



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

Watch meetings LIVE and rebroadcast on Comcast Channels 96, 1090, Frontier Channel 6071 and LIVE streamed or on-demand at www.simsburytv.org

AGENDA

HISTORIC DISTRICT COMMISSION

SPECIAL MEETING – THURSDAY, NOVEMBER 12, 2020

SIMSBURY TOWN OFFICES – 7:00 P.M. – MAIN MEETING ROOM

The public hearing will be web-based on Zoom at:

<https://zoom.us/j/2574297243>

Meeting ID: 257 429 7243

I. CALL TO ORDER

II. ROLL CALL

1. Appointment of Alternates

III. GENERAL COMMISSION BUSINESS

1. Public Workshop – Handbook Update

IV. APPROVAL OF MINUTES of the November 5, 2020 Regular Meeting

V. ADJOURNMENT

PLEASE VERIFY YOUR AVAILABILITY TO ATTEND THIS MEETING BY CONTACTING
MICHAEL GLIDDEN AT (860) 658-3252 OR mglidden@simsbury-ct.gov

How to Join us on Zoom for the Public Meeting:

1. Join us on the web: <https://zoom.us/j/2574297243>
2. Join us by phone: +1 646 558 8656

How to view application materials:

Visit: <https://www.simsbury-ct.gov/historic-district-commission>



EAST WEATOGUE HISTORIC DISTRICT HANDBOOK UPDATE

PUBLIC WORKSHOP, NOV 12, 2020



I. INTRODUCTION: WHO IS FHI AND WHAT IS THEIR ROLE?

- **FHI** has a staff of over 30 certified planners, engineers and scientists in offices in Hartford and New York City. We place strong emphasis on community engagement in our work.
- FHI is assisting the Historic District Commission in updating the existing Handbook of the Historic District Commission.



Stephanie Dyer-Carroll, AICP
Project Manager



Ken Livingston, AICP
Senior Advisor/ Vice
President



Francisco Gomes, AICP, ASLA
Community Engagement,
Zoning and Land Use

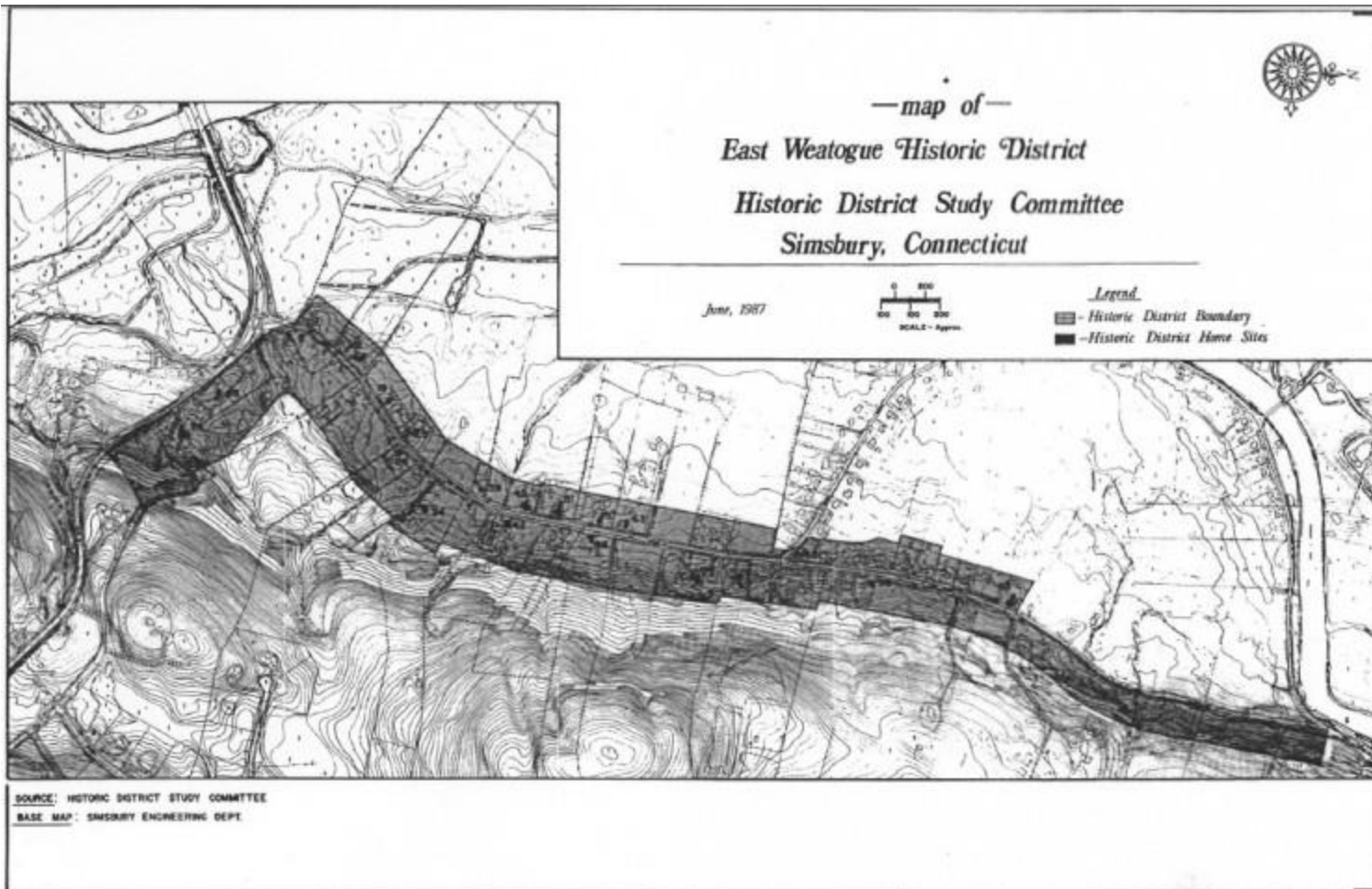


Rory Fitzgerald, AICP
Senior Planner



I. INTRODUCTION:

WHAT IS THE HISTORIC DISTRICT AND WHERE IS IT LOCATED?



- The East Weatogue Historic District is a well-preserved example of a rural Connecticut village.
- Its designation as a Local Historic District aids in the preservation of the historic and unique character of the area.
- The district is located along East Weatogue Street, between Hartford Road and the northern end of Riverside Road.



I. INTRODUCTION:

WHAT IS THE ROLE OF THE HISTORIC DISTRICT COMMISSION?

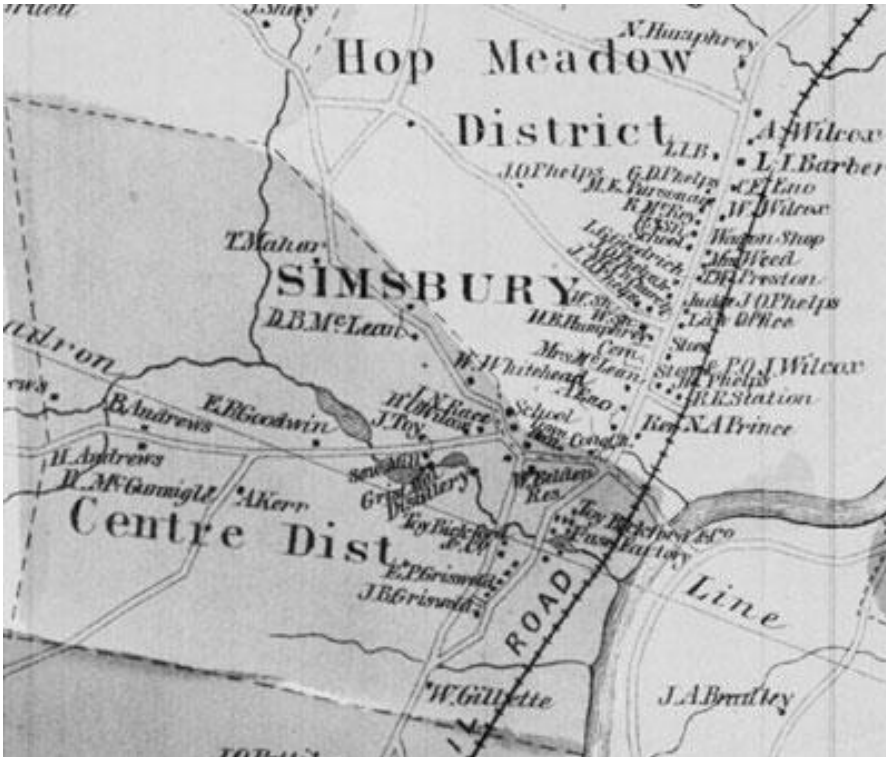


- The Simsbury Historic District Commission was established in 1987.
- Commission's role is to review proposed changes to properties in historic district that are visible from the public right-of-way, in order to protect and preserve the character and integrity of the historic district.
- Commission reviews architectural and site changes such as architectural feature alterations, additions, outbuildings, paving, lighting, fences, signs, HVAC equipment, etc.
- If an application is approved, the Commission will issue a Certificate of Appropriateness, which goes on file with the Building Department.
- Commission follows national standards for preservation.



I. INTRODUCTION:

WHAT ARE THE BENEFITS OF THE HISTORIC DISTRICT FOR SIMSBURY?



- **Educational-** creates visible public connection with Simsbury's heritage.
- **Cultural Welfare-** Preserving historic buildings adds to the architectural and visual richness of a community.
- **Economic Welfare-** Stronger neighborhood identity, increased tourism, thoughtful and creative design.
- **General Welfare-** Environmental benefits, visual impact benefits, social impacts as historic designation process encourages residents and property owners to take an active role in defining the future of the community.

“Historic buildings and neighborhoods provide well-built and human-scaled environments that are attractive places to live, work, or visit.”

– Handbook for Historic District Commissions in Connecticut



I. INTRODUCTION:

WHAT ARE THE BENEFITS OF THE DISTRICT FOR PROPERTY OWNERS?

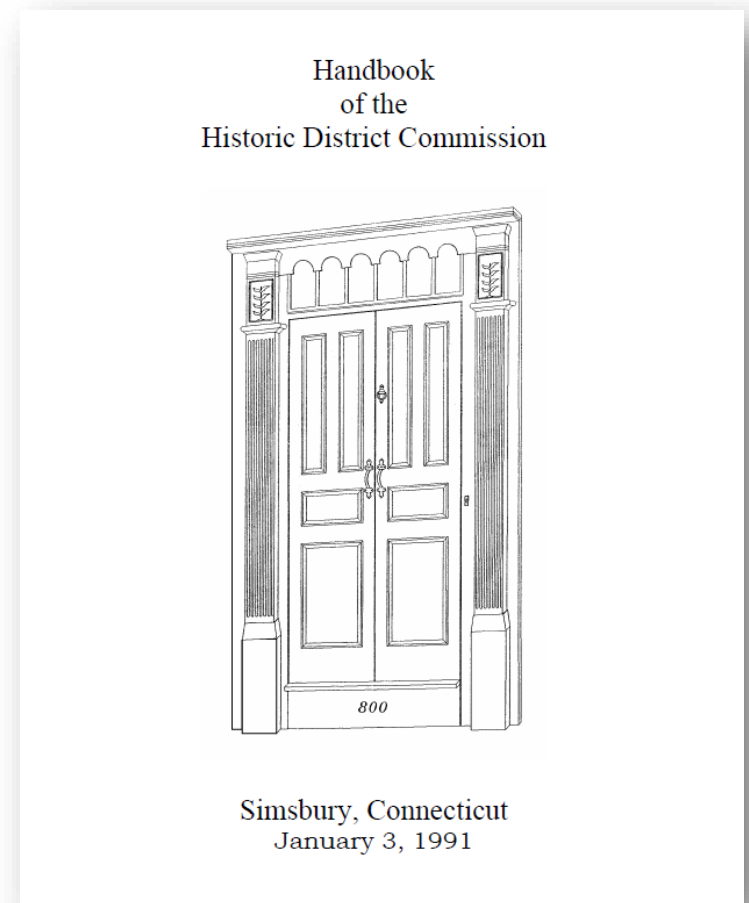


- Effective tool for historic preservation.
- Desirable location for property owners - owners know that the district will not drastically change.
- The district encourages changes and designs that are compatible with and enhance the character of the neighborhood.
- Helps to protect property values and often have low foreclosure rates.
- Possibility of financial incentives for qualified projects.
- Fosters local pride and sense of place/community.



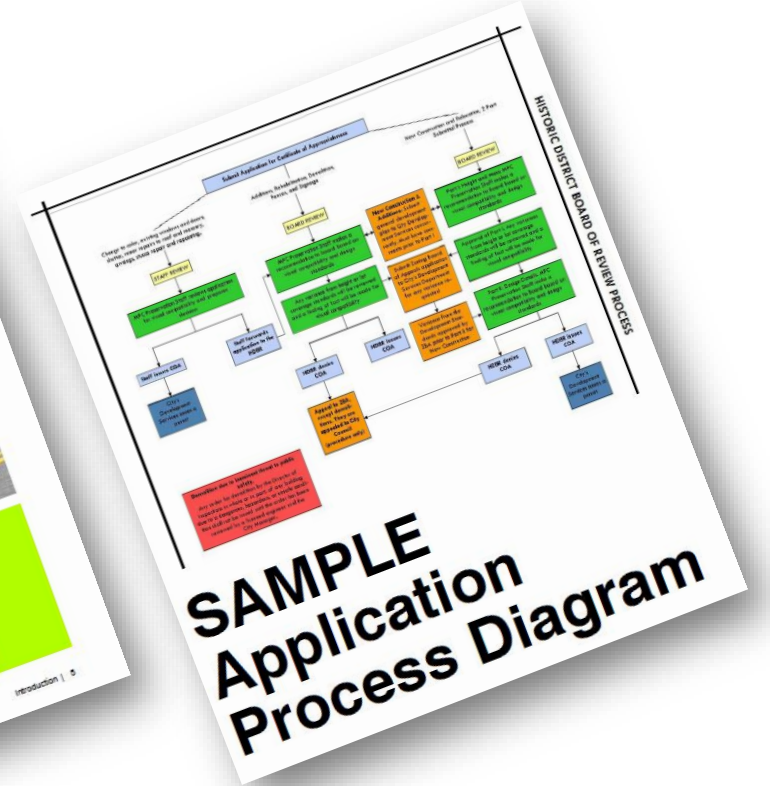
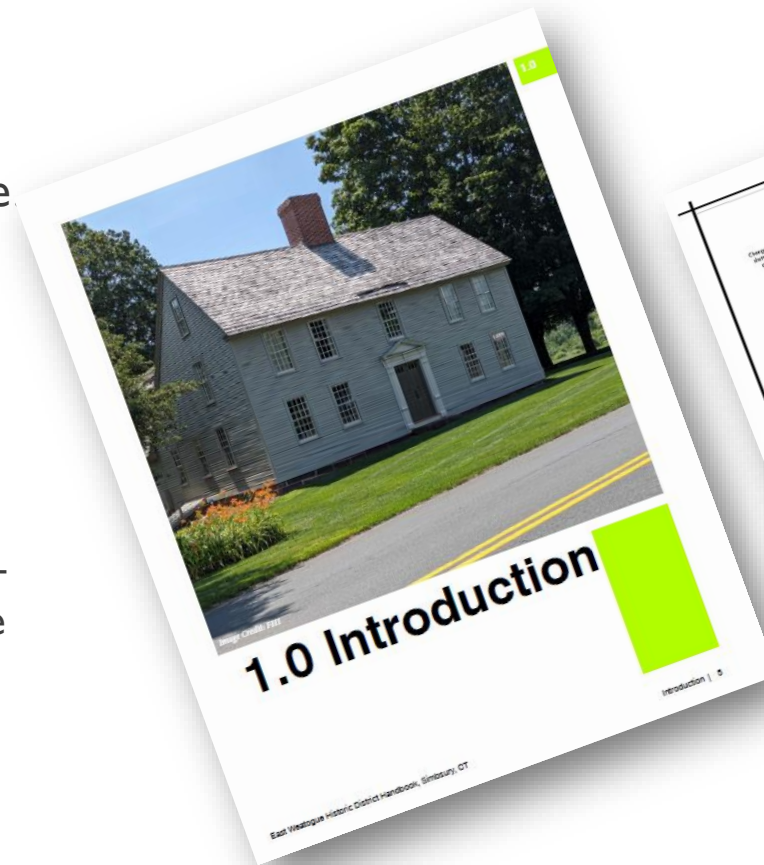
2.ABOUT THE HANDBOOK: WHAT IT IS AND WHAT IT DOES...

- Provides general history of the East Weatogue Historic District.
- Includes design guidelines for buildings and their sites.
- Outlines the process for acquiring a Certificate of Appropriateness for exterior architectural changes or new construction.
- Includes necessary forms required to apply for Certificate of Appropriateness.
- Includes the Ordinance of the Historic District and Commission.



3. PURPOSE OF THE HISTORIC DISTRICT HANDBOOK UPDATE: WHY ARE WE DOING THIS?

- The previous handbook is nearly 30 years old.
- Make the Handbook visually rich, using photos from the district as much as possible
- This is an opportunity to make the document:
 - More user-friendly
 - Intuitive
 - Clear and easy to understand and interpret – for both the commission and residents of the district
 - Update the map for readability



4. HISTORIC DISTRICT HANDBOOK UPDATE SCHEDULE AND SCOPE : WHAT IS THE PLAN?



KEY TASKS AND SCOPE OF WORK

- Develop user friendly, clear, organized, visually rich design guidelines
- Address all architectural styles in the district
- Fill in gaps in the guidance
- Ensure consistency with State regulations
- Explain the process for obtaining a Certificate of Appropriateness
- Place all forms and regulations in Appendix
- Provide landscape “recommendations”



5. QUESTIONS FOR DISCUSSION

- How familiar are you with the current Historic District Handbook?



5. QUESTIONS FOR DISCUSSION

- What do you like about the current Historic District Handbook?
- What do you dislike about the current Historic District Handbook?
- What could make it easier to use?



5. QUESTIONS FOR DISCUSSION

- In your opinion, what would make this project a success?
- Any other thoughts or concerns?



Thank you!

