

TRUE CASE STUDIES

The Lofts at Yale and Towne, Stamford, CT

The Lofts at Yale and Towne lie at the heart of Stamford's historic district. After inventing the modern tumbler padlock, Linus Yale chose Stamford as the home of his Yale Lock Factory. "Yale & Towne," as it came to be known, spurred Stamford's growth, at one point employing over a quarter of the City's residents and earning Stamford its nickname "The Lock City." The City seal still features two keys in honor of its history. The Lofts at Yale & Towne are a current reminder of Stamford's grand past. Today, The Lofts at Yale & Towne are 225 rental apartment homes in the newly restored factory building where Yale padlocks were manufactured for over a century. The Lofts offer a beautiful blend of historic architecture, open space and modern amenities, all nestled between the train station and Stamford's newly vibrant waterfront. True Enterprises, Inc. worked closely with Harbor Point Development (Owner/General Contractor), Rose - Tiso & Company (Architects), The Connecticut Commission On Culture & Tourism Historic Preservation & Museum Division, MacRostie Historic Advisors LLC., Winco Window Company and R&R Window Contractors to recreate the historical look and feel of the old windows while combining the best innovations available in a modern architectural grade aluminum window.



Challenges

One of the main concerns in rehabilitating these historic structures was the replacement of the rusted out old steel fixed / projected windows, replacements of the rusted out old steel hung windows in Building 35A and the replacement of the old rotted out wooden hung windows. The buildings were constructed in at least three different phases so each had its own set of challenges. Due to the historically significant nature of the structure the owner was eligible to petition for a considerable tax credit if the new windows met the strict guidelines set forth by The Connecticut Commission On Culture & Tourism Historic Preservation & Museum Division. Also of concern to the owner was that the new windows needed to perform to a high enough level that would facilitate the buildings earning a Gold Certified LEED-ND Community rating.

Products

By listening to the needs and concerns of the owner and the Historical Preservation personnel, True Enterprises and Winco decided to use Winco's Series 3250 Narrow Sightline, Steel Replica window to replace the old steel projected windows and old steel hung windows. The openings were approximately 187" x 101". The basic opening configuration was a combination of fixed units and awning style vents, some of which were actually simulated vents. It was also decided that Winco's 4500 Series Double Hung window with a sloped glazing perimeter would be used to replace the old wooden hung windows. The hung window openings were approximately 128" x 108". These openings were divided up into three equal sections.



Keys to Success

One of the keys to success on this project was that we were able to develop a few new custom extrusions that were designed through the cohesive input from all involved. Another key to success was the proper construction management of this large project. In order to meet the very aggressive construction schedule and to supply over 1,600 windows when they were needed on the job site, all lines of communication had to be wide open and managed properly.

End Results

The end results are a beautiful historically accurate building that is both cost-effective and energy efficient.