

Agenda
Tolland Green Historic District Commission
21 Tolland Green, Tolland, Connecticut
Wednesday, September 20, 2023 at 7:00 p.m., 6th floor- Council Chambers
Hybrid Meeting

Public Hearing

1. Call to Order
2. Roll Call
3. Reading of Public Notice as appears in the Journal Inquirer
4. Consideration of Application for a COA at 63 Tolland Green to make an enclosed porch on the north-side of the house into an open porch. Also proposing bollards to protect from vehicle impact.
5. Neighbor comments, both for and against
6. Close of Public Hearing

Regular Meeting

1. Call to Order
2. Consideration of the COA at 63 Tolland Green by the Commission, and vote thereon
3. Old Business
 - 3.1 Discuss proposed sidewalks on the Tolland Green
4. Miscellaneous
5. Approval of Minutes from August 16, 2023
6. Adjournment

To View Meeting Materials:

See <https://www.tolland.org/historic-district-commission/pages/remote-meeting-packets-audio-recordings>

To Join Zoom Meeting:

Either click:

<https://us06web.zoom.us/j/82720835888?pwd=ZWtsRUxqbUhXM1pkeW00cExxdGZldz09>

One tap mobile:

+16468769923,,82720835888#,,,,*09202023# US (New York)

+16469313860,,82720835888#,,,,*09202023# US

Or call: 1-646-876-9923 and input: 827 2083 5888

Meeting ID: Passcode: 09202023

Public Hearing

Agenda Item 3

**Legal Notice
Public Hearing**

Tolland Green Historic District Commission

The Tolland Green Historic District Commission will hold a Public Hearing on Wednesday, September 20, 2023, commencing at 7:00 p.m., to hear and discuss the following:

63 Tolland Green – Request to make an enclosed porch on the north side of the house into an open porch. Also proposing bollards to protect from vehicle impact.

A copy of these applications are on file and available for review online:

<https://www.tollandct.gov/historic-district-commission/pages/applications-pending>

To be advertised twice in the Journal Inquirer: Wednesday, September 6, 2023 and
Friday, September 15, 2023

Agenda Item 4



TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Application for a Certification of Appropriateness

Property Information

Property Address: 63 Tolland Green
 Property Owner: Frederick + Lisa Day-Lewis
 Phone Number: _____

Applicant Information

Applicant Name: Silas Barlow
 Applicant Address: _____
 Phone Number: _____ Email Address: _____

Project Information

Type of Building: Open porch

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.)

The plan is to return the porch on the right side of the house to match the left side porch. The porch did formerly have an "open" concept before being enclosed. We will replace an exterior door where one existed prior. Materials will be fir tongue + groove for deck, wood clapboard siding.

Estimated Start and Completion Dates: All surfaces to be primed + painted with satin finish.
 Start: 9/2023 Complete: 11/2023

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: 9/3/2023
 Property Owner Signature: [Signature] Date: 9/1/2023

-----OFFICE-USE ONLY-----

Received & Fee Paid:		Hearing Scheduled:	
Hearing Advertised:		Action:	
Notice of Action to Applicant:		HDC Due Date:	

Tolland Historic District Commission

Please find attached an application to modify the porch on the north side of 63 Tolland Green. This structure was recently destroyed when a car hit that corner of the house at high speed. As we work to repair the damage to the house and rebuild the porch, we are requesting a Certificate of Approval (COA) to modify the porch design. We seek to rebuild the porch with an open design rather than enclosed. This plan will (1) restore the porch to reflect its former aesthetic as documented in historical photographs and paintings of the house (**Attachment 1**), and (2) make the porch aesthetically consistent with the open porches on the south side of the house, at the back of the house, and elsewhere around the Green.

The previous owners enclosed the porch to make indoor space for a laundry room to support their B&B business, but they left behind the clapboards, trim, old shutters (that framed a door), and detail work of the original porch (**Attachment 2**); thus, we have abundant clues to assist in the restoration design. We seek to rebuild the porch without walls and windows exposing/restoring the original structure where it exists and rebuilding it where it was destroyed or damaged in the crash. All visible materials will be natural wood (**Attachment 3**). Trim and scrollwork will be crafted to match the historical photographs and our other porches (**Attachments 1 and 4**). A wood door will be put back where there was one previously, on the side of the house, framed by the old wood shutters as seen in historical photographs (**Attachment 1**). To satisfy code and safety requirements, a balustrade will be added; this will be designed for consistency with railings on the house's other two porches (**Attachment 4**). Consistent with the rest of the house, clapboards will be painted white, and shutters and doors will be painted green. Please see the attached drawings and photographs for additional design specs, details, and description.

As part of the porch reconstruction, we seek to protect the house from the next car that crashes into it. This is the fourth time in 2 years that a car has crashed onto the Green or onto the curb at the front of our house. It's the second time in about four years that a car has struck the house at that corner. We propose to install four granite hitching posts (**Attachment 5**) framing that corner of the house, three on the driveway side and one in front. An existing post may be removed and relocated if in the way of the new, larger ones; or it may be left as-is and integrated into the plan if not in the way. Exact locations for the posts cannot be determined precisely prior to digging, as we will be working around existing utilities, but an approximate schematic is provided (**Attachment 5**). The hitching posts will be natural granite, similar to those 2 doors and about 100 ft to the north along Tolland Stage Rd. The posts will be approximately 10" across and 3-4 feet high, with iron rings to which an iron chain may be attached, also consistent with posts further up the road; these specifications for chain and dimensions were recommended by our mason to prevent the posts from breaking (as smaller granite posts are prone to do) and being launched like missiles if struck by a car.

Our contractor, Silas Barlow, will attend the HDC meeting in which this application is reviewed. Silas is permitted to represent us to the HDC for this application as we will be traveling and may not be available for the meeting. Silas will be prepared to answer questions about the porch design, materials, etc.

We hope you will grant the COA quickly so that we can complete repairs before the arrival of cold weather and also protect the house and ensure the safety of those within as soon as possible.

Best regards,

Fred & Lisa Day-Lewis, 63 Tolland Green

Attachment 1.

Photographs and old drawings and paintings of the original porch construction. The porch under reconstruction is the one at the north side of the house, i.e., at right when facing the house. Prior to being enclosed by the previous owners, the porches on the south and north sides were aesthetically consistent in terms of scroll work and trim.



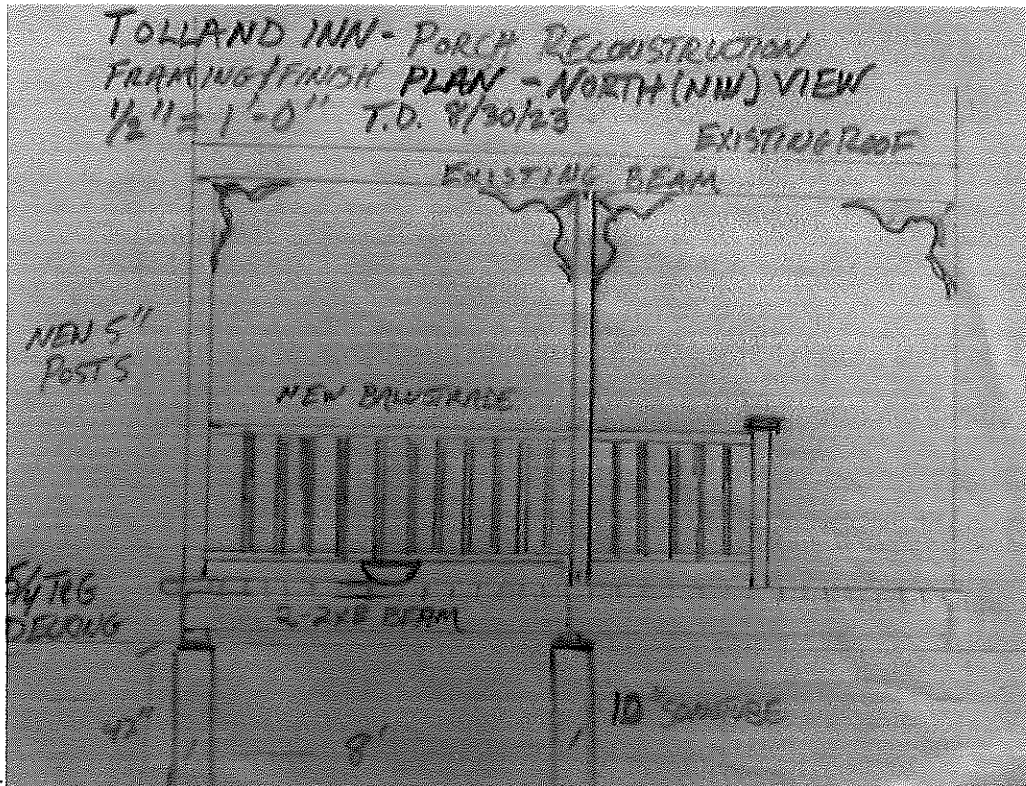
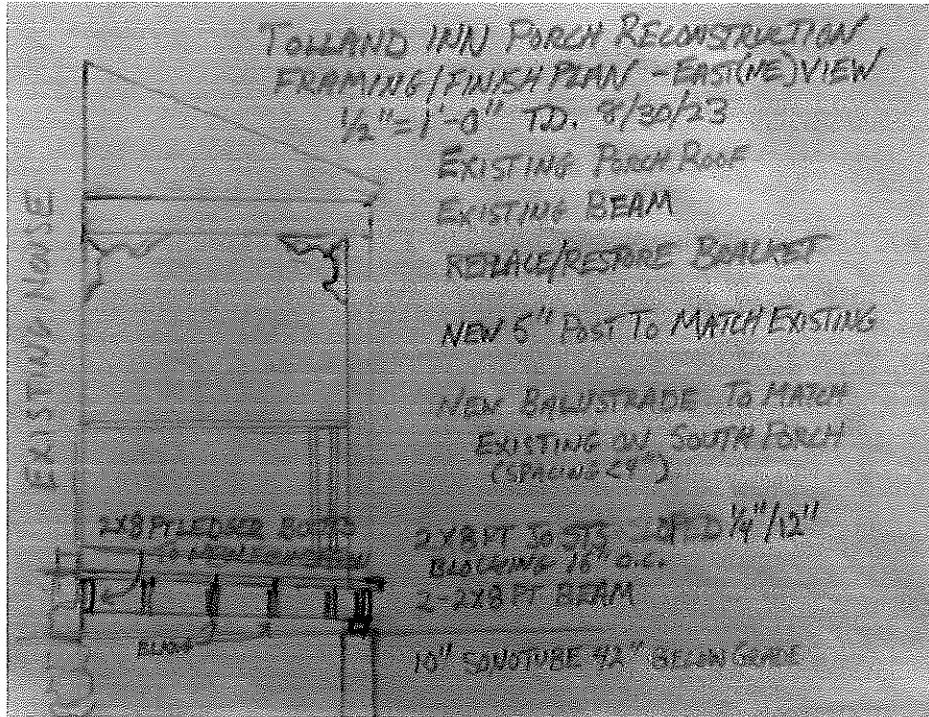
Attachment 2

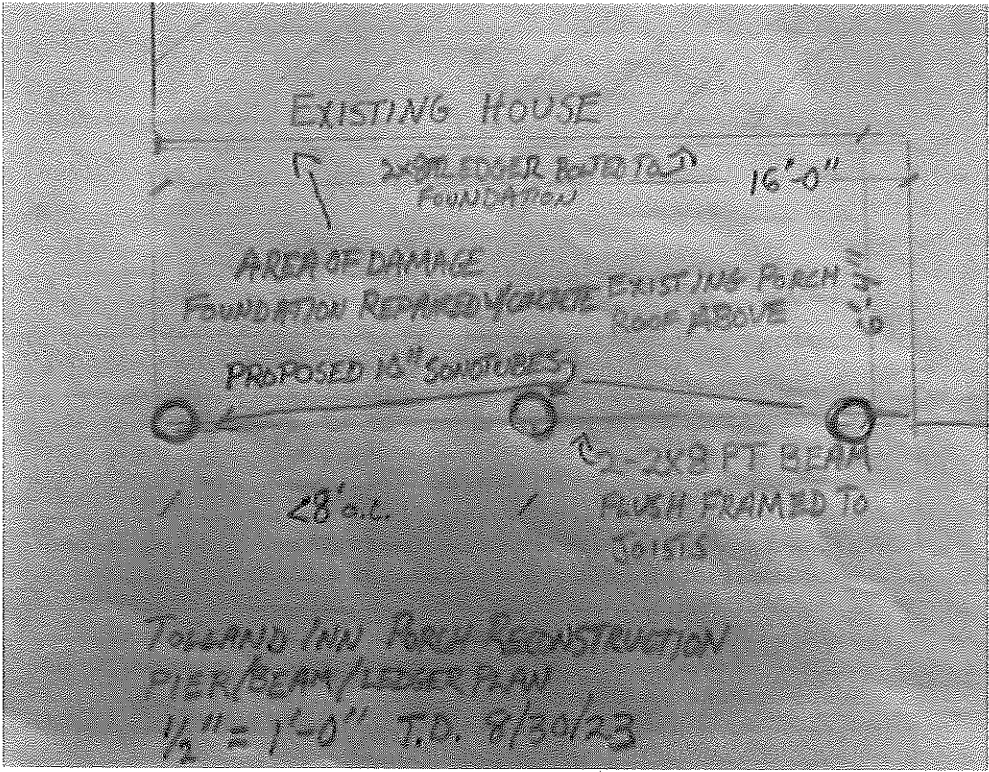
Photos of the interior of the porch that was damaged in the accident, showing old shutters, clapboard siding, and tongue-and-groove wood ceiling. A door was originally located between shutters and will be restored under this proposal. The laundry (and vents) are being relocated away from the street.



Attachment 3

Design schematics. Note that concrete sonotubes and concrete used in foundation repair will be hidden under/behind wood and lattice.





10/11/12 (M) South Station
Pumping / PUMP/PAW - 120 (WE) VIEW
10/11/12 (M) 10/30/23

EXISTING BEAM

EXISTING BEAM

REINFORCE BEAM

NEW SUPPORT TO MATCH EXISTING

NEW BRACKET TO MATCH

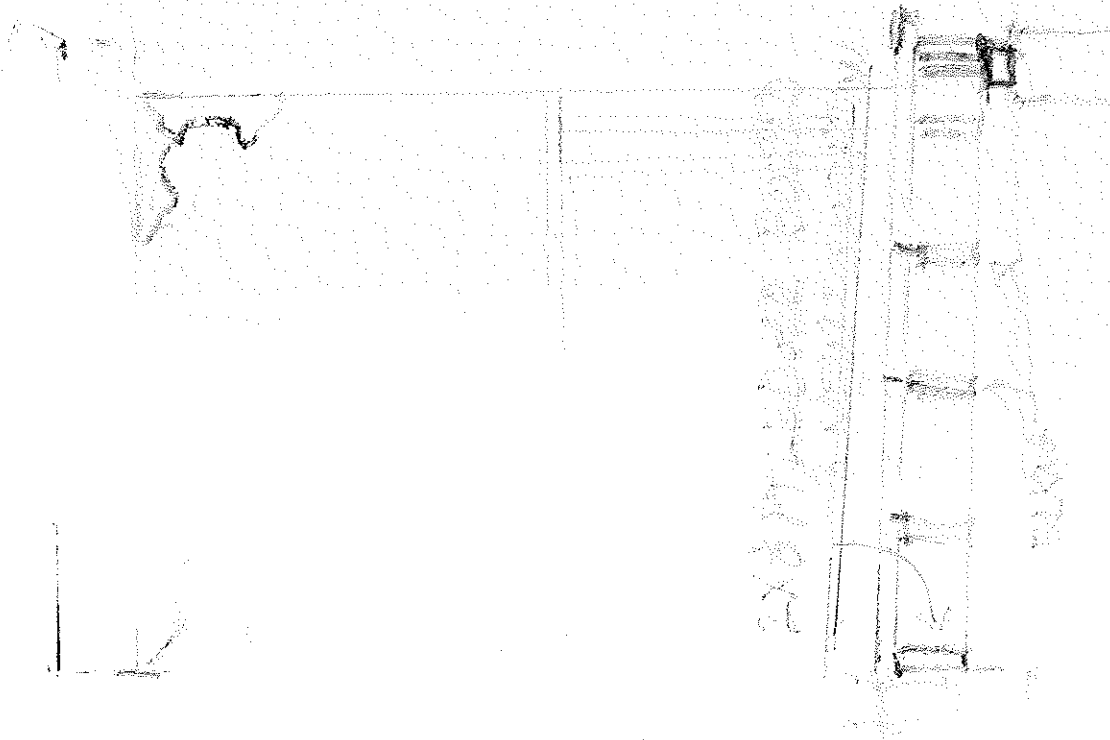
EXISTING - 3M SOUTH ST
(SPACING 240)

EXISTING - 3M SOUTH ST
10/11/12

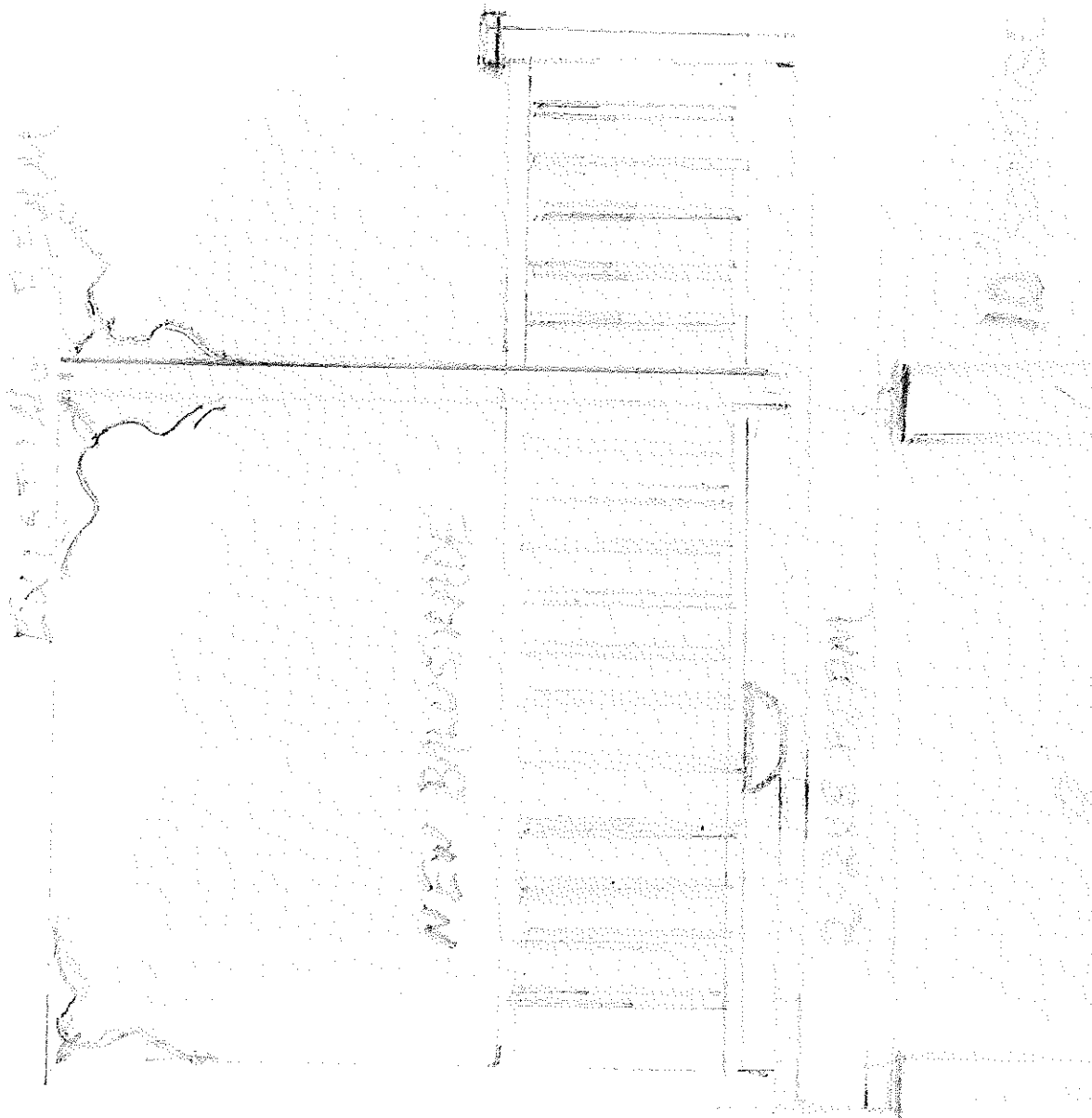
EXISTING BEAM

EXISTING BEAM

10' SOUTHERN ST BEAM



TOLLAND INN - PLAN - NORTH (NW) VIEW
TOLLAND INN - PLAN - NORTH (NW) VIEW
TOLLAND INN - PLAN - NORTH (NW) VIEW



NEW 5
NEW 5

NEW 6
NEW 6

EXISTING HOLES

← PROPOSED REVISIONS

16'0"

PROPOSED REVISIONS

PROPOSED REVISIONS



2

18'0"

PROPOSED REVISIONS

PROPOSED REVISIONS

PROPOSED REVISIONS

Attachment 4.

Photographs of open porch at the south side of the house, showing scrollwork, ballustrade, gutters, and design elements that we will work to match on the new open porch to be built on the north side of the house.



Attachment 5.

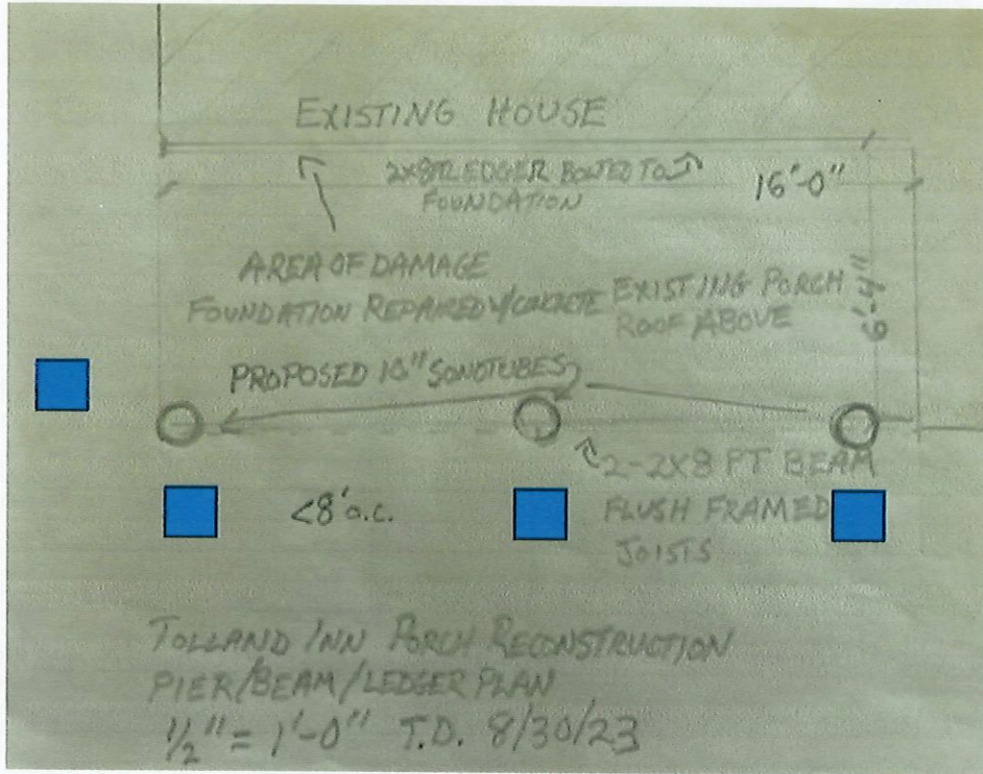
To protect the house in the future, four large granite hitching postdocs (~10" width) are proposed to be installed framing the corner of the house, three on the driveway side and one at the front. This stock photograph shows the general (but not exact) aesthetic. Note that rings may alternatively be placed at top of the posts. The post shape may be other uniform in width from bottom to top or may taper depending on availability. We feel it is critical to implement this solution immediately for safety reasons.



Photograph of the existing, smaller hitching post at the corner of the house. If consistency with this design is possible, we will integrate it into the plan. Otherwise, it may be moved to another location on the property. Our mason was concerned, given the smaller size of this post, that it might crack and become a missile if hit by a car at speed.



Proposed approximate placement of granite hitching posts (blue squares) relative to the porch.



Laura Smith

From: Jeffrey Gallagher [REDACTED]
Sent: Wednesday, September 13, 2023 9:34 AM
To: Laura Smith
Subject: [EXTERNAL]63 Tolland Green

Good morning,

I am writing this letter in support of Fred and Lisa Day-Lewis' proposal to restore their home at 63 Tolland Green and to install hitching posts to protect their home from future damage due to car crashes. As an employee who works on the Green -- just a few doors down -- I would like to see our neighbors stay safe and their home stay protected. In addition, I consider the addition of the hitching posts to be in keeping with the historic nature of the Green and see no reason why they would detract from that nature in any way. I hope this proposal is approved so that the Day-Lewis' can feel safe in their homes just as we would hope for all Tolland residents.

Thank you for your consideration.

Jeff Gallagher
Resident, 419 Buff Cap Road

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Rev. Dr. Jeffrey M. Gallagher, Senior Pastor
United Congregational Church of Tolland
United Church of Christ
45 Tolland Green
Tolland, CT 06084
860-875-4160
www.ucctolland.org

Regular Meeting

Agenda Item 5

Minutes
Tolland Green Historic District Commission
21 Tolland Green, Tolland, Connecticut
Wednesday, August 16, 2023 at 7:00pm via Zoom
Remote Participation Only

Regular Meeting

1. Call to Order at 7:02 PM

2. Roll Call:

Members: Jodie Coleman-Marzialo, Chair; Rod Hurtuk, Vice-Chair; Kathy Bach, Co-Clerk; Ann Deegan, Co-Clerk; Celeste Senechal

Alternates: Mariah Bumps; John Hughes

Guests: Dr. Sharron Laplante, Jamila Young, J.I.

3. Old Business

3.1 Discuss Tolland Green sidewalk:

a) The Chair reported the Design Review Board will discuss the suitability of the TC plans for the Tolland Green sidewalk and send their comments back to the PZC after the TC PH on 8/22.

b) The Chair made a statement that the current proposed sidewalk design plan found in the packet was meant to be an example of another option. As a community we don't have to settle on one design proposed by one person. This design does not constitute an agreement with the HDC or the Town manager to install a sidewalk structure on the historic Green.

c) Discussion on the Fact Sheet prepared for the Public Hearing. Edits by paragraph included: #1 a tense correction, question in #2 if I could cite the Statute if asked, request to join 2 paragraphs (old 576) and a request to add more events to the list in new #6.

Motion to accept the document called "Public Hearing" and deliver it to TC PH on 8/22, to PZC on 8/29, and deliver to homes in the historic district.

By: R. Hurtuk, 2nd: A. Deegan, Individual Voice Vote: Unanimous

Comments by non-voting Alternates:

M. Bumps-supports motion. Still questions why the town is proposing this large expenditure and not maintaining the current sidewalks around the Green

J. Hughes-Against

Motion to level and widen where necessary with stone dust the current perimeter sidewalk around the Green and fix the buckled cement using ARPA funds.

By; K. Bach, 2nd: C. Senechal, Individual Voice Vote: Unanimous

Comments by non-voting Alternates:

M. Bumps-strongly supportive

J. Hughes-wishes we did this a year ago.

4. Miscellaneous: None

5. Motion to approve the Minutes from July 19, 2023

By: C. Senechal, 2nd A. Deegan, Individual Voice Vote: Unanimous

6. Motion to Adjourn at 7:53 PM By: C. Senechal, 2nd: K. Bach, Vote: Unanimous

Respectfully submitted,
Kathy Bach
Co-Clerk for the HDC