

TOWN OF SALISBURY, CONNECTICUT  
HISTORIC DISTRICT COMMISSION


APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Appl. No. \_\_\_\_\_ Name of property Old Stone House  
Ctf. Issued \_\_\_\_\_ Ctf. No. \_\_\_\_\_ Property No. \_\_\_\_\_  
Date 8/27/21

Application is hereby made for the issuance of a Certificate of Appropriateness under an "Ordinance Establishing Historic Districts within the Town of Salisbury", duly adopted on February 9, 1970 and enacted pursuant to the enabling authority contained in Sections 7-147(a) through 7-147(k) of the General Statutes of Connecticut, for the proposed work described below and as shown on the photographs, plans, or drawings (where applicable or appropriate), accompanying this application:

Address of proposed work 264 Taconic Road Salisbury CT  
Owner Jon & Savannah Stevenson Owner's address 130 Taconic Road Salisbury CT  
Applicant, if not owner Barlis Wedlick Architects LLC  
Agent or contractor Architects  
Address 20 Vesey Street New York, NY 10007

Proposed work is in connection with: \_\_\_\_ a dwelling; \_\_\_\_ an accessory building;  
\_\_\_\_ a commercial building; \_\_\_\_ an industrial building; **X** other (specify)  
Nature and description of proposed work (attach extra sheets as necessary);  
**New proposed driveway and parking area.**

Signature of Applicant 

Action taken:

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

Building Inspector \_\_\_\_\_ Date \_\_\_\_\_

Historic District Commission \_\_\_\_\_ Date \_\_\_\_\_





THE OLD STONE HOUSE  
264 Taconic Road, Salisbury, CT



Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
August 27, 2021

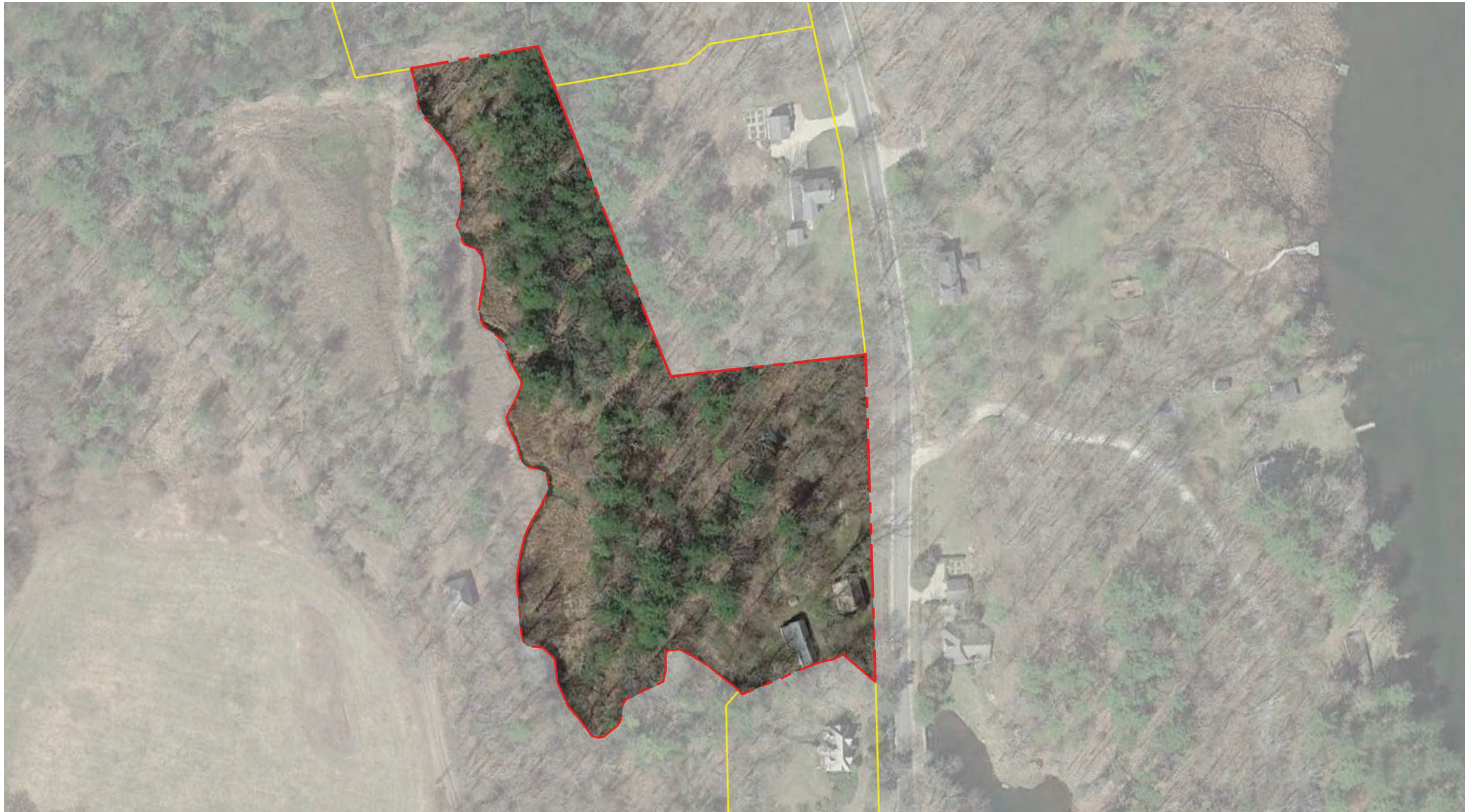
PROPOSED DRIVEWAY

# RESEARCH & SITE ANALYSIS



Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
August 27, 2021





Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
April 16, 2021



**EXISTING TAX MAP**  
Site Plan with Aerial  
Scale: 1" = 100'





Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
April 16, 2021



NORTH



TRUE  
NORTH

## EXISTING SITE PLAN

Scale: 1" = 100'





Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
April 16, 2021



## EXISTING SITE PLAN

Scale: 1" = 40'





Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
April 16, 2021



## WETLAND BUFFER DIAGRAM

Site Plan  
Scale: 1" = 40'





Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
April 16, 2021



## STREET VISIBILITY DIAGRAM

Site Plan  
Scale: 1" = 40'





Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
April 16, 2021



NORTH



TRUE  
NORTH

## STEEP SLOPE DIAGRAM

Site Plan  
Scale: 1" = 40'





AREAS OF PARKING TESTED/CONSIDERED:

PARKING 4:

- TIGHT TO THE ROAD AND WATERWAY. VERY VISIBLE FROM THE ROAD AND EXISTING BUILDINGS WHICH IS UNDERSIRABLE

PARKING 3:

- TOO STEEP TO GET TO

PARKING 2:

- TIGHT TO THE ROAD AND TIGHT FOR AMPLE CAR TURN AROUND DUE TO EXISTING STEEP TOPOGRAPHY. WOULD LIKELY STILL REQUIRE BACKING A VEHICLE OUT ONTO TACONIC ROAD WHICH IS DIFFICULT AND DANGEROUS WITH THE BLIND CORNER ALONG TACONIC ROAD TO THE NORTH

PARKING 1:

- BEST POSSIBLE LOCATION FOR AMPLE PARKING AND VEHICLE TURN AROUND. AWAY FROM STREET WHICH OFFERS BEST OPPORTUNITY FOR VEGITATIVE SCREENING FROM THE STREET



Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
April 16, 2021



NORTH



TRUE  
NORTH

PARKING ZONES DIAGRAM

Site Plan  
Scale: 1" = 40'

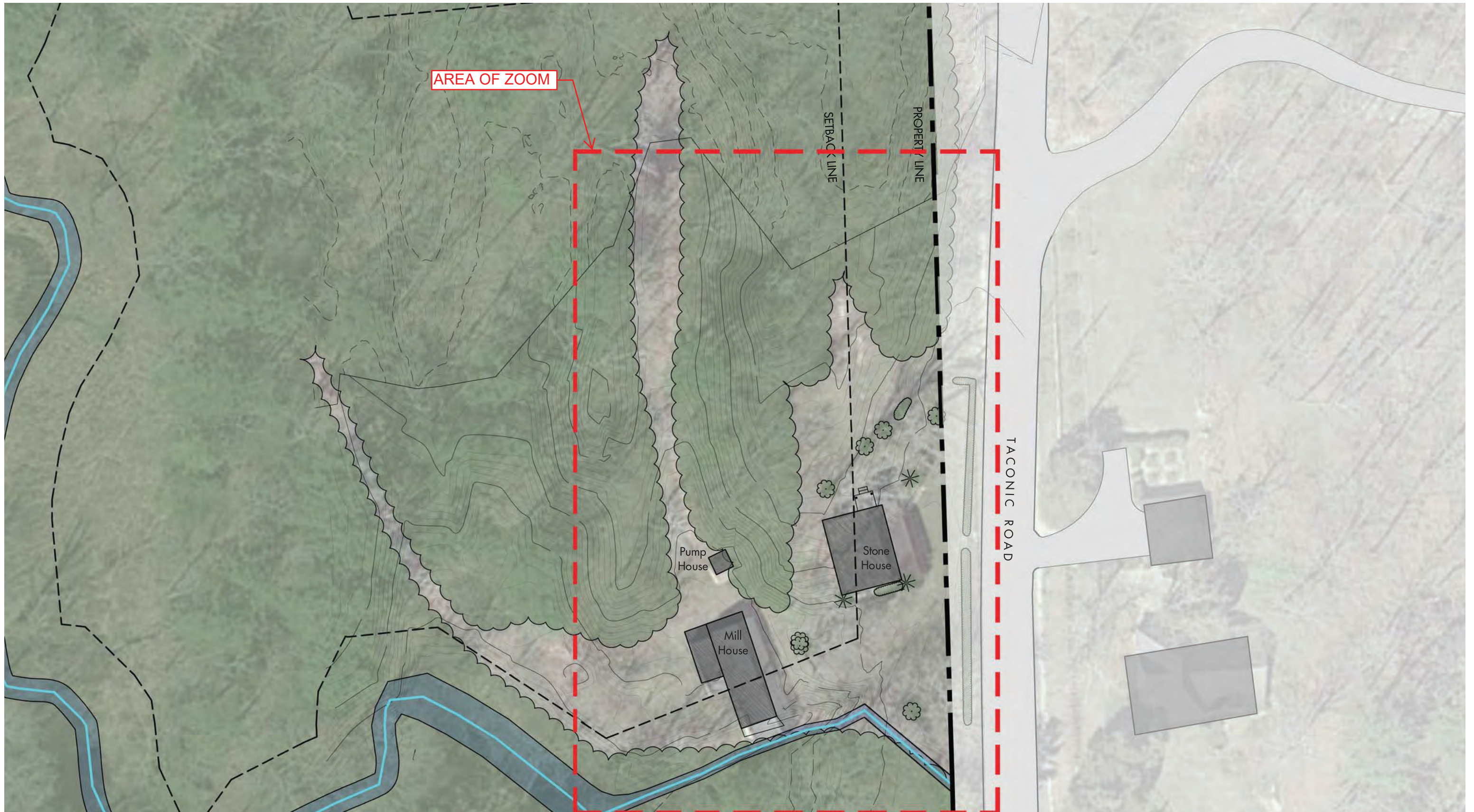


# EXISTING & PROPOSED SITE PLANS



Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
August 27, 2021





Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
April 16, 2021



NORTH



TRUE  
NORTH

## EXISTING SITE PLAN

Scale: 1" = 40'





Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
April 16, 2021



## EXISTING SITE PLAN

Scale: 1" = 20'



## STONE HOUSE DRIVEWAY WITH EXISTING ARCHITECTURE





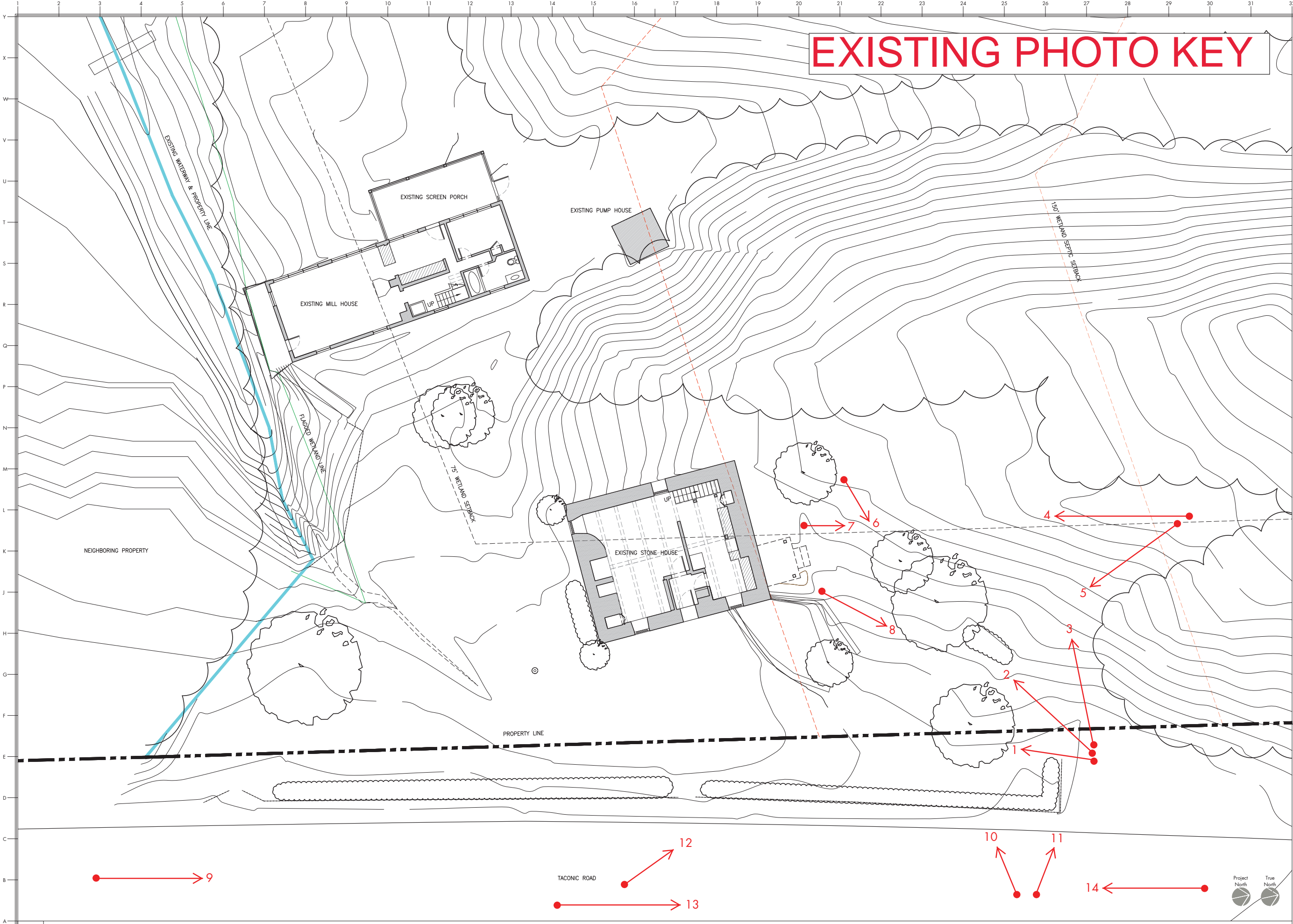
# SUPPLEMENTAL EXISTING INFORMATION



Stone House - BW Project #2020  
BarlisWedlick Architects LLC  
August 27, 2021

Pages 16-26





# EXISTING PHOTO KEY

BarlisWedlick  
Architects LLC

20 VESEY STREET - 11TH FLOOR  
NEW YORK, NY 10007  
(212) 625-9222  
17 NORTH 4TH STREET - SUITE 1-N  
HUDSON, NY 12534  
(518) 822-8881

## STONE HOUSE RESIDENCE

264 TACONIC ROAD, SALISBURY, CT  
LITCHFIELD COUNTY, CONNECTICUT

8/27/21  
2020

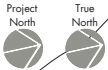
SITEPLAN  
EXISTING

A1.10

A1.10.dwg

CW

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SCALE: 1/8" = 1'-0"

1 SITEPLAN





Photo 1: From Taconic Road looking South



Photo 2: From Taconic Road looking Southwest





Photo 3: From Taconic Road looking West



Photo 4: From Top of Hill Looking South





Photo 5: From Top of Hill Looking East



Photo 6: From North Side of Stone House Looking East





Photo 7: From North Side of Stone House Looking North



Photo 8: From Northeast Corner of Stone House Looking North





Photo 9: Looking North



Photo 10: Looking West

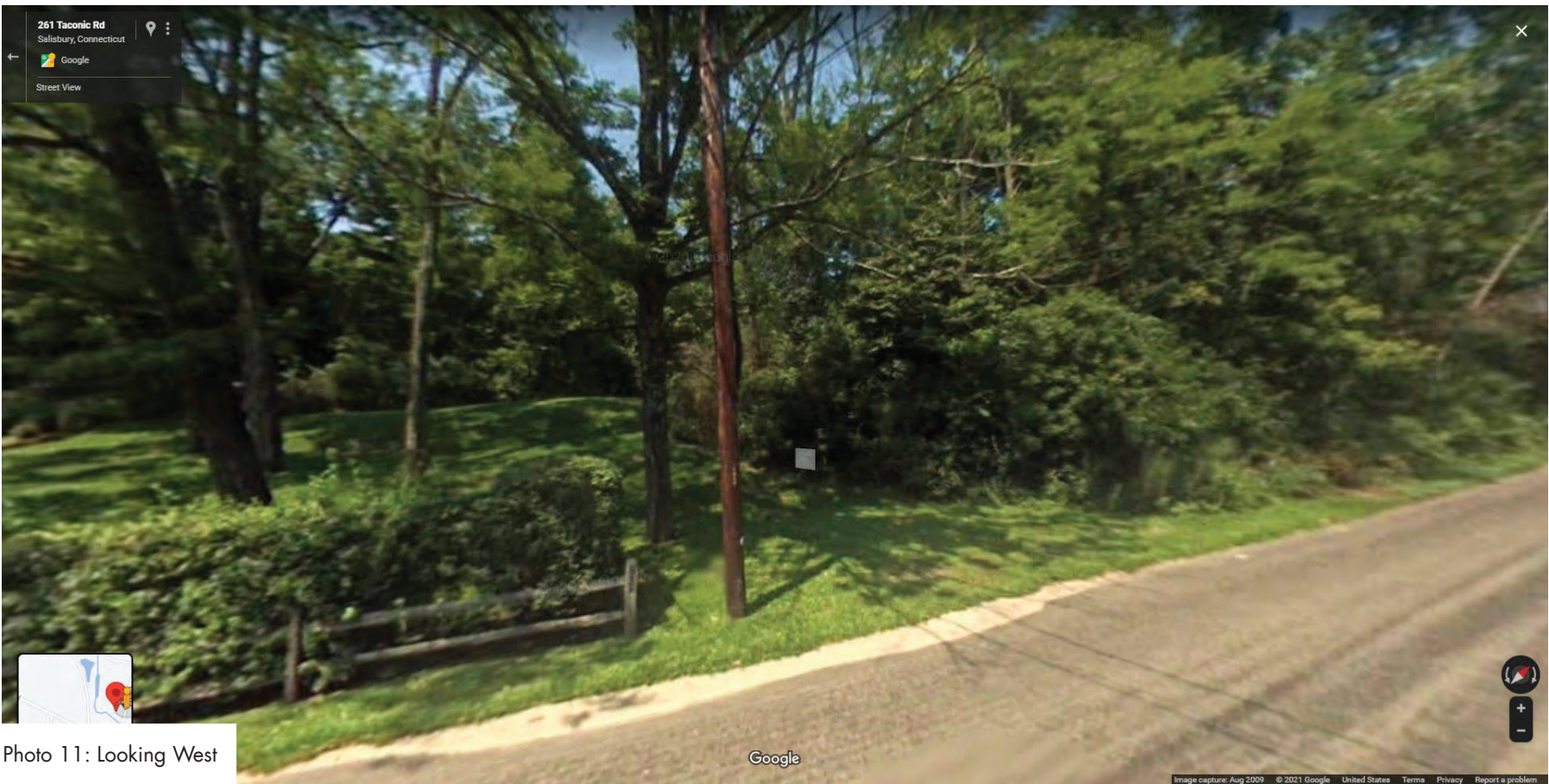


Photo 11: Looking West





Photo 12: Looking West



Photo 13: Looking North



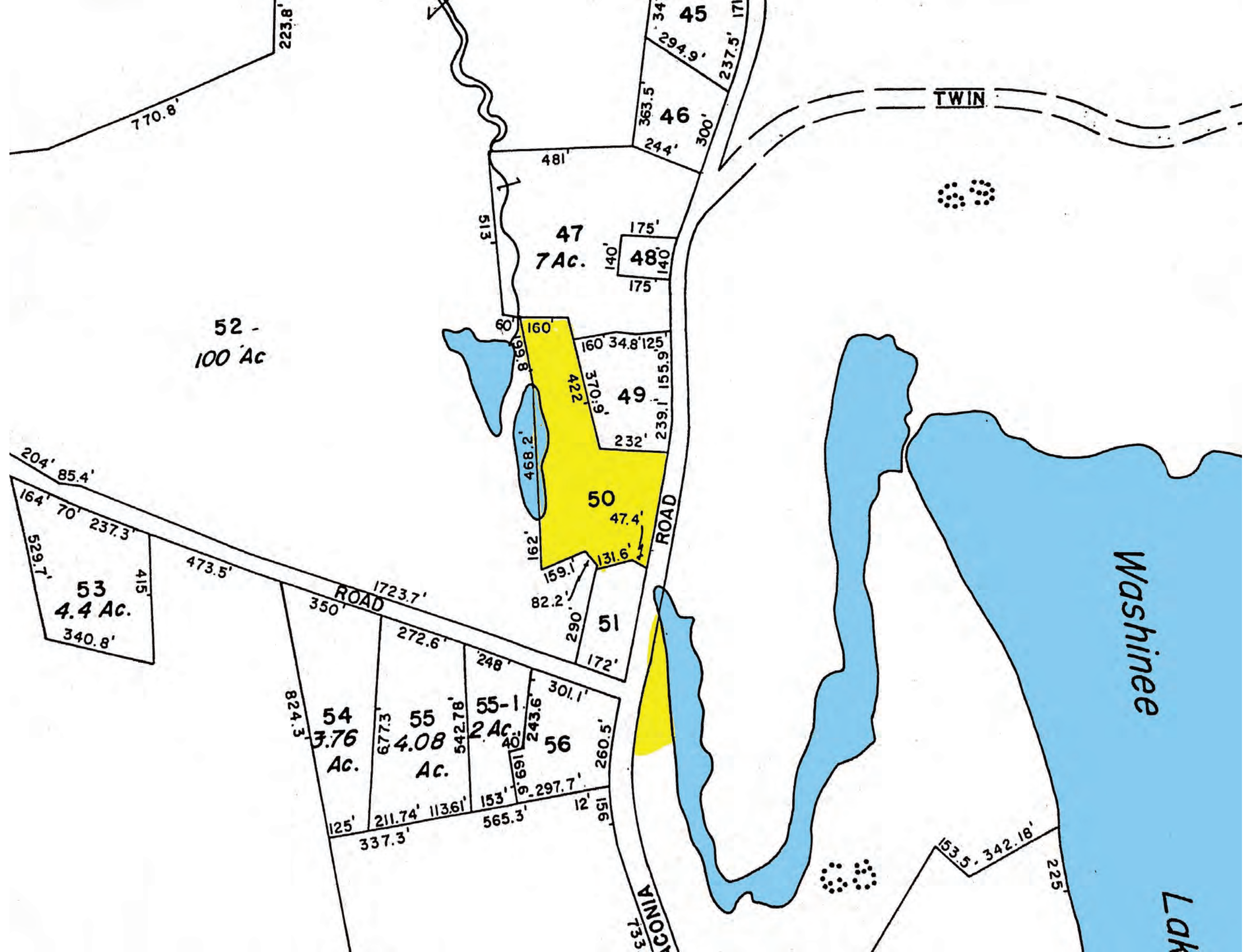
Photo 14: Looking South



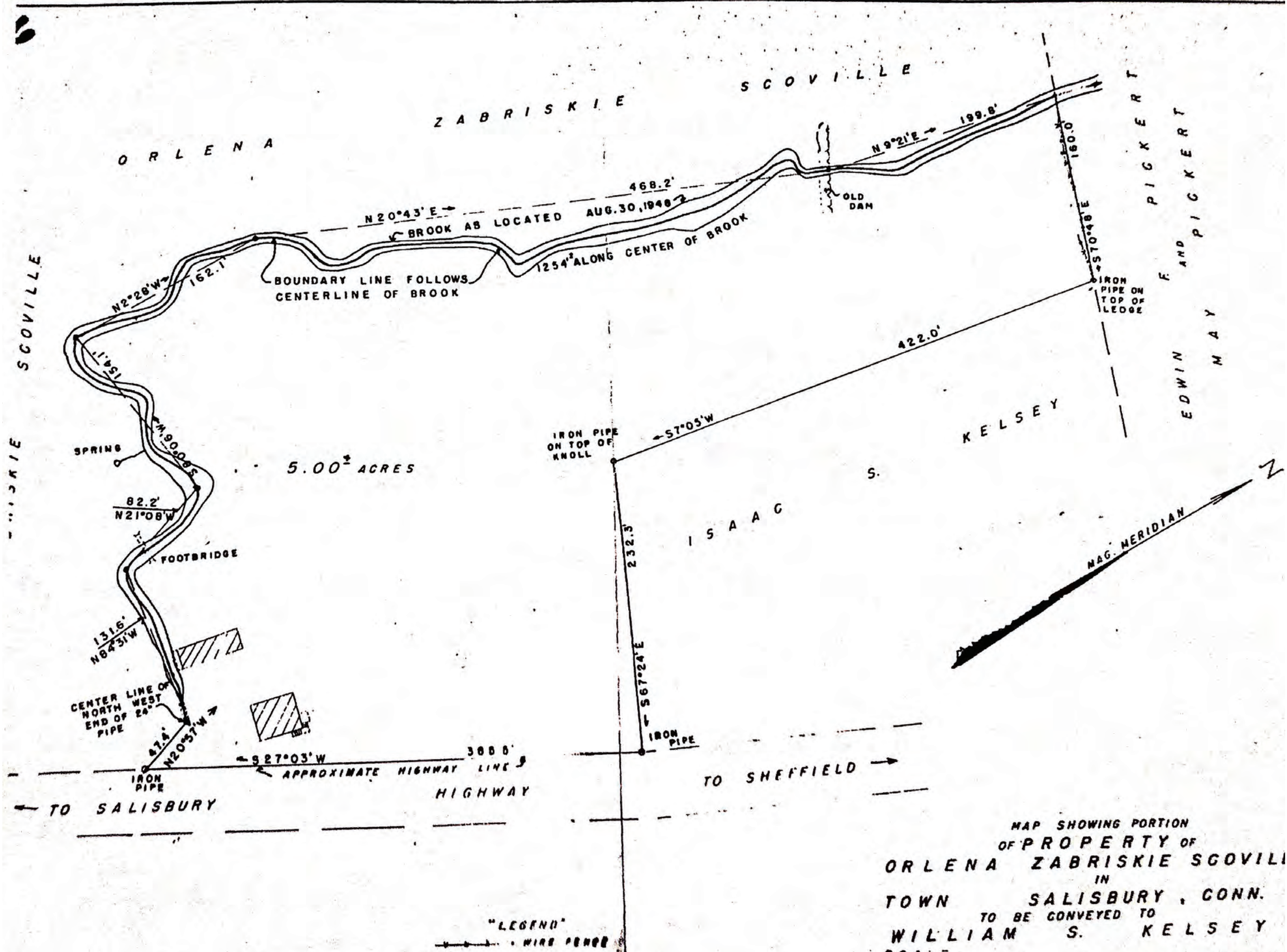


Photo 14: Looking South











Map Notes

1. This map and survey have been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20, "Minimum Standards of Accuracy, Content and Certification for Surveys and Maps" in the State of Connecticut, effective June 21, 1996, amended October 26, 2018.

The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of a Property & Topographic Survey and is intended to note or depict the property lines and a portion of the site conditions with respect to monumentation found such as iron pins & pipes, structures, water courses, edge of pavement, lines of occupation such as walls, fence lines and hedge rows, contours, etc..

The contour interval is one (1) foot.

Boundary determination/opinion is based upon an independent resurvey of the map referenced in note 4A.

This survey conforms to Horizontal Accuracy Class A-2.  
This survey conforms to Topographic Survey Accuracy Class T-2.  
This survey conforms to Vertical Accuracy Class V-2.

Field survey was completed on January 18, 2021.

2. North arrow and bearings are referenced to the North American Datum (NAD) of 1983 projected onto the State Plane Coordinate System based on GNSS observations made on January 8, 2021 utilizing the Keystone KeyNetGPS VRS GNSS network.

3. Elevations and contours are referenced to the North American Vertical Datum (NAVD) based on GNSS observations made on January 8, 2021 utilizing the Keystone KeyNetGPS VRS, GNSS network.

4. Reference is made to the following maps:  
A. "Map Showing Portion of Property of Orlena Zabriskie Scoville in Town of Salisbury, Conn., to be Conveyed to William S. Kelsey," scale 1"=60', dated August 30, 1948, prepared by H. Knickerbocker, map filed in the Salisbury Town Clerk's Office as map #446.

B. "Map of Land Owned by Herbert Scoville, Jr., Town of Salisbury, Connecticut," scale 1"=200', dated April, 1971, prepared by Charles P. Hurley, map filed in the Salisbury Town Clerk's Office as map #1298.

C. "Map Showing Property of May Pickert, Taconic Road 'Taconic', Salisbury, Connecticut," scale 1"=40', dated July 28, 1993, prepared by Mathias M. Kiefer, map on file in the Salisbury Town Clerk's Office as map #2521.

D. "Map Prepared for Thomas W. Scoville, Nicholas Z. Scoville, Molly Scoville Fitzmaurice, #70 Beaver Dam Road, Taconic Road, Salisbury, Connecticut," scale 1"=200', dated February 20, 2017, prepared by Lamb Kiefer Land Surveyor, map on file in the Salisbury Town Clerk's Office as map #2671.

E. "Map of Portion of Land Owned by Herbert Scoville, Jr., Town of Salisbury, Connecticut," scale 1"=200', dated Jan., 1975 revised through Sept., 1980, prepared by Charles Hurley, map on file in the Salisbury Town Clerks Office as map #1624.

F. "Map Showing Portion of Property of Orlena Zabriskie Scoville in Town of Salisbury, Conn., to be Conveyed to Veora T. Lewis," scale 1"=60', dated February 20, 1957, prepared by H. Knickerbocker, map on file in the Salisbury Town Clerk's Office as map #752.

G. "Distribution Pole Line R/W, Salisbury, CT, Orlena Zabriskie Scoville, The Connecticut Power Co., Housatonic Div.," scale 1"=50', dated January 30, 1940, map on file in the Salisbury town Clerk's Office as map #156.

5. Parcel is identified as Tax ID 23-50 of the town of Salisbury Assessor's Map.

6. A portion of the property is located in Zone "A" (No base flood determined) as depicted on Flood Insurance Rate Map (FIRM) Panel 6 of 30, Litchfield County, Connecticut, Town of Salisbury, community panel number 090052 0006 B with an effective date of January 5, 1989.

7. The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document CI/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":

- Sanitary Sewer: QLC
- Storm Sewer: QLC
- Water: QLC and QLD
- Natural Gas: QLC and QLD
- Electric: QLC and QLD
- Communications: QLC and QLD

The subsurface utilities were compiled from parol evidence, record drawings, and surficial evidence located during the field survey. The Surveyor has not physically exposed the subsurface utilities, and makes no guarantee that the subsurface utilities depicted hereon comprise all such utilities within the surveyed area, either in service or abandoned. The Surveyor warrants only that the subsurface utilities are in the exact location depicted, though they have been plotted, in accordance with the standard of care, from information available.

The contractor is required to utilize the local utility one call system prior to excavation for the purpose of verifying the subsurface utilities in the area.

Certification

To my knowledge and belief this map is substantially correct as noted hereon.

JOHN F. WAGENBLATT

L.S. No. 17,791

PRELIMINARY  
01/22/2021

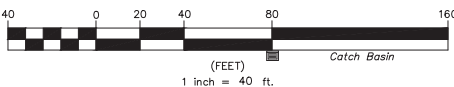
Total Parcel Area

xxxxxx S.F.  
xxxxxx Acres

Deed References

Volume xxx Page xxx  
&  
Volume xxx Page xxx

GRAPHIC SCALE



- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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Canaan, CT 06046  
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Poughkeepsie NY 12601  
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LRC Engineering & Surveying, DPC  
LRC Engineering & Surveying, LLC  
LRC Environmental Services, Inc.

PROPERTY & TOPOGRAPHIC SURVEY

LAND OF  
JON C. & SAVANNAH L. STEVENSON

264 TACONIC ROAD  
TOWN OF SALISBURY  
LITCHFIELD COUNTY, CONNECTICUT

Design/Calcs	XXX	CAD File	EX20268001.dwg	Sheet No.
Drawn	XXX	Project No.	20-2680	
Checked	XXX	Date	01/15/2021	
Approved	XXX	Scale	1"=20'	

EX-1