

# AGENDA

## TOLLAND GREEN HISTORIC DISTRICT

Hicks Memorial Municipal Center  
21 Tolland Green, Tolland, CT

Wednesday, April 15, 2019 at 7:00 p.m.

### ZOOM REMOTE MEETING

#### Public Hearing

1. Call to Order
2. Roll Call
3. Reading of Public Notice as appearing in Journal Inquirer
4. Consideration of Application for a COA at 31 Tolland Green to reconfigure a door and window.
5. Neighbor comments, both for and against
6. Close of Public hearing

#### Regular Meeting

7. Call to Order
8. Miscellaneous
9. Consideration of COA by Commission, and vote thereon
10. Approval of Minutes from January 15, 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://zoom.us/j/670553357> and enter meeting ID 670 553 357

Or call: 929-205-6099 and enter meeting ID 670 553 357

Meeting password is 050195

**Legal Notice**  
**Tolland Green Historic District Commission**

The Commission will hold a Public Hearing on April 15, 2020 at 7:00pm to consider an application for a Certificate of Appropriateness by Hollie Barnas, to reconfigure an exterior door and window at 31 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 April 14 at [www.tolland.org](http://www.tolland.org)

To run once in the Journal Inquirer on April 9, 2020



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

Property Information	
Property Address:	<u>31 Tollard Green</u>
Property Owner:	<u>Dave &amp; Hollie Barnas</u>
Phone Number:	<u>[REDACTED]</u>

Applicant Information	
Applicant Name:	<u>Hollie Barnas</u>
Applicant Address:	<u>31 Tollard Green</u>
Phone Number:	<u>[REDACTED]</u>
Email Address:	<u>[REDACTED]</u>

Project Information	
Type of Building:	<u>Residence</u>
Nature and description of work to be done as it affects exterior appearance. Attach appropriate drawing of 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. <i>(If more space needed, attach sheet to application.)</i>	
<u>No change in building footprint/addition; modifying access under existing side entrance overhang</u>	
<u>Existing door &amp; window will be repurposed; swap in placement</u>	
<u>Materials will stay consistent with current (no vinyl, plastic or engineered replacements)</u>	
<u>Photo and simulation of changes provided in attached powerpoint</u>	
Estimated Start and Completion Dates:	
Start:	<u>3/15/2020</u>
Complete:	<u>5/1/2020</u>

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.
3. Application form, fee, plans, photograph and drawing must be submitted to Town Development Office. Public Hearing will be scheduled within not more than sixty-five days after the filing of an application.

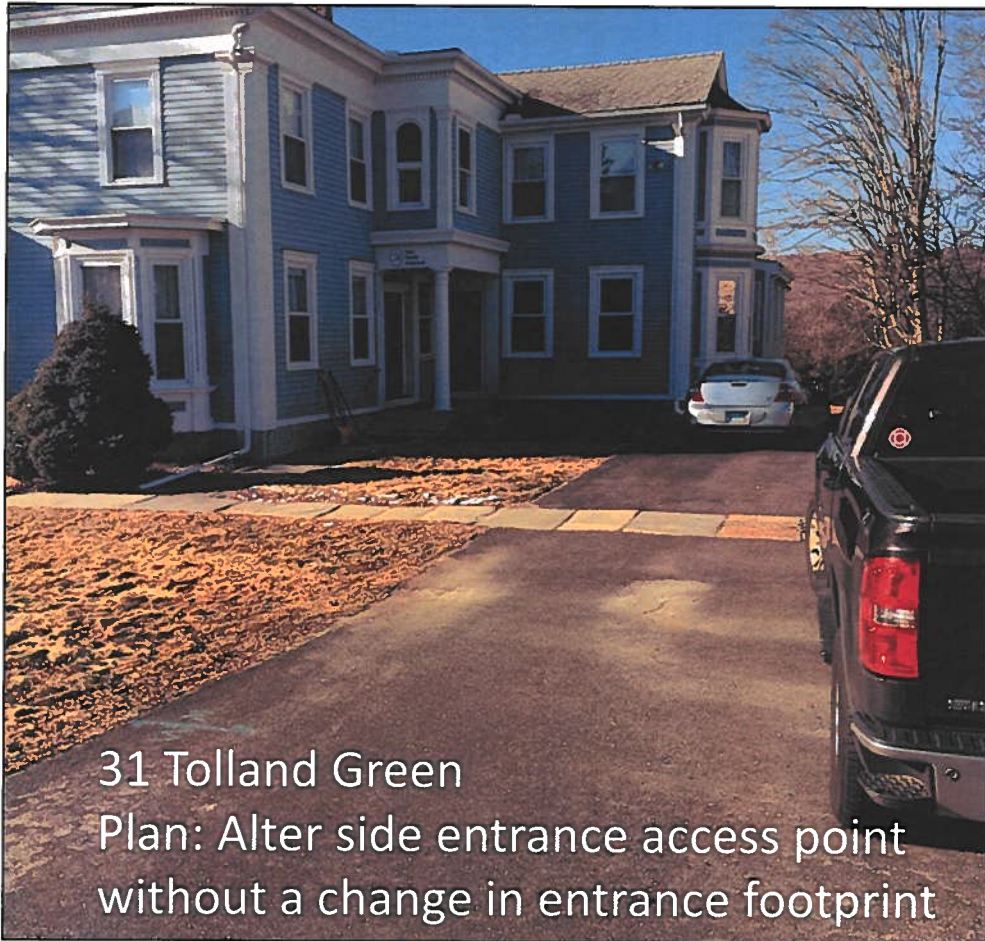
This application form and all accompanying plans and materials are accurate and complete:	
Applicant Signature:	<u>Hollie Barnas</u> Date: <u>2/18/20</u>
Property Owner Signature:	<u>Hollie Barnas</u> Date: <u>2/18/20</u>

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**OFFICE USE ONLY**

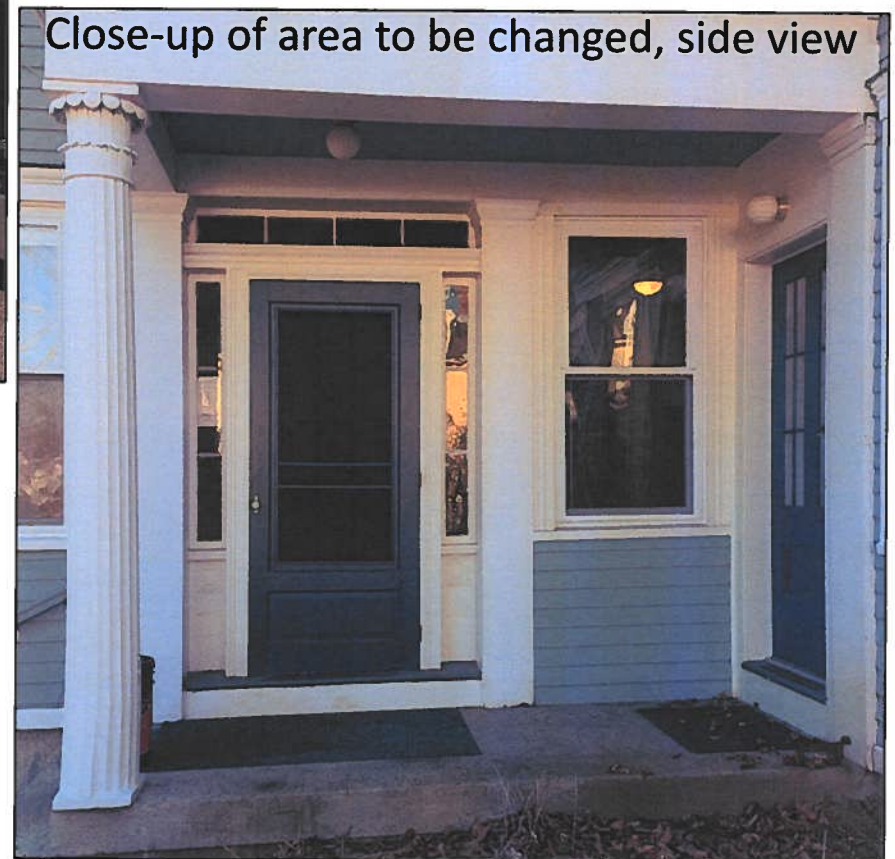
Received & Fee Paid:	<u>2-18-2020</u> <u>[REDACTED]</u> <u>\$75.00</u>	Hearing Scheduled:	
Hearing Advertised:		Action:	
Notice of Action to Applicant:			

**RECEIVED**  
**FEB 18 2020**

BY: .....



View from the end of driveway (note: photo was taken on a full sun day, 10AM and area to be worked is shaded. Sun will follow front to back through the day, it does not travel left to right so area to be worked stays mostly shaded all day). Photo taken from spot to show maximum view otherwise area is mostly obscured from front view, especially due to shading.



Front view of entrance

BEFORE  
End of driveway



AFTER  
New view from end of driveway



Close-Up from side view

Repurpose window and door from original (BEFORE) but swap placement (AFTER). Additional transom will be placed to create a visual continuity of the existing architectural theme and for congruency in style and height. Window placement will also mimic existing window framing and clapboarding.

BEFORE



AFTER



No vinyl, composite or engineered materials that would be inconsistent with existing materials will be used

Close-Up from side view

Matching screen door will be added for consistency with existing entrance door and to allow for air flow that existed from previous window.

BEFORE



AFTER



Screen door - refurbish screen door from basement or build to mimic existing if refurbishment not possible



31 Tolland Green  
Plan: Alter side entrance access point  
without a change in entrance footprint

View from the end of driveway (note: photo was taken on a full sun day, 10AM and area to be worked is shaded. Sun will follow front to back through the day, it does not travel left to right so area to be worked stays mostly shaded all day). Photo taken from spot to show maximum view otherwise area is mostly obscured from front view, especially due to shading.



Close-up of area to be changed, side view



Front view of entrance (option 1)- Owner's Preference –most minimal visual change to front view

BEFORE

End of driveway



AFTER

New view from end of driveway



Close-Up from side view (option 1)– Preferred

Repurpose door from original (BEFORE) and swap placement with window (AFTER). Additional transom will be placed to create a visual continuity of the existing architectural theme and for congruency in style and height. Wall will replace removed door with existing matching clapboard. Front view will change from dark blue to lighter blue.

BEFORE



AFTER



No vinyl, composite or engineered materials that would be inconsistent with existing materials will be used

Close-Up from side view (option 1)-Preferred

Matching screen door will be added for consistency with existing entrance door and to allow for air flow that existed from previous window.

BEFORE



AFTER



No vinyl, composite or engineered materials that would be inconsistent with existing materials will be used

Front view of entrance (option 2)

BEFORE  
End of driveway



AFTER  
New view from end of driveway



## Close-Up from side view (option 2)

Repurpose window and door from original (BEFORE) but swap placement (AFTER).

Additional transom will be placed to create a visual continuity of the existing architectural theme and for congruency in style and height. Window placement will also mimic existing window framing and clapboarding.

BEFORE



AFTER



No vinyl, composite or engineered materials that would be inconsistent with existing materials will be used

Close-Up from side view (option 2)

Matching screen door will be added for consistency with existing entrance door and to allow for air flow that existed from previous window.

BEFORE



AFTER



Screen door - refurbish screen door from basement or build to mimic existing if refurbishment not possible

## Megan Massa

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**From:** Scott Lappen  
**Sent:** Tuesday, April 7, 2020 1:56 PM  
**To:** Megan Massa  
**Subject:** RE: Update on the Town Green road project?

Hey Megan,

I spoke with the CT DOT Engineer today and she said that B&W is expected to be in Town tomorrow to start with re-loaming and seeding. After that is completed they will have catch basin adjustments and other items to be completed once they are in full operation mode.

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**From:** Megan Massa <[mmassa@tolland.org](mailto:mmassa@tolland.org)>  
**Sent:** Tuesday, April 7, 2020 1:51 PM  
**To:** Scott Lappen <[slappen@tolland.org](mailto:slappen@tolland.org)>  
**Subject:** Update on the Town Green road project?

Hi Scott,

I have recently started doing the admin work for the Tolland Green Historical District. The chair reached out to me today to ask for an update from you on the road project on The Green to include in their meeting on April 15<sup>th</sup>. Do you have anything you could provide me? (Please note that your response will be attached to the agenda).

Thanks,

Megan Massa  
Administrative Secretary for the Tolland Building Department  
21 Tolland Green  
Tolland, CT 06084  
860-871-3601 Phone  
860-871-3628 Fax  
[mmassa@tolland.org](mailto:mmassa@tolland.org)