



# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

## Staff Report

August 19, 2014

To: Historic District Commission

From: Michael Glidden CFM CZEO, Code Compliance Officer

Re: 120 East Weatogue Street; proposed new single family residence

The applicant is requesting approval of certificate of appropriateness for the construction of a new single family residence at the above noted property. As the Board may recall, the plans submitted were brought to the last HDC meeting. These were considered a substantially different application and according to the meeting minutes the commission felt a new/separate application was required.

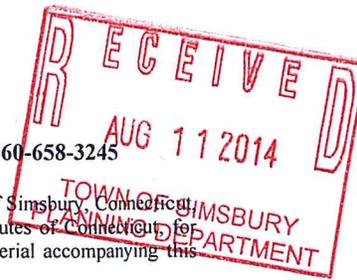
The applicant is proposing a new single family residence, detached accessory structure and outdoor tennis court. Although it appears, that the proposed location for all the "structures" appear to meet zoning setbacks, the applicant will need to provide a class A2 survey confirming that said structures meet setback requirements for the zoning district. The uses are all permitted within a single family residential zoning district provided the tennis court and/or indoor basketball court are solely used by the property owner and not operated as an independent establishment.

As the Board may recall, several concerns were raised during the first submission. The applicant should explain the modifications which have been made to submission and how some of these concerns were addressed.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION NUMBER: 14-06

HISTORIC DISTRICT COMMISSION - TOWN OF SIMSBURY
933 HOPMEADOW STREETSIMSBURY, CONNECTICUT 06070 - Telephone 860-658-3252 or 860-658-3245



Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Simsbury, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut for proposed work as described below (and, where applicable, as shown on plans, drawings, or other supplementary material accompanying this application):

HOME OWNER INFORMATION (required) PLEASE PRINT:

Owner of Record: Nancy C. Onken (under contract from Tim Ellsworth, et al)

Address of Proposed Work: 120 East Weatogue Street, Lot # 4

Owner's Telephone Number: (860) 798-8868 Email Address: NancyOnken@comcast.net

Owner's Mailing Address (if different from proposed work location): 35 Lucy Way, Simsbury, CT 06070

Architect Name (when applicable): Jack Kemper

APPLICANT INFORMATION (if not owner) PLEASE PRINT:

Applicants Name: see above

Applicants Address:

Applicants Telephone Number: Email Address:

PLEASE CHECK LINE WHERE PROPOSED WORK IS IN CONNECTION WITH:

Dwelling [checked]; Accessory Building [checked]; Other: If other, please describe:

Please briefly describe (print or type) the proposed work (you can also attach a summary). Be as specific as possible, including all pertinent design elements. Include all design data to scale. Site plans and elevations are required. Photographs will be helpful and may be required. Use attachments.

Application for a Certificate of Appropriateness in connection with the construction of a new home and associated accessory structure(s)

Estimated start date: Fall 2014 Estimated completion date: Winter 2015

- Site Plan Elevations Photographs (check off if attached)

THE ITEMS ARE TO BE SUBMITTED TO TOWN STAFF NO LATER THAN TWO WEEKS PRIOR TO THE HISTORIC DISTRICT COMMISSION MEETING.

Nancy C. Onken SIGNATURE OF OWNER (signature required)

July 16, 2014 Date

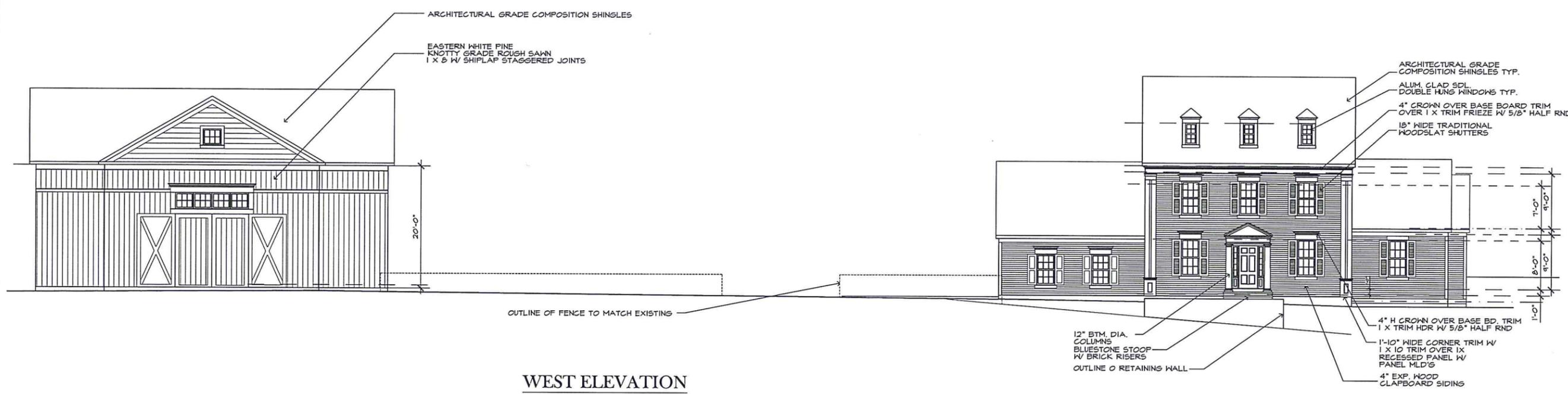
FOR COMMISSION USE ONLY:

Date of Hearing: Date of Determination by Commission: (VALID FOR ONE YEAR)

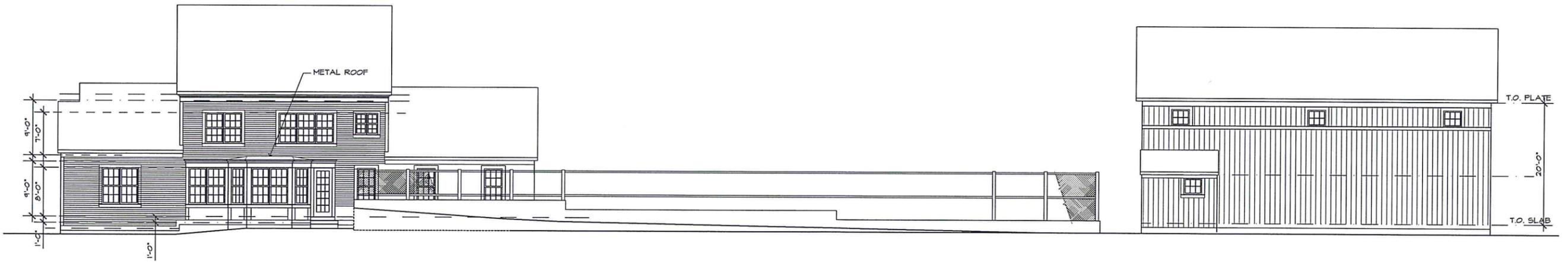
Application as Above Made: GRANTED: DENIED:

OR GRANTED WITH STIPULATIONS AS NOTED:

Signature of Commission Officer Date



WEST ELEVATION



EAST ELEVATION  
SCALE: 1/8" = 1'-0"

**RECEIVED**  
AUG 15 2014  
TOWN OF SIMSBURY  
PLANNING DEPARTMENT

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Date  
8-14-14  
Revision

Kemper Associates Architects LLC  
799 Farmington Avenue • Bldg. 2 • Farmington, Connecticut 06032  
(860) 409 - 7155 Fax (860) 409 - 7100

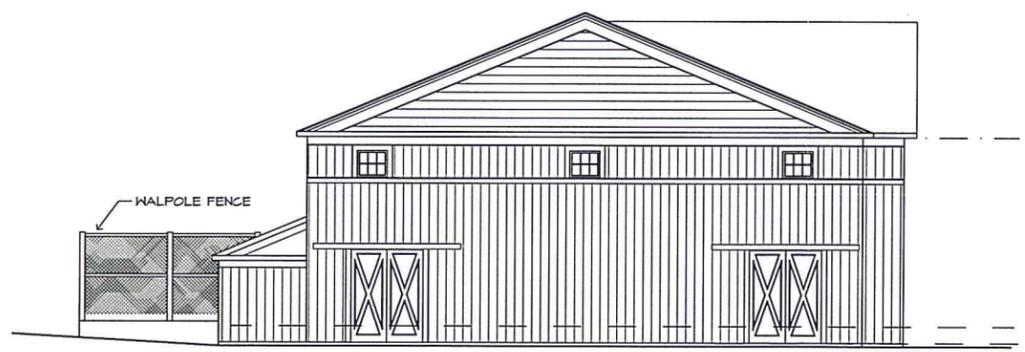
ONKEN RESIDENCE  
SIMSBURY, CT

Checked By

Sheet No.  
A-2



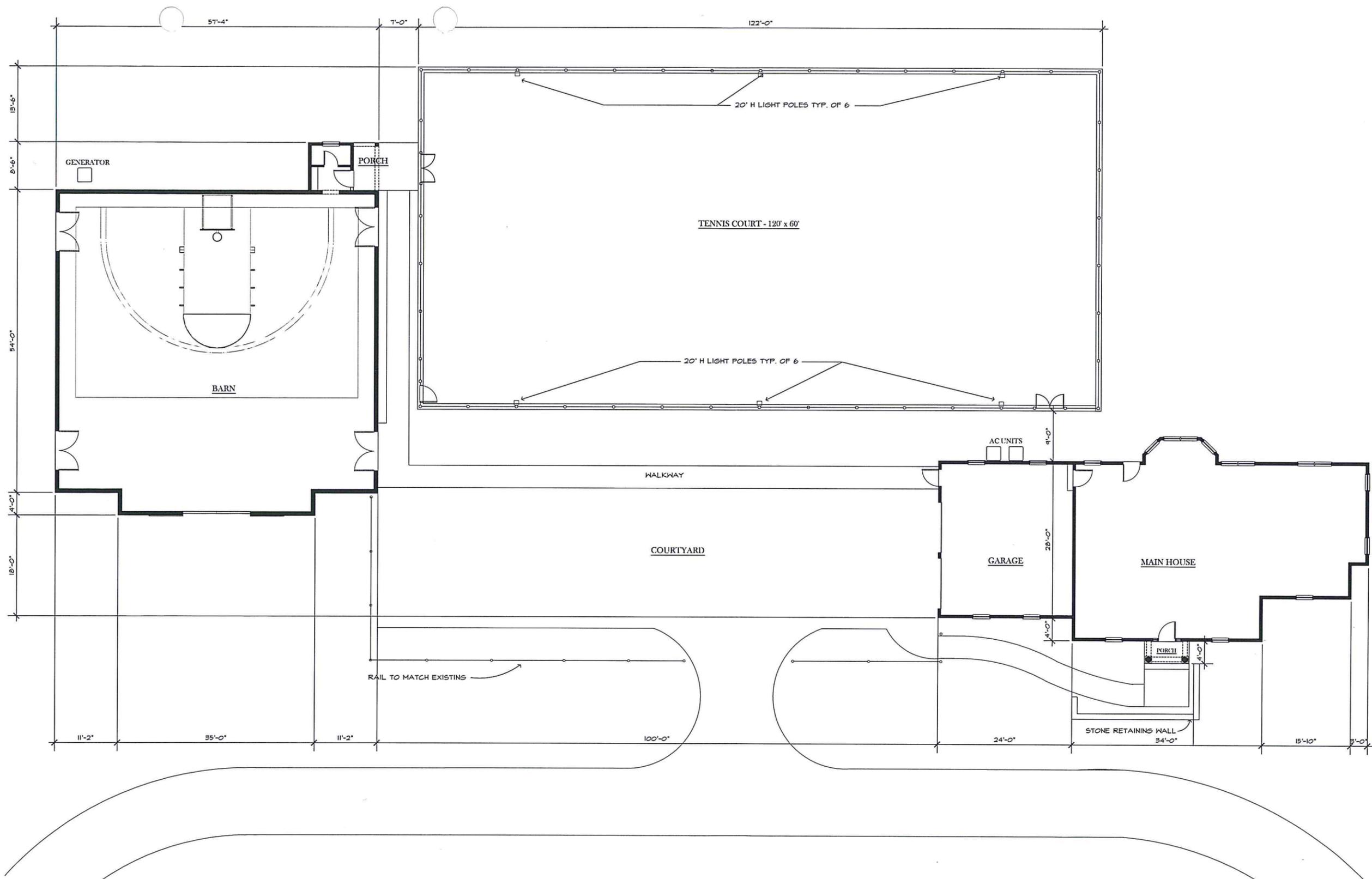
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 MAIN HOUSE FIRST FLOOR AREA - 1,578 SF.  
 BARN WITH BATH AREA - 3,304 SF.

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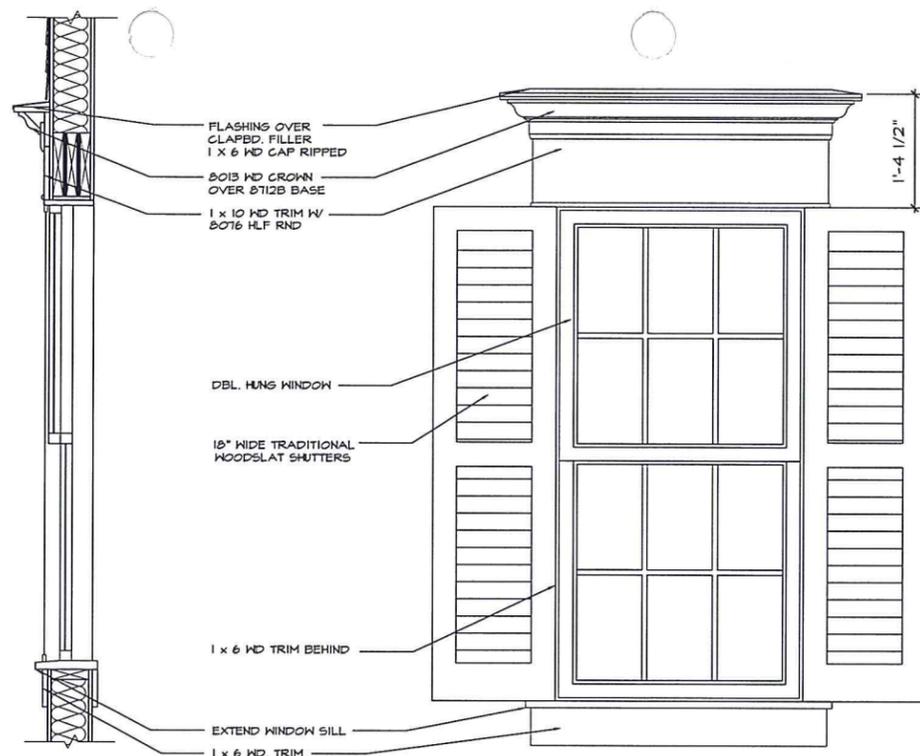
Kemper Associates Architects LLC  
 700 Farmington Avenue • Bldg. 2 • Farmington, Connecticut 06032  
 (800) 409 - 7105  
 (860) 409 - 7100 Fax (860) 409 - 7100

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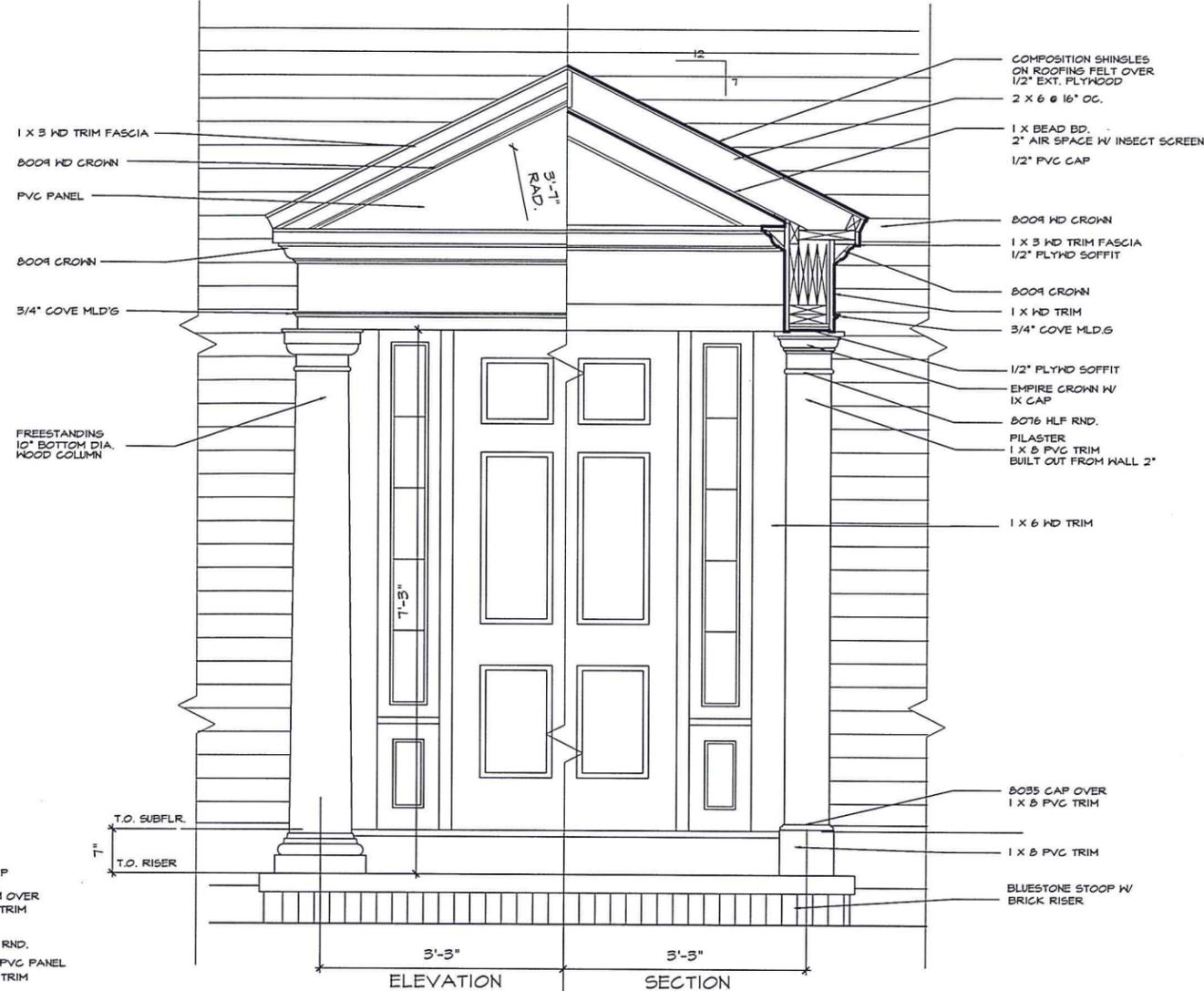
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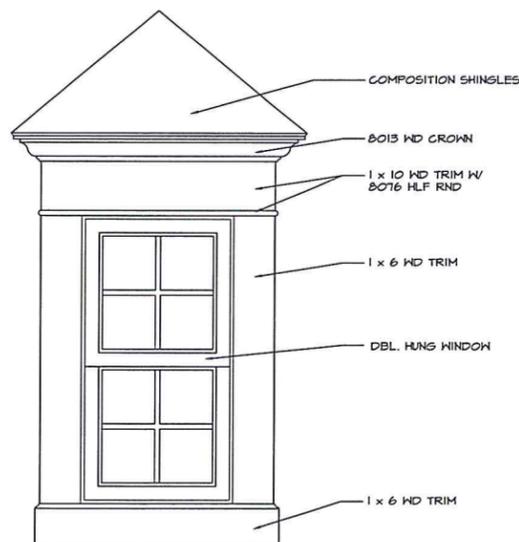
**WINDOW ELEVATION / SECTION**

SCALE: 1"=1'-0"



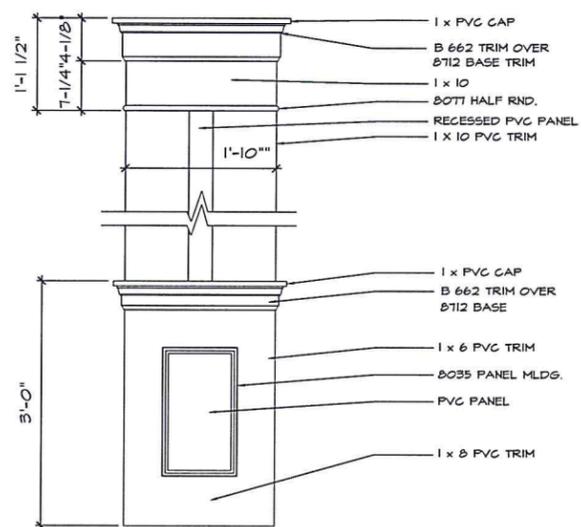
**ELEVATION**

**SECTION**



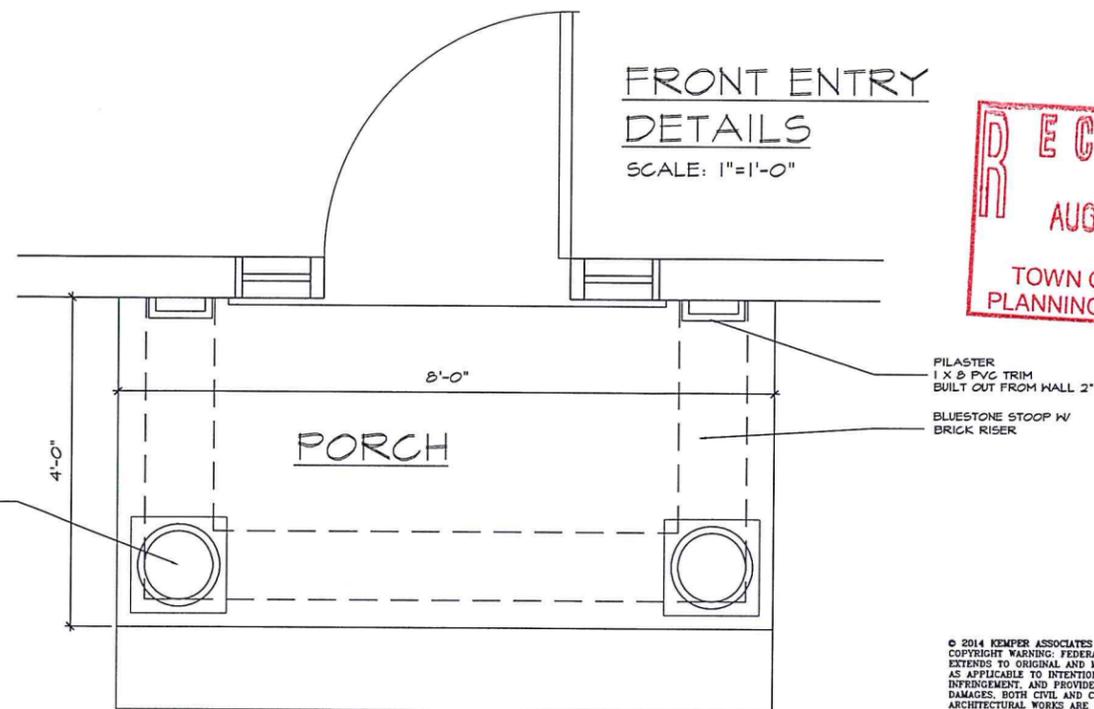
**DORMER DETAIL**

SCALE: 1"=1'-0"



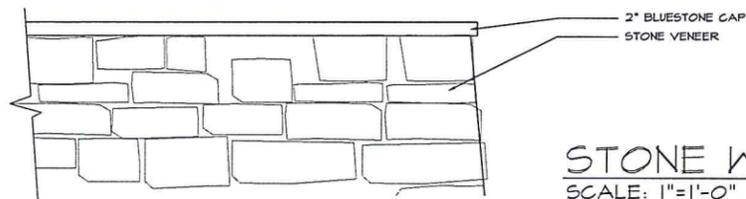
**PILASTER DETAIL**

SCALE: 1"=1'-0"



**FRONT ENTRY DETAILS**

SCALE: 1"=1'-0"



**STONE WALL DETAIL**

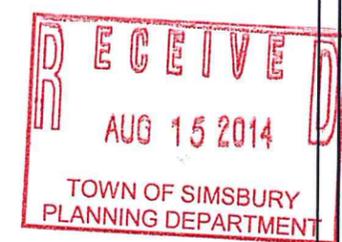
SCALE: 1"=1'-0"

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