



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Historic District Commission

From: Lynn Charest, Zoning/Conservation Compliance Officer

Date: March 28, 2013

RE: Application #13-02A of Justin W. Avery, Aja Shanti McCarty, and Nancy E. Sjostedt, Owners, or a Certificate of Appropriateness for an existing fence on the property located at 91 East Weatogue Street (Map H12, Block 107, Lot 018). R-15 Zone.

The applicants are applying for a Certificate of Appropriateness for an existing wire fence constructed to the rear of the home at 91 East Weatogue Street. The applicants will discuss the details of this application at the meeting.

The cape-style home with breezeway and attached two car garage was built in 1950 and is situated on a little over 1/3 acres of land within the East Weatogue Historic District. The applicants purchased this home in 2011 according to the property card.

As per Section I, B3. of the Rules and Procedures for the Simsbury Historic District Commission, *"No building or structure shall be erected or altered within the District until or after an application for a Certificate of Appropriateness as to exterior architectural features has been submitted to the Commission and approved by said Commission. A Certificate of Appropriateness shall be required whether or not a building permit is required"* As residents of the District, this type of activity did require a Certificate of Appropriateness and are now appearing before the Commission for a review and ruling.

Respectfully submitted,

Lynn Charest, CZEO



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**LEGAL NOTICE
TOWN OF SIMSBURY
HISTORIC DISTRICT COMMISSION - REGULAR MEETING**

The Historic District Commission of the Town of Simsbury will hold a Public Hearing at a Regular Meeting on Thursday, April 4, 2013, at 7:30 p.m. in the Main Meeting Room of the Simsbury Town Offices, 933 Hopmeadow Street, Simsbury, CT on the following application(s):

- a. Application #13-02A of Justin W. Avery, Aja Shanti McCarty, and Nancy E. Sjostedt, Owners, for a Certificate of Appropriateness for an existing fence on the property located at 91 East Weatogue Street (Map H12, Block 107, Lot 018).
- b. Application #13-02B of Justin W. Avery, Aja Shanti McCarty, and Nancy E. Sjostedt, Owners, for a Certificate of Appropriateness for an existing chicken coop on the property located at 91 East Weatogue Street (Map H12, Block 107, Lot 018).
- c. Application #13-02C of Justin W. Avery, Aja Shanti McCarty, and Nancy E. Sjostedt, Owners, for a Certificate of Appropriateness for an existing skateboard ramp on the property located at 91 East Weatogue Street (Map H12, Block 107, Lot 018).

At this hearing, interested persons may appear and be heard and written communications will be received. A copy of the above is on file for inspection in the office of the Town Clerk, 933 Hopmeadow Street, Simsbury, CT.

Dr. Kenneth L. Feder
Chairman

Dated this 25th day of March, 2013, at
Simsbury, Connecticut



HARTFORD COURANT:

**PLEASE PUBLISH THIS ON FRIDAY, MARCH 29, 2013 and ZONE ONLY FOR
THE FARMINGTON VALLEY EDITION.**

BILL: SIMSBURY HISTORIC DISTRICT COMMISSION

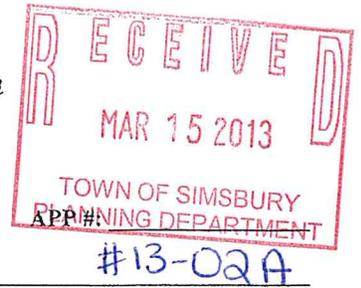
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8:30 - 4:30 Tuesday through Friday



TOWN OF SIMSBURY
 East Weatogue Historic District Commission
 Certificate of Appropriateness



DATE: 3/14/13

PROPERTY ADDRESS: _____

NAME OF APPLICANT: Justin Avery, aja mcParty

MAILING ADDRESS: 91 E. Weatogue St Simsbury Ct 06070

EMAIL ADDRESS: AveryPaint@comcast.net TELEPHONE # 860.966.0008

NAME OF OWNER: Justin Avery, aja mcParty

MAILING ADDRESS: 91 E. Weatogue St. Simsbury, CT 06070

EMAIL ADDRESS: AveryPaint@comcast.net TELEPHONE # 860.966.0008

ASSESSOR'S: MAP _____ BLOCK _____ LOT _____

PROPOSED WORK IS IN CONNECTION WITH:

- DWELLING ACCESSORY BUILDING OTHER (DESCRIBE BELOW)

Fence (property line)

DESCRIPTION OF PROPOSED WORK (INCLUDE PHOTOGRAPHS): _____

ESTIMATED START DATE: existing ESTIMATED COMPLETION DATE: _____

- 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.

AFFIDAVIT AND AGREEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION OR THE AUTHORIZED AGENT OF THE PROPERTY OWNER WITH REGARD TO THIS APPLICATION.

THE FUNCTION OF THE HISTORIC DISTRICT COMMISSION IS TO COLLABORATE WITH PROPERTY OWNERS. IT IS IN THE BEST INTEREST OF THE PROPERTY OWNER TO ATTEND THE MEETING WHERE THEIR COA IS BEING ADDRESSED. IF THE APPLICANT DOES NOT ATTEND AND QUESTIONS ARISE, IT MAY RESULT IN THE APPLICATION BEING DEFERRED OR DENIED.

I HAVE READ AND AGREE TO ALL THE ABOVE:

SIGNATURE (OWNER): [Signature] DATE: 3/14/13

SIGNATURE (AGENT) : _____ 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 _____

Coop + Fence



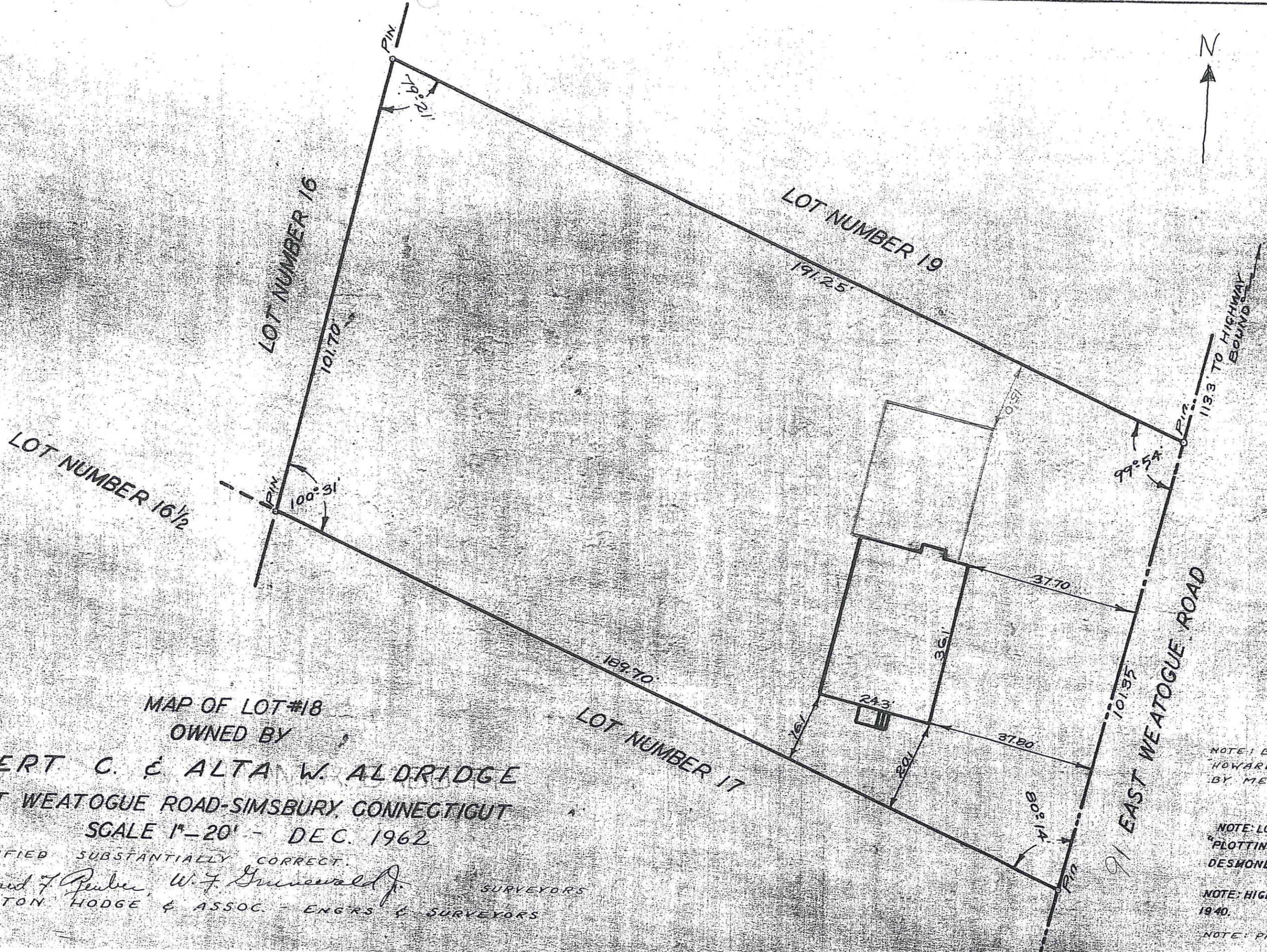
fence + ramp

Skateboard ramp



Chicken coop





MAP OF LOT #18
 OWNED BY
ROBERT C. & ALTA W. ALDRIDGE
 EAST WEATOGUE ROAD-SIMSBURY CONNECTICUT
 SCALE 1"=20' - DEC. 1962

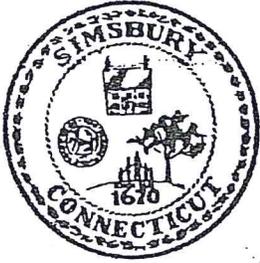
CERTIFIED SUBSTANTIALLY CORRECT.
Edward F. Peuber, W. F. Gruenewald SURVEYORS
 MERTON HODGE & ASSOC. - ENGRS & SURVEYORS

NOTE: BOUNDARIES TAKEN
 HOWARD J. & NAOMI R. B.
 BY MERTON HODGE, SURV

NOTE: LOT NUMBERS ARE AS SHN
 PLOTTING PLAN MR. JOSEPH R.
 DESMOND, EDDY AND WARNER AU

NOTE: HIGHWAY LINE ESTABLISHED
 1940.

NOTE: PROPERTY IS IN RES



Town of Simsbury

933 HOPMEADOW STREET

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SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

copy

February 15, 2013

Nancy E. Sjostedt
Aja Shanti McCarty
Justin W. Avery
91 East Weatogue Street
Simsbury, CT 06070

Dear Historic District Resident(s),

Your home is located in the East Weatogue Historic District. The East Weatogue Historic District Commission is responsible with protecting and preserving the character and integrity of the historic district, whose boundaries are roughly from the intersection of Route 185 (Hartford Road) and East Weatogue Street north to the northern intersection of Riverside Road and East Weatogue Street. Through the preservation and protection of the district, the East Weatogue Historic District Commission also promotes the educational, cultural and economical value of historical properties.

During a recent drive-by, I noted a skateboard park structure, a poultry coop and fence have been erected on your property. As you property is within the District and these additions do require review by the Historic District Commission, please contact me as soon as possible to be placed on an upcoming Agenda.

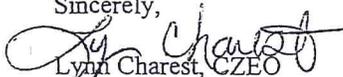
I have included a copy of the East Weatogue Historic District newsletter, our handout entitled Preserving Our Heritage, and a copy of the Handbook of the Historic District Commission.

This handbook was developed by the Historic District Commission (HDC) as a guide for property owners of older homes. There are illustrations and guidelines to assist homeowners when they are applying for Certificates of Appropriateness (COA), are required for any new buildings or buildings which are altered, demolished or removed. Certificates of Appropriateness are also required for any replacement or repointing of masonry, extensive or total replacement of siding or roofing materials, any visible temporary or permanent additions to the dwelling, accessory buildings or site. Please refer to page 6 of the Handbook for a complete listing of when a Certificate of Appropriateness is required. Certificate of Appropriateness's are also required for fences, outbuildings or any temporary or permanent structures whether or no they require a building permit. Please refer to page 6 of the Handbook for a complete listing of when a COA is required.

The East Weatogue Historic District Commission (HDC) holds regular meetings on the first Thursday of each month at 7:30PM in the Main Meeting Room at the Simsbury Town Hall. If you would like to appear before the HDC, formally or informally at any of their meetings, please contact me at least two weeks prior in order to be placed on the agenda.

Again, Welcome to the District. If you should have any questions or concerns, please do not hesitate in contacting me at (860) 658-3252 or by email at lcharest@simsbury-ct.gov.

Sincerely,



Lynn Charest, CZEO
Staff East Weatogue Historic District Commission
Encl.

Cc: Dr. Kenneth L. Feder, Chairman, East Weatogue Historic District

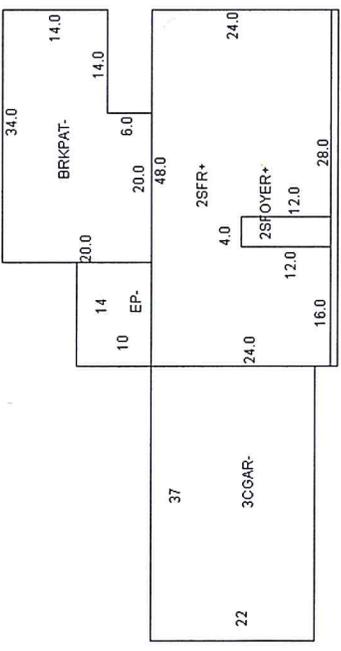
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UNIQUE ID: 30087720

| COST CALCULATIONS | | |
|-------------------|------|-------------|
| DESCRIPTION | AREA | RATE |
| MAIN | 1565 | 86.92 |
| P FIREPLACE | | 2400.00 |
| FIN BSMT | 472 | 16.00 |
| NO PARTIAL | 1104 | -2.83 |
| GARAGE,1.0 | 814 | 19.31 |
| WD | 140 | 13.20 |
| SP | 596 | 17.42 |
| | | COST |
| | | 136030 |
| | | 2400 |
| | | 7550 |
| | | -3120 |
| | | 15720 |
| | | 1850 |
| | | 10380 |



| | |
|------------------------------|--------|
| BUILDING CLASS | 8 / 5 |
| REPLACEMENT COST | 179350 |
| PHYSICAL DEPRECIATION | 125540 |
| FUNCTIONAL DEPRECIATION | 123030 |
| LOC / OTHER DEPRECIATION | 0 % |
| INDICATED BLDG VALUE | 123030 |
| INDICATED OUTBLDG VALUE | 0 |
| INDICATED LAND VALUE | 128730 |
| TOTAL MARKET VALUE (ROUNDED) | 251800 |

| TYPE | CONSTRUCTION | FINISH | STORY | LGTH | WDTH | AREA | AGE | CONDITION | REPLACEMENT | PHYS. | FUNC. | VALUE |
|----------------------------|--------------|--------|-------|------|------|------|-----|-----------|-------------|-------|-------|-------|
| OUTBUILDING VALUATION 1565 | | | | | | | | | | | | |
| FINISHED LIVING AREA | | | | | | | | | | | | |

| 490 LAND CLASSIFICATION | | LAND VALUATION | |
|-------------------------|-------|----------------|-----------------------------------|
| TYPE | VALUE | TOTAL ACRES | SANITATION AND WATER WATER&SEPTIC |
| 6-1: FARM | | 0.42 | WET LAND % 0 |
| 6-2: FOREST | | | |
| 6-3: OPEN SPACE | | | |
| TOTAL 490 LAND | | | |
| TOTAL 490 PRICE | | | |

| NEIGHBORHOOD CODE | SIZE | LAND UNIT | SIZE ADJ | TOPO / AMN | MARKET VALUE |
|-------------------|-------|-----------|----------|-------------------|--------------|
| 42 | 0.34 | 135000 | 1.00 | 0.05 | 128250 |
| | 0.08 | 80000 | 1.00 | | 480 |
| | | 6000 | | | |
| TOPOGRAPHY | CLEAR | FRONTAGE | 0.00 | LAND TOTAL VALUE: | 128730 |