



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Planning and Community Development*

**To:** Simsbury Historic District Commission

**Date:** May 2, 2024

**From:** Joseph Hollis, Code Compliance Officer

**RE:** **Application #24-01** of Tammy Moore, Owner for a Certificate of Appropriateness to install a new roof on the property located 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 a total roof replacement on their home located at 96 East Weatogue Street. The roof currently consists of 3-tab asphalt shingles (Graphic 1 right) and they would like to replace this with architectural asphalt shingles.

According to the applicant, the change is primarily due to the increased durability and longevity of architectural shingles as opposed to the 3-tab variety. The applicant has selected two different models of shingles for the commission's review - GAF Timberline Natural Shadow Architectural Shingles and GAF Timberline HDZ High Definition Architectural Shingles. In addition to the two models, the applicant has also provided different color choices for each model including "Charcoal", "Pewter Gray", or "Shakewood". Examples of both models as well as the color options are shown on the following page.

## 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 38 that the replacement roof should aim to replicate the shapes, features, color, and materials of the original. The Handbook continues to state, "Alternative materials, such as asphalt shingles, are usually appropriate, except when the roofing material is highly decorative." The Planning Department finds that the proposal conforms with the intent and guidance outlined in the Simsbury Historic District Handbook. The Commission should determine which option and color is the most appropriate for the district.



## GAF Timberline Natural Shadow Architectural Shingles

### Charcoal



GAF  
Timberline Natural Shadow Charcoal Algae Resistant Architectural Shingles (33.33 sq. ft. per Bundle) (21-Pieces)  
★★★★★ (316) Questions & Answers (106)



## GAF Timberline HDZ High Definition Architectural Shingles

### Charcoal



Best Seller  
GAF  
Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)  
★★★★★ (302) Questions & Answers (123)



### Pewter Gray



GAF  
Timberline Natural Shadow Pewter Gray Algae Resistant Architectural Shingles (33.3 sq. ft. per Bundle) (21-Pieces)  
★★★★★ (306) Questions & Answers (53)



### Pewter Gray



Timberline HDZ Pewter Gray Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)  
★★★★★ (317) Questions & Answers (20)



### Shakewood



GAF  
Timberline Natural Shadow Shakewood Algae Resistant Architectural Shingles (33.3 sq. ft. per Bundle) (21-pieces)  
★★★★★ (332) Questions & Answers (20)



### Shakewood



GAF  
Timberline HDZ Shakewood Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)  
★★★★★ (307) Questions & Answers (16)



## **DRAFT MOTION**

APPROVED, Application #24-01 of Tammey Moore, Owner for a Certificate of Appropriateness to install a new roof on the property located 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. Once issued, Certificates of Appropriateness will be valid for five-years from the approval date with an optional five-year extension.
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.