

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION
P.O. Box 913, Litchfield, CT 06759 Phone: 860-567-8866

The Borough of Litchfield Historic District Commission, Litchfield, CT, will hold **Public Hearings** on **Thursday, September 7, 2023**, beginning at 7:00pm at the Pilgrim House, 21 Torrington Rd., Litchfield, CT 06759, to consider the following applications for a Certificate of Appropriateness. This is an in-person meeting.

1. Application #2423, Robert and Kim D'Andrea, 71 Tallmadge Lane, for the installation of a storage shed.
2. Application #2424, Marion Rich, 94 North St, for repairing stone work, repairing/adding a stone path, installing a bluestone terrace and stone steps, and installing a fountain.
3. Application #2425, Madison 3 LLC, 109 Prospect St, to enclose part of the side porch.
4. Application #2426, Madison 3 LLC, 109 Prospect St, to replace roof railing.
5. Application #2427, Madison 3 LLC, 109 Prospect St, to enclose the open front door area and add new doors and a window.
6. Application #2428, Norman Ambrose Sauer and Stephan Andreas Krucker, 39 Beecher Lane, for installation of field stone patio

At these hearings, interested persons may appear and be heard and written communications will be received.

A **Regular Meeting** of the Borough of Litchfield Historic District Commission will be held at the Pilgrim House, 21 Torrington Rd, Litchfield, CT 06759 on **Thursday, September 7, 2023** immediately following public hearings scheduled to begin at 7:00pm. This is an in-person meeting.

AGENDA

- I. Call to Order
- II. Recording of Attendance
- III. Business Pertaining to Applications for Certificates of Appropriateness.
 1. Application #2423, Robert and Kim D'Andrea, 71 Tallmadge Lane, for the installation of a storage shed.
 2. Application #2424, Marion Rich, 94 North St, for repairing stone work, repairing/adding a stone path, installing a bluestone terrace and stone steps, and installing a fountain.
 3. Application #2425, Madison 3 LLC, 109 Prospect St, to enclose part of the side porch.
 4. Application #2426, Madison 3 LLC, 109 Prospect St, to replace roof railing.
 5. Application #2427, Madison 3 LLC, 109 Prospect St, to enclose the open front door area and add new doors and a window.
 6. Application #2428, Norman Ambrose Sauer and Stephan Andreas Krucker, 39 Beecher Lane, for installation of field stone patio
- IV. Other Business
 1. Public participation.
 - A. Review and/or acceptance of new applications.
 2. Any other business that may properly come before the Commission.
 3. Continuation of the Annual Meeting
- V. Correspondence
- VI. Approval of Minutes.
- VII. Adjournment

Respectfully submitted,
Wendy Simoncelli, Vice Chair

Borough of Litchfield Historic
District Commission

2022-2023 Annual Report
Applications processed July 21,
2022 - July 20, 2023

App. #	Owner	Street Address	Description of Work	Status
2316	Tina and Gabriel Labrecque	43 Sedgewick Lane	installation of new mailbox, new railing on front steps, and wood fence around generator and a/c units.	approved
2318	Robert and Marisa Schimdt	34 South St.	installation of landscape lighting	approved
2323	Nick Priola	67 Meadow St	repair/replace of front steps and installation of privacy fence	approved
2324	Patrick & Danielle Mueke	118 South St.	Replace existing stone patio and install stone wall	approved
2325	Zach Rosen and Smith Reynolds	180 South St.	Replace existing black aluminum fence around pool with split rail fence	approved
2326	Litchfield Land Trust	28 Russell St.	Phase 1 of building restoration to include restoring North End and Middle section of building, restore facade and roof, move entrances to west elevation, replace windows and doors, and improve parking area surface	approved
2327	James Stedronsky	62 West St.	installation of solar panels on barn extension	approved
2328	Laura and Burt Mashburn	114 South St.	installation of a/c condenser units and lattice fencing	approved
2329	Robert Vanwike	98 West St.	replacement of roof	approved
2330 (a)	Hal Davis	7 East St.	Repair chimney and flashing	approved
2330 (b)	Hal Davis	7 East St.	replace front porch columns, replace front fence, replace roof, repair/replace siding and trim	Denied without prejudice
2331	Norman Ambrose-Sauer and Stephan Krucker	39 Beecher Lane	Repair and extend the front step stone area	approved
Waiver	Borough of Litchfield	East Green	Temporarily remove and safely store the plaques from the Harriett Beecher Stowe Monument.	approved
2332	David Home	15 South St.	reapplying for work in Application #2145- due to the expiration of the one year period to complete the work- replacement of front porch, railings, and steps.	approved
2333	Patrick & Danielle Mueke	118 South St.	addition of a chimney cap on brick pillars	approved
2334	Richard and Cynthia Blazel	237 Old South Rd.	installation of solar panels on rear roof	approved
2335	Harold Colvocoresses	56 East St.	replacement of front porch, and to reset flag stones	approved
Waiver	Barbara Protzmann	46 East St.	repair garage doors	waiver
waiver	Jim and Wendy	190 East St	replacement of bulkhead doors	waiver

	Simoncelli			
2336	Renee Betar	149 West St.	installation of a mailbox on a wooden post	approved
2337	Renee Betar	149 West St.	replace roof on garage	approved
2338	Belden House Holdings LLC	31 North St.	restoration and renovation of the main house and the annex buildings	approved
2339	Debra Deziel	95 East St.	replacement of roof and installation solar panels	approved
2340	Janus Nelson	10 Cobble Court	signage	approved
2341	Giancarlo and Jane Keltner	153 North St.	installation of a/c units	approved
2342	Anthony Champalimaud	115 North St	re-apply for Application #2203	approved
2343	Jared Look	59 East St.	installation of a retractable awning	approved
2344	David Home	15 South St.	replacement of current sign with a smaller sign	approved
Waiver	Andrew and Nan Trabair	159 South St.	construction of a pool house	waiver
2345	Jessica Russell	144 Meadow St.	installation of solar panels	approved
2346	Debbie Fuessenich	133 Woodruff	installation of a generator and fence	approved
Waiver	Jacqueline Tsu	109 Old South Rd.	replacement of roof and installation solar panels	Waiver
2347	Litchfield Historical Society-Tapping Reeve House	82 South St.	installation of a ground plaque for a sycamore tree	approved
2348	Joel Kobzeff and Melissa Pany	384 South St.	replacement of roof	approved
2349	Luana Schweizer and Bill Lienhard	44 South St.	replacement of roof and gutters	approved
2350	East Cemetery	East St.	sign for main entrance	approved
2351	Lee Haber Kuck	153-155 South St.	main house and carriage house restoration, including new siding, roof, trim, porch, remove wood deck, install stone terrace, new driveway and stone walkway	approved
2352	Kevin and Katerina McCarthy	204 South St.	replace roof on south wing of house	approved
2353	Town of Litchfield	74 West St.	replacement of roof	approved
2354	Town of Litchfield	101 Russell St.	replacement of portion of front half of the roof	approved
2355	Paul and Donna Frank	130 South St.	replacement of roof	approved
2356	Colin and Janie McDermott	99 Old South Rd.	replacement of roof	approved
Waiver	Elizabeth Warner	98 Meadow	replacement of one window	Waiver

		St.		
2357	John Cooney	69 Old South Rd	replacement of roof	approved
2358	John Cooney	69 Old South Rd	new location for generator and propane tank	approved
Waiver	Lisa Bauer	41 Meadow St.	replacement/repave asphalt driveway	waiver
Waiver	Lisa Bauer	35 Meadow St.	replacement/repave asphalt driveway	waiver
2359	Gina and Alexander Duckworth	38 Beecher Lane	porch addition	approved
Waiver	Gina and Alexander Duckworth	38 Beecher Lane	addition to back of house	waiver
2267	Litchfield Courthouse LLC	15 West St.	modification to applicatoin # 2267 changes to siding and windows in the elevator tower	Modification
2360	Jim Huffsteller and Patricia O'Reilly	40 Wolcott St	add windows to rear wall of garage	Approved
Waiver	David and Lisa Vincenzi	37 Spencer St.	demolition of shed and to install new garage	Waiver
2361	Matthew Waltz and Kelsey Leach	128 Woodruff St.	replace existing front steps and railings	Approved
2362	Sharon Sahl	173 Meadow St.	replace windows	approved
2363	Joseph Perez	83 Prospect St.	remove double doors and replace with window and add two skylights to the north side of the garage	approved
Waiver	Joseph Perez	83 Prospect St.	adding a window and replacing a window on the south side of the garage	waiver
2364	Litchfield Courthouse LLC	15 West St.	for 1 year extension to complete the renovation and new addition work previously approved in Application #2267	update
2365	Kelli Green	60 Gallows Lane	replacement of roof	approved
2366	Valerie Chausse	61 Gallows Lane	replacement of roof	approved
2367	Zach Rosen	180 South St.	removal of fence	approved
2368	John LoCicero	104 Meadow St.	replacement of roof	approved
2369	Jeffrey Lawrence	7 West St	new sign for the Sister Parish Design Business	approved
2370	James Huffstetler and Patricia O'Reilly	40 Wolcott	installation of a chicken coop	approved
2371	Vanessa Brennan	94 West St.	remove existing damaged chimney and replace with a faux chimney above the roof line	withdrawn

2372	Litchfield Land Trust	28 Russell St.	signs on the building and hanging sign at the end of the street	approved
2373	St. Paul's Masonic Lodge	17 Meadow St.	New Sign for United Methodist Church	approved
2374	Jeff Russak	7 West St.	for signs and awning for J. McLaughin store	approved
2375	Town of Litchfield	74 West St.	Installation of WIFI access points on exterior walls	approved
2376	Don Light	22 Woodruff Lane	installation of new windows	approved
2377	St. Michaels Parish	74 South St.	installation of new doorbell	approved
2378	Alison Caster	56 Torrington Rd	Replace picket fence	approved
Waiver	Patricia McTague	23 Spencer St.	Replacement of roof and repair soffits	waiver
2379	MacDonald Family LLC	3 West St.	installation of new sign for the business Kula Collective	approved
2380	Ted Murphy	82 West St.	new sign for tenant, The Key	approved
2381	St. Michael's Parish	74 South St.	replacement of door knocker	approved
2382	Moustafa Elsamadisy and Marwa Beshr	339 South St.	replacement of roof, gutters, soffits, and 8 new windows	approved
Waiver	Wendy and Jim Simoncelli	190 East St.	replacement of roof	Waiver
2383	Ira Shapiro and Jacqueline Dedell	24 South St.	new roof	approved
2384	Litchfield Land Trust	28 Russell St	renovate and restore the south end of the building and add gravel and sturdy fencing to the parking lot	approved
2385	James Wu	165 South St	installation of solar panels on back roof	approved
2386	Robert Rizzo	29 Apple Lane	addition of dormers to the back and front of the garage	approved
Waiver	Thomas and Renate McKnight	101 North St.	replacement of roof	Waiver
2387	Thomas and Renate McKnight	101 North St.	replace the south/west porch roof railings	approved
Waiver	Oren Boynton	287 Old South Rd	replacement of eastern side of the roof and northeastern side of building	Waiver
2388	St. Louis de Montfort Parish/St Anthony's Church	40 South St.	installation of mini-split A/C systems and condensing units	approved
Waiver	Tim White	21 Russell St.	replacement of fence	Waiver
Waiver	Jeff Russak	7 West St	replace stone foundation	Waiver
2389	Milifer Adili	51 West St.	replacement of trim, installation of a new front door, new gutters, and pave the rear	approved

			driveway parking area	
2390	Lauren Fisher	104 Meadow St	installation of a pool	approved
2391	Litchfield Housing Trust	42 Tannary Brook Rd	replacement of roof and installation of new windows	approved
2392	Edwin Reboyras Montavlo	169 West St.	installation of a shed	approved
Waiver	Ron Anderson	54 Karl St.	new deck	Waiver
2393	Oliver Wolcott Library	160 South St.	installation of generator and propane tank	approved
2394	Karen Pascoe	61 Tallmadge Lane	medication of roofline and installation of a new roof, new windows, new trim, new patio, stone wall, split rail fence and generator and compressors	approved
2395	Denise Raap and David Vigeant	25 West St.	Installation of a large mural on the west/alley facade	deniedwithout prejudice
2396	Richard and Rosie Furniss	39 Wolcott St.	installation of privacy fence	approved
2397	Nick Priola	118 West St.	installation of new windows	approved
2398	Forman School	12 Norfolk Rd.	addition of a new 2 story building	approved
Waiver	Scott and Nancy Doty	137 Torrington Rd	repaving of driveway	Waiver
2399	Schuyler Samperton	63 Old South Rd.	reconfiguring the driveway and adding a fence	approved
Waiver	Tim Breslin	137 Old South Rd	installation of a new roof	Waiver
2400	Borough of Litchfield	West St.	replacement of 13 light fixtures and poles along the sidewalks of West and South Streets	approved
2401	Elizabeth Warner	98 Meadow St.	replacement of windows, garage doors, and siding on the barn	approved
2402	Elizabeth Warner	98 Meadow St.	replacing house windows, and replacing a door with a window	approved
2403	Elizabeth Warner	98 Meadow St.	moving the driveway and adding gravel	approved
2404	Russell Barton	43 West St.	new signs for the Byrde Hair + b tenant	approved
Update 2338	Belden House Holdings LLC	31 North St.	placement and screening of mechanicals	update
2405	Anthony Champalimaud	115 North St.	addition of a fence to shield the propane tank and addition of gravel loop to drive way	approved
2406	Nick Priola	131 Old South Rd	installation of new roof	approved
2407	Jean Leahey	122 Woodruff Lane	replacement of front door and storm door	approved
Update 2351	Lea Haber Kuck	153-155 South St	noted modification to change the walkway from bluestone to a granite walkway and	update

			modification to a rear window not visible from the public way	
Waiver	Tim and Jennifer White	21 Russell St.	replacement of garage roof in kind	Waiver
2408	Roberta Witty	43 East St.	installation of outdoor heat pump	approved
2409	Lorraine Murphy	387 South St.	demolition of 2 bay garage and construction of new 3 bay garage	approved
2410	Matt Waltz and Kelsey Leach	128 Woodruff Lane	modification to Application 2161 for removal of wooden steps and replacement with granite steps	approved
2411	Tom and Ashley Officer	127 Sheldon Lane	Installation of in-ground pool	approved
Waiver	Terrel and Lindsey Sanders	28 Torrington Rd.	repair of porch	Waiver
Waiver	Realty Holding Co. LLC	93 West St.	removal and rebuild of 2 brick chimneys	Waiver
2412	Wendy and Jim Simoncelli	182 East St.	installation of ice guard pipe and landscape outlet for dry basement system	approved
2413	Litchfield Land Trust	28 Russell St.	installation of a caboose on rails and a gravel bed to the south of the building	approved
2414	Vanessa Brennan	93 East St.	installation of solar panels	approved
2415	Zach Rosen and Thomas Smith-Reynolds	180 South St.	replacement of exterior light fixtures	approved
2416	Nick Priola	118 West St.	installation of new roof	approved
Waiver	St. Michaels Church	25 South St.	replacement/renovation of rotted deck on back of rear building	Waiver
Extension 2328	Laura Mashburn	144 South St.	placement of AC condenser units to north side of house and construction of lattice fencing to cover unit	Extension approved
2417	Laura Mashburn Revocable Trust	144 South St.	installation of a new retaining wall and new brick terrace	approved
2418	Paul and Donatella Casali	122 Old South Rd.	addition to expand bedroom and time extension to Application 2254	approved
2419	Barbara Protzmann	46 East St.	removal of garden stonewall and moving stones to create an edging on the east side of the yard	approved
2420	Julia Metcalf and Jeffrey Wacker	73 East St.	replacement of deck and extension of time to complete the work approved in Application #2130	pending
2421	Town of Litchfield	101 Russell St.	replacement of roof on grader garage bay	pending
2422	Louis Pellegrino	53 Sedgwick	replacement of roof	pending

Grand Totals	131
Approved	98
Denied	2
Waiver	24
Withdrawn	1
Extensions	1
Pending	3
Modification/updates	3