

# AGENDA

## TOLLAND GREEN HISTORIC DISTRICT COMMISSION

Wednesday, June 17, 2020 at 7:00 p.m.

### REMOTE MEETING

#### Public Hearing

1. Call to Order
2. Roll Call
3. Consideration of Application for a COA at 100 Tolland Green for replacement windows – continuation from May 20, 2020
4. Neighbor comments, both for and against
5. Close of Public Hearing

#### Regular Meeting

6. Call to Order
7. Consideration of COA for 100 Tolland Green by Commission, and vote thereon
8. New Business
  - 8.1 Road Improvement Update
9. Miscellaneous
  - 9.1 Correspondence received regarding 95 Tolland Green
10. Approval of Minutes from May 20, 2020 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://us02web.zoom.us/j/89523177280> and enter meeting ID 895 2317 7280

Password: 061720

Or call: 929-205-6099 and enter meeting ID 895 2317 7280

Meeting password is 061720

100 Tolland Green Alternate Option:

Wood Clad Anderson 400 series windows:





## **PUBLIC NOTICE LEGAL NOTICE TOLLAND GREEN HISTORIC DISTRICT**

PUBLIC NOTICE Legal Notice Tolland Green Historic District Commission The Commission will hold two Public Hearings on May 20, 2020 at 7:00PM. 1.100 Tolland Green: to consider an application for a Certificate of Appropriateness by Scott Zahner to install vinyl replacement windows, new front door, new side entry door new shutters. 2.95 Tolland Green: to consider an application for a Certificate of Appropriateness by Jeff Schwartz to install roof-mounted solar panels. These applications are 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 May 19, 2020 at [www.tolland.org](http://www.tolland.org). Journal Inquirer on May 13, 2020.

Appeared in: ***Journal Inquirer*** on 05/13/2020 and 05/14/2020

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**TOLLAND GREEN HISTORIC DISTRICT COMMISSION**  
**Application for a Certification of Appropriateness**

**Property Information**

Property Address: 100 Tollard Green

Property Owner: Scott Zahner

Phone Number: [REDACTED]

**Applicant Information**

Applicant Name: Zahner Construction

Applicant Address: P.O. Box 583

Phone Number: [REDACTED] Email Address: [REDACTED]

**Project Information**

Type of Building: Residential Home - Colonial style

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.)

Install vinyl replacement windows. Install new front door & entry doors. Install new shutters.

\* Please see attached specs and listed improvements.

Estimated Start and Completion Dates:

Start: April Complete: May

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 Tollard).
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: [Signature] Date: 4.8.20

Property Owner Signature: [Signature] Date: 4-8-2020

OFFICE USE ONLY

Received & Fee Paid:	<u>4/13/2020</u> <u>\$75.00</u>	Hearing Scheduled:	<u>5/20/2020</u>
Hearing Advertised:		Action:	
Notice of Action to Applicant:			

Dear Board Members,

Listed below are the visually appropriate improvements we would like to make. This Colonial style home was built in 1965 and is located at 100 Tolland Green.

#### **Existing Front Door**

- 6068 Double Wooden Door
- Has considerable visual cracks in wood panels which leaks air

#### **New Front Door**

- 6068 Double Smooth Star Fiberglass Door
- Insulated – Energy Star
- Black hardware
- Residential Lifetime Warranty

#### **Existing Front Side Door Entry**

- 2868 Single Wooden Door
- Has Diamond Grid pattern

#### **New Front Side Door Entry**

- 2868 Single Smooth Star Fiberglass Door
- Colonial Style grids between the glass to make consistent with the Colonial aesthetics of the entire home
- Black hardware
- Residential Lifetime warranty

#### **Existing Windows**

- Front of the house are wooden windows with diamond grid pattern
- Remaining windows have colonial style grid pattern
- Windows are old and need replacing – seals are broken and leaking air and some have visual rot

#### **New Windows**

- Silver Line White Vinyl Double Hung replacement windows – Energy Star
- Colonial style grid pattern in all the windows to make consistent with the Colonial aesthetics of the entire home

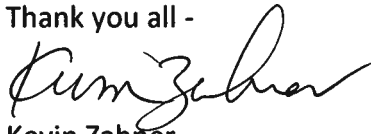
### **Existing Shutters**

- Aluminum painted
- Paint has faded and need painting

### **New Shutters**

- Girardin shutters – louver style
- Polymer construction
- Fade and chip resistant
- Color - Black

Thank you all -

A handwritten signature in black ink, appearing to read "Kevin Zahner". The signature is fluid and cursive, with a large initial "K" and "Z".

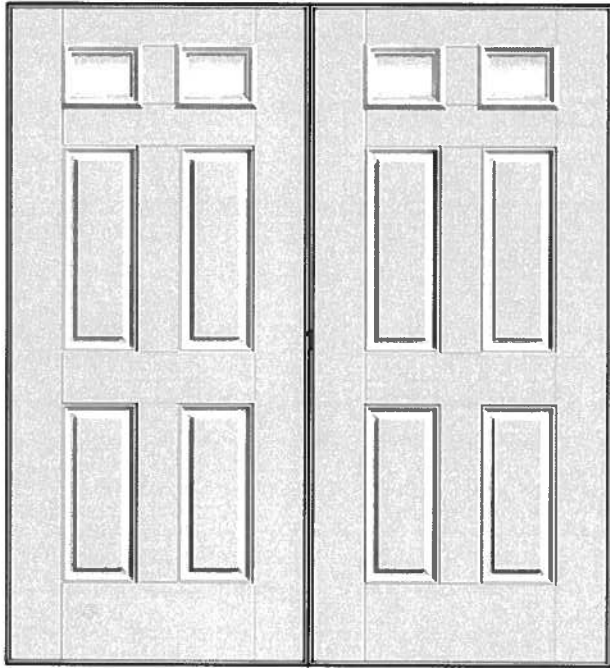
Kevin Zahner





Existing Front Door

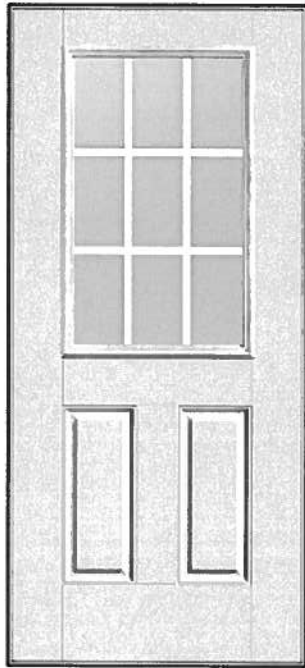




*New Front Door*

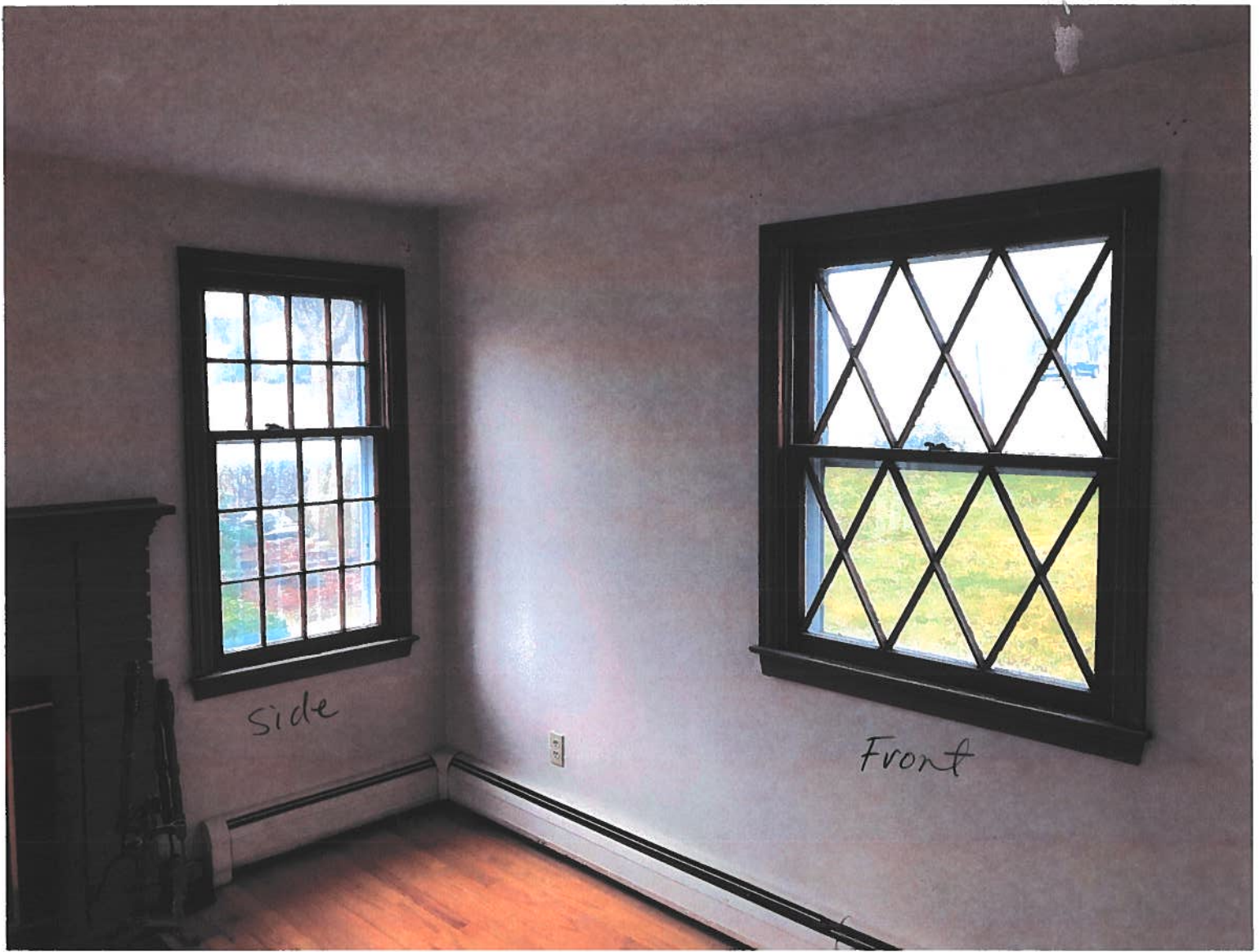


Existing Front Side Entry Door



New Front Side Entry Door







existing windows  
& shutters



# DOUBLE-HUNG WINDOWS



V3 Series double-hung windows

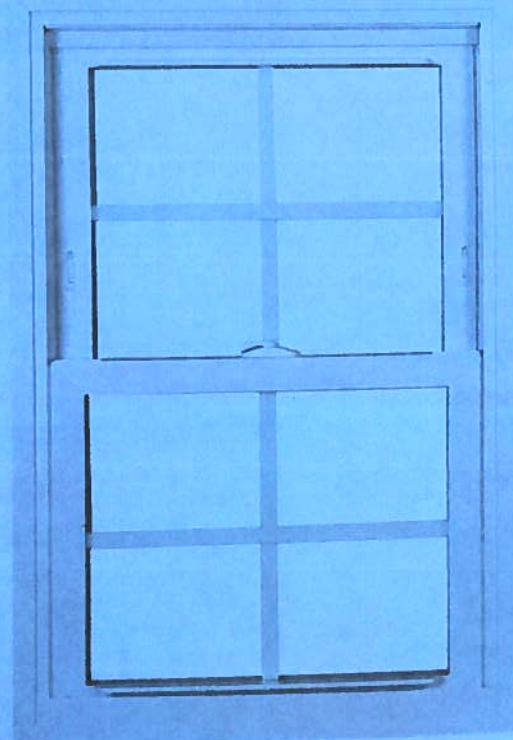
## V3 SERIES

### Double-Hung Windows

#### Features and Benefits

- Designed for new construction or easy window replacement
- Colonial brick mould design for classic styling 🏡
- Tilt-in top and bottom sash for easy cleaning
- Fusion-welded, heavy-duty vinyl for strength and durability
- Integral J-channel is optional for attractive trimming of exterior siding
- Available with glass options that are ENERGY STAR® certified for greater energy efficiency

• Grid pattern to over to





## LOUVER STYLE

The elegance of the classic closed Louver Style is timeless. Designed to provide deep, well-defined shadows, the surface of the shutter is sculpted with a convincing realistic weathered wood grain finish.

The solid one piece construction adds durability and the 6 widths, 22 lengths and choice of 12 colors provide flexibility for any design situation.

*New shutters - Black*

CA

If the design demands on the shutter just The shutter ad

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## Megan Massa

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**From:** Mark Farrell <mrkfarrell4@gmail.com>  
**Sent:** Sunday, June 14, 2020 12:39 PM  
**To:** Megan Massa  
**Subject:** Sec. 7-147f. Considerations in determining appropriateness. Solar energy systems

Dear Historical commission members,

In looking at recent minutes of one of your meetings I noticed that a solar roof was denied for a property on the green. As the minutes are not extremely detailed (understandably), I am hoping to get a response as to what the "substantial impairment to the historical character and appearance of the district" would be by allowing a solar roof on a residential property? Given the state statute (below) I would think there is a high bar to hit for such an impact and I'm wondering what that was.

Thank you,

Mark Farrell  
[mrkfarrell4@gmail.com](mailto:mrkfarrell4@gmail.com)

"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."