

Town of Simsbury

933 HOPMEADOW STREET

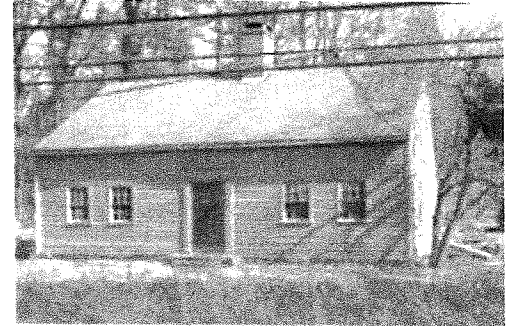
SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Historic District
Commission

Date: August 7, 2023

From: Brittany MacGilpin, Assistant
Town Planner



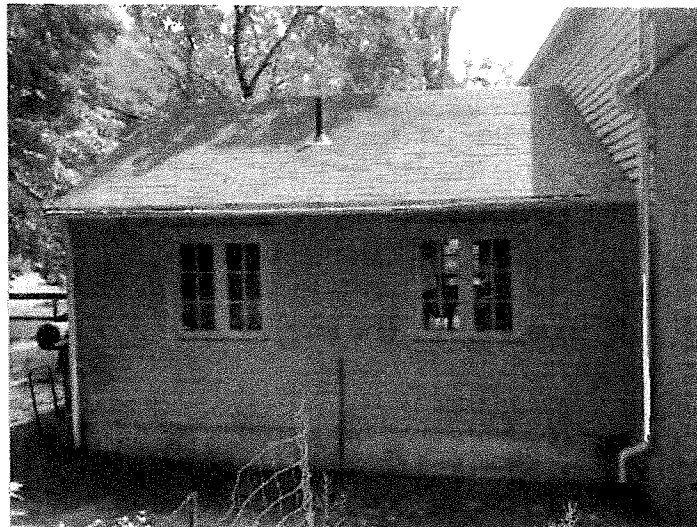
RE: Application #23-02 of Tammy Moore, Owner
for certificate of appropriateness for the replacement of 21 windows painted to match
the existing windows at 96 East Weatogue Street. (Assessor's Map H12, Block 109
Lot 030). Zone R-15.

Description of Certificate of Appropriateness

The applicant is proposing the replacement of 21 windows at the home, which is of wood construction, and replacing them with vinyl clad material. According to the application, the location and number of windows on the home is not changing. Also, the replacement windows will have the same pattern grill but instead of the grill being located on the outside of the window, it will be located on the inside of the glass. The applicant also explained that the color of the windows will not be the exact color as the existing windows (which were painted to match the color of the house). The applicant is planning to purchase the "fossil" vinyl color to best match the home. Pictures of the proposed window style can be found in "Attachment A" attached to this report.

A list of the windows being replaced and the location of the windows on the home as submitted by the applicant, is attached to the staff report as "Attachment B". There is a large 60" x 45" picture window located on the back of the home that will not be replaced.

An example of the current windows can be seen in the picture below. Other submitted pictures of the home are part of "Attachment A."



Telephone (860) 658-3245
Facsimile (860) 658-3206

8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Staff Comment

According to the East Weatogue Historic District Handbook, the home most closely identifies with a Colonial style-era home. The Handbook recommends on page 35 that replacement windows should duplicate the original configuration and style of the window design, which includes small window panes and a symmetrical alignment both vertically and horizontally. The Handbook also recommends on page 35 that since most windows in the historic district are of wood construction, it is recommended that windows be replaced using the same material. If this is not possible, a substitute material, such as metal, should match the color of other windows or surrounding elements.

For discussion purposes, Staff has provided a sample motion, Exhibit A, for approval for the Commission should members feel applicant has demonstrated compliance to the design guidelines outlined in Historic District Handbook.

Exhibit A

Application #23-02 of Tammey Moore, Owner for certificate of appropriateness for the replacement of 21 windows painted to match the existing windows at 96 East Weatogue Street. (Assessor's Map H12, Block 109 Lot 030). Zone R-15.

Certificate of Appropriateness is subject to the following conditions:

1. Approval for Certificate of Appropriateness is only valid for one year.
2. Any change in location requires the applicant to return to the Historic District Commission.
3. An administrative zoning permit is required

In granting the Certificate of Appropriateness, the Commission finds that the Applicant has demonstrated compliance to the design guidelines within the Handbook for the East Weatogue Historic District.

Attachment A

1950 p10



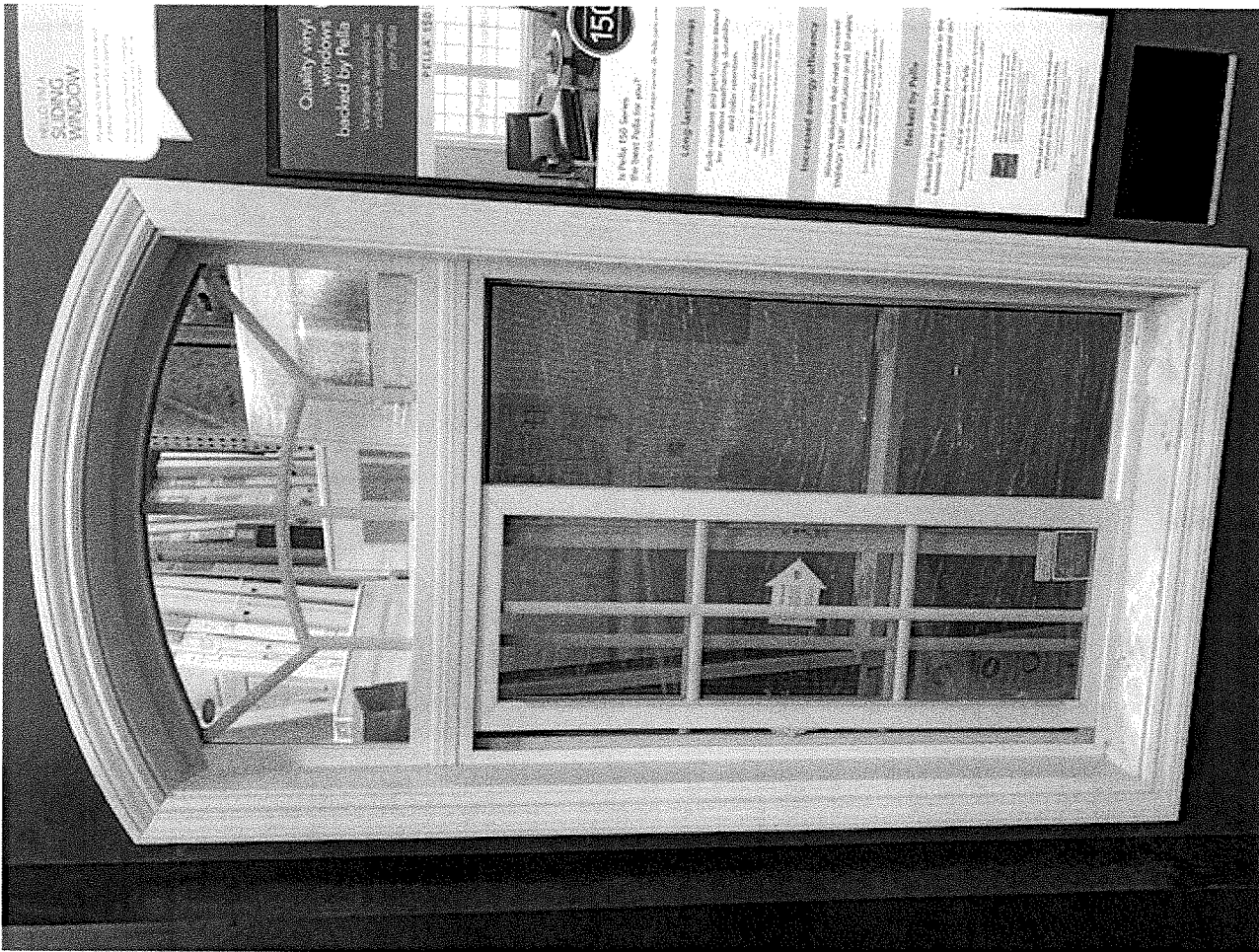
Hollis Joseph

From: Tammey Moore <brutambran@gmail.com>
Sent: Thursday, July 20, 2023 1:19 PM
To: Hollis Joseph
Subject: Moore Replacement Windows

Hi Joe:

Here are some additional pictures of the windows to reflect the style and colors to assist the Commission.

1) Sample casement window in Almond. (We would not be doing the transom window on top reflected in this photo.)



2) Sample double hung in Fossil color.



150
Series

150
Series

Pelliccioli

Technical specifications and features for the Pelliccioli 150 Series refrigerator. The text is arranged in a vertical column and includes various details about the product's performance and design.

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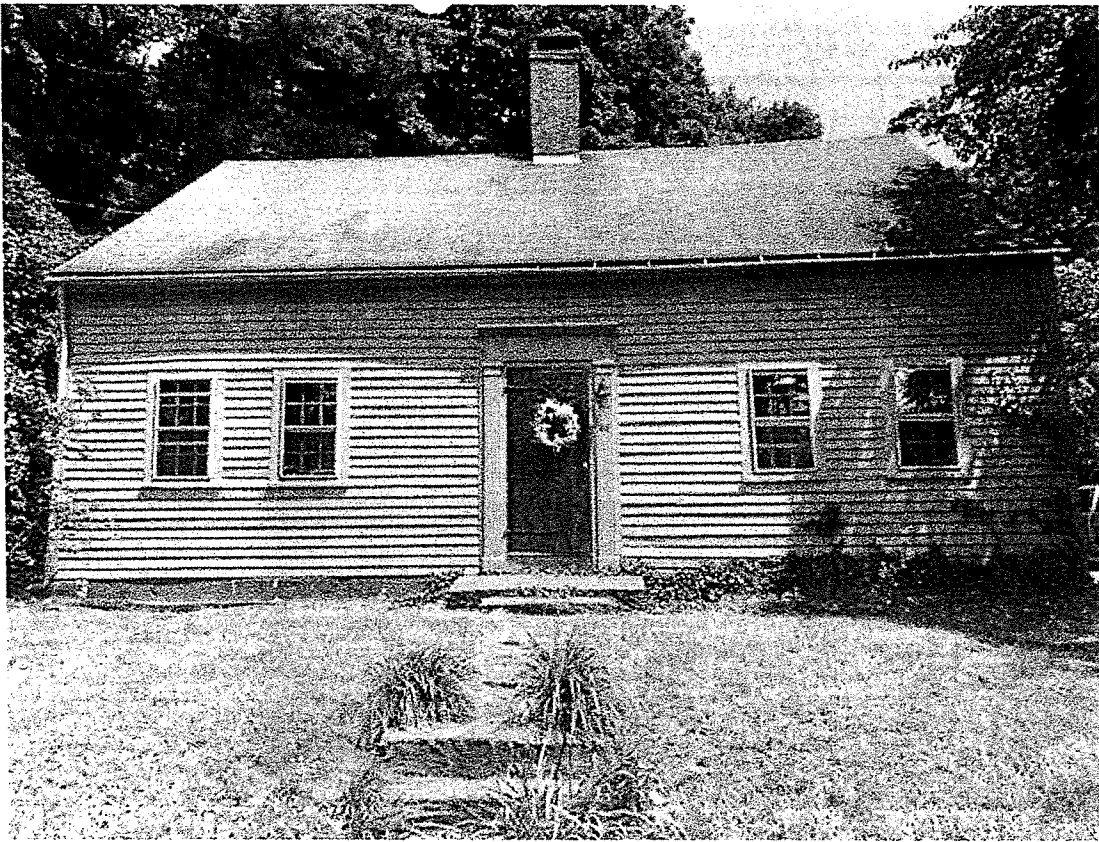
Low-Maintenance EnduraClad® Extensors
with optional matching extrusion

Exterior finish available in a wide range of colors and textures. Interior finish available in a wide range of colors and textures.

Grille Types / Tipos de rejillas

Interior Grille Colors

Grilles-Between-the-Glass



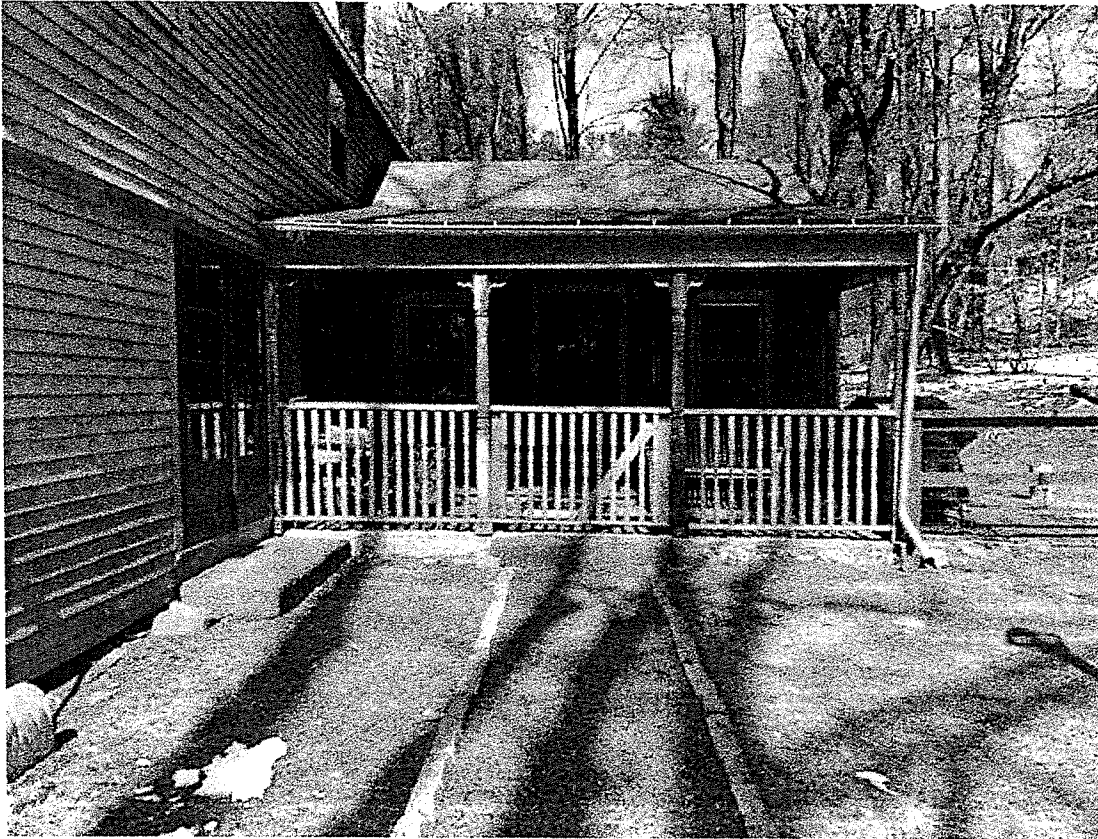
Left Side(North)



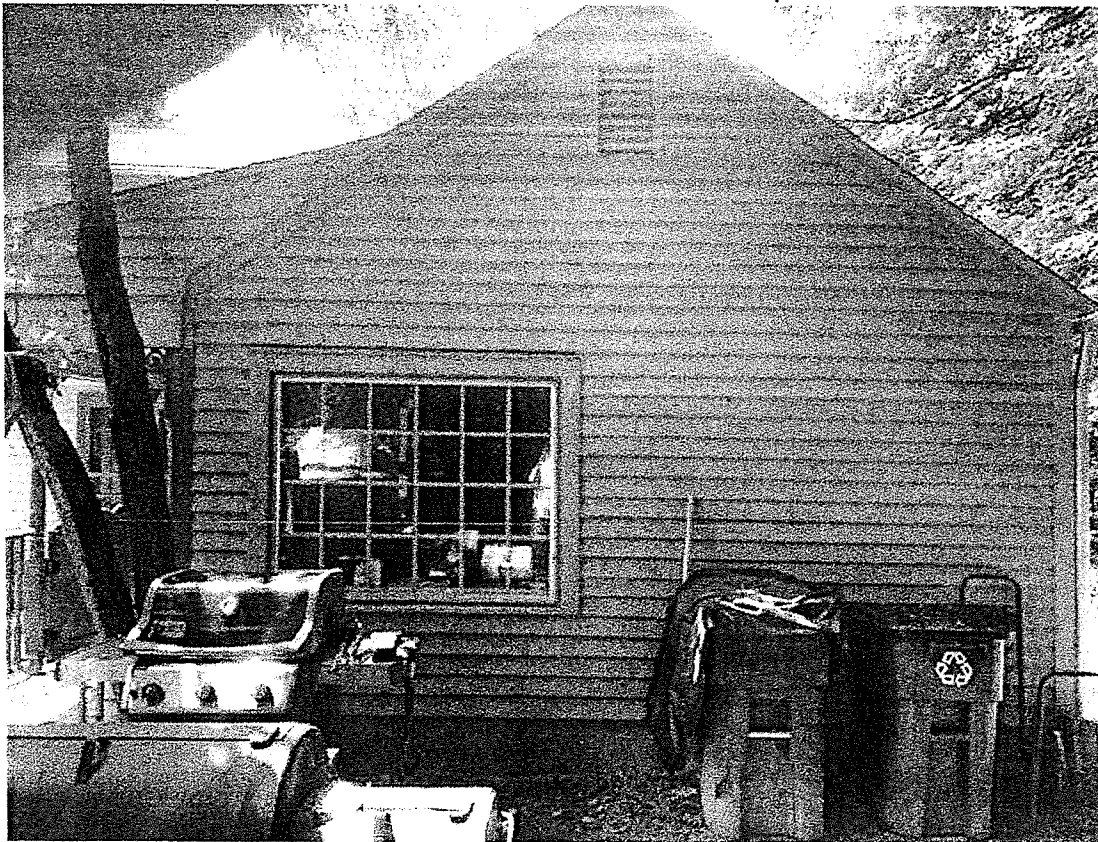
Right Side(South). The window on the 2nd floor is a Casement window that we propose to replace with two double-hung 6 over 6 grid layout windows.



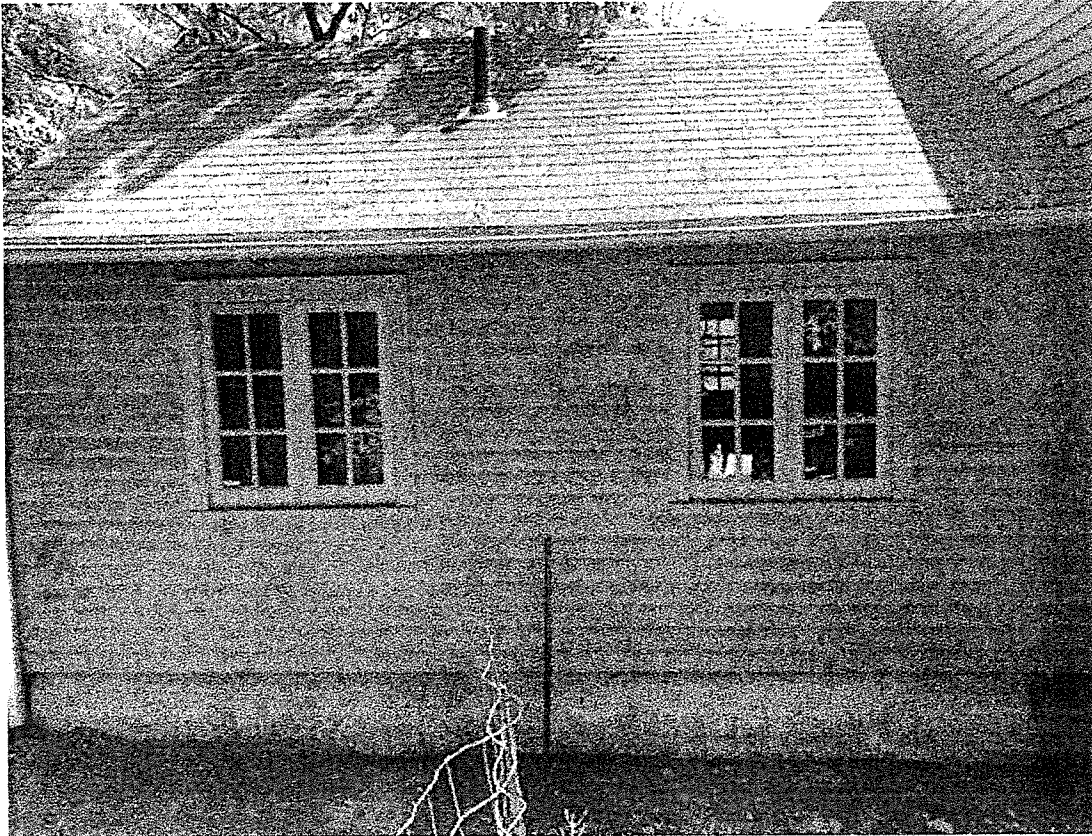
Kitchen_Right Side(South)



Kitchen_Back(East). This is the window that we do not intend to replace.



Kitchen_Left Side(North). These are the two casement windows (one in the laundry room and one in the kitchen) that we propose to replace with sliding windows with the same 6 by 6 grid layout.



On Mon, Jul 24, 2023 at 3:16 PM Hollis Joseph <jhollis@simsbury-ct.gov> wrote:

Hi Tammy,

To answer your questions:

1. I think the cleaner way to do this is to fill out a new application page with the breakdown of double hung vs. double casement windows and the description of the kitchen window. **Please submit a new application page (attached)**
2. Once the new page is submitted I can stamp it and email a copy if necessary
3. Unfortunately, the commissioners are unable to meet on 8/3. We are currently working to schedule a special meeting with the commission for the second week in August. Either myself or Assistant Town Planner, Brittany MacGilpin will let notify you as soon as the date is available.

Regards,

Attachment B

House Section	Floor	Room	Location (Facing the house from the road)	Ordinal location (NESW)	Current Style (Double-Hung or Casement)	Current Grid Pattern	Replacement Style	Replacement Grid Pattern	Rounded Size (Width x Height)	Notes
Main Structure	1st	Dining	Front_Left	West	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	1st	Dining	Front_Right	West	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	1st	Den	Front_Left	West	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	1st	Den	Front_Right	West	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	1st	1/2 Bath	Left Side	North	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	1st	Hallway	Left Side	North	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	1st	Dining	Left Side	North	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	2nd	Full Bath	Left Side	North	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	2nd	Bedroom #1	Left Side	North	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	2nd	Bedroom #1	Left Side	North	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	1st	Den	Right Side	South	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	1st	Living Room	Right Side	South	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	2nd	Bedroom #2	Right Side	South	Casement-Left	12 panes	DH	6 over 6	28 x 48	Will look very similar but will "open up and down" vs cranking outward.
Main Structure	2nd	Bedroom #2	Right Side	South	Casement-Right	12 panes	DH	6 over 6	28 x 48	Will look very similar but will "open up and down" vs cranking outward.
Main Structure	1st	Living Room	Back	East	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	2nd	Bedroom #2	Back	East	DH	6 over 6	Same	6 over 6	28 x 45	
Main Structure	2nd	Bedroom #3	Back	East	DH	6 over 6	Same	6 over 6	28 x 45	

House Section	Floor	Room	Location (Facing the house from the road)	Ordinal location (NESW)	Current Style (Double-Hung or Casement)	Current Grid Layout	Replacement Style	Replacement Grid Pattern	Rounded Size (Width x Height)	Notes
Kitchen Addition	1st	Laundry	Left Side	North	Casement	6 by 6	Slider	6 by 6	35 x 36	Will look very similar but will open by sliding left and right vs cranking outward.
Kitchen Addition	1st	Kitchen	Left Side	North	Casement	6 by 6	Slider	6 by 6	35 x 36	Will look very similar but will open by sliding left and right vs cranking outward.
Kitchen Addition	1st	Kitchen	Right Side	South	DH	6 over 6	Same	6 over 6	28 x 45	
Kitchen Addition	1st	Kitchen	Right Side	South	DH	6 over 6	Same	6 over 6	28 x 45	
Kitchen Addition	1st	Kitchen	Back	East	Picture	24 panes	N/A	N/A	60 x 45	Not replacing this window because it is fixed(does not open),has a good storm window and is in good shape.

Total = 21 Windows to be Replaced