

# FINALIZED

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187  
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, September 21, 2023** at the First Congregational Church, Pilgrim House, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Chairman, Julia Metcalf, at 7:00pm.

Present were Commissioners Julia Metcalf, Wendy Simoncelli, Norman Ambrose-Sauer, and Tony Cecchinato.

Also present were Karen Cowperthwaite, Paul Hinkel, Paul Mitchell, and Laura Evans.

Mr. Ambrose-Sauer, Acting Clerk, read the legal advertisement of each hearing as published. The Chair explained the procedure for conduct of the hearings and described each application.

1. The public hearing, published September 15, 2023 in the Republican American, 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, convened at 7:01pm. The Commission reviewed the application with Laura Evans, homeowner representative.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:05pm.

2. The public hearing, published September 15, 2023 in the Republican American, Application #2426, Madison 3 LLC, 109 Prospect St., to replace roof railing, convened at 7:06pm. The Commission reviewed the application. Additional information is requested, including accurate elevations showing current balustrades with dimensions and an overlay comparison showing old and new railings. This public hearing is held over to the next meeting on October 5, 2023.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:07pm.

3. The public hearing, published September 15, 2023 in the Republican American, Application #2427, Madison 3 LLC, 109 Prospect St., to enclose the open front door area, convened at 7:08pm. This application was withdrawn on September 8, 2023. The public hearing was adjourned at 7:09pm.

## FINALIZED

4. The public hearing, published September 15, 2023 in the Republican American, Application #2429, Lisa Cowell, 73 North St., to replace back porch post bases, repair porch, repair shingle siding, repair cedar roof, and replace lattice, convened at 7:10pm. The Commission reviewed the application with contractor, Paul Mitchell.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:19pm.

5. The public hearing, published September 15, 2023 in the Republican American, Application #2430, Renee Betar, 149 West St, to replace roof, rebuild primary chimney and remove secondary chimney, convened at 7:19pm. The Commission reviewed the application. Additional information is requested. This public hearing is held over to the next meeting on October 5, 2023.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:20pm.

6. The public hearing, published September 15, 2023 in the Republican American, Application #2431, Lea Kuck, 153-155 South St, for the installation of condensers and screening fence, convened at 7:20pm. The Commission reviewed the application.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:21pm.

7. The public hearing, published September 15, 2023 in the Republican American, Application #2432 A&B, David Sundlof, 430 South St, to install deck with 2 sets of stairs, columns, rails and balusters, replace concrete walkway, and replace garage entry door, convened at 7:21pm. The Commission reviewed the application.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:23pm.

8. The public hearing, published September 15, 2023 in the Republican American, Application #2433, Town of Litchfield, 74 West St, to remove 5 windows on lower floor west side and install two condensers, convened at 7:24pm. The Commission reviewed the application. The Commission would like to discuss the placement of the condensers with the applicant. This public hearing is held over to the next meeting on October 5, 2023.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:31pm.

## FINALIZED

9. The public hearing, published September 15, 2023 in the Republican American, Application #2434, Town of Litchfield, West St Municipal Parking Lot, to replace retaining wall and fence, convened at 7:31pm. This application was withdrawn on September 15, 2023. The public hearing was adjourned at 7:31pm.
10. The public hearing, published September 15, 2023 in the Republican American, Application #2435, Jane Smith-Vaniz, 7 Gallows Lane, to replace well house and add pitched roof, convened at 7:32pm. The Commission reviewed the application.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:32pm.

11. The public hearing, published September 15, 2023 in the Republican American, Application #2436, Andrew and Amanda Hubbard, 454 South St, to replace roof, convened at 7:32pm. The Commission reviewed the application.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:32pm.

12. The public hearing, published September 15, 2023 in the Republican American, Application #2437, Oliver Wolcott Library, 160 South St, to install generator and switch, convened at 7:33pm. This application is a duplicate of Application #2393 and is withdrawn. The public hearing was adjourned at 7:33pm.

Respectfully submitted,  
Wendy Simoncelli, Vice Chair

# FINALIZED

## **BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187 Litchfield, Connecticut 06759**

The **Regular Meeting** of the Borough of Litchfield Historic District Commission was held at the First Congregational Church, Pilgrim House, 21 Torrington Rd, Litchfield, Connecticut on **Thursday, September 21, 2023**.

### I. Call To Order

Chairman Metcalf called the meeting to order at 7:34pm.

### II. Recording of Attendance

Present were Commissioners Julia Metcalf, Wendy Simoncelli, Norman Ambrose-Sauer, and Tony Cecchinato.

Also present were Karen Cowperthwaite, Paul Hinkel, Paul Mitchell, and Laura Evans.

### III. Business Pertaining To Certificates of Appropriateness

1. 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. Motion to approve the application as submitted made by Mr. Cecchinato and seconded by Mr. Ambrose-Sauer. Motion carried.

The roll call vote was: Metcalf – yea, Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato - yea. The Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

2. Application #2426, Madison 3 LLC, 109 Prospect St., to replace roof railing. Application held over until next meeting on October 5, 2023, pending receipt of additional information.
3. Application #2427, Madison 3 LLC, 109 Prospect St., to enclose the open front door area and add new doors and a window. This application was withdrawn.

## FINALIZED

4. Application #2429, Lisa Cowell, 73 North St., to replace back porch post bases, repair porch, repair shingle siding, repair cedar roof, and replace lattice. Motion made by Ms. Simoncelli to approve the application as submitted. Seconded by Mr. Ambrose-Sauer. Motion carried.

The roll call vote was: Metcalf - yea, Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato - yea. The Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

5. Application #2430, Renee Betar, 149 West St, to replace roof, rebuild primary chimney and remove secondary chimney. Application held over until next meeting on October 5, 2023, pending receipt of additional information.
6. Application #2431, Lea Kuck, 153-155 South St, for the installation of condensers and screening fence. Motion made by Ms. Simoncelli to approve the application as submitted. Seconded by Mr. Cecchinato. Motion carried.

The roll call vote was: Metcalf - yea, Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato - yea. The Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

7. Application #2432 A&B, David Sundlof, 430 South St, to install deck with 2 sets of stairs, columns, rails and balusters, replace concrete walkway, and replace garage entry door. Motion made by Mr. Cecchinato to approve the application as submitted. Seconded by Mr. Ambrose-Sauer. Motion carried.

The roll call vote was: Metcalf - yea, Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato - yea. The Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

8. Application #2433, Town of Litchfield, 74 West St, to remove 5 windows on lower floor west side and install two condensers. Application held over until next meeting on October 5, 2023, pending discussion on location of condensers.
9. Application #2434, Town of Litchfield, West St Municipal Parking Lot, to replace retaining wall and fence. This application was withdrawn.

# FINALIZED

10. Application #2435, Jane Smith-Vaniz, 7 Gallows Lane, to replace well house and add pitched roof. Motion made by Mr. Ambrose-Sauer to approve the application as submitted. Seconded by Ms. Simoncelli. Motion carried.

The roll call vote was: Metcalf - yea, Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato - yea. The Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

11. Application #2436, Andrew and Amanda Hubbard, 454 South St, to replace roof. Motion made by Mr. Ambrose-Sauer to approve the application as submitted. Seconded by Ms. Simoncelli. Motion carried.

The roll call vote was: Metcalf - yea, Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato - yea. The Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

12. Application #2437, Oliver Wolcott Library, 160 South St, to install generator and switch. This application was withdrawn as duplicate.

## IV. Other Business Public Participation

### A. Applications

1. Application #2438, Brian and Rina McNamara, 173 South St., for new circular driveway with oil and stone and cobble edging, expanding bluestone walkway, and installing granite post with house number. The Commission reviewed the application with Karen Cowperthwaite, of Cowperthwaite & Co. Landscape Architecture, LLC.
2. Waiver, Litchfield Agricultural Center, 29 West St, to install new membrane roof, install skylights, do repointing, and install new condensing unit, since these changes are not visible from the public way. The Commission reviewed the application with Paul Hinkel, Architect.
3. Application #2439, Litchfield Agricultural Center, 29 West St, to install metal caps on chimneys, replace gutters and leaders, and replace gable shingles. The Commission reviewed the application with Paul Hinkel, Architect.

# FINALIZED

4. The following applications or info were reviewed, but were not assigned application numbers, since they are not complete.

- a Andrew and Nan Trahair, 193 South, for the addition of pool.
- b Barry Marcus, 74 North St, for new cedar roof.
- c Hal Davis, 7 East St, for new fence.
- d Mark Graf and Kenise Barnes, 90 East St., for repaving the driveway.
- e Thomas and Judith Bertolone, 212 Old South Rd., to replace window.

## B. Other business

Mr. Ambrose-Sauer provided the Commission with an update on the Board of Selectmen Meeting held on September 19, 2023, that he attended remotely, in which the HDC's letter to the Town-Borough Consolidation Committee was discussed. No action taken by HDC Commission.

## V. Correspondence

None

## VI. Approval of Minutes

Motion to approve the Minutes from September 7, 2023 with minor changes made by Ms. Simoncelli and seconded by Mr. Ambrose-Sauer. Motion carried unanimously.

## VII. Adjournment

There being no further business, the meeting was adjourned at 8:27pm on a motion by Mr. Cecchinato, seconded by Ms. Simoncelli, and unanimously carried.

Respectfully submitted,  
Wendy Simoncelli, Vice Chair