



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Historic District Commission

From: Laura Barkowski, Code Compliance Officer *LB*

Date: July 5, 2022

RE: Application HDC #22-05 of Marc Lubetkin, Owner for a Certificate of Appropriateness to replace siding on the property located at 107 East Weatogue Street. Zone R-30.

Description of Certificate of Appropriateness

This is an application for the replacement of siding on a 1959 Cape style residence from wood shingles to fiber cement siding.

Below please find photographs of the existing condition of the siding as provided by the applicant.



Telephone (860) 658-3245
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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Below please find the fiber cement siding specifically Hardie Plank Lap Siding – Cedarmill to mimic wood.



Extensive or total replacement of any siding, whether similar or different require a Certificate of Appropriateness.

Per the Handbook

“In Simsbury, clapboards and weatherboards were the most, siding types in the 18th and 19th centuries. When replacing siding, the use of historically traditional building materials is strongly encouraged. Synthetic siding is a 20th century invention. Synthetic siding does not enhance historic structures, as it cannot duplicate the texture, relief and detail of wood. Texture, relief and patterns give the walls their light, shadow, and character, and give sillboards, corner boards and rooflines their edges. Changes in material between stories and/or gables reflect original stylistic intentions. Try to be sensitive to these effects when replacing original siding.”

It should be noted that the synthetic material chosen was to give the appearance of wood.

Exhibit A

Application HDC #22-05 of Marc Lubetkin, Owner for a Certificate of Appropriateness to replace siding of the residence at the property located at 107 East Weatogue Street Zone- R-30.

Certificate of Appropriateness is subject to the following conditions:

1. Approval for Certificate of Appropriateness is only valid for one year.
2. The siding is to be Hardie Plank Lap Siding – Cedarmill with any change in siding material requiring the applicant to return to the Historic District Commission.

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.