



**Tolland Green Historic District Commission**  
**21 Tolland Green**  
**Tolland, CT 06084**

Dear Property Owner:

There have been a number of property ownership changes within the Tolland Green Historic District in recent years. The TGHDC wishes to welcome our new neighbors, and to update all Historic District residents on the application of town ordinances regarding all structures within the District.

The District was authorized, following an affirmative vote of the Town and its then-residents, under Ordinance #48, and was accepted and adopted by the Town Council on October 8, 1991. The Historic District was thereafter placed on the National Register of Historic Places by The Department of the Interior. The full Town Ordinance can be found as Chapter 96 of the Tolland Ordinances and is available at the Tolland.org website or at the Tolland Public Library. It also sets out the enforcement process and the authority granted to the Commission by the Town Council.

The members of the Historic District Commission are town residents, appointed by the Town Council, and volunteer their energies to ensure that the historic character of the District is protected and preserved.

While ownership within the Historic District can potentially increase the value of your property, it also entails additional responsibility. Prospective buyers should be aware of these constraints when considering the purchase of such a property. The basis of this consideration is that the owner becomes a steward of the property during their ownership, preserving its integrity and historic features for future generations. The guideline used for historic districts nationwide is set out in "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", published by The United States Department of the Interior. It can be accessed on the internet at [http://www.ups.gov/history/hps/tps/standguide/rehab/rehab\\_index.htm](http://www.ups.gov/history/hps/tps/standguide/rehab/rehab_index.htm) or is available at the Tolland Public Library.

Among the many limitations contained therein are bans on window air conditioners and dish antennas on the front facades of Historic Structures. Additional Tolland limitations restrict signs in front of properties to those of contractors working thereon, and those are limited for the term of the contract work. No other signs are permitted on the Green itself but may be added to the dedicated notice area at the large fir tree in front of the Hicks Memorial Town Hall building upon application to the Town. Please see Tolland Sign Regulations in Town Ordinances for the full process, and note further that parking is restricted to indicated areas and not to intrude on sidewalks to avoid damage to the historic granite stones now in use there.

When a change is contemplated that will alter the appearance of a property within the District, a Certificate of Appropriateness (COA) must be obtained from this Commission prior to the start of work. Applications for such certificate are available from the Town Planning and Zoning/Development Office. Any change to the exterior of your property, other than paint or plantings, which may be visible from a public way, requires such a Certificate, whether or not the work requires permit or approval by the Building Department or other town agency.

Before scheduling any work please note that a Public Hearing must be scheduled, and the Ordinance requires the publishing of a legal notice in a local newspaper at least five (5) days in advance of the hearing. The Commission will take the matter up at its next regular meeting, which meetings are presently set for the third Wednesday of each month, at the Hicks Memorial Town Hall or virtually on-line.

If you wish to discuss any contemplated changes while they are still in the planning stage, and prior to the preparation of an application for a Certificate of Appropriateness, the Commission will be happy to so meet with you informally to review your thoughts and make suggestions to preserve the historic character of your property, the Green District and to facilitate your Application and plans.

If you have any present questions regarding the Commission or the application of the regulations to your home, please contact any of the members listed.

#### Regular Members

Jodie Coleman-Marzialo, Chair

[mjmarz@msn.com](mailto:mjmarz@msn.com)

Rodney S. Hurtuk, Vice Chair

[rhurtuk@aol.com](mailto:rhurtuk@aol.com)

And Enforcement Officer

Kathleen W. Bach, Co Clerk

[kwbach@gmail.com](mailto:kwbach@gmail.com)

Ann Deegan, Co Clerk

[Ann.Deegan@gmail.com](mailto:Ann.Deegan@gmail.com)

Tim Malone

[timothy.malone@gmail.com](mailto:timothy.malone@gmail.com)

Alternates: Craig Surber  
Mariah Bumps  
Celeste Senechal