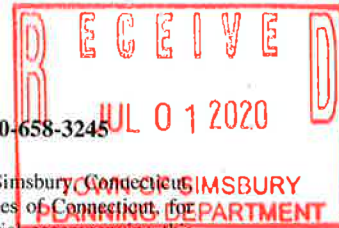


APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION NUMBER: HDC 20-05



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: Andrew + Heidi Golden

Address of Proposed Work: 57 East Weatogue Street

Owner's Telephone Number: 860-874-2719 Email Address: ahgolden@comcast.net

Owner's Mailing Address (if different from proposed work location): N/A

Architect's Name (when applicable): N/A

**APPLICANT INFORMATION (if not owner) PLEASE PRINT: N/A**

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

**PLEASE CHECK LINE WHERE PROPOSED WORK IS IN CONNECTION WITH:**

Dwelling  Accessory Building \_\_\_\_\_ 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.

(Please see attached)

Estimated start date: July 20, 2020 Estimated completion date: July 23, 2020

Site Plan  Elevations  Photographs (check off if attached)

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

Andrew S. P.  
SIGNATURE OF OWNER (signature required)

6/29/20  
Date



**FOR COMMISSION USE ONLY:**

Date of Hearing: \_\_\_\_\_ Date of Determination by Commission: \_\_\_\_\_

Application as Above Made: GRANTED: \_\_\_\_\_ DENIED: \_\_\_\_\_

**(VALID FOR ONE YEAR)**

**OR GRANTED WITH STIPULATIONS AS NOTED:** \_\_\_\_\_

Signature of Commission Officer

Date

57 East Weatogue Street  
Simsbury, CT 06070  
June 29, 2020

Dear Historic District Ordinance:

My wife, Heidi, and I were delighted to purchase and move into 57 East Weatogue Street on June 5, 2020. We currently have six adult children living with us, but once the pandemic situation allows, it will be just Heidi and I living in the house primarily.

The house currently has no air conditioning other than five temporary window boxes that were in place when we moved in. Three of those units are installed in windows on the north side of the house. Although these provide some effect, there is minimal A/C in the condition and none whatsoever in the master bedroom where Heidi and I sleep.

We are seeking approval to install a 45,000 BTU ductless mini-split heat pump system to provide A/C to the entire house, as well as being the primary heat source during the colder months. We are currently under contract with Beacon Mechanical Service LLC, with installation scheduled for July 20–July 23, 2020. At the time we entered such contract we were not aware of the potential need for Historic District approval and we apologize for that oversight. Although we can delay the installation dates if necessary, we would prefer, if possible, to maintain the current timeframe.

The view of the north side of the house from East Weatogue Street is partially obstructed by a stone wall and trees running parallel to the street. The view of the outdoor compressor will additionally be obstructed by a tall shrub near the northeast corner, and ferns that run along the entirety of the north side of the house. A large white propane tank already sits on that side of the house.

The only system components that may be visible from the street consist of a Fujitsu multi-zone outdoor condenser, model AOU45RLXFZ1, and two sets of refrigerant lines concealed in white slim duct intended to look like white drain pipes. Because the house is also white, the slim duct lines will be inconspicuous. The approximate dimensions of the outdoor compressor are 38.25" (L) x 39.5" (H) x 14.5" (D), and it will be installed on an elevated platform approximately 4" off the ground. Mini-split heat pump systems are highly efficient and, in this case, the complete system is intended to obviate all current window box A/C units, as well as substantially reduce our oil consumption. Accordingly, in addition to improving both its efficiency and comfort, it should also increase the value of the house.

Pictures of the north side of the house, both from East Weatogue Street and closer, are attached with markings reflecting the approximate locations of the outdoor compressor and concealed lines. The contract with Beacon, which includes a detailed description of all work planned, is also attached.

Thank you for your consideration and please do not hesitate to request any additional information that you believe would be helpful.

Respectfully submitted,



Andrew S. Golden

**EXHIBIT 2**



PO BOX 868 - GRANBY, CT 06035  
TEL 860-844-0111 / FAX 860-653-4767  
CT # S1-0397099, P1-203890, HOD-0000787, MA # 062090  
[www.BeaconMechanical.com](http://www.BeaconMechanical.com)

June 22, 2020

Andrew Golden  
57 East Weatogue St  
Simsbury, CT 06070

QT # 2020-06-19-70

Dear Andrew,

Beacon Mechanical Service (BMS) is pleased to offer the following proposal for a 45,000 BTU ducted/ductless system to condition your home. Included is a 12,000 BTU low-wall recessed into the kitchen, a 15,000 BTU wall mount in the lower dining room, a 9,000 BTU low-wall unit recessed into your master bedroom wall and a 18,000 BTU ducted to take care of all the bedrooms on the original second floor. The wiring and carpentry work are included and the linesets and slim-duct will be run the way we talked about at the estimate.

### **Fujitsu Multi-Zone Ductless Split System**

We will provide labor and materials required to install one (1) new ductless split system to service your home. This system will consist of four (4) evaporative units and one (1) condenser. On the designated wall in the 1<sup>st</sup> floor dining room, we will install one (1) Fujitsu wall hung evaporative unit, model ASU15RLF1. On the designated wall in the 1<sup>st</sup> floor kitchen, we will install one (1) Fujitsu low-wall evaporative unit, model AGU12RLF1. On the designated wall in the 2<sup>nd</sup> floor master bedroom, we will install one (1) Fujitsu low-wall evaporative unit, model AGU09RLF1 recessed into the wall including a header for structural support and insulated with bubble-foil material. In the attic, we will install one (1) Fujitsu concealed-ducted evaporative unit, model ARU18RLF1 to be set in an emergency drain pan with piping to the outdoors. BMS will provide material and labor required to install new ductwork in the attic of the home. The ductwork will utilize metal (Min 26 gauge) trunk with flexible duct branches. All ductwork will be insulated to an R-8 value and all duct joints will be sealed to prevent leakage. Each supply take-off will be equipped with a balancing damper. There will be approximately four (4) supplies and one (1) central returns. The registers and grills will be standard grade for ceiling grills and diffusers. Each evaporative unit will be connected with a new line set to one (1) Fujitsu Multi-zone outdoor condenser, model AOU45RLXFZ1. The lineset for the attic will run into the closet on the second floor bedroom. Lineset for the master will run into the basement & crawlspace to get around the concrete steps. The new condenser will be installed on an elevated pad on the north-side of the house. As a heat pump, this system will provide both cooling and heating utilizing the efficient Inverter technology. The AOU45 will feature a cooling capacity of 48,000 Btu/h and a heating capacity 54,000 Btu/h. This multi-zone system offers an efficiency rating of 18.7-SEER / 10.2-EER / 9.8 HSPF. Any exposed line sets and drain piping will run down the exterior wall of the home and will be concealed in white slim duct for aesthetics and to protect the lines. The ducted unit will be controlled by a Fujitsu thermostat model RSNUM to be located in the hallway or in your dressing room.

***Please note this installation does include opening up the master bedroom & kitchen wall in the location of your low-wall evaporator unit, if the carpenter finds anything unexpected upon opening the wall the price for extra work is not included in this quote and is an extra and must be paid above and beyond the agreed price of the estimate.***

***This installation will require an electrical circuit run to the outdoor condenser as well as a service outlet near the outdoor condenser. The required electrical is included in the pricing.***

Beacon Mechanical is a Fujitsu Elite Contractor which elevates the warranty to a 12 year limited parts warranty (with timely registration).

Price includes: heat pump evaporators (x4), condenser, line set (x4), ductwork, pad, slim duct, drain tubing, communication wire, miscellaneous installation materials, wiring, tax, start-up, permit and a one (1) year warranty on BMS supplied and installed components.

Price:..... \$ [REDACTED] Tax & Permit Included

Beacon Mechanical Service, LLC is a licensed and fully insured company. BMS is also a Better Business Bureau Accredited Business.



***This Quotation is valid for 30 days***

**Terms:**

- 50% deposit due with signed contract or signed and approved financing agreement.
- Balance of contract due **at time** of job completion.
- Financing is available to qualified buyers through one of BMS financial partners.
- Delivery: 2-5 weeks from receipt of signed order and deposit (based on unit availability from factory/distributor).
- Finance charges of 1.5% per month / annual Rate of 18% on all amounts past due and we will add all costs of collection including a reasonable attorney's fee.
- BMS is not responsible for any tax liability that may be imposed on the customer as a result of any payments from rebate incentives.
- BMS one (1) year warranty is on labor and materials as stated in equipment manufacturer's warranty and begins on completion of installation.
- Warranties are not in effect until job is paid in full. Warranties are not prorated.
- Customer needs to call for a final inspection with the Building Department following completion of the job. Final payment is NOT related to inspection. BMS will address any issues (if needed) related to the installation following inspection.

Sincerely,

*Shane Auclair*  
Shane Auclair

**Please sign and return one (1) copy of this entire proposal.**

I have read and accept the terms and conditions listed above and select the following;

Option I \_\_\_\_\_ Total: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name) Deposit Amount (50% of total): \$ \_\_\_\_\_

*You the buyer may cancel this transaction at any time prior to midnight on the third business day after the date of this transaction.*

PRODUCTS

SERVICE & SUPPORT

COMPANY

LOCATE A CONTRACTOR

Halcyon™ MULTI-ROOM MINI-SPLIT SYSTEMS Multi Zone (2 to 5 Zones) Hybrid Flex Inverter

# AOU45RLXFZ



## Features

- Individual Zoning
- Inverter Technology
- 4 indoor unit styles to choose from: wall mount, cassette, floor mount and slim duct
- Stable and comfortable

**C** 45,000 BTU/h

**H** 48,000 BTU/h

Outdoor Unit :  
AOU45RLXFZ

Downloads :  
[Operation Manual](#)   
[Warranty](#)

[Locate a Contractor](#)

Product Registration

Downloads

FAQs & Troubleshooting

Contact

# EXHIBIT 4

View # 1 of north side of  
house from E. Weatogue Street



**EXHIBIT 5**

View # 2 of north side of house  
from East Weatogue Street



2 white slim line coverings  
hiding refrigerant lines



Shrub

Approximate location of  
outdoor compressor  
Fujitsu AOU45RLXFZ1