



## DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 95-97 Whitney Street, Hartford, CT 06105

For consideration: January 20, 2021

### STAFF REPORT

**TO:** HARTFORD PRESERVATION COMMISSION

**FROM:** Autumn Florek, Senior Planner  
T. 860-757-9083; Email: autumn.florek@hartford.gov

**PROJECT:** 95-97 Whitney Street  
PARCEL ID: 133-302-012  
ENERGOV ID: COMM-2020-0304

**ZONE:** N-2-2 **HISTORIC DISTRICT:** West End North National Historic District

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

**APPLICANT:** Southern New England Window c/o John Zuba

**OWNER:** Mark Fullerton and Danielle Thornton

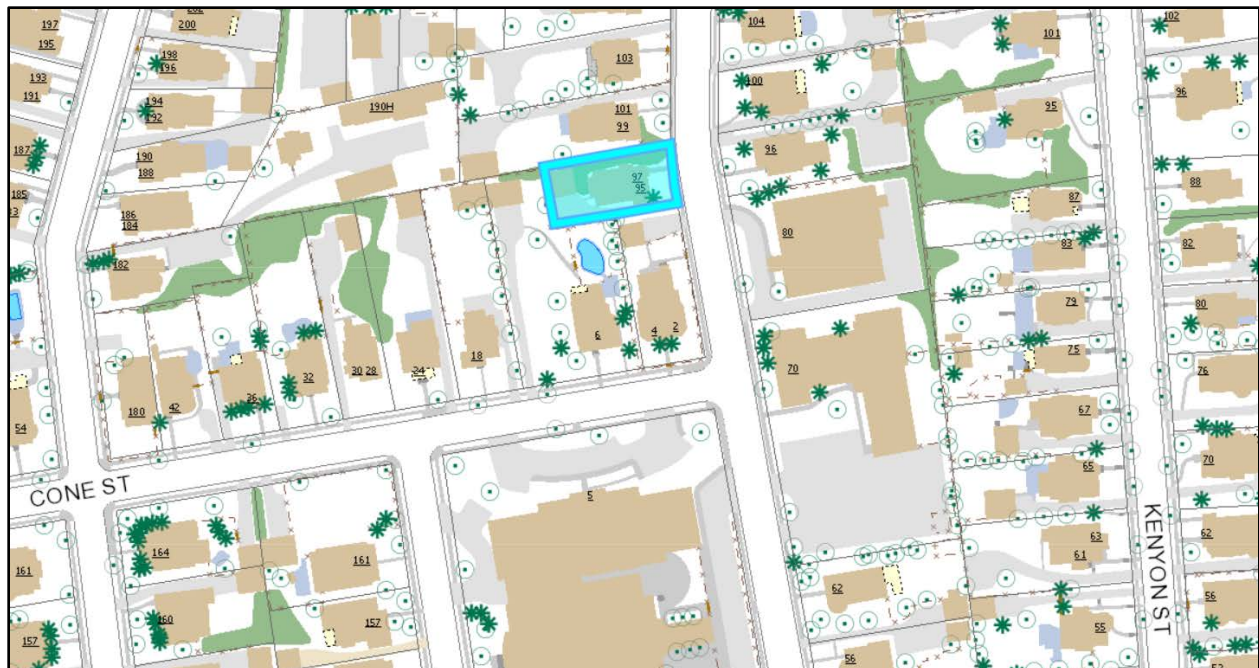


Figure 1: Location Map

## **BACKGROUND INFORMATION**

The subject property is 95-97 Whitney Street, which is a contributing property in the West End North National Historic District. The Colonial Revival structure was built in 1922 and was designed by noted Hartford architect, Burton Sellew.

The structure currently has a mix of replacement and 6/1 wood windows. Of the latter, there are 6 windows on the front façade, 5 windows on the right (or southern) side façade, 7 windows on the rear façade, and at least 2 windows on the left (or northern) side façade. The front and left side third-story dormers also have 6/1 composite windows.



Figure 2: 97 Whitney Street, Staff Photo, January 10, 2021

**Proposed Project:** The Applicant proposes to remove most of the existing windows on the structure and install 39 Fibrex composite windows in their place. The Applicant proposes to install 22 6/6 double-hung windows, 10 1/1 double-hung windows, 5 3 x 5 casement windows, and 2 3/3 double-hung windows.

The Applicant proposes to replace the six wood windows on the front façade, five of the wood windows on the right (or south) side façade, and seven of the windows on the rear façade. The front and side windows are visible from Whitney Street while the rear windows are out of sight.





Figure 3: Windows that Applicant Proposes to Replace, Front Façade



Figure 4: Windows that Applicant Proposes to Replace, Right/South Side Façade

## 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.

## STANDARDS SPECIFIC TO THE USE

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

The following sections of the *Guidelines for Renovations* are relevant:

- Windows and Doors, page 19:
  - “Recommended: Survey the condition of windows and doors including sash, glazing, wood stiles and rails, moldings, panels, and trim.”
  - “Recommended: Consider repair and restoration first. Replace only when repair is not possible.”
  - “Recommended: Replace to match as closely as possible the dimensions and profiles of existing components such as stiles, rails, muntins, glazing bars (interior and exterior, and area of glass. Applied muntin frames may be acceptable. These guidelines apply regardless of the material of the new windows.”
  - “Not Recommended: Replacing easily repairable wood windows and doors with metal or vinyl windows or doors.”

## FINDING OF FACTS

<b>CURRENT USE:</b>	Two-Family Residential	<b>PROPOSED USE:</b>	Two-Family Residential
<b>YEAR BUILT:</b>	1922	<b>STYLE:</b>	Colonial Revival/Four Square

**Particular mention in Historic nomination:** Under Criterion C (Architecture), the nomination states that the “degree of cohesion found in this historic district is remarkable. Very few of the houses built between 1870 and 1920, the period of the district's greatest historic and architectural significance, are gone.” The nomination goes on to say that the district’s architectural significance is enhanced by “the small groups of houses from different periods that are scattered throughout the district, especially those that are architect-designed” (West End NHD nomination, Item 8, Page 1). Elsewhere, the nomination notes that the “district's Colonial Revival buildings display classical detailing and symmetrical massing” and that “square houses with hipped roofs and dormers are common” (Item 7, Page 5).

**Current Conditions:** The existing windows represent a variety of styles and include both wood and vinyl composite windows. The structure currently has at least 20 6/1 double-hung wood windows.



These include 6 windows on the front façade, 7 windows on the rear façade, 6 windows on the front façade, 5 windows on the right (or southern) side façade, and at least 2 windows on the left (or northern) side façade. Most of the composite windows are double-hung, but there are some non-historic casement windows on the front and side facades. The existing trim is vinyl composite, including for the wood windows.

**Nearby Conditions:** Many of the neighboring structures have wood windows, a striking number of which had 6/1 patterns. Some have replacement windows with vinyl or aluminum trim.



Figure 5: East Side, Whitney Street, Staff Photo, January 10, 2021





Figure 6: East Side, Whitney Street, Staff Photo, January 10, 2021



Figure 7: West Side, Whitney Street, Staff Photo, January 10, 2021



**COMMENTS RECEIVED**

(None received as of January 14, 2020)

**ANALYSIS**

The Preservation Guidelines clearly state that wood windows should not be replaced if they are easily repairable. The Applicant, however, proposes to replace six wood windows on the front façade and five on the right side façade. The Applicant proposes to replace seven wood windows on the rear façade as well. The windows on the rear façade, though are not visible from the street and may be replaced without historic review.

The Colonial Revival structures in the area are also characterized by 6/1 windows. These windows, then, are a singular feature of Whitney Street's built heritage. The proposed replacement of the 6/1 composite windows on the third floor would damage this heritage. Though the 6/1 windows on the third-floor are replacement windows the grid pattern is critical to the structure's appearance from the street. The Preservation Guidelines state that all windows, regardless of material, should be replaced to match the dimensions and profiles of existing windows as closely as possible.

The remainder of the existing windows proposed to be replaced either are not visible from the street, would be replaced in-kind, or already have grid styles that would not be used at the time of the structure's original construction. The Applicant did not submit sufficient specifications at the time this report was written, and as a result staff has included a recommended condition that those windows that are replaced match the dimensions of the existing components such as stiles, rails, muntins, glazing bars, and area of glass as closely as possible.

**STAFF RECOMMENDATION**

Staff recommends approval of this application, subject to the following conditions:

- (1) The wood windows on the front and side façade shall not be replaced.
- (2) The 6/1 windows on the third-story of the front and side facades shall only be replaced in-kind.
- (3) Windows that are replaced should match the dimensions of the existing components such as stiles, rails, muntins, glazing bars, and area of glass as closely as possible.

**ATTACHMENTS**

1. Completed and signed application form
2. Signed contract with specifications of windows
3. Photographs submitted by Applicant
4. Detail sheet with specifications

**REVIEWED,**

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Aimee Chambers, Director



**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
95-97 WHITNEY STREET  
HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal for the proposed replacement of windows at 95-97 Whitney Street; and
- Whereas,** The subject property is a contributing property in the West End North National Historic District; and
- Whereas,** The structure was built in 1922 and represents a mix of Colonial Revival and Four Square styles; and
- Whereas,** The architect is believed to have been Burton Sellew; and
- Whereas,** The structure has at least twenty 6/1 wood windows including six on the front façade and five on the right or south facade; and
- Whereas,** The structure has seven 6/1 wood and composite windows installed on the front and side third-story dormers; and
- Whereas,** The structures in the surrounding area are distinguished by the significant number of wood windows; and
- Whereas,** The neighboring structures are distinguished by the prevalence of 6/1 windows; and
- Whereas,** The Applicant proposes to replace some of the existing windows with Fibrex composite windows.
- Whereas,** The proposed work, modified to conform with the conditions included in this resolution, will be consistent with the City's Historic Design Principles;

Now therefore Be It

- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work with conditions.



**Resolved,** The wood windows on the front and side façade shall not be replaced.

**Resolved,** The 6/1 windows on the third-story of the front and side facades shall only be replaced in-kind.

**Resolved,** Windows that are replaced should match the dimensions of the existing components such as stiles, rails, muntins, glazing bars, and area of glass as closely as possible.

Be It Further,

**Resolved,** This 20<sup>th</sup> day of January 2021.

# DDS- Planning & Zoning: Historic Review Application



Submission date: **22 December 2020, 3:02PM**

Receipt number: **109**

## Property Information

Property Address  
Street: **97 Whitney St**  
City: **Hartford**  
State: **CT**  
Zip Code: **06105**

Zoning District:

Parcel ID:

Property Owner: **Mark Fullerton & Danielle Thornton**

Property Owner's Address:  
Street: **97 Whitney St**  
City: **Hartford**  
State: **CT**  
Zip Code: **06105**

Phone: **(860) 888-4870**

Email: **N/A**

## Applicant

Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: **John Zuba (Southern New England Windows)**

File Date: **12/22/2020**



Address:

Street: 10 Reservoir Rd

City: Smithfield

State: RI

Zip Code: 02917

Phone:

(401) 447-7172

Email:

johnz1492@aol.com

## Primary Point of Contact

Name:

John Zuba (Southern New England Windows)

Phone:

(401) 447-7172

Email:

johnz1492@aol.com

Describe your application action(s) and provide as much detail as possible.

**Install (39) replacement windows. No structural changes.**

Proposed work:

**Other: replacement**

Current materials being repaired/replaced:

**wood**

Materials/products being used in work:

**fibrex (wood/vinyl composite) to replicate existing wood windows**

Please upload all supporting materials and photographs below.

[Hartford Historic App 97 Whitney St.pdf](#)  
[Renewal by Andersen Double-Hung Specification and Technical Manual.pdf](#)

## Signatures

Signature of Applicant:



[Link to signature](#)

Name of Applicant:

John Zuba (SNEW)

Date:

12/22/20

Signature of Property Owner:

See Contract

[Link to signature](#)

Name of Property Owner:

Mark Fullerton

Date:

12/22/20





# Agreement Document and Payment Terms

dba: Renewal By Andersen of Southern New England  
Legal Name: Southern New England Windows, LLC  
**RI #36079, MA #173245, CT #0634555, Lead Firm #1237**  
10 Reservoir Rd | Smithfield, RI 02917  
Phone: 401-349-1384 | Fax: 401-633-6602 | sales@renewalsne.com

**Mark Fullerton & Danielle Thornton**  
97 Whitney Avenue  
Hartford, CT 06105  
C: (860)888-4870

Buyer(s) Name: **Mark Fullerton & Danielle Thornton** Contract Date: **11/15/20**  
Buyer(s) Street Address: **97 Whitney Street, Hartford, CT 06105**  
Primary Telephone Number: Secondary Telephone Number: **(860)888-4870**  
Primary Email: **markfullerton1968@gmail.com** Secondary Email:

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Southern New England Windows, LLC d/b/a Renewal By Andersen of Southern New England ("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

Total Job Amount: \$ <b>97,285</b>	By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.	
Deposit Received:		
Balance Due:	Estimated Start:	Estimated Completion:
Amount Financed:	<b>8-12 weeks</b>	<b>8-12 weeks</b>
Method of Payment: <b>Financing</b>	We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.	

Notes: **Seeking 10yr6.99% Tax pd Hartford,CT**

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

**YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 11/18/2020 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.**

Legal Name: Southern New England Windows, LLC  
dba: Renewal By Andersen of Southern New England

Signature of Sales Person

**kevin elston**

Print Name of Sales Person

Buyer(s)

Signature

**Mark Fullerton**

Print Name

Signature

**Danielle Thornton**

Print Name



## Itemized Order Receipt

dba: Renewal By Andersen of Southern New England

Legal Name: Southern New England Windows, LLC

**RI #36079, MA #173245, CT #0634555, Lead Firm #1237**

10 Reservoir Rd | Smithfield, RI 02917

Phone: 401-349-1384 | Fax: 401-633-6602 | sales@renewalsne.com

**Mark Fullerton & Danielle Thornton**

97 Whitney Avenue

Hartford, CT 06105

C: (860)888-4870

ID#: ROOM:

DETAILS:

**Misc:** Misc, TO CONSTRUCTION DEPARTMENT:, Trying to maintain original look

**Misc:** Misc, THANK YOU!, As a reminder, it is the customer's responsibility to do any painting, staining or touch up work after installation. We appreciate your business and look forward to exceeding your expectations.

**Misc:** Misc, PERMIT, Customer has paid for Renewal by Andersen to secure a building permit for their project. Permit fees are non-refundable once Renewal By Andersen applies for a permit.

**101** 3rdFlrBath

**Window:** Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, Tempered Glass, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** No Grille, **Grille Pattern:** All Sash: No Grille, **Misc:** None

**102** 3rdFlrBR

**Window:** Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** No Grille, **Grille Pattern:** All Sash: No Grille, **Misc:** None

**103** 3rdFlrTV

**Window:** Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** No Grille, **Grille Pattern:** All Sash: No Grille, **Misc:** None





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ID#:	ROOM:	DETAILS:	
104	3rdFlrKitchen	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> No Grille, <b>Grille Pattern:</b> All Sash: No Grille, <b>Misc:</b> None	4
105	ownerbath1	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, Tempered Glass, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> No Grille, <b>Grille</b> <b>Pattern:</b> All Sash: No Grille, <b>Misc:</b> None	5
106	ownerStorage	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> No Grille, <b>Grille Pattern:</b> All Sash: No Grille, <b>Misc:</b> None	6
107	ownerOffice	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> No Grille, <b>Grille Pattern:</b> All Sash: No Grille, <b>Misc:</b> None	7
108	ownerOffice	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> No Grille, <b>Grille Pattern:</b> All Sash: No Grille, <b>Misc:</b> None	8



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ID#:	ROOM:	DETAILS:	
201	ownerLiving	<b>Window:</b> Casement, Double, Vented, Base Frame, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, Tempered Glass, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> All Sash: Colonial 3w x 3h, <b>Misc:</b> None	9
202	ownerLiving	<b>Window:</b> Casement, Double, Vented, Base Frame, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> All Sash: Colonial 3w x 3h, <b>Misc:</b> None	10
203	ownerLiving	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	11
204	ownerLiving	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	12





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205	ownerLiving	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	13
206	sunroom	<b>Window:</b> Casement, Double, Vented, Base Frame, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> All Sash: Colonial 3w x 5h, <b>Misc:</b> None	14
207	sunroom	<b>Window:</b> Casement, Double, Vented, Base Frame, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> All Sash: Colonial 3w x 5h, <b>Misc:</b> None	15
208	sunroom	<b>Window:</b> Casement, Double, Vented, Base Frame, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> All Sash: Colonial 3w x 5h, <b>Misc:</b> None	16



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209	sunroom	<b>Window:</b> Casement, Double, Vented, Base Frame, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> All Sash: Colonial 3w x 5h, <b>Misc:</b> None	17
210	sunroom	<b>Window:</b> Casement, Double, Vented, Base Frame, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> All Sash: Colonial 3w x 5h, <b>Misc:</b> None	18
211	dining	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	19
212	dining	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	20



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ID#:	ROOM:	DETAILS:	
213	kitchen	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional <b>Checkrail,</b> Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille</b> <b>Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	21
214	kitchen	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional <b>Checkrail,</b> Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille</b> <b>Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	22
215	ownerLaundry	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional <b>Checkrail,</b> Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> No Grille, <b>Grille Pattern:</b> All Sash: No Grille, <b>Misc:</b> None	23
216	ownersunroom	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional <b>Checkrail,</b> Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	24





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RI #36079, MA #173245, CT #0634555, Lead Firm #1237

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Phone: 401-349-1384 | Fax: 401-633-6602 | sales@renewalsne.com

Mark Fullerton & Danielle Thornton

97 Whitney Avenue

Hartford, CT 06105

C: (860)888-4870

ID#:	ROOM:	DETAILS:	
217	ownersunroom	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	25
218	ownersunroom	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	26
219	ownersunroom	<b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None	27





## Itemized Order Receipt

dba: Renewal By Andersen of Southern New England

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C: (860)888-4870

ID#: ROOM:

DETAILS:

220 ownersunroom

**Window:** Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** Distressed Bronze, **Screen:** Fiberglass, Full Screen, **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

28

221 ownersunroom

**Window:** Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** Distressed Bronze, **Screen:** Fiberglass, Full Screen, **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

29

222 ownersunroom

**Window:** Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** Distressed Bronze, **Screen:** Fiberglass, Full Screen, **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

30



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Hartford, CT 06105

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ID#:	ROOM:	DETAILS:
223	master	<p><b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None</p>
224	master	<p><b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None</p>
225	masterbath	<p><b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> Sash 1: High Performance, No Pattern, Sash 2: High Performance, No Pattern, Tempered Glass, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None</p>

31

32

33



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97 Whitney Avenue

Hartford, CT 06105

C: (860)888-4870

ID#:	ROOM:	DETAILS:
226	parlor	<p><b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional <b>Checkrail,</b> Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille</b> <b>Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None</p> <p>34</p>
227	parlor	<p><b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional <b>Checkrail,</b> Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> White, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille</b> <b>Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None</p> <p>35</p>
228	stairs	<p><b>Window:</b> Double-Hung, 1:1, Slope Sill Insert, Traditional <b>Checkrail,</b> Exterior White, Interior Pine, <b>Glass:</b> All Sash: High Performance, No Pattern, Tempered Glass, <b>Hardware:</b> Distressed Bronze, <b>Screen:</b> Fiberglass, Full Screen, <b>Grille</b> <b>Style:</b> Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, <b>Grille Pattern:</b> Sash 1: Colonial 3w x 2h, Sash 2: No Grille, <b>Misc:</b> None</p> <p>36</p>



## Itemized Order Receipt

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Mark Fullerton & Danielle Thornton

97 Whitney Avenue

Hartford, CT 06105

C: (860)888-4870

ID#: ROOM:

DETAILS:

301 tenantliving

**Window:** Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

37

302 tenantliving

**Window:** Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

38

303 tenantliving

**Window:** Double-Hung, 1:1, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior Pine, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** Distressed Bronze, **Screen:** Fiberglass, Full Screen, **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille, **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

39

304 tenantsunroom

**Window:** Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** Full Divided Light (FDL with spacer), Wide Bar, **Grille Pattern:** All Sash: Colonial 3w x 5h, **Misc:** None



## Contract Amendment

This Amendment ("Amendment") is to the CUSTOM WINDOW AND DOOR REMODELING AGREEMENT ("Agreement") by and between Southern New England Windows, LLC, dba Renewal by Andersen of Southern New England and Danielle Thornton & Mark Fullerton (buyers). Contractor and Buyer(s) hereby agree to amend and modify the Agreement as indicated below. Other than as specifically indicated below, all the terms and conditions of the Agreement will remain in full force and effect. This Amendment is subject to the terms and conditions of the Agreement.

The following is an addendum to the Agreement dated: 15 November 2020

Removing windows #304-320 from the original Contract.

Original Contract Price:	\$131,876.00
New Contract Price:	\$97,285.00
Financing Approval Amount	\$127,500.00
Method of Payment (if other than finance):	

It is agreed and understood by and between the parties that this Amendment and the original Agreement constitute the entire understanding between the parties, and there are no verbal understandings changing or modifying any of the terms of this Amendment. Buyer(s) hereby acknowledges that they have read and agree to this Amendment on the date written below

**Disclaimer for customers with obtained Greensky financing.**

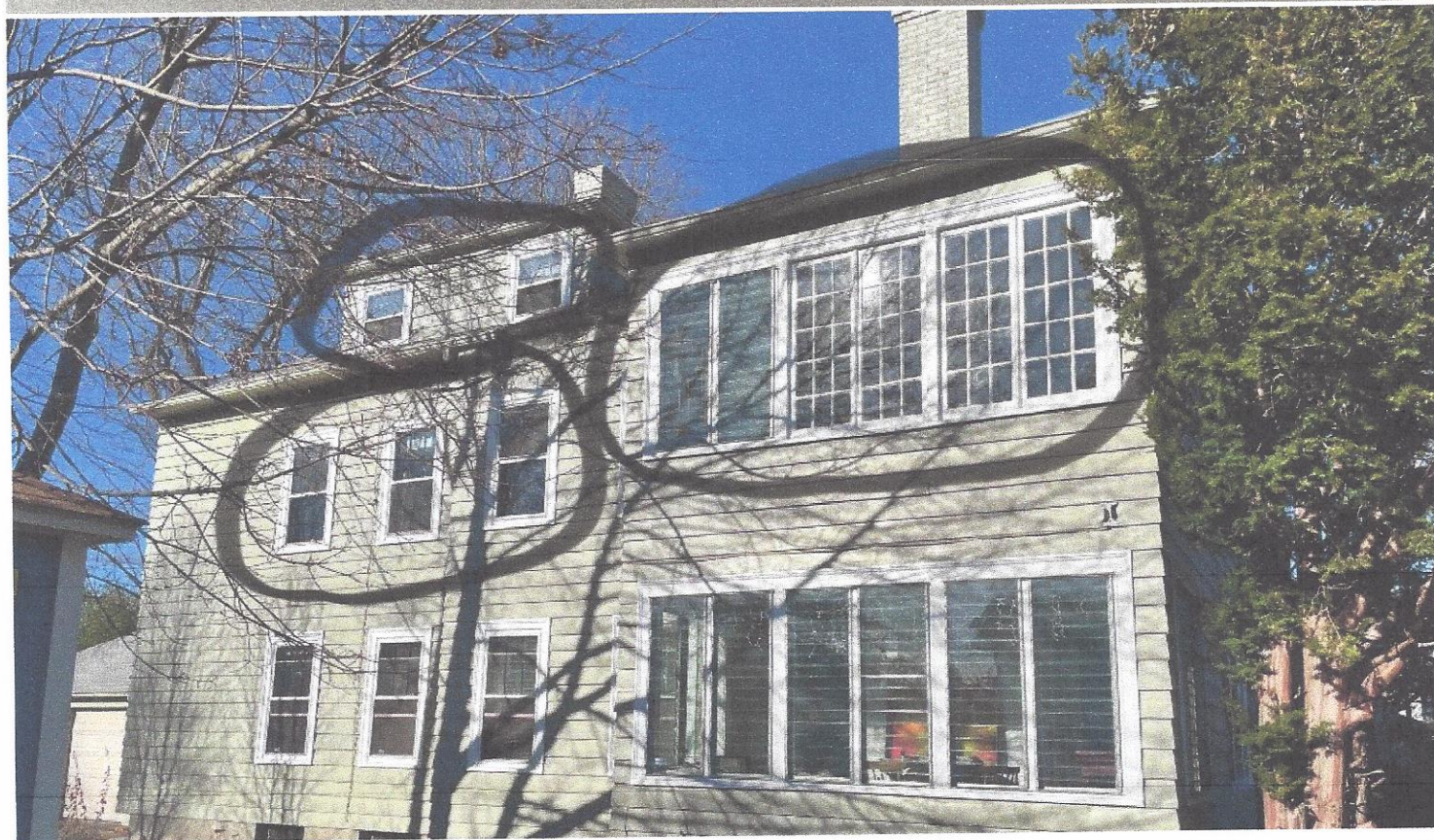
Buyer acknowledges that if original contract amount has increased due this Amendment, that within 24 hours of this Amendment, Southern New England Windows LLC, dba Renewal by Andersen of Southern New England will contact Greensky to increase loan amount. The buyer(s) are responsible for contacting Greensky to confirm any change to funding.

Greensky Financing Customer Service Phone Number (866) 936-0602

You are hereby agreeing to all changes listed above and further certify that Greensky has been made aware of any financing changes as a result of this amendment.

Title	Name	Date
Renewal by Andersen Project Consultant	Kevin Elston	22 November 2020
Buyer(s)	Danielle Thornton	22 November 2020
Buyer(s)	Mark Fullerton	22 November 2020

















Best,

**Kevin Elston**

Project Consultant


Renewal by Andersen | Southern New England

c: 203-942-8428

w: [RenewalByAndersen.com](https://renewalbyandersen.com)

*Renewal by Andersen sells, installs, and services energy-efficient replacement windows and patio doors resulting in beautiful homes and delighted homeowners.*

**Our Company Mantra:**

cid:image001.png@01D28842.78DCEFD0

On Dec 14, 2020, at 2:33 PM, Kim Catallozzi <[kcatallozzi@renewalsne.com](mailto:kcatallozzi@renewalsne.com)> wrote:

That will delay the application process, but if that is the first availability you have then that is fine.

*"The only way of finding the limits of the possible is by going beyond them into the impossible."*

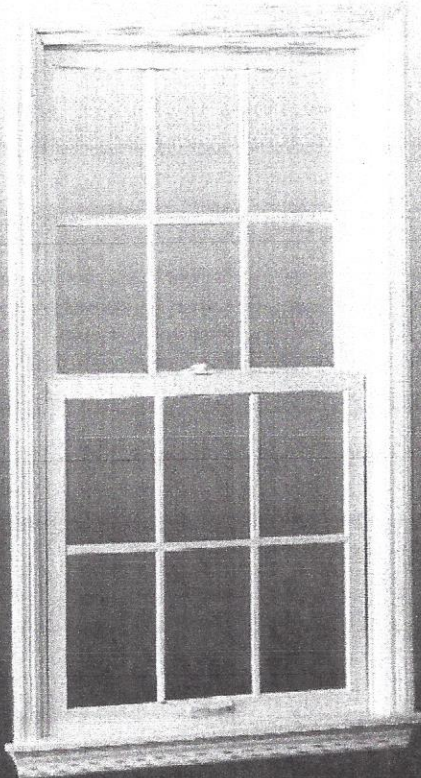


**DOUBLE-HUNG WINDOW****ADVANTAGES AND APPLICATIONS**

A double-hung window consists of two vertically sliding sash in a single frame. Both sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side of each sash. Tilt latches for each sash allow inward tilting for easy cleaning. Upper and lower sash are securely closed by use of a cam-type sash lock. An insect screen is installed into the outside track.



an Andersen Company



*Double-Hung  
Replacement Windows*

**ADVANTAGES**

- Both sash can be operated for ventilation at top and bottom of window.
- Both sash can be tilted inward for easy cleaning.
- Patented Fibrex® material is stronger than vinyl, providing greater durability.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on the frame and sash are pleasing to the eye and easier to clean.
- Mortise-and-tenon appearance on the interior and exterior sash corners gives a traditional, hand-crafted look.
- Full-perimeter weatherstrip provides superior weathertightness while still allowing easy sash operation.
- Sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side and matched to the weight of each individual sash.

**APPLICATIONS**

- Excellent choice for homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Suitable in areas facing walkways, decks and other traffic areas because sash do not project outward.
- Convenient in areas where the sash need to be cleaned from the interior.
- Visually compatible with other Renewal by Andersen® products.

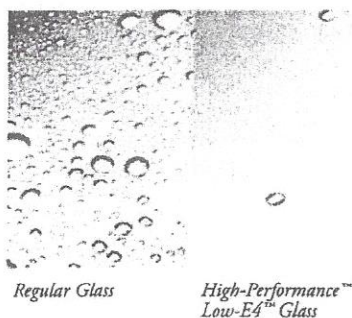
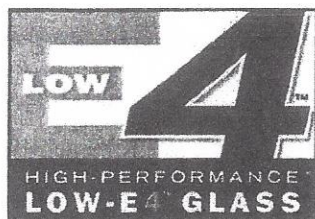
## STANDARD FEATURES

## DOUBLE-HUNG WINDOW

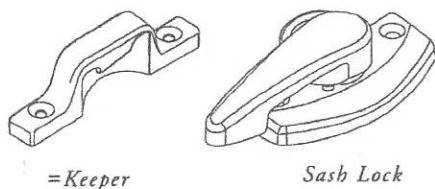


A sloped sill insert double-hung window corner section is shown here, though standard features are the same as for flat sill insert or full-frame double-hung windows.

Failure to follow our painting and/or staining instructions could hamper window performance and will nullify the Limited Warranty. See the General Guidelines section of this manual for more information.



Regular Glass

High-Performance™  
Low-E4™ Glass

= Keeper

Sash Lock

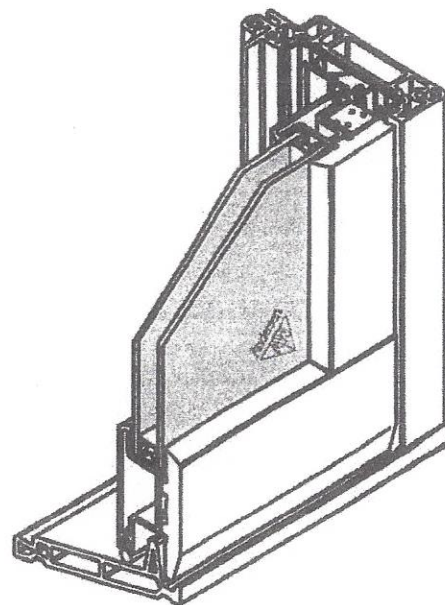
Described below are features that contribute to the casement window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

- **Frame** – Made of rigid Fibrex® material, a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen®, Fibrex® material combines the strength and stability of wood with the low-maintenance features of our time-tested Perma-Shield® cladding.
- **Sash** – Constructed of Fibrex® material. Fusion-welding provides durable, watertight corners. The smooth, radiused sash complements the frame. An exterior “fillet” bead of high-performance silicone sealant provides a watertight seal between glass and sash.
- **Glazing** – High-Performance™ LoE4\* glass with an inert, energy-efficient gas, is standard for every window. Glass is placed into sash before welding for a strong, weather-tight assembly. An exterior “fillet” bead of high-quality silicone sealant provides a watertight seal between glass and sash. See Options on next page for other glass choices.

\*LoE4 is a registered trademark of Cardinal IG Company.

- **Glass spacer** – The patented low-conductivity spacer is made of stainless steel and resists heat transfer four to five times better than aluminum spacers used by many other manufacturers.
- **Low-maintenance exterior coating**—A highly durable microscopic coating of titanium dioxide (TiO<sub>2</sub>) is applied and bonded to the exterior glass surface during the glass manufacturing process. High-Performance Low-E4 glass is self-activating by exposure to sunlight. When activated by sunlight, it loosens dirt, dust and organic material which are then washed away by rain. The glass dries faster and reduces water spotting by up to 99%. (See illustration below.)

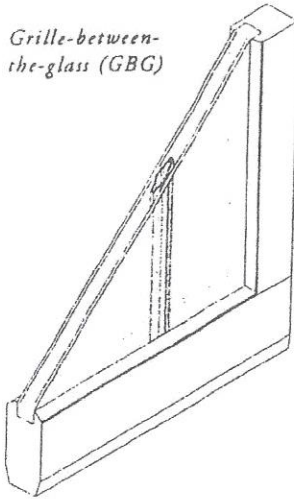
The unique exterior coating works similarly to a rechargeable battery. Once the coating is activated or “charged,” it will hold its activation for some time. The more sunlight it receives, the better the activation. When re-exposed to sunlight, the coating will recharge after periods of



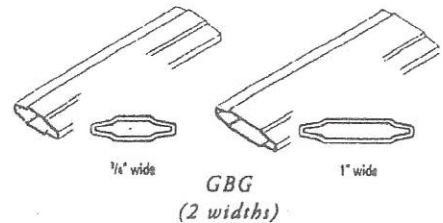
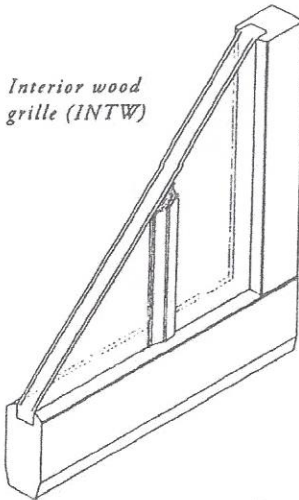


**OPTIONS, cont.****DOUBLE-HUNG WINDOW**

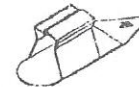
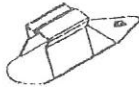
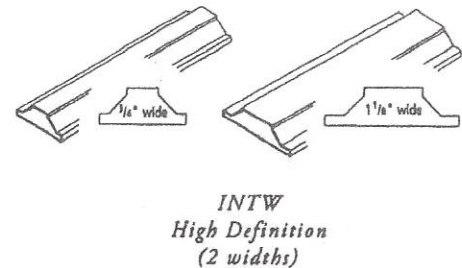
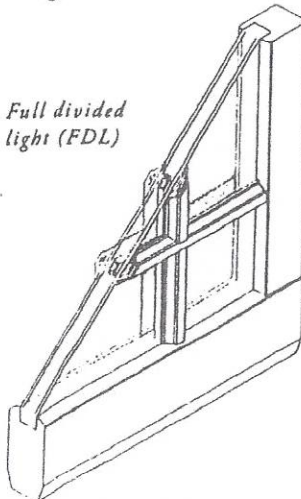
- **Available Grille Types**— Three options are available. The interior and exterior sides of the grilles are colored to complement the overall window color(s). Consult the color combination charts in each window product section for detailed color information.

*Grille-between-the-glass (GBG)***Grille-Between-the-Glass (GBG)**

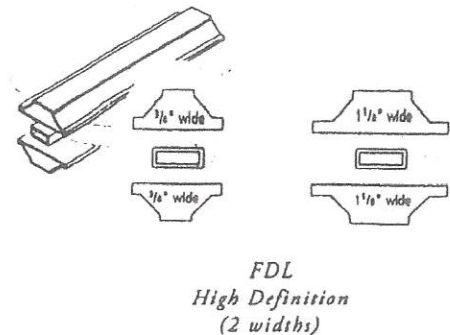
Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths.

*Interior wood grille (INTW)***Interior Wood Grille (INTW)**

With the option of hardwood maple or oak, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. These high definition profile interior wood grilles are available in two different widths.

*Interior wood grille clip**Full divided light (FDL)***Full Divided Light Grille (FDL)**

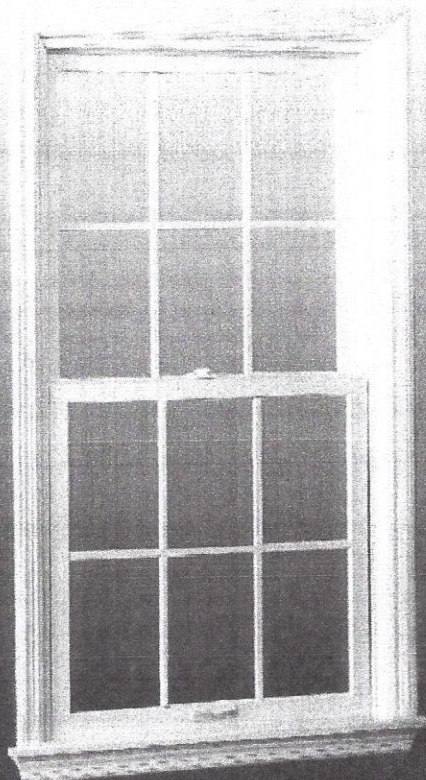
FDL grilles provide the classic look of a true divided light window. The high definition profile exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain superior thermal performance. The high definition profile interior wood grille is available in either hardwood maple or oak and in two different widths, and may be permanently applied or removable.





**DOUBLE-HUNG WINDOW****ADVANTAGES AND APPLICATIONS**

A double-hung window consists of two vertically sliding sash in a single frame. Both sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side of each sash. Tilt latches for each sash allow inward tilting for easy cleaning. Upper and lower sash are securely closed by use of a cam-type sash lock. An insect screen is installed into the outside track.



*Double-Hung  
Replacement Windows*

**ADVANTAGES**

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- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on the frame and sash are pleasing to the eye and easier to clean.
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- Full-perimeter weatherstrip provides superior weathertightness while still allowing easy sash operation.
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**APPLICATIONS**

- Excellent choice for homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Suitable in areas facing walkways, decks and other traffic areas because sash do not project outward.
- Convenient in areas where the sash need to be cleaned from the interior.
- Visually compatible with other Renewal by Andersen® products.

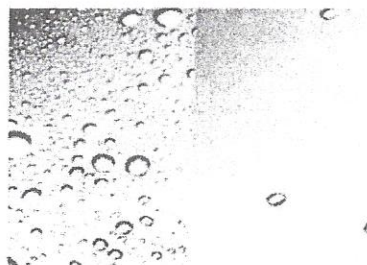
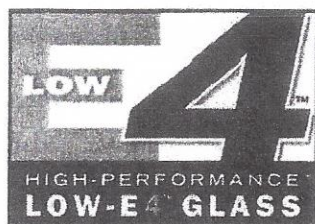
## STANDARD FEATURES

## DOUBLE-HUNG WINDOW

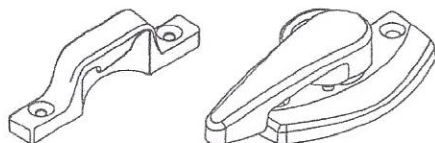


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Regular Glass

High-Performance™  
Low-E4™ Glass

= Keeper

Sash Lock

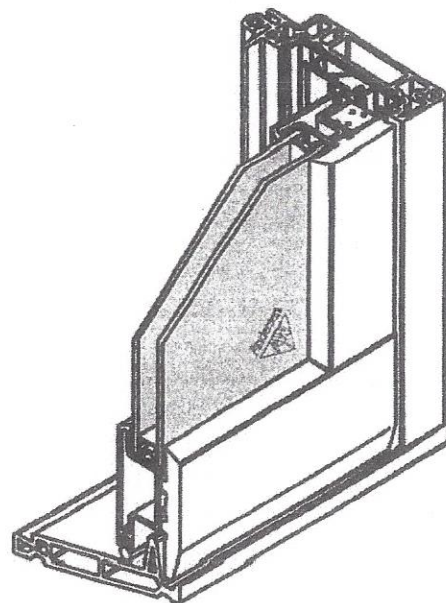
Described below are features that contribute to the casement window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

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- **Glazing** – High-Performance™ LoE4\*\* glass with an inert, energy-efficient gas, is standard for every window. Glass is placed into sash before welding for a strong, weather-tight assembly. An exterior “fillet” bead of high-quality silicone sealant provides a watertight seal between glass and sash. See Options on next page for other glass choices.

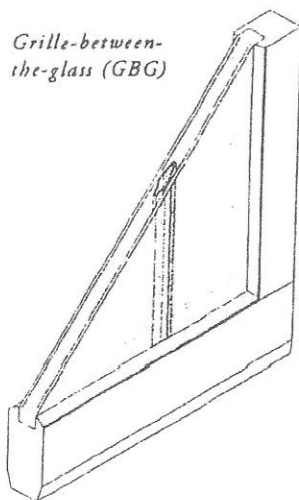
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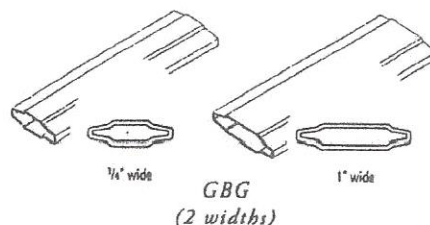
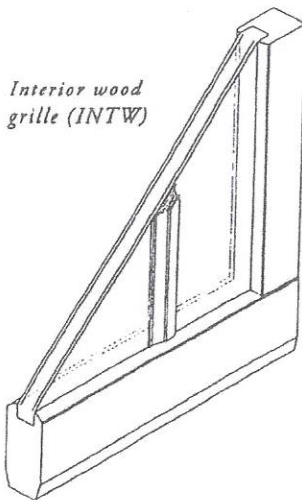
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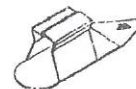
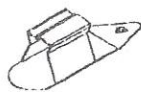
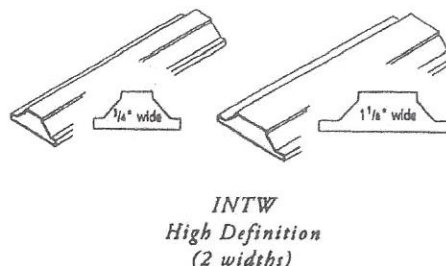
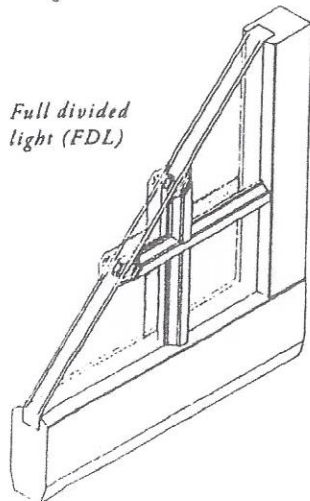


**OPTIONS, cont.****DOUBLE-HUNG WINDOW***Grille-between-the-glass (GBG)***Grille-Between-the-Glass (GBG)**

Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths.

*Interior wood grille (INTW)***Interior Wood Grille (INTW)**

With the option of hardwood maple or oak, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. These high definition profile interior wood grilles are available in two different widths.

*Interior wood grille clip**Full divided light (FDL)***Full Divided Light Grille (FDL)**

FDL grilles provide the classic look of a true divided light window. The high definition profile exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain superior thermal performance. The high definition profile interior wood grille is available in either hardwood maple or oak and in two different widths, and may be permanently applied or removable.

