

AGENDA

TOLLAND GREEN HISTORIC DISTRICT COMMISSION

Wednesday, April 20, 2022 at 7:00 p.m.

REMOTE MEETING

Public Hearings

1. Call to Order
2. Roll Call
3. Continued consideration of application for a COA at 7 Cider Mill Road for replacement windows
4. Neighbor comments, both for and against
5. Close of Public Hearing

Regular Meeting

6. Call to Order
7. Consideration of COA for 7 Cider Mill Road by Commission, and vote thereon
8. New Business
 - 8.1 Presentation by Phil Barlow on the "Town Green Historic Sidewalk Study"
9. Miscellaneous
 - 9.1 Discuss "Guidelines Packet"
10. Approval of Minutes from March 16, 2022 Regular Meeting
11. 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/88400554131?pwd=QUdhaWFKNzAyUERXZEVra05DM2FvZz09>

Meeting ID: 884 0055 4131

Passcode: 04202022

Or call: 929-205-6099 and enter meeting ID 884 0055 4313

Meeting password is 04202022

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

New Application With Anderson Windows



TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Application for a Certification of Appropriateness

Property Information

Property Address: 7 CEDER MILL RD. TOLLAND, CT 06084
 Property Owner: MARK + AMANDA CASSINA
 Phone Number: _____

Applicant Information

Applicant Name: WINDOW NATION
 Applicant Address: 1070 N. FARMS RD. WALLINGFORD, CT 06492
 Phone Number: _____ Email Address: _____

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: _____

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: [Signature] Date: 2/8/22

OFFICE USE ONLY

Received & Fee Paid:	<u>2/15/22</u>	Hearing Scheduled:	<u>3/16/22</u>
Hearing Advertised:	<u>3/8/22 + 3/9/22</u>	Action:	<u>Continued to 4/13/22</u>
Notice of Action to Applicant: <u>(3/17/22 asked for more info.)</u>			

RECEIVED
FEB 15 2022

HOMEOWNERS AUTHORIZATION FORM

I, Mark Cassina
(Print Name)

am the owner of the property located at address:

7 Cider Mill Rd
(Print Address)

I hereby authorize Kim Catalozzi, and their subcontracting company Removal by Andersen, to act as my Agent for the limited purpose of applying for and obtaining local building and other permits from the Authority Having Jurisdiction as required for the installation of twenty-one double hung windows on my property.

This authorization includes the transfer/re-administering, and/or cancellation of any existing permits on file for the purpose of updating/applying with an alternate subcontractor.

Customer Signature: 

Print Name: Mark Cassina

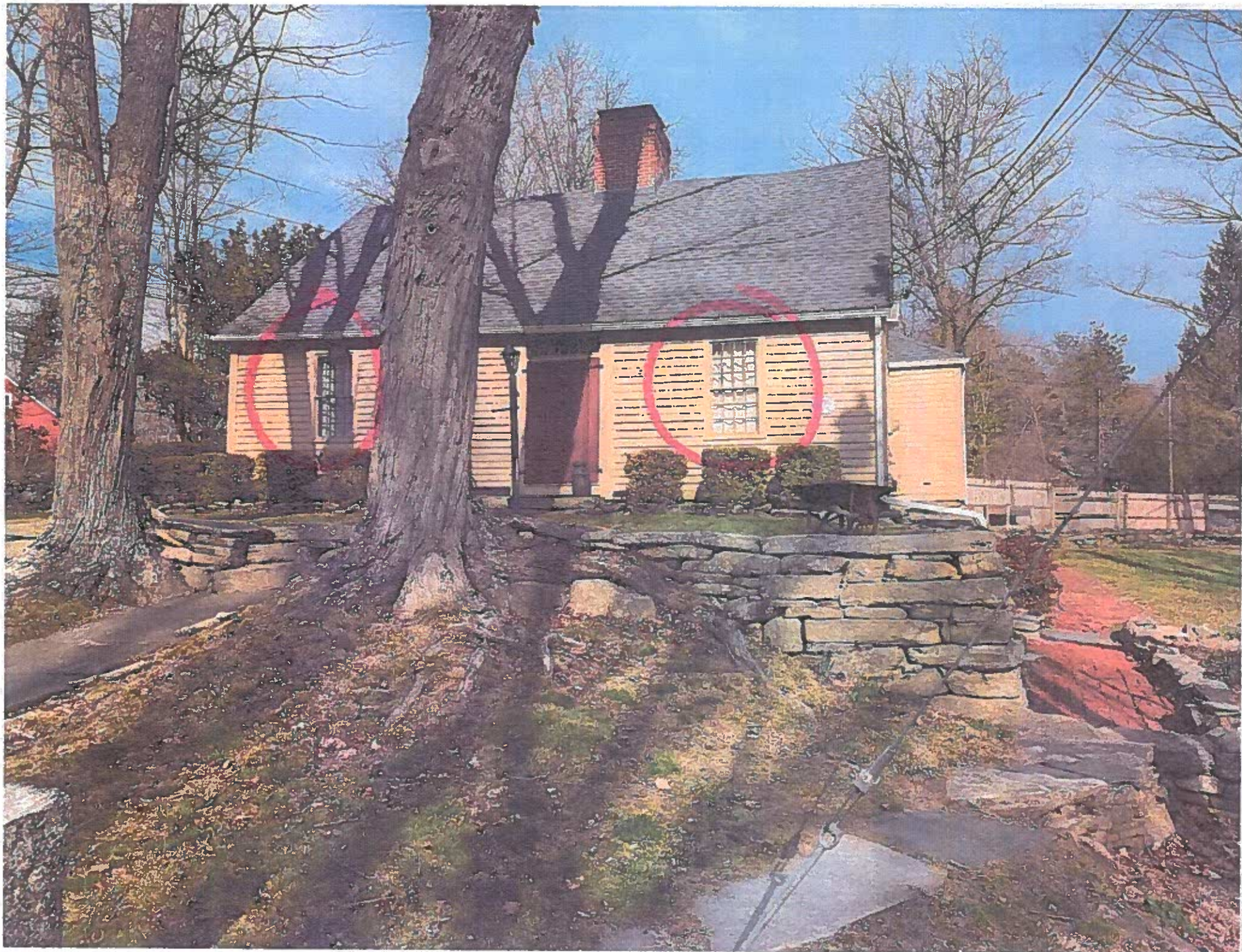
Date: 4/11/2022

PUBLIC NOTICE LEGAL NOTICE TOLLAND GREEN HISTORIC DISTRICT

PUBLIC NOTICE 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 online 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 Journal Inquirer March 8, 2022 March 9, 2022

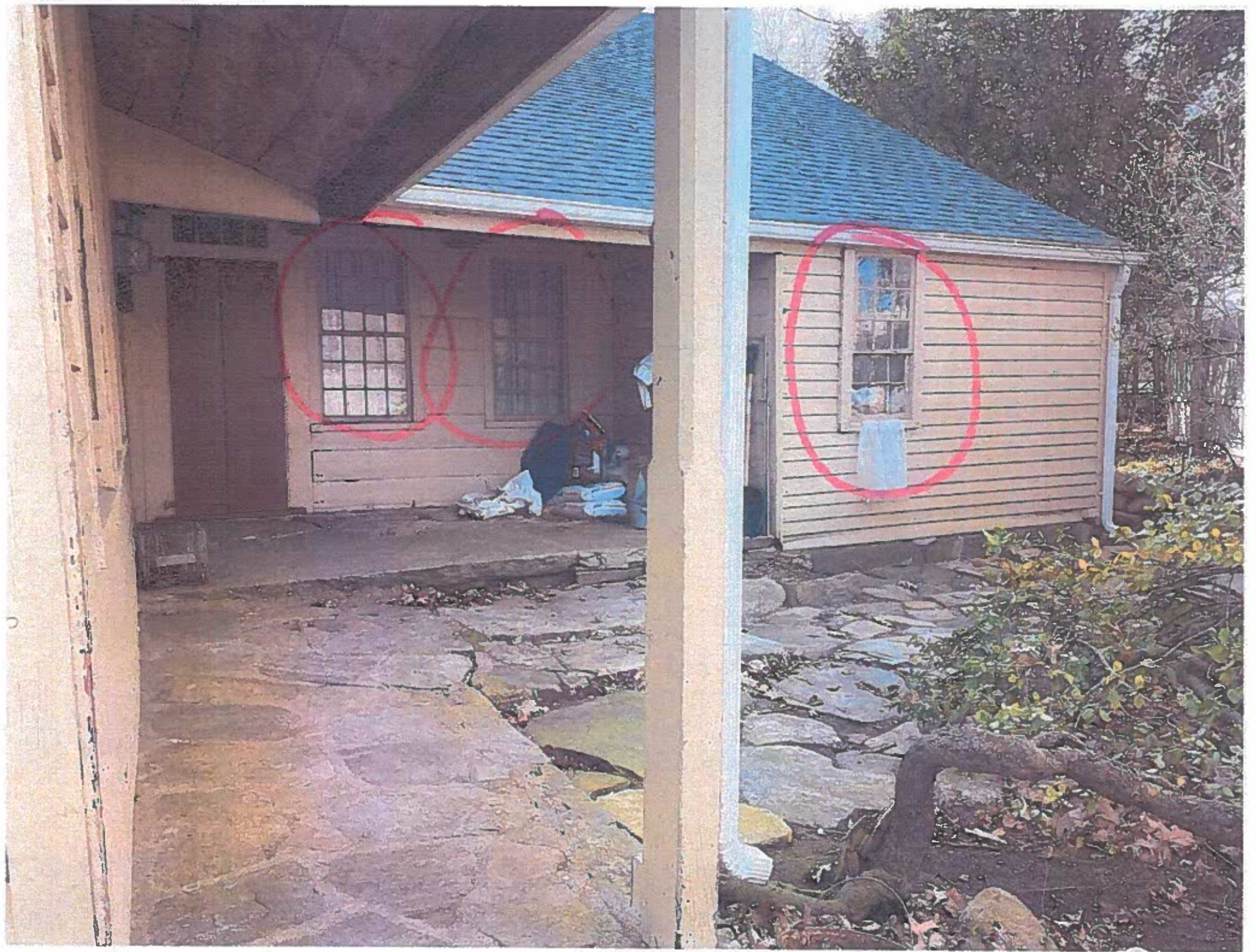
Appeared in: **Journal Inquirer** on 03/08/2022, 03/09/2022 and 03/10/2022

[Back](#)

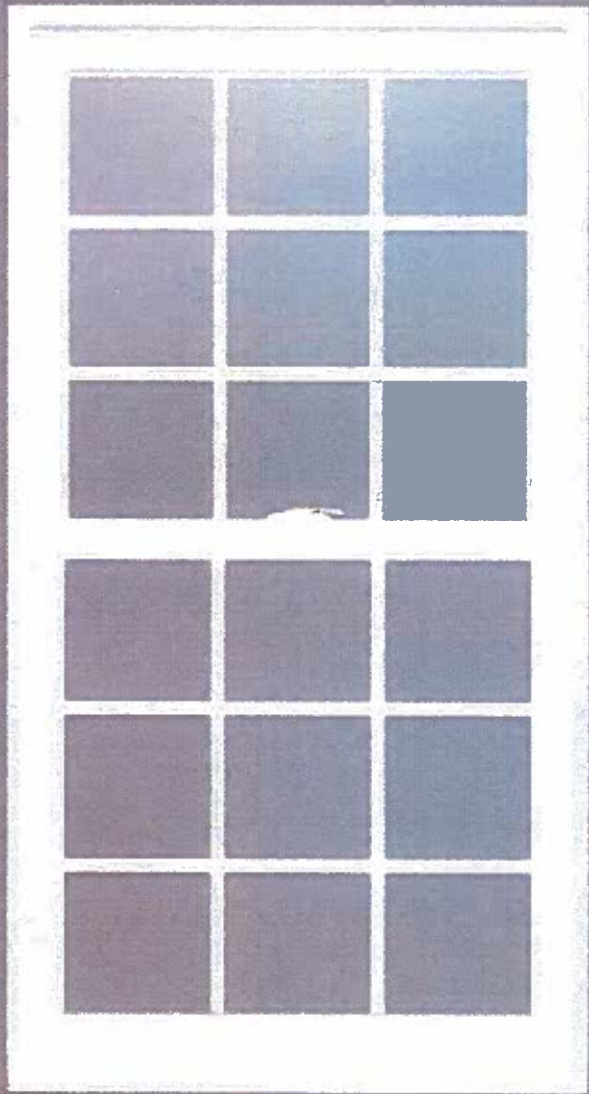












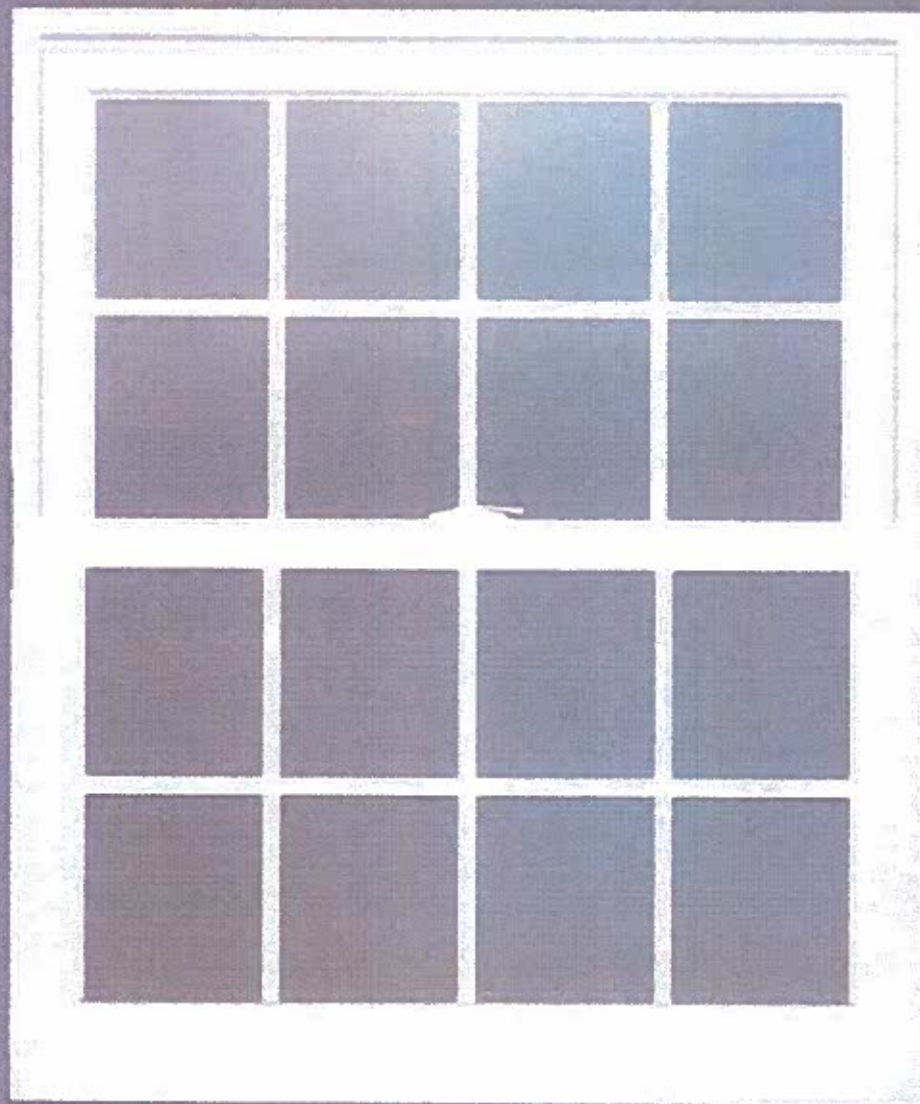
EXTERIOR

360°

INTERIOR

TILT
TO CLEAN





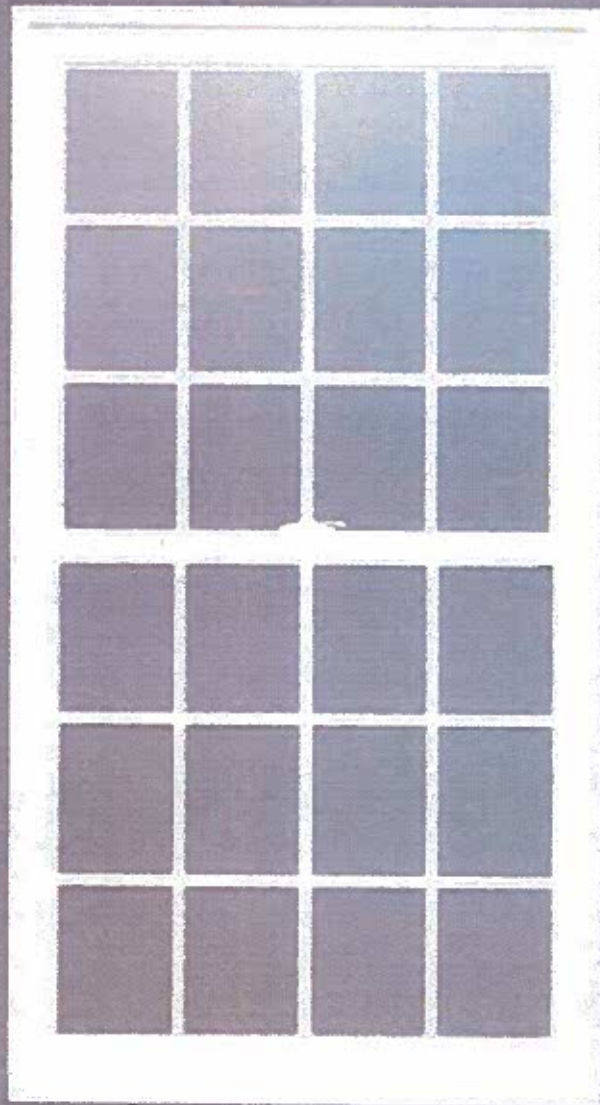
EXTERIOR

360°

INTERIOR

TILT
TO CLEAN





EXTERIOR

360°

INTERIOR

TILT
TO CLEAN





dba: **Renewal By Andersen of Southern New England**

Legal Name: Southern New England Windows, LLC

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

10 Reservoir Rd | Smithfield, RI 02917

Phone: 866-208-7316 | Fax: 401-633-6602 | sales@renewalsne.com



Thank you for your order

Please find, enclosed for your convenience, the contents of your agreement with Southern New England Windows, LLC d/b/a Renewal By Andersen of Southern New England

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Agreement Document and Payment Terms

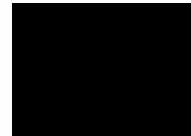
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Mark Cassina

03/31/22

Buyer(s) Name

Contract Date

7 Cider Hill Rd, Tolland, CT 06084



Buyer(s) Street Address

Primary Telephone Number

Secondary Telephone Number



Primary Email

Secondary Email

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

Total Job Amount:



By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

Deposit Received:

Balance Due:

Estimated Start:
16-20 weeks

Estimated Completion:
16-20 weeks

Amount Financed:

Method of Payment:

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

Notes: 1yr no interest from substantial completion. HISTORIC APPROVAL NEEDED

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

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

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 04/04/2022 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Signature of Sales Person

Signature

Signature

Silas Hart

Mark Cassina

Print Name of Sales Person

Print Name

Print Name



Itemized Order Receipt

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ID#:	ROOM:	DETAILS:
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Misc: Misc, TO CONSTRUCTION DEPARTMENT:

Misc: Misc, THANK YOU!, START TIMES ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE. As a reminder, it is the customer's responsibility to do any painting, staining or touch up work after installation. We appreciate your business and look forward to exceeding your expectations.

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

101 kitchen

Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** Grilles Between Glass (GBG), **Grille Pattern:** All Sash: Colonial 4w x 3h, **Misc:** NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.

102 kitchen

Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** Grilles Between Glass (GBG), **Grille Pattern:** All Sash: Colonial 4w x 3h, **Misc:** NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.



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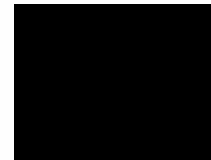
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103	kitchen	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.
104	over sink	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 2h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.
105	over sink	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 2h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.



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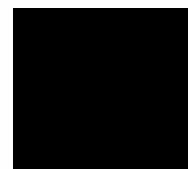
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ID#:	ROOM:	DETAILS:
106	keeping room	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.
107	keeping room	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.
108	keeping room	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 2h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.



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ID#:	ROOM:	DETAILS:
109	Chandlers	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.
110	Chandlers	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.
111	Pantry	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.



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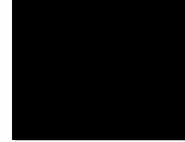
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ID#:	ROOM:	DETAILS:
112	Parlor	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.
113	Parlor	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.
114	Master	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.



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ID#:	ROOM:	DETAILS:
115	Master	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.
116	Master	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.
117	Laundry	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, Glass: All Sash: High Performance, No Pattern, Tempered Glass, Hardware: White, Screen: Fiberglass, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 3h, Misc: NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.



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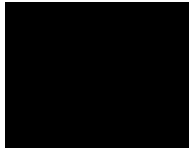
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ID#: ROOM: DETAILS:

118 Amandas Closet

Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, Tempered Glass, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** Grilles Between Glass (GBG), **Grille Pattern:** All Sash: Colonial 3w x 3h, **Misc:** NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.

119 Amandas Closet

Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, Tempered Glass, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** Grilles Between Glass (GBG), **Grille Pattern:** All Sash: Colonial 3w x 3h, **Misc:** NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.

120 Loft

Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, Tempered Glass, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** Grilles Between Glass (GBG), **Grille Pattern:** All Sash: Colonial 3w x 3h, **Misc:** NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.



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ID#: ROOM: DETAILS:

121 Back Bedroom

Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White, **Glass:** All Sash: High Performance, No Pattern, Tempered Glass, **Hardware:** White, **Screen:** Fiberglass, Full Screen, **Grille Style:** Grilles Between Glass (GBG), **Grille Pattern:** All Sash: Colonial 4w x 3h, **Misc:** NEW Ext. Casing - Composite (Bright White), Picture Frame or Traditional, Includes sill nose.

WINDOWS: 21 PATIO DOORS: 0 SPECIALTY: 0 MISC: 3

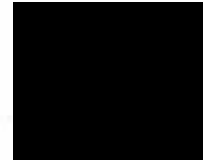


Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.



Notice of Cancellation

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You, the buyer(s) may cancel this transaction at any time prior to midnight on 04/04/2022 or the third business day after the date of this transaction, whichever date is later.

NOTICE OF CANCELLATION

Date of Transaction: 03/31/22. You may cancel this transaction, without any penalty or obligation, before midnight on 04/04/2022 or the third business day after the date of this transaction, whichever date is later. If you cancel, any property traded in, any payments made by you under the Contract or Sale, and any negotiable instrument executed by you will be returned within 10 business days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Sellers expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

dba: Renewal By Andersen of Southern New England
Legal Name: Southern New England Windows, LLC
10 Reservoir Rd
Smithfield, RI 02917
Phone: 866-208-7316
Fax: 401-633-6602
Email: sales@renewalsne.com

**NOT LATER THAN MIDNIGHT OF 04/04/2022
OR THE THIRD BUSINESS DAY AFTER THE DATE
OF THIS TRANSACTION, WHICHEVER DATE IS LATER.**

I HEREBY CANCEL THIS TRANSACTION

Buyer Signature

Date

NOTICE OF CANCELLATION

Date of Transaction: 03/31/22. You may cancel this transaction, without any penalty or obligation, before midnight on 04/04/2022 or the third business day after the date of this transaction, whichever date is later. If you cancel, any property traded in, any payments made by you under the Contract or Sale, and any negotiable instrument executed by you will be returned within 10 business days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Sellers expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

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**NOT LATER THAN MIDNIGHT OF 04/04/2022
OR THE THIRD BUSINESS DAY AFTER THE DATE
OF THIS TRANSACTION, WHICHEVER DATE IS LATER.**

I HEREBY CANCEL THIS TRANSACTION

Buyer Signature

Date



Terms and Conditions of Sale

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10 Reservoir Rd | Smithfield, RI 02917
Phone: 866-208-7316 | Fax: 401-633-6602 | sales@renewalsne.com



"I", "my," and "me" means each person who signs this Agreement as a buyer. "Contractor" means Southern New England Windows," "LLC d/b/a Renewal by Andersen of Southern New England. "We" and "us" mean both the buyer, or buyers if more than one, and the Contractor. Renewal by Andersen of Southern New England is an authorized and independent dealer of Renewal by Andersen. You are entering into a contract with Renewal by Andersen of Southern New England. I agree and understand that if I finance the work with Contractor or a third party, my separately provided financing documents will include the number of monthly payments and the amount of each payment, including any finance charge."

Warranties/Intended Use: I understand that Andersen Corporation ("Andersen") is providing me with a warranty in connection with my purchase. I understand that I should read Andersen's written warranty for complete details of my warranty coverage and that the Andersen warranty is available for my complete review before I sign this Agreement. I understand that the Andersen warranty will not be effective or enforced while a balance due remains on this Agreement.

Contractor's Promises: Contractor promises to perform all work in a professional manner and within industry standards. Contractor will remove and transport away from the premises any debris and waste materials that are generated by Contractor. Contractor shall obtain all building permits for the work to be performed under this Agreement.

My Promises: I promise to Contractor that (a) I will provide Contractor with reasonable access to my property, including access to electrical outlets; (b) I will be responsible for preparation, moving, and reinstalling of any materials, personal property, cars, or equipment as may be needed for Contractor to perform its work; (c) The walls and surfaces upon which the work is to be performed are sound and suitable for the work being performed; (d) When the work is "substantially complete", I will pay Contractor the balance due under this Agreement. I understand that "substantially complete" means the work has been materially finished and is functional as intended; (e) In the event that I disagree with Contractor that the work is substantially complete, I agree that I will not withhold more than 10% of the Total Job Amount; and (f) If taxes are necessary to complete the work, I will pay them unless the law requires Contractor to pay them. Contractor may place a small advertising sign in my yard at the time of install.

Measurements: I understand that dimensions referred to in this Agreement are estimates and used only for arriving at the Total Job Amount. I understand that the actual measurements will be determined during a follow-up visit by a qualified measurement technician. I understand that if Contractor must make changes to the estimated measurements, I will have to sign an addendum to this Agreement.

Late Cancellation: I understand that I have 3 business days to cancel this Agreement, as described on the front page of this Agreement. I understand that if I want to cancel this Agreement after those 3 business days, Contractor does not have to allow that. I understand that if Contractor does let me cancel, however, I will have to pay to Contractor a late cancellation fee equal to 25% of the Total Job Amount for Contractor's labor, administrative, and material costs.

Delay/Unknown Conditions: I understand that if Contractor determines that Contractor cannot perform the work according to Contractor's normal professional standards, then Contractor can cancel this Agreement, notify me in writing of the cancellation, and return my money to me. I understand that some of the things that could cause Contractor to cancel this Agreement would be incorrect pricing, unforeseen structural defects, or unknown pre-existing conditions to my property. I understand that Contractor is not responsible for structural or other defects in my property, and that Contractor's products do not cure those types of problems. I also understand that the work could be delayed by events that Contractor does not control, and that is acceptable to me. Some of the things that could cause the work to be delayed would be acts of God, labor strikes, inclement weather, material shortages, my inability to qualify for or obtain financing, delays by local government authorities in issuing or otherwise approving inspections, permitting, or other required authorizations for the work.

Late Payment/Default: I agree that if I do not pay Contractor any of the money owed when it is due, I can be charged a late fee of 1.5% on the amount owed for each month the money is owed and not paid. I also agree that if I default on my promises under this Agreement, and

Signature of Sales Person

Silas Hart

Print Name of Sales Person

Signature

Mark Cassina

Print Name

Signature

Print Name



Terms and Conditions of Sale

dba: Renewal By Andersen of Southern New England

Legal Name: Southern New England Windows, LLC

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

10 Reservoir Rd | Smithfield, RI 02917

Phone: 866-208-7316 | Fax: 401-633-6602 | sales@renewalsne.com



Contractor hires an attorney to enforce this Agreement, I will pay Contractor its reasonable legal fees and related costs or expenses, as long as it is legal for me to do that. I agree and understand that in the event that I do not pay Contractor any of the money owed when it is due, Contractor may have a claim against me, which may be enforced against my property in accordance with the applicable lien laws. I also understand that if I finance the work with Contractor or a third party, my separately provided financing documents may include a security interest. I understand that I should read those documents closely.

"I agree and understand that I will assert a dispute, claim, or controversy (hereafter referred to as a "Claim") arising under or relating to this Agreement only on behalf of my own self and that I will not assert a Claim on behalf of, or as a member of, a class or group in either an arbitration proceeding, a private attorney general action, or in any other forum or action. If a court determines that this specific paragraph is not fully enforceable, the court's determination shall be subject to appeal. This paragraph does not apply to any lawsuit or administrative proceeding filed against Contractor by a state or federal government agency.

Interpretation of This Agreement: I agree that this Agreement will be enforced under the laws of the state where the work is being performed. If any part of this Agreement is determined to be invalid or illegal, then I agree that the rest of this Agreement will still be valid and enforceable. We both understand that this Agreement and any attachments, make up the entire understanding between us about the work Contractor is doing. There are no other oral or written agreements or representations on which we are relying. We both agree that any change to this Agreement must be in writing and signed by both of us. The paragraph headings contained in this Agreement are for convenience only and will not affect the meaning or interpretation of this Agreement.

(Connecticut Sales Only) The owner(s) of the home improvement contractor is or has been a shareholder, member, partner, or owner of the following corporations, limited liability companies, partnerships, sole proprietorships or other legal entities that have been a home improvement contractor during the previous five years: None."

(Massachusetts Sales Only) Any deposit required under this Agreement to be paid in advance of the commencement of work shall not exceed the greater of one-third of the total contract price or the actual cost of any materials or equipment of a special order or custom made nature, which must be ordered in advance of the commencement of work, in order to assure that the project will proceed on schedule. No final payment shall be demanded until this Agreement is completed to the satisfaction of the parties. **In Massachusetts, all contractors and subcontractors must be registered by the administrator of the board of building regulations and standards and any inquiries about a contractor or subcontractor relating to a registration should be directed to: Office of Consumer Affairs and Business Regulation, Ten Park Plaza, Suite 5170, Boston, Massachusetts 02116, Telephone: (617) 973- 8700. In Massachusetts, the contractor is responsible for applying for and obtaining any and all necessary permitting. Homeowners who secure their own permits will be excluded from the guaranty fund provisions of Massachusetts law.**

(Rhode Island Sales Only) The contractor and/or subcontractors or material persons may file a lien in accordance with the Rhode Island Mechanics Lien Act, chapter 28 of title 34.

(Rhode Island Sales Only) During the term of this Agreement, Contractor shall maintain public liability and property damage insurance covering the work of not less than \$500,000 combined single limit, bodily injury and property damage and workers' compensation insurance as required under chapter 29 of title 28.

Condensation and Environmental Conditions: Condensation, which can form on or within walls, siding, tiles, or other surfaces results from pre-existing conditions in a home and internal or external temperatures. Reducing the humidity in a home will often remedy any condensation problems. I agree that Contractor is not responsible for condensation or existing or developing spore or mold growth, which can be the result of condensation.

Signature of Sales Person

Silas Hart

Print Name of Sales Person

Signature

Mark Cassina

Print Name

Signature

Print Name



Sales Cost Savings Program (SCSP)

dba: Renewal By Andersen of Southern New England

Legal Name: Southern New England Windows, LLC

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

10 Reservoir Rd | Smithfield, RI 02917

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To: All Sales Personnel

Date: March 22, 2020

From: Matthew Esler - CEO Renewal by Andersen of Southern New England

Re: Sales Cost Savings Program (SCSP)

At Renewal by Andersen, we are always looking for ways to **increase value**, and we've found a new way to **lower costs to our customers**. The majority of customers that we meet love Renewal by Andersen and are comfortable enough to award us the project on the initial appointment. For a variety of reasons, some customers feel they need time to "think it over" for a day or two before placing the order. This requires a second appointment.

We are happy to visit our customers as many times as it takes to earn their business.

However, when the consumer makes-a buying decision on the first appointment, the sales cost of additional visits is saved and we are happy to pass that savings on to our customers.

Please keep in mind, the **savings are only realized during the initial appointment.**

Best Regards,

Matthew Esler

CEO/COO, Renewal by Andersen

By signing below I acknowledge receipt of the initial visit, sales cost savings plan. As a way of saying thank you, this savings will be included in all your future orders.

Signature of Sales Person

Silas Hart

Print Name of Sales Person

Signature

Mark Cassina

Print Name

Signature

Print Name



Lead-Safe Form (CT & MA)

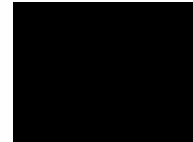
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Lead Safe Work Pamphlet Receipt and Lead Testing Permission Form

Pamphlet Receipt

I have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling. I received this pamphlet before the work began.

Permission to Test

I confirm if my house was built between the years of 1940 and 1977, I understand and give permission to have my house tested for Lead Paint at time the measure technician comes out to take final measurements. I understand that the if the test does show the presence of lead paint, that the firm performing the renovation will be required to use the lead-safe work practices required by EPA's Lead-Based Paint Renovation, Repair, and Painting Rule. I also understand that there is no added charge for using the lead safe work practices.

By signing below, I hereby agree to the terms and conditions above.

Signature of Sales Person

Silas Hart

Print Name of Sales Person

Signature

Mark Cassina

Print Name

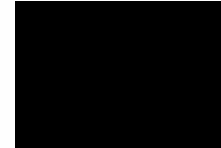
Signature

Print Name



Important Project Information

dba: Renewal By Andersen of Southern New England
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
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CUSTOMER RESPONSIBILITIES

POSSIBLE GLASS LOSS FOR WINDOWS AND DOORS

Customer has been made aware of the possible glass loss that occurs with the installation of replacement windows.

POSSIBLE GLASS LOSS FOR BAY AND BOW WINDOWS

Customer acknowledges acceptance of substantial glass loss due to the engineering of the frame to properly support the weight of the new unit. It is recommended when purchasing a bow window to replace the existing unit with one less section. For example, a 5 section bow should be replaced with a 4 section bow to help offset glass loss.

PAINTING/STAINING

RENEWAL BY ANDERSEN DOES NOT PERFORM ANY PAINTING OR STAINING ON ANY WINDOWS, DOORS OR TRIM.

In order to provide you with the best finished product, our installers will not prefill nail holes. These tasks will be completed during the painting/staining process. It is your responsibility to coordinate and pay for all painting and/or staining after the windows are installed, including any new interior stops (replaced as needed) which is a small interior piece of wooden trim removed or installed during the installation of the windows.

ENLARGING, WIDENING OR NEW OPENINGS

Renewal by Andersen does not have the licensing to perform electrical or plumbing work, nor will the company be held liable for the removal or relocation of any electrical and/or plumbing that is discovered inside of the wall during the installation. If discovered, Renewal by Andersen will leave the opening sealed from exterior elements and notify the customer to discuss your responsibilities in getting said electrical and/or plumbing moved. Once electrical and/or plumbing is moved customer will call Renewal by Andersen to schedule the installation of the balance of the project.

EXTERIOR ACCESS TO OPENINGS

Customer must provide reasonable access to the exterior of each opening to perform the proper exterior installation and weather proofing guidelines. This may require some shrub and/or tree limbs to be trimmed back so an installer can have access with a ladder to the exterior of an opening.

FURNITURE AND DECORATIONS

We ask that you remove any furniture that may block access to the windows or door openings. We ask that you remove the pictures from the walls being worked on and any decorations that are in the work area before work begins. This will greatly reduce the likelihood of any accidental damage to personal property.

WINDOW COVERINGS

Please remove all blinds, shades or shutters before we arrive. Should you need assistance removing and reinstalling your existing blinds, shades or shutters, we offer that as a fee based service, but we are not responsible for the fit or operation of the blinds, shades or shutters. We also assume no liability for any new blinds or shutters: that includes fit, measuring and installation. All of these processes should be handled by a professional window treatment company.

Signature of Sales Person

Silas Hart

Print Name of Sales Person

Signature

Mark Cassina

Print Name

Signature

Print Name



Important Project Information

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AIR CONDITIONING UNITS

Owner is responsible for the removal and reinstallation of any AC units and brackets.

ALARM SYSTEMS

Owner is responsible for the removal and reinstallation of any existing alarm systems. **PLEASE CONTACT ALARM COMPANY FOR DETAILS.**

PETS

Because not all pets react favorably to the excitement of the construction process, we ask that you keep all of your pets confined during the time we are working on your home. This should keep them from becoming stressed, accidentally escaping or possible injury.

SECOND AND FINAL PAYMENT

The second payment is due at start of installation and final payment is due at the completion of the installation. The check is made payable to Renewal by Andersen of SNE. You may hand the check to the installer who will then bring the check into the office. If you have financed your project, there will be a finance sign off form made available to you by the installation crew. Credit Card payments can only be accepted for one third of the total project cost.

WHAT IS INCLUDED

Renewal by Andersen will insulate, caulk and seal windows with our 3 –point defense system to prevent water and air infiltration

VISIBLE ROT

RbA of SNE will replace or repair VISIBLE rot on sills or exterior casings. **NOT INCLUDED Any UNSEEN, HIDDEN or STRUCTURAL rot, that will be addressed at time of discovery.**

HAUL AWAY/DISPOSAL & CLEAN UP

RbA of SNE will clean up all job related debris, including old windows and storms, and will vacuum nightly.

FINISH PAPERWORK

RbA of SNE will present customer with maintenance manuals and warranty documents upon completion of project and payment in full.

PERMITS

The fee for any and all required building permits is to be paid by the customer to Renewal by Andersen. Renewal by Andersen will secure any and all required building permits. On occasion, an outstanding customer bill with the municipality will prohibit Renewal by Andersen from securing a permit. When applicable, contractor will notify customer and it is up to the customer to pay any owed balance to the town so contractor can secure the proper permits prior to installation. We ask that the customer close out the permit, after installation, with the issuing municipality when necessary.

ALL CURRENT PROMOTIONS AND DISCOUNTS HAVE BEEN APPLIED TO THIS AGREEMENT - ANY FUTURE DISCOUNTS OR SALES CANNOT BE APPLIED AT A LATER DATE.

Signature of Sales Person

Silas Hart

Print Name of Sales Person

Signature

Mark Cassina

Print Name

Signature

Print Name

Historic Association Contract Addendum

RE: Historic Home Owner Association Approval

Dear Customer:

Thank you for your business and our priority is getting your installation started as soon as possible. In order to expedite that process, we will need your help on a few items regarding the historic committee approval.

We will need you to work on getting approval for your project from the historic board. Your project manager will be able to assist you with this process but most boards prefer dealing with the residents directly versus the contractor.

That being said here are two things that we will need:

- 1) Your historic board will need to approve the project with the details as listed in your agreement. We recommend submitting the "Itemized Order Receipt" pages to have full disclosure of the scope of work proposed.
- 2) Once the project is approved we will need you to send a copy of the approval notice to [REDACTED]. Please contact your Project Manager once this email has been sent to notify us and we will diligently get to work for you. If you need any assistance, contact your Project Manager directly.

We look forward to helping you with your installation. Keep in mind that each day it takes to receive your approval will delay the installation time reflected on your contract by the same number of days.

Please let us know what we can do to assist in your historic approval.



RENEWAL
by ANDERSEN
FULL-SERVICE WINDOW & DOOR REPLACEMENT

March 08, 2022

Hello,

First, thank you for choosing Renewal by Andersen. It is both an honor and a privilege to be trusted with something as meaningful as providing products and services for your home. As many of us have seen our homes transformed into places of work and school over the last year and a half, "home" has never been more important.

While these times are unprecedented on many fronts, we are thankful for our retailers continued hard work and grateful for homeowners like you, who are choosing Renewal by Andersen in record numbers.

Unfortunately, as you may be aware, the pandemic has stressed labor markets and created tremendous challenges for materials suppliers who are struggling to keep up with demand from companies and manufacturers. We are not alone in facing this difficulty, but it does not make it any less of an inconvenience. Ultimately, these challenges have resulted in extended lead times in our manufacturing process and in our shipping product to you. We apologize for these delays and want you to rest assured we are doing everything possible to reduce lead times to normal levels.

Your satisfaction—your delight—with your Renewal by Andersen experience is paramount to all of us. I assure you that we are working diligently with our suppliers to resolve these issues as quickly as possible, and I thank you for your business and for your patience as we continue to work through these challenges.

Sincerely,

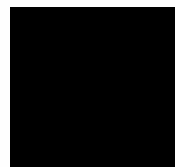
A handwritten signature in black ink, appearing to read 'Troy Barrow', with a long horizontal flourish extending to the right.

Troy Barrow
President Renewal by Andersen



Release Agreement

dba: Renewal By Andersen of Southern New England
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 866-208-7316 | Fax: 401-633-6602 | sales@renewalsne.com



I UNDERSTAND that my name, my company name, voice, picture, likeness, biographical materials, photo images of my home and/or person, and statements and/or opinions made by me, in whole or in part, edited or unedited, in any and all media (hereinafter "Information"), without limitation for any and all purposes (including but not limited to incorporating the material into commercials, advertisements, promotions, coupons, in-store displays, on-line programs, free standing inserts and/or publicity or other materials of Renewal by Andersen's products or services). I agree that Renewal by Andersen LLC will have the right to attribute this Information to me and that the Information is accurate to the best of my knowledge. No benefit has been given or promised to me in consideration of expressing my beliefs about Renewal by Andersen® products.

I hereby consent to the use of the Information to Renewal by Andersen LLC, their successors and assigns, for use without restriction as to frequency, scope or duration of usage.

In connection herewith, I hereby release and agree to hold harmless Renewal by Andersen LLC, its successors and assigns, each of them from any and all claims of any kind which I, my heirs, executors or assigns, may have on account of such use including what might be deemed to be misrepresentations of me, my character or my person due to distortion, optical illusion or faulty reproduction which may occur in the finished product.

I hereby agree to waive any compensation rights and/or benefits other than the publicity my business will receive from this advertisement for my participation in this project.

Renewal by Andersen LLC, its successors and assigns, shall be the absolute owner of any and all advertising materials (and all rights therein, including the copyright) produced pursuant to this Agreement.

No promise or representation which is not expressed herein has been made to me, and I have read this release, understand it and am signing it voluntarily.

Buyer(s)

Signature

Mark Cassina

Print Name

7 Cider Hill Rd

Address

Tolland, CT 06084

City / State / Zip

Witness

Signature

Silas Hart

Print Name

03/31/22

Date

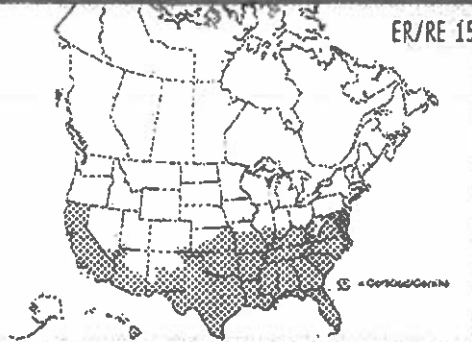
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Certifié ENERGY STAR dans les régions en surbrillance

Canada
 energystar.gc.ca



U.S. / É.U.
 energystar.gov



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**Renewal
 by Andersen.**
 WINDOW REPLACEMENT an Andersen Company



AND-N-29-00809-00001
 Vinyl/Wood Composite Material
 Dual-Pane with Argon
 Product Type: Double Hung

ENERGY PERFORMANCE RATINGS

U-Factor 0.28 1.59 (U.S./I-P) (Metric/SI)	Solar Heat Gain Coefficient 0.19
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ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance 0.42	-
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Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org




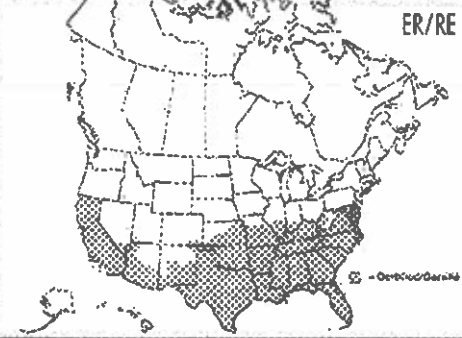
Licensee: 129-H-836
 Andersen Corporation
 RbA Double-Hung

Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
AWA/NRBA/CSA 101/I.S.2/A440-08	Class LC-P625; Size Tested: 45.0 in x 77.0 in DP +35/-35
AWA/NRBA/CSA 101/I.S.2/A440-11	LC-P625; 45.0 in x 77.0 in +35/-35
AWA/NRBA/CSA 101/I.S.2/A440-08 A440S1-09	Class LC-P625

Do not remove until final code inspection. Save label for future reference.

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<p>Canada energystar.gc.ca</p>  <p>ENERGY STAR</p> <p>U.S. / É.U. energystar.gov</p>	<p style="text-align: right;">ER/RE 15</p> 
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DO NOT REMOVE UNTIL FINAL INSPECTION/NE PAS RETIRER AVANT L'INSPECTION FINALE

 <p>National Fenestration Rating Council® CERTIFIED</p>	<p>Renewal by Andersen. </p> <p>WINDOW REPLACEMENT an Andersen Company</p> <p>AND-N-29-00809-00001 Vinyl/Wood Composite Material Dual-Pane with Argon Product Type: Double Hung</p>
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ENERGY PERFORMANCE RATINGS

<p>U-Factor</p> <p style="font-size: 2em;">0.28 1.59</p> <p style="font-size: small;">(U.S./I-P) (Metric/SI)</p>	<p>Solar Heat Gain Coefficient</p> <p style="font-size: 2em;">0.19</p>
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ADDITIONAL PERFORMANCE RATINGS

<p>Visible Transmittance</p> <p style="font-size: 2em;">0.42</p>	<p style="font-size: 2em;">-</p>
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Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org

WINDOW & GLASS MANUFACTURERS ASSOCIATION

WDMA

Hallmark Certified
www.wdma.com

Licensee: 129-H-836
 Andersen Corporation
 RbA Double-Hung

Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
AAIA/WDMA/CSA 101/I.S. 2/A440-08	Class LC-P625; Size Tested: 45.0 in x 77.0 in DP +35/-35
AAIA/WDMA/CSA 101/I.S. 2/A440-11	LC-P625; 45.0 in x 77.0 in +35/-35
AAIA/WDMA/CSA 101/I.S. 2/A440-08 A-9051-09	Class LC-P625

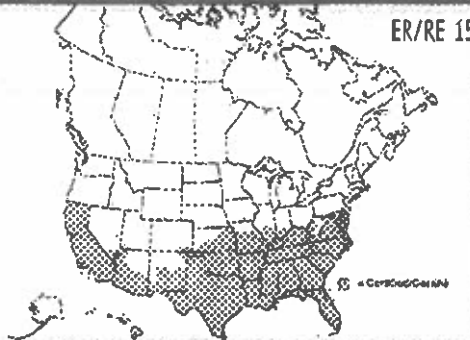
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Certifié ENERGY STAR dans les régions en surbrillance

Canada
 energystar.gc.ca



U.S. / É.U.
 energystar.gov



DO NOT REMOVE UNTIL FINAL INSPECTION; NE PAS RETIRER AVANT L'INSPECTION FINALE



National Fenestration
 Rating Council[®]

CERTIFIED

**Renewal
 by Andersen.**

WINDOW REPLACEMENT an Andersen Company



AND-N-29-00809-00001
 Vinyl/Wood Composite Material
 Dual-Pane with Argon
 Product Type: Double Hung

ENERGY PERFORMANCE RATINGS

U-Factor	Solar Heat Gain Coefficient
0.28 (U.S./I-P)	0.19
1.59 (Metric/SI)	

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	-
0.42	

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org

WDMA
 Hallmark Certified
www.wdma.com

Licensee: 129-H-836
 Andersen Corporation
 RbA Double-Hung


Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
AAHA/WBHA/CSA 101/I.S. 2/A-440-08	Class LC-P625; Size Tested: 45.0 in x 77.01 in DP +35/-35
AAHA/WBHA/CSA 101/I.S. 2/A-440-11	LC-P625; 45.0 in x 77.01 in +25/-35
AAHA/WBHA/CSA 101/I.S. 2/A-440-08 A-44051-09	Class LC-P625

Do not remove until final code inspection. Save label for future reference.

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Certifié ENERGY STAR dans les régions en surbrillance

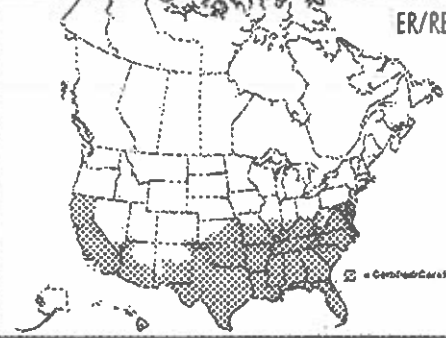
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energystar.gov

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National Fenestration Rating Council®
CERTIFIED

Renewal by Andersen. 

WINDOW REPLACEMENT an Andersen Company

AND-N-29-00809-00001
 Vinyl/Wood Composite Material
 Dual-Pane with Argon
 Product Type: Double Hung

ENERGY PERFORMANCE RATINGS	
U-Factor 0.28 1.59 <small>(U.S./I-P) (Metric/SI)</small>	Solar Heat Gain Coefficient 0.19
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance 0.42	-
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org	



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www.wdma.com

Licensee: 129-H-836
 Andersen Corporation
 RbA Double-Hung

Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
ANSI/MWF/CSA 101/I.S. 2/A440-08	Class LC-P625; Size Tested: 45.0 in x 77.0 in BP +35/-35
ANSI/MWF/CSA 101/I.S. 2/A440-11	LC-P625; 45.0 in x 77.0 in +35/-35
ANSI/MWF/CSA 101/I.S. 2/A440-08 A440S1-09	Class LC-P625

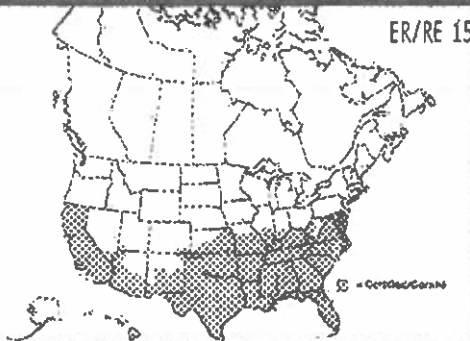
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**Renewal
 by Andersen.**



WINDOW REPLACEMENT an Andersen Company

AND-N-29-00809-00001
 Vinyl/Wood Composite Material
 Dual-Pane with Argon
 Product Type: Double Hung

ENERGY PERFORMANCE RATINGS

U-Factor 0.28 (U.S./I-P)	1.59 (Metric/SI)	Solar Heat Gain Coefficient 0.19
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ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance 0.42	-
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Licensee: 129-H-836
 Andersen Corporation
 RbA Double-Hung

Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
AWMA/WDMA/CSA 101/I.S. 2/A440-08	Class LC-P625; Size Tested: 45.0 in x 77.0 in BP +35/-35
AWMA/WDMA/CSA 101/I.S. 2/A440-11	LC-P625; 45.0 in x 77.0 in +35/-35
AWMA/WDMA/CSA 101/I.S. 2/A440-08 A44051-08	Class LC-P625

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Renewal
 by Andersen

WINDOW REPLACEMENT an Andersen Company



AND-N-29-00809-00001
 Vinyl/Wood Composite Material
 Dual-Pane with Argon
 Product Type: Double Hung

ENERGY PERFORMANCE RATINGS

U-Factor	Solar Heat Gain Coefficient
0.28 1.59	0.19
(U.S./I-P)	(Metric/SI)

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	-
0.42	

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Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
AWUL/WDMA/CSA 101/I.S. 2/A440-08	Class LC-P625; Size Tested: 45.0 1x 77.01 DP +35/-35
AWUL/WDMA/CSA 101/I.S. 2/A440-11	LC-P625; 45.0 1x 77.01m +35/-35
AWUL/WDMA/CSA 101/I.S. 2/A440-08 A440S1-09	Class LC-P625

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WINDOW REPLACEMENT an Andersen Company

AND-N-29-00809-00001
 Vinyl/Wood Composite Material
 Dual-Pane with Argon
 Product Type: Double Hung

ENERGY PERFORMANCE RATINGS

U-Factor 0.28 (U.S./I-P)	1.59 (Metric/SI)	Solar Heat Gain Coefficient 0.19
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ADDITIONAL PERFORMANCE RATINGS

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Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
AAIA/WDMA/CSA 101/I.S. 2/A440-08	Class LC-P625; Size Tested: 45.0 in x 77.0 in 8P +35/-35
AAIA/WDMA/CSA 101/I.S. 2/A440-11	LC-P625; 45.0 in x 77.0 in +35/-35
AAIA/WDMA/CSA 101/I.S. 2/A440-08 A44051-09	Class LC-P625

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Renewal by Andersen
 WINDOW REPLACEMENT an Andersen Company

AND-N-29-00809-00001
 Vinyl/Wood Composite Material
 Dual-Pane with Argon
 Product Type: Double Hung

ENERGY PERFORMANCE RATINGS

U-Factor 0.28 (U.S./I-P)	1.59 (Metric/SI)	Solar Heat Gain Coefficient 0.19
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ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance 0.42	-
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 Andersen Corporation
 RBA Double-Hung

Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
AAIA/IBMA/CSA 101/1 S. 2/A440-00	Class LC-P625; Size Tested: 45.0 in x 77.0 in BP +35/-35
AAIA/IBMA/CSA 101/1 S. 2/A440-11	LC-P625; 45.0 in x 77.0 in +35/-35
AAIA/IBMA/CSA 101/1 S. 2/A440-00 A-9051-05	Class LC-P625

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**Renewal
 by Andersen.**
 WINDOW REPLACEMENT an Andersen Company

AND-N-29-00809-00001
 Vinyl/Wood Composite Material
 Dual-Pane with Argon
 Product Type: Double Hung

ENERGY PERFORMANCE RATINGS

U-Factor 0.28 (U.S./I-P)	1.59 (Metric/SI)	Solar Heat Gain Coefficient 0.19
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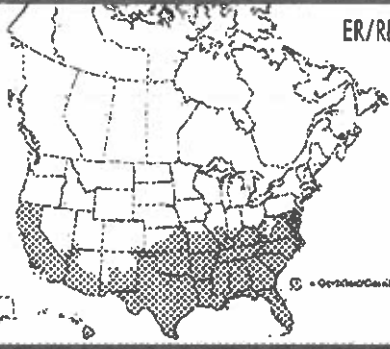
Licensee: 129-H-836
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 RbA Double-Hung

Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
AAHA/WDMA/CSA 101/I. S. 2/A440-08	Class LC-PG25; Size Tested: 45.0 inx 77.0 in BP +35/-35
AAHA/WDMA/CSA 101/I. S. 2/A440-11	LC-PG25; 45.0 inx 77.0 in +35/-35
AAHA/WDMA/CSA 101/I. S. 2/A440-08 A-440S1-09	Class LC-PG25

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ENERGY PERFORMANCE RATINGS

U-Factor 0.28 1.59 (U.S./I-P) (Metric/SI)	Solar Heat Gain Coefficient 0.19
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ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance 0.42	-
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Licensee: 129-H-836
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 RbA Double-Hung

Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
AA/NFRC/CSA 101/I.S.2/A440-08	Class LC-P625; Size Tested: 45.0 in x 77.0 in BP +35/-35
AA/NFRC/CSA 101/I.S.2/A440-11	LC-P625; 45.0 in x 77.0 in +35/-35
AA/NFRC/CSA 101/I.S.2/A440-08 A440S1-09	Class LC-P625

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**Renewal
 by Andersen**



WINDOW REPLACEMENT an Andersen Company

AND-N-29-00809-00001
 Vinyl/Wood Composite Material
 Dual-Pane with Argon
 Product Type: Double Hung

ENERGY PERFORMANCE RATINGS

U-Factor 0.28 (U.S./I-P)	1.59 (Metric/SI)	Solar Heat Gain Coefficient 0.19
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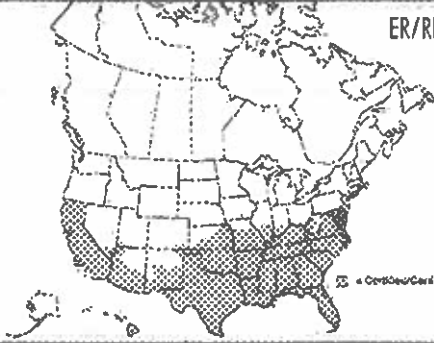
Licensee: 129-H-836
 Andersen Corporation
 RbA Double-Hung

Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
ANSI/MWF/CSA 101/I.S. 2/A440-08	Class LC-P625; Size Tested: 45.0 in x 77.0 in DP +35/-35
ANSI/MWF/CSA 101/I.S. 2/A440-11	LC-P625; 45.0 in x 77.0 in +35/-35
ANSI/MWF/CSA 101/I.S. 2/A440-08 A440S1-09	Class LC-P625

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 <p>National Fenestration Rating Council® CERTIFIED</p>	<p>Renewal by Andersen. </p> <p>WINDOW REPLACEMENT <small>an Andersen Company</small></p> <p>AND-N-29-00809-00001 Vinyl/Wood Composite Material Dual-Pane with Argon Product Type: Double Hung</p>
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ENERGY PERFORMANCE RATINGS

<p>U-Factor</p> <p>0.28 1.59</p> <p><small>(U.S./I-P) (Metric/SI)</small></p>	<p>Solar Heat Gain Coefficient</p> <p>0.19</p>
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ADDITIONAL PERFORMANCE RATINGS

<p>Visible Transmittance</p> <p>0.42</p>	<p>-</p>
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Licensee: 129-H-836
 Andersen Corporation
 RBA Double-Hung

Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
AAHA/WDMA/CSA 101/I.S.2/A440-08	Class LC-P625; Size Tested: 45.0 inx 77.0 in DP +35/-35
AAHA/WDMA/CSA 101/I.S.2/A440-11	LC-P625; 45.0 inx 77.0 in +35/-35
AAHA/WDMA/CSA 101/I.S.2/A440-08 A44051-09	Class LC-P625

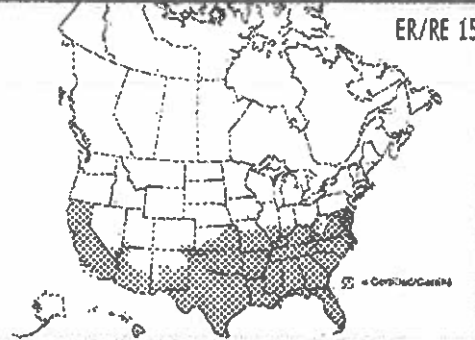
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**Renewal
 by Andersen.**



WINDOW REPLACEMENT an Andersen Company

AND-N-29-00809-00001
 Vinyl/Wood Composite Material
 Dual-Pane with Argon
 Product Type: Double Hung

ENERGY PERFORMANCE RATINGS

U-Factor 0.28 (U.S./I-P)	1.59 (Metric/SI)	Solar Heat Gain Coefficient 0.19
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ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance 0.42	-
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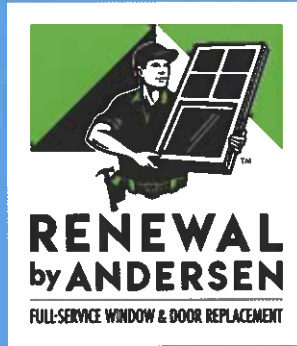
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Licensee: 129-H-836
 Andersen Corporation
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Manufacturer stipulates certification to the applicable standards.

STANDARD	RATING
ANSI/WDMA/CSA 101/E.S.2/A440-08	Class LC-P625; Size Tested: 45.0 in x 77.0 in BP +35/-35
ANSI/WDMA/CSA 101/E.S.2/A440-11	LC-P625; 45.0 in x 77.0 in +35/-35
ANSI/WDMA/CSA 101/E.S.2/A440-08 A44051-09	Class LC-P625



It's time to fall in love with your home all over again.

Whether you're replacing your old windows because they're broken, drafty, or require too much maintenance, we know you have lots of questions. There are many considerations – glass, window frame material, style, hardware, color, and warranty to name a few. But most importantly, you want the job done right. You want it to be a smooth, easy process, and you want it to be done by a company you can trust – before, during, and after installation.

That's why you want Renewal by Andersen. We offer a start-to-finish process. All you need to do is sit back and relax, knowing you made the right choice in window replacement.





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35	Patio Door Options
36	Glass Options
BACK	Warranty

The Renewal by Andersen Process is Easy...



Get Started

Give us a call, visit our website, or stop by one of our showrooms to schedule a **FREE** in-home consultation.



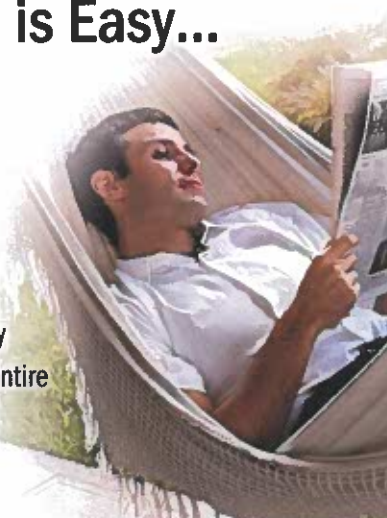
Set Up a Time to Meet

We will meet in the comfort of your home at a time convenient for you to discuss your project.



Sit Back and Relax

You've selected a professional company that can handle the entire replacement process from start to finish.







Signature SERVICE

RENEWAL BY ANDERSEN

the best **PEOPLE**
a superior **PROCESS**
an exclusive **PRODUCT**

Replace Old Expectations

We believe your Renewal by Andersen experience is about more than just windows. It's about caring for you and your home, every step of the way.

We own our entire process, from start to finish. What does that mean for you? It means we listen. It means we measure, we build, and we install. And it means we promise to stand by our product – today, tomorrow, and years into the future.¹

A Legacy That Looks to the Future

For more than a century, Andersen® products and patents have revolutionized the window and door industry. We pair that legacy of quality and innovation with a skilled team of specialists who are dedicated to making sure your window replacement is the best home improvement project you've ever done.

From Our Family to Yours

Your home is unique. It shouldn't be treated like every other house on the block. This is the place where you and your family make memories and celebrate moments, both big and small. We want to make sure your new windows suit your home life.

You want your replacement products to last, so whom you choose to do your project is important.¹ When you work with Renewal by Andersen, you know you'll get an exclusive product that is durable, customizable, and beautiful. And you know we'll take care of you – and your home – from start to finish, and beyond.



From consultation to installation, Renewal by Andersen offers one-company accountability backed by a legacy of excellence. We're proud to work with the best people, offer a superior, start-to-finish replacement process, and provide you with exclusive, industry-leading products. **That's Renewal by Andersen Signature Service.**

FEEL CONFIDENT TRUST YOUR HOME TO THE MASTERS

By working with the best people across the board, we're able to push industry installation standards to new heights. Our Certified Master Installers are the best team for the job – the team we trust to handle the windows built just for you. Rigorously trained, respectful, and friendly, you'll see why we're proud to call them Certified Master Installers.



A quality experience is in the details

We've long understood that all the care, pride, and craftsmanship we put into our products would mean little without professional installation. It's from these standards that we created our Certified Master Installer program.



Our standards are tough

Prior to certification, we require all trainers and installers at our certified locations to demonstrate their knowledge of construction materials, building codes, and installation methods. We understand you work hard for your home, and we want you to be as comfortable as possible throughout the installation process.



We take a unique approach

Not only do we provide a professional process from start to finish, our Certified Master Installer program takes this to the next level by placing your new windows and patio doors in the hands of skilled master installers with years of experience.



Only the best people make the cut

We take pride in setting the highest standards in the market, with no stone left unturned. This includes the men and women installing your windows. We're proud to put our name in their hands.

RENEWAL
by **ANDERSEN**
CERTIFIED
MASTER INSTALLER



What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode¹. It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH
FIBREX[®]
MATERIAL

ANDERSEN
EXCLUSIVE
FEATURE

Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates.¹

	FIBREX [®] MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓

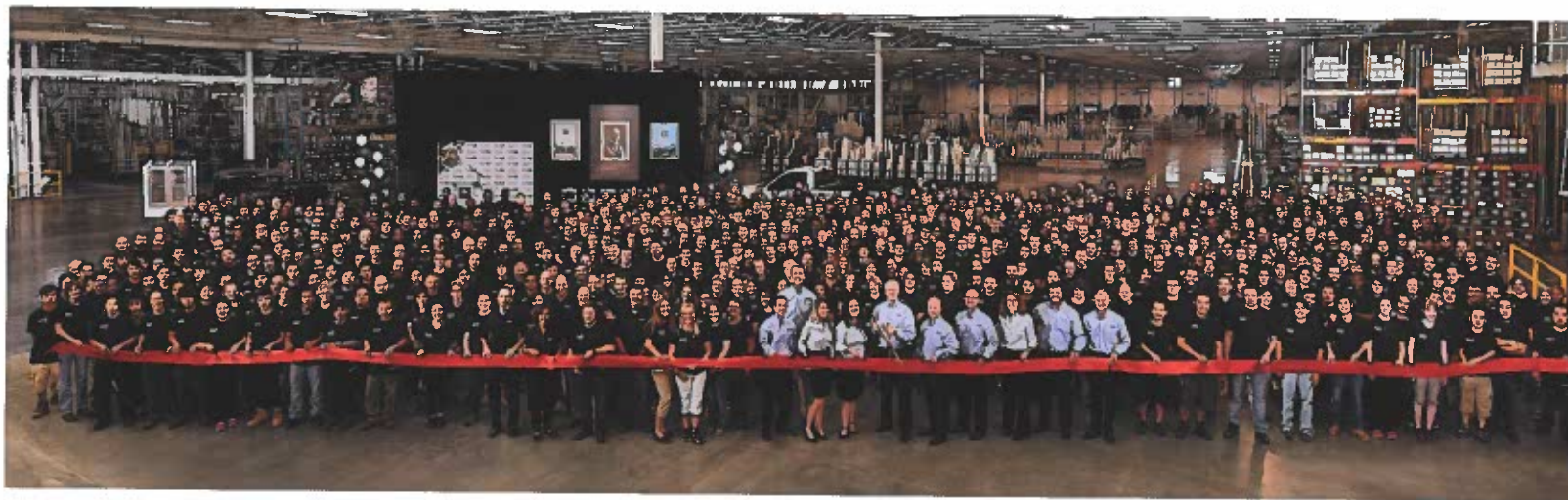
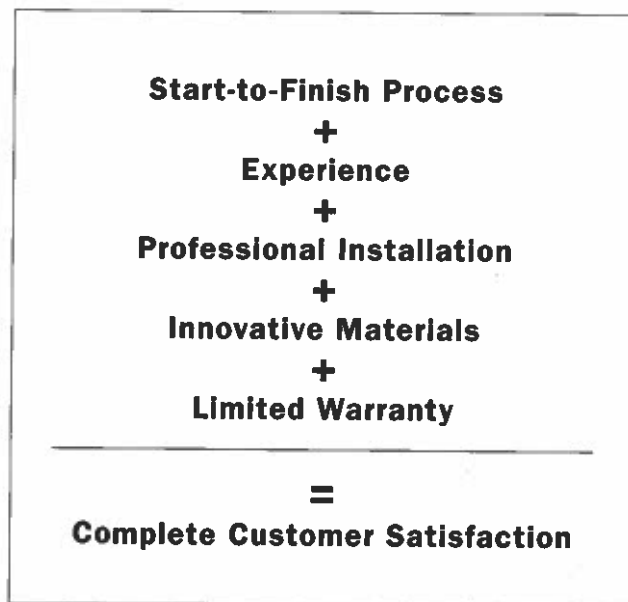
THE RENEWAL BY ANDERSEN DIFFERENCE

Peace of Mind Comes Standard

Renewal by Andersen is the exclusive, full-service window replacement division of Andersen Corporation.

We were founded with a mission to change the window replacement industry by offering a 'different and better' window replacement experience. We own the process from sales through installation and service, and we promise one-stop accountability.

See for yourself the difference our standards for quality and service will make in your window and door replacement experience. We make it easy.



An Unmatched History

Founded in 1903, Andersen Corporation quickly revolutionized the way windows were built and installed. Over the years, Andersen has introduced many industry firsts. Andersen continues to be a leader in producing products that last longer, look better, and function smoothly for many years.

To this day, Andersen Corporation operates under the core principles founder Hans Andersen put in place over a century ago. When you purchase Renewal by Andersen® windows, you're purchasing time-tested innovation - and a piece of history that will last for years to come.¹





Double-Hung Windows / White Exterior

Customer Service

Products

Professional Installation

Nation's Best Warranty



Our professional sales consultants and expert installation teams are with you every step of the way.



Innovative products and features are available throughout our product line.



CERTIFIED MASTER INSTALLER

Our installers are experienced and understand the many critical steps involved with installing your new windows and doors properly.



We offer one of the strongest limited warranties of any window and door manufacturer, and it is fully transferable should you sell your home!¹

See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details. ¹It is the only warranty among top selling window companies that meets all of the following requirements: easy to understand terms, unrestricted transferability, installation coverage, labor coverage, geographically unrestricted, coverage for exterior color, insect screens and hardware, and no maintenance requirement. Visit renewalbyandersen.com/nationsbest for details.

*Using U.S. and imported parts.

CUSTOMER-FOCUSED ENGINEERING AND INNOVATION



EXTERIOR

FUNCTIONAL REQUIREMENTS:

- Thermal analysis
- Structural analysis

ENGINEERING SOLUTION:

- Increase product performance

HOMEOWNER BENEFIT:

A strong balance of energy efficiency and strength, offering some of the largest casement window sizes.

FUNCTIONAL REQUIREMENTS:

- Hardware mechanics

ENGINEERING SOLUTION:

- Low profile hardware with fold-down nesting handle

HOMEOWNER BENEFIT:

Nesting casement window hardware reduces interference with window treatments.

**STANDARD
FEATURE**



Casement Window
Red Rock Exterior
Simulated Double-Hung Farmhouse Grilles

FUNCTIONAL REQUIREMENTS:

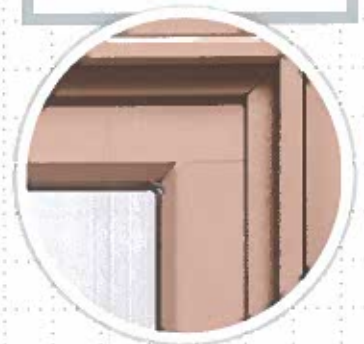
- Strengthen corner joints
- Increase window beauty

ENGINEERING SOLUTION:

- Utilize mortise-and-tenon corner joint

HOMEOWNER BENEFIT:

Unique corner key design increases structural integrity and beauty.



FUNCTIONAL REQUIREMENTS:

- Ease of cleaning

ENGINEERING SOLUTION:

- Incorporate hardware that allows for accessibility

HOMEOWNER BENEFIT:

Ease and safety while cleaning your new windows - no more ladders!



With safety and convenience in mind, our double-hung, casement and gliding windows are easy to clean from the interior of your home.

INTERIOR



FUNCTIONAL REQUIREMENTS:

- Sash design options and historical compatibility

ENGINEERING SOLUTION:

- Integrate interior and exterior grilles into window design

HOMEOWNER BENEFIT:

Add grilles to the inside, outside, and even between the glass of your new window.



FUNCTIONAL REQUIREMENTS:

- Reduce air infiltration

ENGINEERING SOLUTION:

- Integrate weatherstrips into side jambs

HOMEOWNER BENEFIT:

Reinforced seals provide a high level of protection against drafts.

FUNCTIONAL REQUIREMENTS:

- Water management

ENGINEERING SOLUTION:

- Gravity
- Angled sill

HOMEOWNER BENEFIT:

Sloped sill drains water away from the window.



FUNCTIONAL REQUIREMENTS:

- Window operation

ENGINEERING SOLUTION:

- Incorporate balancer system

HOMEOWNER BENEFIT:

Effortlessly open and close your window.

Double-Hung Window
Pine Interior / Custom Grilles
Satin Nickel Estate™ Hardware

CHOOSING RENEWAL BY ANDERSEN® WINDOWS IS EASY...

The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency, and beauty.

1

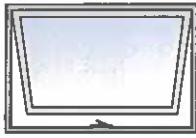
Select Window Styles



Double-Hung Window
PAGE 12



Casement Window
PAGE 14



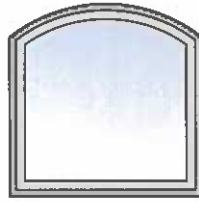
Awning Window
PAGE 14



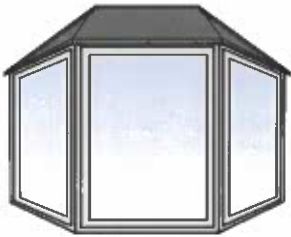
Gliding Window
PAGE 16



Picture Window
PAGE 18



Specialty Window
PAGE 20



Projection Window
PAGE 22

2

Select Colors³

Real wood inter veneers can be stained or painted to match your deco

Interior



Real Maple



Real Pine



Real Oak

Interior/Exterior



White



Canvas



Sandtone



Terratone



Dark Bronze



Black

Exterior



Cocoa Bean



Forest Green



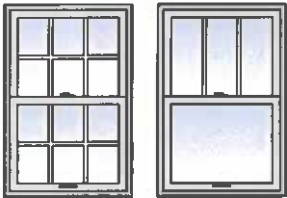
Red Rock

WE MAKE IT EASY SO YOU CAN SIT BACK AND RELAX, KNOWING YOU'VE SELECTED A PROFESSIONAL, START-TO-FINISH WINDOW AND DOOR REPLACEMENT COMPANY.

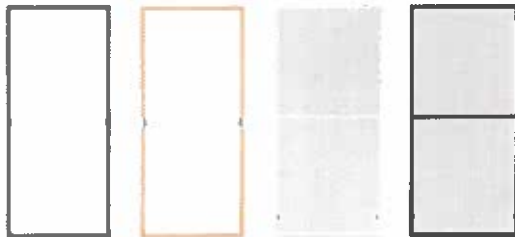
3

Select Hardware and Options

Grilles PAGE 24



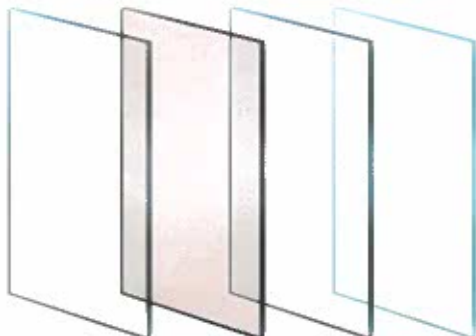
Insect Screens PAGE 26



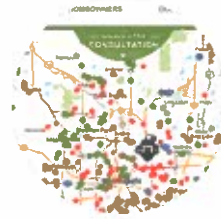
Hardware Finish PAGE 27



Glass PAGE 36



Visit Us Online at RENEWALBYANDERSEN.COM



See independent homeowner reviews and completed projects from your neighborhood.

Explore how new windows will look in your home.



Get ideas and be inspired by our window options.

Five Key Environmental and Energy Solutions

While we care about you and your home, we also care deeply for the world in which we all live.



See our Environmental and Energy Solutions Brochure for additional information.

DOUBLE-HUNG WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved contemporary or squared traditional check Rails.

CONVENIENT

Both top and bottom sash tilt in for easy cleaning.

ELEGANT

Traditional look of mortise-and-tenon joints styling.

ACCURATE

Fits perfectly in many restoration and renovation projects.



Double-Hung Equal Window



Double-Hung Cottage Style Window



Double-Hung Reverse Cottage Style Window

EXPRESS YOUR STYLE



Combination Window

EXPRESS YOUR STYLE

Check Rail Options



Contemporary



Traditional



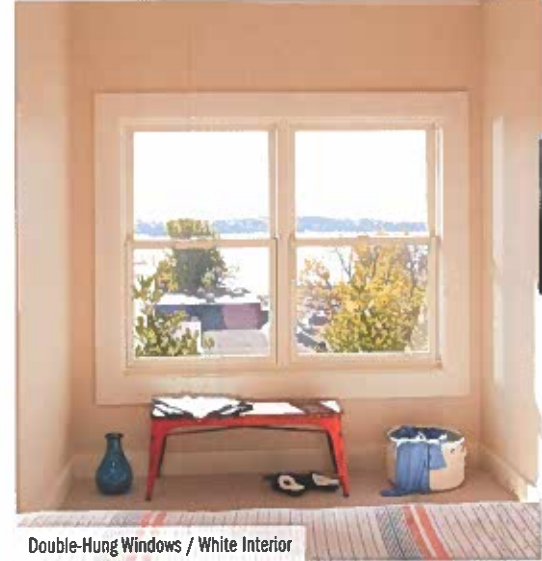
Double-Hung Windows / White Interior



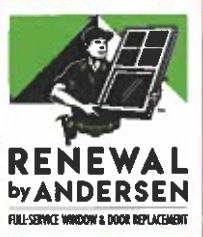
Double-Hung Windows / White Interior / Colonial Grilles



Double-Hung Windows / Maple Interior / Colonial Grilles



Double-Hung Windows / White Interior



“My new windows look beautiful and can be opened from the bottom or top.”
CAROL P.



Double-Hung Windows / Black Interior



Double-Hung Windows / White Exterior / Colonial Grilles

CASEMENT AND AWNING WINDOWS

Casement windows catch a breeze and direct fresh air indoors, allowing the most ventilation of any window style. Awning windows let in fresh air, even on rainy days!

EASY

Casement windows open wide to allow easy cleaning of outside glass from the inside⁴ and can be hinged from the right or left.

CONVENIENT

Awning windows are recommended for use over cabinets, counters, or areas where opening and closing require a reach.

SECURE

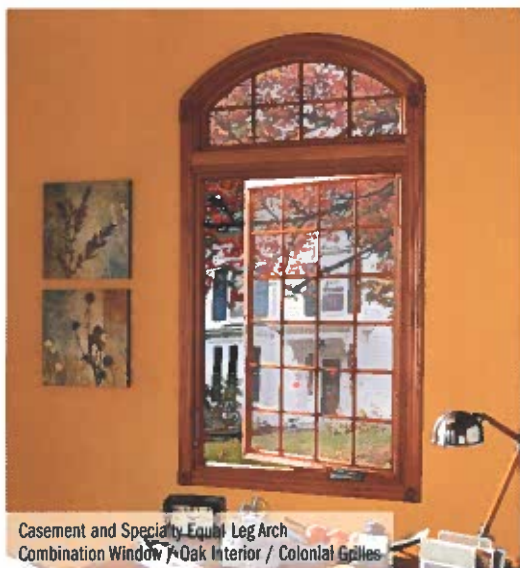
One lever positioned in an easy-to-reach location securely locks the casement window at multiple points for a weathertight seal.

EFFICIENT

Casement and awning windows are our most energy-efficient ventilating window styles.



Casement and Picture Combination Windows / Oak Interior



Casement and Specialty Equal Leg Arch Combination Window / Oak Interior / Colonial Grilles



Casement Windows / White Interior / Simulated 2 1/4" Double-Hung Check Rail / Modified Colonial Grilles



“Renewal by Andersen was by far the best investment I’ve ever made for my home.”
PAUL M.



Awning Window / Pine Interior



Casement and Picture Windows / White Interior

GLIDING WINDOWS

Whether you're creating a new look or matching the original window style of your home, maximize your view with slim, easy-to-slide, contemporary gliding windows.

BEAUTIFUL

Narrow, contoured frames allow more glass viewing area.

VERSATILE

Both sashes slide, so you can open either the left side, the right side, or a portion of both.⁵

RELIABLE

Fibrex® material tracks are shaped for easier cleaning and will not pit, rust, or corrode.¹

UNIQUE

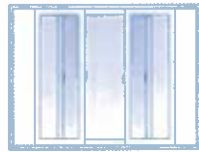
A great solution when a projecting window interferes with walkways, patios, decks, or landscaping.



Gliding Window



Gliding Fractional Vent Window



Gliding Triple Window



Combination Window



Gliding Triple Window and Gliding Window / White Interior



Gliding Fractional Vent Window / Terratone Interior







“Best investment in our home that we have made.”
STEVEN E.



💡 How Window Performance Is Rated

Energy Efficiency Rating

To help homeowners, in 1992 the National Fenestration Rating Council® (NFRC) established an independent third-party rating, certification, and labeling program for windows, doors, and skylights (fenestration products).

 	
Consistent Picture Window Dual-Pane Low-E4® SmartSun® Glazing with Argon Product Type: Fixed	
ENERGY PERFORMANCE RATINGS	
U-Factor 0.26 (U.S./F-P)	Solar Heat Gain Coefficient 1.48 (Metric/SI)
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance 0.53	Air Infiltration 0.00
<small>Manufacturers select their ratings method to verify NFRC procedures by determining which product performance, AFIR ratings are determined by a fixed set of environmental conditions and a specific product size. NFRC does not guarantee any product will have the capability of any product for any specific use. Check manufacturer's literature for other product performance information.</small>	

Sample label shown

Renewal by Andersen displays the NFRC label on all of its windows. This label means that the entire window unit has been rated and certified, not just the center of the glass or individual components. See our Energy Efficiency brochure for additional information.



Warm Weather Performance



Cool Weather Performance

PICTURE WINDOWS

Transform your home with picture windows that can stand alone beautifully or can be combined with other window styles for added curb appeal.

ADAPTABLE

Match or change your home's appearance by combining picture windows with other windows.

STRONG

Using strong Fibrex® material frames, our picture windows easily support the weight of the heavy glass commonly needed for large picture windows.

VERSATILE

Like all of our windows, picture window glass is available tempered, tinted, or in a wide variety of decorative patterns.



Picture Window



Fixed Picture Window



Combination Window

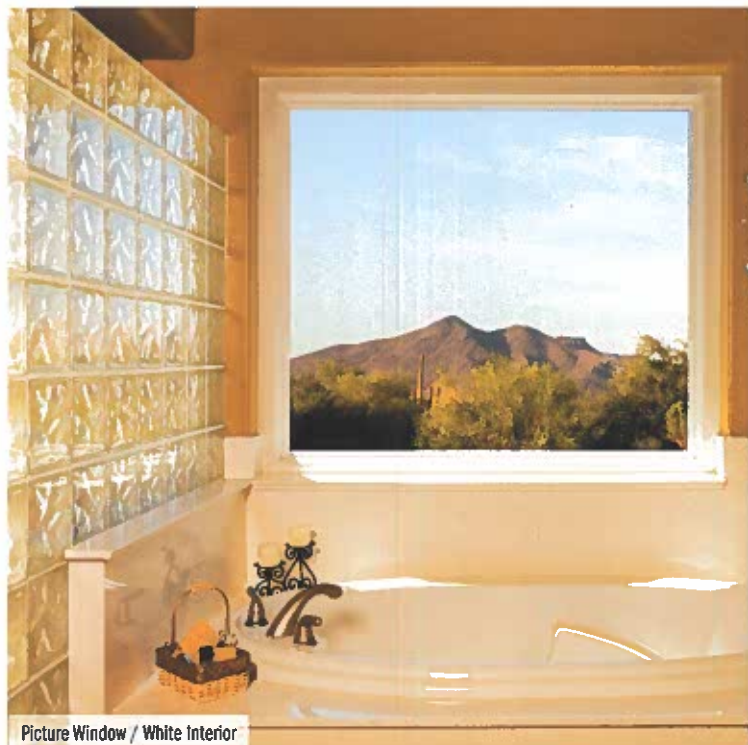
EXPRESS
YOUR
STYLE



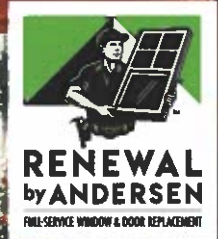
Picture and Specialty Windows / Terratone Exterior



Picture Windows / Pine Interior



Picture Window / White Interior



“The new windows are gorgeous and receive rave reviews from our visitors.”
ROBERT R.



Schedule Your free In-Home or Virtual Consultation

-  **Call**
your local Renewal by Andersen representative
-  **Click** over to RENEWALBYANDERSEN.COM
-  **Visit**
your local Renewal by Andersen showroom



Picture Window / White Interior



Picture and Specialty Equal Leg Arch Combination Window / Oak Interior

SPECIALTY WINDOWS

As unique as your home, our specialty windows are custom made and available in many configurations.

VERSATILE

Specialty windows are available in thirteen different shapes and a wide variety of colors, grille patterns, and glass options.

STRONG

Like picture windows, specialty windows don't open, but can be joined to any other window style for maximum design flexibility.⁶



CIRCLE
Renaissance Grilles



CIRCLE TOP™
Open Hub Sunburst Grilles



QUARTER CIRCLE
Sunburst Grilles



CHORD
Sunburst Grilles



SPRINGLINE™
Gothic Grilles



SPRINGLINE™
Unequal Renaissance Grilles



ARCH
Equal Leg Prairie Grilles



ARCH
Unequal Leg Prairie Grilles



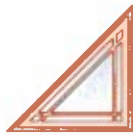
TRAPEZOID
Colonial Grilles



TRIANGLE
Colonial Grilles



PEAK PENTAGON
Prairie Grilles



RIGHT TRIANGLE
Prairie Grilles



PENTAGON
Prairie Grilles



OCTAGON
Colonial Grilles



HEXAGON
Colonial Grilles



CUSTOM
Your Shape and Your Grille Pattern



Combination Window



Specialty Equal Leg Arch, Specialty Unequal Leg Arch, and Picture Combination Window / Oak Interior



Specialty Circle Top™ Specialty Quarter Circle, and Picture Combination Window Sandstone Exterior / Sunburst and Colonial Grilles

PROJECTION WINDOWS

Expand the possibilities with an elegant, gently arched bow window or an angled bay window to make your home feel larger and brighter. Make any room a masterpiece.

VERSATILE

Bay and bow windows can be used as a replacement in most large window openings.

FLEXIBLE

Choose a combination of double-hung, casement, picture, or awning windows.

BAY

Bay windows are available in four projection angles up to a 90° box bay.

BOW

Bow windows sweep away from the wall in a graceful arch of three, four, five, or six windows.



Bay Window / White Interior

EXPRESS YOUR STYLE

Roof Options⁷



EXPRESS YOUR STYLE

Seat Color Options⁷



SEE OUR CATALOG FOR DETAILS



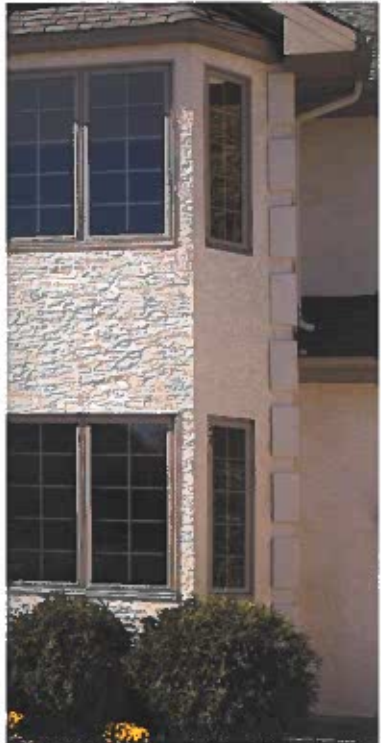
Box Bay Window / White Interior



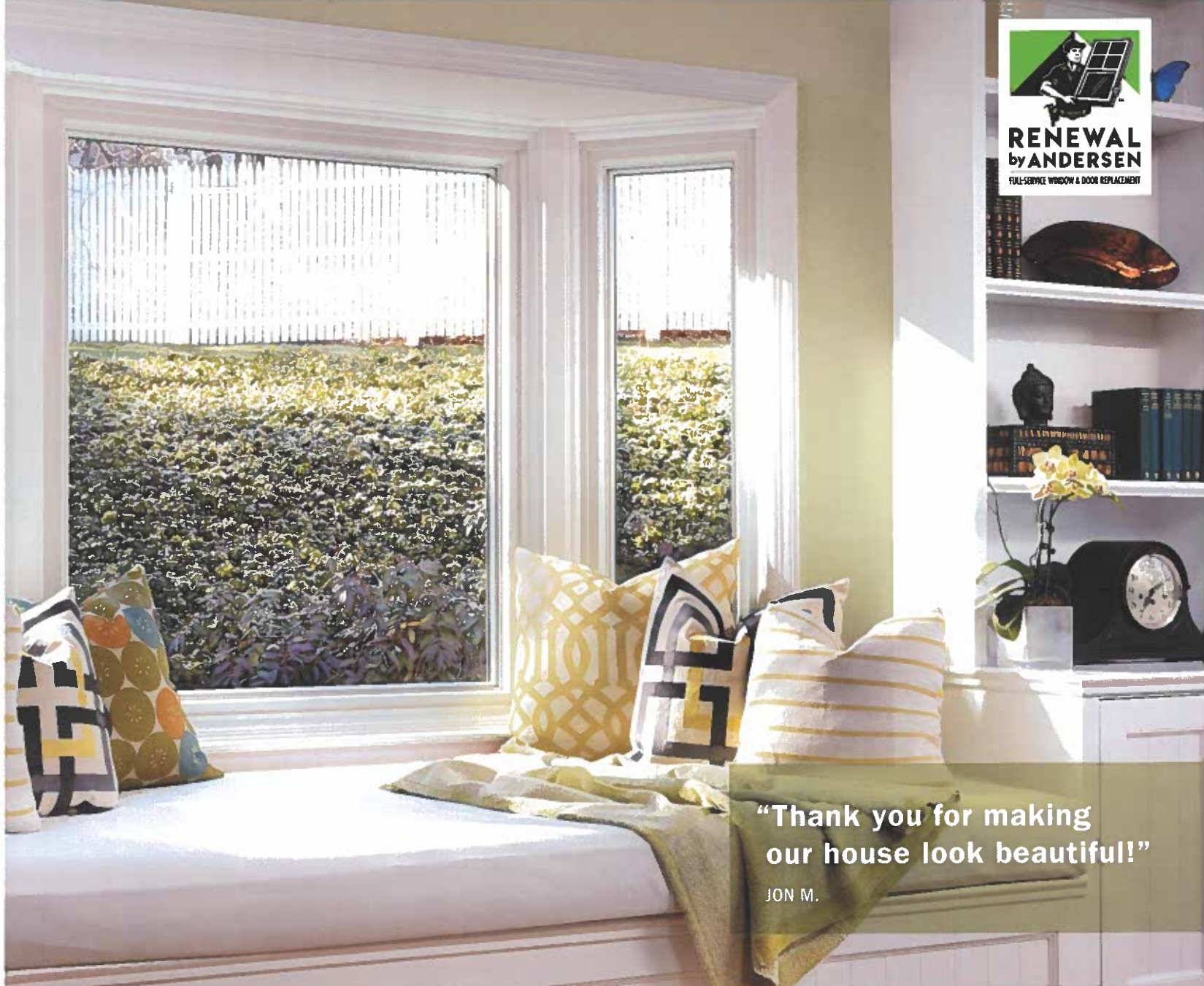
Specialty Peak Perigon Windows
Sandtone Exterior / Custom and Colonial Grilles



Specialty Springline™ Window
Andersen® Frenchwood® Inswing Patio Door / White Interior



Specialty Circle Top™ and Casement Combination Windows / Canvas Interior



“Thank you for making
our house look beautiful!”

JON M.



Bay Window / Terratone Exterior / Concave Copper Roof



Bow Window / Canvas Exterior / Shake Roof



Bow Window / Oak Interior / Colonial Grilles

GRILLE OPTIONS

Customize Your Windows

Renewal by Andersen offers a wide range of creative grille patterns to enhance the look of your home.

All of our grilles are designed to be long lasting¹ with low-maintenance performance. With such a broad range of high-profile grille options, you can match your home's current architecture, change the look and style of your home, or incorporate them into a renovation project for historical accuracy.

Patterns



Colonial

Specified number of squares per sash.

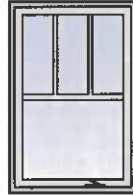
Double-hung window shown



Modified Colonial

Specified number of squares on one sash.

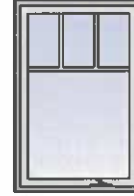
Double-hung window shown



Farmhouse

Two vertical bars meet a wider horizontal rail or bar at the center of the window.

Casement window shown



Fractional

Specified number of vertical bars meet a horizontal bar.

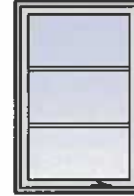
Casement window shown



Prairie

Two vertical and two horizontal bars per sash to form 4-inch corner squares.

Double-hung window shown



Equal Light

Specified number of horizontal bars, equal distance apart.

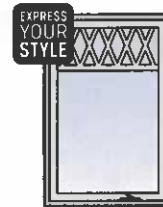
Casement window shown



Modified Prairie

Two vertical bars and one horizontal bar per sash.

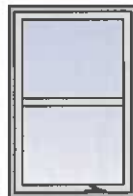
Double-hung window shown



Custom

Create a new pattern or revive one from the past.

Casement window shown



Simulated Double-Hung

Preserve the look of a traditional window.

Casement window shown



More

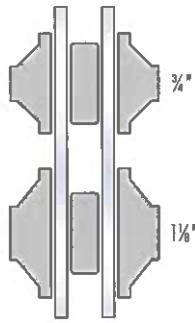
Ask your design consultant for more grille options.

Picture window shown



Casement and Picture Windows / Black Interior / Fractional Grilles

Profiles

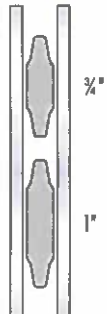


Full Divided Light Grilles

Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.



PERMANENT

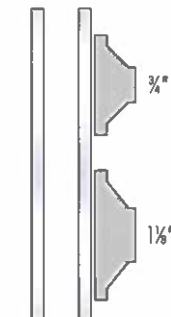


Grilles Between-the-Glass

Aluminum grilles are permanently installed between the panes during manufacturing, providing the beauty of grilles with the quick cleaning of a smooth glass surface. Available in two widths and an array of colors.



REMOVABLE



Interior Wood Grilles

Made of hardwood, these grilles snap into clips on the interior of the sash and can be easily removed to make glass cleaning a breeze. Available in two widths.

Home Exterior
Between Glass
Home Interior



Casement Window / White Interior / Prairie Grilles



Double-Hung Window / Black Exterior / Custom Grilles

INSECT SCREEN OPTIONS

EVEN WHEN IT COMES TO INSECT SCREENS, LET YOUR PERSONAL STYLE GUIDE YOU.

Repel Invaders

Fiberglass insect screens are included with every operable window from Renewal by Andersen. Each is lightweight and designed to be easily removed from the inside of your home for easy cleaning. All insect screens are constructed with an aluminum frame and your choice of fiberglass, aluminum, or our innovative TruScene insect screens. Half insect screens are available on double-hung windows.

TruScene[®] Insect Screen



↑
TruScene insect screens are like nothing you've ever seen!



High Transparency

TruScene[®] Insect Screen

With over 50% more clarity than our standard insect screen,⁹ it's virtually invisible. TruScene insect screens are made with a micro-fine stainless steel mesh that's one-third the diameter of standard screen wire.⁹ That lets more fresh air and sunlight in while keeping most of the smallest insects out.

Patented technology > Superior ventilation > Protection against some of the smallest insects > Lets more light in



Wood-Veneered TruScene Insect Screen

Our wood-veneered TruScene insect screen blends seamlessly into the window frame and can be stained or painted to match your decor. Available on casement and awning windows only.



Conventional

Fiberglass Insect Screen

Fiberglass is the most common type of insect screen. It is strong and keeps the majority of bugs out while allowing plenty of air flow.



Aluminum Insect Screen

Our aluminum insect screen has a charcoal powder coating to reduce glare and increase visibility. It is also strong and has good ventilation and corrosion resistance.



HARDWARE FINISH OPTIONS

SOPHISTICATION AND STYLE.

Define Your Style

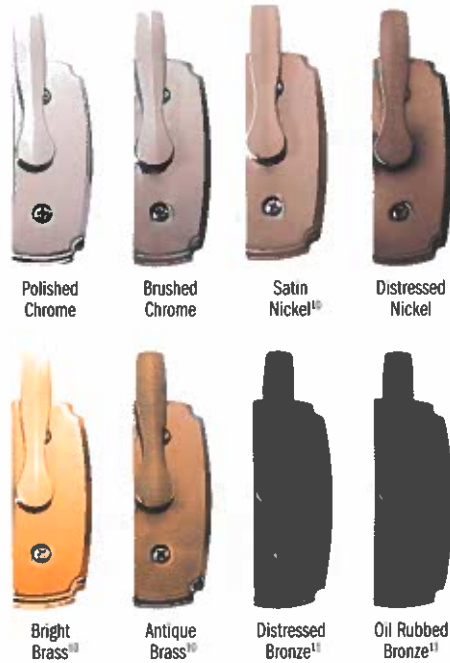
Not only does Renewal by Andersen® hardware function well, its metal construction is also long lasting.¹ With multiple color options,³ you can match your home's existing colors or change the look by choosing a new color that complements your new windows.

With so many design options, you can create the windows you've always wanted with the design features that are right for you and your home.

Do you want to make your mark? With our Estate Hardware metal finishes, explore the many creative possibilities sure to add charm to your home that others will notice!

Estate™ Hardware

ANDERSEN
EXCLUSIVE
FINISH



ESTATE
HARDWARE

Standard Hardware



Nesting handles reduce interference with window treatments



Estate Double-Hung Hand Lift / Bright Brass Finish



Estate Casement and Awning Window Handle / Antique Brass Finish



Estate Double-Hung Finger Lift
Bright Brass Finish



Estate Double-Hung Window Latch
Satin Nickel Finish



Double-Hung Window Latch / White Finish



Estate Casement Window
Latch / Antique Brass Finish



Estate Gliding Window Latch
Distressed Nickel Finish

¹ See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details. ² Printing limitations prevent exact color duplication. See your retailer for actual samples. ³ Features special coating to seal the finish, providing tarnish and corrosion protection. ⁴ Features "living" finish, where the patina changes with time and use. Printing limitations prevent exact color duplication of colors and finishes. See your Renewal by Andersen representative for actual color and finish samples.

CHOOSING ANDERSEN® PATIO DOORS IS EASY...

A beautiful and functional patio door can transform the way you use your living space. With more products, colors, and innovation in patio door replacement, we provide the perfect solution to worn-out patio doors.

1

Select Patio Door Style

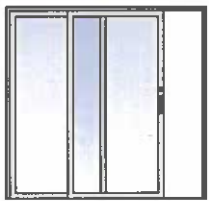
Choose a traditional or contemporary style patio door.



Frenchwood® Hinged
Patio Door
PAGE 29



Frenchwood® Gliding Patio Door
PAGE 30



Narroline® Gliding
Patio Door
PAGE 31

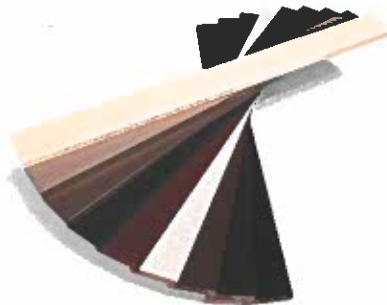


Perma-Shield® Gliding Patio Door
PAGE 32

2

Select Colors³

Choose a color and finish that complements your home's interior and exterior.



PAGE 25-32

3

Select Hardware and Options

Choose from a variety of hardware styles, finishes, locks, and insect screen options.



PAGE 33



The Renewal by Andersen Installation Advantage

You're not just investing in a patio door. You're getting the Renewal by Andersen total solution.

- ✓ Factory authorized installers
- ✓ Removal and disposal of old patio door
- ✓ Setting, shimming, insulation, and flashing
- ✓ Exterior finishing and sealing
- ✓ Protection from the elements during installation
- ✓ Preparation of patio door opening
- ✓ Hardware adjustment for proper operation
- ✓ Cleanup of construction materials and waste
- ✓ Job site setup
- ✓ Assembly of patio door frame and installation
- ✓ Interior finishing
- ✓ On-site product demonstration
- ✓ Homeowner satisfaction

FRENCHWOOD® HINGED PATIO DOORS

French doors are steeped in tradition. Ours are no exception, featuring traditional wide-board stile and rail construction with mortise-and-tenon joints. Choose from a variety of interior colors – or stainable oak, maple, and pine.

VERSATILE

Can be installed in most patio door openings, even in place of a gliding patio door.

STRONG

Constructed with a glass fiber-reinforced composite.

DURABLE

Exterior wood door panels are protected with a urethane-based finish.

FLEXIBLE

Provides a large opening for easy access to your home's exterior.



Frenchwood Single Open Hinged Inswing Patio Door / White Interior

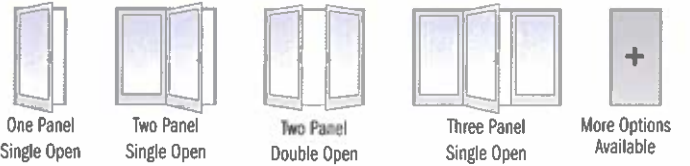


Frenchwood Double Open Hinged Inswing Patio Door / White Interior / Prairie Grilles

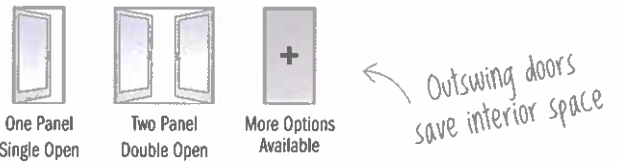


Frenchwood Double Open Hinged Outswing Patio Door / Terratone Exterior / Equal Light Grilles

Hinged Inswing Patio Doors Interior view shown



Hinged Outswing Patio Doors¹² Interior view shown



EXPRESS YOUR STYLE Color Options³

INTERIOR



EXTERIOR



¹ Printing limitations prevent exact color duplication of colors and finishes. See your Renewal by Andersen representative for actual color and finish samples. ¹² Available with A-Series patio doors only.

FRENCHWOOD® GLIDING PATIO DOORS

The same familiar style and exceptional features of our French doors are also available in a compact, space-saving design that glides like a dream. Choose from a variety of interior colors – or stainable oak, maple, and pine – to complement your home.

EASY

Door easily slides open on track rollers.

SECURE

Reach-out lock system provides increased security.

APPEALING

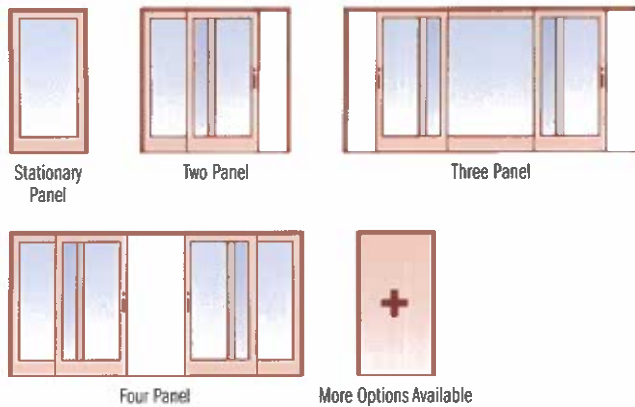
French door design in a space-saving gliding door format.

PROTECTED

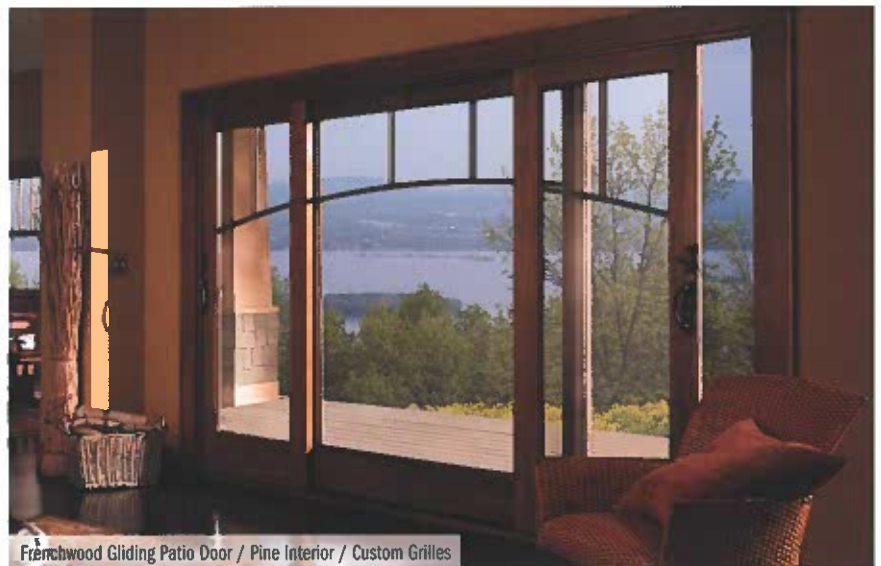
Frame is covered with a rigid vinyl sheath for an attractive appearance with minimal maintenance.



Frenchwood Gliding Patio Door / Pine Interior



Frenchwood Gliding Patio Door / White Interior / Short Fractional Grilles



Frenchwood Gliding Patio Door / Pine Interior / Custom Grilles

EXPRESS YOUR STYLE Color Options³

INTERIOR



EXTERIOR



NARROLINE® GLIDING PATIO DOORS

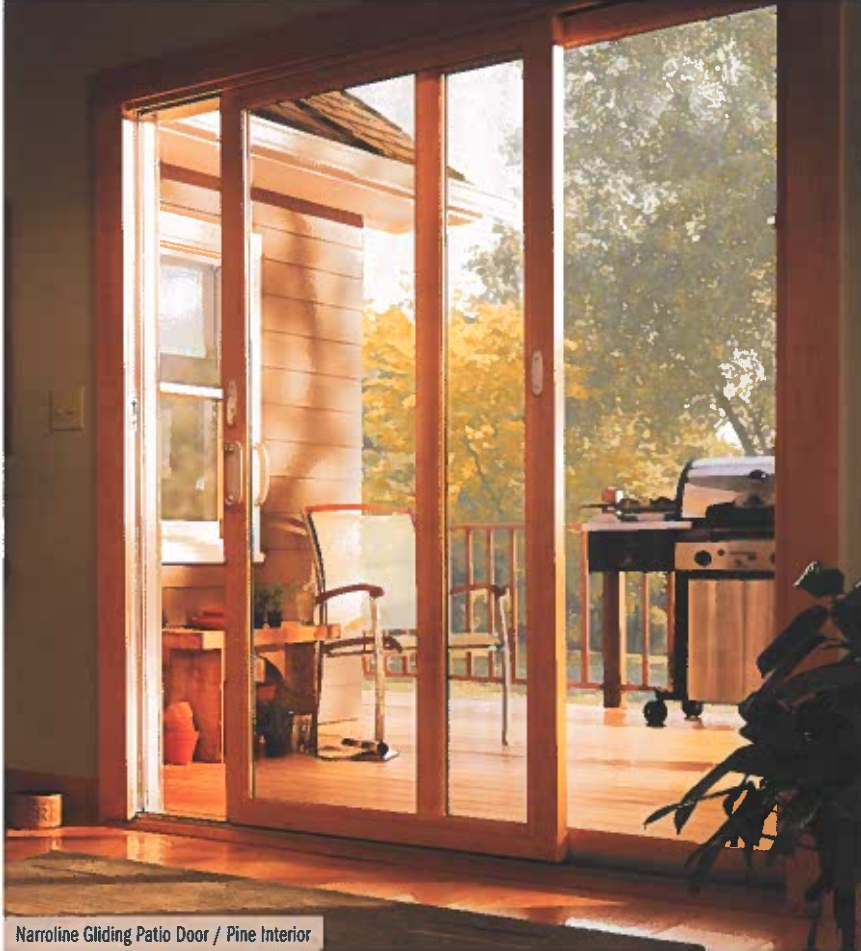
The sleek, modern design of our contemporary gliding patio doors features thin frames for maximum glass area and doors that slide smoothly on dual ball-bearing rollers with self-contained leveling adjusters. A reach-out lock system provides increased security and weathertightness you can see in action.

SIMPLE

Stainable natural pine interior with mortise-and-tenon joints

DURABLE

Exterior wood door panel is protected with a urethane-based finish.



Narroline Gliding Patio Door / Pine Interior



Narroline Gliding Patio Door / Pine Interior



Narroline Gliding Patio Door / White Interior



Stationary Panel

Two Panel

Four Panel



More Options Available

EXPRESS YOUR STYLE Color Options³

INTERIOR



Real Pine



Prefinished White

EXTERIOR



White



Canvas



Sandtone



Terratone



Dark Bronze



Black

³ Painting limitations prevent exact color duplication of colors and finishes. See your Renewal by Andersen representative for actual color and finish samples.

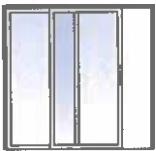
PERMA-SHIELD®

GLIDING PATIO DOORS

The sleek, modern design of our contemporary gliding patio doors reduces the frame height to increase the glass area. Enjoy patio doors that slide smoothly on dual ball-bearing rollers with self-contained leveling adjusters. A reach-out lock system provides increased security and weathertightness.

PROTECTED

Rigid wood panels and frame are covered with a vinyl sheath that maintains an attractive appearance while minimizing maintenance.



Two Panel

EXPRESS
YOUR
STYLE

Color Options³



White



Canvas



Sandtone



Terratone



Dark Bronze



Black

Interior and exterior colors match.



Perma-Shield Gliding Patio Door / White Interior



Perma-Shield Gliding Patio Door / Terratone Interior



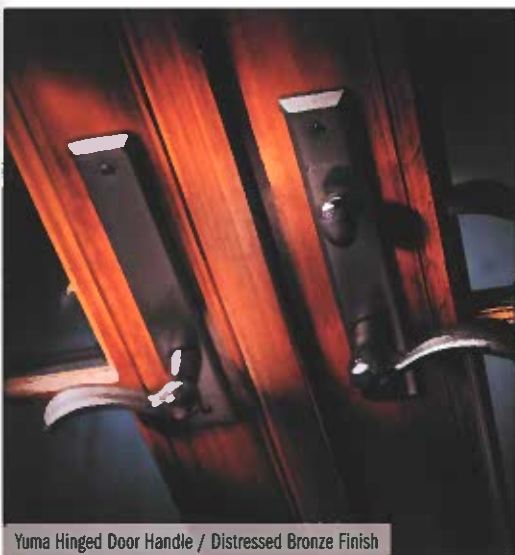
Perma-Shield Gliding Patio Door / White Interior

PATIO DOOR HARDWARE OPTIONS

PLENTY OF OPTIONS FOR YOUR PERSONAL STYLE.

								HINGED
Encino®	Yuma®	Newbury®	Whitmore®	Covington™	Anvers®	Albany	Tribeca®	
								GLIDING
								FINISHES
Distressed Bronze ¹¹	Distressed Nickel	Polished Chrome	Antique Brass ¹⁰	Bright Brass ¹⁰	Satin Nickel ¹⁰	Black	White	
Also Available	Also Available	Also Available	Also Available	Also Available	Also Available	Also Available	Also Available	
Distressed Nickel	Distressed Bronze ¹¹	Brushed Chrome	Satin Nickel ¹⁰	Antique Brass ¹⁰	Bright Brass ¹⁰	White	Stone	
		Bright Brass ¹⁰	Antique Brass ¹⁰	Bright Brass ¹⁰	Oil Rubbed Bronze ¹¹	Oil Rubbed Bronze ¹¹	Stone	
	Oil Rubbed Bronze ¹¹	Oil Rubbed Bronze ¹¹	Oil Rubbed Bronze ¹¹			Gold Dust	Gold Dust	

Select one hardware style for the inside and another for the outside



Yuma Hinged Door Handle / Distressed Bronze Finish



Newbury Hinged Door Handle / Satin Nickel and Oil Rubbed Bronze Finishes



Whitmore Hinged Door Handle / Antique Brass Finish



Anvers Gliding Door Handle / Satin Nickel Finish

¹⁰ Features special coating to seal the finish, providing tarnish and corrosion protection. ¹¹ Features "living" finish, where the patina changes with time and use.

PATIO DOOR ENGINEERING

A COMBINATION OF DETAILS
NOT FOUND ELSEWHERE.

FUNCTIONAL REQUIREMENTS:

- Door operation

ENGINEERING SOLUTION:

- Ball bearing track rollers

HOMEOWNER BENEFIT:

A gliding door that glides reliably and has superior weathertightness.



Frenchwood® Gliding Patio Door
Pine Interior
Newbury® Bright Brass Hardware

FUNCTIONAL REQUIREMENTS:

- "Performance Grade LC (Light Commercial)" water and air leakage resistance

ENGINEERING SOLUTION:

- Weatherstrip interlock system

HOMEOWNER BENEFIT:

Patio doors with a higher performance grade than other residential patio doors.



FUNCTIONAL REQUIREMENTS:

- Reduce water infiltration during extreme weather events

ENGINEERING SOLUTION:

- Contain and drain sill (Frenchwood® Patio Doors only)

HOMEOWNER BENEFIT:

Designed to contain excess water and drain away from the house.



FUNCTIONAL REQUIREMENTS:

- Strengthen corner joints
- Increase patio door beauty

ENGINEERING SOLUTION:

- Mortise-and-tenon corner joint

HOMEOWNER BENEFIT:

Unique corner key design increases structural integrity and beauty.



💡 Patio Door Security

STANDARD FEATURE



Gliding Patio Door Locks

The unique Andersen® reach-out locking system pulls the door panel snugly into the jamb for weathertightness and enhanced security.

STANDARD FEATURE



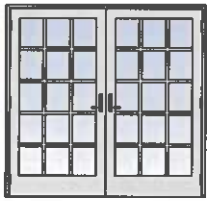
Hinged Patio Door Locks

Five-point locking system improves energy efficiency and offers an increased level of security. Also available is an optional handle extension kit, which creates additional clearance for interior blinds and shades.

PATIO DOOR OPTIONS

CREATE CURB APPEAL OR ARCHITECTURALLY ACCURATE STYLING.

Grilles



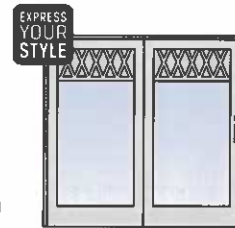
Colonial

Specified number of squares per sash.
Frenchwood® hinged patio door shown



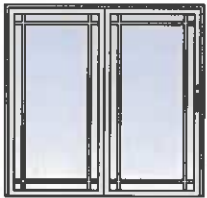
Tall Fractional

Specified number of vertical bars meet a horizontal bar.
Frenchwood gliding patio door shown



Custom

Create a new pattern or revive one from the past.
Frenchwood gliding patio door shown



Prairie

Two vertical and two horizontal bars per sash to form 4-inch corner squares.
Narroline® gliding patio door shown



Short Fractional

Specified number of vertical bars meet a horizontal bar.
Frenchwood hinged patio door shown



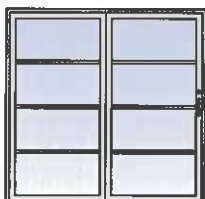
More

Ask your design consultant for more grille options.
Frenchwood hinged patio door shown



Modified Prairie

Two horizontal bars and one vertical bar per sash.
Narroline gliding patio door shown



Equal Light

Specified number of horizontal bars, equal distance apart.
Narroline gliding patio door shown

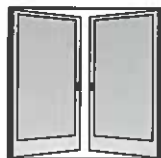
Insect Screens

Hinged, double-hinged, gliding, and retractable insect screens are options for your Andersen® patio doors and are available in an exterior color to match your patio door.



Hinged Insect Screen

Compatible with Frenchwood hinged patio doors (one panel)



Double-Hinged Insect Screen

Compatible with Frenchwood hinged patio doors (two panel)



Gliding Insect Screen

Compatible with Frenchwood hinged patio doors (two panel), all gliding patio doors



Retractable Insect Screen

Compatible with Frenchwood hinged outswing patio doors,¹⁴ all gliding patio doors

Blinds Between-the-Glass



Convenient blinds between-the-glass are now available on select doors.

White blinds are located between the panes of insulated glass, protected from dust and damage.

Cordless design to easily raise, lower, or tilt blinds for control of light and privacy.

Glass is easy to clean without the need to move the blinds.

Available on doors with white exteriors and unfinished pine or prefinished white interiors.

Security



Exterior Keyed Locks

Compatible with all patio doors



Auxiliary Foot Lock

Offers an extra measure of security when the door is in locked position. It can also hold the operating panel partially open.

Compatible with gliding patio doors only

¹⁴ Outswing patio doors require the insect screen to be mounted on the interior.

Enhanced Comfort

At Renewal by Andersen, we'll help you sort through the details of glass heating and cooling performance, visible light transmittance, and ultraviolet (UV) protection to pinpoint the right window glass for you. Our windows take advantage of the newest technologies to help lower energy costs and keep your family comfortable.

Enhanced Triple Pane

Enhanced comfort, enhanced efficiency, enhanced design. An extra pane of glass helps keep the indoor temperature in and the outdoor temperature out, making this our most energy-efficient glass option.



Enhanced Triple Pane

An extra pane of glass helps keep more heat in and cold air out, making this our most energy-efficient glass option best suited for colder climates.



Enhanced Triple Pane with SmartSun™ Glass

Has the added benefits of our Low-E4 SmartSun glass.

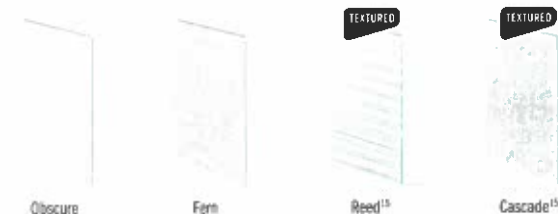
Select Renewal by Andersen windows® with Enhanced Triple



Most Efficient 2021
www.energystar.gov

Pane glass have been designated as one of the Most Efficient ENERGY STAR® certified products in 2021.

Patterns



High-Performance Glass



Low-E4® SmartSun™ Glass

SmartSun glass meets our highest standards in cool and hot weather performance. SmartSun glass blocks 95% of harsh UV rays that can damage drapes, artwork, and furniture.

Low-E4® Glass

Perfect where both heating and cooling costs are a concern, our Low-E4 glass helps keeps your home warmer in winter, cooler in summer, and blocks 84% of harmful UV rays.

Low-E4® SmartSun™ Glass with HeatLock® Technology

You get all of the benefits of our Low-E4 SmartSun glass plus an energy-saving glass coating that helps your living space feel warmer and more comfortable.

Low-E4® Sun Glass

For hot, dry climates with little shade or cloud cover, our Low-E4 Sun Glass utilizes a subtle tint to help block out heat from the sun, reducing cooling costs.

Enhanced Triple Pane

Air spaces filled with krypton gas blend specific to Enhanced Triple Pane

3 independent glass panes, including Low-E4® coating and SmartSun™ glass

Primary seal (gas barrier)

Secondary seal (Structural)

Desiccant in spacer interiors

Thermally efficient glass spacers

Strength

Our tempered glass option is heat-treated to be at least four times stronger than standard annealed glass.

Old Application With Window Nation

Laura Smith

From: Amy Fitzpatrick [REDACTED]
Sent: Thursday, March 17, 2022 1:53 PM
To: Laura Smith
Subject: [EXTERNAL]RE: [EXTERNAL] & Cider Mill Road Tolland, CT
Attachments: Cassina-WorkOrder.pdf; Cassina Measure.pdf

Hi Laura,
Manufacturer is Harvey – Ultravision. I am attaching the work order and Measure packet to this email. Please let me know if you need anything else.

Thanks,
Amy



Amy Fitzpatrick | Production Manager
[REDACTED]

PRIVILEGED COMMUNICATION/PRIVACY NOTICE

The information contained in this communication may be confidential, is intended only for the use of the recipient named above, and may be legally privileged. If the reader of this communication is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system.

From: Laura Smith <lsmith@tolland.org>
Sent: Thursday, March 17, 2022 1:24 PM
To: Amy Fitzpatrick [REDACTED]
Subject: [EXTERNAL] & Cider Mill Road Tolland, CT

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Amy,

The Historic District Commission met last night, and they continued the application as they are looking for some additional information. Can you please supply the following:

- Manufacturer of the windows (e.g. Anderson Series-E)
- The dimensions of the existing windows and what the measurements will be
- A work order for the windows

Thank you,

Laura Smith
Building Permit Technician
21 Tolland Green
Tolland, CT 06084

Measure Technician

Herman Martinez



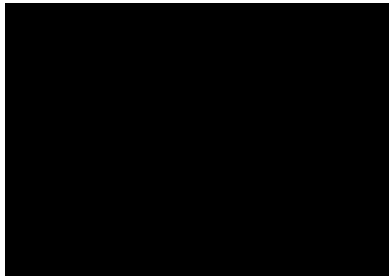
Order: S208591 : Windows : Cassina, Mark

Room: Kitchen
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung
Window Mull:
Window Number:
Notes

Sales Measure:	Final Measure
Width: 28 Height: 52 United Inches: 80 Notes: Exterior White Configuration: Equal Sashes Grids: Colonial Flat - Full Glass: Extreme 2 Pane/Low-E & Argon Screen: Half Screen	Width: 27.5 Height: 52.25 United Inches: 80 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Kitchen
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung
Window Mull:
Window Number:
Notes

Sales Measure:	Final Measure
Width: 28 Height: 52 United Inches: 80 Notes: Exterior White Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon Grids: Colonial Flat - Full Screen: Half Screen	Width: 27.5 Height: 52.25 United Inches: 80 Notes:

Measure Technician

Herman Martinez



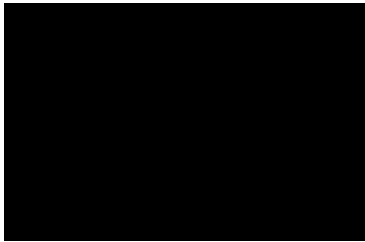
Order: S208591 : Windows : Cassina, Mark

Room: Kitchen
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung
Window Mull:
Window Number:
Notes

Sales Measure:	Final Measure
Width: 28 Height: 52 United Inches: 80 Notes: Configuration: Equal Sashes Grids: Colonial Flat - Full Screen: Half Screen Exterior White Glass: Extreme 2 Pane/Low-E & Argon	Width: 27.5 Height: 52.25 United Inches: 80 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Kitchen sink
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 32 Height: 36 United Inches: 68 Notes: Screen: Half Screen Exterior White Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon Grids: Colonial Flat - Full	Width: 29.5 Height: 36.75 United Inches: 67 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Kitchen sink
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung
Window Mull:
Window Number:
Notes

Sales Measure:	Final Measure
Width: 32 Height: 36 United Inches: 68 Notes: Exterior White Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon Grids: Colonial Flat - Full Screen: Half Screen	Width: 29.5 Height: 36.75 United Inches: 67 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Bathroom
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung
Window Mull:
Window Number:
Notes

Sales Measure:	Final Measure
Width: 28 Height: 52 United Inches: 80 Notes: Exterior White Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon/Tempered Full Grids: Colonial Flat - Full Screen: Half Screen	Width: 27.5 Height: 53 United Inches: 81 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Bedroom (master)

Manufacturer: Harvey

Model: Ultravision

Style: Double Hung

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 27 Height: 52 United Inches: 79 Notes: Exterior White Screen: Half Screen Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon Grids: Colonial Flat - Full	Width: 27.5 Height: 53 United Inches: 81 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Bedroom (master)

Manufacturer: Harvey

Model: Ultravision

Style: Double Hung

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 27 Height: 52 United Inches: 79 Notes: Exterior White Grids: Colonial Flat - Full Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon Screen: Half Screen	Width: 27.5 Height: 53 United Inches: 81 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Bedroom (master)

Manufacturer: Harvey

Model: Ultravision

Style: Double Hung

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 27 Height: 52 United Inches: 79 Notes: Configuration: Equal Sashes Exterior White Glass: Extreme 2 Pane/Low-E & Argon Grids: Colonial Flat - Full Screen: Half Screen	Width: 27.5 Height: 53 United Inches: 81 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: parlor
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung
Window Mull:
Window Number:
Notes

Sales Measure:	Final Measure
Width: 28 Height: 52 United Inches: 80 Notes: Glass: Extreme 2 Pane/Low-E & Argon Grids: Colonial Flat - Full Exterior White Configuration: Equal Sashes Screen: Half Screen	Width: 29 Height: 53.5 United Inches: 83 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: parlor
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung
Window Mull:
Window Number:
Notes

Sales Measure:	Final Measure
Width: 28 Height: 52 United Inches: 80 Notes: Configuration: Equal Sashes Grids: Colonial Flat - Full Exterior White Glass: Extreme 2 Pane/Low-E & Argon Screen: Half Screen	Width: 28.5 Height: 53.25 United Inches: 82 Notes:

Measure Technician

Herman Martinez



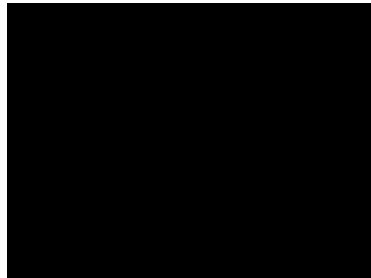
Order: S208591 : Windows : Cassina, Mark

Room: parlor
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung
Window Mull:
Window Number:
Notes

Sales Measure:	Final Measure
Width: 28 Height: 52 United Inches: 80 Notes: Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon Grids: Colonial Flat - Full Exterior White Screen: Half Screen	Width: 28.5 Height: 53.25 United Inches: 82 Notes:

Measure Technician

Herman Martinez



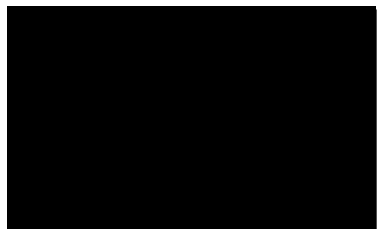
Order: S208591 : Windows : Cassina, Mark

Room: Hall
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung
Window Mull:
Window Number:
Notes

Sales Measure:	Final Measure
Width: 28 Height: 45 United Inches: 73 Notes: Grids: Colonial Flat - Full Exterior White Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon Screen: Half Screen	Width: 28.25 Height: 45 United Inches: 74 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Bedroom
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 24 Height: 44 United Inches: 68 Notes: Grids: Colonial Flat - Full Exterior White Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon Screen: Half Screen	Width: 23.5 Height: 45 United Inches: 69 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Bedroom
Manufacturer: Harvey
Model: Ultravision
Style: Double Hung
Window Mull:
Window Number:
Notes

Sales Measure:	Final Measure
Width: 24 Height: 44 United Inches: 68 Notes: Glass: Extreme 2 Pane/Low-E & Argon Grids: Colonial Flat - Full Screen: Half Screen Exterior White Configuration: Equal Sashes	Width: 24 Height: 43.75 United Inches: 68 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Dressing Room

Manufacturer: Harvey

Model: Ultravision

Style: Double Hung

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 22 Height: 46 United Inches: 68 Notes: Exterior White Grids: Colonial Flat - Full Screen: Half Screen Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon	Width: 21.5 Height: 46.25 United Inches: 68 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Dressing Room

Manufacturer: Harvey

Model: Ultravision

Style: Double Hung

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 22 Height: 46 United Inches: 68 Notes: Exterior White Configuration: Equal Sashes Grids: Colonial Flat - Full Screen: Half Screen Glass: Extreme 2 Pane/Low-E & Argon	Width: 21.5 Height: 46.25 United Inches: 68 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Above the Stairs

Manufacturer: Harvey

Model: Ultravision

Style: Double Hung

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 22 Height: 45 United Inches: 67 Notes: Exterior White Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon Grids: Colonial Flat - Full Screen: Half Screen	Width: 21.5 Height: 46.75 United Inches: 69 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Back Bedroom

Manufacturer: Harvey

Model: Ultravision

Style: Double Hung

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 23 Height: 59 United Inches: 82 Notes: Exterior White Configuration: Equal Sashes Grids: Colonial Flat - Full Glass: Extreme 2 Pane/Low-E & Argon Screen: Half Screen	Width: 28.25 Height: 53.5 United Inches: 82 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Keeping Room

Manufacturer: Harvey

Model: Ultravision

Style: Double Hung

Window Mull:

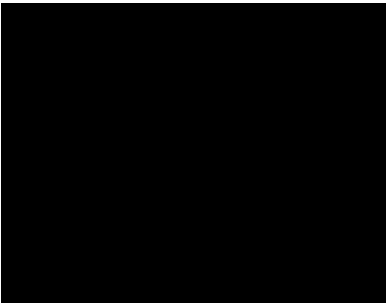
Window Number:

Notes

Sales Measure:	Final Measure
Width: 27 Height: 53 United Inches: 80 Notes: Configuration: Equal Sashes Screen: Half Screen Exterior White Glass: Extreme 2 Pane/Low-E & Argon Grids: Colonial Flat - Full	Width: 27 Height: 52.5 United Inches: 80 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Room: Keeping Room

Manufacturer: Harvey

Model: Ultravision

Style: Double Hung

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 27 Height: 53 United Inches: 80 Notes: Configuration: Equal Sashes Glass: Extreme 2 Pane/Low-E & Argon Screen: Half Screen Exterior White Grids: Colonial Flat - Full	Width: 27.5 Height: 52.5 United Inches: 80 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Labor Codes:

Code	Description	Qty	Notes
Hartford 026	MEASURE 0-75 MILES ONE WAY (Htf)	1	
Hartford 063	LEAD TEST FEE UP TO 10 VIALS (Htf)	2	
Hartford 001	WOOD COMMON/SPECIAL 0-100 UI (Htf)	21	
Hartford 056	LEAD COMPLIANCE (>15) (Htf)	21	

Materials:

Material	Qty	Color	Options	Notes
Coil Stock/Roll (G8) (Htf)	2	White		Have to check with his Storico society to see if you can put metal on the outside of this house
Interior Caulk (Htf)	4	Arctic White 004		
Quad/Quad Max (Htf)	4	White		
Spray Foam (Can) (Htf)	4	Can		

Year Built: 1730

Exterior Coverage: G8

Window Removal: Wood

Sign Installed: False

Job Notes:

Measure Technician

Herman Martinez



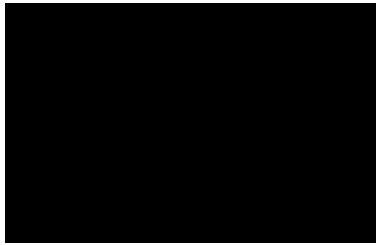
Order: S208591 : Windows : Cassina, Mark

Job Overview Notes (made by technician):

Style Of Home: Colonial
Construction: Timber frame
Exterior Covering: Wood clap board
Exterior Capping: 2" - 5" wide
Existing Windows: Common wood
Special Equipment: Tall ladders up to 24 ft
Special Conditions: VIP home
Notes: This house is part of historical society don't think you could put metal on the trim on the outside it's all wood like I said part of the historical society you're gonna have to go through them to approve if coil is to be installed which I don't think it Can. Be. Some cells have right damage to them but these cells are real 2 inches thick cannot be fixed or repaired with the fake all the stock sales that we have again this is a historical society house built in 1730 cannot make any changes to the outside of the house

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark

Measure Technician's Checklist

- I have reviewed my contract and related documents with the measure tech.
- I have reviewed my product options and color selections with the measure tech.
- I have directed the measure tech to the proper locations to allow for final measurements.
- I have reviewed any existing conditions and damage noted by the measure tech.
- I have received a copy of the EPA Renovate Right Pamphlet if my home was built before 1978.
- I have reviewed the Pre-1978 "Day of Installation" preparation flyer with regard to lead safe preparation.
- I have signed a lead test authorization form allowing the measure tech to perform a lead test.
- I have reviewed the lead test results with the measure tech and acknowledge by signing below.
- I understand if my home tested positive for lead, that my installation may take longer than predicted.
- I have reviewed the measure tech's final count of windows and/or doors measured.

A handwritten signature in black ink, appearing to be 'M'.

A handwritten signature in black ink, appearing to be 'H/M'.

Homeowner

10-25-2021

Measure Technician

10-25-2021

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark



Room: Back Bedroom Height: 53.5 Width: 28.25 UI: 82 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark



Room: Dressing Room Width: 21.5 UI: 68 Notes:

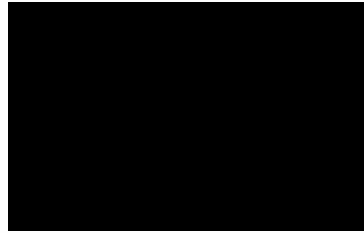


Room: Dressing Room Height: 46.25 Width: 21.5 UI: 68 Notes:

Measure Technician

Herman Martinez

Order: S208591 : Windows : Cassina, Mark



Room: Dressing Room Height: 46.25 Width: 21.5 UI: 68 Notes:



Room: Above the Stairs Height: 46.75 Width: 21.5 UI: 69 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark



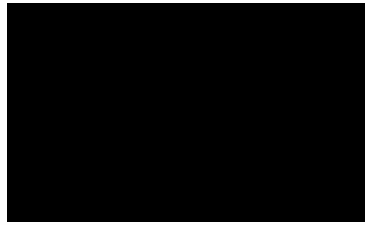
Room: Hall Height: 45 Width: 28.25 UI: 74 Notes:



Room: Keeping Room Height: 52.5 Width: 27.5 UI: 80 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark



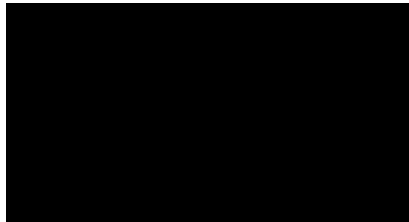
Room: Keeping Room Height: 52.5 Width: 27 Ul: 80 Notes:



Room: parlor Height: 53.25 Width: 28.5 Ul: 82 Notes:

Measure Technician

Herman Martinez



Order: S208591 : Windows : Cassina, Mark



Room: Keeping Room Height: 52.5 Width: 27 UI: 80 Notes:



Room: parlor Height: 53.5 Width: 29 UI: 83 Notes:

Measure Technician

Herman Martinez

Order: S208591 : Windows : Cassina, Mark



1070 North Farms Road
Wallingford, CT 06492

License #: HIC.0661044



Date of Agreement:
October 12, 2021

Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

**Buyer's Information and
Description of Property:**

Mark Cassina
Amanda Cassina
7 Cider Mill Rd
Tolland, CT 06084



Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services listed on the accompanying specification sheets, in accordance with the prices and terms described in the Custom Remodeling and Improvement and the Product Specifications (collectively, this "Agreement").

Windows - Ultravision inclusions: Beveled exterior frame with slimline look, Fusion welded frame and sashes, Limit lock on double hung windows, dual-fin wool pile weather stripping, cam-action lock, special formula uPVC, block and tackle balance system on double hung window, Integral lift rail, Intercept spacer system, reinforced meeting rail and bottom sash rail, Dura-Sill engineered sloped sill, Soft-Seal straddle gasket, exterior custom capping, installation by factory certified crew, clean up and haul away of all job related debris.

DO NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES.

It is agreed and understood by and between parties that the Product Specifications, along with the Custom Remodeling and Improvement Agreement, constitutes the entire understanding between the parties, and replaces any and all prior negotiations, representations, or agreements, either written or oral. The Product Specifications may not be changed, modified, or varied in any way (with exception that installation materials may be substituted with similar products when inventory shortages exist) unless such changes are in writing and signed by both Buyer(s) and Window Nation, LLC. Buyer(s) hereby acknowledge that Buyer(s) has read the Product Specifications.

I have read and received each page of this 4 page Product Specification.

Window Nation

Signature of Exterior Design Consultant
Jonathan Cornwell - License # On File

Buyer(s)

Signature

YOU, THE BUYER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

1070 North Farms Road
Wallingford, CT 06492

License #: HIC.0661044



PRODUCT SPECIFICATIONS

Date of Agreement:
October 12, 2021

Sales: 866-446-2846
Service: 866-217-9582

Buyer's Information and Description of Property: Mark Cassina Amanda Cassina 7 Cider Mill Rd Tolland, CT 06084	
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Work Order Details:

1	Model: Ultravision W:28" H:52" Quantity: 3 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane Low-E & Argon	Location: Level 1, Kitchen • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White/Exterior White	
2	Model: Ultravision W:32" H:36" Quantity: 2 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane Low-E & Argon	Location: Level 1, Kitchen Sink • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White/Exterior White	
3	Model: Ultravision W:28" H:52" Quantity: 1 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane Low-E & Argon/Tempered Full	Location: Level 1, Bathroom • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White/Exterior White	
4	Model: Ultravision W:27" H:62" Quantity: 3 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane Low-E & Argon	Location: Level 1, Bedroom (master) • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White/Exterior White	

1070 North Farms Road
Wallingford, CT 06492

License #: HIC.0661044



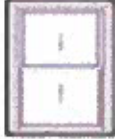
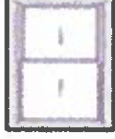
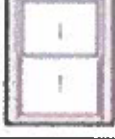
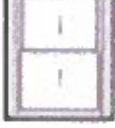
Date of Agreement:
October 12, 2021

Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer's Information and Description of Property: Mark Cassina Amanda Cassina 7 Cider Mill Rd Tolland, CT 06084		
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Work Order Details (cont.)

5	Model: Ultravision W:28" H:52" Quantity: 3 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 1, parlor • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White/Exterior White	
6	Model: Ultravision W:28" H:46" Quantity: 1 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 1, Hall • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White/Exterior White	
7	Model: Ultravision W:24" H:44" Quantity: 2 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 1, Bedroom • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White/Exterior White	
8	Model: Ultravision W:22" H:46" Quantity: 2 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 1, Dressing Room • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White/Exterior White	

1070 North Farms Road
Wallingford, CT 06492

License #: HIC.0661044




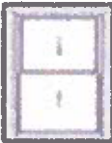
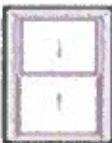
Date of Agreement:
October 12, 2021

Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

<p>Buyer's Information and Description of Property: Mark Cassina Amanda Cassina 7 Cider Mill Rd Tolland, CT 06084</p>	
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Work Order Details (cont.)

9	<p>Model: Ultravision W:22" H:45" Quantity: 1 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane Low-E & Argon</p>	<p>Location: Level 2, Above the Stairs</p> <ul style="list-style-type: none"> • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White Exterior White 	
10	<p>Model: Ultravision W:23" H:59" Quantity: 1 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane Low-E & Argon</p>	<p>Location: Level 2, Back Bedroom</p> <ul style="list-style-type: none"> • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White Exterior White 	
11	<p>Model: Ultravision W:27" H:53" Quantity: 2 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane Low-E & Argon</p>	<p>Location: Level 1, Keeping Room</p> <ul style="list-style-type: none"> • Configuration: Equal Sashes • Grids: Colonial Flat - Full • Screen: Half Screen • Color: Interior White Exterior White 	
<p>Additional Items 1 - Frame Out SGD 21 - EPA Lead Containment Install - Window (Per Opening)</p>			

Installation Details:

<p>Window Removal Type: Wood Exterior Trim: GS Exterior Trim Color: White Sealant: OSI Quad Max Insulation Around Window: OSI Quad Foam Factory Certified Installers: Yes Clean Up and Haul Away: Yes</p>	<p>Additional products needed in the future: No</p> <p>Customer agrees to allow Window Nation to post a yard sign until 30 days after install: Yes Year house was built: 1730 EPA Lead Containment Required: Yes EPA Lead Testing Required: No HOA Approval Required: No</p>
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1070 North Farms Road
Wallingford, CT 06492



Date of Agreement:
October 12, 2021

License #: HIC.0661044

Sales: 866-446-2846
Service: 866-217-9582

CUSTOM REMODELING AND IMPROVEMENT AGREEMENT

Buyer's Information and Description of Property: Mark Cassina Amanda Cassina 7 Cider Mill Rd Tolland, CT 06084	
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Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services of Window Nation, LLC. ("Contractor") in accordance with the prices and terms described in this 6 page document and the Product Specifications, which are incorporated as part of the Agreement (collectively, this "Agreement"). This Agreement represents a cash sale of goods and services. Buyer(s) agrees to pay the cost of the goods and services purchased as described herein, regardless of timing or approval of any financing Buyer(s) may seek for their purchase.

Sale Total Setup & Disposal Fee Permit Fee Total Sale Price Sales Tax (0%) Total Amount Due Down payment - Charge Balance Due COD (Payable at time of install) Amount Financed		Estimate Project Start: 10-16 weeks Estimate Project Finish: 1 to 3 days after start
Buyer(s) acknowledge that definite start and completion dates are NOT of the essence. Delays beyond Contractor's control not included in calculating timeframes. See Section 5 of the Terms and Conditions.		

This Agreement constitutes the entire agreement and understanding between the parties, and this Agreement replaces any and all prior negotiations, representations, or agreements, either written or oral. No amendment, modification or waiver of this Agreement shall be valid or effective unless in writing and signed by both parties. Buyer(s) hereby acknowledge that Buyer(s) 1) has read the entire Agreement and has received a completed, signed, and dated copy of this Agreement, including the two accompanying Notice of Cancellation forms, on the date first written above and 2) was orally informed of his/her right to cancel this transaction.

Buyer(s) also agrees and understands that if Buyer(s) finance the work with a third-party, the terms of that financing will be contained on separate documents, including any finance charge.

Price includes all discounts and promotions.

I have read and received each page of this 5 page Agreement.

Window Nation

Buyer(s)

Signature of Exterior Design Consultant
Jonathan Cornwell - License # On File

Signature

YOU, THE BUYER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

1070 North Farms Road
Wallingford, CT 06492



Date of Agreement:
October 12, 2021

License #: HIC.0661044

Sales: 866-446-2846
Service: 866-217-9582

CUSTOM REMODELING AND IMPROVEMENT AGREEMENT

Buyer's Information and Description of Property: Mark Cassina Amanda Cassina 7 Cider Mill Rd Tolland, CT 06084	
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TERMS AND CONDITIONS

- Description of the Work to be Performed:** Window Nation, LLC ("Contractor") agrees to do the described work noted on the front of the document (the "work") at the job location (the "Property") for the customer ("Owner") identified in this contract (the "Agreement").
- Electronic Contract:** A contract is an agreement reached between two or more parties, which is legally enforceable in accordance with specific requirements. Online and/or Electronic Contracts are as valid and enforceable as a paper contract. For purposes of the Window Nation Contract, an online signature is intended to be as binding and as enforceable as a signature on a paper version of the contract. Owner agrees that Contractor's electric-contracts, which are signed with an online signature, is fully enforceable and subject to the same requirements and restrictions as a written contract.
- Payment of Funds and Deposit:** Owner agrees to pay Contractor a deposit as noted on front of this Agreement at the time of the execution of this Agreement and to pay the balance due, as reflected in the final invoice prepared by Contractor ("the invoice"), upon completion of installation. Presentation of the invoice is notice to Owner that Contractor considers the Work complete. All payments made pursuant to this Agreement shall only be made to Contractor.
- Late Payment / Finance Charge:** Any funds owed greater than thirty (30) days beyond the Completion Date are subject to a service charge of one and one-half percent (1.5%) per month interest on the unpaid balance. The definition of Completion Date is the date in which the original install was performed. The need to service the job after the date of the original install does not affect the Completion Date.
- Customer No Show at Measure or Installation:** A customer no show occurs when Owner is not at home at a prescheduled final measure appointment or product installation, and does not provide adequate notice to Contractor of intent to reschedule measure or installation. Notice will only be deemed adequate if Owner contacts Contractor a minimum of 24 hours prior to scheduled appointment. Same day notification is not adequate notice. If adequate notice is not provided and Owner is not home at the time of the prescheduled final measure appointment, Owner agrees to pay Contractor a \$75 missed measure fee, which will be due at the completion of the job, and payment of which will be a prerequisite to activating Owner's warranty. If adequate notice is not provided and Owner is not home at the time of the prescheduled installation appointment, Owner agrees to pay Contractor a \$350 missed installation fee, which will be due at the completion of the job, and payment of which will be a prerequisite to activating Owner's warranty. If these fees become due, they must be paid in by cash, check, money order or credit card and cannot be added to any financed amount. These fees also do not impact the validity of the original contract, which remains fully in effect.
- Work Schedule:** Contractor agrees to perform the Work in good and workmanlike manner with reasonable dispatch in accordance with the specifications listed above. Contractor is responsible for establishing scheduling and sequencing of the work to be performed. Contractor shall endeavor to actually commence Work (the "Actual Start Date") on the Estimated Start Date (as hereafter defined) established at the time of contract acceptance by the Contractor. Contractor will strive to have the Actual Start Date commence no later than sixty (60) days from the Estimated Start Date. The Estimated Start Date or the Actual Start Date may be altered by Contractor for reasonable delay. Reasonable delays include, but are not limited to, non-delivery, discontinuance, default in shipment by a supplier in whole or in part, loss in transit, strikes, lockouts, weather or other causes beyond Contractor's control. Owner must schedule an installation date within fourteen (14) days after the windows arrive in the warehouse for no more than thirty (30) days after arrival.
- Materials:** All materials shall remain the property and title of Contractor until fully paid by Owner. All surplus materials shall remain the property of Contractor unless, at Contractor's option, are turned over to Owner upon the completion of the work. Contractor is not responsible for replacement of any lumber, sheathing, trim or rotted wood, or replacement parts in excess of the agreed amount unless specified in this Agreement.
- Changes in Contract:** Owner hereby expressly authorizes any of the joint signatories, if there are any, or any of his agents, servants, employees, attorney-in fact, or personal representatives to execute and deliver to Contractor any additional changes to this Agreement by a change order (Change Order). Such Change Order shall be binding and conclusive on said Owner. Owner hereby acknowledges that any Change Orders requested by Owner and approved by Contractor pursuant to this section of this Agreement, shall be paid per the terms of Section 3 of this Agreement. Any changes made to this Agreement as required by regulatory agencies will be at additional cost to Owner, unless such changes or additions are cited in this Agreement. Furthermore, by signing this Agreement, Owner acknowledges that no change has been made to this Agreement by any salesperson or other agent on behalf of Owner. Such changes to this Agreement may only occur if a Change Order exists that has been approved by Contractor. Electronic Change Orders with an electronic signature are as enforceable as a written change order with a written signature. Verbal requests for changes do not adequately result in a Contractor approved Change Order.

1070 North Farms Road
Wallingford, CT 06492



Date of Agreement:
October 12, 2021

License #: HIC.0661044

Sales: 866-446-2846
Service: 866-217-9582

CUSTOM REMODELING AND IMPROVEMENT AGREEMENT

Buyer's Information and Description of Property:

Mark Cassina
Amanda Cassina
7 Cider Mill Rd
Tolland, CT 06084



TERMS AND CONDITIONS (cont.)

9. **Owner's Responsibilities:** a. Owner warrants to Contractor that he is the legal owner of the Property. Owner agrees to provide to Contractor, at no charge, electric power and water for construction purposes. Owner acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing property. The debris generated from this Work and other related procedures to this Work may cause inconvenience or discomfort, which is normal construction conditions, and not Contractor negligence. These normal construction conditions may include, but are not limited to minor interior cracks, dusting or flaking of wall paint, debris falling in an attic, potential disturbance and/or damage to shrubbery and lawns, and divots in driveways. As a precaution, Owner is responsible for removing from walls or ceilings, items such as, but not limited to, chandeliers, paintings, plates and other breakable items. Furthermore, Owner shall lock away or secure other items of value in or on the Property. Owner is responsible for the fees and costs associated and required for any local building permit, which Contractor will obtain as necessary. Owner or authorized representative shall make themselves available during construction for clarification of specifications, approval of additional Work, and to provide adequate access to the Property as may be required. Owner or authorized representative of Owner must be present at the completion of Work to review the completed Work and address final payment funds. b. On occasion Contractor will discover circumstances after the original contract is signed that will increase the cost of the materials or labor on the job, such as damaged or rotten wood that could not be determined until the time of measure or installation. If it is determined that such circumstances exist, Owner shall either repair any unforeseen circumstances within seven (7) days or direct Contractor to perform the necessary repairs at a mutually agreed upon additional cost, which will be documented through a Change Order, signed by Owner, and due upon the completion of the project. c. Owner shall remove all drapes, blinds and window treatments of whatever nature, kind or size prior to Contractor performing any Work. Contractor shall not be responsible for the removal of, or damage to, such drapes, blinds or window treatments due to Owner's failure to comply with this provision. Contractor shall not be responsible for any window covering fit after the installation of windows. Owner shall remove any air conditioning units prior to Work. Contractor shall not be responsible for the removal or reinstallation of, or damage to, window air conditioning units or for proper fit of such unit into replacement window. Owner acknowledges that Contractor shall not be responsible for painting touching up and/or plastering existing walls and/or woodwork after installation of the windows provided for in this Agreement. Owner shall be responsible for having any existing security systems reactivated and/or rewired after installation of new windows and/or vinyl siding. Contractor shall not be responsible for any expenses incurred by Owner for such existing security systems and/or wiring. d. In the event Owner's homeowner's association approval is required, Contractor shall provide Owner with information regarding the detail of the work to be done under this Agreement. It shall be the Owner's responsibility to promptly and diligently submit the information and obtain approval for the design of the Work to be done and to notify Contractor within ten (10) days of the approval/rejection of the request by Owner's homeowner's association. e. Owner shall move all existing furniture at least three feet away from windows being replaced prior to the installation date. Contractor shall not be responsible for moving furniture or damage to furniture due to failure of Owner to comply with this provision. f. Owner acknowledges that if this Agreement is for the purchase and installation of both replacement windows and vinyl siding, Owner shall pay the balance due and owing for the sale and installation of replacement windows at the completion of the installation of the replacement windows and shall pay the balance due and owing for the sale and installation of vinyl siding at the completion of installation of the vinyl siding. g. By signing this Agreement, Owner(s) hereby authorize Contractor and/or its designee(s) to make whatever inquiries it or they deem necessary in connection with this Agreement, including but not limited to the procurement of credit reports from consumer reporting agencies. Furthermore, Owner agrees that such information procured in relation to this Agreement, including this Agreement, shall remain Contractor's property regardless of the ultimate outcome of the Agreement. h. Owner represent and warrants that he, she or they have the present ability to pay in full the amount of money due Contractor under this contract. Allowing the custom windows to be measured, built and/or installed is an acknowledgement by Owner that they are able to pay Contractor at the completion of the project. In the event Contractor determines, in its sole and absolute discretion, that Owner may be unable to pay any amount when due, Contractor reserves the right to stop all work and remove all uninstalled supplies and/or goods and equipment from the Property until the entire unpaid balance of the Contract price has been either paid to Contractor or is placed in escrow depending on the rules and regulations of the governing body. Any expenses incurred as a result of this action are the sole responsibility of the Owner, including but not limited to escrow fees and reasonable attorney's fees charged to the Contractor.

1070 North Farms Road
Wallingford, CT 06492



License #: HIC 0661044

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CUSTOM REMODELING AND IMPROVEMENT AGREEMENT

Buyer's Information and Description of Property: Mark Cassina Amanda Cassina 7 Cider Mill Rd Tolland, CT 06084	
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TERMS AND CONDITIONS (cont.)

- i. Should Owner fail to adhere to the responsibilities presented in Section 9, which in turn results in the inability to proceed with the scheduled installation, Owner agrees to pay Contractor a \$350 missed installation fee, which will be due at the completion of the job, and payment of which will be a prerequisite to activating Owner's warranty. If this fee becomes due, it must be paid by cash, check money order or credit card and cannot be rolled into any financed amount. This fee also does not impact the validity of the original contract, which remains fully in effect.
- 10. Cancellation of Agreement: Should Owner cancel this Agreement for any reason by providing the Notice of Cancellation (as otherwise defined herein) prior to the end of the rescission date of this Agreement, Contractor shall return to Owner all payments made under this Agreement within ten (10) days of receipt of the Notice of Cancellation of this Agreement which is incorporated herein and made a part hereof. Should Owner cancel this Agreement for any reason after the end of the rescission date of this Agreement, Owner agrees to pay Contractor the following sums as liquidated damages, which the Parties hereto agree is a fair and reasonable amount incident to the costs and expenses incurred by Contractor in connection with this Agreement. If Owner cancels this Agreement after the end of the rescission date but before the windows are ordered, Owner agrees to pay Contractor thirty percent (30%) of this Agreement's Sales Total forthwith; or should Owner cancel this Agreement after product has been ordered, Owner agrees to pay Contractor sixty percent (60%) of this Agreement's Sales Total plus a proportionate share of all Work performed or product ordered. Contract is not subject to any cancellation period if signed in showroom. Buyer's and Co-Buyer's Right to Cancel are not affected by the use of an electronic contract, which is enforced with an electronic signature.
- 11. Default: Owner shall be in default of this Agreement at any time he does not tender payments as listed in section 3 of the Terms and Conditions of this Agreement. Upon Owner's default, Contractor may immediately discontinue Work and the entire balance due shall be immediately due and payable. Waiver or indulgence of any default shall not operate as a waiver of any default on future occasions.
- 12. Attorneys' Fees: In the event that this bill is referred for collection the unpaid balance shall be subject to attorneys' fees of thirty-three and one third percent (33 1/3%) of total Contract amount. Additionally any unpaid balance is subject to an interest rate of eighteen percent (18%) APR, or the maximum amount allowed by law
- 13. Contractor Not Liable- Owner acknowledges that at no time shall Contractor's liability exceed the total amount charged for the Work performed under this Agreement. Contractor shall not be liable for any defects, which are characteristic to the particular material such as cracks to walls or ceilings of existing structures. Contractor assumes no liability for damages including but not limited to existing landscaping trees or shrubs.
- 14. Contractor Warranty: Except as otherwise provided herein, in order for any warranty to be effective against Contractor or any other party, Owner must (a) have paid all sums owed to Contractor under this Agreement, (b) provide by immediate, but not later than ten (10) days, written notice by certified mail to Contractor upon discovering any defect or failure of the Work performed and (c) not have in anyway altered or repaired any of the Work performed by Contractor. Long-term warranties provided by the manufacturer will be assigned, to the extent assignable, to Owner upon payment in full for Work performed by Contractor. Any warranties provided for in this Agreement shall begin to run on the Completion Date. Contractor's warranty shall be limited to warranty on labor.
- 15. Mold: Moisture that has entered into the Property may result in the existence, development or growth of mold, mildew, fungi or other similar microbial conditions (Collectively "Mold"). Contractor has no experience, expertise, or information regarding Mold or the detection of Mold. Contractor and Owner hereby agree that Contractor is not responsible for any property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects resulting from the existence, development or growth of Mold either prior to, during, or after performance of the Work. Owner agrees to release and indemnify Contractor from all claims, penalties, actions, liabilities, costs, expenses, and damages Owner, Owner's family and any and all of Owner's third party invitees that may be effected by the presence of Mold in Owner's home
- 16. Use of Photos: Owner gives Contractor consent to take photographic pictures, videos or other likenesses, before, during and after the completion of the Work. Owner consents to allow Contractor to use photos, videos and other likenesses for promotional purposes, including but not limited to Contractor's website.
- 17. Outside Financing: If the Work is financed through an outside lending agency, Owner agrees to execute and deliver necessary finance papers, mortgage, or other forms required by the lending agency in advance of commencement of the Work. Upon notice of the Substantial Completion of the Work, Owner will execute a completion slip if required.

1070 North Farms Road
Wallingford, CT 06492



Date of Agreement:
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CUSTOM REMODELING AND IMPROVEMENT AGREEMENT

<p>Buyer's Information and Description of Property: Mark Cassina Amanda Cassina 7 Cider Mill Rd Tolland, CT 06084</p>	
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TERMS AND CONDITIONS (cont.)

- 18. **Binding Contract:** This agreement is subject to review by the authorized members of management for Contractor. This agreement, until approved by Contractor, is subject to change or revocation by Contractor. Upon approval by Contractor, this agreement shall constitute a binding agreement between the Contractor and Owner. In the event, such approval is not granted within thirty (30) days of the date of this Agreement, the Deposit paid by the Owner will be refunded without interest and this Agreement shall be deemed not approved and neither the Contractor nor the Owner shall be liable to each other for costs or damages. Notwithstanding anything contained herein to the contrary, Contractor reserves the right to reject or cancel all or part of this Agreement due to unacceptable payment performance or credit rating of the Owner or any pricing error by sales consultant.
- 19. **No Waiver:** The Contractor may accept late payments or partial payment, checks, bank drafts, or money orders marked "Paid in Full" without waiving any of its rights related to this Agreement.
- 20. **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties. Contractor is not liable for nor bound in any manner by any statements, representations, warranties, collateral or otherwise, or promises made by any person representing or proposing to represent Contractor unless such statements, representations, or promises are set forth in this Agreement. Any modification of this Agreement must be in writing and signed, electronic or handwritten, by the Parties. Electronic signatures are as enforceable as handwritten signatures.
- 21. **Severability:** If any provisions, paragraphs, or subparagraph of this Agreement is adjudged by any court to be void or unenforceable in whole or in part, this adjudication shall not affect the validity of the remainder of this Agreement. Each provision of this Agreement is severable from every other provision, and constitutes a separate and distinct covenant.
- 22. **Choice of Law; Jurisdiction:** This Agreement shall be construed in accordance with the laws of the State of Maryland. Any legal action to be instituted hereunder shall be filed in the appropriate Court in the State of Maryland, and each party hereby consents to the jurisdiction of the Courts of the State of Maryland. Notwithstanding the foregoing, in the event of a breach of this Agreement that necessitates Contractor to seek legal action, nothing in these terms and conditions shall limit Contractor's right to bring a legal suit, action, or proceedings against Owner in any other State Court or other forum of proper jurisdiction.
- 23. **Interpretation:** No provision of this Agreement is to be interpreted for or against any party because that party or such party's legal representative drafted such provision.
- 24. **Insurance:** Seller will maintain any and all mandated insurance coverage, included but not limited to property damage insurance.
- 25. **Use of Contact Information:** Owner consents and authorizes Contractor's use of Owner's contact information (address, phone numbers, email) for purposes of future communications by Contractor to Owner about events, promotions, and offers being presented by Contractor. Owner may request removal from this list by submitting a written letter to the following address: 8110 Maple Lawn Blvd, Fulton, MD 20759
- 26. **Window Nation, LLC** conducts business under Federal Tax ID number 20-5084724.
- 27. **No work shall begin unless this contract has been signed by all parties and the customer has received a copy thereof.**
- 28. **All relevant notices required by state law have been provided to the consumer. Owner acknowledges that they have been advised of and agree to adhere to the Terms and Conditions set forth in this Agreement with Window Nation. A copy of the contract with the above Terms and Conditions has been provided to the customer.**

Owner agrees that a copy of the Agreement has been provided to them via email or printed means. Nevertheless, an additional copy will be available to Owner upon request.

1070 North Farms Road
Wallingford, CT 06492

License #: HIC.0661044

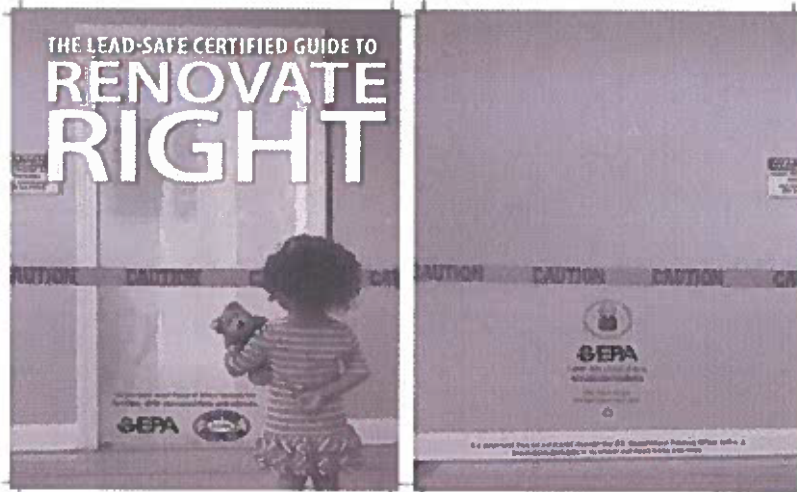


Date of Agreement:
October 12, 2021

Sales: 866-446-2846
Service: 866-217-9582

Lead Form

Buyer's Information and Description of Property:	
Mark Cassina Amanda Cassina 7 Cider Mill Rd Tolland, CT 06084	



[The Lead Safe Certified Guide to Renovate Right](http://www.epa.gov/getleadsafe)

www.epa.gov/getleadsafe

1-800-424-LEAD (5323)

EPA-740-K-10-001

April 2010



Occupant Confirmation

Pamphlet Receipt

I have received a copy of the lead hazard information pamphlet informing me of the potential risk of lead hazard exposure from the renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Mark Cassina October 12, 2021

Signature

Amanda Cassina October 12, 2021

Signature

Windows

Maintain

Window material, type, arrangement, ornamentation, and construction are very often an important part of the character and style of a historic building. Their evolution has been concurrent with improvements in glass making and changes in building style. Consequently, a good fenestration study can often help in dating a building. The earliest window type still used in the Historic District is the 12/12 double-hung window, and many original examples remain. In addition to the more traditional window types, one can also find more decorative and unusual styles, especially in houses and additions of the 19th century. The window and its parts should be considered together as a related whole, and should therefore be preserved as such. Routine window maintenance can help insure the building's character and style, as well as thermal efficiency.

Repair

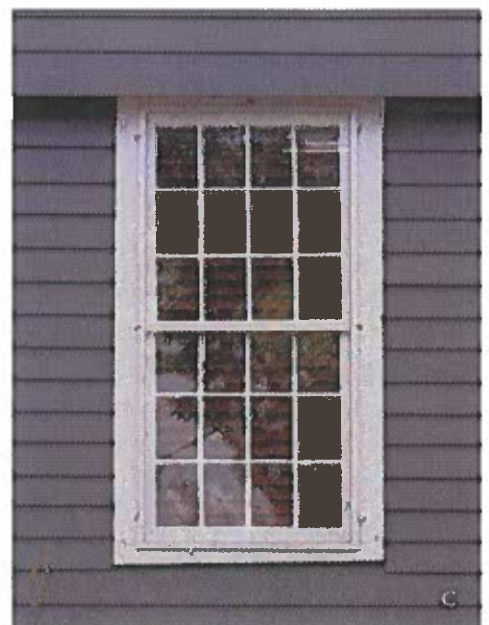
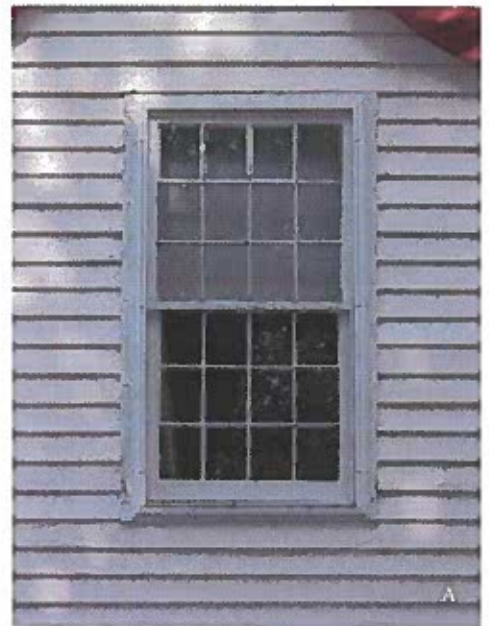
A window can often be repaired through patching or replacing deteriorated parts. It is recommended that this alternative be thoroughly researched and seriously considered before replacing the entire window. (See Preservation Brief # 9)

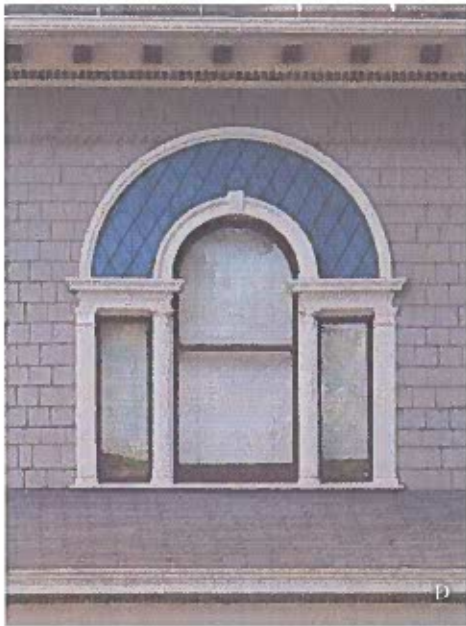
Replace

When replacing an entire window, the original features should be duplicated as best as possible. Since most windows in the Historic District are of wood construction, it is recommended to replace a window using the same material; if this is not possible, a substitute material, such as metal, should match the color of other windows or surrounding elements. When replacing a non-original window, attempt to obtain window types appropriate to the building's style.

Add

New windows can easily destroy the building's integrity. The placement, type, and number of windows contribute and conform to both the original function and appearance of





the building. Attempts should be made to place new windows on non-character-defining sides of the building, as well as trying to conform to the building's overall style, proportions, scale, and material.

Storm Windows

Storm Windows and screens can be both appropriate and energy efficient for historic buildings, and when present, should be retained. Storm windows combined with an original window can provide better thermal efficiency than a modern (double glazed) replacement (see Section on Green Energy). When choosing and installing a storm window or screen, attempts should be made not to cover window details, damage the frame, or visually impair the appearance, i.e. match color to trim.



Shutters

Exterior window shutters were not used until the end of the 18th century, though at this time, many were added to older buildings. Their first function was to provide insulation and privacy, but have since been used merely as decorative features. People have become so accustomed that houses oftentimes look 'bare' without them. In many cases, it is not recommended to add non-original shutters to a house, but when desired, attempt to use traditional wood slat types which can close and cover the window completely.



Fig. A, C: 12/12 double hung windows
Fig. B: 6/6 double hung windows
Fig. D: decorative palladian window
Fig. E: bow window
Fig. F: proper shutters on a 6 over 6 double hung window

Amy Fitzpatrick

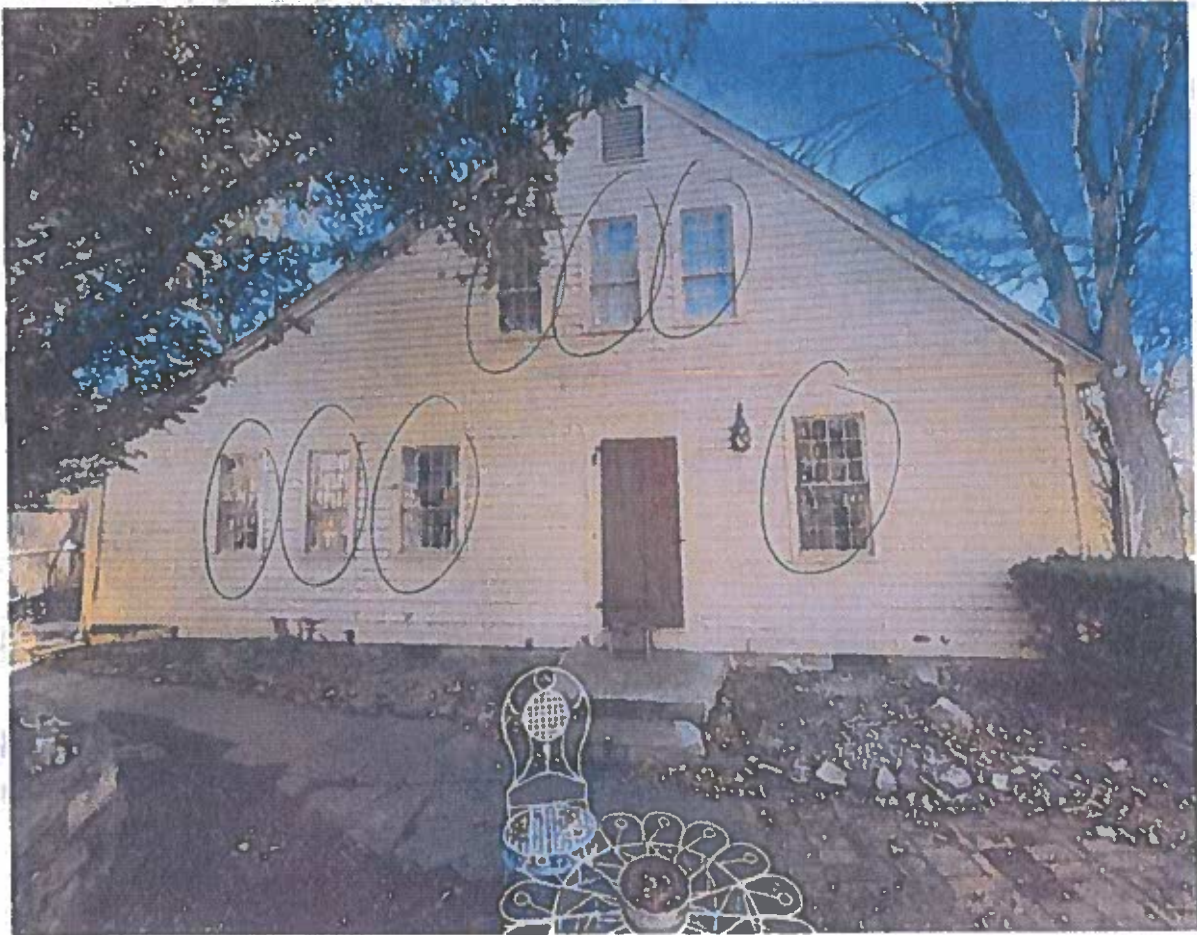
From: Jonathan Cornwell
Sent: Monday, December 20, 2021 9:57 AM
To: Amy Fitzpatrick
Subject: Photos



1

2

3



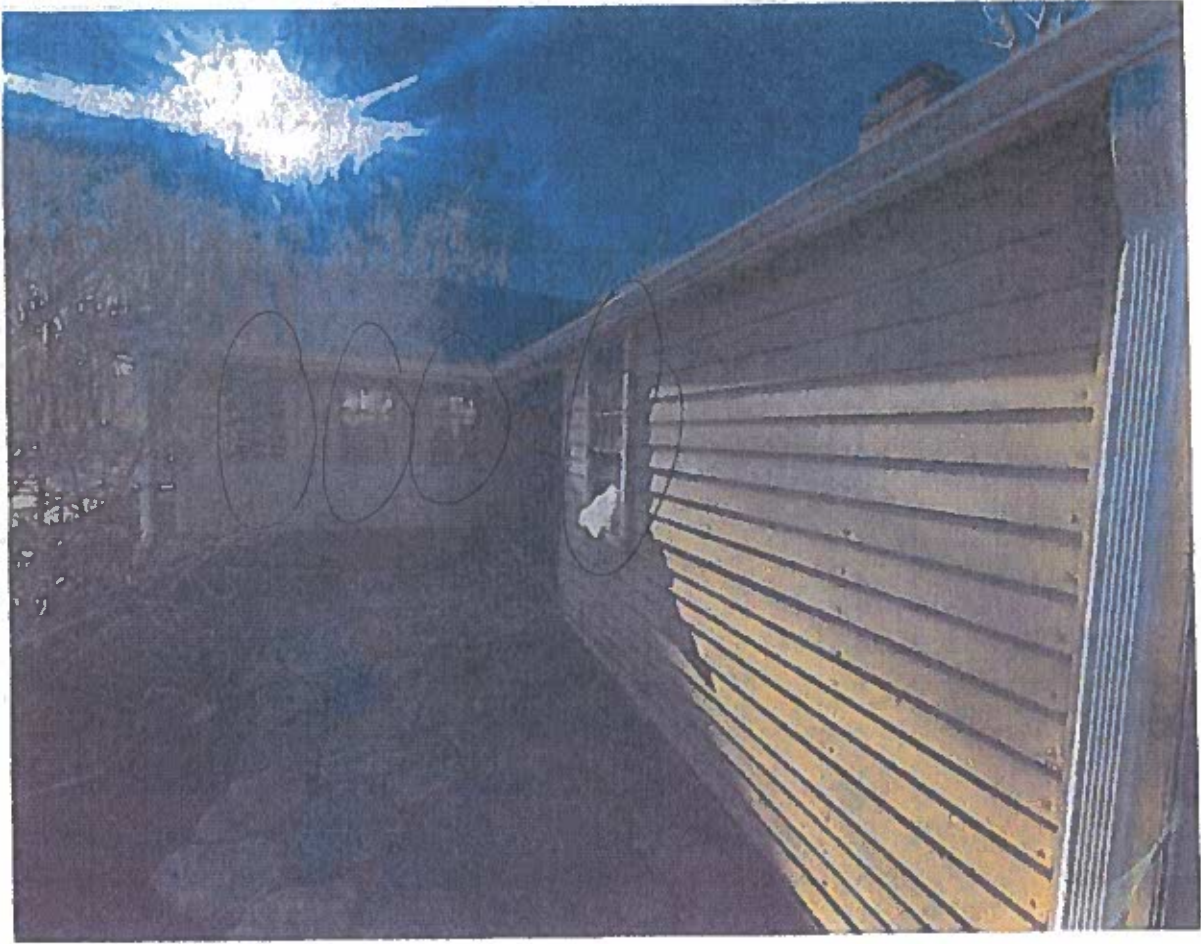
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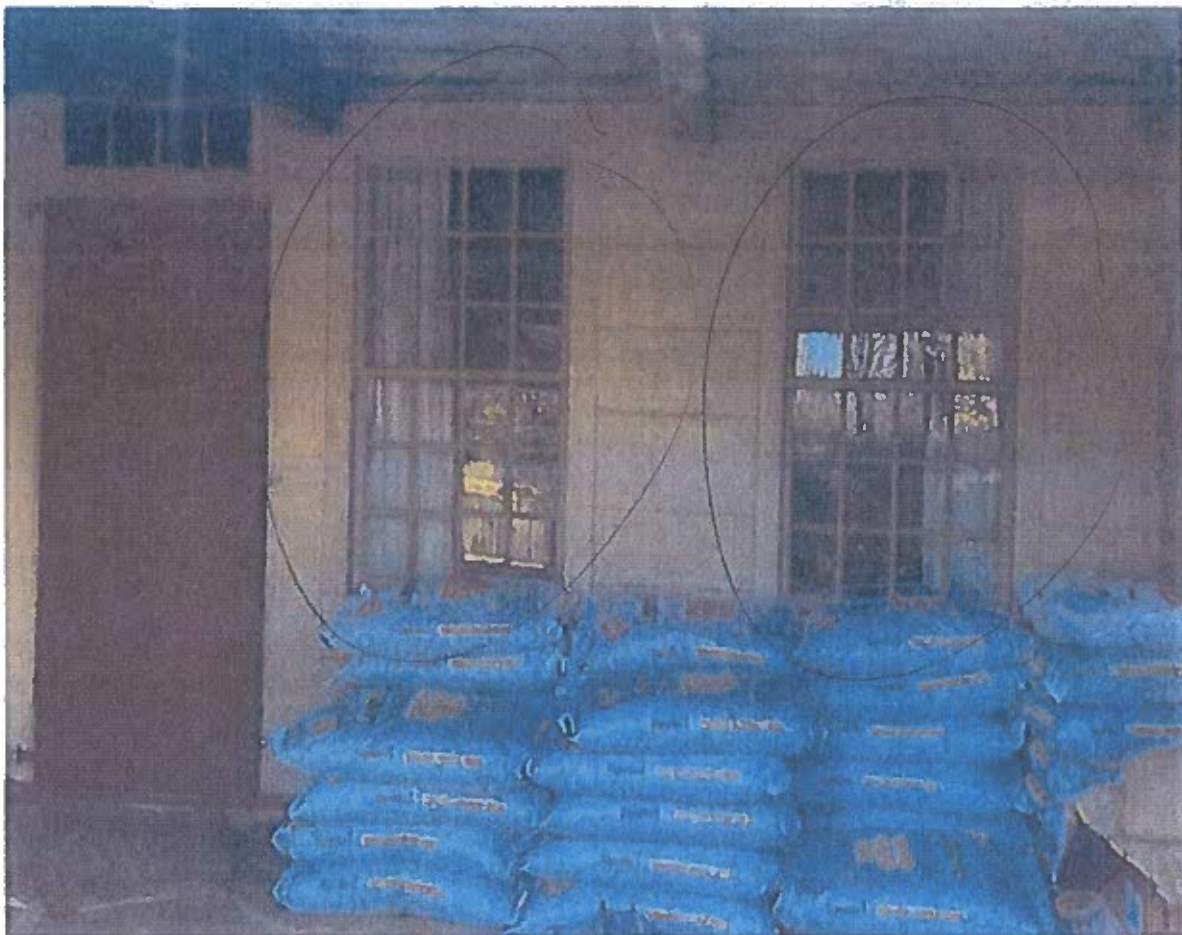
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11 12 13 14 15 16



17 18 19 20



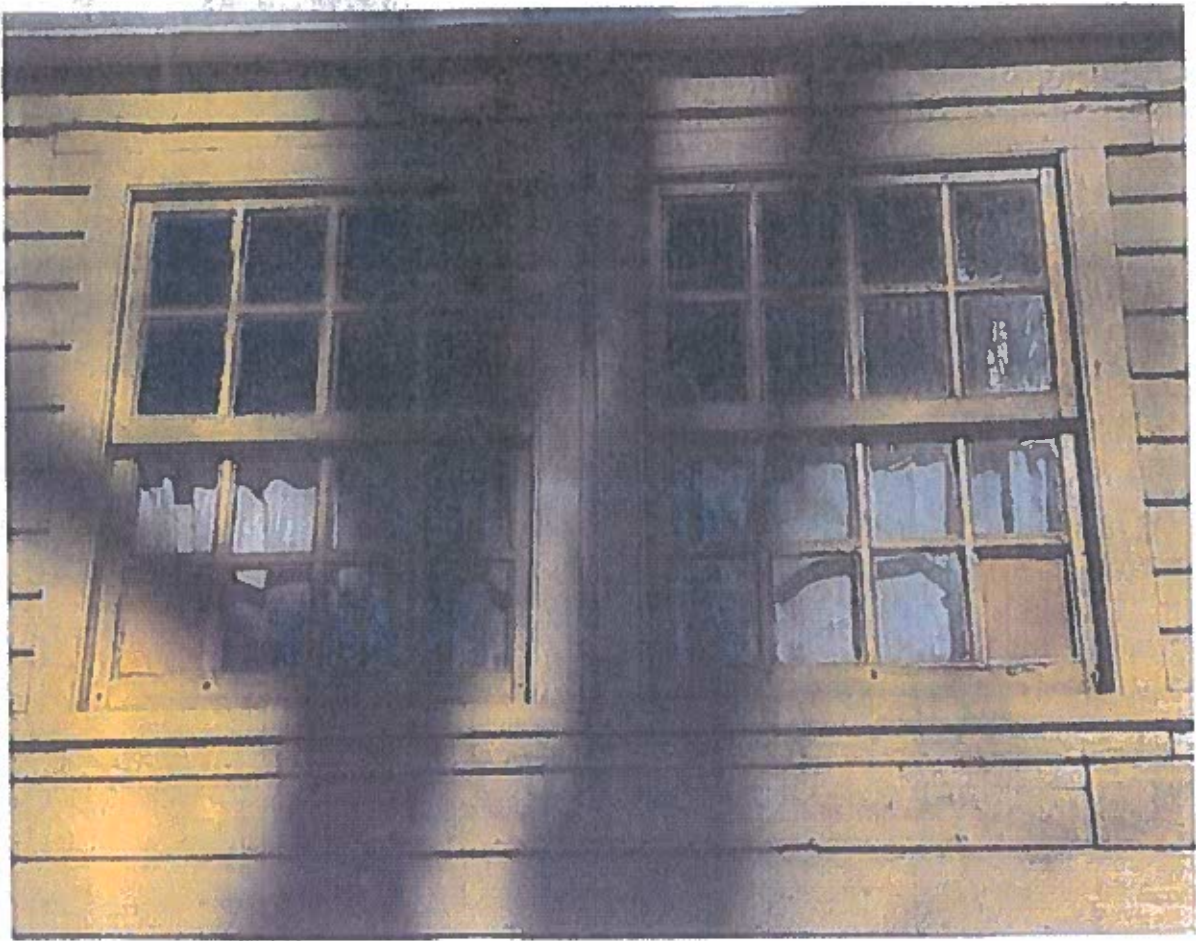
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22









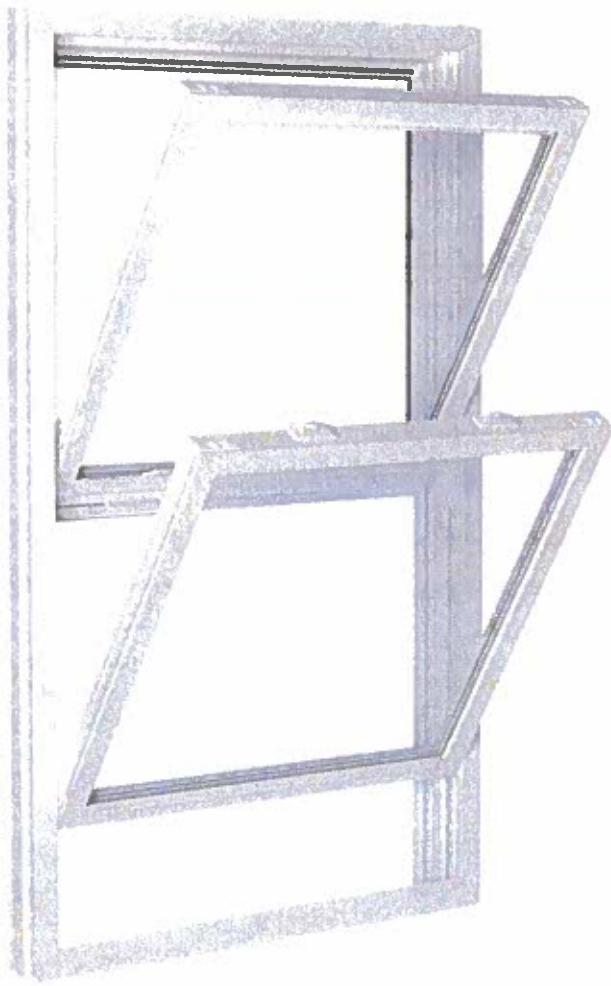


WINDOW NATION

WINDOWS • SIDING • DOORS

ULTRAVISION Premium Window System

ULTRAVISION



Vinyl Colors

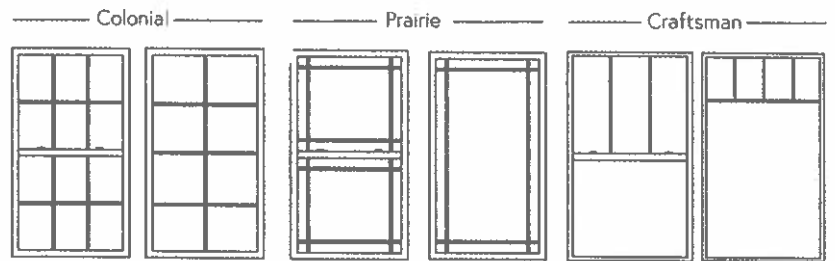


White



Almond

Grid Styles



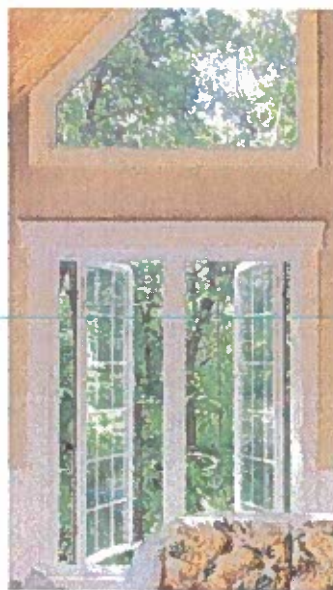
Flat or contoured grids available.

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

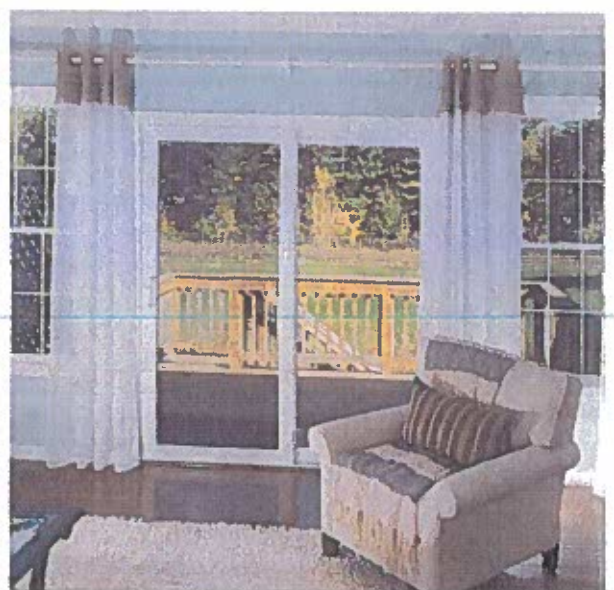
UltraVision is also available in sliding windows, casement and awning windows, picture windows, and sliding doors.



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

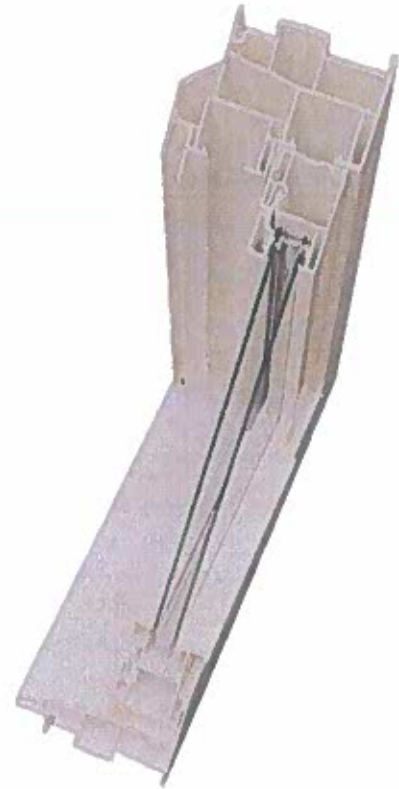
When deployed will limit sash travel, allowing for a secure way to keep windows open for ventilation.

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.

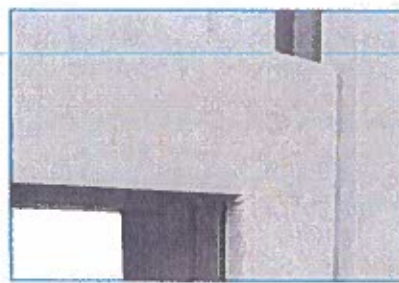


Stainless Steel Intercept Spacer System

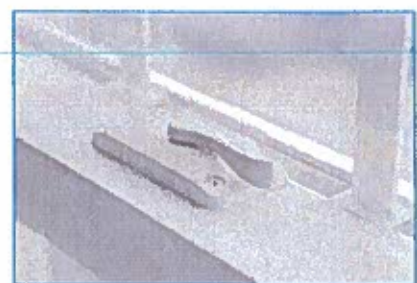
- Corrosion Resistant - Will never rust
- Temperature Resistant - Maintains a strong, secure seal through extreme temperature changes
- Strength and Durability - Stronger than tin spacers
- Warm-Edge Technology - Less conductive than typical aluminum box spacer for better energy efficiency
- Health Smart - 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.

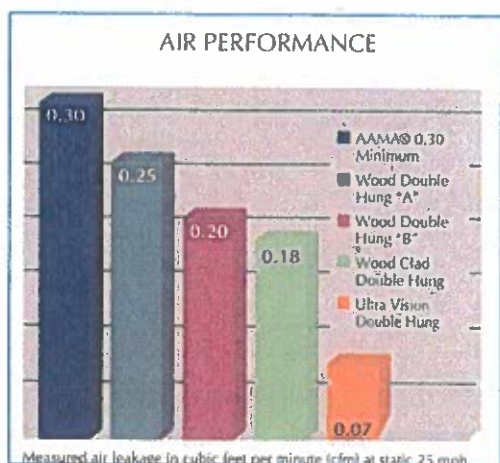
Air Infiltration

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)



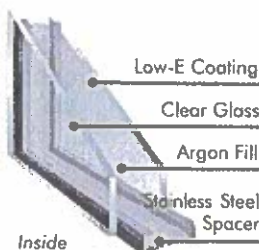
Glass

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	
3/4" 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 7

Agenda Item

8.1

Agenda Item

9.1



Tolland Green Historic District Design Guidelines



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Preface

“Glastonbury Historic District Design Guidelines” are required by the Historic Preservation Ordinance, Section 8-5-7. Accordingly, the Historic District Commission has developed these Guidelines as a reference for those contemplating construction or reconstruction projects on structures within the Main Street Historic District.

These guidelines try to anticipate the needs of property owners within the District to expand, reduce, or otherwise modify their property to accommodate the continually changing situations that arise with the passage of time. The underlying principle being that when an old building is improved to meet modern functional standards or when constructing a new facility, it is essential that the architectural character of the building and the neighborhood not be lost in the process. These Guidelines are published by the Commission as a working framework which can evolve and change to meet the needs of the District.

These Guidelines provide the Historic District Commission and Historic District residents with standards which will aid in judging the appropriateness of proposed modifications and to establish a basis for consistency in making these decisions. They are not intended to be inflexible rules, but instead to offer advice for a consistent and reasonable approach to property improvements.

The Commission wishes to acknowledge the Patrick Scullion (Town Intern) for his exceptional work and advice in the research and preparation of these guidelines.

The Historic District Commission

Barbara Theurkauf, Chairman

Robert J. Hale, Jr.

Henry von Wodtke

Robert J. Zanlungo

Brian Chiffer, Alternate

Brian Davis, Alternate

Jane Fox, Alternate

April 2015

Introduction

Tolland's Historic District Commission is responsible for protecting and preserving the character and integrity of the Historic District. In so doing, they must determine and pass judgment on the appropriateness of any planned exterior architectural alteration, erection, or demolition visible from a public road way or place. The following guidelines are for use by residents and the Commission as standards upon which to base decisions, and also as an aid to anyone in Tolland considering work which involves historic architectural features.

The document breaks historic buildings down into individual features or components which are important to the building and the Historic District as a whole. Sections labeled 'maintain' and 'repair' will normally not require a certificate of appropriateness, but are included as preventative measures property owners may take to avoid more extensive changes or repairs. Other sections, including 'replace' and 'add', will usually require a certificate of appropriateness. In these sections, alternatives are provided to assist the owner in making decisions concerning the various options to be considered or avoided in rehabilitation. While the guidelines do not cover all situations or conditions found in the Historic District, reference material recommended in the text and described in the bibliography may be helpful for more particular problems or questions.

Even though slight changes may not affect the building's character and integrity, it is the understanding of the Commission and this plan that multiple small changes over the years can radically alter the appearance of a building. The Commission does not intend to turn Tolland's Historic District into a collection of dimly-lit museum-houses, but rather to provide room for contemporary needs and styles while remaining sensitive to the historic building's character and sense of place.

No building or structure shall be erected, altered, demolished, or removed within the district until an application for a certificate of appropriateness has been submitted to and approved by the Commission. A certificate of appropriateness shall be required regardless of whether or not a building permit is required. Reviewable actions include but are not limited to:

- Addition of a structure to a property

- Masonry replacement and repointing

- Any visible temporary or permanent additions to the house or site whether structural or technological including signs, generators, solar panels, fences, and outbuildings

- Any alteration or enlargement to parking areas

- The methods and reasons for total paint removal

- The addition, removal, alteration, or replacement of window shutters, porches, or any architectural ornament

- The removal or replacement of window and door surround features

- Any partial or entire window, storm window, door, and storm door modification or replacement whether similar or different from the original.

- Any replacements that are not exact copies of the existing features including windows, doors, and gutters in both materials and appearance

Changes that do not require a Certificate of Appropriateness include:

The addition or replacement of storm windows

Minor surface repairs or replacements where a damaged part is replaced by one of the same geometry and material, but not necessarily the same color

Roof repairs regardless of replacement material (alteration of roof line considered a replacement, not a repair)

When in doubt as to whether any planned work on a structure in the Historic District requires application for appropriateness, please bring any questions to Tolland's Development Office or a Historic District Commission member before beginning.

The Secretary of the Interior's 10 Standards for rehabilitation set forth the principles and purposes of historic preservation, and provide a good introduction to the more specific guidelines which follow them.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

More detailed information can be found in the National Parks Service's Preservation Briefs, mentioned throughout the text and referenced in the bibliography.

Exterior Walls and Siding

Maintain

Exterior walls and siding provide the building with an overall texture. The choice of materials and their relationships to each other help define the historic character of the building. Clapboard siding remains the earliest and most prevalent siding choice in the Historic District, although masonry, especially brick and Portland brownstone, has been used for municipal buildings, 'fashionable' homes, and foundations. Other siding materials include wood shingles, vinyl, and aluminum.

Masonry is a very durable material, and with proper care can last indefinitely. The primary cause for its deterioration is water damage due to improper drainage. Decay is usually found near the roof, at ground level, around mortar joints, or any horizontal surface such as window sills. Air pollutants can also be a reason for masonry decay. Maintenance for masonry walls and foundations include proper drainage systems and when necessary cleaning of the exterior surface. (See Preservation Brief #1)

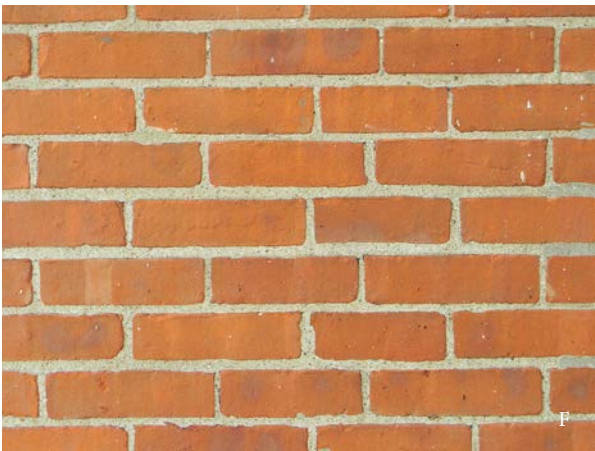
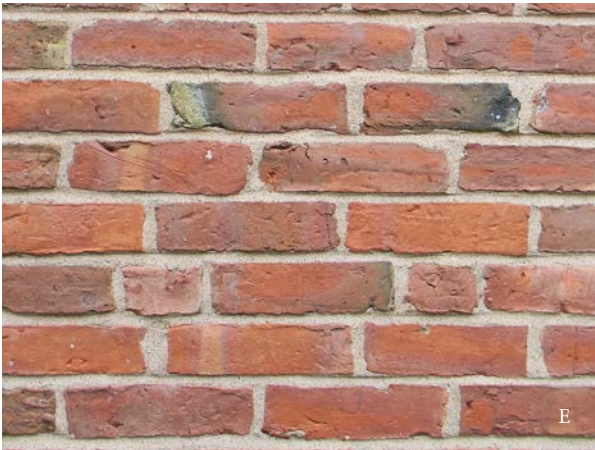
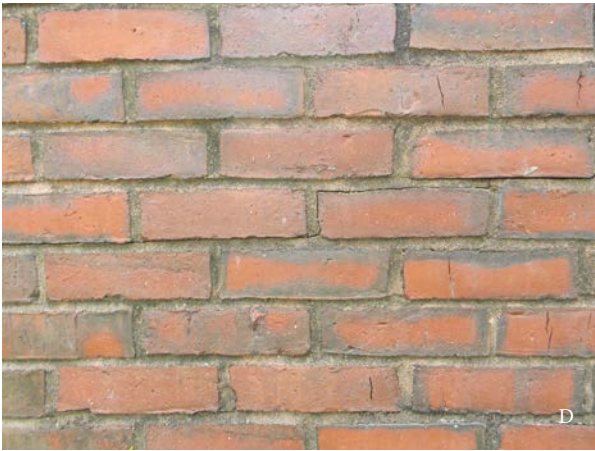
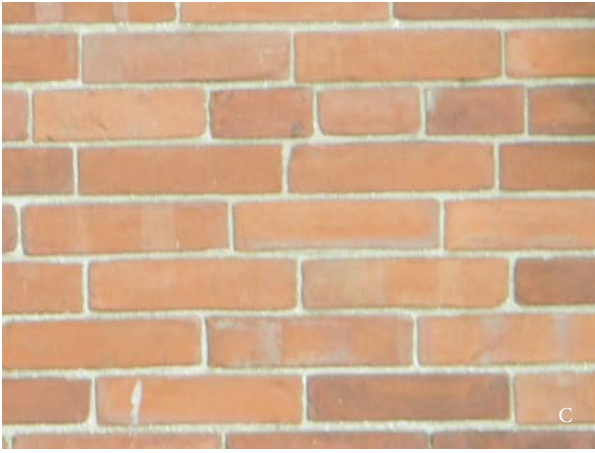
Wood siding is also very durable material when properly cared for. Routine painting and caulking are usually the best preservatives. Moisture, insects, fungi, and vegetation growing close to its surface can all contribute to the siding's damage. Try to retain and preserve any hand-crafted detailing and finishing that is still present.

Repair

Masonry repair normally consists of repointing and limited replacement. Both are rather technical procedures which will require further research. (See Preservations Briefs #1 and #2). When repairing, try to match the original color, texture, size, and pattern of the existing mortar joints and masonry. Take special care when repointing. Historic mortars are generally softer and use more lime than Portland cement; today's standard mortars, because of strength differences, can destroy historic masonry walls.

When wood decay is suspected there is an easy method for detecting affected areas. Limited replacement or repair for decayed, warped, or missing siding pieces should be considered if they are no longer providing adequate weather protection. Try to match patching materials with existing siding in size, shape, texture, pattern, and color.





Paint

Paint is used on both masonry and wood to provide protection, color and articulation of details. When reapplication is needed, normally every five to eight years, cleaning, light scraping, and hand sanding is generally sufficient and recommended. Different paint problems require different treatments. In most instances, total paint removal is not recommended or necessary. If paint is entirely removed a new coating should be reapplied to the exposed surfaces. Among the most destructive methods of paint removal is sandblasting which has become popular today as a ‘quick and easy’ way to remove paint. However, it is highly inappropriate for the Historic District, and alternative methods should be used. (Preservation Briefs #6 and #10)

Replace

In 18th and 19th century Tolland, clapboards and weatherboards were the most common siding types. Synthetic siding was not invented until the 20th century. Texture, relief and patterns of siding give the walls light, shadow, and character, while sill boards, corner boards and roof lines define the building’s edges. Changes in material between stories and/or gables reflect original stylistic intentions. Try to be sensitive to these effects when replacing original siding.

Add

Synthetic siding is permitted but not recommended for historic buildings, and its advantages and disadvantages should be weighed carefully. If synthetic siding is your choice, try to match the original siding’s direction and spacing. When installing, avoid covering or removing the surrounding architectural features such as window and door trim, corner or sill boards, cornices, brackets, and / or eave details. (See Preservation Brief #8)

Fig. A: acceptable wooden siding

Fig. B: stone masonry sample

Fig. C, D, E, F: various brick bond styles found in Historic Districts

Windows

Maintain

Window material, type, arrangement, ornamentation, and construction are very often an important part of the character and style of a historic building. Their evolution has been concurrent with improvements in glass making and changes in building style. Consequently, a good fenestration study can often help in dating a building. The earliest window type still used in the Historic District is the 12/12 double-hung window, and many original examples remain. In addition to the more traditional window types, one can also find more decorative and unusual styles, especially in houses and additions of the 19th century. The window and its parts should be considered together as a related whole, and should therefore be preserved as such. Routine window maintenance can help insure the building's character and style, as well as thermal efficiency.

Repair

A window can often be repaired through patching or replacing deteriorated parts. It is recommended that this alternative be thoroughly researched and seriously considered before replacing the entire window. (See Preservation Brief # 9)

Replace

When replacing an entire window, the original features should be duplicated as best as possible. Since most windows in the Historic District are of wood construction, it is recommended to replace a window using the same material; if this is not possible, a substitute material, such as metal, should match the color of other windows or surrounding elements. When replacing a non-original window, attempt to obtain window types appropriate to the building's style.

Add

New windows can easily destroy the building's integrity. The placement, type, and number of windows contribute and conform to both the original function and appearance of





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Storm Windows and screens can be both appropriate and energy efficient for historic buildings, and when present, should be retained. Storm windows combined with an original window can provide better thermal efficiency than a modern (double glazed) replacement (see Section on Green Energy). When choosing and installing a storm window or screen, attempts should be made not to cover window details, damage the frame, or visually impair the appearance, i.e. match color to trim.



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Exterior window shutters were not used until the end of the 18th century, though at this time, many were added to older buildings. Their first function was to provide insulation and privacy, but have since been used merely as decorative features. People have become so accustomed that houses oftentimes look 'bare' without them. In many cases, it is not recommended to add non-original shutters to a house, but when desired, attempt to use traditional wood slat types which can close and cover the window completely.



Fig. A, C: 12/12 double hung windows
Fig. B: 6/6 double hung windows
Fig. D: decorative palladian window
Fig. E: bow window
Fig. F: proper shutters on a 6 over 6 double hung window

Entrances and Porches

Maintain

Entrances and porches are often the focal point of a building's façade. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character. Furthermore, they can be the most individually expressive part of the building, and many variations can exist within each architectural style. Unfortunately, for porches in particular, they are also often the part of the house which undergoes the most change. This is a result of faster deterioration due to greater exposure, stylistic trends, personal taste, or special needs. Such changes have occurred in the Historic District, and in some instances, these changes were important to the architectural history of the house and / or sympathetic to the building's scale, massing proportion, and integrity as exhibited in the pictures. Entrance and porch retention, protection, and repair should be carefully considered when planning rehabilitation work.

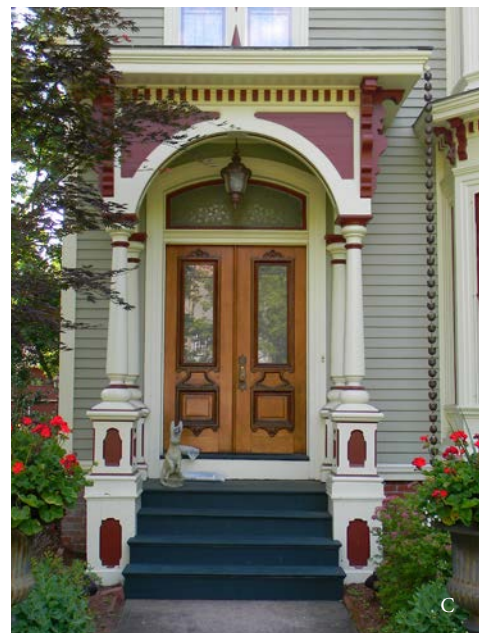
Repair

Most entrances and porches in the Historic District are constructed from wood, and are therefore more prone to deterioration. Try to watch for this in order to keep limited replacement and reinforcement to a minimum. Decorative woodwork often gives the entrance or porch its unique character, and when repairing, try to match new parts with existing features as best and accurately as possible.

Replace

Replacement of doors and their features such as transom, fan, and sidelights, pilasters, caps, panels, and hardware, should try to conform to the original building style, façade proportion, and material. It is sometimes possible to find used doors of the same period, and this may be a good solution if size or design is a problem.

Avoid removing the original features or an entrance without replacing them with visually compatible elements.





Porches did not come into use until the middle of the 19th century when lifestyles and architectural concepts of space began to change. At that time, like shutters, they were added to older houses as well. When replacing a porch, try to determine whether it is a later addition. If so, one may consider restoring the house back to its original condition, providing the building’s historical and architectural integrity is not lost. If the porch is part of the original house, it is an integral part of the total design and its replacement should convey the same visual appearance.

Add

Generally, the addition of new entrances, porches, or decks should be confined to the sides of a building, not visible from a public road or place. Additionally, they should not damage or destroy character-defining features. When adding a porch to a house which originally had one, photographic or physical documentation is particularly helpful. A ‘new’ porch which resembles the old in material, arrangement, scale, and proportion may often be appropriate and even help restore the house’s original character and integrity.

Some houses in the Historic District have enclosed their porches or porticoes in order to provide more interior space, greater privacy, and/or better thermal efficiency. Often these goals can be achieved in more appropriate and less visually disrupting ways such as using large sheets of glass behind the porch supports, rails, and details; installing removable screens for seasonal use; and / or weather stripping existing windows and doors.

Storm doors are often very prominent features which can distract from the original door. Avoid excessive details such as scrollwork, and try to choose a simple one which resembles the main door in size, proportion, and color.

Fig. A, B, C: porches
 Fig. D, E, F: front doors

Roofs and Roofing



The roof's shape, particular features, and material can be important in defining the building's external appearance and overall character. Along with this design role, the roof is essential for the preservation of the entire structure, and should be maintained to provide a weather tight cover. (See Preservation Briefs #4)

In Tolland, wood has been the predominant roofing material since colonial times. Slate tiles forming colorful and decorative patterns and metal were also used in the 19th century; while in the 20th century, asphalt has become popular for both roofing and re-roofing, and is now the most prevalent roofing material in the Historic District, especially as a replacement for wood shingles.

Repair

When repairing the roof, attempts should be made to retain its original features, forms, and details. Roofing material will often require limited replacement and should be compatible with the existing material in size, shape, color, and texture, so as not to look patched.



Replace

When damage is too extensive or when limited repair is not possible, replacement should consider first the roof's original shapes, features, and materials. Any substitutions, such as new chimneys and dormers, should be compatible with the original style and period of the building. Gutters and downspouts are often highly visible, and replacements should try not to detract from the building's composition, color, or special details. Avoid removing, without replacing, any character defining feature of a building which indicates the original style and period. Alternative materials, such as asphalt shingle, are usually appropriate, except when the original roofing material is highly decorative or where the wood shingle is an integral part of the house's style. Exceptions such as this should be maintained as long as possible or replaced in kind.



Add

Additions to roofs are generally discouraged except when proper documentation reveals missing features. When adding new features such as skylights, dormers, satellite dishes, or solar collectors, consider placing them out of view from a public road or place, and try to avoid covering, removing, or distracting from the character defining features or forms. For example, the use of flat-style skylights at the rear of a house greatly diminishes their visibility from the street.

- Fig. A: mansard roof
- Fig. B: commonly seen gable roof
- Fig. C: gambrel roof
- Fig. D: unusual jointed gambrel roof
- Fig. E: hip roof
- Fig. F: mixture of previously mentioned roofs

Architectural Ornament

Maintain

The earliest colonial houses rarely received any kind of ornamentation, yet in the first part of the 18th century, simple hand-carved cornice moldings began to be applied. By the end of the 18th century, these moldings had become more prominent and refined. Tolland has some elaborate and distinctive examples of this kind of treatment, such as exhibit A below. Later, by the end of the Civil War and with the perfection of the band saw and turning techniques, many architectural styles become known for their prolific ornamentation.

Details and trim, such as cornices, columns, corner boards, entablatures, balustrades, etc., give each building its own special character and charm. The type and variety of ornament and decoration often help emphasize and define the building's form, use, and style. As original features, whether simple or elaborate, they are integral to and consistent with the building as a whole, and should be maintained as such.

Repair

Since most details and decorative elements are commonly made from wood, their maintenance and repair is similar to any wood construction. Depending on whether the feature is structural or applied ornament, its repair may consist of refastening, reinforcement, piecing-in, patching, or limited replacement. Often partially rotted wood may be preserved and reconditioned using contemporary materials such as epoxies, polyesters, and other synthetic resins. (See Preservation Briefs #9 and 10)





Replace

When it is necessary to replace a detail or decorative feature, closely examine the original, its parts, and how they are combined or constructed. If duplication of the original design is not possible, approximation or careful simplification, which conveys a similar visual appearance, may be appropriate. Any replacement should be compatible in size, scale, rhythm, and material. If the feature is too deteriorated to allow for proper examination, consider looking at a similar feature on another building. Avoid removing original details or decorative features without replacing them.

Add

In most cases, it is appropriate, and encouraged, to add missing historic details and decorative features. Any additions should be appropriate to the style and period of the building. Try to respect original ornamentation patterns using pictorial and historical evidence, and avoid creating a 'false' historical appearance. Additions should be compatible in size, scale, and material to both the building and its historical prototype.



Fig. A, B, C, D: examples of architectural ornament

Site

The relationship between a historic building or buildings and their site helps to define and often enhance the character of a historic property. The site's features, such as outbuildings, walkways, drives, vegetation, fences, and signs, can all contribute to, or detract from, the historic building. Even though most features are not regulated by the Commission, (these include walkways, drives, and vegetation), they are nevertheless an integral part of Tolland's streetscape while also reflecting inhabitants individual tastes.

Outbuildings

Outbuildings found in the Historic District include garages, toolsheds, cottages, carriage houses, and barns. Some of these are historically and architecturally important in their own right. For example, a number of barns reflect the history of Tolland as a farming community. Every effort should be made to maintain and repair these historic outbuildings in keeping with the previous sections. Consider rehabilitation or adaptive re-use options before demolition of a deteriorated historic outbuilding: they can often satisfy contemporary needs that are not accommodated in an historic house.

New construction, such as garages and toolsheds, should be compatible with the major building in material, scale, design, and location. If possible, try to locate these new structures near the rear of the property and/or screened from public sight. (See section on new additions.)



Walkways and Drives

Large expanses of paved surfaces can visually detract from the historic house. When repaving, try to choose either material originally used or something compatible in color and texture to the building and site. Avoid large areas of concrete or blacktop, aside from being historically incorrect, they attract and retain heat in the summer, and in the winter are more susceptible to cracking and buckling than alternative materials. Consider alternatives such as sod (for paths), water-struck brick, flat stones, gravel, or crushed stone rolled into a sticky base.



Vegetation

Trees, shrubbery, and flowers should provide sufficient privacy but not hide the building. Vegetation too close to or on the house can cause rapid deterioration of foundations and walls due to excessive moisture and physical contact.

Fences

New fences should be compatible with the building's style and character. Simple wooden fences are usually appropriate for any building; though a more elaborate house may choose a more elaborate fence, provided it is in keeping with the house's style and detailing. Since many stone fence supports remain in the Historic District try to retain and use them when fencing in a property. Concrete walls and chain link fences are not recommended. New fences should not obscure the building.



Signs

New signs are subject to zoning regulations and review by the Historic District Commission. Signs simple in shape and color are usually appropriate for any building. The sign should relate to and not obscure its surroundings. Furthermore, it should be compatible in design, material, and details to the building and its style. For example, avoid a 'colonial' style sign in front of a Victorian structure.



Fig. A, B: barns and outbuildings
Fig. C: inappropriate vegetation
Fig. D, E: appropriate signs

New Additions

An attached exterior addition to a historic building expands its 'outer limits' to create a new profile. Such expansion has the capability to radically change the historic appearance. If a new use cannot be met by altering non-character-defining interior spaces, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process. Additions should reflect the original era of construction yet still be differentiable.

Many houses in the Historic District have been expanded in the past, with some additions over 200 years old. Additions are often sensitive to and compatible with the older structure, and many serve as paradigms for future additions. The new addition should attempt to be compatible with the historic building in terms of mass, materials, proportion, location, scale, and relation of solids to voids. This is not to say that additions should imitate a historic style or period; in fact, a contemporary styled addition specifically designed and planned for its context may be more successful and appropriate.

When designing a new addition, avoid single massive forms which are not compatible with the original building's massing. Try to relate the new addition to the type and variety of original forms and their composition. Be sensitive to the original building's size and proportion and build to an according scale so as not to detract from the aesthetic qualities of the original building. Do not build any addition that will obscure any character defining sides of the building or those most visible to the public. For this reason, additions are generally best built off the back or sides of the building. Additionally, the new addition should continue the rhythm of the original building. Rhythm is affected by drastic differences in wall planes, window and door placement, size, and shape symmetry, asymmetry, and overall composition of solids to voids. (See Preservation Brief #14)



Fig. A, B, C, D: various acceptable additions

Green Energy and Energy Efficiency

Buildings in the Historic District were originally designed with energy efficiency in mind. The structures needed to conserve as much warmth as possible in times before modern heating techniques. Design aspects such as small windows and central fireplaces helped to conserve and distribute heat during cold winters. However, as the buildings age and settle, gaps and air leaks begin to form, weakening the original efficiency. Additionally, modern technology is available which can further bolster the energy efficiency of a building beyond what was possible centuries ago.

When looking to increase the energy efficiency of an historic building, the first step is often the completion of a professional energy audit. The results of the audit will suggest which actions need to be taken to further strengthen the building's energy efficiency. Some simple, possible suggestions may be to replace old light bulbs with compact fluorescent lights, update the thermostat, replace old shower heads with low flow versions, and seal off external air leaks with caulk and weather stripping. Often, these changes can be completed by the energy auditors.

Additionally, there are several more complex or costly methods for increasing the energy efficiency of historic buildings without altering or destroying their historic integrity.

Storm Windows

Storm windows can help improve the energy efficiency of a historic building by providing an extra layer of insulation against heat loss. When possible, new storm windows should be installed on the interior so as not to detract from the exterior elevations. The addition of a storm window is often cheaper and more energy efficient than replacing the old window with a modern alternative. (See Windows and subsection Storm Windows)

Vegetation

Trees can be planted near a historic building to increase its energy efficiency. Deciduous trees (those that drop their leaves in the winter) can be planted so as to shade windows in the summer to provide relief from the heat. In the winter, when the leaves drop, the sun can once again help warm the building. Coniferous trees (those that do not drop leaves i.e. pine trees) can be planted around the building to shield it from heavy winds which exacerbate heat loss. In either case, be sure to leave adequate space between the building and the tree to ensure it has room to grow and that its proximity will not damage the building.

Solar Panels

Connecticut General Statutes Section 7-147F stipulates that a Certificate of Appropriateness (COA) for any exterior feature designed for the utilization of renewable resources shall not be denied unless the Commission concludes that the system cannot be installed without substantially impairing the historic character and appearance of the district. However, a COA may include stipulations requiring design modifications and limitations on the location of the feature which do not significantly impair its effectiveness.

House Facades in Tolland

Character Defining Features

Strict symmetry, five-bay façade, elaborate door surround

Paired interior chimneys

Side gabled roof

Decorative cornice with tooth like dentils and modillions

12 over 12 double hung windows

Brownstone sills

Flat patterned brick lintels

Elliptical fanlight

Portico with triangular pediment, fluted columns, and detailed wood carving

Flemish bond brick pattern

Brownstone steps and underpinning



Graphic Representation of Inappropriate Modifications

One chimney enlarged, detracting from the former, balanced and symmetric massing

Decorative cornice details removed and not replaced

12 over 12 double hung windows replaced with modern 2 over 2 double hung

Porch removed and not replaced

Replacement door and fanlight inappropriate for former house style



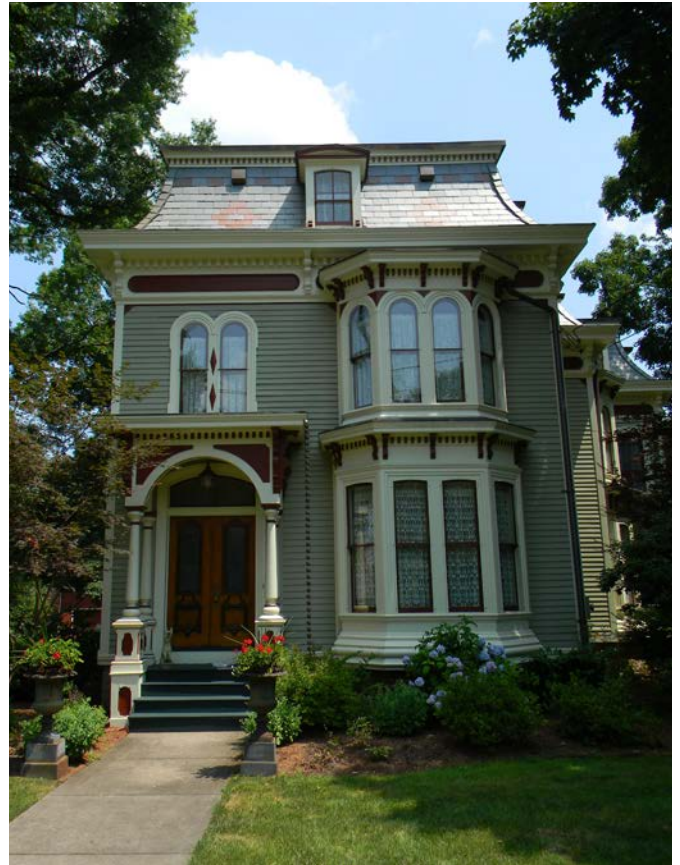
House Facades in Tolland

Character Defining Features

Asymmetrical Massing • Mansard Roof with slate tiles • Flat roofed portico with dentils and brackets, columns leading into arches/pilasters • Bow window • Decorative cornice on roof and bow window • 1 over 1 windows singly, pairs, and groupings • Appropriate landscaping

Potential Inappropriate Modifications

Slate roof replaced with asphalt • 1 over 1 arch windows replaced with rectangular 6 over 6 • Slender portico columns replaced with heavy Doric columns • A new inappropriate contemporary style door • New shutters that do not cover entire window



Character Defining Features

Symmetrical three bay façade • Front gable low pitch roof • Semi-elliptical gable window to echo entrance • Gable and cornice trim with modillions and dentils • Carved Greek key lintels • 6 over 6 double hung windows • Brownstone sills • American bond brick pattern • Elaborate entryway with keystone lintel, elliptical fanlight, egg and dart molding, carved entablature, sidelights, and ionic pilasters

Potential Inappropriate Modifications

Gable window retained, but framing features removed and not replaced • Replacement of 1 over 1 windows not in keeping with house's original 6 over 6 • First floor ceiling lowered without respect to change in window size and appearance • Insensitive, enclosed porch obscures original entrance and house's general character



Bibliography and Further Information

The Secretary of the Interior's Standards for Rehabilitation

<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

Preservation Briefs

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

#1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

<http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>

#2 Repointing Mortar Joints in Historic Masonry Buildings

<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

#3 Improving Energy Efficiency in Historic Buildings

<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

#4 Roofing for Historic Buildings

<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

#6 Dangers of Abrasive Cleaning to Historic Buildings

<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

#8 Aluminum and Vinyl Siding on Historic Buildings

<http://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>

#9 The Repair of Historic Wooden Windows

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

#10 Exterior Paint Problems on Historic Woodwork

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

#14 New Exterior Additions to Historic Buildings: Preservation Concerns

<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

Connecticut Trust for Historic Preservation

<http://www.cttrust.org>

Chapter 96
HISTORIC DISTRICTS

GENERAL REFERENCES

Zoning — See Ch. 170.

§ 96-1. Purpose.

It is the purpose of this chapter, through the establishment herein of the Tolland Green Historic District, to preserve and protect the distinctive characteristics and appearance of the Tolland Green and of the buildings which surround it while respecting the rights and wishes of those who own property within the district. It is the intent of this chapter that the requirements set forth herein be construed with these purposes in mind and be administered with common sense.

§ 96-2. District boundaries.

The Tolland Green Historic District shall consist of the area shown on the map attached hereto as "Boundaries of the District."¹ It includes the properties described in the report of the Historic District Study Committee as well as the historic Tolland Green itself. The boundaries of the Historic District shall include the properties described to a depth of 300 feet or to the rear property line, whichever is less.

§ 96-3. Historic District Commission.

- A. Membership. There is hereby established an Historic District Commission. The Commission shall consist of five members and three alternate members, all of whom shall be electors of the Town holding no salaried Town office. At least one of the regular members and one of the alternate members shall be residents of the Historic District if there are such residents willing to serve. In addition, at least one other regular member shall be either a resident of the district or shall be an officer, director or other representative of a nonresidential private property owner within the district. The members of the Commission shall be appointed by the Town Council, and the regular members shall be appointed in such a manner that the term of one member shall expire each year from the effective date of this chapter establishing the Commission; and the Town Council shall also appoint three alternate members to the Commission, whose terms shall expire three years, two years and one year from said effective date. Thereafter, the Town Council shall appoint successors to regular and alternate members to terms of five years, except that an appointment to fill a vacancy shall be for the duration of the unexpired term of a regular or alternate member.

1. Editor's Note: The map and boundary description are on file in the Town offices.

Any member or alternate may be appointed for another term or terms. All members shall serve without compensation. Each member and alternate member shall continue in office until his successor is duly appointed.

B. Powers and duties. The Commission shall have the following powers and duties:

- (1) To hear and decide applications for certificates of appropriateness.
- (2) To hear and decide applications to vary or modify strict adherence to the requirements of this chapter.
- (3) To designate application forms and procedure and to set an application fee not to exceed the costs of publication of necessary legal notices.
- (4) To make periodic reports to the legislative body.
- (5) To provide information to property owners and others involving the preservation of the district.
- (6) To suggest pertinent legislation.
- (7) To initiate planning and zoning proposals.
- (8) To cooperate with other regulatory agencies and civic organizations and groups interested in historic preservation.
- (9) To comment on all applications for zoning variances and special exceptions where they affect historic districts.
- (10) To render advice only on sidewalk construction and repair, tree planting, street improvements, storm drainage devices, curbs, street parking and traffic flow.
- (11) To furnish information and advisory assistance in connection with any capital improvements program involving the Historic District that is not otherwise subject to this chapter.
- (12) To consult with groups of experts.
- (13) To exercise any other powers granted to historic district commissions pursuant to the Connecticut General Statutes, § 7-147a through 7-147k, not inconsistent with the terms of this chapter.

§ 96-4. Certificate of appropriateness.

- A. No building or structure shall be erected, altered, restored, moved or demolished within the Tolland Green Historic District until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to the Commission and approved by said Commission. "Exterior architectural features" shall include such portion of the exterior of a structure as is open to view from a public street. For the purposes of this chapter, exterior architectural features which are located on the side or to the rear of buildings or structures and are only incidentally visible from a public street shall not be considered "open to view." No industrial, commercial, business or home industry or occupation parking areas shall be newly created without a certificate of appropriateness from the Commission. The

style, material, size and location of permanent outdoor signs, fences, monuments, flagpoles and streetlighting within the Tolland Green Historic District shall also be under the review of the Commission. The provisions of this section shall not be construed to extend to the color of paint used on the exterior of any building or structure or to temporary structures, tents or signs placed on the Green in conjunction with events or activities sanctioned by the Town Council.

- B. The Commission shall hold a public hearing upon each application for a certificate of appropriateness unless the Commission determines that such application involves items not subject to approval by the Commission. The Commission shall fix a reasonable time and place for such hearing. Notice of the time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality not more than 15 days nor less than five days before such hearing.
- C. A majority of the members of the Commission shall constitute a quorum, and the concurring vote of a majority of the members of the Commission shall be necessary to issue a certificate of appropriateness. Within not more than 65 days after the filing of an application, the Commission shall pass upon such application and shall give written notice of its decision to the applicant. When a certificate of appropriateness is denied, the Commission shall place upon its records and in the notice to the applicant the reasons for its determination, which shall include the basis for its conclusion that the proposed activity would not be appropriate. In the notice to the applicant, the Commission may make recommendations relative to design, arrangement, texture, material and similar features. The Commission may issue a certificate of appropriateness with stipulations. Evidence of approval shall be by certificate of appropriateness issued by the Commission. Failure of the Commission to act within said 65 days shall constitute approval, and no other evidence of approval shall be needed.

§ 96-5. Standards and exemptions.

- A. No certificate of appropriateness need be issued for alterations or structures which are of such a minor nature as to not significantly impact the building involved or the district. Such minor items shall, at a minimum, include the following list, which may be added to by the Commission from time to time.
 - (1) Mailboxes.
 - (2) Trellises for the support of plants or vegetation. In addition, no certificate is necessary for shrubbery, trees or vegetation of any kind.
- B. In reviewing applications for certificates of appropriateness, the Commission shall not disapprove modern materials or methods of construction so long as the final result remains visually appropriate and does not unduly obscure architectural detail. In that the Tolland Green contains a mixture of buildings from different periods in history, the Commission shall consider the age and character of the individual building involved. In passing on appropriateness as to exterior architectural features, buildings or structures, the Commission shall consider, in addition to other pertinent factors, the type and style of exterior windows, doors, light fixtures, signs, aboveground utility structures, mechanical appurtenances and the type and texture

of building materials. In passing upon appropriateness as to exterior architectural features, the Commission shall also consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, scale, general design, arrangement, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style and pertinent features of other buildings and structures in the immediate neighborhood. No application for a certificate of appropriateness for an exterior architectural feature, such as a solar energy system, designed for the utilization of renewable resources shall be denied unless the Commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district. A certificate of appropriateness for such a feature may include stipulations requiring design modifications and limitations on the location of the feature which do not significantly impair its effectiveness. In passing upon appropriateness as to parking that is under its jurisdiction, the Commission shall take into consideration the size of such parking area, the visibility of cars parked therein, the closeness of such area to adjacent buildings and other similar factors. In passing upon a demolition request, the Commission shall consider the historical significance of the building or structure involved, its relationship to the district as a whole and whether its importance is outweighed by public health and safety concerns.

- C. In its deliberations, the Commission shall act only for the purpose of controlling the erection, demolition or alteration of buildings, structures or parking which are incongruous with the historic or architectural aspects of the district. The Commission shall not consider interior arrangement or use.
- D. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior feature in the Tolland Green Historic District which does not involve a change of design thereof nor prevent the construction, reconstruction, alteration or demolition of any such feature which the Building Inspector certifies is required by the public safety because of an unsafe or dangerous condition or under a permit issued by the Building Inspector prior to the effective date of establishment of the district.

§ 96-6. Variances.

Where, by reason of topographical conditions, district borderline situations or because of other unusual circumstances solely with respect to a certain parcel of land and not affecting generally the district in which it is situated, the strict application of any provision of this chapter would result in exceptional practical difficulty or undue hardship upon the owner of any specific property, the Commission, in passing upon the applications, shall have power to vary or modify strict adherence to said sections or to interpret the meaning of said sections so as to relieve such difficulty or hardship, provided that such variance modification or interpretation shall remain in harmony with the general purpose and intent of said sections so that the general character of the district shall be conserved and substantial justice done. In granting variations, the Commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, better fulfill the purposes of said sections. The Commission shall, for each variation granted, place upon its records and in the notice to the applicant the reasons for its determinations.

§ 96-7. Enforcement.

- A. If any action taken or ruling made by the Commission or any part of this chapter has been violated, the Commission may, in addition to other remedies, institute an action in the Superior Court for the judicial district of Tolland, which Court shall have jurisdiction to restrain such violation and to issue orders directing that the violation be corrected or removed. Such order may direct the removal of any building, structure or exterior architectural feature erected in violation of said sections or any bylaw or ordinance adopted under said sections or the substantial restoration of any building, structure or exterior architectural feature altered or demolished in violation of this chapter. This chapter shall be enforced by an enforcement official, who is hereby authorized to inspect and examine any building, structure, place or premises and to require, in writing, the remedying of any condition found to exist therein or thereon in violation of any provision of this chapter. The enforcement official shall be appointed by the Commission and shall serve at its pleasure. In clear cases where no Commission action is necessary, he is authorized to waive application to the Commission for such ruling.
- B. The owner or agent of any building, structure or place where a violation of any provision of this chapter or of any regulation or ordinance adopted under said sections has been committed or exists, or the lessee or tenant of an entire building, entire structure or place where such violation has been committed or exists, or the owner, agent, lessee or tenant of any part of the building, structure or place in which such violation has been committed or exists, or the agent, architect, builder, contractor or any other person who commits, takes part or assists in any such violation or who maintains any building, structure or place in which any such violation exists, shall be fined not less than \$10 nor more than \$100 for each day that such violation continues; but if the offense is willful, the person convicted thereof shall be fined not less than \$100 nor more than \$250 for each day that such violation continues. The Superior Court for the Judicial District of Tolland shall have jurisdiction of any such offenses, subject to appeal as in other cases. Each day that a violation continues to exist shall constitute a separate offense. All costs, fees and expenses in connection with actions under this section may, in the discretion of the Court, be assessed as damages against the violator, which, together with reasonable attorney's fees, may be awarded to the Commission. Any funds collected as fines pursuant to this section shall be used by the Commission to restore the affected buildings, structures or places to their condition prior to the violation wherever possible, and any excess shall be paid to the Town of Tolland.

§ 96-8. Appeals.

Any person or persons severally or jointly aggrieved by any decision of the Commission may, within 15 days from the date such decision was rendered, take an appeal to the superior court in accordance with Connecticut General Statutes, § 7-147i, as it may be amended.

MINUTES
TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Tuesday March 16, 2022 at 7:00 p.m.
REGULAR MEETING

Public Hearing

Roll: Jodie Coleman-Marzialo, Chair; Rod Hurtuk, Vice Chair; Ann Deegan, Co-Clerk, Tim Malone, Celeste Senechal (alt seated for Cathy Bach)

Guests: Mark & Amanda Cassina (property owners – 7 Cider Mill Road)

1. Call to Order at 7:02PM

2 Reading of Public Notice as appearing in Journal Inquirer

3. 7 Cider Mill Road

3.1 Consideration of Application for a COA for 22 replacement windows on the National registered property (7 Cider Mill Road) built in around 1730 which is within the Historic District

The property owners discussed the need for new windows, which would be energy efficient and replace the wooden windows that are rotting and falling apart. Window Nation, the company the Cassina's have employed have been asked to give further information to the town but as of yet have not provided this. Ms. Coleman-Marzialo discussed the historic value of replacing like with like materials as opposed to vinyl. It was suggested by the Commission that the homeowners reach out to the company and look for alternative materials at least for the front, which faces the road.

3.2 There were no neighbor comments.

3.3 Motion: Rod Hurtuk, 2nd Tim Malone - to keep the public hearing open so that Window Nation can provide further information, such as a work order, measurement packet and possible information on substitute materials to the home owner, Laura Smith at town hall and the Commission. The homeowners and commission both agreed on this decision.

unanimous

Regular Meeting

Called to order 7:59.

1. New Business

Discussion concerning setting guidelines for the district using Glastonbury's format and many of their guidelines for Tolland's historic commission.

The commission members will read through the Glastonbury guidelines and focus on the pages discussing: exterior walls and siding, windows, entrances and porches, roofing (materials and roofline changes), architectural ornamentation, and outbuilding, sites and driveways. Also: fences and signs, new additions, facades.

The tool kit with grant information from the state should be attached to the guidelines (see agenda item 9.2)

Discussion concerning the need to add a statement on the COA application stating that the COA will expire 1 year from the date of issuance .

2. Miscellaneous

2.0 □88 Tolland Green is looking to replace windows. The homeowner was informed that a COA would be required.

2.1 Information on the installation of additional street lighting at western end of the HD on RT 74 and intersection of 195, 74 and North Tolland Green Road at cross walk is now being sent to the Public Works Dept.

2.2 The edging of the granite sidewalks will not be undertaken by the town as this could be a safety issue.

2.3 Motion: Celeste Senechal, 2nd Rod Hurtuk - to add to agenda item □11 – the minutes of February 16, 2022 be accepted.
□unanimous

Discussion of missing information from the November 2021 meeting regarding the makers of the motion under new business □89 Tolland Green. We will listen to the recording and rectify the situation .

2.4 Motion: by Rod Hurtuk, 2nd Celeste Senechal
approval of the minutes from February 16, 2022 only

unanimous

5. Motion to Adjourn at 8:47 PM by R. Hurtuk, 2nd C. Senechal , □ote: □unanimous

Respectfully submitted,
Ann Deegan, Substitute Clerk