



## DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 56 Sherman Street, Hartford, CT 06105

For consideration: August 19, 2020

### STAFF REPORT

**TO:** HARTFORD PRESERVATION COMMISSION

**FROM:** Grant Losapio, Consultant  
Email: [oneplan@hartford.gov](mailto:oneplan@hartford.gov)

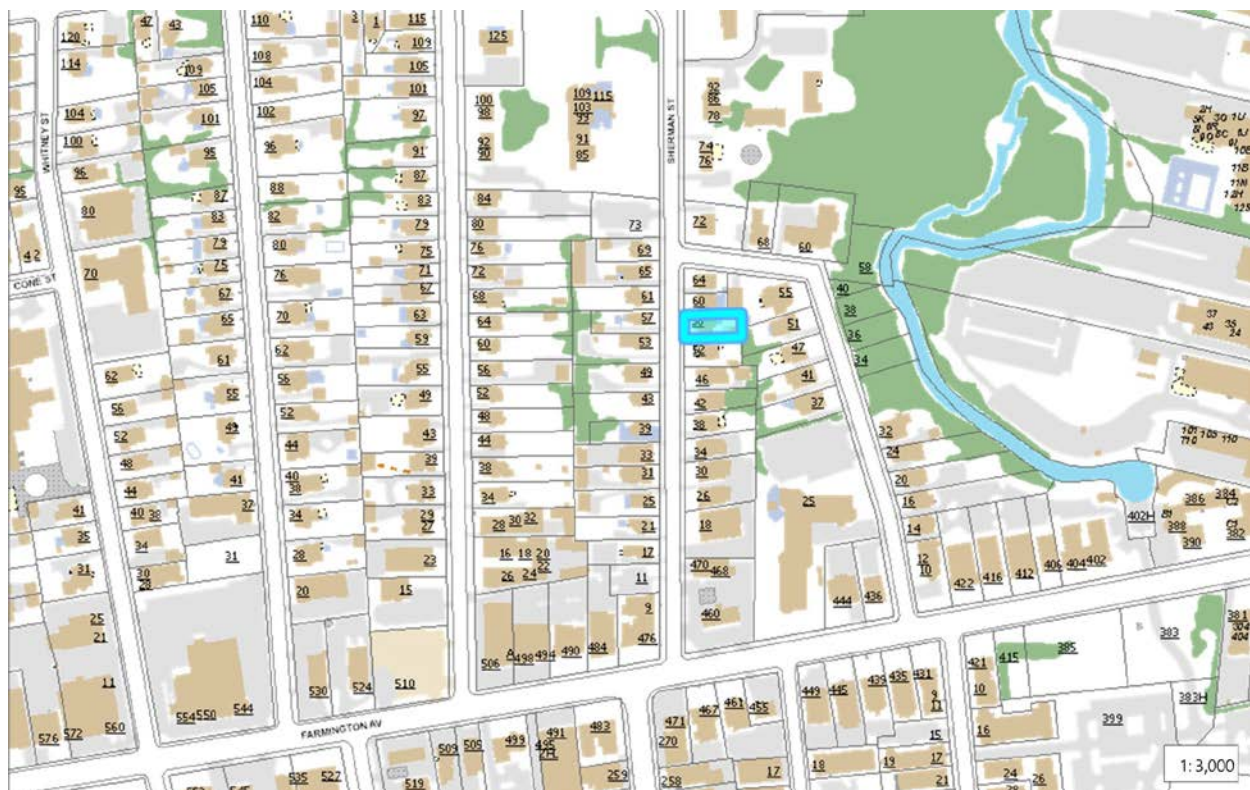
**PROJECT:** 56 Sherman Street  
PARCEL ID: 133-314-143

**ZONE:** N2-1      **HISTORIC DISTRICT:** West End North National Historic District

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

**APPLICANT:** Scott Doughman/Home Depot USA

**OWNER:** Lawrence Plourde



Location Map

### **BACKGROUND INFORMATION**

The residence at 56 Sherman Street is a 2 ½ story wood frame gable-ended structure built in 1898 in the Colonial style, having Wood siding exterior and Asphalt roof.

**Proposed Project:** The applicant seeks to replace 4 existing basement windows with 4 new vinyl hopper windows. According to the application: “No changes to the structure or opening of the windows and will be of like size and functionality. They will be Simonton Vantage Pointe 6100 windows, u-factor 0.27. New interior and exterior stops will be installed and the exterior window casings will be capped in PVC coated aluminum”.

### **LEGAL STANDARD**

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

### **STANDARD SPECIFIC TO THE USE**

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

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

### **FINDING OF FACTS**

**CURRENT USE:** Residential  
**YEAR BUILT:** 1898

**PROPOSED USE:** Residential  
**STYLE:** Colonial

**Particular Mention in historic nomination:** n/a

**Current Conditions:** This building is in good condition.

**Condition of other properties in neighborhood:** Other properties on Sherman Street are in fair to good condition. Many properties retain a mixture of Second Empire, Neo-Classical, Perfect-Six, Colonial, and other historic styles along with their original wood clapboard, wood shingle, brick, or stucco siding. Sherman Street contributes to the historic district through its retention of a mixture of historical architectural styles, materials, and form, which are characteristic of late 19<sup>th</sup>, early 20<sup>th</sup> century residential development.

### **COMMENTS RECEIVED**

(None received as of August 10, 2020)

### **ANALYSIS**

Staff believes that the replacement of these 4 basement windows will not negatively impact the character of the neighborhood, which is largely characterized by the retention of original forms of late 19<sup>th</sup> and early 18<sup>th</sup> century residences, if replacement windows are of the same style as the existing and 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, regardless of material of the new windows.

### **STAFF RECOMMENDATION**

Staff recommends approval of this application with the following condition(s):

1. Windows shall be replaced 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.

**A draft resolution follows.**

### **ATTACHMENTS**

1. Photographs of the property.
2. Specifications of proposed windows.

**REVIEWED,**

---

Aimee Chambers, Director



**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
56 SHERMAN STREET  
HISTORIC PRESERVATION PROPOSAL**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to replace 4 basement windows at 56 Sherman Street; and

**Whereas,** The property is located in the West End North National Historic District; and

**Whereas,** The structure is a 2 ½ story building of Colonial style; and

**Whereas,** The applicant proposes to remove 4 basement windows and, without change to the structure or opening, replace them with 4 new windows of similar size and functionality; and

**Whereas,** The proposed work is consistent with the City's Historic Design Principles;

Now therefore Be It

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

Install window components 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.

Be It Further,

**Resolved,** This 19th day of August 2020.













6100 Series

 **VantagePointe™**  
Windows and Doors By  SIMONTON®

Exclusively Installed Through





# Premium Quality at an Exceptional Value



- Combines the best from two of America's leading companies: Simonton® Windows and The Home Depot®
- Features award-winning quality construction, beauty, style options, value, and energy-efficiency
- Learn more at [vantagepointe.simonton.com](http://vantagepointe.simonton.com)

## 6100 Series Windows

- Contoured window frame blends with any style of home
- Double Step Sloped sill drives water away from the window
- Low gloss white or tan finish always looks like freshly painted wood
- Dual panes of single strength glass create a strong thermal barrier



Glass package with Soft Coat Low E\* with Argon Gas meets ENERGY STAR qualifications in most styles

## Strong and Durable

- Multi-chambered construction with nine separate air chambers create a much stronger window than standard vinyl windows
- Interlocking meeting rail forms a tight seal to virtually eliminate air and water infiltration
- Meets AAMA's standards for air and water infiltration, forced entry and energy efficiency



## Easy to Operate and Clean

- Constant Force Balance System maintains the window in any open position and never needs lubrication or adjustment
- Low profile tilt latches allow both Double-Hung window sashes to tilt in for easy cleaning

## Peace of Mind

- We know you have a choice when it comes to home improvement projects. That's why we're committed to providing quality products and installation services with our complete solution — from start to finish
- To ensure your peace of mind, we stand behind the entire installation with Limited Lifetime Product and Craftsmanship warranties.\*\*



Casement windows (above) provide maximum ventilation and add an air of contemporary style

### Styles

Double Hung  
Slider  
Picture  
Half Round  
Casement  
Awning  
Bay  
Bow  
Basement Hopper  
Garden Window  
Patio Door

### Colors



White



Tan

### Grids



Flat White



Flat Tan

## Limited Lifetime Warranty\*\*

Guaranteed protection for you and your home

### Product

**Double Lifetime Warranty** on vinyl parts covers peeling, flaking, chipping, blistering & corrosion

**Double Lifetime Warranty** on hardware & parts (locks, fasteners, rollers, balances, etc.) covers peeling & corrosion

**Double Lifetime Screen Warranty** covers the aluminum frame & the fiberglass mesh against tears, punctures & insect damage

### Craftsmanship

**Lifetime Craftsmanship Warranty** ensures the installation was done right for as long as you own your home

\*Soft Coat Low E glass is required in some areas to meet energy code requirements. \*\*See actual warranties for details. All installation services performed through The Home Depot performed by independent contractors. License numbers held by or on behalf of THD AT-HOME SERVICES, INC.: AL: 10656, Sub S-43165; AZ: ROC193323, ROC218039, ROC223472, ROC254479, ROC254482; CA: Roofing/ Fencing/ B836021; CT: HIC.0565522; DC Contract Only 6148; DE: 1997112310; FL: CRC046858, CGC1507093, CCC058327; ID: RCE-18527; IA: CO87256; KS: KS10-1239; IL: Roofing 104-014925; LA: HI. 0550419; ME: CO2439; MD: 52036; MA: 126893; MI: 2104158225; MN: CR268257; MS: RO5788; NV: 0057766, 0065773, 065776; NJ: 13VH01058300 & LO63476; NM: 351405; NC: 64796; ND: 29346 Class D; OR: 158651; PA: PA002232; RI: 16427; SC: 22647 and G115673; TN: 59337; UT: 5604067-5501; VA: 2705073411A; WA: HOMED\*\*972RQ; WV: WV033268; WI: 850869, Qualifier 1068645; Columbus, OH: HIC-4992 and G6519; Toledo, OH: BTR 05603HRC; OK: 80000018; Buffalo, NY: 536671 Sub Contractor; Suffolk Cty 27587-H; Philadelphia, PA 21855; Rockland County, NY H-09403-B6-00-00; NYC 1201902; Nassau Cnty, NY H18G1650000; Yonkers, NY 3802; Hammond, IN Lic19030. Other license numbers available upon request. Services may not be available in all areas. Colors shown are reproduced by lithographic process and may vary from actual colors. Changes to product(s) may have occurred since time of printing. Consult your THD At-Home Services representative prior to purchasing. "AAMA" and the AAMA logo is a registered trademark of the American Architectural Manufacturers Association. "NFRC" and the NFRC logo are registered trademarks of the National Fenestration Rating Council. "The Home Depot" is a registered trademark of Homer TLC, Inc. ©2000-2014 Homer TLC, Inc. All rights reserved. THD-103 (5/14)

Date: 06/25/2020

Wrap Color	1: White, 2: White, 3: White, 4: White, 5: White	
Interior Casing Type		
Bay or Bow window:		
Seatboard material (vinyl only-Birch or Oak)		
Bay Project Angle (30 or 45)		
Bay Flanker Type (DH, SH, or Csmnt)		
Top of window to soffit (inches)		
If tied to soffit, color of soffit material		
Construct Roof (Yes or No) *		
Garden Window:		
Seatboard Material (vinyl only-White Pionite, Birch or Oak)		

SPECIAL CONSIDERATIONS:
I have reviewed and agree with all the job specifications above and the Special Terms and Conditions on the following page