1. HDC 7/2/2026 Agenda

    Documents:

        HDC AGENDA 07-02-26.PDF

2. HDC 26-03 57 East Weatogue Street

    Documents:

        HDC 26-03 57 EAST WEATOGUE ST APPLICATION AND PLANS - REDACTED.PDF
        HDC 26-03 57 EAST WEATOGUE ST ADDITION STAFF REPORT.PDF

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

AGENDA
HISTORIC DISTRICT COMMISSION - REGULAR MEETING
Thursday, July 2, 2026 at 7:00 PM
Main Meeting Room – Simsbury Town Hall
933 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER

II. ROLL CALL

1. **Appointment of Alternates**

III. APPLICATIONS

1. **Application #26-03** of Andrew and Heidi Golden, for a Certificate of Appropriateness to construct an addition for the home on the property at 57 East Weatogue Street (Assessor's Map Block Lot H13 108 010) Zone R-40.

IV. APPROVAL OF MINUTES

1. **May 7, 2026 Regular Meeting**

V. COMMISSION BUSINESS

1. **Election of Officers**
   a. **Chair**
   b. **Vice Chair**

VI. ADJOURNMENT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION NUMBER: _____

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 and Heidi Golden

Address of Proposed Work: 57 E Weatogue Street

Owner's Telephone Number: [redacted] Email Address: [redacted]

Owner's Mailing Address (if different from proposed work location): _____

Architect's Name (when applicable): Julia Metcalf, Metcalf Architecture + Design, PLLC

APPLICANT INFORMATION (if not owner) PLEASE PRINT:

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.

New one floor addition on south- west side of home at existing patio; update to current patio configuration, new windows at back of home; new 2 story box window with foundation at south of home; see drawings and specifications attached.

Estimated start date: _____ **Estimated completion date:** _____

☐ **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 Golden 6/9/26
Heidi E. Golden 6/9/2026

SIGNATURE OF OWNER (signature required) **Date**

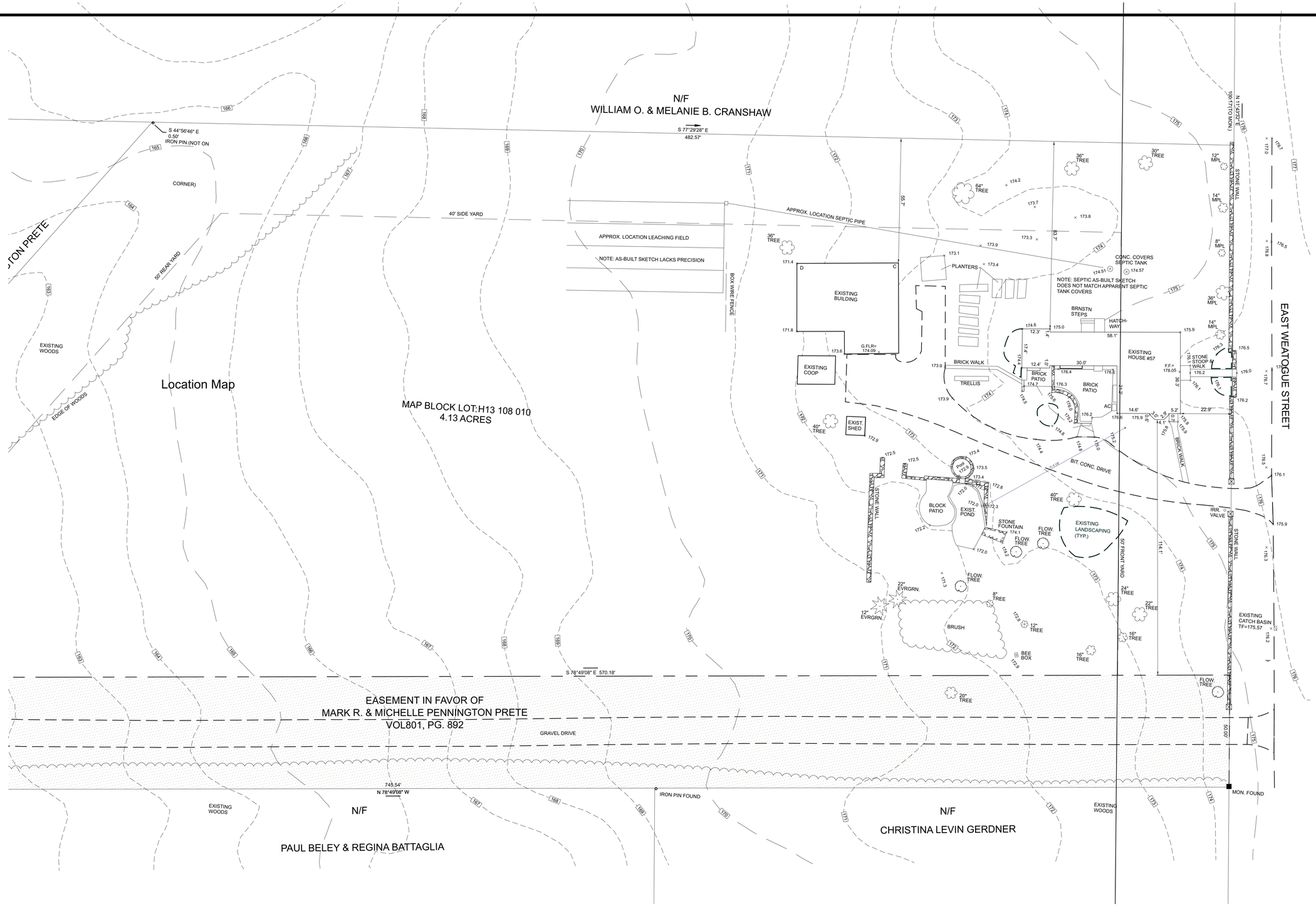
FOR COMMISSION USE ONLY:

Date of Hearing: _____ Date of Determination by Commission: _____

Application as Above Made: GRANTED: _____ DENIED: _____

OR GRANTED WITH STIPULATIONS AS NOTED: _____

_____ _____
Signature of Commission Officer **Date**



1 Location Map
SCALE: 1" = 20'

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57 EAST WEATOGUE ROAD
SIMMSBURY, CT 06070

Date	Issue / Revision
11 June '26	HDC Review

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Architectural Site Plan

AS-001

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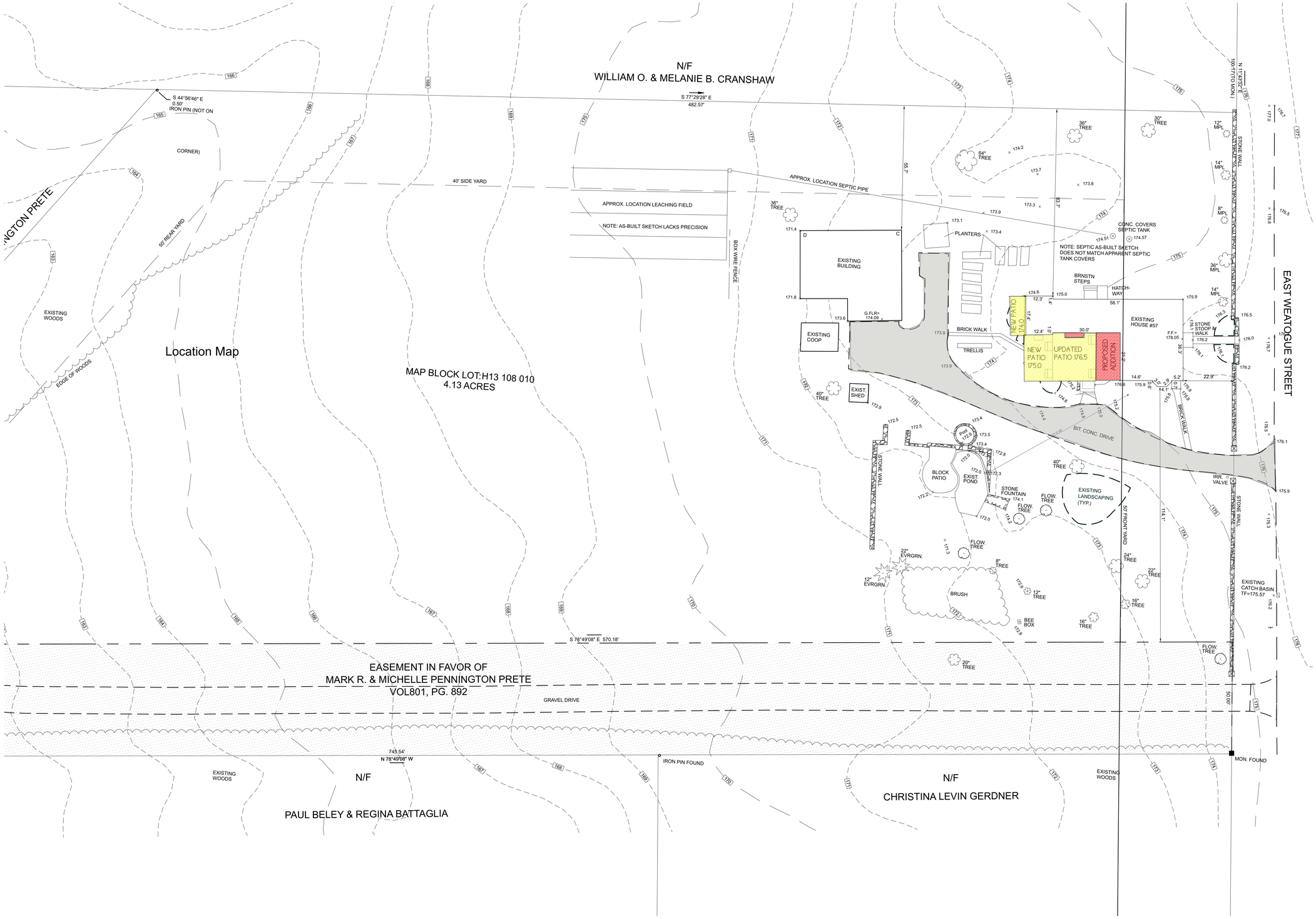

1 Location Map 1" = 20'

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PROPOSED SITE PLAN

AS-002

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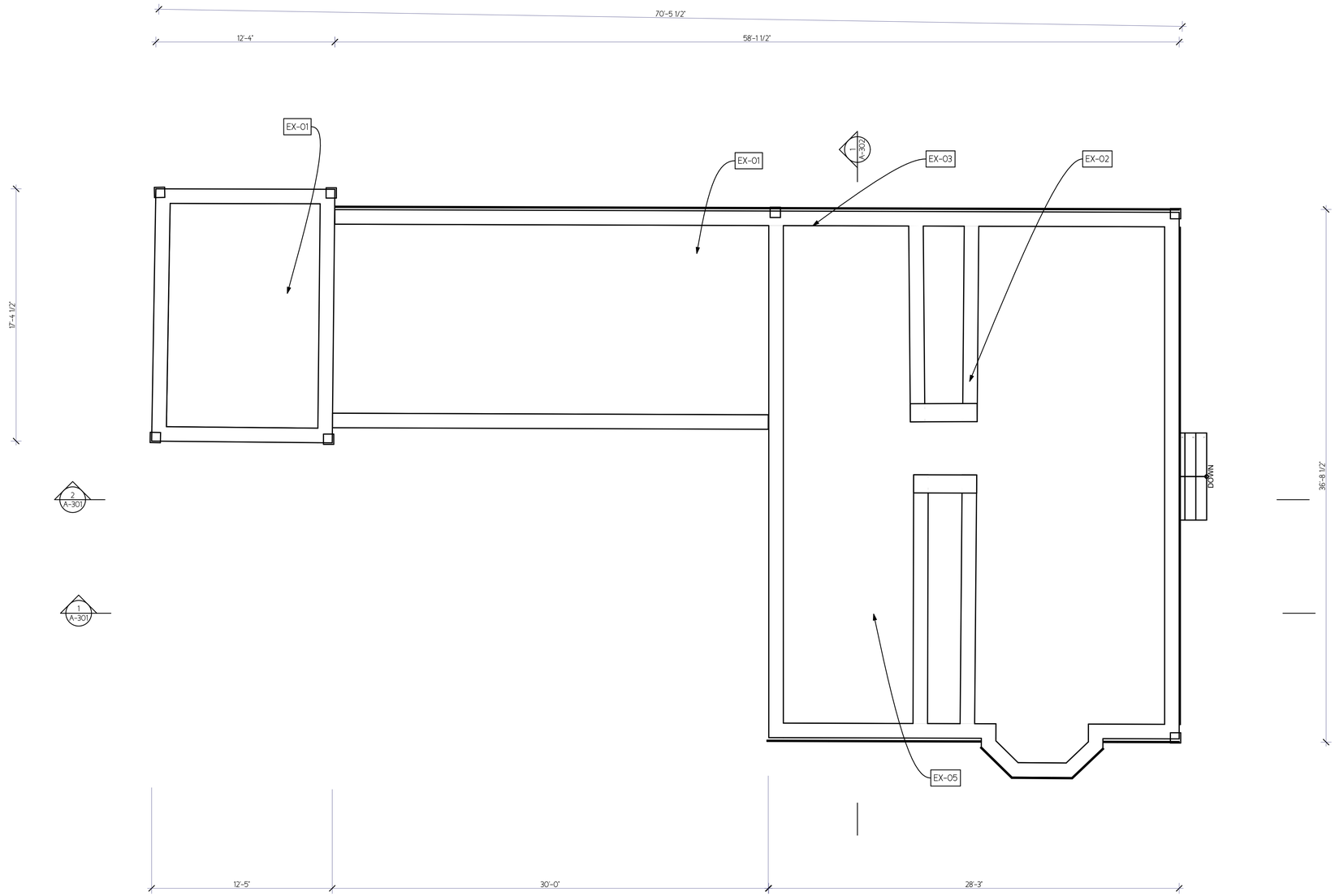
E Existing Condition Notes	
EX-01	EXISTING CRAWL SPACE BELOW KITCHEN
EX-02	FOUNDATION BELOW EXISTING CHIMNEY
EX-03	EXISITING EXTERIOR DOOR TO BASEMENT
EX-05	EX BOILER/ FURNACE



1 Existing Basement Floor

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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SHEET TITLE

Existing Basement Plan

A-101

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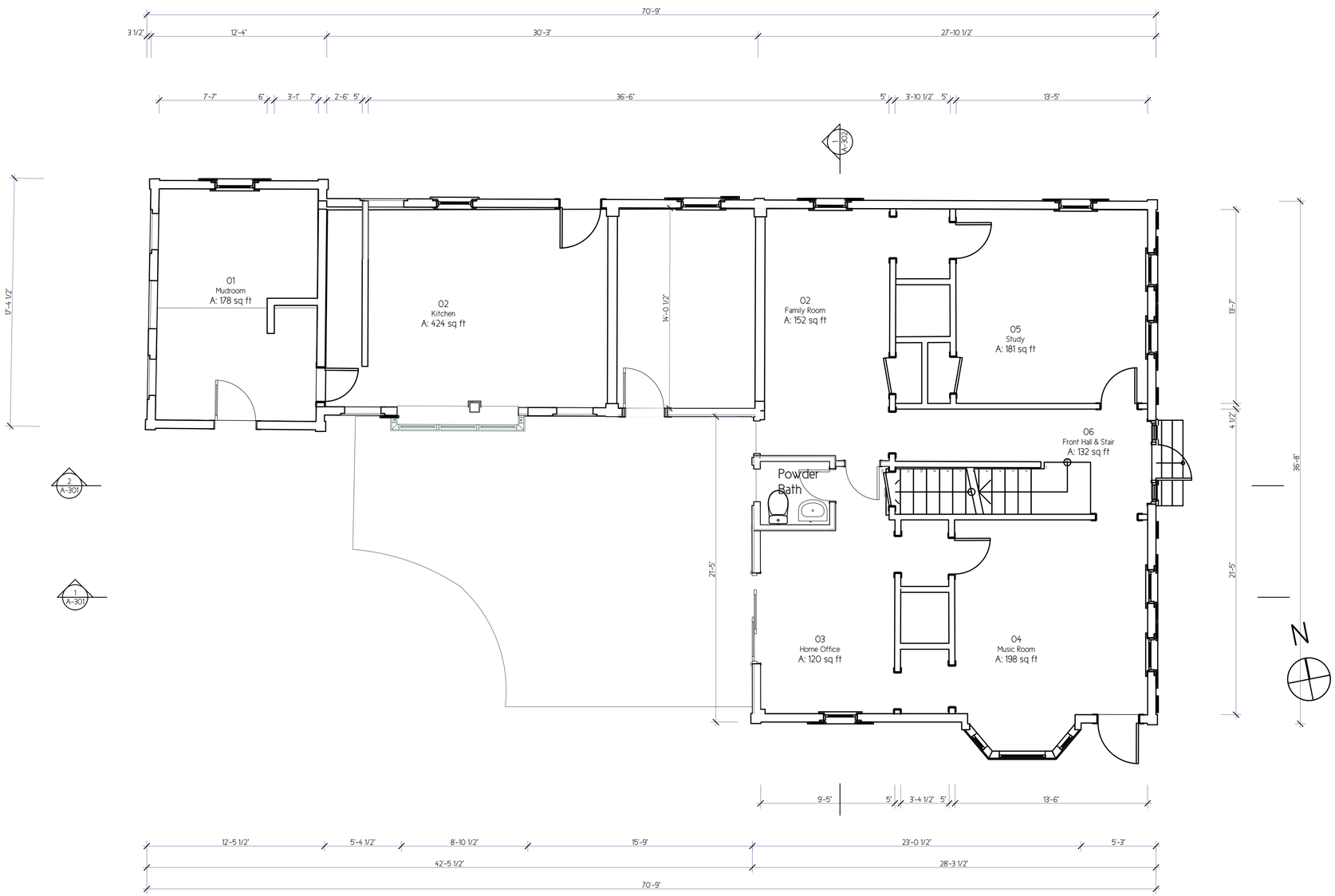
#Key :#Title #Description
#Key :#Title #Description



1 Existing Ground Floor
SCALE: 1/4" = 1'-0"
0 2" 4" 8"

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Existing Ground Floor Plan

A-102

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#Key	#Title #Description
#Key	#Title #Description

1 Existing Second Floor

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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Existing Second Floor Plan

A-103

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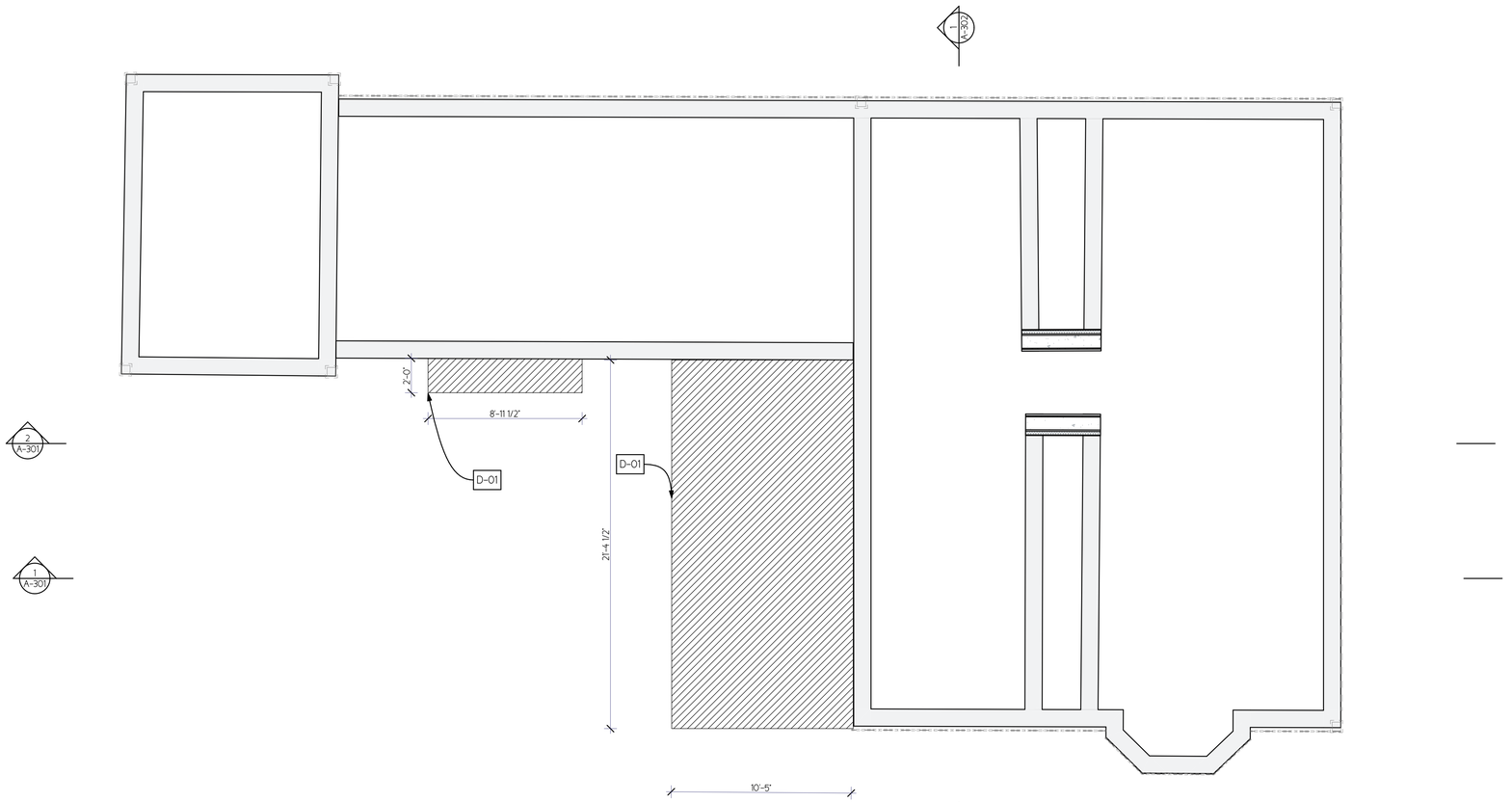

D Demolition Notes

D-01 DEMOLISH AREA FOR NEW FOOTINGS & CRAWL SPACE

1 Demolition Basement Floor

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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Demolition Basement Plan

A-104

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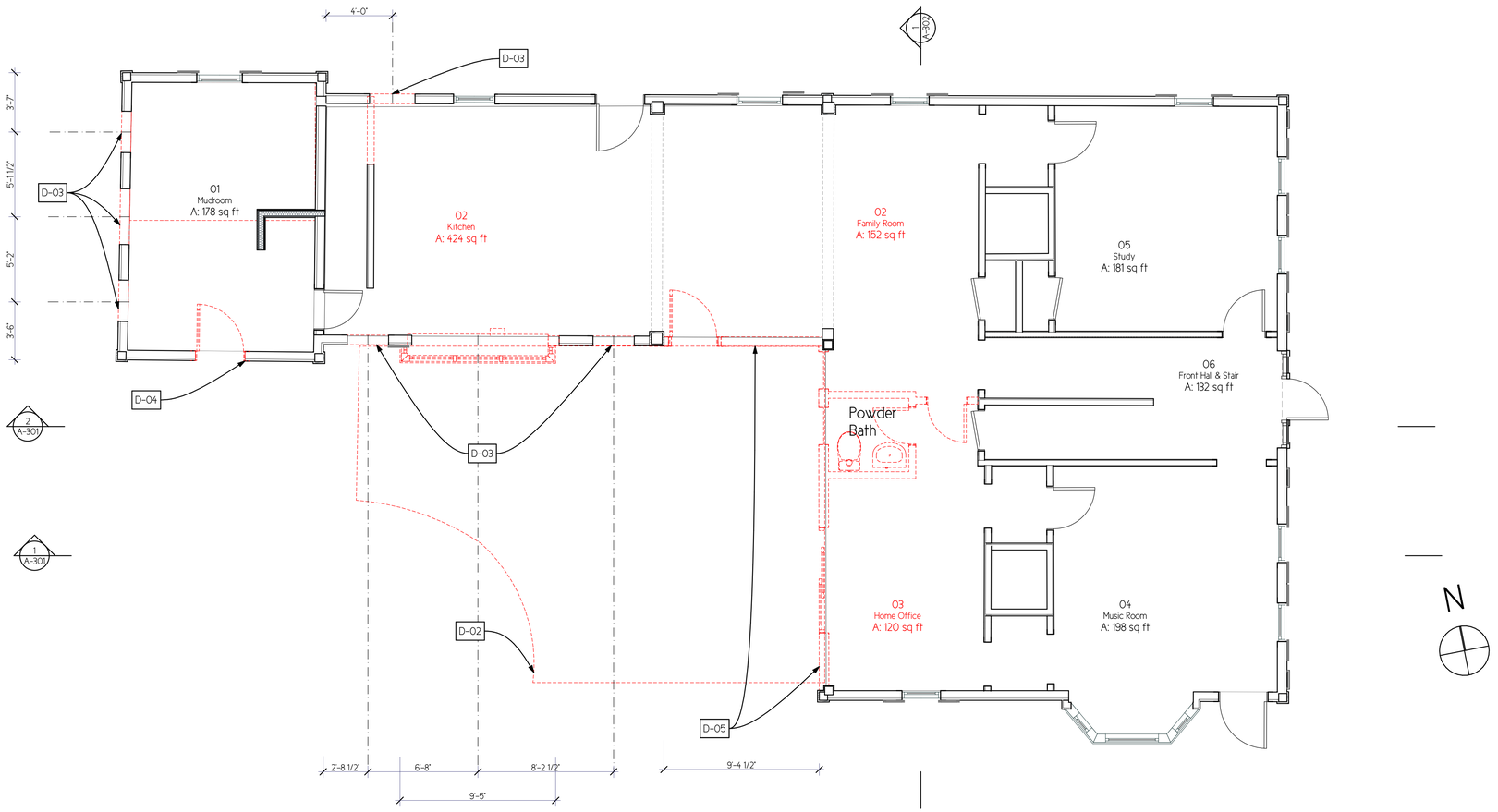

1 Demolition Ground Floor

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

D Demolition Notes	
D-02	DEMOLISH EXISTING BLUE STONE PATIO & STEPS; PREPARE AREA FOR NEW PATIO PER PLANS
D-03	DEMOLISH PORTION OF SOLID WALL PREPARE FOR NEW WINDOWS
D-04	PREPARE EXISTING DOOR AND FRAME TO BE RAISE 1-0" TO NEW FLOOR HEIGHT IN BACK ROOM
D-05	DEMOLISH PORTION OF EXTERIOR WALL, SUPPORT AS REQUIRED WITH NEW STRUCTURAL BEAM

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Demolition Ground Floor Plan

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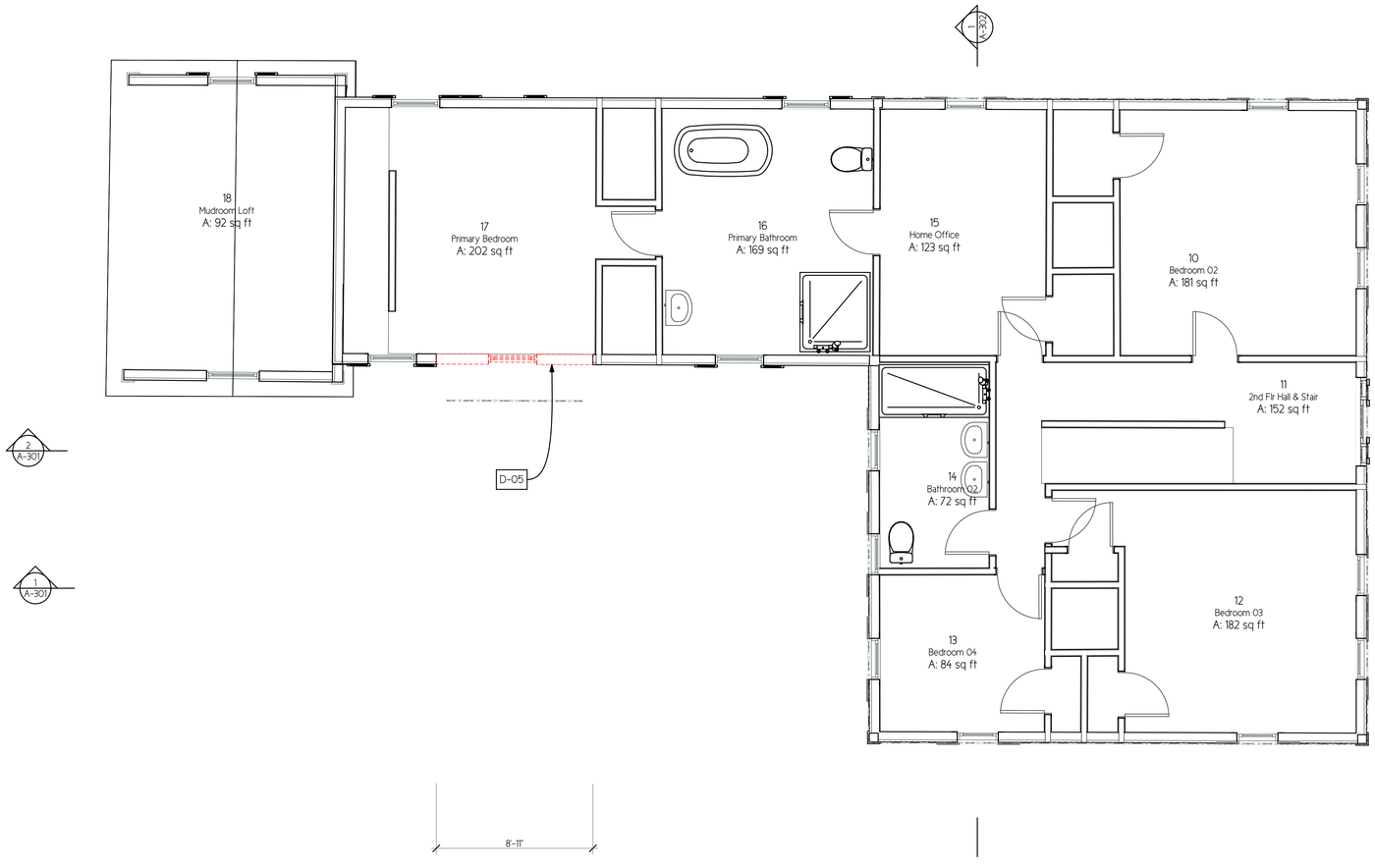

1 Demolition Second Floor

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

D Demolition Notes

D-05 DEMOLISH PORTION OF EXTERIOR WALL, SUPPORT AS REQUIRED WITH NEW STRUCTURAL BEAM

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Demolition Second Floor Plan

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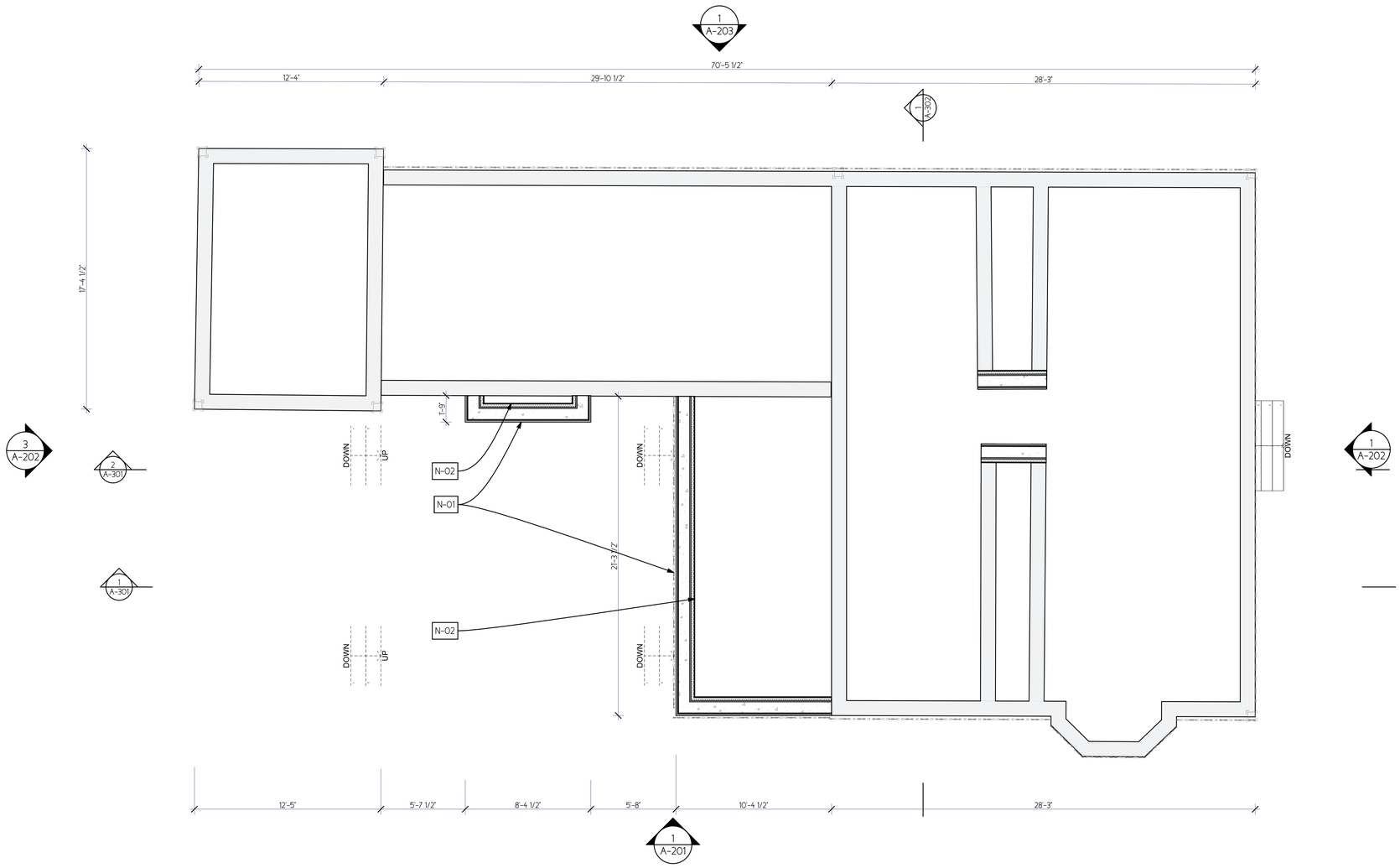
N New Construction Notes	
N-01	NEW FOUNDATION WALL WITH THIN STONE- BROWNSTONE - VENEER TO MATCH EXISTING HOME FOUNDATION - ONLY ABOVE GRADE WHRE VISIBLE.
N-02	NEW ROCKWOOL INSUALTION PREPARE BELOW SUBFLOOR FOR INSTALLATION OF R23 ROCKWOOL, THROUGHOUT, FIRECAULK WHERE OPENINGS APPEAR AROUND PIPES; INSULATE ALL PIPES BELOW JOISTS WITH PIPE WRAP - R5 OR GREATER



1 Basement Floor

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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Construction Basement Plan

A-107

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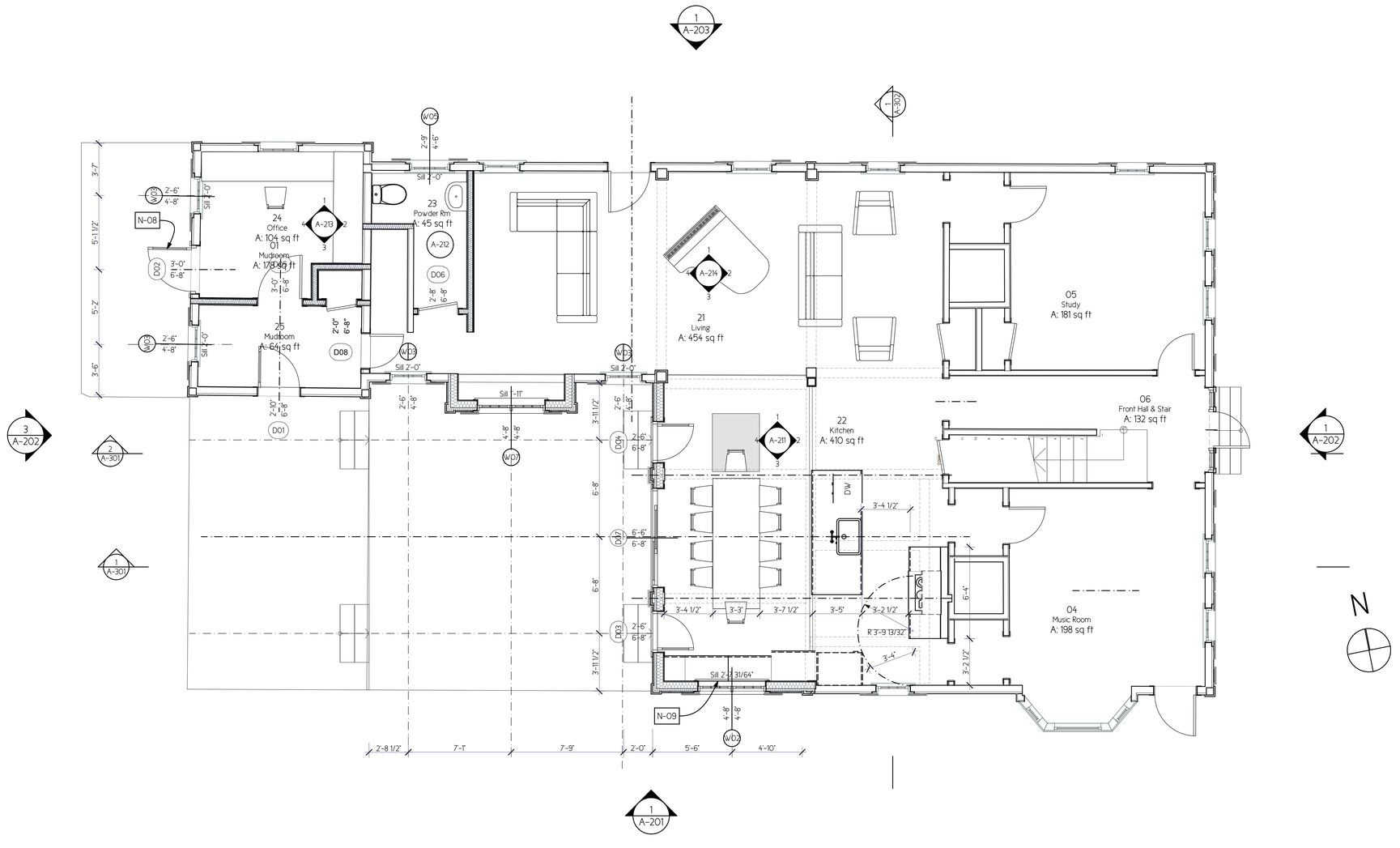
N New Construction Notes	
N-08	NEW DOOR SEE SCHEDULE - ALL MUNTINS TO HAVE SDL WHERE GLAZED
N-09	NEW WINDOWS NOTED WITH HEX SYMBOL IN PLAN - SEE SCHEDULE - ALL WINDOWS HAVE FULL SDL



N New Construction Notes	
N-08	NEW DOOR SEE SCHEDULE - ALL MUNTINS TO HAVE SDL WHERE GLAZED
N-09	NEW WINDOWS NOTED WITH HEX SYMBOL IN PLAN - SEE SCHEDULE - ALL WINDOWS HAVE FULL SDL

1 Ground Floor

SCALE: 1/4" = 1'-0"

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Construction Ground Floor Plan

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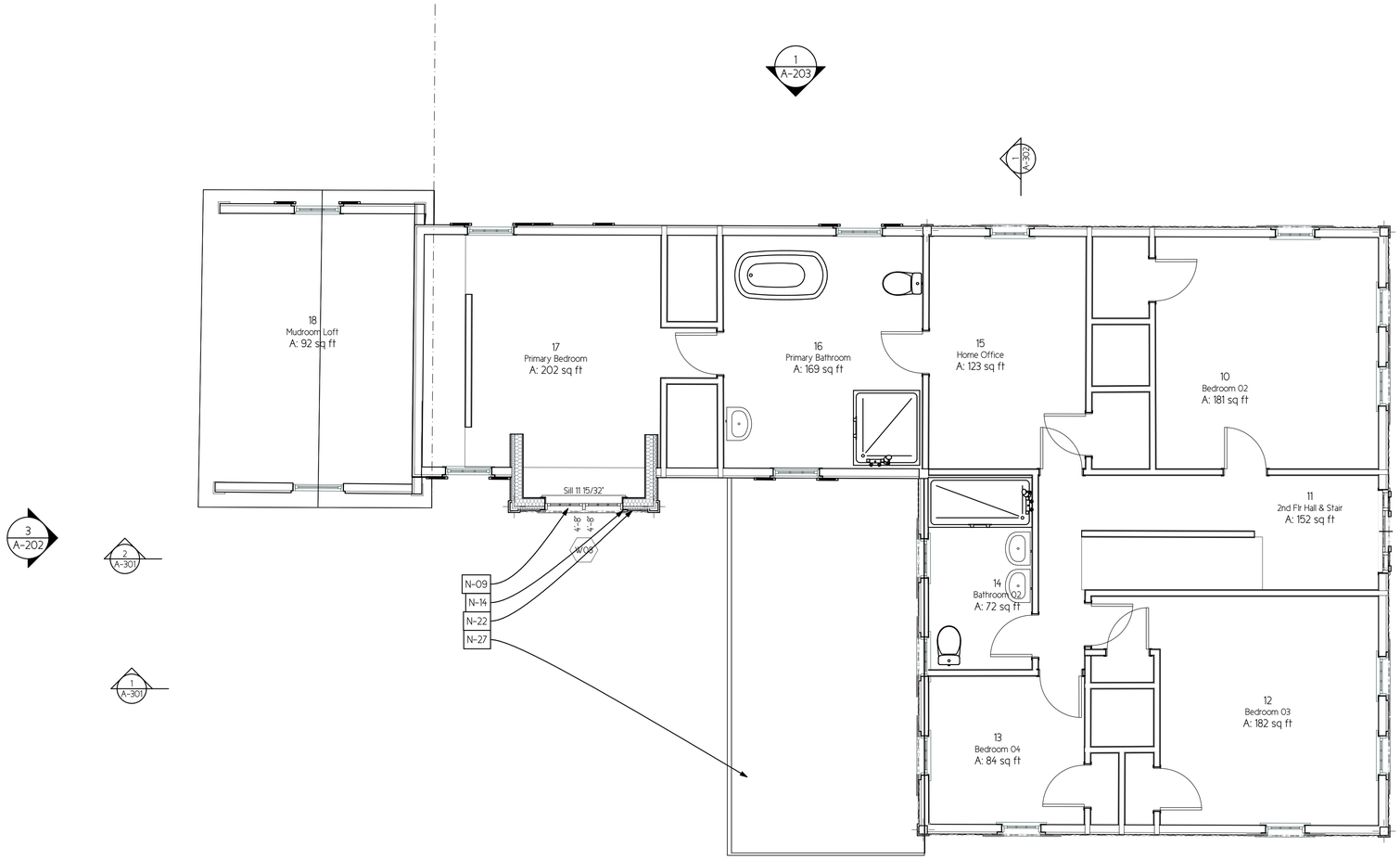

1 Second Floor

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

N New Construction Notes	
N-09	NEW WINDOWS NOTED WITH HEX SYMBOL IN PLAN - SEE SCHEDULE - ALL WINDOWS HAVE FULL SDL
N-14	NEW CASING AT ALL WINDOWS AND DOORS TO MATCH EXISTING AT ALL NEW WINDOWS
N-22	ALL EXTERIOR WALLS ALL NEW WALLS TO BE FINISHES WITH PAINTED 4" CLAPBOARD TO MATCH EXISTING HOME; ALL CORNER TRIM BOARDS TO MATCH AT ALL EXTERIOR CORNERS TYPICAL
N-27	NEW INSULATED STANDING SEAM METAL ROOF

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Construction Second Floor Plan

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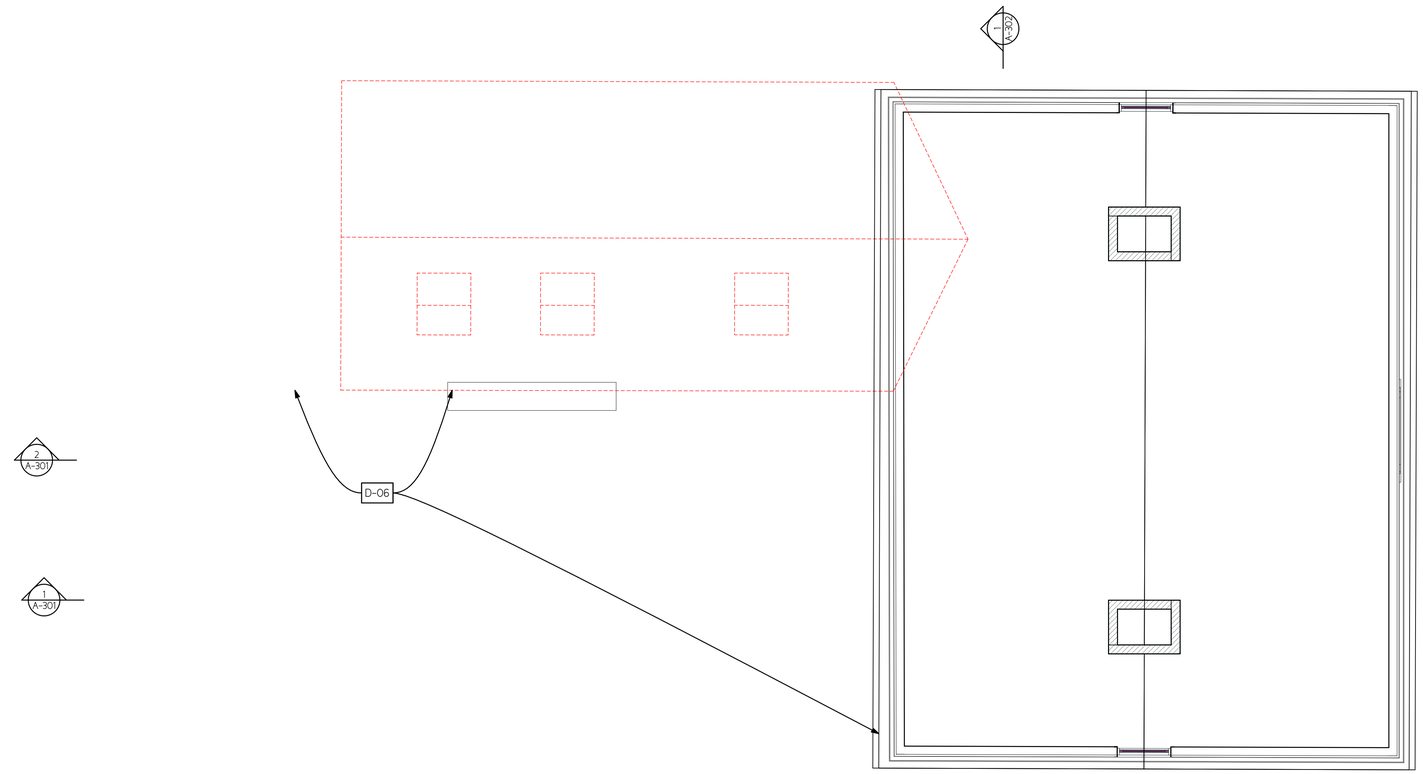

1 Demolition Attic/ Roof

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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Demolition Roof / Attic Plan

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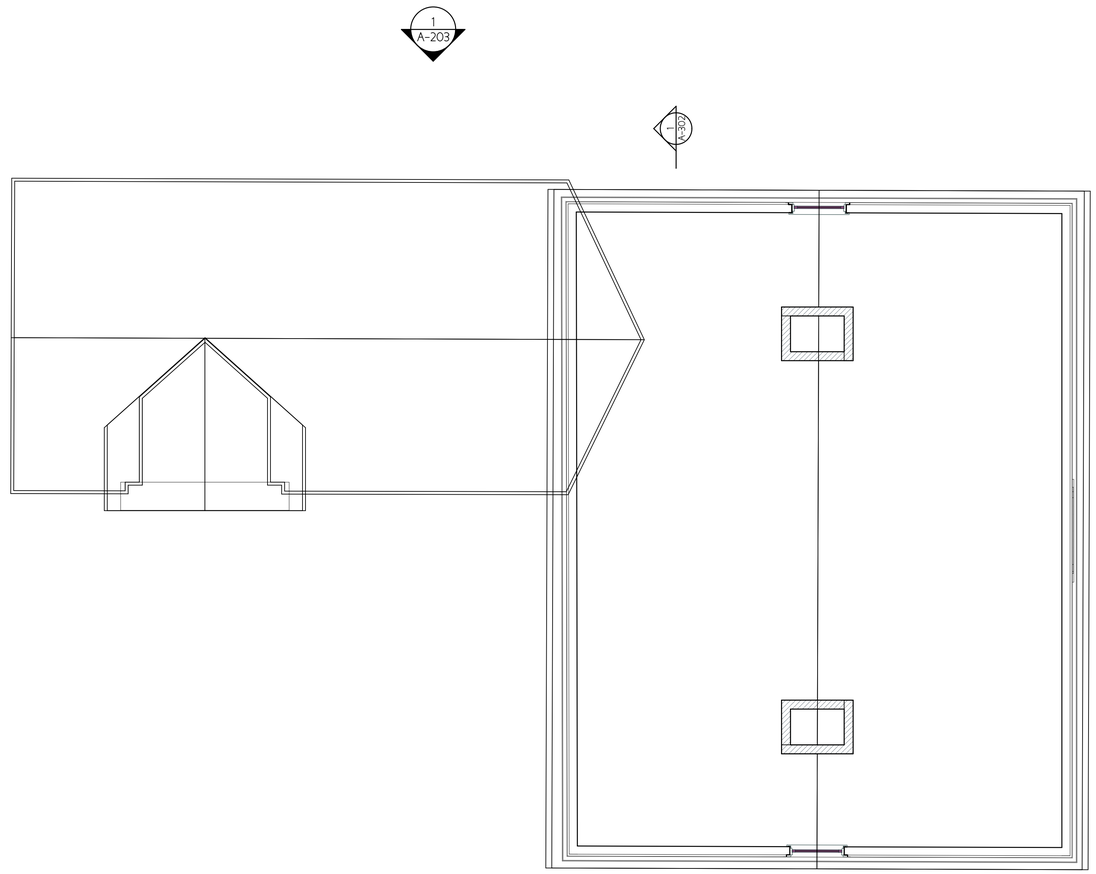

1 Attic/ Roof

SCALE: 1/4" = 1'-0"

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Construction Roof / Attic Plan

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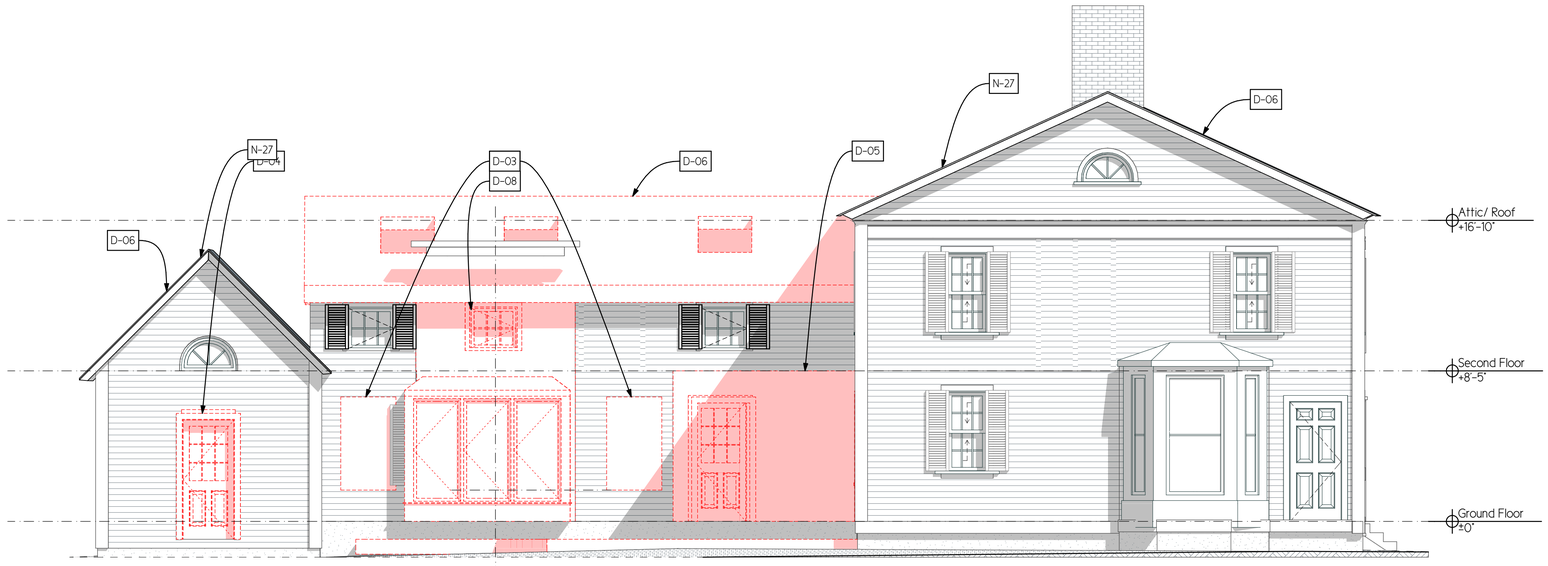
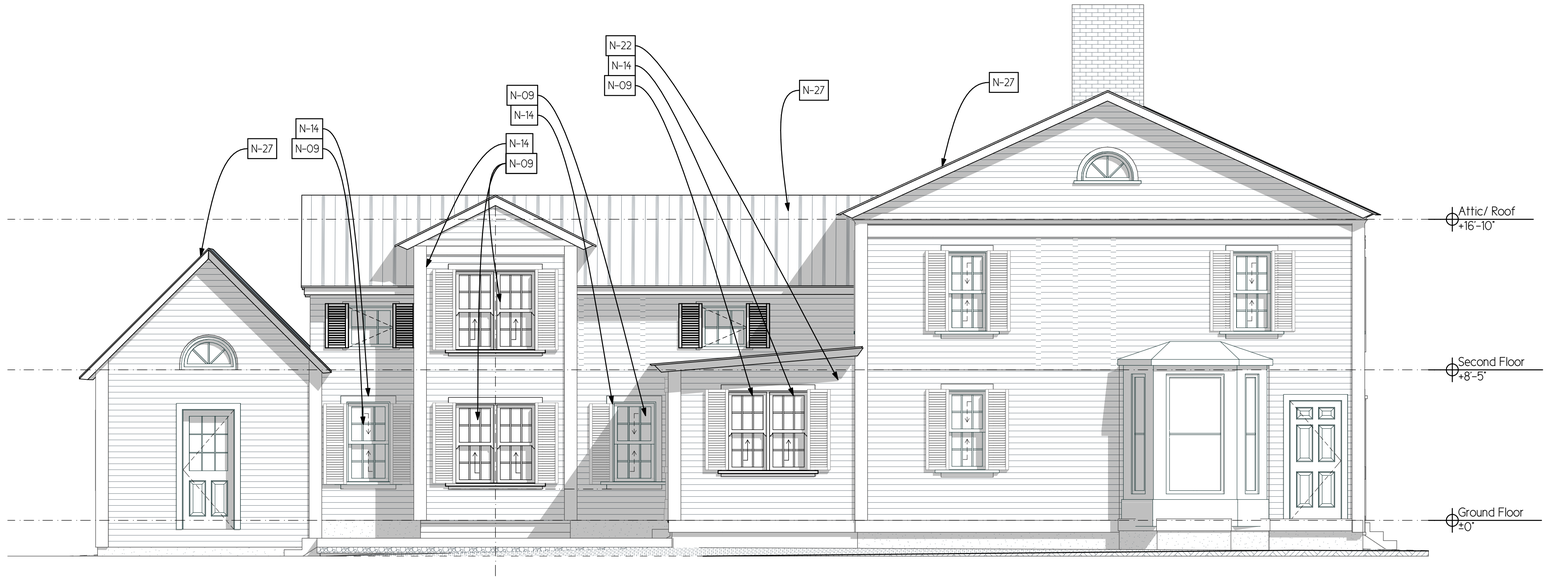
D Demolition Notes	
D-03	DEMOLISH PORTION OF SOLID WALL PREPARE FOR NEW WINDOWS
D-04	PREPARE EXISTING DOOR AND FRAME TO BE RAISE 1-0" TO NEW FLOOR HEIGHT IN BACK ROOM
D-05	DEMOLISH PORTION OF EXTERIOR WALL, SUPPORT AS REQUIRED WITH NEW STRUCTURAL BEAM
D-06	DEMOLISH ROOF PREPARE EXISTING RAFTERS FOR NEW ZIP ROOF & INSUALTED METAL STANDING SEAM ROOF; ALT: GAF ARCHITECTURAL SHINGLE IN BROWN COLOR TO MIMIC CEDAR SHAKES - PITCH AND HEIGHT TO REMAIN. ALL EXISTING MOULDING TO BE PRESERVED AND PROTECTED DURING DEMO & INSTALLATION
D-08	DEMOLISH WINDOWS AS NOTED
N New Construction Notes	
N-09	NEW WINDOWS NOTED WITH HEX SYMBOL IN PLAN - SEE SCHEDULE - ALL WINDOWS HAVE FULL SDL
N-14	NEW CASING AT ALL WINDOWS AND DOORS TO MATCH EXISTING AT ALL NEW WINDOWS
N-22	ALL EXTERIOR WALLS ALL NEW WALLS TO BE FINISHES WITH PAINTED 4" CLAPBOARD TO MATCH EXISTING HOME; ALL CORNER TRIM BOARDS TO MATCH AT ALL EXTERIOR CORNERS TYPICAL
N-27	NEW INSULATED STANDING SEAM METAL ROOF



1 Demolition South Elevation

SCALE: 1/4" = 1'-0"



2 South Elevation

SCALE: 1/4" = 1'-0"

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SHEET TITLE

South Exterior Elevations

A-201

SHEET 29 OF 45

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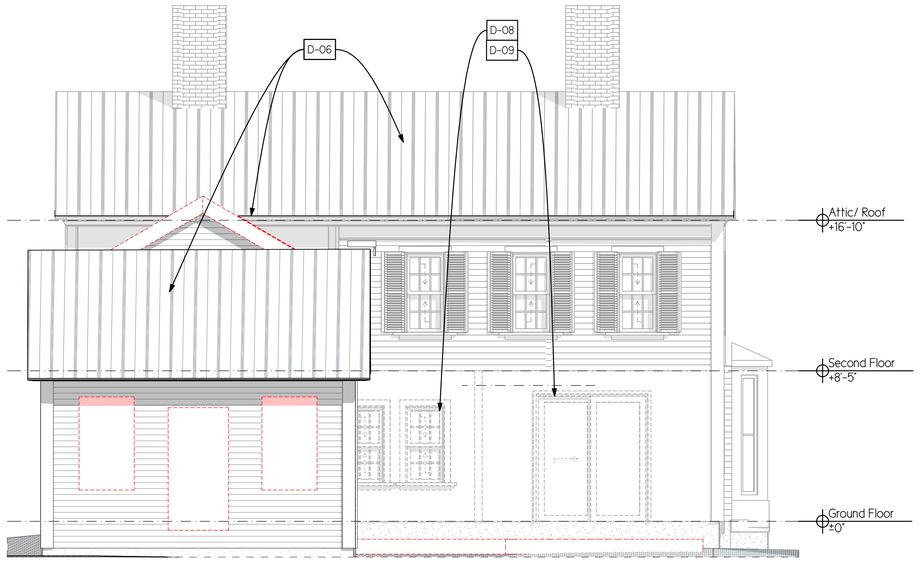
D Demolition Notes	
D-06	DEMOLISH ROOF PREPARE EXISTING RAFTERS FOR NEW ZIP ROOF & INSUALTED METAL STANDING SEAM ROOF; ALT: GAF ARCHITECTURAL SHINGLE IN BROWN COLOR TO MIMIC CEDAR SHAKES - PITCH AND HEIGHT TO REMAIN. ALL EXISTING MOULDING TO BE PRESERVED AND PROTECTED DURING DEMO & INSTALLATION
D-08	DEMOLISH WINDOWS AS NOTED
D-09	DEMOLISH DOORS, AS NOTED
N New Construction Notes	
N-08	NEW DOOR SEE SCHEDULE - ALL MUNTINS TO HAVE SDL WHERE GLAZED
N-09	NEW WINDOWS NOTED WITH HEX SYMBOL IN PLAN - SEE SCHEDULE - ALL WINDOWS HAVE FULL SDL
N-27	NEW INSULATED STANDING SEAM METAL ROOF



3 Demolition West Elevation

SCALE: 1/4" = 1'-0"



1 Demolition East Elevation

SCALE: 1/4" = 1'-0"



4 West Elevation

SCALE: 1/4" = 1'-0"



2 East Elevation

SCALE: 1/4" = 1'-0"

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METCALF ARCHITECTURE +DESIGN

73 East Street |
Litchfield | CT |
06759

CONSULTANTS

GOLDEN RESIDENCE

57 EAST WEATOGUE ROAD
SIMSBURY, CT 06070

Date	Issue / Revision
11 June '26	HDC Review

DOB USE:

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SHEET TITLE

East & West Exterior Elevations

A-202

SHEET 30 OF 45

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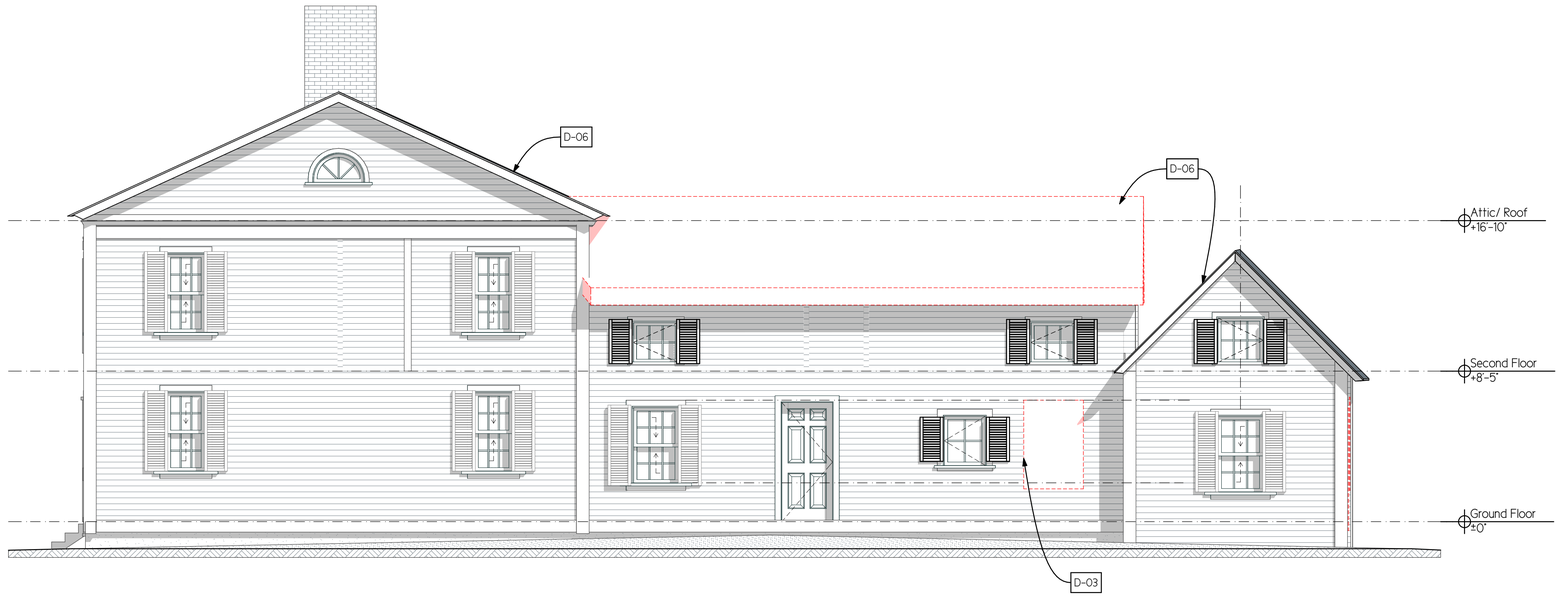
D Demolition Notes	
D-03	DEMOLISH PORTION OF SOLID WALL PREPARE FOR NEW WINDOWS
D-06	DEMOLISH ROOF PREPARE EXISTING RAFTERS FOR NEW ZIP ROOF & INSUALTED METAL STANDING SEAM ROOF; ALT: GAF ARCHITECTURAL SHINGLE IN BROWN COLOR TO MIMIC CEDAR SHAKES - PITCH AND HEIGHT TO REMAIN. ALL EXISTING MOULDING TO BE PRESERVED AND PROTECTED DURING DEMO & INSTALLATION
N New Construction Notes	
N-09	NEW WINDOWS NOTED WITH HEX SYMBOL IN PLAN - SEE SCHEDULE - ALL WINDOWS HAVE FULL SDL
N-27	NEW INSULATED STANDING SEAM METAL ROOF



1 Demolition North Elevation

SCALE: 1/4" = 1'-0"



2 North Elevation

SCALE: 1/4" = 1'-0"

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CONSULTANTS

GOLDEN RESIDENCE

57 EAST WEATOGUE ROAD
SIMMSBURY, CT 06070

Date	Issue / Revision
11 June '26	HDC Review

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SHEET TITLE

North Exterior Elevations

A-203

SHEET 31 OF 45

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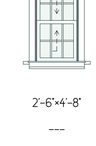
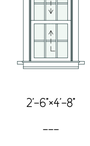
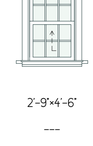
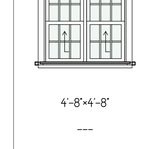
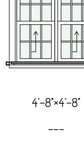
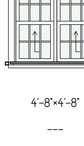
DOOR SCHEDULE

Home Story Name	DOOR NUMBER ROOM	DOOR NUMBER ID	ROOM NAME	Quantity	DOOR LEAF NOMINAL WIDTH	DOOR LEAF NOMINAL HEIGHT	DOOR LEAF LEAF THICKNESS	DOOR LEAF MATERIAL	DOOR LEAF TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	HARDW ARE SET	ACCESORIES	FIRE	STC	REMARKS
Ground Floor																	
		D02		1	3'-0"	6'-8"	2"	---		---	---	---	---	---	---	---	
		D03		1	2'-6"	6'-8"	2"	---		---	---	---	---	---	---	---	
		D04		1	2'-6"	6'-8"	2"	---		---	---	---	---	---	---	---	
		D07		1	6'-6"	6'-8"	2"	---		---	---	---	---	---	---	---	
	23	D06	Powder Rm	1	2'-8"	6'-8"	2"	---		---	---	---	---	---	---	---	
	24	D05	Office	1	3'-0"	6'-8"	2"	---		---	---	---	---	---	---	---	
	25	D01	Mudroom	1	2'-10"	6'-8"	2"	---		---	---	---	---	---	---	---	

1 Door Schedule

DOOR LEGEND

TYPE	H-V Grid	H-V Grid	H-V Grid	H-V Grid	Decorative 15	Standard 5 Panel
VIEW						
DIMENSIONS	3'-0"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	6'-6"x6'-8"	2'-10"x6'-8"	3'-0"x6'-8"
NOTES	---	---	---	---	---	---
To Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	Mudroom	Office
Element ID	D02	D03	D04	D07	D01	D05

2 Door Legend

WINDOW SCHEDULE

Home Story Name	ROOM	Element ID	ROOM NAME	Quantity	WIDOW SIZE NOMINAL WIDTH	WIDOW SIZE NOMINAL HEIGHT	TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	ACCESORIES	STC	TEMPERED	REMARKS
Ground Floor														
		W03		1	2'-6"	4'-8"	---	---	---	---	---	---	---	
		W03		1	2'-6"	4'-8"	---	---	---	---	---	---	---	
		W05		1	2'-9"	4'-6"	---	---	---	---	---	---	---	
		W07		1	4'-8"	4'-8"	---	---	---	---	---	---	---	
	02	W03	Kitchen	1	2'-6"	4'-8"	---	---	---	---	---	---	---	
	21	W03	Living	1	2'-6"	4'-8"	---	---	---	---	---	---	---	
	22	W02	Kitchen	1	4'-8"	4'-8"	---	---	---	---	---	---	---	
Second Floor														
		W08		1	4'-8"	4'-8"	---	---	---	---	---	---	---	
				8										

3 Window Schedule

Window Legend NEW

WINDOW TYPE	---	---	---	---	---	---	---	---
VIEW								
DIMENSIONS	2'-6"x4'-8"	2'-6"x4'-8"	2'-6"x4'-8"	2'-6"x4'-8"	2'-9"x4'-6"	4'-8"x4'-8"	4'-8"x4'-8"	4'-8"x4'-8"
NOTES	---	---	---	---	---	---	---	---
Element ID	W03	W03	W03	W03	W05	W02	W07	W08

4 Window Legend

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CONSULTANTS

GOLDEN RESIDENCE

57 EAST WEATOGUE ROAD
SIMMSBURY, CT 06070

Date	Issue / Revision
11 June '26	HDC Review

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SHEET TITLE

Door & Window Schedules

A-601

SHEET 41 OF 45

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT MEMORANDUM

To: Simsbury Historic District Commission

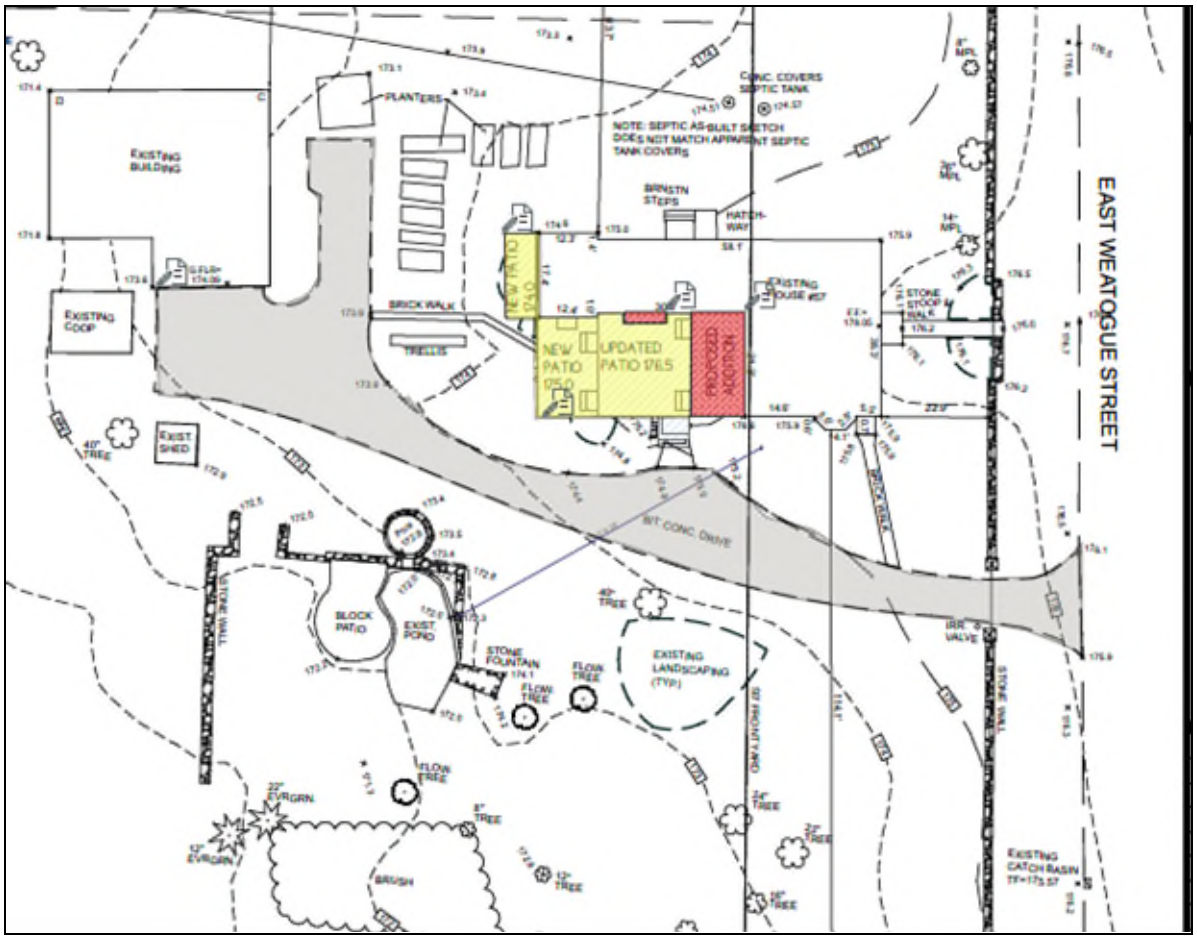
Date: July 2, 2026

From: Joseph Hollis, Code Compliance Officer

RE: **Application #26-03** of Andrew and Heidi Golden, for a Certificate of Appropriateness to construct an addition for the home on the property at 57 East Weatogue Street (Assessor's Map Block Lot H13 108 010) Zone R-40.

I. Summary of Request

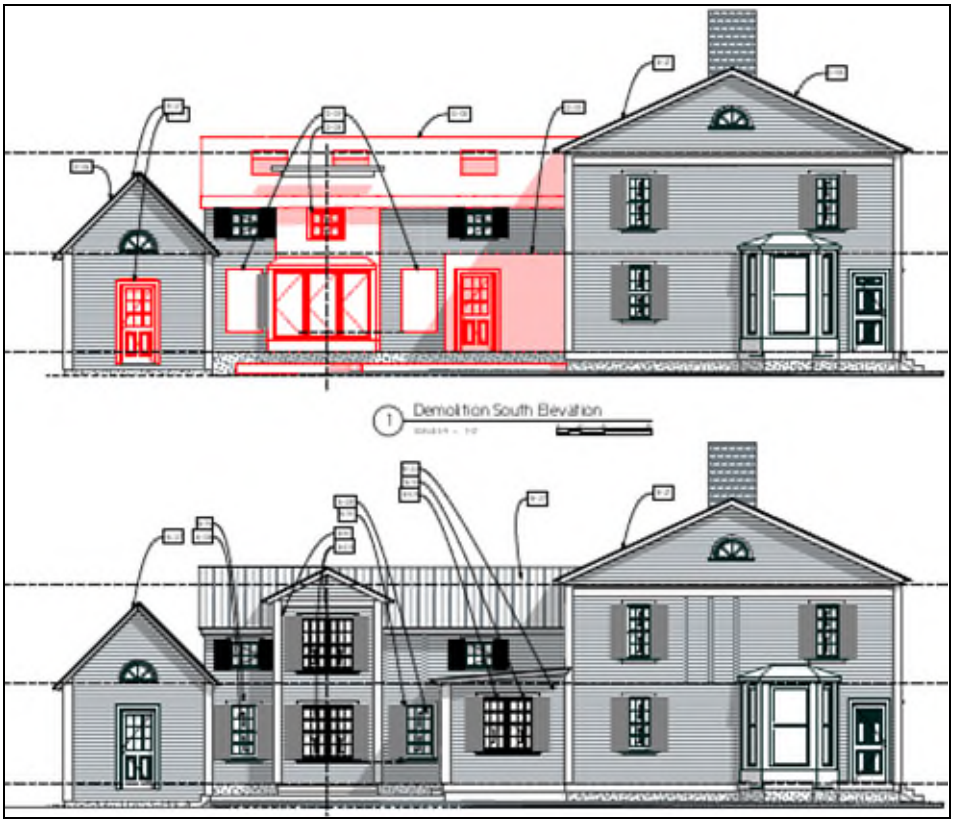
The applicant is requesting a certificate of appropriateness to construct an approximately 236 sq. ft. addition (221 sq. ft. dining room addition and 15 sq. ft. bump out) for the home at 57 East Weatogue Street. The handbook supports this type of development and materials proposed.



II. Background

According to the Assessor's Property Card, the colonial home was constructed in 1823. The property owners wish to add a formal dining room and expand the existing patio behind the home. This proposal is part of an effort to reconfigure the interior layout of the home. The homeowners are replacing the roof areas that are affected by the addition for this immediate project; however they will need to replace the entire roof shortly, so they are including it in this proposal. The chart below outlines the impact of this application:

Feature	Existing Material	Proposed Material	Handbook Guidance
Roof (entire home)	Cedar Wooden Shingles	Metal Seam or Architectural Asphalt Shingles	Avoid removing character defining features. Alternative materials are appropriate.
Siding (addition only)	Wooden Clapboard	Wooden Clapboard	Favors the use of like materials.
Windows	Wooden Windows	Casement to Match Existing Material with Simulated Dividing Lines	Recommends 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. When replacing a non-original window, attempt to obtain window types appropriate to the building's style and period.



III. Staff Analysis

The East Weatogue Historic District Handbook recommends additions emulate the original construction materials and be mindful of scale and massing relative to the existing home. Due to the proposed materials either being similar or direct replacements, Staff finds the proposal to be harmonious with the general purpose and intent of the Historic District Handbook.

Draft Motion

MOVED, the Historic District Commission approves Application #26-03 of Andrew and Heidi Golden, for a Certificate of Appropriateness to construct an addition for the home on the property at 57 East Weatogue Street (Assessor's Map Block Lot H13 108 010) Zone R-40.

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. The Commission authorizes staff to approve minor modifications to the application.

The project shall be developed in accordance with the plans stamped received 4/20/2026.