofing material specifications that seek to match the existing diamond shingles.

3. Clarification as to which windows are to be replaced, which of those will be a change in materials, which of those are visible from the street, and what their existing function is.

Be It Further,

Resolved, This 21st day of October 2020.

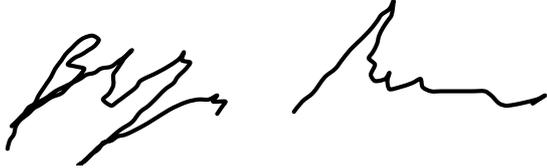
DDS- Planning & Zoning: Historic Review Application



Submission date: 15 September 2020, 2:13PM

Receipt number: 48

Question	Response
Property Information	
Property Address	Street: 22 Oakland Terrace City: Hartford State: CT Zip Code: 06112
Zoning District:	Z-2
Parcel ID:	607801
Property Owner:	Constitution Real Estate LLC
Property Owner's Address:	Street: 460 Bird Street City: Bridgeport State: CT Zip Code: 06605
Phone:	(203) 489 0229
Email:	kristine@constitutionmgmt.com
Applicant	
Please check if "Applicant" is the same as "Property Owner"	
Name of Applicant:	Bryan Moore
File Date:	09/15/2020
Address:	Street: 920 Ocean Ave, Unit 1B City: West Haven State: CT Zip Code: 06516
Phone:	9144206857
Email:	bmoore@archbetter.com
Primary Point of Contact	
Name:	Bryan Moore
Phone:	9144206857
Email:	bmoore@archbetter.com
Describe your application action(s) and provide as much detail as possible.	Exterior repairs and/or replacement of existing damaged materials to match existing appearance including: Re-Paint siding with like-color of existing Re-Paint porch elements to match existing Replacement of windows/doors with like kind Replacement of missing/damaged roof shingles
Proposed work:	Repairs

Current materials being repaired/replaced:	Paint/Shingles/Windows/Porch Railing/Porch Columns
Materials/products being used in work:	Paint/Shingles/Windows/Porch Railing/Porch Columns
Please upload all supporting materials and photographs below.	DescriptionOfWork_22OaklandTerrace_Exterior.pdf
Signatures	
Signature of Applicant:	 Link to signature
Name of Applicant:	Bryan Moore
Date:	9/15/2020
Signature of Property Owner:	 Uploaded signature image: KristineGarcia.png
Name of Property Owner:	Constitution Real Estate LLC
Date:	9/15/2020



Bryan Moore
bmoore@archbetter.com
(914) 420-6857

Description of Exterior Work

22 Oakland Terrace
Hartford, CT 06112
Submitted: 9/21/2020

Scope of work:

Exterior repairs and/or replacement of existing damaged materials to match existing appearance including:



Painting Siding:

Existing paint on existing siding throughout exterior in poor condition to be corrected and repainted to match existing.

Description of Exterior Work

22 Oakland Terrace
Hartford, CT 06112
Submitted: 9/21/2020



Painting Porch:

Existing paint throughout the exterior porch in poor condition to be corrected and repainted to match existing.



Description of Exterior Work

22 Oakland Terrace
Hartford, CT 06112
Submitted: 9/21/2020

Replacing Rotting Windows:

Existing windows in poor condition to be replaced in kind to match appearance, color, and function of existing.

(Spec attached)



Description of Exterior Work

22 Oakland Terrace
Hartford, CT 06112
Submitted: 9/21/2020

Replacing Missing/Crumbling Roof Shingles:

Existing roof contains areas of missing or crumbling shingles.
Shingles to be replaced with attached specification.

(Spec attached)

[Home](#) / [Doors & Windows](#) / [Windows](#) / [Single Hung Windows](#)

Internet #203157276 Model # 50 SH FIN Store SKU #521498



Orange, CT

✓ 5 in stock |
 [Aisle: 23 Bay: 011](#) |
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American Craftsman

23.375 in. x 35.25 in. 50 Series Single Hung White Vinyl Window with Nailing Flange

(239) [Write a Review](#)

\$109⁰⁰

Save up to \$100⁰ on your qualifying purchase.
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Width (in.) x Height (in.): **23.375 x 35.25**

23.375 x 35.25

How to Get It

<p style="text-align: center;">Store Pickup Available</p> <p style="text-align: center; color: green; font-weight: bold;">FREE</p>	<p style="text-align: center;">Ship to Home Get it by Tue, Sep 29</p> <p style="text-align: center; color: green; font-weight: bold;">FREE</p>	<p style="text-align: center;">Scheduled Delivery As soon as Tomorrow</p> <p style="text-align: center; font-weight: bold;">\$35.00</p>
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5 in stock at **Orange, CT.**

Customers Who Viewed This Also Viewed



GAF Timberline HDZ Charcoal Algae Resistant
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\$36⁰⁰ /bundle



GAF Royal Sovereign Charcoal Algae
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\$32⁰⁰ /bundle



GAF Timbertex Charcoal Double-Layer Hip and
(76)

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GAF QuickStart 33 lin. ft. Peel and Stick Roofing
(190)

\$21⁹⁸ /box



GAF F... lin. ft. Rake F...

\$39⁹



Internet #100658149 Model # 0601180 Store SKU #775276



Orange, CT

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Best Seller

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Timberline Natural Shadow Charcoal Algae Resistant Architectural Shingles (33.33 sq. ft. per Bundle) (21-pieces)

(331) [Write a Review](#)

\$34⁰⁰ /bundle
Buy 36 or more **\$27.20** /bundle

Timberline[®] Natural Shadow[®] Brochure

(RESTL100NS)

Updated: 7/16



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North America's Largest Roofing Manufacturer!™*



Quality You Can Trust... From North America's Largest Roofing Manufacturer!™

TIMBERLINE® Natural Shadow®

LIFETIME SHINGLES

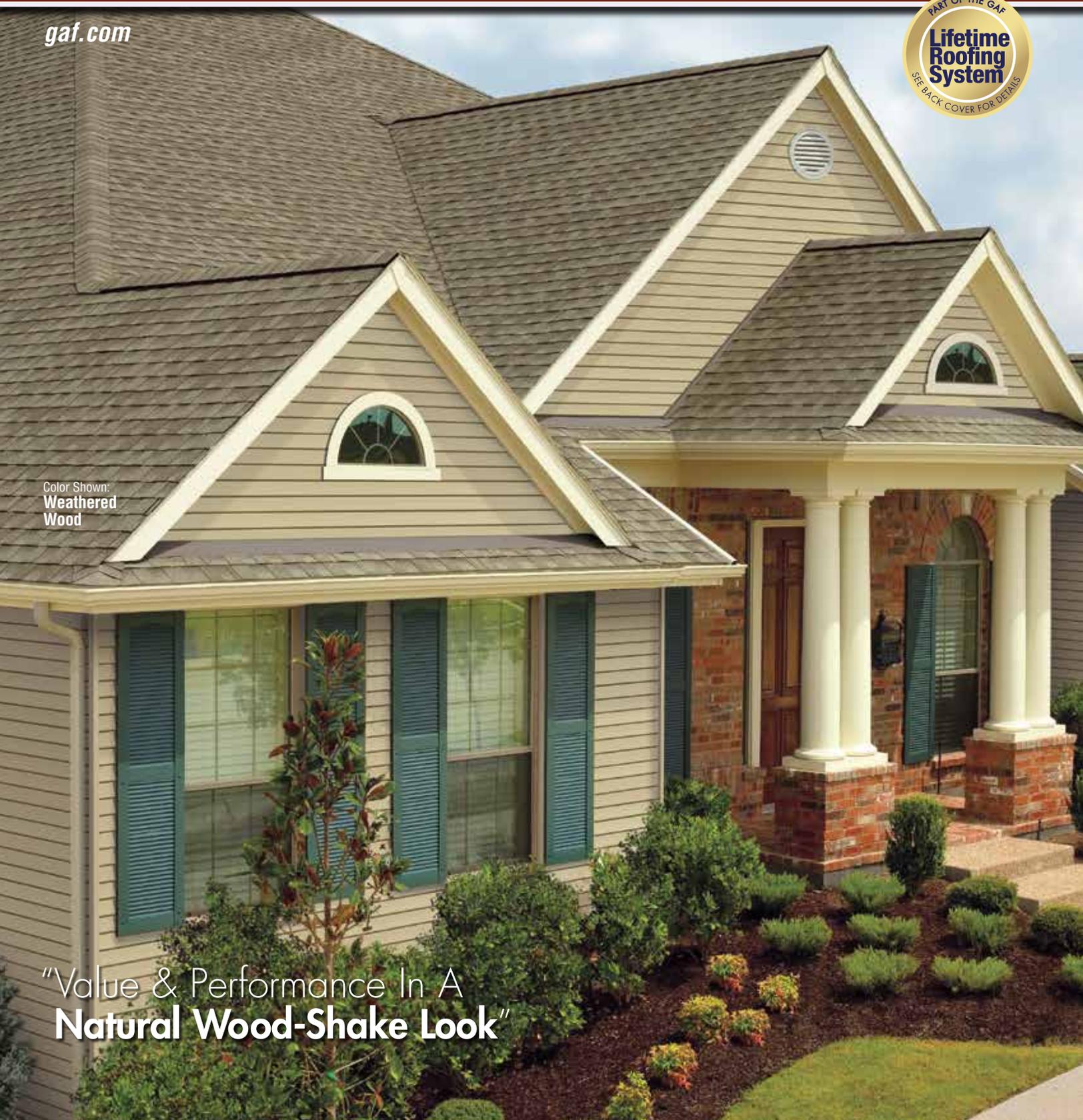
Protect your home with Timberline® Shingles — North America's #1-selling shingles!

gaf.com



Color Shown:
Weathered Wood

"Value & Performance In A Natural Wood-Shake Look"



There's Nothing Quite Like A Genuine Timberline® Roof!

Professional installers have long preferred the rugged, dependable performance that only a Timberline® roof can offer. That's why Timberline® Shingles with **Advanced Protection® Shingle Technology** are the #1-selling shingles in all of North America.

But performance is only half the story. Since your roof can represent up to **40%** of your home's "curb appeal," you can improve its resale value with Timberline® Natural Shadow® Shingles from GAF. They'll give you the upscale, architectural look you want, at a price you can afford!



Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Color Shown:
Slate



Benefits

- **Great Value...**
Architecturally stylish but practically priced—with a Lifetime Ltd. warranty.*
- **Attractive Appearance...**
Features a classic shadow effect. Lends any home a subtle, even-toned look with the warmth of wood.
- **Highest Roofing Fire Rating...**
UL Class A, Listed to ANSI/UL 790
- **High Performance...**
Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more).
- **Stays In Place...** Dura Grip™
Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph!†
- **Peace Of Mind...** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.*
- **Perfect Finishing Touch...**
Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.**



* See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

** These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

† This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Color Shown:
Pewter Gray
(not available in all areas)



Color Shown:
Barkwood
(not available in all areas)

Install Peace Of Mind... Install To Protect!

When you install GAF Timberline® Natural Shadow® Shingles with **Advanced Protection® Shingle Technology**, you're getting the very best combination of weight and performance that modern manufacturing technology can deliver. In fact, you won't find a shingle that surpasses Timberline® on:

- ✓ Toughness
- ✓ Wind uplift resistance
- ✓ Flexibility
- ✓ Fire resistance

That's why every Timberline® Shingle comes with GAF's transferable Lifetime Ltd. Warranty*—for your peace of mind!—plus the backing of the Good Housekeeping Seal.**



*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

**GAF Shingles have earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind these products. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Color Shown:
Charcoal



Color Shown:
Shakewood

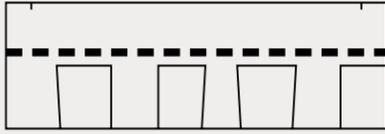
Timberline® Shingles Are Also The Favorite Of Professional Contractors...



- **More Referrals...** People will know that you're installing America's #1-selling laminated shingles!
- **Less Chance Of Call-Backs...** Durable, wind-resistant shingles carry 130 mph ltd. wind coverage.†

†This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

SPECIFICATIONS



13¼" x 39⅝" Metric

- Fiberglass asphalt shingle
- Lifetime ltd. transferable warranty¹
- Smart Choice® Protection for the first 10 years¹
- 130 mph ltd. wind coverage²
- StainGuard® Protection³
- UL Listed to ANSI/UL 790 Class A
- ASTM D7158, Class H
- ASTM D3161 Type 1, Class F
- ASTM D3018 Type 1
- ASTM D3462⁴
- Classified in accordance with ICC-ES AC438
- Miami-Dade County Product Control approved⁵
- Florida Building Code approved
- Texas Department of Insurance approved⁵
- ICC approved⁵
- ENERGY STAR® certified (U.S. only)⁶
- Approx. 64 Pieces/Square
- Approx. 3 Bundles/Square
- Approx. 256 Nails/Square
- Exposure: 5 ⅜"



¹ See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

² This wind speed coverage requires special installation. See GAF Shingle & Accessory Ltd. Warranty for details.

³ StainGuard® protection applies only to shingles with StainGuard® labeled packaging. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

⁴ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁵ Applies to some plants.

⁶ Timberline® Natural Shadow® Arctic White is ENERGY STAR® certified (U.S. only) and rated by the Cool Roof Rating Council. See gaf.com for availability and details.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Color Availability Chart*



- *Notes:
- Arctic White only available in the Shafter area.
 - Hunter Green only available in the Minneapolis and Michigan City areas.
 - Pewter Gray only available in the Baltimore/Myerstown and Michigan City areas.
 - Timberline® Natural Shadow® Shingles are not available in the Tampa area.

We can help you choose the right shingle for your roof!

Try GAF's Virtual Home Remodeler at gaf.com. Visualize GAF Shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!



†Timberline® Natural Shadow® Arctic White is ENERGY STAR® certified in the U.S. only and rated by the Cool Roof Rating Council (CRRC). See gaf.com for availability and details. When installed properly, this product will help to reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Important Warning:
Timbertex® and Ridglass® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. But some contractors cut costs by using the tabs from a 20-year or 25-year 3-tab shingle as your ridge cap. To ensure the closest color consistency for your roof, ask your contractor to use genuine Timbertex® or Ridglass® Premium Ridge Cap Shingles.*

- **Complements Timberline® Colors...** Designed to complement the color of your Timberline® Shingles
- **Strong Protection For Hips & Ridges...** Multi-layer design protects the most vulnerable areas of your roof
- **Perfect Finishing Touch...** Extra-thick designs with massive 8" exposure are 2–3 times thicker (versus typical strip shingles) for a distinctive, upscale look
- **Stays In Place...** Dura Grip™ Self-seal Adhesive seals each piece tightly and reduces the risk of shingle blow-off
- **Peace Of Mind...** Up to a Lifetime Ltd. warranty when installed on Lifetime Shingle roofs†

†See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



*These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

Looking For A **Designer Color Blend** For Your Roof? Consider Timberline® American Harvest® Shingles...



Note: This product is not available in all areas. See gaf.com for availability and details.

GAF

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More Than Just Coverage On Your Shingles!

Get Automatic Lifetime Protection On Your Entire GAF Roofing System!*

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get:

- A Lifetime Ltd. warranty on your shingles and all qualifying GAF accessories!*
- Non-prorated coverage for the first 10 years!*



LIFETIME

SHINGLES

GAF offers you many great Lifetime Shingle choices, including **Timberline®** Shingles with Advanced Protection® Shingle Technology. They're the #1-selling shingles in North America!

Advanced Protection® Shingle Technology provides excellent protection for your home while reducing the use of precious natural resources. That's better for your home—and better for the environment!

To learn more about why Advanced Protection® Shingles are your best choice, visit gaf.com/APS/.



†In the North, most building codes require the use of Leak Barrier at the eaves.



Cobra® Attic Ventilation

Helps remove excess heat and moisture from your attic to promote energy efficiency in your home and help extend the life of your roof.



Roof Deck Protection

Provides an exceptionally strong layer of protection against wind-driven rain; some even allow moisture to escape from your attic. Also, lies flatter for a better-looking roof.



Leak Barrier

Provides exceptional protection against leaks caused by roof settling and extreme weather. Ideal upgrade at all vulnerable areas (including at the eaves in the North!).



Starter Strip Shingles

Saves time, eliminates waste, and reduces the risk of blow-off...and may even help qualify for upgraded wind warranty coverage (see *GAF Shingle & Accessory Ltd. Warranty* for details).



Ridge Cap Shingles

Enhances the beauty of your home while guarding against leaks at the hips and ridges.

SHINGLE & ACCESSORY LTD. WARRANTY
Lifetime
LTD. WARRANTY TERM

*See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

SALES OFFICES:

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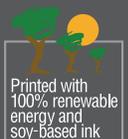
SOUTHEAST
813-829-8880

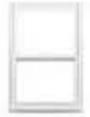
SOUTHWEST
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WEST
800-445-9330

CANADA
855-492-8085

WORLD HQ
973-628-3000





American Craftsman Model # 50 SH FIN ★★★★★ (239)

23.375 in. x 35.25 in. 50 Series Single Hung White Vinyl Window with N...

\$109⁰⁰



[Product Overview](#)

[Specifications](#)

[Questions & Answers](#)

[Customer Reviews](#)

Specifications

Dimensions

Grid Width (in.)	None	Product Width (in.)	23.375
Jamb Depth (in.)	2.69	Rough Opening Height (In.)	35.75
Product Depth (in.)	3.5	Rough Opening Width (In.)	23.875
Product Height (in.)	35.25	Width (in.) x Height (in.)	23.375 x 35.25

Details

Exterior Color/Finish Family	White	Number of Locks	1
Features	Tilt-In Cleaning	Product Weight (lb.)	24lb
Frame Material	Vinyl	Returnable	180-Day
Glass Type	Low-E Glass	Solar Heat Gain Coefficient	.26
Glazing Type	Double-Pane	Storm window	No
Hardware Color/Finish Family	White	Tilt-in cleaning	Yes
Included	Hardware,Screen	U-Factor	.29
Insect screen included	Yes	Window Use Type	New Construction
Interior Color/Finish Family	White		

Warranty / Certifications

Energy Star Qualified	North-Central,Northern,South-Central,Southern	Manufacturer Warranty	Limited Lifetime Warranty
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Berschet, Paige

From: Stafford, John B.
Sent: Thursday, April 30, 2020 10:20 AM
To: Knight, Clifford A.
Cc: Fiengo, Richard; Penney, Brian
Subject: 22 Oakland Ter. Tax Deferral inspection results.

Hi Cliff

Based on the inspection that I conducted on **March 27, 2020 22 Oakland Ter.** is considered a Blighted Property. Blight Violations: 9-93A(1), 9-93A(6) and 9-93A(8). Property Maintenance Violations: 9-93B(1)(d), 9-93B(1)(e), 9-93B(1)(g), 9-93B(2)(a), 9-93B(2)(c), 9-93B(2)(d), 9-93B(2)(h), 9-93B(2)(j), 9-93B(2)(i), 9-93B(2)(n).

John Stafford

Blight Remediation Inspector North Dist.
Development services
Assistant Building Official
Licenses & Inspections
City of Hartford
260 Constitution Plaza
Hartford, CT 06103
(860) 757-9259 (Office)
STAFJ001@hartford.gov
www.hartford.gov

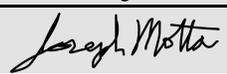
ASSESSMENT DEFERRAL APPLICATION BLIGHTED PROPERTY HARTFORD, CONNECTICUT

Pursuant to P.A. 97-320, of the State of Connecticut, an application for an assessment deferral must be filed prior to work commencing.

An itemized estimate of the cost of the improvements, a timetable detailing the renovation schedule, and copies of permits pulled must be attached to this application.

Return applications to:

Assessor's Office
Attn: John Philip, CCMA II
550 Main Street
Room 108
Hartford, CT 06103
Fax Number (860) 722-6142

	Property Owner:	Grand List of:	List Number:
Name	Constitution Real Estate LLC		
Address	700 Canal Street, First Floor	No. & Street	22 Oakland Terrace
City/State/Zip	Stamford, CT 06902	Map/Block/Lot	176200159 (if available)
Name	Applicant:(if different from owner)	Property Type	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commer <input type="checkbox"/> Industrial <input type="checkbox"/> Apartment
Address		Description of Improvements:	
City/State/Zip		Complete rehabilitation of 3 family property including roof, heating, plumbing, electrical	
Name	Correspondence & Contact:		
	Joseph Motta C/O Constitution Management		
Address	700 Canal Street, First Floor	Intended Use: Multifamily - 3 Family	
City/State/Zip	Stamford, CT 06902	Total Renovation Cost	\$75,000
Phone No.	718-869-9755	Total Permit Cost	\$
		Date Permits Pulled	
<i>Signature of Property owner or duly authorized agent (attach evidence of authorization)</i>			<i>Date</i>
X			12/17/2019

Additional Comments:

Do not write below this line: Assessment Use Only

Application Approved Denied: _____

X Date of Decision: _____

(signature)

Reduction In Assessment For Rehabilitated Structures

The new deferral program was created by an act of the legislature (P.A. 97-320) and adopted by ordinance of the Hartford City Council in April of 1998. Essentially it is a program designed to give a reduction in the annual assessment for a blighted building that is rehabilitated.

The definition of a blighted building is found in Hartford Municipal Code Section 9-91. It states in part that the building must be a "a menace to the public health, safety, or welfare in its present condition or use".

To qualify for the assessment deferral the following criteria must be met:

Residential

1-3 family, co-ops, condominiums, and apartments (4 units & up)

Building must be at least 15 years old

Investment in the building shall be at least 30% of the total assessed value as of the last reval.

Commercial & Industrial

Buildings must be at least 20 years old

Investment in the building shall be at least 40% of the total assessed value as of the last reval.

The building is within 1,500 feet of property classified as residential.

No building shall be eligible unless appropriate building permits have been acquired and application for such permits are made at the same time as the deferral filing with the Assessor.

Any rehabilitated structure must meet all zoning requirements and conform to the city plan of development.

If rehabilitation work is not completed or a certificate of occupancy has not been obtained within two years of the date of approval of the Assessment Deferral application, a new application must be filed and re-approved for the property to maintain eligibility of the program.

If the property is transferred after program approval and before a certificate of occupancy for the rehabilitation work has been issued, the new owner must file a new application with the Assessment Division prior to the commencement or recommencement of work and would require re-approval for the property to maintain its program eligibility.

The Assessor must be notified within 7 days of completion of improvements and issuance of a certificate of occupancy.

Prior to any work commencing and before such real property will be considered for a deferral, a request for deferral application shall be filed with the Department of Assessment which shall include:

1. A description of the parcel
2. A description of the planned improvements thereon and intended use
3. An itemized estimate of the cost of those improvements
4. A timetable detailing the schedule of improvements

Any property meeting all of the necessary requirements shall have the assessment on the building reduced for a period of nine (9) years from the time a certificate of occupancy has been issued. Such adjustment shall reflect the current market value of the structure prior to rehabilitation and shall defer any increase in assessment attributable to such improvement according to the following schedule:

Year	% of Increase Deferred
1	100
2	100
3	100
4	100
5	100
6	80
7	60
8	40
9	20
10	0

Assessments are subject to change resulting from scheduled revaluations.

Itemized Construction Worksheet

The general contractor, responsible for the cost estimates below and licensed and insured to do business in the State of Connecticut is:

Constitution Real Estate LLC

Property Address: 22 Oakland Terrace, Hartford

Residential unit count upon completion: 3

Commercial unit count upon completion: 0

	Materials	+	Labor	=	Total Cost
Masonry*		+		=	
Siding*		+		=	
Roof*	3,500.00	+	2,000.00	=	5,500.00
Gutters		+		=	
Shutters		+		=	
Exterior Paint		+		=	
Interior Paint	1,000.00	+	1,000.00	=	2,000.00
Driveway Resurfacing		+		=	
Sidewalk/Patio**		+		=	
Fencing**		+		=	
Sitework/Grading**		+		=	
Windows*	2,000.00	+	1,000.00	=	3,000.00
Exterior Doors*		+		=	
Interior Doors		+		=	
Partition Walls*		+		=	
Drywall/Plaster*	2,500.00	+	2,500.00	=	5,000.00
Decorating		+		=	
Wood Trim		+		=	
Stairs*		+		=	
Closets		+		=	
Floors	3,000.00	+	1,000.00	=	4,000.00
Tile		+		=	
Bath Accessories	1,000.00	+	1,000.00	=	2,000.00
Plumbing*	3,000.00	+	4,000.00	=	7,000.00
Electrical*	5,000.00	+	2,000.00	=	7,000.00
Heating*	5,000.00	+	2,000.00	=	7,000.00
Insulation*		+		=	
Cabinetry	2,500.00	+	0	=	2,500.00
Appliances	5,000.00	+	0	=	5,000.00
Basement*		+		=	
Clean-up		+		=	
Other/Misc.		+		=	
(*) Permit Required					
(**) Zoning approval					
Total Project Cost	33,500.00	+	16,500.00	=	75,000.00

Attachment 7: Cost Estimate



HM construction & painting llc
(203) 998-5182

Billed To
Joseph Motta
460 Bird Street
Bridgeport, CT
06605
United States

Date of Issue
9/14/2020

**Invoice
Number**
0000098

Amount Due (USD)
\$15,000

Due Date
9/14/2020

Description	Rate	Qty	Line Total
Paint siding , Paint porch railing/columns, Replacement of windows, Replacement of missing/damaged roof shingles	\$15,000.00	1	\$15,000.00
	Subtotal		15,000.00
	Tax		0.00
	Total		15,000.00
	Amount Paid		15,000.00
	Amount Due (USD)		\$0.00





