EnerGov App.#:_____

City of Hartford
Department of Development Services
Planning Division

260, Constitution Plaza, Hartford, Connecticut 06103-1822
Return Form to the Planning Desk Counter or Via Email
860-757-9040 | oneplan@hartford.gov

PLANNING AND ZONING APPLICATION

PLEASE CHECK THE ACTION(S) YOU ARE APPLYING FOR:

- ☐ Zoning Appeal
- ☒ Zoning Permit: Signage/ Use/Accessory
- ☐ Site Plan
- ☐ Subdivision/Lot Line Revision
- ☐ Approval of Location
- ☐ Zoning Variance
- ☐ Zoning Map Change
- ☒ Historic Review
- ☐ Lot Combination
- ☐ Liquor Permit
- ☐ Special Permit

Receiving Federal Funds:
☒ Yes ☐ No
☐ Demo ☐ Add. ☐ Repair

Recent photos are required for **all** Historic Apps

1. PROPERTY INFORMATION

Property Address: 104-106 Edgewood St. City: Hartford State: CT Zip Code: 06112
Parcel ID: 198-208-088 Zoning District :(http://assessor1.hartford.gov/default.asp)
Property Owner: Macalum Lindo
Property Owner's Address: 4 Indian Hill Rd. City: E. Hartford State: CT Zip Code: 06108
Phone: 860-372-0134 Email: macalum23@gmail.com

2. APPLICANT

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

Name of Applicant: Valerio Giadone File Date:
Address: 100 Sachem Drive City: Middletown State: CT Zip Code: 06457
Phone: 860-372-0134 Email: giadone@comcast.net

3. PRIMARY POINT OF CONTACT:

Name: Valerio Giadone
Phone: 860-372-0134
Email: giadone@comcast.net

EnerGov App.#:_____

4. PROJECT NARRATIVE

Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

See atached narrative.

**** PLEASE COMPLETE THE FOLLOWING SECTIONS AS THEY PERTAIN TO THE ACTIONS YOU ARE APPLYING FOR. DON'T FORGET TO SIGN THE APPLICATION ON THE LAST PAGE!**

A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:

Proposed Zone:_____

Describe the existing use of land and buildings in the zone change area:

Describe the proposed use of land and buildings in the zone change area:

Reason for this request:_____

B. COMPLETE IF APPLYING FOR ZONING APPEAL:

Are you an aggrieved party? (Check one): □Yes □No Permit or Violation number: _____

State your reason for appealing the decision of the zoning administrator or zoning enforcement officer:

EnerGov App.#:_____

C. COMPLETE IF APPLYING FOR ZONING VARIANCE:

State the particular hardship* or unnecessary difficulty that prompts this application **and** cite the section of the zoning regulations that you are seeking relief from. (Continue this narrative on a separate sheet if necessary.)

_____

_____

_____

**A "hardship" is defined by the Connecticut State Statutes Section 8-6 where by "with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such by laws, ordinances or regulations would result in exceptional difficulty or unusual hardship." Note that "mere financial loss does not constitute hardship warranting granting of variance [unless] loss is so great as to amount to confiscation of applicant's property; [a] variance might be justified."*

D. COMPLETE IF APPLYING FOR SUBDIVISION, LOT LINE REVISION, OR LOT COMBINATION

Lot Subdivision/Lot Line Revision:

Number of new lots to be created:_____ Area of each of the new lots in square feet_____

Street frontage of each of the new lots in feet_____

Lot Combination:

Address of lots to be combined_____

Map/Block/Lot for each property to be combined: Map_____Block_____Lot_____

Map_____Block_____Lot_____

Map_____Block_____Lot_____

(Map/Block/Lot and address information can be found at http://gis.hartford.gov/parcelviewer/index.html)

E. COMPLETE IF APPLYING FOR HISTORIC REVIEW

IMPORTANT: HISTORIC COMMISSION APPROVAL MUST FIRST BE OBTAINED BEFORE ANY BUILDING OR DEMOLITION PERMIT WILL BE ISSUED FOR WORK ON HISTORIC PROPERTIES. AFTER HISTORIC APPROVAL APPLICANTS MAY STILL NEED ZONING REVIEW. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT ISISSUED

****Recent photos AND proposed specifications/cut sheets for material are required to be submitted with this application.***

Proposed work includes: (Check all that apply)	☒ Repairs X	□ Addition	□ New construction	☒ Demolition X	□ Other (specify)

If proposing demolition, provide reason (attach additional pages if necessary):

Complete demolition and reconstruction of rear two story porch. the current structure is completely deteriorated and structurally unsafe.

_____

Current materials being repaired/ replaced:

See attached Narrative

Materials/products being used in work: See attached Narrative

F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Building line? □Yes □ No
   Maximum extension from the Building line:_____ft._____in.

2. Is this sign proposed outside of the Street line? □Yes □ No
   Maximum extension from the Street line:_____ft._____in.

3. Is this sign illuminated? □Yes □ No

4. Engineer Name(if any):_____ Phone:_____
   Address: _____

5. Minimum distance from lowest point of sign to sidewalk:_____ft._____in.

6. Maximum height of sign from lowest established grade:_____ft._____in.

7. Distance from the nearest outdoor sign: _____ft._____in.

8. Square feet of surface for one face of the sign: _____ft._____in.

9. Wording on the sign(include all words):_____

Description of work (attach additional pages if necessary):

_____

_____

_____

NOTE: Please submit copies of all drawings drawn to scale. Signed drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing signs. Site plans should include the location of proposed and existing signs and their distance from Building lines and Property lines.

5. SIGNATURE(S)

By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL BUILDING CODES. Further, all work covered by this application has been authorized by the owner of this property.

I agree that no work shall commence until all determinations have been made and the proper permits have been obtained.

Applicant Signature:_____ Date: 5-5-2021

Printed Name of Applicant: VALERIO GIADONE

Property Owner Signature (REQUIRED):_____ Date: 05/03/2021

Printed Name of Property Owner: Macalum Lindo

May 3, 2021

Hartford Historic Review Application

104-106 Edgewood Street

Narrative of proposed work.

This building consists of a 2 ½ story two family wood frame building.

The building is located in the Upper Albany Historic district and is sited on the north side of Edewood Street close to the intersection to Albany Avenue. It was erected in 1912 in the Colonial Revival Style with a hip roof and designed by William H. Scoville.

This building has suffered from fire damage and has been vacant for some time.

The current owner proposes to rehabilitate this building and convert its occupancy from a two family to a three family residential building.

An application for Historic Home Tax Credits has been submitted to the State Historic Preservation Office and approved condition pending: updated quotes with itemized totals, specifications of replacement windows, specifications of replacement doors, and drawings of the rear porch before it is constructed.

Below is Portion of the Historic Home Tax Credit application description of the current building conditions and proposed rehabilitation work.

The roof consists of asphalt shingles and appears to be in very poor condition. The roofing material has suffered from deterioration and has failed in numerous locations. This has caused further damage to the roof and interior structure. The roof soffit is also very deteriorated and has failed at different locations. Most of the rain gutters and leaders are missing or damaged and require replacement.

Itemized list of proposed work:

1. **Removal of the existing roofing materials including roof shingles, wood sheathing, and soffit materials, and deteriorated structural members.**
2. **Replacement of damaged / deteriorated wood rafters and roof framing components with new wood framing.**
3. **Installation of new plywood sheathing underlayment.**
4. **Installation of new Ice Guard roofing membrane and new architectural asphalt roofing shingles.**
5. **Repair and or reconstruction of roof wood soffit to match existing.**
6. **Installation of new roof gutters and leaders as required.**

The exterior siding consists of wood shingles at the first and third floor levels, and stucco finish at the second floor level. The wood shingle siding at the first and third levels is in fair condition. Some deterioration is evident along the bottom portion of the siding and at location of missing or damaged roof leaders. The stucco finish at the second floor level appears in fair to good condition. Some water deterioration, and deterioration due to growth of ivy is present. The wood trim is in fair to poor condition. Most trim can be restored, some may require replacement.

Itemized list of proposed work:

1. **Replace all deteriorated wood shingles with new to match existing.**
2. **Scrape and sand existing wood shingles as required for new finish application.**
3. **Repair/restore, scrape and sand all wood trim as required for new finish application.**
4. **Replace all deteriorated or damaged wood trim.**
5. **Caulk all exterior joints at trim.**
6. **Prime and paint all exterior wood shingle siding and trim.**
7. **Clean and repair all stucco finish as required for new finish application.**
8. **Prime and paint all stucco finish as required.**

The front porch has suffered considerable deterioration at the roof and soffit as well as at several of the trim components. It has also suffered deterioration at the underlying supporting structure at the ground level including at the foundation bearing walls, wood beams and joists. In addition, portion of the decorative wood guardrail as well as the stair metal guardrails are missing. The existing concrete steps are serviceable and should be retained. The tongue and groove floor deck is also in poor condition.

Itemized list of proposed work:

1. **Temporarily shore and support porch structure.**
2. **Repair portion of supporting foundation wall.**
3. **Replace concrete footings and posts as required.**
4. **Replace wood beams and floor joists including T&G wood deck at first and second floors as required.**
5. **Replace roof and roof components including; deteriorated rafters and framing, wood sheathing underlayment, asphalt roofing shingles, wood soffit, gutters and leaders.**
6. **Replace all damaged, deteriorated, or missing porch components to match existing including trim, guardrails, etc.**
7. **Provide new metal guardrails at front steps similar to original metal guardrail.**
8. **Caulk all joints, prime and paint.**
9. **Provide new membrane roofing at portion of second floor porch.**

The rear porch has suffered considerable deterioration. The supporting structure is no longer serviceable. Other components including the roof, guardrails, steps etc. are also missing, deteriorated, or damaged and no longer serviceable.

Itemized list of proposed work:

1. **Demolish and remove the rear porch including; roof, columns, floors, guardrails and all associated components.**
2. **Rebuild rear porch with wood frame construction of similar design to compliment the historic character of the building structure.**
3. **The exterior wood access to the basement will be removed and replaced with metal hatchway.**

The windows consists of 1/1 double hung vinyl replacement windows at the first floor and 1/1 wood double hung windows at the second and third floors which appear to be the original wood windows. Some window opening at the first floor level have been protected with plywood. Many of the windows appear to be in poor condition and past their life expectancy. Many window components are damaged, missing, or deteriorated beyond repair.

Itemized list of proposed work:

1. **Replace all damaged wood or vinyl windows with new wood or vinyl window of same size, function, and appearance. Where possible repair existing wood windows as required for proper operation.**

The exterior doors consists of solid wood panel doors. The front door at the second floor porch has glass at the upper panel. The original interior doors consists of wood panel doors. Many of the interior doors are missing or have been replaced with hollow core wood doors. The remaining original wood panel doors are in fair condition. Some have suffered water damage and may no longer be used.

Itemized list of proposed work:

1. **Where interior doors are missing, damaged or deteriorated, provide new interior wood panel doors of similar design to original doors.**
2. **Restore existing exterior doors, and provide new wood panel doors to match existing and as required to meet code.**
3. **Replace missing or damaged hardware as required.**

The interior finishes consisted primarily of (drywall / plaster) ceilings and walls, wood floors, ceramic tile floors, vinyl composition tile floors, wood trim, and wood paneling on some walls. Due to the roof failure and water penetration into the building, most finishes have deteriorated beyond repair and require replacement. Portion of the interior wood floors are salvageable and will be preserved and restored. Much of the interior wood trim is salvageable and will be retained and restored.

Itemized list of proposed work:

1. **Remove all deteriorated interior finishes.**
2. **Retain, protect, and refinish all interior wood trim.**
3. **Repair and or replace damaged structural components.**

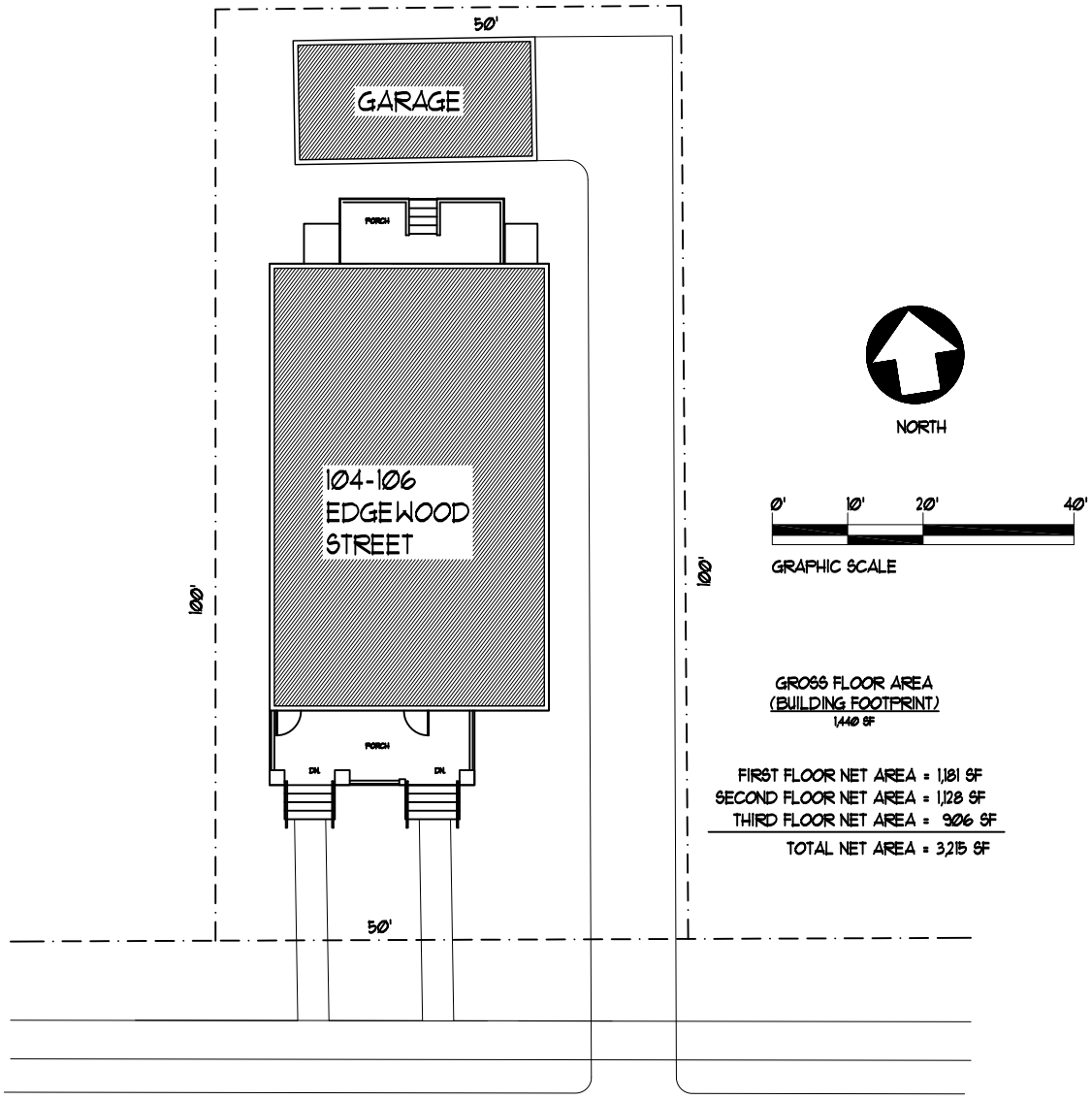
4. **Provide new gypsum wallboard at all ceilings and walls where required.**
5. **Replace damaged wood floor with new laminated wood floor.**
6. **Provide new ceramic floor tiles at kitchen and bathrooms.**
7. **Provide new wood trim to match existing.**

The mechanical, plumbing and electrical systems are no longer serviceable and will be completely replaced.

The garage was built in 1997 and consists of wood frame construction with gable roof and T-111 exterior siding. The roof has deteriorated and need to be replaces. The exterior siding is damaged at various locations. The garage doors are damaged and are no longer operational.

Itemized list of proposed work:

1. **Clean out all rubbish and stored tires from garage structure. Replace asphalt roof with new asphalt roofing shingles to match existing. Repair/replace damaged exterior siding as required. Replace garage door with new overhead garage door of similar design and material.**

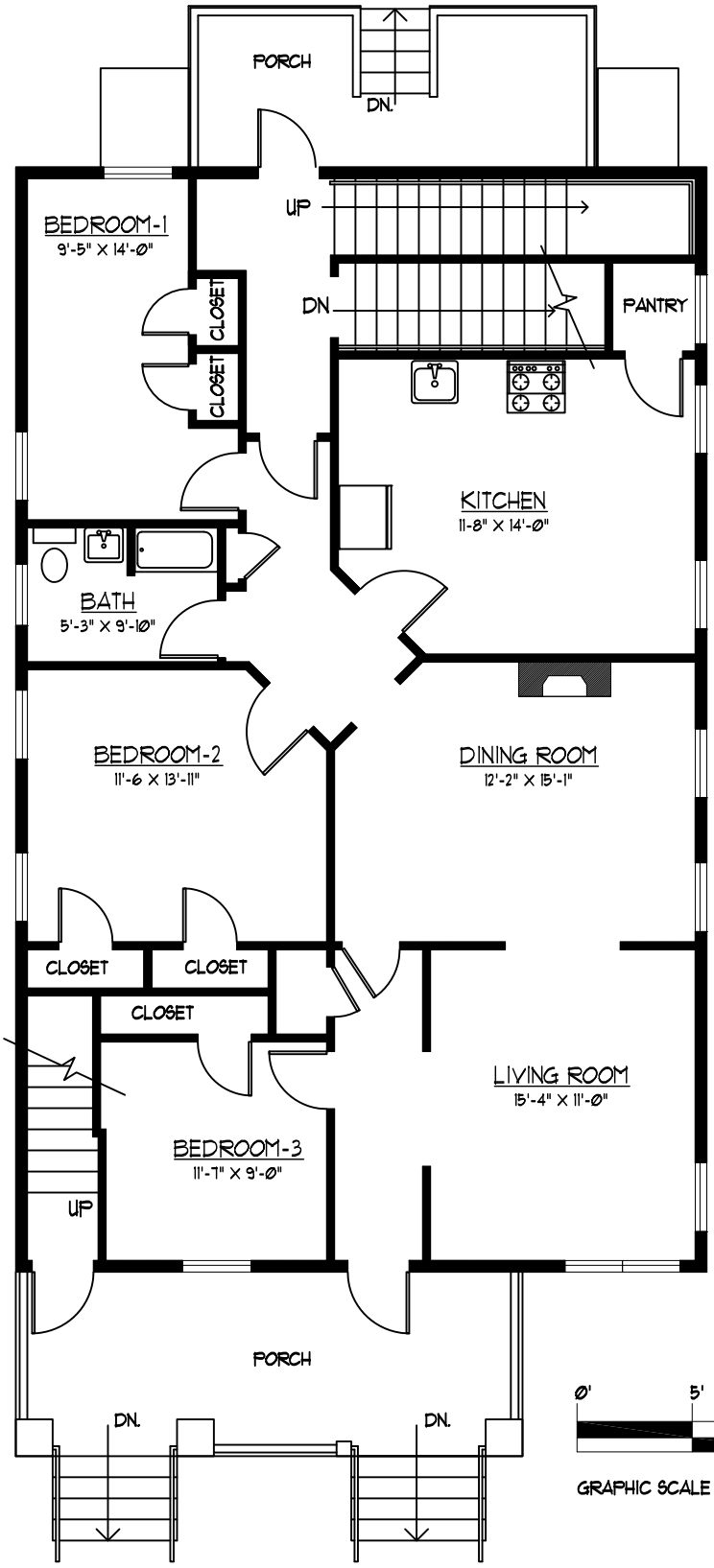


EDGEWOOD STREET

Project:
Initials: VG
Date: March, 2021
Revisions:

REHABILITATION OF:
104–106 Edgewood St.
Hartford Ct

SITE PLAN
SCALE: 1" = 20'-0"



GROSS FLOOR AREA
1,440 SF Per Floor

FIRST FLOOR NET AREA = 1,181 SF
SECOND FLOOR NET AREA = 1,128 SF
THIRD FLOOR NET AREA = 906 SF
TOTAL NET AREA = 3,215 SF

NORTH

Ø' 5' 1Ø' 2Ø'

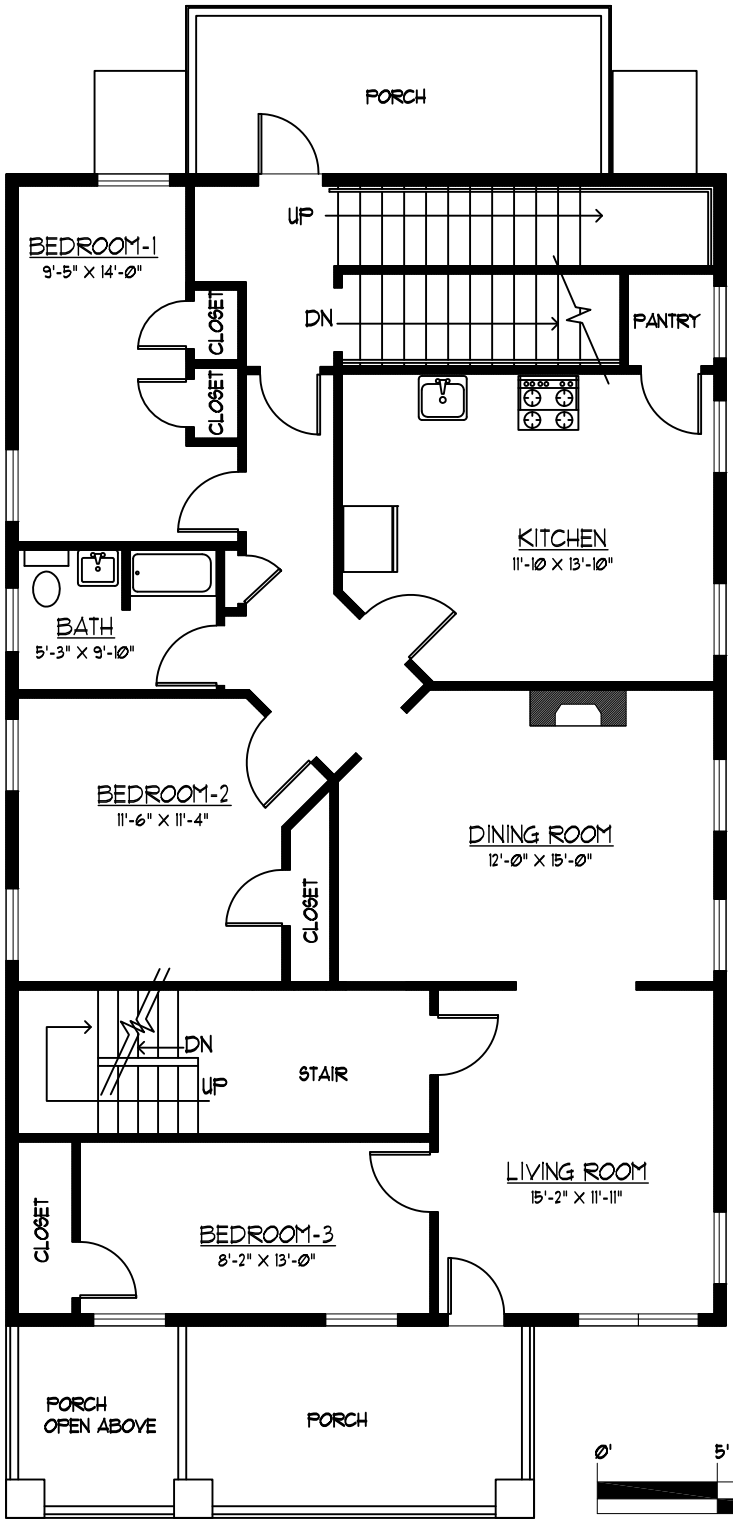
GRAPHIC SCALE

A-1

Project:
Initials: VG
Date: March, 2021
Revisions:

REHABILITATION OF:
104–106 Edgewood St.
Hartford Ct

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-Ø"

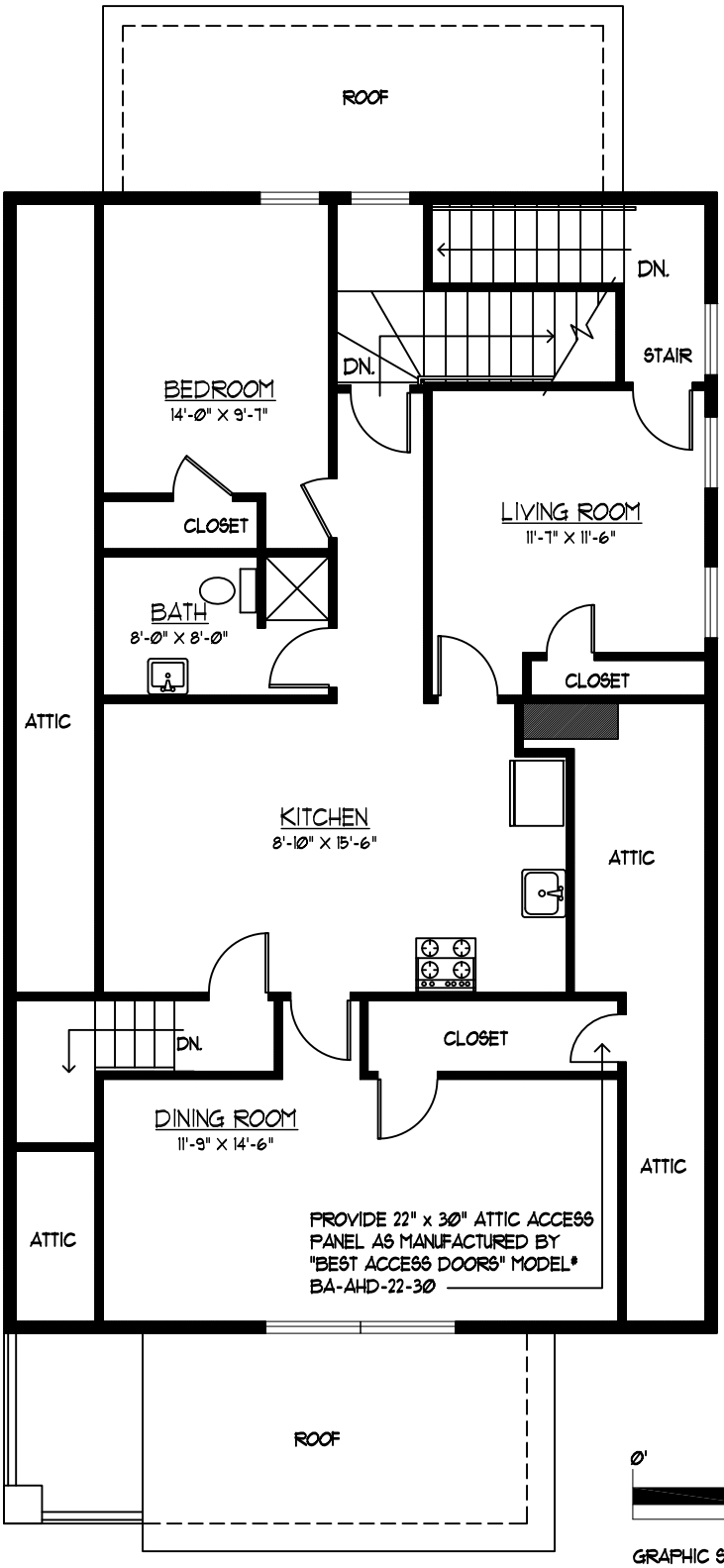


A-2

Project:
Initials: VG
Date: March, 2021
Revisions:

REHABILITATION OF:
104–106 Edgewood St.
Hartford Ct

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



NORTH

Ø' 5' 1Ø' 2Ø'

GRAPHIC SCALE

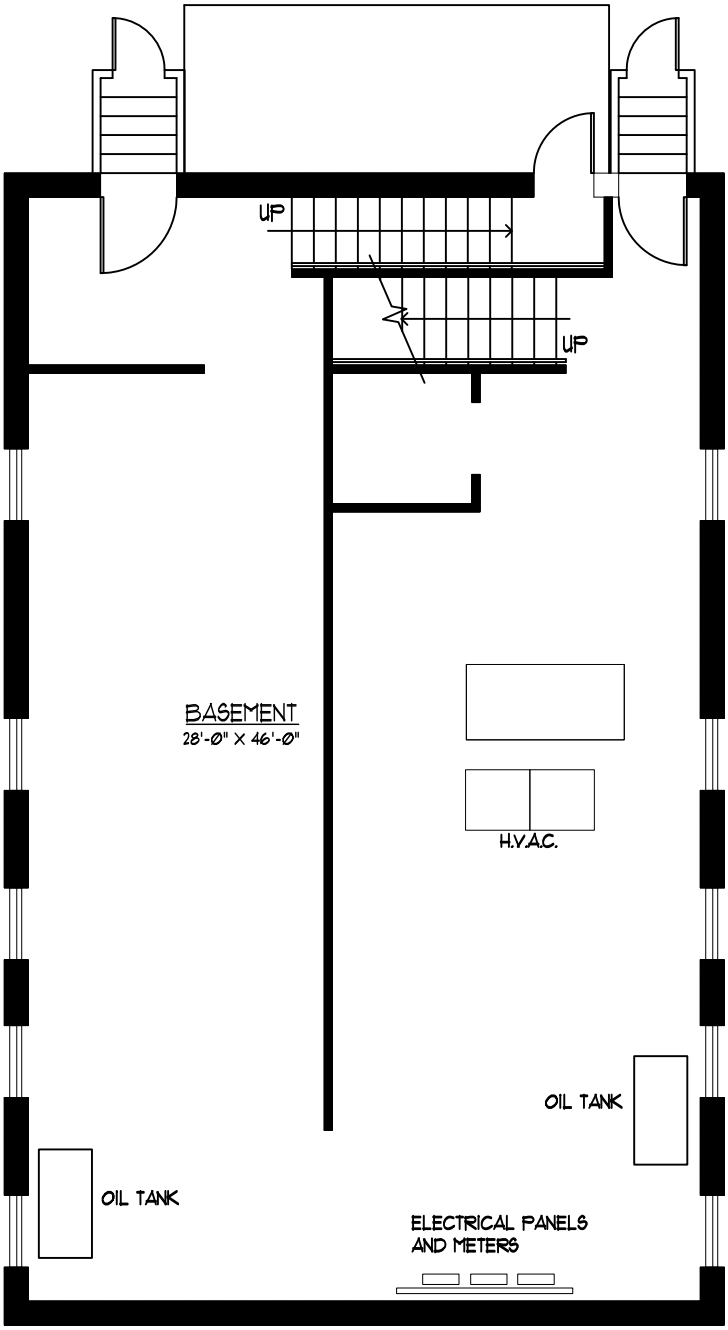
A-3

Project:
Initials: VG
Date: March, 2021
Revisions:

REHABILITATION OF:
104–106 Edgewood St.
Hartford Ct

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-Ø"



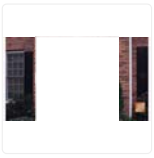
A-4

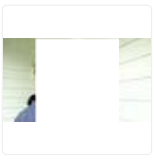
Project:
Initials: VG
Date: March, 2021
Revisions:

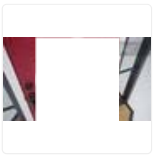
REHABILITATION OF:
104–106 Edgewood St.
Hartford Ct

BASEMENT PLAN
SCALE: 1/8" = 1'-0"

Internet #202036332 Model #THDJW166100237 Store SKU #507504







Hover Image to Zoom

711

32 in. x 80 in. 6-Panel Primed 20 Minute Fire Rated Steel Prehung Right-Hand Inswing Front Door with Brickmould

by **JELD-WEN**

(55) Write a Review Questions & Answers (31)

Berlin Store

✔ 2 in stock Aisle 29, Bay 009 Text to Me

$301.00

OR

$51.00 per month* suggested payments with 6 months* financing on this $301 purchase*

Apply for a Home Depot Consumer Card

Common Door Sizes (WxH) in.: **32 x 80**

30 x 80 | **32 x 80** | 36 x 80

Door Handing: **Right-Hand/Inswing**

Left-Hand/Inswing | **Right-Hand/Inswing**

Have More Questions?
Speak to a Door and Window expert.
Available 9 am - 8 pm EST.

Get Started

Or call 1-833-432-7766

How to Get It

Delivering to: **06037** | Change

Store Pickup	**Ship to Home**	**Scheduled Delivery**
Pickup **Today**	Not available for this item	As soon as **Tomorrow**
FREE		**$79.00**

2 in stock at **Berlin**
Curbside pickup available.
Check Nearby Store

- 1 +

Add to Cart

— or —

JELD-WEN WINDOWS & DOORS

PRODUCT GUIDE
Interior & Exterior Doors (JPG013)

This guide contains procedures for common user serviceable repair tasks found on interior and exterior doors. If a condition arises that is not covered in this guide, please contact us for professional help.

Interior and Exterior doors swing in or out on side hinges and may be single or double door configurations.

Do-It-Yourself — Technician

INTRODUCTION

CONTACT US

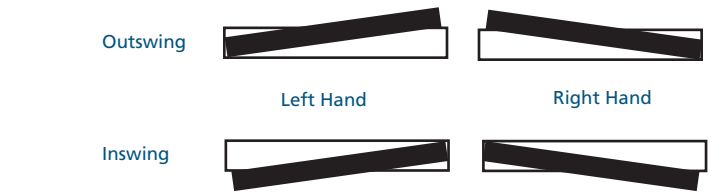
For questions, feel free to contact us by phone or email:

- Email: customerserviceagents@jeld-wen.com
- Phone: (800)-JELD-WEN/(800)-535-3936

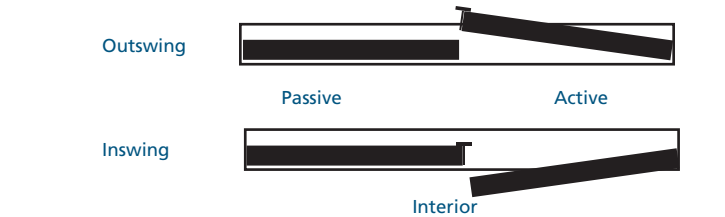
TABLE OF CONTENTS

HANDING (SHOWN FROM TOP)

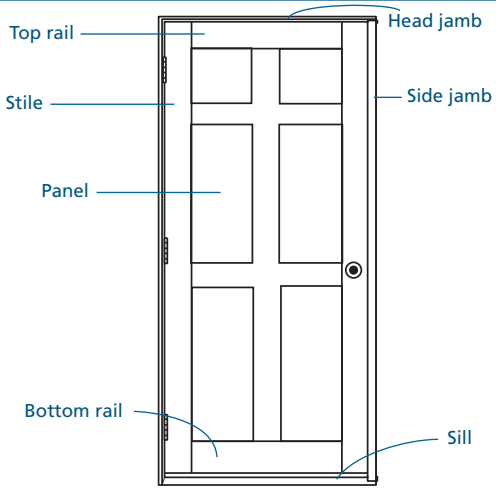
Single Panel Door — Exterior



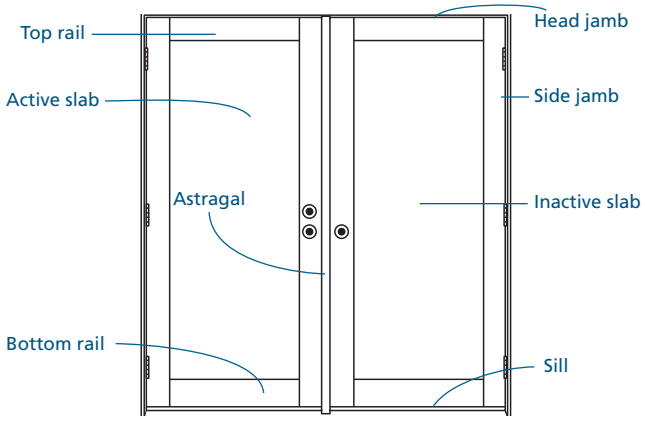
Double Panel Door



SINGLE DOOR ANATOMY



DOUBLE DOOR ANATOMY



The advice offered herein can be done by a homeowner with some mechanical aptitude. If you are unsure, it is recommended that you hire a trained service provider such as a competent and licensed construction contractor or building professional. JELD-WEN disclaims any and all liability associated with the use and/or provision of these instructions. Any reliance upon the information or advice is at the risk of the party so relying. The information contained herein may be changed from time to time without notification.

(02/11)

PRECAUTIONS & SAFETY

- Follow all manufacturers' instructions and labels.
- Use proper and safe equipment and precautions when cleaning and servicing the exterior side of patio doors above ground level.
- Insect screens are not security devices and will not prevent a child, other person, or pet from falling through.
- Use sharp tools with care to avoid damage to wood surfaces.
- Use extra care when driving screws near glass unit to avoid breakage.
- Use caution when tightening screws to avoid stripping the screw holes.
- Slab removal can be awkward and could cause physical injury or product damage; we recommend the help of a second person.

NEEDED TOOLS & MATERIALS

NEEDED TOOLS

Note! Each tool is not required for every task.

- #2 Phillips head, square drive, and/or flat head screwdrivers
- Hammer
- Nail set/punch
- Tape measure
- Level
- Utility knife
- Putty knives
- Allen wrenches
- Power drill with bits
- Chisel
- Gloves
- Pliers/side cutters

NEEDED MATERIALS

- String
- Tape
- Pencil & paper
- Scissors
- Brad nails
- Shims
- Replacement parts

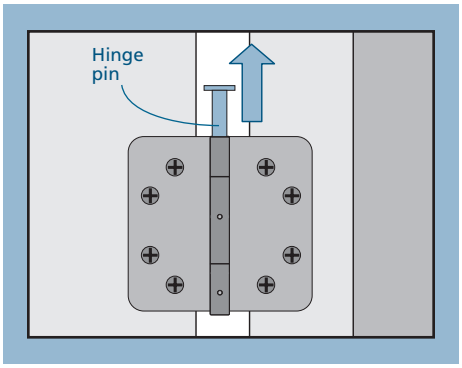
For Hardware Replacement:

- Wooden toothpicks or dowels
- Wood glue
- Wood putty
- Fine sandpaper
- Finishing supplies
- Silicone sealant

SLAB & ASTRAGAL REMOVAL & INSTALLATION

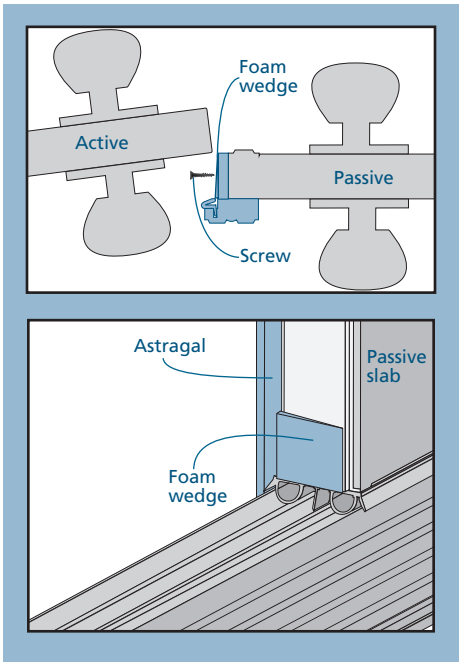
Because slab removal can be awkward and could cause physical injury or product damage, we recommend the help of additional people.

1. Open slab about half way and hold steady with the help of a second person.
2. Only inswing standard door hinges have removable hinge pins. With a small screwdriver or nail punch and hammer, drive hinge pin from bottom hinge, then working up to the top hinge. Doors with automatically closing hinges or outswing doors require removing the screws from one side of the hinge to remove the slab. Take extra precautions when removing the spring loaded automatically closing hinges.
3. Remove slab from frame.
4. To install slab, perform removal steps in reverse order.



ASTRAGAL REPLACEMENT

1. Open the active slab.
2. Remove the screws that attach the astragal.
3. If the astragal doesn't come off, there may be adhesive tape holding it in place. If so, carefully score the joint between the astragal and the slab.
4. Remove the astragal.
5. Fasten the new astragal through the pre-drilled holes in the same location as the old astragal.
6. Install a foam wedge on the passive slab at the bottom with the thick part against the leg of the astragal as shown.



HARDWARE REPLACEMENT & ADJUSTMENT

HARDWARE TYPES

- Metal hardware offers functionality, aesthetic appeal and resistance to corrosion but is not totally corrosion proof.
- Plastic hardware offers high resistance to the elements however, over time it can deteriorate from ultraviolet light, heat, cold, and chemical exposure.
- Brass hardware has a special protective film to reduce/eliminate polishing and requires special care.
- See our complete Care and Maintenance document at www.jeld-wen.com/resources for more information on cleaning and lubricating hardware.

Screw hole repair and hardware alignment, or realignment, are common tasks for any hardware replacement component. Follow these instructions if screw holes become stripped and/or if hardware no longer functions properly due to misalignment.

SCREW HOLE REPAIR (IN WOOD ONLY)

1. Cut wooden toothpicks or appropriate sized wood dowel to fit screw hole just below wood surface.
2. Fill screw hole with wood glue.
3. Insert toothpicks or dowel; let dry.
4. Fill to surface with wood putty; let dry.
5. Sand smooth and refinish; let dry.
6. Drill new pilot hole.

HARDWARE ALIGNMENT (IN WOOD ONLY)

Misalignment can happen if screws have become stripped and cannot be tightened. This alignment will create new screw holes.

1. Remove hardware.
2. Repair screw holes according to the procedure above.
3. Mark new screw holes as follows:
   - Lay hardware in position and hold in place.
   - Mark new screw locations through screw holes.
   - Remove hardware and set aside.
4. Drill pilot holes with 1/16" drill bit at new marked screw hole positions no deeper than screw length.
5. Install hardware.
6. Test operation; if not operating properly, call us for assistance.

HINGE REPLACEMENT AND ADJUSTMENT

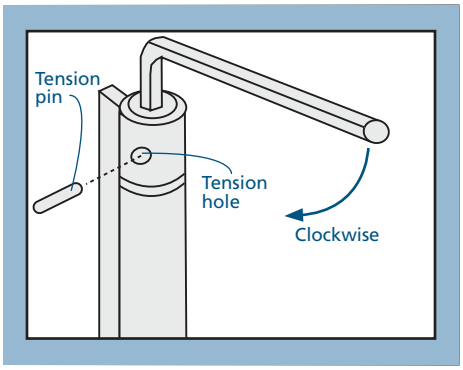
REPLACEMENT

1. Remove slab.
2. Remove hinge plates from slab.
3. Repair screw holes as instructed above if stripped.
4. Install new hinge plates in the same locations.
5. Reinstall slab.

HINGE REPLACEMENT AND ADJUSTMENT - CONTINUED

ADJUSTMENT (SPRING HINGES ONLY)

1. Close door.
2. Insert the provided hex wrench so that it can be rotated clockwise.
3. Rotate hex wrench 1/4 turn and insert tension pin loosely into tension hole.
4. Remove hex wrench and try closing force.
5. Repeat steps until closing force is adequate but do not rotate past 3 holes on 180° openings or 4 holes on 90° openings.



BLINDS BETWEEN THE GLASS

For easiest operation, keep the slats in a fully open position while operating.

ADJUSTMENTS

1. If the operator comes off of the track, hold the operator at a sharp angle to the glass and reinsert the two legs under the track opening.
2. Re-couple the operator magnets.

RE-COUPLE OPERATOR MAGNETS

1. Slide the operator past the half-way engagement point until the first click.
2. Full travel blinds will fully engage when you hear the first click. Half travel (those units with a single side operation) will require you to continue moving the operator up until you hear the second click. This will ensure the magnets are fully engaged.

MECHANISM REPLACEMENT

RAISE & LOWER MECHANISM

1. Place a piece of cardboard between the slide mechanism and the glass to help release the magnets.
2. Tilt the mechanism toward you, and remove the mechanism. It may require a strong tug to break the magnetic bond.
3. Before replacing the new slide mechanism, ensure the glass is clean.
4. Insert the tabs underneath the lip of the inner frame and raise the slide to the top until the magnets engage.
   a. Full travel blinds will fully engage when you hear the first click.
   b. Half travel (those units with a single side operation) will require you to continue the travel of the operator up until you hear the second click. This will ensure the magnets are fully engaged.
5. Check for proper operation. Remove and reinstall if necessary.

TILT MECHANISM

1. Move the top helix to the left side. Moving the slider magnet on the outside of the glass can do this. The helix tilt operator has a magnet set which will follow the magnet inside the slide mechanism.
2. Clean the glass attaching area.
3. Peel off the tape on the back of the slider.
4. Before application, push the magnet to the left of the slider. Ensure the slider is facing the right direction (there is a long horizontal gap at the top that allows the magnet housing to slide along the base).
5. Let the magnet be attracted to the left side of the magnet, which is inside the glass. Make sure the slide is horizontal.
6. Push the slide against the glass firmly on the tape area, as the adhesive works under pressure.

WEATHERSTRIP REPLACEMENT

ORDERING NEW WEATHERSTRIP

Weatherstrip gaskets and foam wedges are critical to water and air infiltration control. Check placement and quality of weatherstrip. Replace if damaged.

Fire-rated doors require specific weatherstrip. Please contact us if replacing weatherstrip in a fire-rated door.

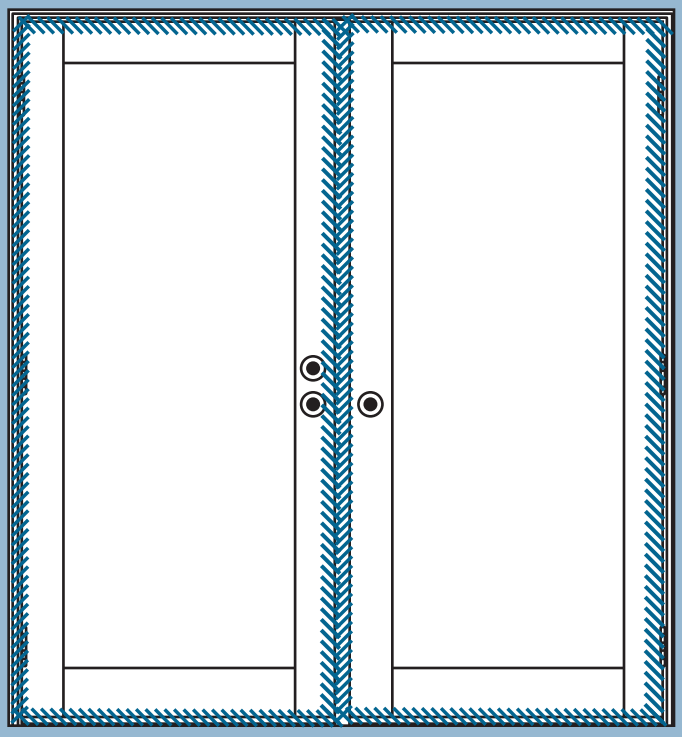
Doors will have weatherstrip in the frame where the slab(s) are when normally closed. Some doors have a sweep attached to the bottom of the operating panel where it contacts the threshold. Double doors will have weatherstrip in the astragal.

1. Determine amount needed by measuring each piece to be replaced. Note the location on the door of each type of weatherstrip.
2. For each type of weatherstrip, add all measurements, then add an additional 10%.
3. Round up to the nearest foot.
4. Fill out the following table.

Information for Replacement Weatherstrip	
Product Identification	
Weatherstrip Location	
Weatherstrip Type	
Color	
Amount Needed	

5. Purchase new weatherstrip from a local supplier.

Possible Weatherstrip Locations on Double Doors



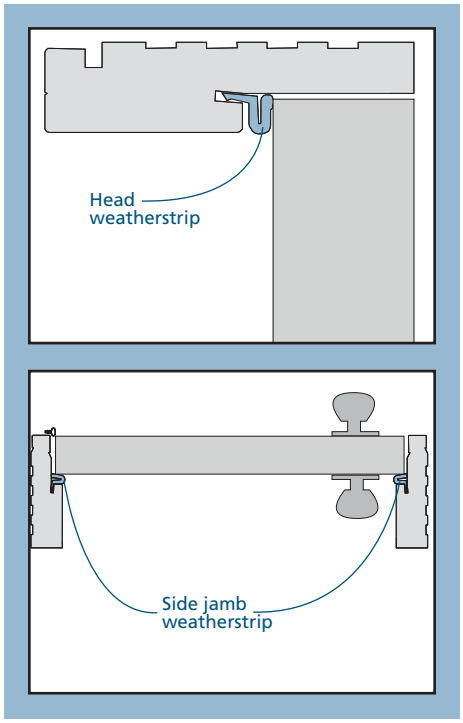
FRAME/THRESHOLD/ASTRAGAL/MULLION WEATHERSTRIP

When replacing both the side and the head weatherstrip in the frame, install head weatherstrip first. Astragal weatherstrip runs vertically along the astragal (between the two slabs of double doors).

1. Open active panel.
2. Grip weatherstrip and gently pull out of kerf.

When replacing frame weatherstrip, if applicable, trim and overlap the new weatherstrip in the same way as the old weatherstrip.

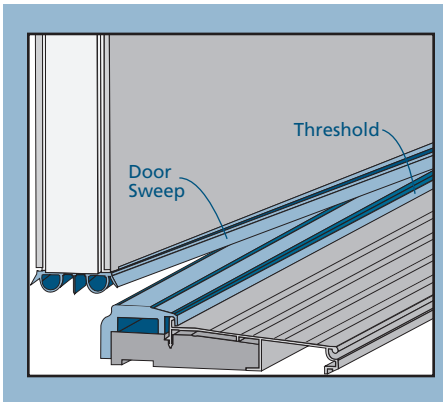
1. Cut new weatherstrip to length.
2. Work the attachment barb into the kerf from one end to the other.



DOOR SWEEP (INSWING DOORS ONLY)

The door sweep is mounted on the bottom of the door slab and fills the gap between the threshold and the slab. Due to continual contact with the threshold, the door sweep may lose its shape and cease to provide an effective seal.

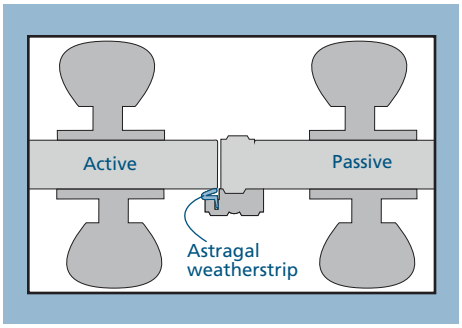
1. Remove slab.
2. Lay slab on flat padded work surface.
3. Remove staples in door sweep with needle nose pliers or side cutters.
4. Pull door sweep loose by starting at one end and working to the other.
5. Clean old sealant off rail with putty knife.
6. Trim new door sweep to same length as the existing one.
7. Cover face (the side with the barbs) of new door sweep with silicone sealant.
8. Work attachment barbs into kerfs from one end of the panel to the other.
9. Secure sweep to the door panel with staples and wipe off sealant squeeze-out. Seal the sweep on both ends with silicone sealant. Reinstall slab.



WEATHERSTRIP REPLACEMENT - CONTINUED

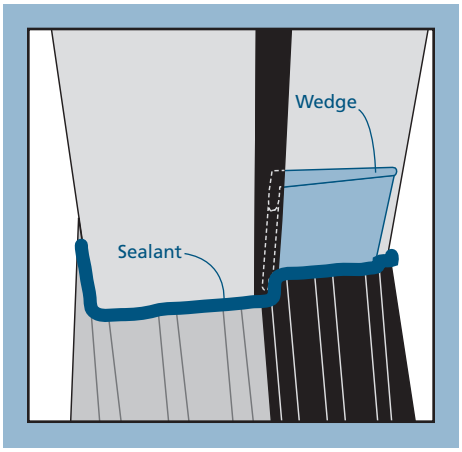
ASTRAGAL WEATHERSTRIP

1. Open active door all the way.
2. Locate the accessible weatherstrip.
3. Grip weatherstrip and gently pull out of kerf.
4. Cut new weatherstrip to length.
5. Work the attachment barb into the kerf from one end to the other.



FOAM WEDGES

The foam wedges included with entry doors are used to complete the weatherstrip seal, at each bottom corner of the operating door slab(s). Doors will be provided with one of two types of wedges. One has an up-turned L-shaped leg (shown) and the other is a simple wedge. For both types, the thin edge faces the edge of the door as it swings closed. Apply a bead of sealant at the intersection of the jambs, brickmoulds, thresholds and floor as shown.

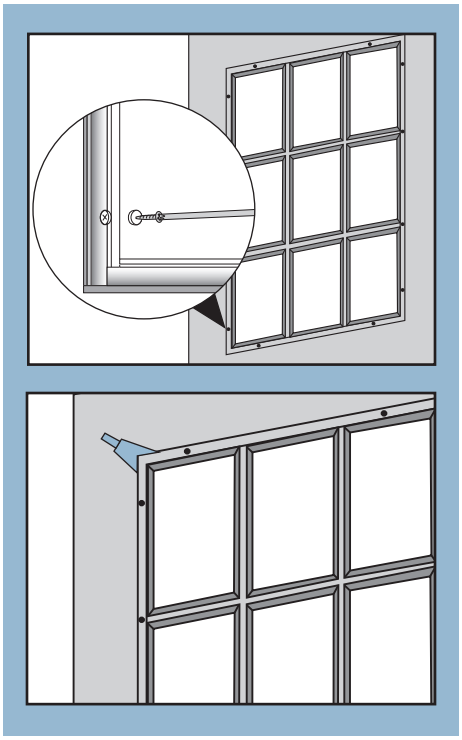


GLASS INSERT REPLACEMENT

REMOVE OLD GLASS INSERT

Note! Handling glass can be dangerous. Glass inserts can be heavy and awkward. Use additional help and always wear protective clothing.

1. If the old insert has screw plugs over the screw heads in the interior frame, drive a drywall screw into the screw plug until it is loose from the hole. Remove all remaining screw plugs in the same manner.
2. Support the glass insert while removing screws to keep it from falling. Remove the screws from the interior frame from the bottom up.
3. When all the screws are removed, slide the edge of a putty knife between a top corner of the interior frame and door. Work around the entire perimeter until the interior frame is loose.

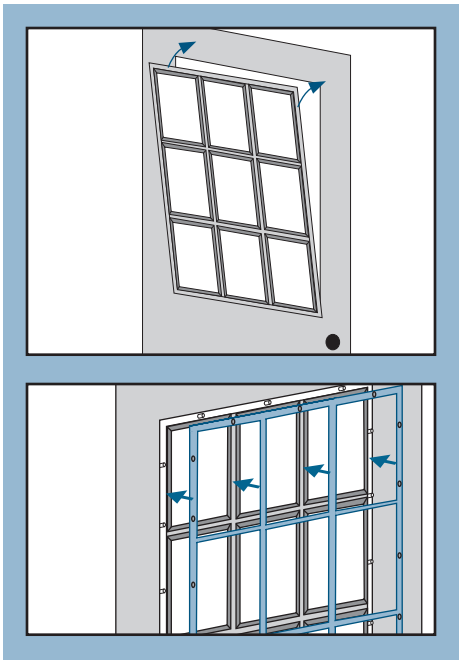


4. Repeat this procedure around the exterior frame. Remove the glass insert and set aside in a safe location.
5. Clean both sides of the door where the new glass insert will contact the panel with a clean rag dampened with paint thinner. Remove all the old weatherstrip and then wipe again with a clean rag.

INSTALL NEW GLASS INSERT

Note! The exterior frame is attached to the glass and does not have holes; the interior frame has screw holes.

1. Remove packaging materials from the new insert. If shipping screws are holding the unit together, separate the interior and exterior frames by loosening screws. Leave the screws in the interior frame and set aside. Additional screws are provided to complete assembly.
2. Place the lower portion of the exterior frame and glass on the lower edge of the door opening. Horizontally center the frame and glass into the opening and tilt up until the frame is flush against the door.
3. Position the interior frame in the opening using the press fit alignment pins located on the frame.
4. Secure the frame halves together by driving the screws through the interior frame and into the exterior frame with a Phillips head screwdriver until snug. Power drivers can be used on the lowest torque setting. Screws must then be checked with a hand screwdriver.
5. Finishing instructions are provided on the label attached to the door glass. Please read this BEFORE removing the label.
6. Insert the provided screw hole plugs over all exposed screw heads.
7. Clean glass with mild soap and water.



PROPER DOOR INSTALLATION

- Proper installation is essential for keeping doors operating smoothly. If a door fails to operate properly, an inspection is necessary to determine if it was installed correctly.
- A contractor or installer can assist in determining the cause of a door being "out of specification" and possibly correct it. Door problems due to improper installation are usually not covered by the manufacturer's warranty. For installation instructions, contact us or your supplier.
- The specifications and measurements referenced in this guide are taken from ASTM E2112 Standard Practice for Installation of Exterior Windows, Doors and Skylights.

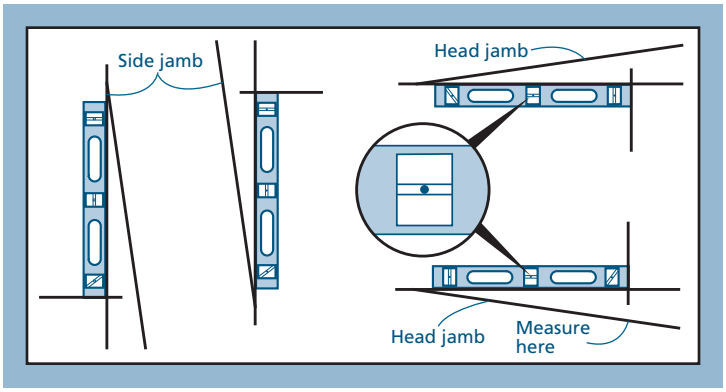
Note: These instructions do not address inspection for proper "water tightness" or flashing where the product integrates with the structure. A "water tight" inspection requires removal of the exterior siding and interior trim around the door. Seek professional assistance regarding this issue.

LEVEL INDICATOR

Accurate measurements are essential in determining level and plumb. Most carpenters' levels have several bubble level indicators, making it possible to measure all parts of the door.

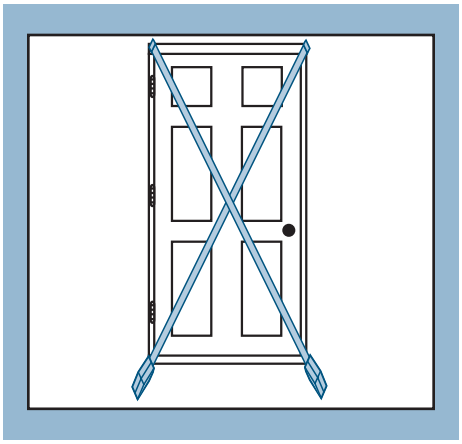
Examine the horizontal indicator. If the bubble is centered between the lines of the indicator, it is level.

If the bubble is not exactly centered, measure how far "out of level" or "out of plumb" by maneuvering the end of the level until the bubble is exactly centered. Measure the farthest gap between the level and the surface. On a 4' level (or longer), the gap must not exceed 1/4", or the surface is out of level/plumb.



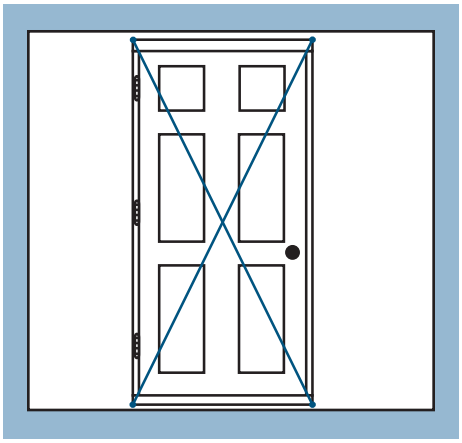
SQUARE

Measure frame from top left to bottom right corner and from top right to bottom left corner. If measurements differ by 1/8", unit is out-of-square.



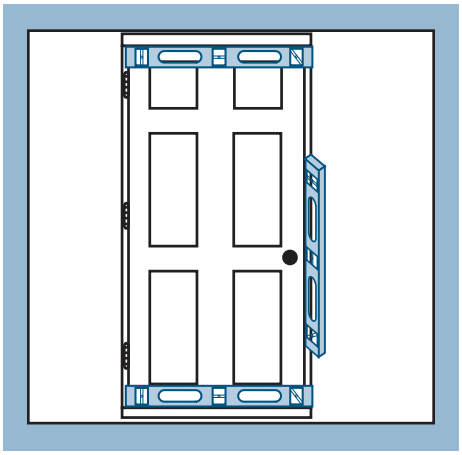
FRAME TWISTS

Attach two pieces of string to frame, corner to corner. If there is a gap between strings at center point larger than 1/8", the frame is not flat. Repeat by switching strings and re-measuring.



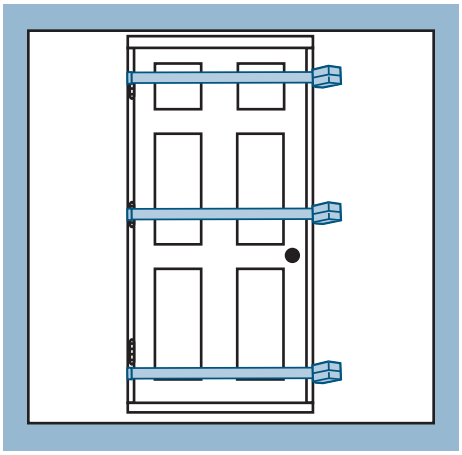
LEVEL AND PLUMB

For plumb, place level against each side jamb or use a plumb bob. For level, place level against head jamb and sill.



PROPER SHIMMING

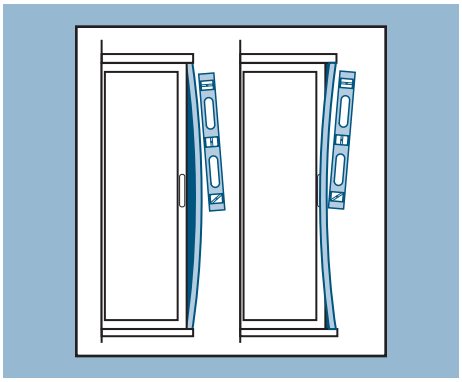
Measure width of frame at top, center, and bottom. If any two measurements differ more than 1/16", the frame is over or under shimmed. Repeat process and measure height of frame.



PROPER DOOR INSTALLATION - CONTINUED

STRAIGHT SIDE JAMBS

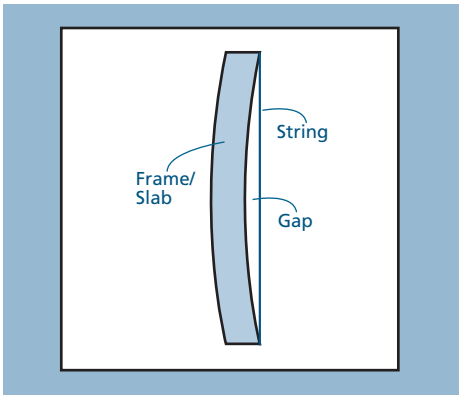
Place level against inside of side jamb. Look for gaps anywhere between level and side jamb. Repeat steps for other side jamb.



FRAME/SLAB BOW

Inspect interior and exterior frame jambs, or stiles/rails of slab (not glass) to determine if bowed.

1. Cut piece of string slightly longer than height of frame or slab.
2. Pull tightly and stretch string to upper and lower corners of jambs, or, stiles or rails of slab. Tape securely.
3. Look for gap between string and frame or slab. If gap measures more than 1/4" at any point, the slab is bowed.



TROUBLESHOOTING OPERATIONAL PROBLEMS

Note! Please check each possible cause, including verifying proper installation, before contacting us for assistance.

PROBLEM	POSSIBLE CAUSES	POSSIBLE SOLUTIONS
Door will not open	Knob locked	Make sure lock is in unlocked position, try again.
	Obstructions	Remove obstructions/shipping blocks
	Slab damaged	Repair or replace slab
	Lockset damaged or broken	Replace lockset
	Strike plate loose or damaged	Tighten if loose. Replace if damaged.
	Improper installation	Inspect installation
Door will not close	Sill track dirty	Clean sill track then lubricate with silicone spray on cloth. Clean and lubricate hinge track.
	Deadbolt in locked position	Make sure lock latch is in unlocked position. Try again.
	Obstructions	Remove obstructions/debris/shipping blocks.
	Strike plate loose or damaged	Tighten if loose. Replace if damaged.
	Lock strike plate misaligned	• Realign. Create new screw holes and chisel bore if necessary. • Make shoot bolt lock strikes flush to sill (double doors)
	Weatherstrip loose or damaged	Reattach If loose, replace if damaged.
	Frame bowed	Inspect Installation
	Improper installation	Inspect installation
Door swings open by itself	Slab not plumb	Inspect Installation
	Hinge plates not flush with frame or slab	Make hinge plates flush
	Hinge screws not flush with hinge plates	Ensure proper hinge placement; tighten screws
Uneven reveal (gap) between slab & frame	Slab(s) not aligned properly	• Adjust threshold if adjustable • Make hinge plates flush (hinged doors) • Ensure proper hinge placement (hinged doors)
	Improper installation	Inspect installation
Door stuck shut	Slab(s) misaligned	Remove obstructions/shipping blocks
	Slab painted to weatherstrip	Un-stick painted-over weatherstrip

PROBLEM	POSSIBLE CAUSES	POSSIBLE SOLUTIONS
Door will not lock	Lock misaligned	• Align lock strikes • Make shoot bolt lock strikes flush to sill (double doors)
	Improper installation	Inspect installation
Door squeaks	No lubricant on hinges	Lubricate all hinges with light oil
Light or air leaks through corners	Worn weatherstrip	Repair loose or damaged weatherstrip
	Foam wedge damaged or missing	Replace foam wedge
	Hinges may be worn or misaligned	Replace hinges. Ensure proper hinge placement
Door handle will not operate	Improper installation, damaged or misaligned	• Check for damage/lubricate if necessary • Check alignment of strike plate. Re-align if necessary
Shoot bolt will not fully engage	Lock strike obstructed or not deep enough to allow shoot bolt to fully engage	Clear any debris and verify shoot bolt lock strikes flush to sill
Water leaks through the door	Slab damaged or loose at hinges	Replace slab
	Weatherstrip damaged or missing	Reattach if loose, replace if damaged or missing
	Slab warped or bowed	Inspect installation
Moisture occurs between glass panes	Seal failure	Replace either the insulating glass assembly or the entire slab. This determination should be made by a service representative.
Glass surface fogs up	Condensation.	If condensation is on an interior surface: • Raise the average temperature of the house one or two degrees and do not block vents. • Vent all appliances to the outdoors and run exhaust fans. • Open patio door blinds for air circulation. • Turn humidifiers down as the temperature gets colder (unless used for medical purposes). If condensation is on an exterior surface: • Close patio door coverings to reduce cooling of the glass surface by air-conditioning. • Remove or trim shrubbery close to patio doors to promote air circulation. If condensation is between glass panes: • Seal failure. Replace either the insulating glass assembly or the entire slab. This determination should be made by a service representative.

GLOSSARY

Active Slab
Active slab(s) are any slab(s) on double door systems that operate and include locking hardware.

Astragal
The vertical trim attached to the inactive slab of a double door that bridges the gap between the slabs when closed and provides weather and overswing protection.

Boot-glaze
The method by which glass is set and sealed into a panel with a rubber-like beige or gray gasket ("boot").

Door Sweep
Weatherstrip that attaches to the bottom of a swinging patio door panel, providing a barrier against the elements.

Frame
The assembly of structural members (head, sill, and jambs) used to fasten the window/patio door to the structure.

Handing
The operating direction of an entry door; refers to the way the entry door will swing or slide to open (right-handed or left-handed).

Hinge
A jointed or flexible device on which a door or window turns.

Hinge Pin
A pin in the center of a hinge that holds the two parts together and allows them to pivot.

Passive Slab
The slab of a double door system that has the astragal mounted to it; the active slab locks into the passive slab.

Jamb
The vertical frame members of a window or patio door assembly.

Strike Plate
A bracket fixed to the frame utilized as a latching point for locking systems.

Kerf
A groove that often holds weatherstrip.

Keyway
The slot in the lock where the key is inserted.

Lock Jamb
The side jamb that houses the lock strike plate; the door slab closes into the lock jamb.

Pilot Hole
A drilled hole that is no larger than the body of the screw (minus the threads).

Rail
The horizontal members of a door slab.

Reveal
The space between the slab and the frame.

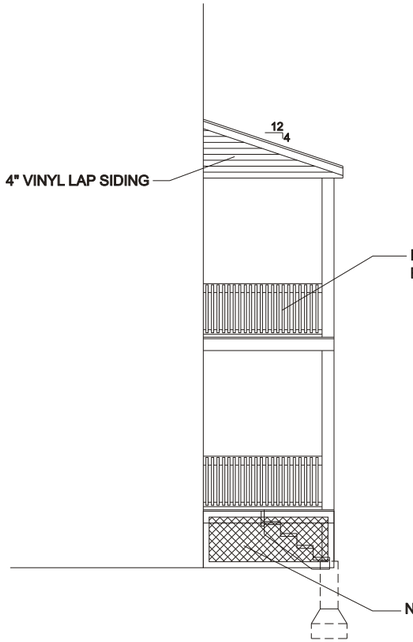
Score
To inscribe a line with a sharp instrument.

Shoot Bolt
A locking component which, when activated, extends vertically from the end of an inactive slab and engages a strike plate in the head and sill of the frame.

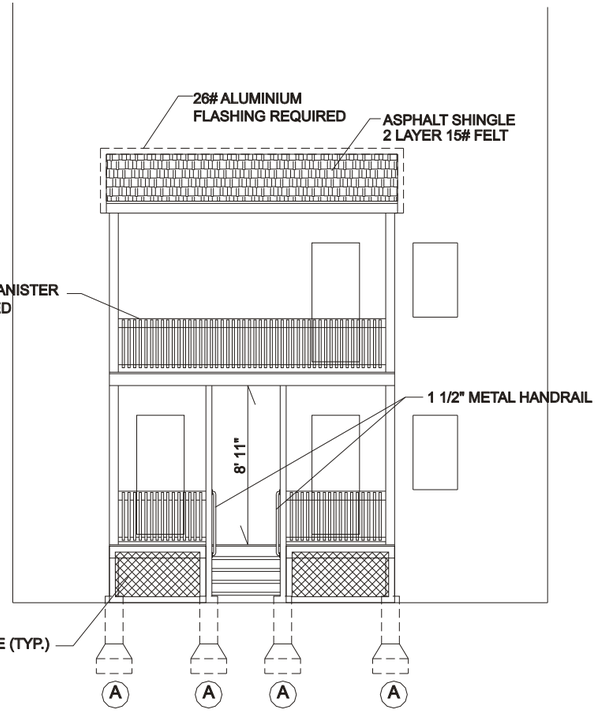
Slab
An assembly comprised of stiles (vertical pieces), rails (horizontal pieces) that is installed into a frame.

Stile
The vertical members of a door slab.

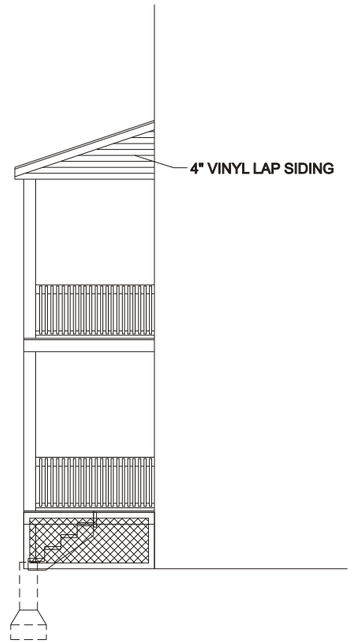
Weatherstrip
A strip of flexible material that fills the joint between the door slab and the frame and is used to prevent rain, snow, and air from entering.



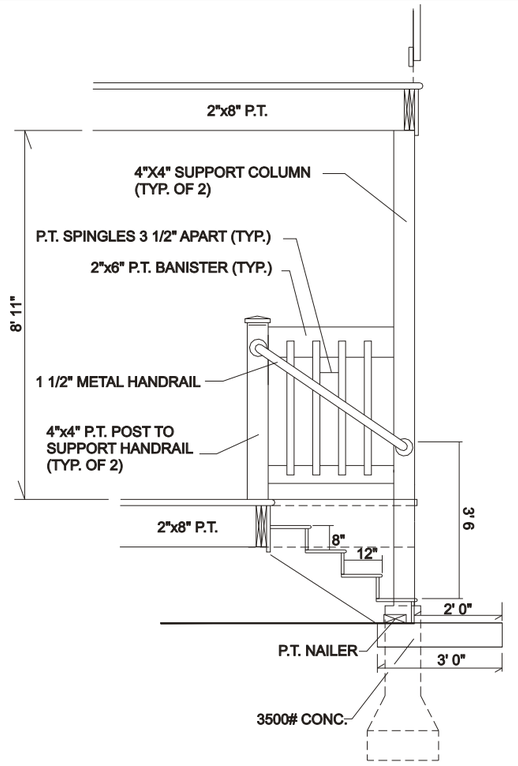
RIGHT (SOUTH) ELEVATIOIN



REAR (EAST) ELEVATIOIN

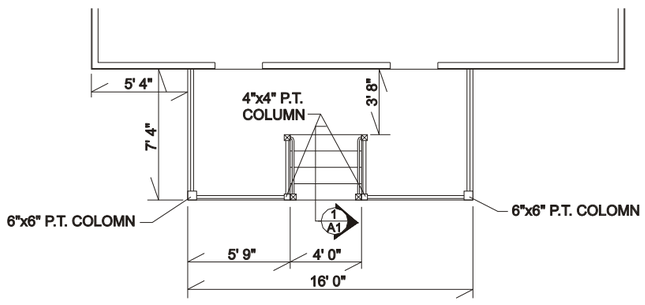


LEFT (NORTH) ELEVATIOIN

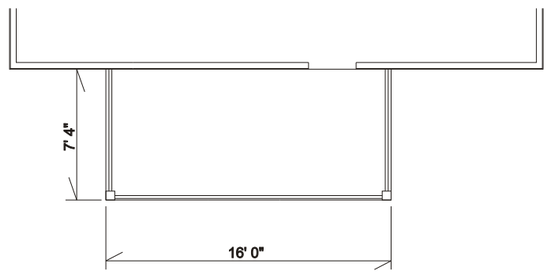


1 STOOP STAIR DETAIL

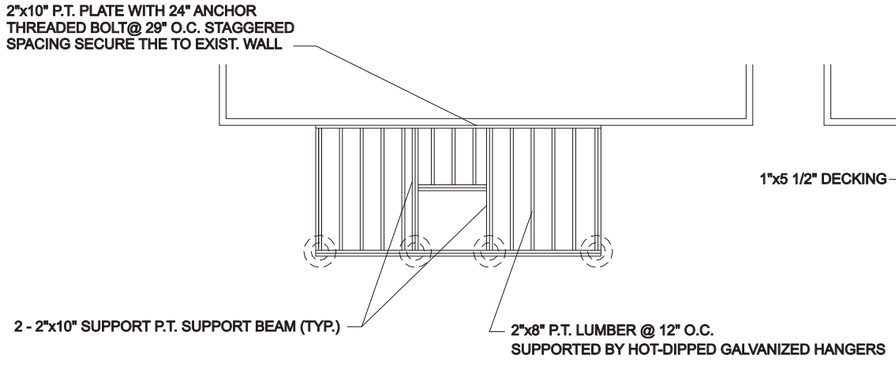
N.T.S.



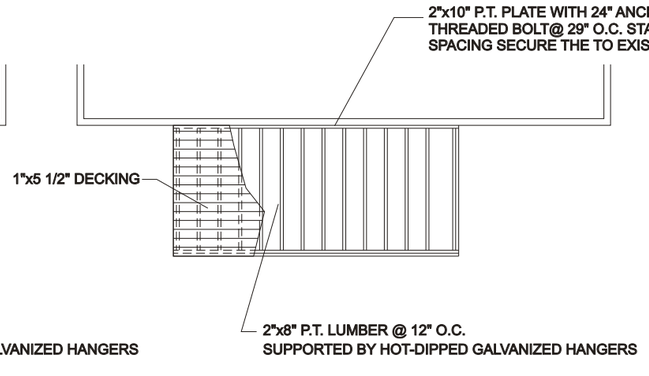
FIRST FLOOR PORCH PLAN



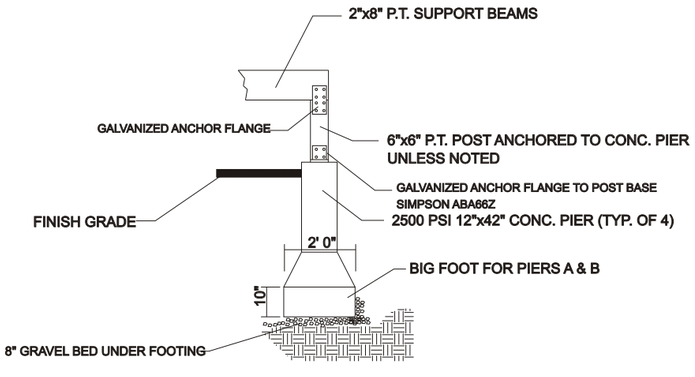
SECOND FLOOR PORCH PLAN



FIRST LEVEL FLOOR JOIST



SECOND LEVEL FLOOR JOIST



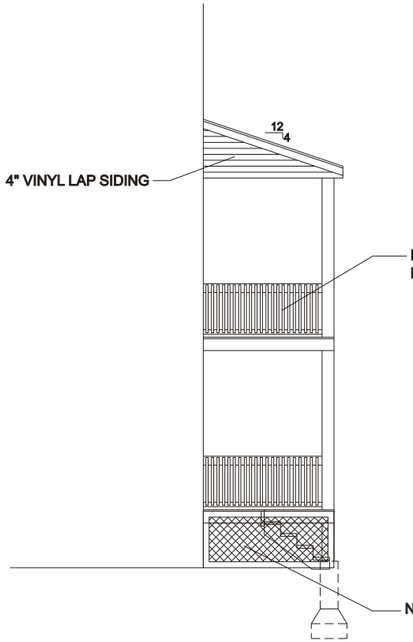
A CROSS SECTION

SCALE : 1/2" = 1' - 0"

REVISIONS

REAR PORCH RENOVATION
PREPARED FOR
104 EDGEWOOD STREET
HARTFORD, CONNECTICUT
SCALE: 1/4" = 1'-0

DRAWING NUMBER
A1



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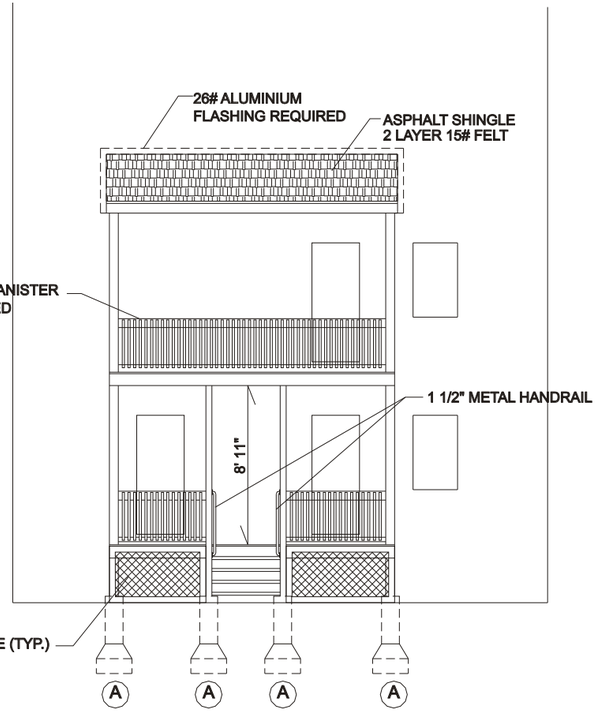
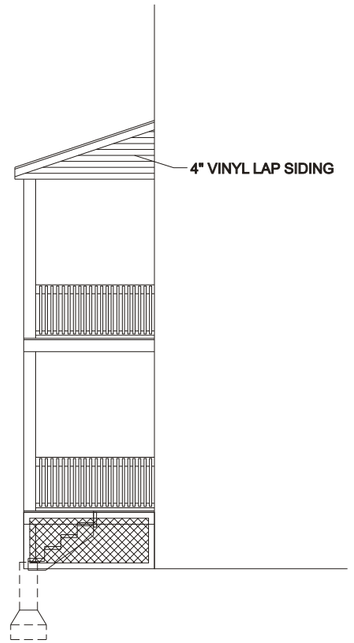
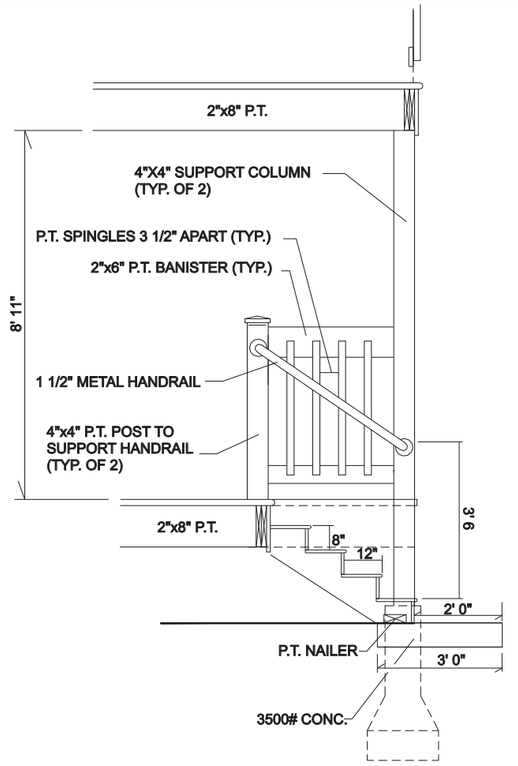


REAR (EAST) ELEVATIOIN

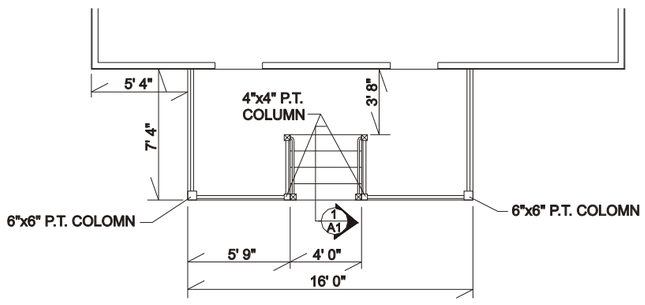


LEFT (NORTH) ELEVATIOIN

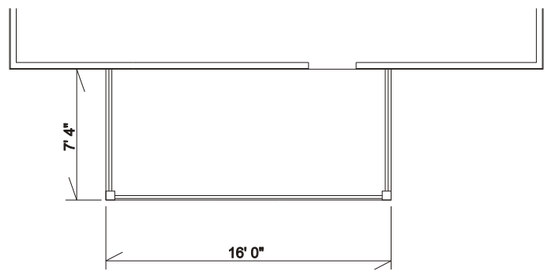


1 STOOP STAIR DETAIL

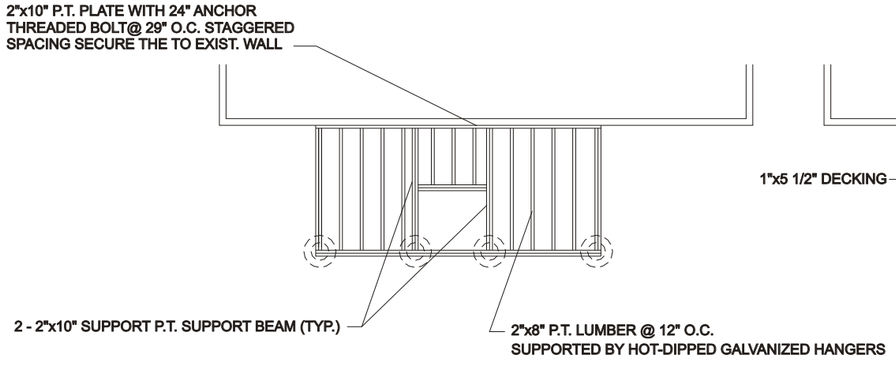
N.T.S.



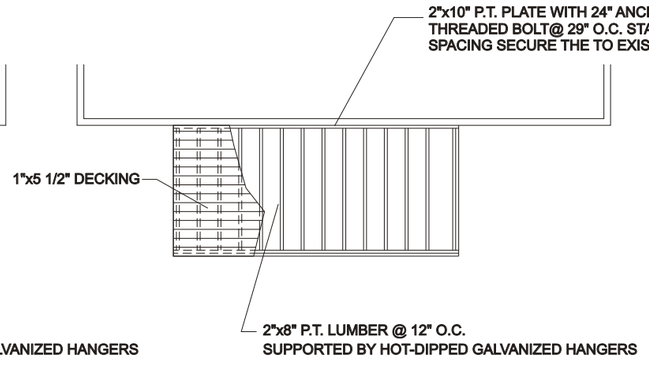
FIRST FLOOR PORCH PLAN



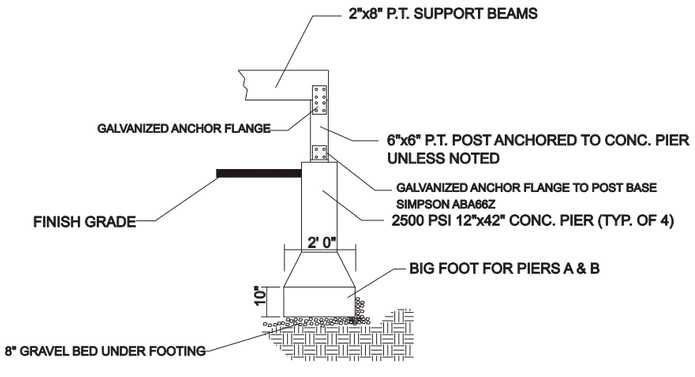
SECOND FLOOR PORCH PLAN



FIRST LEVEL FLOOR JOIST



SECOND LEVEL FLOOR JOIST



A CROSS SECTION

SCALE : 1/2" = 1' - 0"

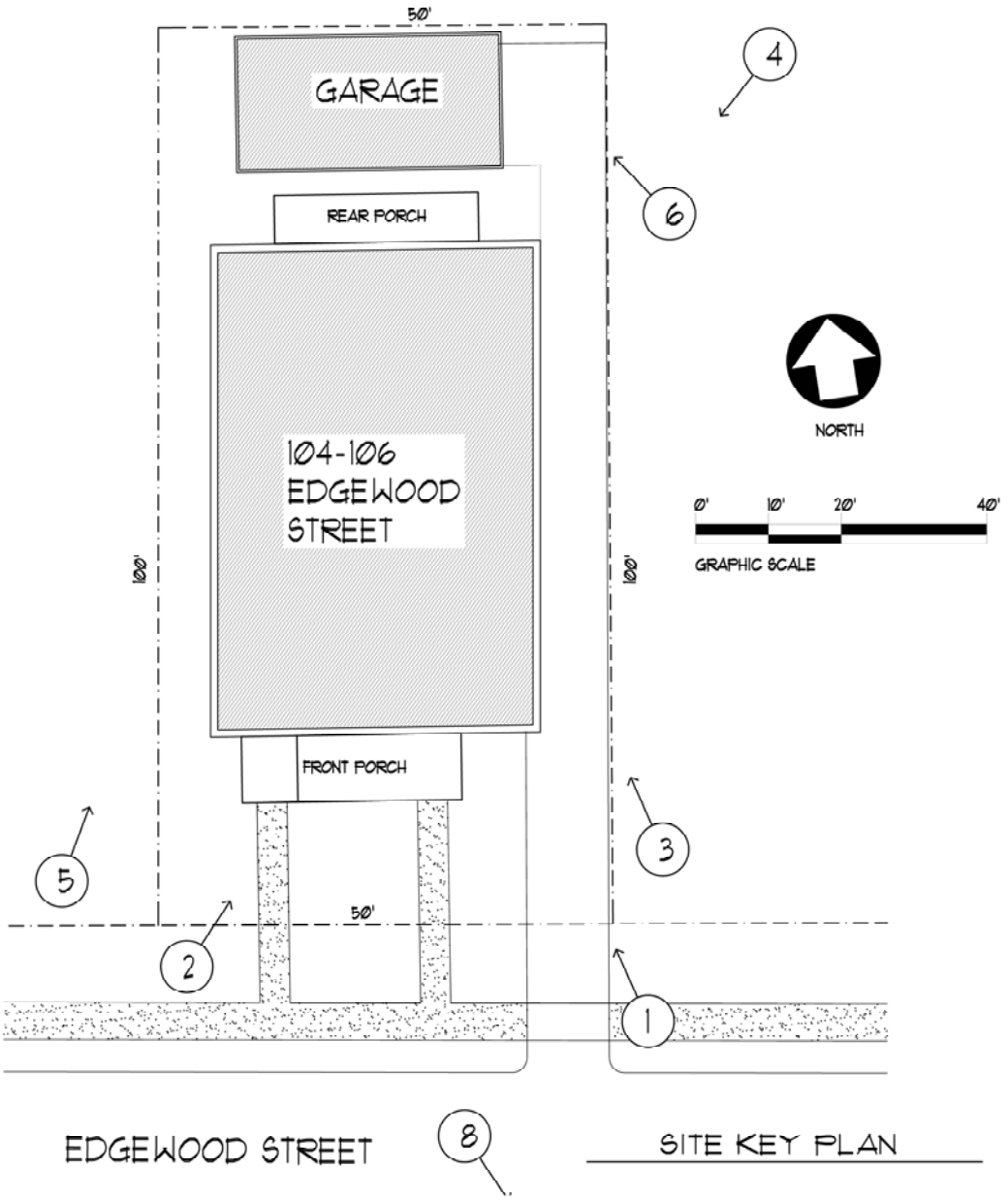
REVISIONS

REAR PORCH RENOVATION
PREPARED FOR
104 EDGEWOOD STREET
HARTFORD, CONNECTICUT
SCALE: 1/4" = 1'-0

DRAWING NUMBER
A1

Hartford Historic Review Application
104-106 Edgewood Street, Hartford CT

Photos, November 2020



SITE BOUNDARY MAP AND KEY PLAN

Hartford Historic Review Application

104-106 Edgewood Street, Hartford CT

Photos, November 2020

Picture –1, Street view looking North

Picture-2, Old photo of front porch steps with metal guardrails

Hartford Historic Review Application

104-106 Edgewood Street, Hartford CT

Photos, November 2020

Picture-3, East side looking North/West

Picture-4 North side looking South/West

Hartford Historic Review Application

104-106 Edgewood Street, Hartford CT

Photos, November 2020

Picture-5 View from street. West side looking North / East

Picture– 6 Garage at rear of property

Hartford Historic Review Application

104-106 Edgewood Street, Hartford CT

Photos, November 2020

104-106 Edgewood St.

Picture-7 Street view looking North

ALABNY AVENUE

Picture-8 Street view looking South / East

Hartford Historic Review Application

104-106 Edgewood Street, Hartford CT

Vicinity and aerial maps

Vicinity map. 104-106 Edgewood Street.

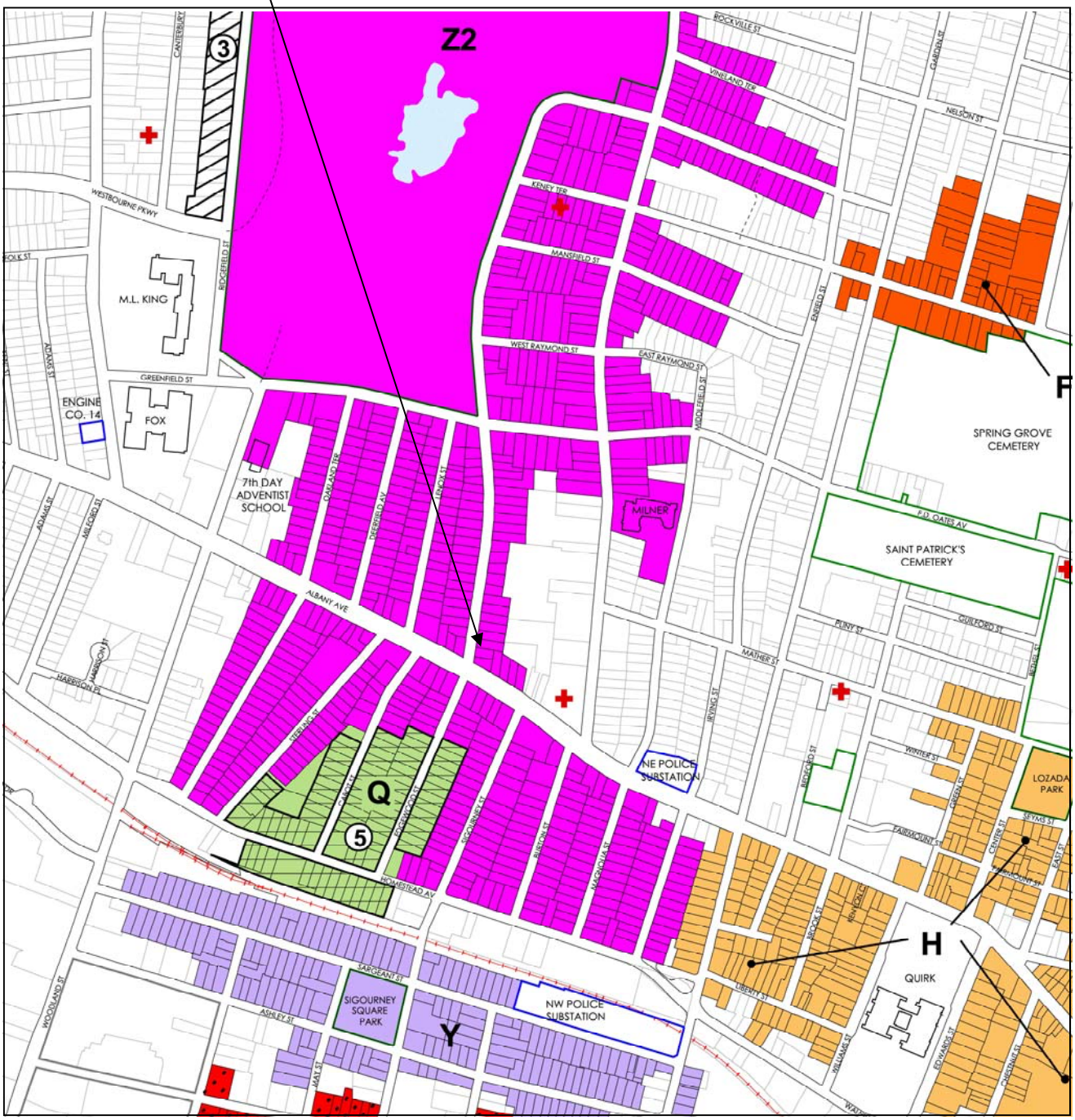
Aerial view Edgewood St. looking North

Hartford Historic Review Application

104-106 Edgewood Street, Hartford CT

Historic District Map

104-106 Edgewood St.



Upper Albany Historic District Map