

AGENDA

TOLLAND GREEN HISTORIC DISTRICT COMMISSION

Wednesday, March 16, 2021 at 7:00 p.m.

REMOTE MEETING

Public Hearings

1. Call to Order
2. Roll Call
3. Reading of Public Notice as appearing in Journal Inquirer
4. Consideration of Application for a COA at 7 Cider Mill Road for replacement windows
5. Neighbor comments, both for and against
6. Close of Public Hearing

Regular Meeting

7. Call to Order
8. Consideration of COA for 7 Cider Mill Road by Commission, and vote thereon
9. New Business
 - 9.1 Update Certificate of Appropriateness with the addition of a "Guidelines" section containing information for applicants.
 - 9.2 Discuss the creation of a toolkit of available grants and other local, state, federal, and private resources that the Historic District Commission can have available to assist residents, business, and the municipality.
10. Miscellaneous
11. Approval of Minutes from November 17, 2021 Regular Meeting
12. Adjournment

To View Meeting Materials:

See <https://www.tolland.org/historic-district-commission/pages/remote-meeting-packets-audio-recordings>

To Join Zoom Meeting:

If using a computer, tablet or smartphone, download Zoom app prior to the meeting.

Go to: <https://us06web.zoom.us/j/83046053272?pwd=amdOVFUL0hiYTBGakpMcVRyUm1vQT09>

Meeting ID: 830 4605 3272

Passcode: 03162022

Or call: 929-205-6099 and enter meeting ID 830 4605 3272

Meeting password is 03162022

If you receive an error message after entering the password:

Enter the password again.

If it does not work, click on the meeting link.

If you still cannot get into the meeting, call in.

Agenda Item 3

Legal Notice
Tolland Green Historic District Commission

The Commission will hold a Public Hearing on March 16, 2022 at 7:00pm to consider an application for a Certificate of Appropriateness by Mark and Amanda Cassina, for replacement windows at 7 Cider Mill Road. This application is on-line at

<https://www.tolland.org/historic-district-commission/pages/applications-pending>

Only remote participation will be allowed. Instructions to participate will be on the agenda, which will be posted by March 14, 2022 at www.tolland.org

To run once in the Journal Inquirer on March 8th & March 9th.

Agenda Item 4



TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Application for a Certification of Appropriateness

Property Information

Property Address: 7 CIDER MILL RD. TOLLAND, CT 06084
Property Owner: MARY + AMANDA CASSINA
Phone Number: [REDACTED]

Applicant Information

Applicant Name: WINDOW NATION
Applicant Address: 1070 N. FARMS RD. WALLINGFORD, CT 06492
Phone Number: [REDACTED] **Email Address:** [REDACTED]

Project Information

Type of Building: RESIDENTIAL
 Nature and description of work to be done as it affects exterior appearance. Attach appropriate drawing or plans giving the position of the house or structure on the site, ground plan of house with proposed addition, and all pertinent elevations showing size and style of windows, dormers, doors, exterior wall finishes, roofing material, chimneys, vents and ornamentation. (If more space needed, attach sheet to application.)

WINDOW NATION TO INSTALL 22 WINDOWS. PLEASE REFER TO WORK ORDER + MEASURE PACKET FOR MORE DETAIL

Estimated Start and Completion Dates:

Start: ASAP **Complete:** [REDACTED]

1. Attach a photograph of the existing structure or place to be changed as viewed from the street showing that portion of the structure to be altered, together with a drawing of the proposed alteration or change.
2. Application fee of \$75.00 must accompany application (make checks payable to Town of Tolland).
3. Application form, fee, plans, photograph and drawing must be submitted to Planning & Building Department. Public Hearings will be scheduled within not more than sixty-five days after the filing of an application.

This application form and all accompanying plans and materials are accurate and complete:

Applicant Signature: Amy Fitzpatrick **Date:** 02 / 08 / 2022
Property Owner Signature: [REDACTED] **Date:** 2/8/22

OFFICE USE ONLY

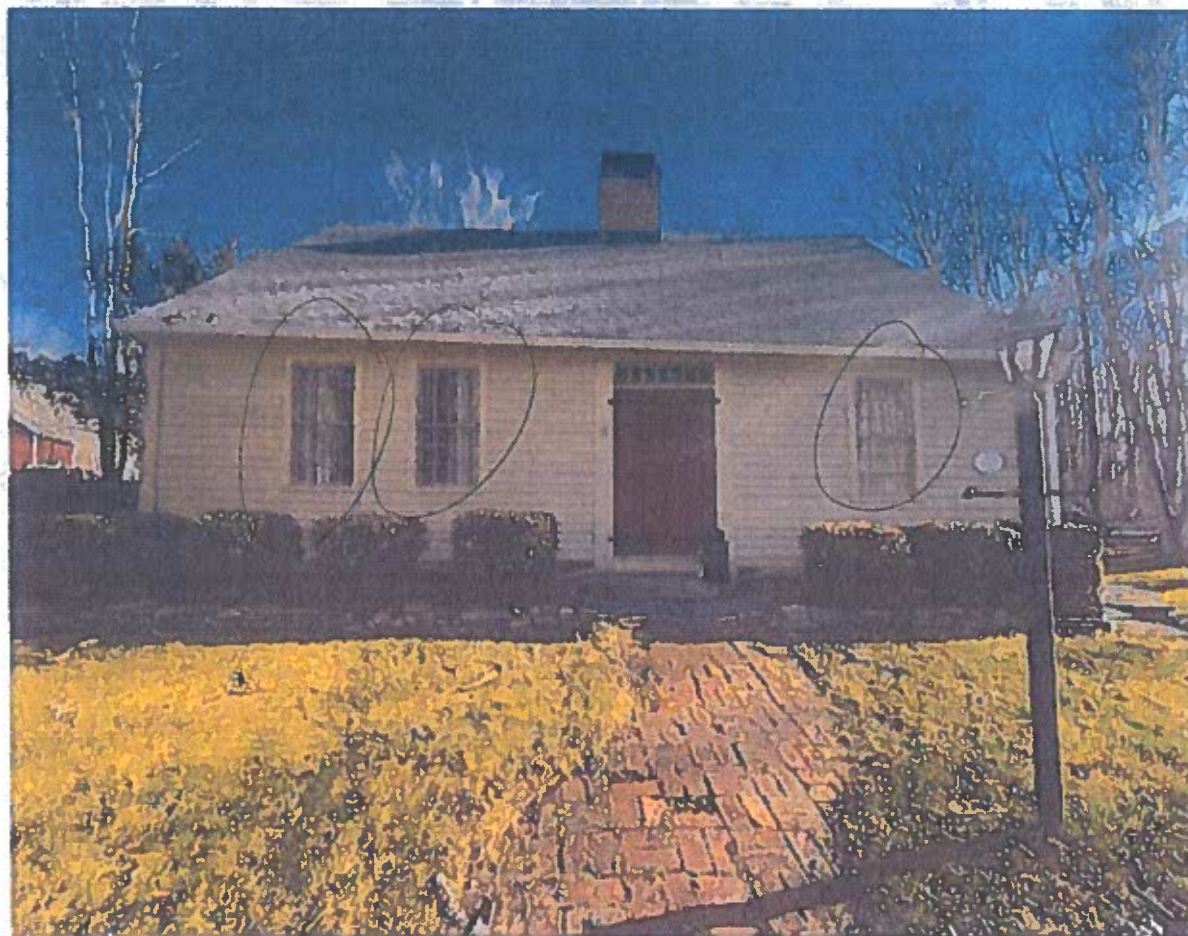
Received & Fee Paid:	2/15/22	Hearing Scheduled:	3/16/22
Hearing Advertised:		Action:	
Notice of Action to Applicant:			

RECEIVED
FEB 15 2022

BY: LS

Amy Fitzpatrick

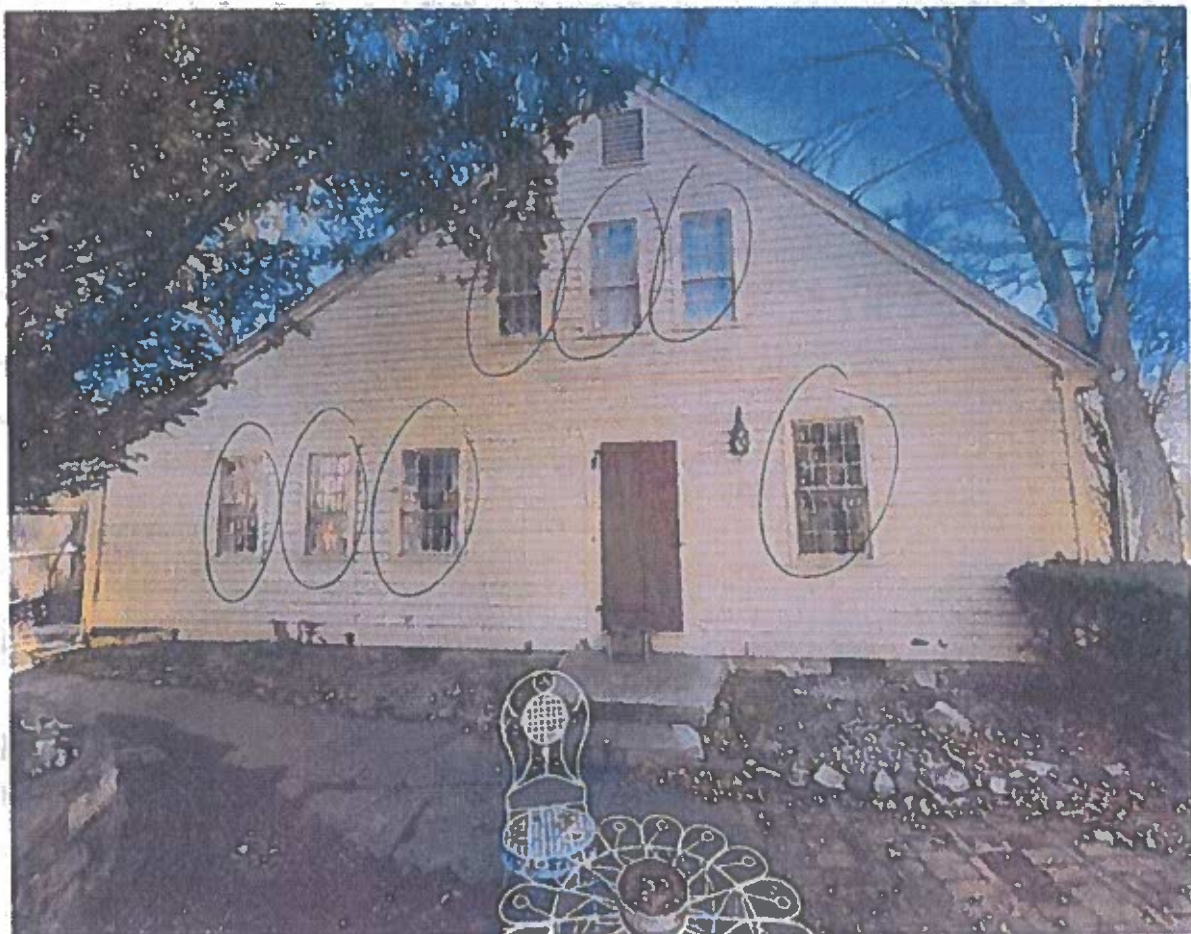
From: Jonathan Cornwell
Sent: Monday, December 20, 2021 9:57 AM
To: Amy Fitzpatrick
Subject: Photos



1

2

3



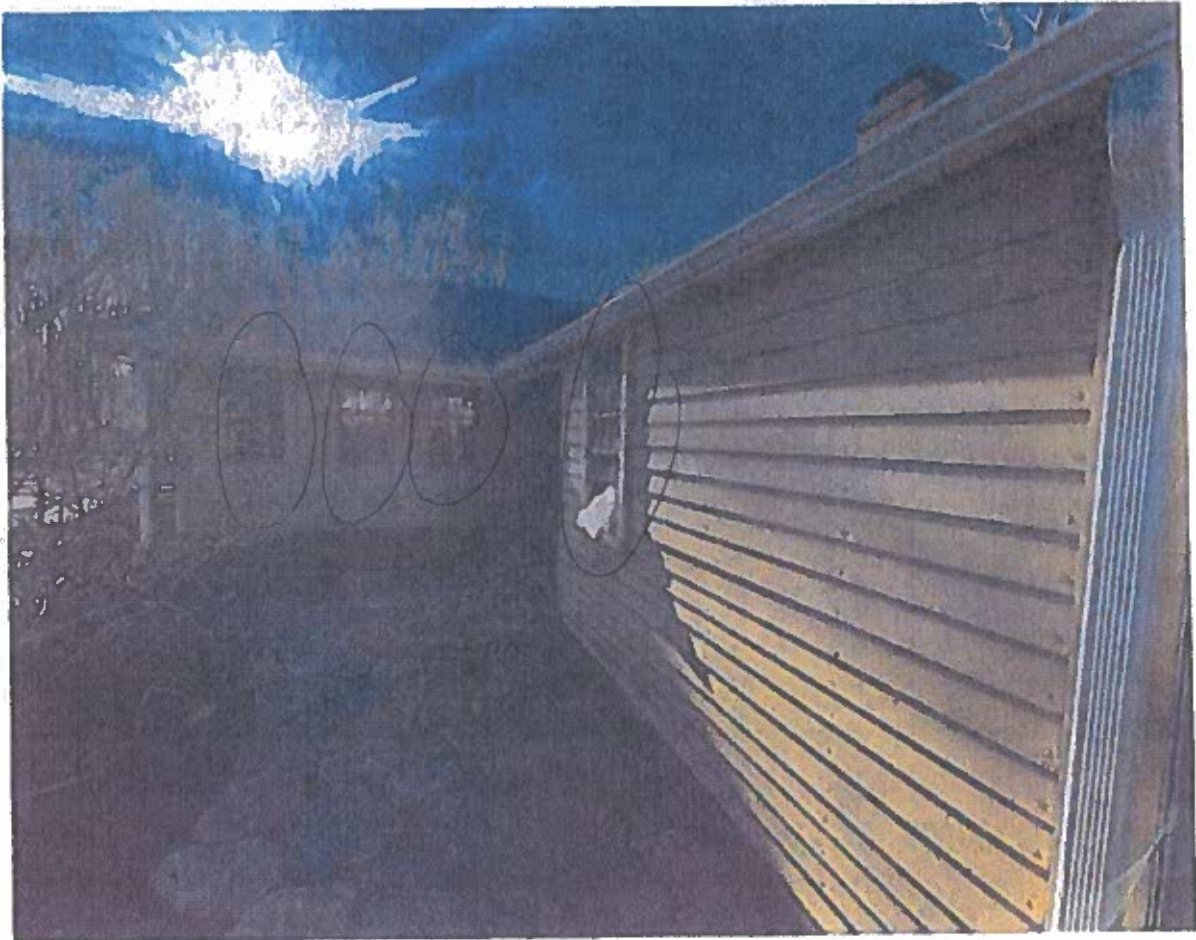
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11 12 13 14 15 16

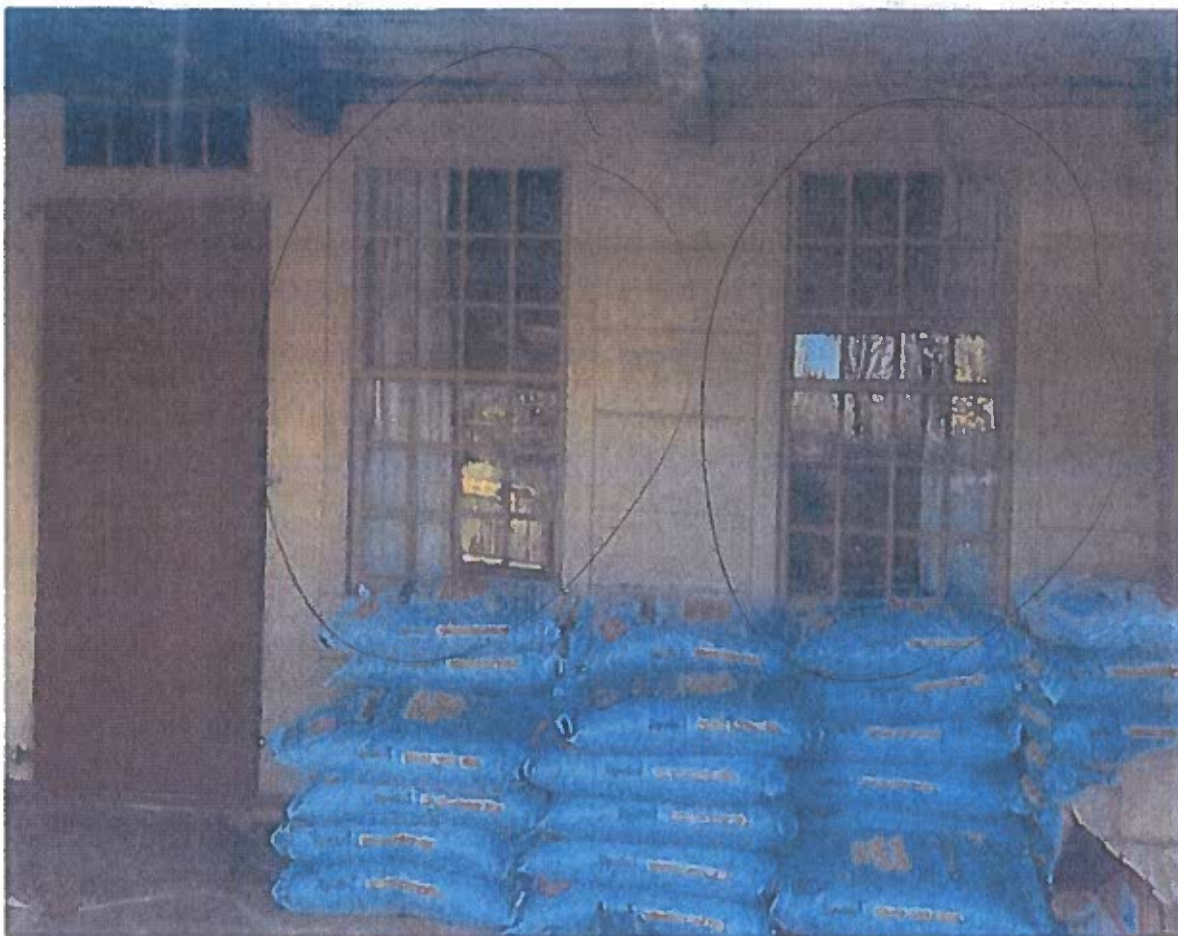


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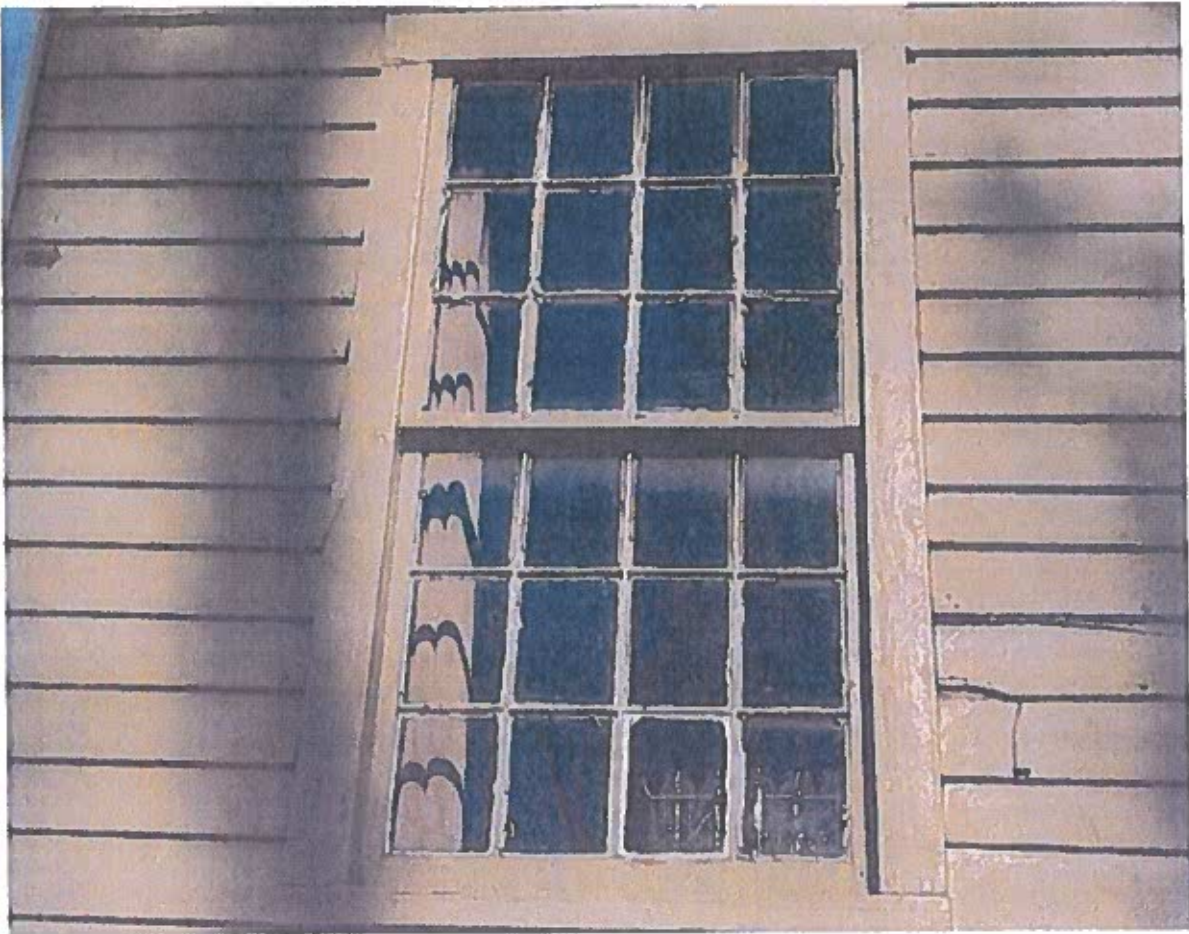


21

22











WINDOW NATION

WINDOWS • SIDING • DOORS

ULTRAVISION Premium Window System

ULTRAVISION

Vinyl Colors



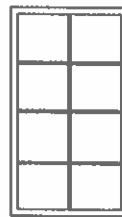
White



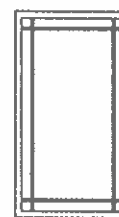
Almond

Grid Styles

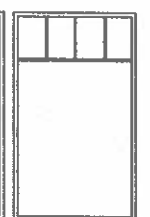
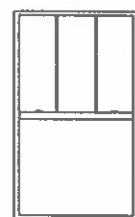
Colonial



Prairie



Craftsman



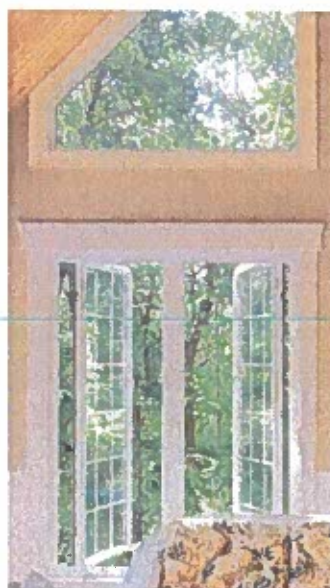
Flat or contoured grids available.

This is just a sampling, several grid patterns are available. Grid pattern availability and appearance is based on window size and shape.

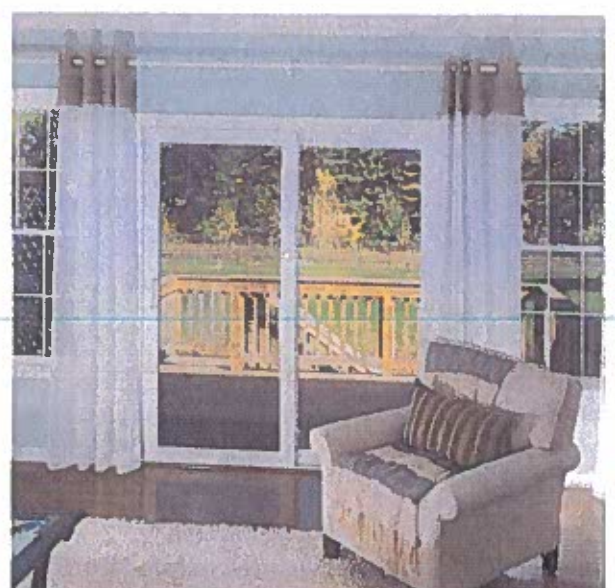
UltraVision is also available in sliding windows, casement and awning windows, picture windows, and sliding doors.



Sliders come in 2- and 3-lite models. 3-lite sliders have a center fixed panel and are available in configurations of 1/3-1/3-1/3 and 1/4-1/2-1/4.



Casements have a unique hinge design that allows for easy cleaning from the inside of your home.



Patio doors are built strong, including a heavy-duty metal reinforcement and an extruded aluminum screen door frame, while still remaining aesthetically appealing.

Providing Structural Integrity and Pleasing Aesthetics More Affordably.

1. World-Class Assembly

Consistent fabrication quality from window to window. Fusion-welded sashes and frame are built squarely. Narrow manufacturing tolerances produce a tight window that best prevents air and water infiltration.

2. Wet Glazed Process

Secures glass in sash for a tight seal and delivers industry leading air infiltration rates.

3. H-LC40 Performance

High structural rated performance is achieved without the need for a sill rise extender, improving clear opening.

4. Wool-Pile Weatherstripping

Protects around the perimeter of all sashes to fight air infiltration.

5. Integral Ergonomic Lift Rails

Buyer beware of any window with snap-in lift rails that frequently snap out. Features comfortable ergonomic design.

6. Interlock System

Interlock at sash meeting rails creates a super-tight seal against air infiltration, providing security, comfort and well being.

7. Tilt-In Sash System

Dual operating tilt-in sashes make cleaning safe and easy from inside the home.

8. Dual Ventilator Locks

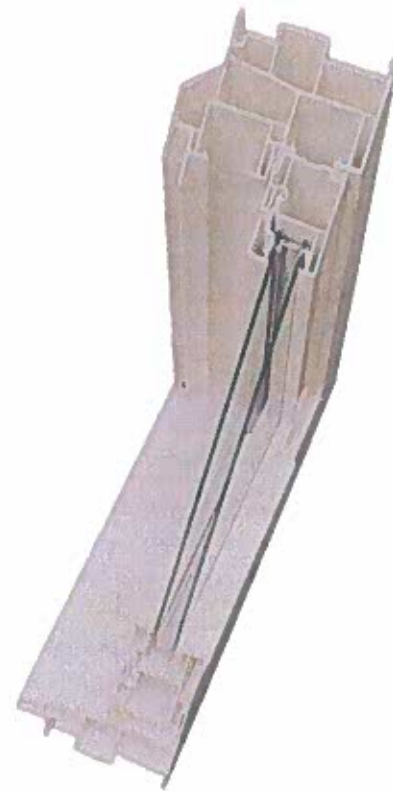
When deployed will limit sash travel, allowing for a secure way to keep windows open for ventilation.

9. Block and Tackle Balance System

The premier Block and Tackle Balance system ensures that lifting and closing will be smooth, reliable and quiet for years.

10. Balance Covers

Give the window a more attractive and finished appearance.

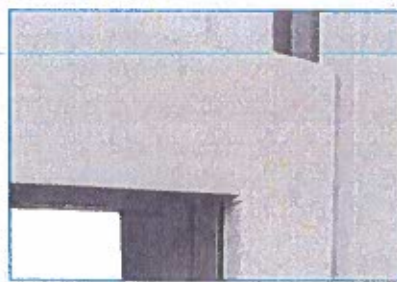


Stainless Steel Intercept Spacer System

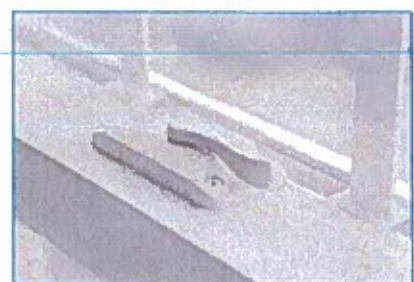
- Corrosion Resistant - Will never rust
- Temperature Resistant - Maintains a strong, secure seal through extreme temperature changes
- Strength and Durability - Stronger than tin spacers
- Warm-Edge Technology - Less conductive than typical aluminum box spacer for better energy efficiency
- Health Smart - Good for the environment
- Grid Alignment - Perfect, machine-generated alignment
- Aesthetic Appeal - Beautiful shine, the best-looking spacer in the industry



Vent Stop, when deployed, will limit sash travel to allow for ventilation.



Fusion welded corners prevent air from passing through and boost structural support.



Cam-Action Lock features durable zinc-cast design that pulls sashes and mechanical interlock tightly together to prevent air infiltration.

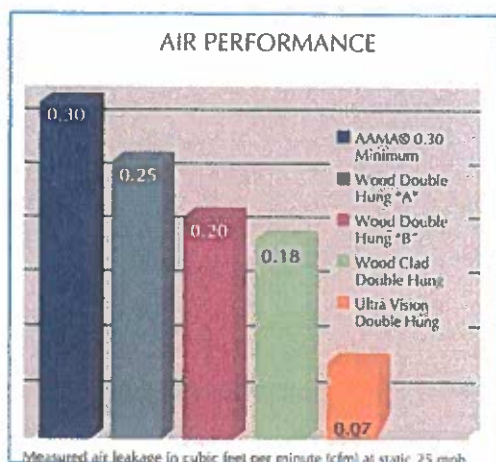
Air Infiltration

Poorly designed windows don't have built-in airlocks, weatherstripping, and barriers necessary to keep air from forcing its way in, and leaky windows cause drafty homes. UltraVision windows greatly minimize air leaks with numerous air barriers designed into our advanced sill design.



Structural Data	
Air:	0.07 cfm at 25 mph*
Water:	6.06 psf**
Structural:	DP 40

*Up to 77% better than industry minimum .30cfm
 **psf Pressure measurement = Pounds per square foot (lbs./ft²)
 (Test results vary by style and size of window. Size tested is 48x84)



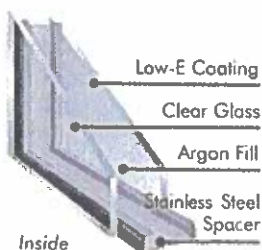
Glass

The UltraVision window comes standard with one of our double-pane, high-performance Low-E glass systems with the Stainless Steel Intercept spacer system, which will help to dramatically improve the efficiency of your new windows.

Low-E

This window is ENERGY STAR qualified in the north.

NFRC WINDOW LABEL refers to the whole window performance, not just the Insulated glass unit. Data shown for units without grids.



ENERGY STAR Certified in Highlighted Regions	
	WINDOW NATION Vinyl Double Hung 34" Double Glazing, Low-E, Argon Fill, Intercept
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S.A.P.)	Solar Heat Gain Coefficient
0.30	0.50
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Condensation Resistance
0.60	55

Windows Made in the USA

UltraVision Windows are manufactured in the USA and are designed and engineered specifically for our challenging Midwest and East Coast climates. This weather is unlike any other in the country due to its hot, humid summers and brutally cold and snowy winters. Why purchase a window made for the entire country's average weather when you can invest in one designed for your unique climate? Other benefits of products made in the USA include:

- No shipping costs
- Quicker turnaround
- Supports economy
- Windows specifically designed for our challenging climate
- Quicker service for parts

A Lifetime of Protection

All Window Nation Products are manufactured by the recognized leader in product innovation with uncompromising quality control. From the day your windows are installed to the day you sell your home, our comprehensive non-prorated lifetime warranty is your assurance that your investment is protected. Additionally, your warranty is completely transferable to the next homeowner. Contact a Window Nation consultant for more information and a copy of the warranty.

Reputation Built on Decades of Experience

Window Nation, Inc. was started by the Magden brothers with the mission of offering an unsurpassed selection of premium name-brand products installed by highly skilled licensed professionals and guaranteed by the most comprehensive warranty in the industry. Window Nation is consistently listed nationally as a top 20 window retailer, offers an award-winning customer service experience, maintains the grades via 3rd party review sites, and continues to deliver a 96% customer satisfaction.

Laura Smith

From: Mike Carvalho [REDACTED]
Sent: Tuesday, February 15, 2022 1:11 PM
To: Laura Smith
Subject: [EXTERNAL]RE: [EXTERNAL]RE: Certificate of Appropriateness 7 Cider Mill Road

Thanks Laura. In case I did not mention it in my application, all grid patters will stay the same for all windows being replaced.

Thanks

Mike

From: Laura Smith <lsmith@tolland.org>
Sent: Tuesday, February 15, 2022 12:59 PM
To: Mike Carvalho [REDACTED]
Subject: RE: [EXTERNAL]RE: Certificate of Appropriateness 7 Cider Mill Road

Received. I will forward this to the Chair of the Tolland Historic District to ensure that she is not looking for any additional information.

Thank you,

Laura Smith
Building Permit Technician
21 Tolland Green
Tolland, CT 06084
860-871-3601
lsmith@tolland.org

From: Mike Carvalho [REDACTED]
Sent: Tuesday, February 15, 2022 12:42 PM
To: Laura Smith <lsmith@tolland.org>
Subject: [EXTERNAL]RE: Certificate of Appropriateness 7 Cider Mill Road

Hi Laura,

I wanted to follow up on the application for 7 Cider Mill Rd. I have finally compiled the information needed for us to proceed. I have attached our COA application along with pictures of the windows being replaced. Please let me know if any further information is required to get this pushed through. Also, please let me know if/when I need to submit a payment (and if I can make it with a credit card or mail in a check).

Once we have a meeting set for review, please let me know so that we can get someone to attend.

Thank you again for your patience with this application!

If you have any questions or concerns, please feel free to reach back out.

Thanks

Agenda Item 9.1



TOLLAND GREEN HISTORIC DISTRICT COMMISSION

Application for a Certification of Appropriateness

Property Information

Property Address: _____

Property Owner: _____

Phone Number: _____

Applicant Information

Applicant Name: _____

Applicant Address: _____

Phone Number: _____

Email Address: _____

Project Information

Type of Building: _____

Nature and description of work to be done as it affects exterior appearance. Attach appropriate drawing or plans giving the position of the house or structure on the site, ground plan of house with proposed addition, and all pertinent elevations showing size and style of windows, dormers, doors, exterior wall finishes, roofing material, chimneys, vents and ornamentation. *(If more space needed, attach sheet to application.)*

Estimated Start and Completion Dates:

Start: _____

Complete: _____

1. Attach a photograph of the existing structure or place to be changed as viewed from the street showing that portion of the structure to be altered, together with a drawing of the proposed alteration or change.
2. Application fee of \$75.00 must accompany application *(make checks payable to Town of Tolland)*.
3. Application form, fee, plans, photograph and drawing must be submitted to **Planning & Building Department**. Public Hearings will be scheduled within not more than sixty-five days after the filing of an application.

This application form and all accompanying plans and materials are accurate and complete:

Applicant Signature: _____

Date: _____

Property Owner Signature: _____

Date: _____

OFFICE USE ONLY

Received & Fee Paid:		Hearing Scheduled:	
Hearing Advertised:		Action:	
Notice of Action to Applicant:			

Agenda Item 9.2

SHPO ECONOMIC INCENTIVES FOR HISTORIC PRESERVATION

Historic Restoration Fund Grants (HRF)

HRF Grants are funded by the Community Investment Act (also known as Public Act 05-228), which was signed into law on July 11, 2005. The Act provides increased funding for historic preservation as well as open space, farmland preservation, and affordable housing.

Key Grant Details

This program is intended to offer maintenance and repair funding to non-profit 501c3 and 501c13 and municipally owned buildings listed on the State or National Register of Historic Places. Rehabilitation projects must be directly attributed to the long-term preservation of historic building fabric and character defining features.

Applications must be submitted using SHPO's online grant portal. The link will be provided after a consultation with SHPO staff member, Erin Fink has been completed. Please email Erin.Fink@ct.gov to arrange a meeting or phone call.

- The funding cap is \$200,000. Grant awards range from \$5,000 to \$200,000. Grants will be awarded while funds are available.
- Grants must be matched on a one-to-one basis.
- Grants are paid on a single-payment reimbursement basis following project completion.
- Federal funds and other [non-state funds](#) can be used as a match.
- The property must be owned by the applicant or have a minimum 20-year lease agreement in place.
- The non-profit applicant must have non-profit 501c3 or 501c13 status for at least 2 years.
- The work must be open to the public or visible to the public

Certified Local Government Grants

Two grant programs are available to help municipalities support their historic preservation efforts: the federal Historic Preservation Enhancement Grant (HPEG) and the State-funded Supplemental CLG grant

The Historic Preservation Enhancement Grants (HPEG):

Non-matching grants of up to \$20,000

Through this program, the State Historic Preservation Office (SHPO) administers federal funds to help municipal historic district commissions enhance their administrative capabilities, strengthen local preservation programs, and produce public education materials and activities.

The Supplemental Certified Local Government Grants (SCLG):

Matching Grants up to \$30,000

SHPO provides these state-funded grants to municipalities to support a wide range of historic preservation planning activities. SHPO accepts applications on a rolling basis as long as funds are available.

Eligibility

Before you can apply for either grant, your municipality must be approved as a *Certified Local Government* (CLG) by the National Park Service, U.S. Department of the Interior. Contact the CLG Coordinator, Mary Dunne at mary.dunne@ct.gov or 860-500-2356 for details.

Survey and Planning Grants

Matching grants from \$1500-20,000

Purpose: The State Historic Preservation Office (SHPO) offers Survey and Planning Grants for a variety of historic preservation planning purposes including:

- Historic Resources Inventories
- Historic Designation Reports
- Municipal Historic Preservation Planning Reports
- Pre-Development Studies such as:
 - ☐ Historic Structures Reports
 - ☐ Feasibility or Adaptive Reuse Studies
 - ☐ Structural Soundness Studies
 - ☐ Condition Assessment Reports
 - ☐ Architectural Plans and Specifications

Partners in Preservation Grants

Matching Grants from \$1,500 and above

These grants provide matching reimbursement to Connecticut municipalities and 501(c)3 and 501(c)13 nonprofits for projects that advance the goals of the State Historic Preservation Office through education, awareness, promotion, outreach and visioning initiatives.

Contact Mary Dunne at mary.dunne@ct.gov

The Historic Homes Rehabilitation Tax Credit (HHTC) program

is designed to encourage new homeownership and to assist existing homeowners in maintaining or rehabilitating their historic property.

The HHTC program provides a 30% tax credit voucher, up to \$30,000 per dwelling unit on eligible rehabilitation expenditures that meet the \$15,000 minimum expenditure level and can be directly attributed to the long-term preservation of the historic building fabric.

Eligible applicants are private homeowners and their owner-occupied dwellings listed on the State or National Register of Historic Places.

Contact Erin Fink at erin.fink@ct.gov

Agenda Item 11

MINUTES
TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Wednesday, November 17, 2021 at 7:00 p.m.
REMOTE MEETING

Public Hearing:

1. Call to Order at 7:03 PM

2. Roll Call: Jodie Coleman-Marzialo, Chair; Rod Hurtuk, Vice-Chair; Kathy Bach, Clerk; Tim Malone; Ann Deegan, Co-Clerk; Celeste Senechal Alt.

Guests: Theodore Jick, Lisa and Fred Day-Lewis, Mike Bobey, Jeff Swartz, Heather McCann, Rebecca Risley, Tracy and Brian Hurlburt, Linda and Tom Calabrese, Kate Vallo, Brenda Falusi-Council Liaison

3. 89 Tolland Green

3.1 Consideration of Application for a COA for a fence made of wood lattice – discussed fence purpose. What would be appropriate in the period of the house 1790. Further discussion of painting and framing the existing lattice, adding plantings.

3.2 Neighbor comments, both for and against - Kate Vallo, 80 T.G. is OK with the current look, Rod Hurtuk asked homeowner if he looked into the shared driveway agreement at town hall.

3.3 Close of Public Hearing: Motion Rod Hurtuk, 2nd Ann Deegan, Vote, Unanimous

4. 30 Tolland Green

4.1 Consideration of Application for a COA for window replacement. Existing window is rotting and homeowner wishes to replace with wooden window style like the rest of the house. See application.

4.2 Neighbor comments, both for and against - none

4.3 Close of Public Hearing: Motion Kathy Bach, 2nd Rod Hurtuk, Vote, Unanimous

5. 63 Tolland Green

5.1 Consideration of Application for COA for roof-mounted solar. Sun Power presentation by Jeff Swartz. Discussion and questions about black, 3-1/2 inch high profile panels to be installed on the back roof of main house and the south facing side of the back ell. Much commission discussion and questioning.

5.2 Neighbor comments, both for and against – Mariah Bumps, 25 T.G. south side roof is visible seeks another solution, Kate Vallo, 80 T.G. supports sustainability, Rebecca Risley 103 Mt. Spring Road supports the Day-Lewis application, Heather McCann supports the Day-Lewis application, Linda Calabrese, 59 T.G. read a letter into the record supporting sustainability and the Day-Lewis application, Celeste Senechal, 46 T.G. The Red & White, spoke about reduce, reuse and recycle option.

5.3 Decision to table the COA for 63 T.G to allow the development of alternative placement of panels at the direction of the chair as suggested by commissioners. Motion to table until December 15th meeting: Kathy Bach, 2nd Tim Malone, Vote, Unanimous

Regular Meeting:

1. Call to Order at 8:48 PM

2. New Business

2.1 Motion to grant a COA for 89 Tolland Green for a fence made of lattice with the following stipulations: 1. the front street facing panels and gate will be framed and painted, 2. there will be substantial plantings added to the front of this area of fencing, 3. the remainder of the fence will be allowed to remain natural.

2.2 Motion to grant a COA for 30 Tolland Green for window replacement as presented by Kathy Bach, 2nd by Tim Malone, Vote Unanimous

2.3 Determination of COA for 63 Tolland Green and vote thereon – tabled to 12/15/21

3. Miscellaneous

- FYI-Pool House being added at #93 T. G.- beyond the 300' designation
- Chair would like to request that the town crew edge the granite sidewalks around Green
- Chair would like to pursue additional antique street lights with grant money
- Mike McGee, T. G. resident, has indicated his candidacy to the open alternate seat on the HDC to the Town Council.

4. Approval of Minutes from October 20, 2021 Regular Meeting: Motion by Rod Hurtuk, 2nd by Tim Malone, Vote Unanimous

5. Adjournment at 9:14 PM: Motion by Kathy Bach, 2nd by Rod Hurtuk, Vote, Unanimous

Respectfully Submitted,

Kathy Bach, Commissioner Clerk