



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Historic District
Commission

Date: September 27, 2023

From: Joseph Hollis, Code Compliance
Officer



RE: Application #23-03 of Robert Pomeroy, Owner/Applicant for a Certificate of Appropriateness to replace 6 windows with aluminum-clad wood windows and replace the roof with fiberglass asphalt shingles on the property located at 16 East Weatogue Street (Assessor's Map H14, Block 109, Lot 015), zone R-40.

Description of Certificate of Appropriateness

The applicant is proposing the replacement of the asphalt shingles on the roof and the replacement/installation of 7 wooden windows at the barn on the property (The applicant noted the number of windows was incorrect on the original application, the barn features 7 windows instead of 6). The existing asphalt roof shingles will be replaced with matching asphalt materials. The wood windows are being replaced to match the existing in color, grille style, and size. According to the application, the location and number of windows on the barn is not changing. The applicant explained the wood windows will be ordered in white and will feature muntin that protrude through both sides of the glass in the window to match the existing. Pictures of the existing windows are shown in "Attachment A". Pictures and specifications of the proposed window style can be found in "Attachment B" attached to this report. The proposed roof shingles are included as "Attachment C" below.



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8:30 - 1:00 Friday

Staff Comment

According to the East Weatogue Historic District Handbook, the barn most closely identifies with a Colonial style-era barn. 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. Page 38 of the Handbook recommends repairing the roof, if possible, but in the event damage or wear are too great, replacement should consider the original roof shapes, features, color, and materials.

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

Exhibit A

Application #23-03 of Robert Pomeroy, Owner/Applicant for a Certificate of Appropriateness to replace 7 windows with aluminum-clad wood windows and replace the roof with fiberglass asphalt shingles on the property located at 16 East Weatogue Street (Assessor's Map H14, Block 109, Lot 015), zone R-40.




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.

Staff has provided "Attachment A" existing window conditions.

Attachment A

Quantity	Existing Window Condition
1	<p data-bbox="240 365 1019 401">51" x 32" Window – Front Side of Barn to the Right of Door</p> 
2	<p data-bbox="240 837 1024 873">28" x 28" Windows – Right Side of Barn on the Lower Level</p> 
1	<p data-bbox="240 1377 1008 1413">24" x 24" Window – Right Side of Barn on the Upper Level</p> 

2

57" x 38" Windows – Left Side of Barn on the Lower Level








1

24" x 24" Window (Missing) – Left Side of Barn on the Upper Level



Staff has provided “Attachment B” proposed window specifications. Be advised, window grille patterns and finishes shown below do not necessarily reflect the layout for each proposed window and are only for reference.

Attachment B

Quantity	Specifications (Color/Grille Patterns Will Match Existing)
1	51” x 32” Window – Front Side of Barn to the Right of Door 
2	28” x 28” Windows – Right Side of Barn on the Lower Level 
1	24” x 24” Window – Right Side of Barn on the Upper Level 
2	57” x 38” Windows – Left Side of Barn on the Lower Level 
1	24” x 24” Window – Left Side of Barn on the Upper Level 

Staff has provided “Attachment C” proposed shingle design.

Attachment C

The screenshot shows the GAF website's product page for Timberline HDZ Shingles. The page features a navigation bar with the GAF logo and tagline "We protect what matters most". The main navigation includes "Roof Shingles", "Residential Roofing", "Commercial Roofing", "Homeowners", "Professionals", and "About GAF". A secondary navigation bar lists "Roofing Products", "Residential Roofing Products", "Shingles", "Timberline® Roofing Shingles", "Architectural", and "Timberline HDZ®".

The product title is "Timberline HDZ® Shingles". The description reads: "The look people love, now with LayerLock® Technology and the StainGuard Plus™ Algae Protection Limited Warranty¹". The product has a 4.8-star rating from 17,647 reviews, with a "WRITE A REVIEW" link.

Color selection options include "ALL COLORS" and "IN YOUR AREA". The "Color/Finish" is set to "Charcoal". A grid of color swatches is displayed, with the "Charcoal" swatch selected. Below this, "Harvest Blend Color/Finish" options are shown.

A red "FIND A CONTRACTOR" button is located at the bottom of the product information section.