

AGENDA

TOLLAND GREEN HISTORIC DISTRICT COMMISSION

Wednesday, May 18, 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 88 Tolland Green 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 88 Tolland Green by Commission, and vote thereon
8. New Business
9. Miscellaneous
 - 9.1 Continuation of discussion regarding "Guidelines Packet"
10. Approval of Minutes from April 20, 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/89967837654?pwd=bDMrVnBmYW5ZaVZYTBodFIKaFBZQT09>

Meeting ID: 899 6783 7654

Passcode: 05182022

Or call: 929-205-6099 and enter meeting ID 899 6783 7654

Meeting password is 05182022

If you receive an error message after entering the password:

Enter the password again.

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

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

Agenda Item 3

Legal Notice
Tolland Green Historic District Commission

The Commission will hold a Public Hearing on May 18, 2022 at 7:00pm to consider an application for a Certificate of Appropriateness by Matt Sivillo for eight replacement windows at 88 Tolland Green. This application is on-line at <https://www.tolland.org/historic-district-commission/pages/applications-pending>
Only remote participation will be allowed. Instructions to participate will be on the agenda, which will be posted by May 16th at www.tolland.org

To run once in the Journal Inquirer on May 9 & 10, 2022



TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Application for a Certification of Appropriateness

RECEIVED
APR 20 2022
 BY: hs

Property Information

Property Address: 88 TOLLAND GREEN

Property Owner: MATT SIVILLO matt@sivillo.com

Phone Number: [REDACTED]

Applicant Information

Applicant Name: MARC COWAN - HIGHLAND WINDOW COMPANY

Applicant Address: 5 LINCOLN ROAD WEST HARTFORD CT 06107

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

Project Information

Type of Building: REPLACEMENT WINDOWS

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.)

(8) HARVEY DOUBLE-HUNG WINDOWS WITH FULL GRID COLONIAL INSIDE FRAMES
(7) WINDOWS WILL BE ON THE MAIN FLOOR, (1) WILL BE ON THE UPPER-REAR
OF THE HOUSE. WINDOWS WILL BE WHITE COLOR, AND OF VINYL MAKE.

Estimated Start and Completion Dates:
 Start: JUNE 2022 (EST.) Complete: 2-3 DAYS AFTER PROJECT START

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.

Certificate of Appropriateness will expire 1 year from date of approval.

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


Applicant Signature: [Signature] Date: 4/5/2022

Property Owner Signature: [Signature] Date: 4/5/2022

OFFICE USE ONLY


Received & Fee Paid:	<u>4/20/22 LS</u>	Hearing Scheduled:	<u>5/18/22</u>
Hearing Advertised:	<u>5/9/22 + 5/10/22</u>	Action:	
Notice of Action to Applicant:			

- CONTRACT -



Highland Window Company LLC
"The Clear Choice"

998 Farmington Avenue, Ste. 104A
West Hartford, CT 06107
Phone: 860-233-7100 / Fax: 860-233-9400
CT Lic # 601551 / Mass Lic # 151689



Date: 3/11/22 Home Telephone: [Redacted] Business Telephone: _____

Name: [Redacted]

Address: 88 / [Redacted]

City: [Redacted] State: CT Zip: 06084

Highland Window Company agrees to furnish all materials and labor necessary to install the following:
 REPLACEMENT WINDOWS - VINYL SIDING - ENTRY DOORS - STORM DOORS - GUTTERS & LEADERS - ROOFING
 WINDOW MODEL: Classic COLOR (In): White / Beige / Wood Grain COLOR (Out): White / Beige / Brown / Arch

PRODUCT	QTY	PRODUCT	QTY	FEATURES	PRODUCT	COLOR	PRODUCT	COLOR
DH	8	PICTURE		ARGON GAS ✓	MAIN STREET		SOFFIT	
CS		BAY		LOW E GLASS ✓	RESTORATION		CORNERS	
2CS		BOW		FULL GRID ✓	MONOGRAM		TRIM & FASCIA	
3CS		GARDEN		HALF GRID	CEDAR IMPRESSIONS		BLOCKS	
4CS		ENTRY DR #		FULL SCREEN	CHARTER OAK		VENTS	
5CS		STORM DR #		HALF SCREEN ✓	PELICAN BAY		SIDING REMOVAL	
2LS		PATIO DOORS 6 6-B-D		FROSTED GLASS	QUEST		ROOF REMOVAL	
3LS		FRENCH DOOR		TRIPLE GLASS	CEDAR DISCOVERY		GUTTER REMOVAL	
AWN				WOOD REPLACE ✓	GUTTER SYSTEM		DUMPSTER	
HOPPER				PVC CAP ✓	GUTTER GUARD		PERMIT	

SPECIAL INSTRUCTIONS

LIFETIME WARRANTIES

GLASS BREAKAGE

WORKMANSHIP

MANUFACTURER'S

Installation will begin on or about 3-4 March and will be substantially completed on or about 3/11/22. It is understood by you that the following contingencies could materially change the estimated completion date stated above: customer's inability to obtain or qualify for financing, inclement weather, strikes or other labor disruptions, non-availability of materials, acts of God, or other. The process of installation requires the preparation of site and the supply and installation of products described above. The Company shall not be responsible for the moving of any gas, electrical wiring, plumbing or telephone installations, etc. You shall at your own cost, make suitable arrangements for such work prior to the time the Company begins work. The Company shall acquire any permits necessary to perform the work provided herein.

You agree to pay cash according to the terms shown below or if your credit is approved, to sign a note whether or not provided by us, for payment of the amount due. You also agree to sign a completion certificate upon completion of the work. If you fail to pay according to the terms below and have not signed a note, the entire unpaid amount becomes immediately due and you must pay a collection cost equal to our actual costs of collection, up to 15% of the total amount you owe plus attorney's fees and court costs.

Unless otherwise specified it is understood that you are ready for this work to begin. If you refuse to permit the Company or their representatives to proceed with the work herein, or in the event of any other breach of this agreement, for any reason whatsoever, shall cause you to pay to the Company a sum of money equal to seventy-five percent of the price agreed to be paid and not as a penalty without further proof of loss or damage. (See reverse side for Terms and Conditions). All required taxes, if applicable, included in price. Fainting, staining or decoloring is not part of our contract.

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANYTIME 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"

DO NOT SIGN THIS CONTRACT IN BLANK! YOU ARE ENTITLED TO A COPY OF THE CONTRACT AT THE TIME YOU SIGN. KEEP IT TO PROTECT YOUR LEGAL RIGHT. WE, THE AFORESAID OWNERS, CERTIFY THAT IMMEDIATELY AFTER THE SIGNING OF THE AFORESAID AGREEMENT, A COMPLETELY EXECUTED COPY WAS FURNISHED TO US.

***PLEASE NOTE THIS TRANSACTION CAN NOT BE CANCELLED BY TELEPHONE BUT MUST BE SUBMITTED IN WRITING.**

Total Cash Paid: [Redacted] Customer: [Redacted] Date: 3/11/22

Deposit with [Redacted] Customer: _____ Date: _____

Deposit with [Redacted] Customer: _____ Date: _____

Total upon Completion: [Redacted] Representative: [Redacted] Date: 3/11/22

Financed Check Visa MC AmEx Discover Auct. # _____ Exp. Date _____

NOTICE OF CANCELLATION

Date of Transaction: _____

You may cancel this transaction, without any penalty or obligation within three business days from the above date. If you cancel, any property traded in, any payments made by you under the contract or sale, any negotiable instrument executed by you will be returned within ten business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

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 seller's expense and risk.

If you do not make the goods available to the seller and the seller does not pick them up within twenty days of the date 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.

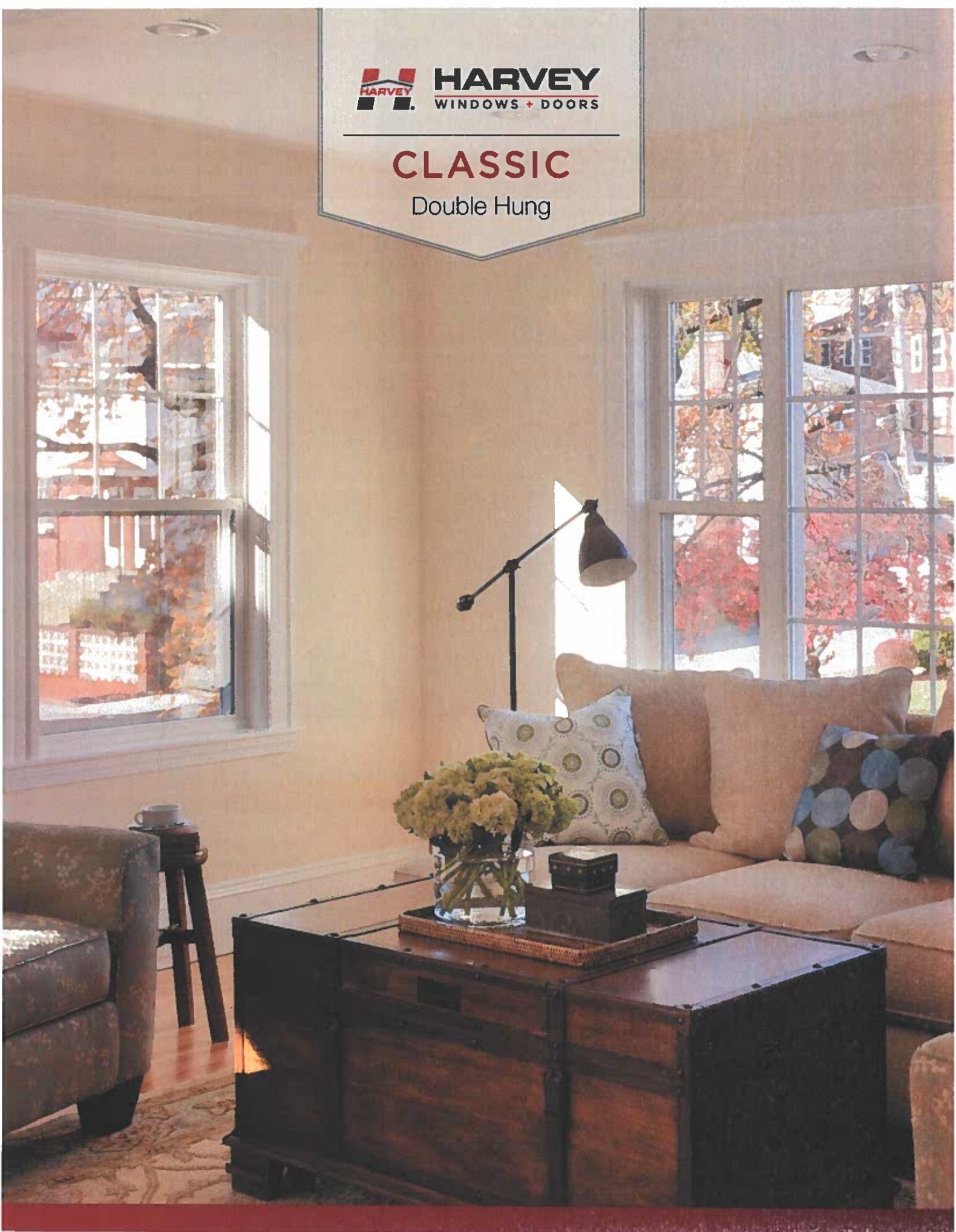
To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to Highland Window Company 998 Farmington Avenue, Ste. 104A, West Hartford, CT 06107 not later than midnight of (Date) _____.

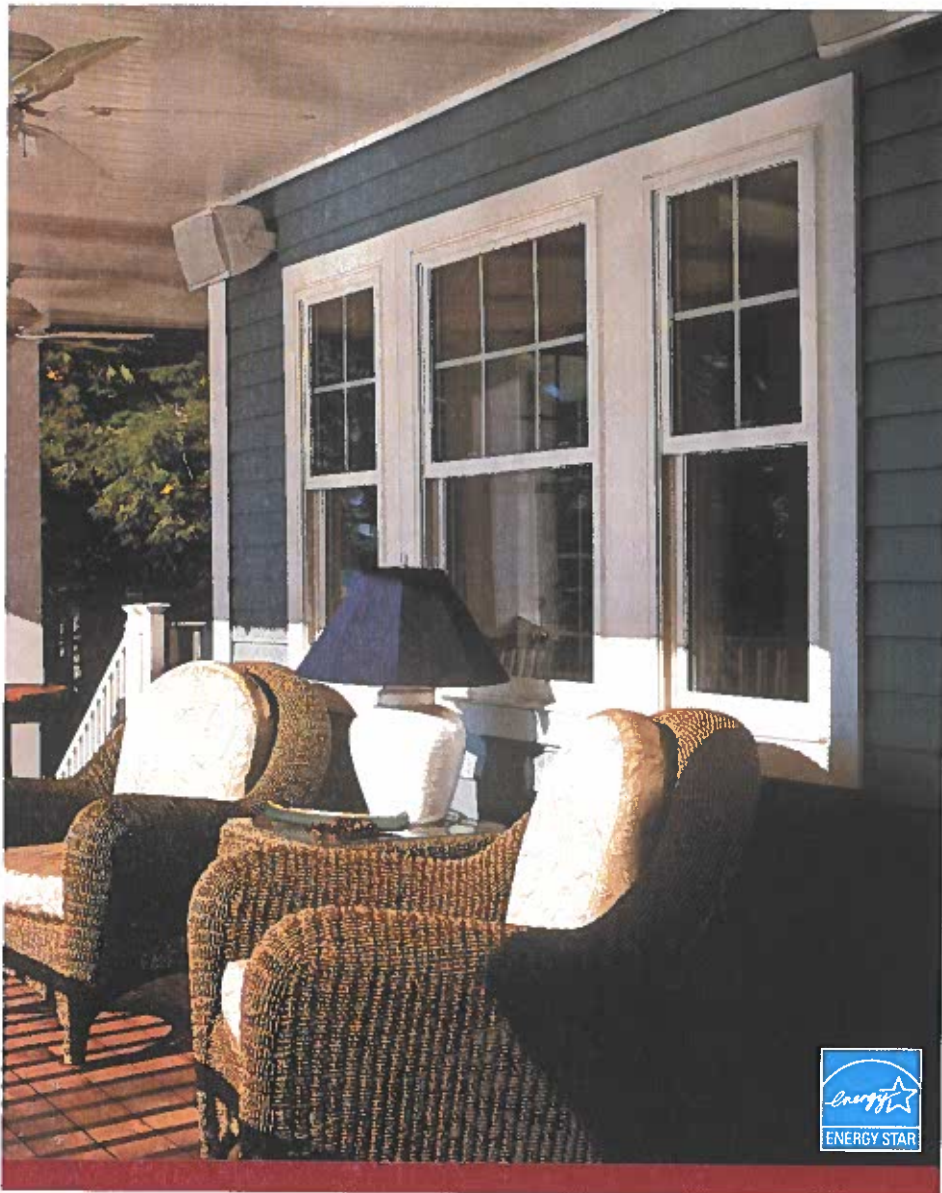
I hereby cancel this transaction. (Date) _____ (Buyer's Signature) _____



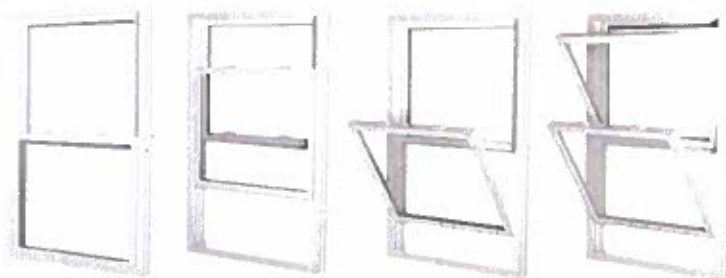
CLASSIC

Double Hung





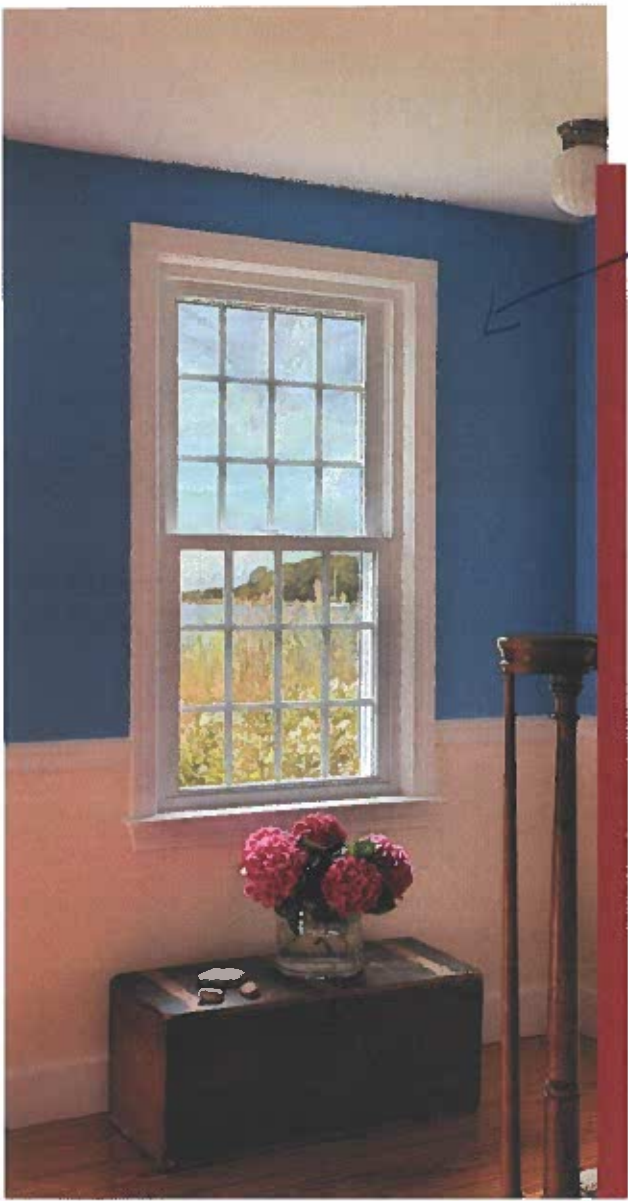
Our most popular window, the Classic offers a variety of color, grid and hardware options to match the style of any home. Energy Star options and advanced performance features makes Classic an excellent choice for a hardworking, dependable, yet customizable window.



Lock

Classic comes with a low profile cam lock. This die-cast metal lock is durable and does not compromise on style with four colors available: white, almond, oil-rubbed bronze and brushed nickel. Built to last and withstand wear and use, yet simple to operate.





new windows
will look like this

Options

ENERGY STAR GLASS



ThermaLock

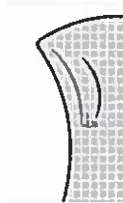


SunGain
HSHG

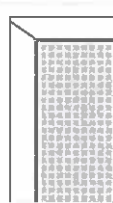


ThermaGuard

SCREEN | FRAME

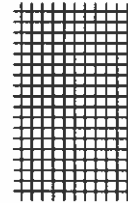


FlexScreen

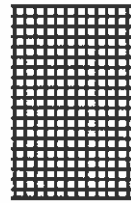


Aluminum

SCREEN | MESH



VIEWS



Fiberglass

GRID | TYPE



GBG

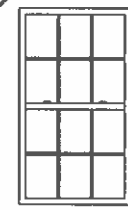


Exterior
Applied

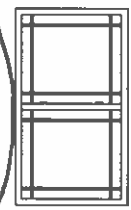


SDL

GRID | STYLE



Colonial



Prairie

MORE OPTIONS & FEATURES

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel
& cottage sash options

Full and half size screens

Double locks are standard on widths
30" and over

Both sashes tilt in for cleaning;
ventilation limit latches keep bottom
or top sash partially opened

COLORS | EXTERIOR



White Vinyl
(Standard)



Almond Vinyl



EXTERIOR PAINT
AVAILABLE

COLORS | HARDWARE



White
(Standard)



Almond



Oil Rubbed
Bronze



Brushed
Nickel

Premium hardware includes matching
lock and tilt latches

WITH HARVEY, YOU GET PEACE OF MIND, STANDARD.

Clear Confidence

For nearly 60 years, we've built our reputation on the outstanding craftsmanship of our products and our world class customer service. You can rest easy knowing that most Harvey windows are backed by our Clear Confidence Warranty and that our commitment lasts a lifetime.

Claims

Warranties provided by Harvey are for product parts and mechanisms; they do not cover damages resulting from improper installation nor do they cover labor charges.

Please see actual warranty for details.



20 YEARS
GLASS SEAL

20 YEARS
TRANSFERABILITY

CLEAR:

Your windows are warrantied for life on any defects in structure, parts, and mechanisms, and for 20 years on interior glass seal failures.

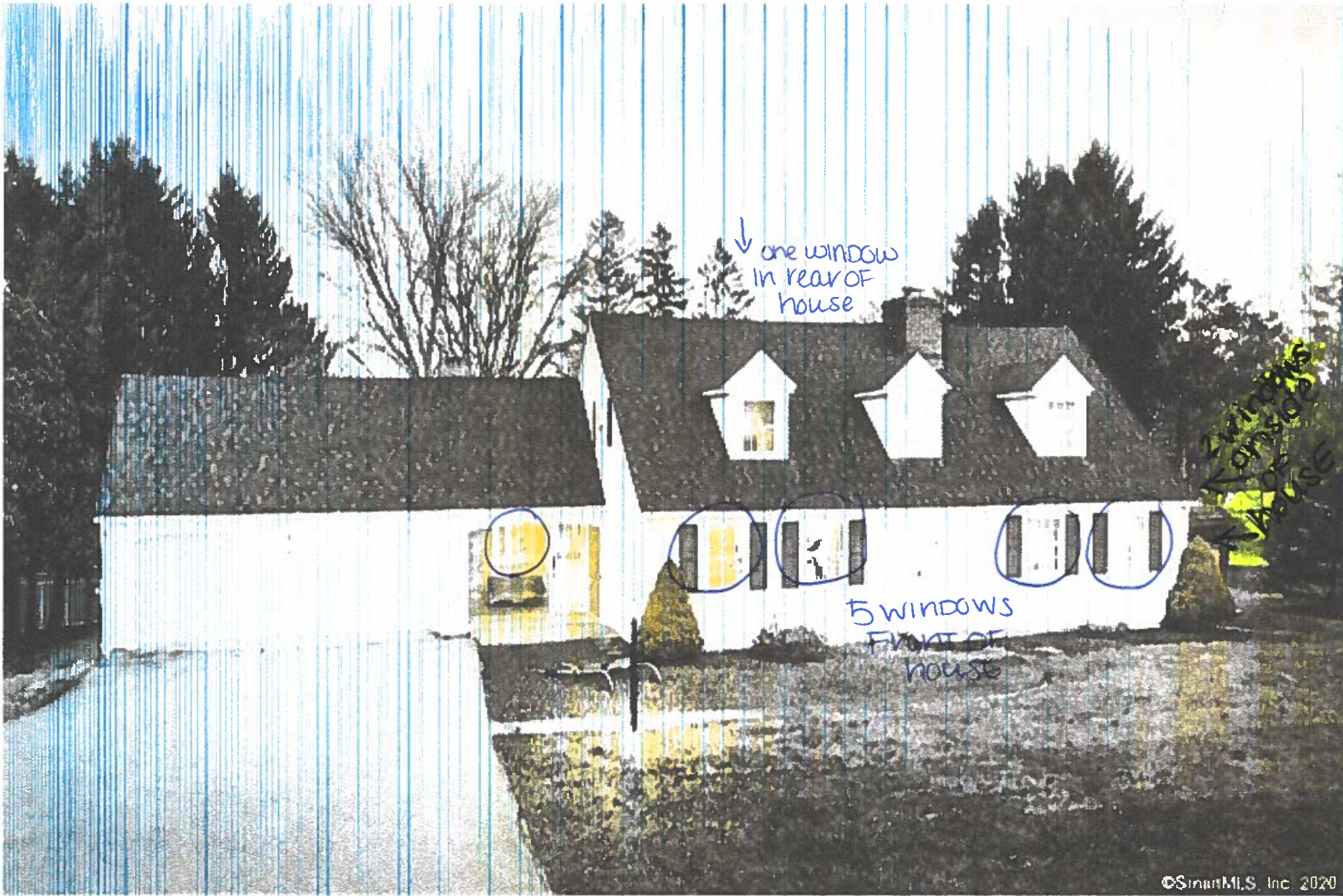
CONFIDENCE:

We are confident in the quality of our products, but if something's not quite right, you can count on our highly trained, US-based customer support specialists and field technicians to solve your issue over the phone or at your property if needed.

CONVENIENT:

We make receiving replacement parts easy, including full sash replacements for glass repairs—no professional glass installer needed*.

*Exceptions apply to discontinued and modified products



↓ one window
in rear of
house

5 WINDOWS
FRONT OF
HOUSE



Laura Smith

From: Matt Sivillo [REDACTED]
Sent: Monday, May 2, 2022 9:25 AM
To: Laura Smith
Subject: [EXTERNAL]Re: [EXTERNAL]Re: FW: [EXTERNAL]Re: [EXTERNAL]Re: Certificate of Appropriateness 88 Tolland Green

Would rather do vinyl than wood. Wood windows are considerably more expensive and don't seal as well as vinyl. They'd also suffer the same damages and issues that our current windows are undergoing. Several of our neighbors on the green have vinyl windows.

Sent from my iPhone. Please excuse any typos.

On May 2, 2022, at 9:07 AM, Laura Smith <lsmith@tollandct.gov> wrote:

Good morning Matt,

The Chair of the Historic District Commission recently passed a window replacement for wood-composite windows from Renewal by Anderson. They are going to want to see a material that is like for like (please see below).

Thank you,

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

Please note the change in my email address to lsmith@tollandct.gov

From: Jodie Coleman-Marziale [REDACTED]
Sent: Monday, May 2, 2022 8:53 AM
To: Laura Smith <lsmith@Tollandct.gov>
Subject: [EXTERNAL]Re: FW: [EXTERNAL]Re: [EXTERNAL]Re: Certificate of Appropriateness 88 Tolland Green

Hi Laura,

Since the windows are wood, can you please let him know we recently approved the Anderson Renewal wood composite windows (like for like) materials.

Thanks,
Jodie

On May 2, 2022 8:06 AM, Laura Smith <lsmith@Tollandct.gov> wrote:

Jodie,

See below for the response from 88 Tolland Green regarding the window replacement at his home.

Thank you,

Laura Smith

Building Permit Technician

21 Tolland Green

Tolland, CT 06084

860-871-3601

lsmith@tollandct.gov

Please note the change in my email address to lsmith@tollandct.gov

From: Matt Sivillo [REDACTED]

Sent: Friday, April 29, 2022 8:34 AM

To: Laura Smith <lsmith@Tollandct.gov>

Subject: [EXTERNAL]Re: [EXTERNAL]Re: Certificate of Appropriateness 88 Tolland Green

Yes, that is correct. All will have the same colonial grid pattern

On Wed, Apr 27, 2022 at 8:41 AM Laura Smith <lsmith@tollandct.gov> wrote:

Thank you Matt for getting back to me so quickly. I will relay this information to the Historic District Commission's Chair. Do you plan on keeping the windows the same grid pattern of 8/8?

Thank you,

Laura Smith

Building Permit Technician

21 Tolland Green

Tolland, CT 06084

860-871-3601

lsmith@tollandct.gov

Please note the change in my email address

From: Matt Sivillo [REDACTED]
Sent: Tuesday, April 26, 2022 2:15 PM
To: Laura Smith <lsmith@Tollandct.gov>
Subject: [EXTERNAL]Re: Certificate of Appropriateness 88 Tolland Green

Hi Laura,

Here are the answers to your questions.

1. The current windows are made of wood
2. They need to be replaced as many (if not all of) the windows are either rotting, cracking, or warping. Many no longer close fully due to broken mechanisms, resulting in major air leakage which is costing us hundreds (if not, thousands) of dollars a year in electric (cooling) and oil (heating) costs. We've also observed numerous insects (bees, Japanese ladybugs, wasps, ants) coming in thru the subsequent cracks. Additionally, as a result of running a humidifier in my children's room, there is now black mold growing on their window, which is hazardous to their health.
3. All 8 windows we're planning to replace would be of vinyl make in order to address the issues with wooden windows noted above. We plan to replace the rest of the other 9 top floor windows ASAP.

On Tue, Apr 26, 2022 at 1:22 PM Laura Smith <lsmith@tollandct.gov> wrote:

Good afternoon,

The Chair of the Historic District Commission, and there are a few pieces of information the Commission will want to know for the meeting:

- What is the material of the current windows made of?

- Why do they need to be replaced?
- Also, the Commission is big on replacing the windows with “like for like”...will they be 8/8 (same as the current windows)?

Thank you,

Laura Smith

Building Permit Technician

21 Tolland Green

Tolland, CT 06084

860-871-3601

lsmith@tollandct.gov

Please note the change in my email address

























Agenda Item 7

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)

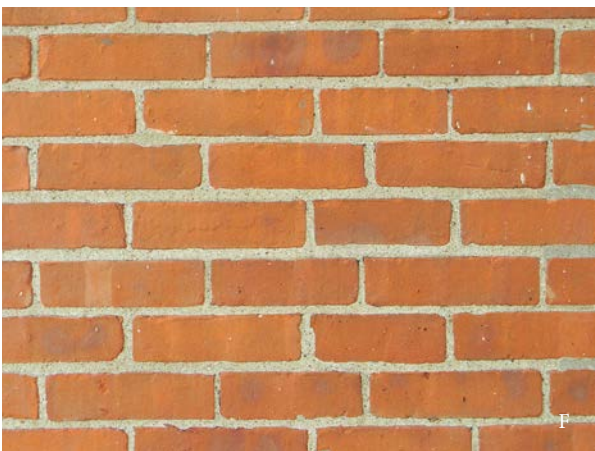
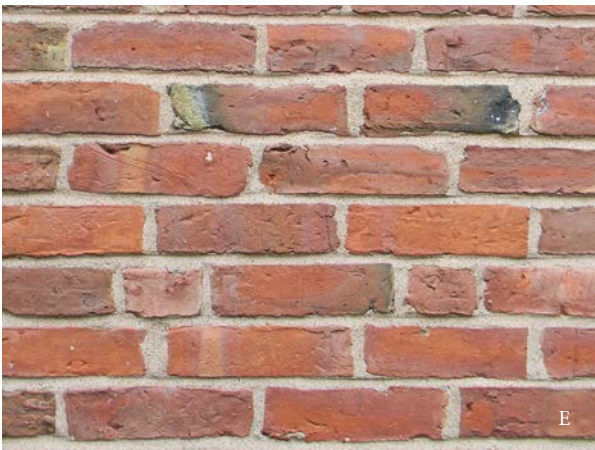
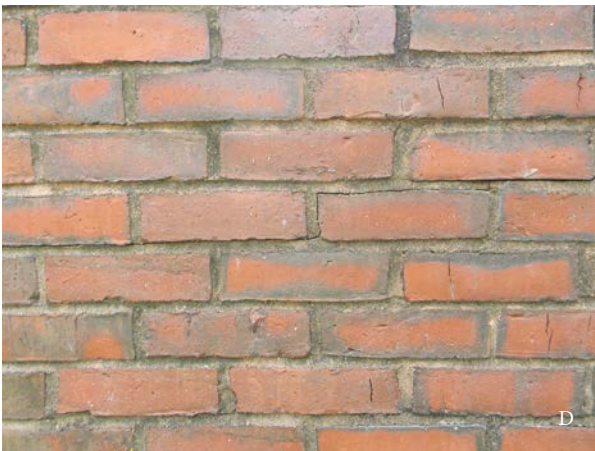
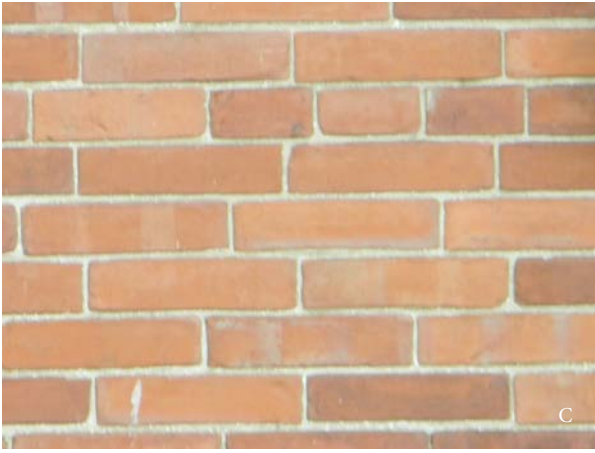
Wood siding is also very durable material when properly cared for. Routine painting and caulking are usually the best preservatives. Moisture, insects, fungi, and vegetation growing close to its surface can all contribute to the siding's damage. Try to retain and preserve any hand-crafted detailing and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





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

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.

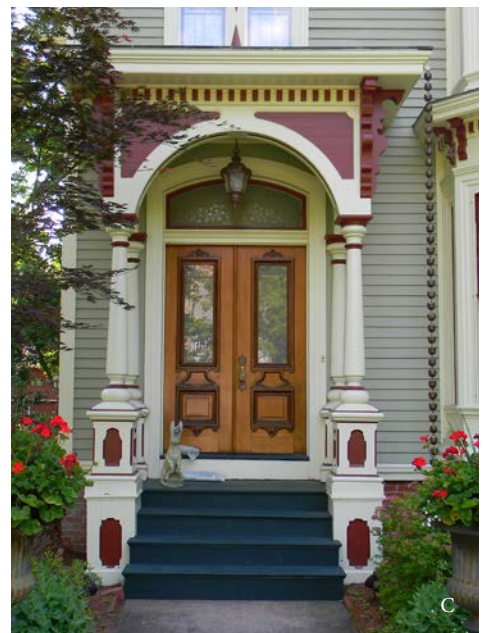
Repair

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



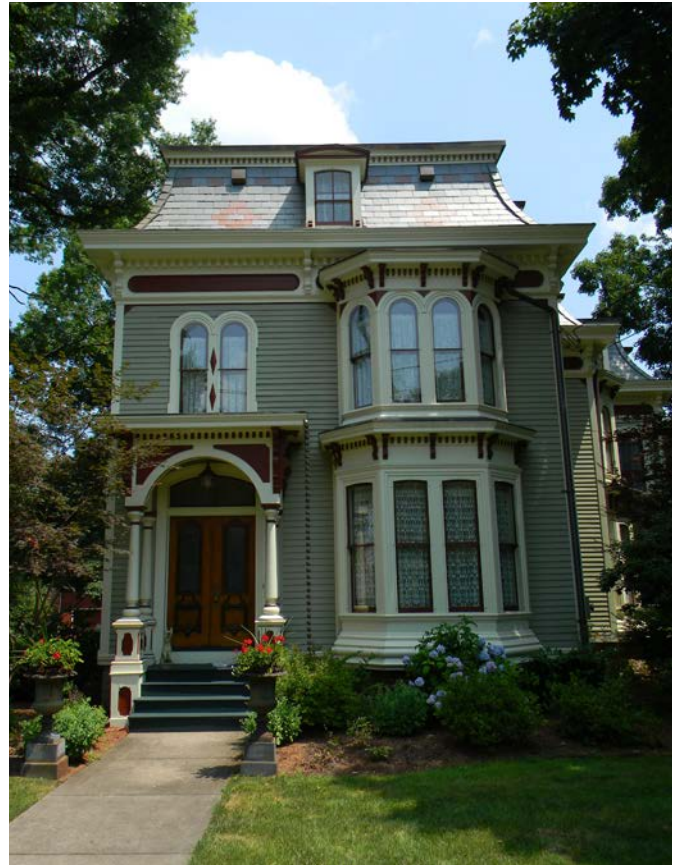
House Facades in Tolland

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.

Agenda Item 10

MINUTES
TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Wednesday, April 20, 2022 at 7:00 p.m.
REMOTE MEETING

Public Hearings:

1. Call to Order at 7:04 PM
2. Roll Call: Jodie Coleman-Marzialo, Chair; Kathy Bach, Co-Clerk; Ann Deegan, Co- Clerk; Celeste Senechal for Tim Malone, Rod Hurtuk arr. at 7:17 PM
Guests: Phil Barlow, Silas Hart, Mark & Amanda Cassina, David Corcoran, Kate Murray, (Council Liaison)
3. Continued consideration of application for a COA at 7 Cider Mill Road for replacement windows from 3/16/22 Public Hearing. Presentation of Anderson Renewal wood composite windows made from a wood polymer composite that could be paintable. Much preferred product. Commissioners pleased with this product. No commissioner questions.
4. No neighbor comments.
5. Motion to close Public Hearing at 7:12 pm by K. Bach, 2nd C. Senechal, Vote Unanimous.

Regular Meeting:

6. Call to Order at 7:13 PM
7. Motion to grant a COA for 7 Cider Mill Road for replacement windows by Renewal by Anderson as presented, by K. Bach, 2nd C. Senechal, Vote Unanimous
Mr. Hurtuk joins the meeting
8. New Business
 - 8.1 Presentation by Phil Barlow on the "Town Green Historic Sidewalk Study" Introduction of Mr. Barlow and a brief Power Point presentation of suggested options with an ensuing discussion of other ideas some found on other historic sites. The discussion centered around the use of stone dust as environmentally preferred, the safest base for the antique stones and for use as an extension of the walkway as is used for the walkway on Lebanon Green.
Outstanding questions: What is the end result desired? ADA compliance could never be met with existing walkway. ADA connectivity is not possible to the library on Old Post Road due to the existing non 1:12 pitch. Use of grant money would be for either Historic sidewalk restoration in the TGHDC or for ADA, 2 very different projects. Therefore: What is the project purpose? What do we want this walk to look like? Will the project be completed in phases? What will be the funding source?
9. Miscellaneous
 - 9.1 Further editing on the TGHDC "Guidelines Packet". Next month we pick up at 9.1.
 - 9.2 Comments on the West fencing placement
 - 9.3 Request to add the Route 195 MOA Review to next agenda
10. Motion to approve Minutes from March 16, 2022 Regular Meeting by C. Senechal, 2nd A. Deegan, Vote Unanimous with K. Bach abstaining
11. Motion to Adjournment at 8:51 PM by K. Bach, 2nd C. Senechal, Vote Unanimous

Respectfully Submitted,
Kathy Bach, Commissioner Co- Clerk