

FINAL

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION
2187 Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, August 1, 2024** at the Pilgrim House, First Congregational Church, 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, Glenn Hillman, and Norman Ambrose-Sauer.

Also present were: Ivan Jadan.

Mr. Hillman, 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 July 26, 2024 in the Republican American, Application #2497, Harold Colvocoresses, 56 East St., to replace roof on rear of house and repair roof on front porch, convened at 7:00pm. 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 7:03pm.

2. The public hearing published July 26, 2024 in the Republican American, Application #2510, Ken Schweter, 404 South St., to replace windows, convened at 7:03pm. 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 7:06pm.

3. The public hearing published July 26, 2024 in the Republican American, Application #2511, Jan Holdings LLC, 174 West St., Unit 102-103, to replace signs with new signs for Sullivan Estate Law, convened at 7:06pm. 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 7:07pm.

4. The public hearing published July 26, 2024 in the Republican American, Application #2512, Lyman and Patricia Whelan, 96 Sheldon Ln., to install a wooden wood shed, convened at 7:07pm. The Commission reviewed the application.

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There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:08pm.

5. The public hearing published July 26, 2024 in the Republican American, Application #2513, Rick Errichetti and Celia Landman, 68 South St., to replace roof, convened at 7:08pm. 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 7:10pm.

Respectfully submitted,
Glenn Hillman, Clerk

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The **Regular Meeting** of the Borough of Litchfield Historic District Commission was held at the Pilgrim House, First Congregational Church, 21 Torrington Rd, Litchfield, Connecticut on **Thursday, August 1, 2024.**

I. Call To Order

Chairman Metcalf called the meeting to order at 7:10pm.

II. Recording of Attendance

Present were Commissioners Julia Metcalf, Glenn Hillman, Norman Ambrose Sauer, and Wendy Simoncelli.

Also present were: Ivan Jadan.

III. Business Pertaining To Certificates of Appropriateness

1. Application #2497, Harold Colvocoresses, 56 East St., to replace roof on rear of house and repair roof on front porch. Motion made by Mr. Hillman to approve the application as amended with the addition of the skylight and seconded by Ms. Simoncelli. All in favor. Motion carried.

The votes were: Simoncelli – yea, Hillman – yea, Ambrose-Sauer– yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

2. Application #2510, Ken Schweter, 404 South St., to replace windows. Motion made by Ms. Simoncelli to approve the application as submitted. Seconded by Mr. Ambrose-Sauer. All in favor. Motion carried.

The votes were: Simoncelli – yea, Hillman – yea, Ambrose-Sauer– yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

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3. Application #2511, Jan Holdings LLC, 174 West St., Unit 102-103, to replace signs with new sign for Sullivan Estate Law. Motion made by Mr. Ambrose-Sauer to approve the application as submitted and seconded Mr. Hillman. All in favor. Motion carried.

The votes were: Simoncelli – yea, Ambrose-Sauer– yea, Hillman - yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

4. Application #2512, Lyman and Patricia Whelan, 96 Sheldon Ln., to install a wooden wood shed. Motion made by Mr. Hillman to approve the application as submitted and seconded by Mr. Ambrose-Sauer. All in favor. Motion carried.

The votes were: Simoncelli – yea, Hillman – yea, Ambrose-Sauer– yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

5. Application #2513, Rick Errichetti and Celia Landman, 68 South St., to replace roof. Motion made by Ms. Simoncelli to approve as submitted and seconded by Mr. Ambrose-Sauer. All in favor. Motion carried.

The votes were: Simoncelli – yea, Hillman – yea, Ambrose-Sauer– yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

Motion to switch the order of business to accommodate those present from Other Business/Annual Meeting to New Applications made by Ms. Simoncelli and seconded by Mr. Hillman. All in favor. Motion carried.

IV. Other Business Public Participation

A. Applications

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1. Application #2514, Justin Pascoe, 153 West St., replacement of

deck and replacement of roof. The Commission reviewed the application with Ivan Jadan, Contractor.

2. Waiver, Eileen Church and Macculloch Irving, 447 South St., for installation of permanent whole home generator, since not visible from the public way. The Commission reviewed the application.

3. Waiver, Scott Gray, 115 Sheldon Ln, for replacement of living room window and replacement of patio door, since not visible from the public way. The Commission reviewed the application.

4. Waiver, David Sundlof, 430 South St., to replace block/concrete patio with pressure treated wood deck, since is not visible from the public way. The Commission reviewed the application.

5. Application #2515, Gregory McGuire, 22 East Street, for the replacement of chimneys that were previously removed without prior HDC approval. The Commission reviewed the application.

B. Other business

1. Annual Meeting

a. Review of the Annual Report of Applications showing the number of applications handled by the HDC from July 2023 to July 2024.

Motion to approve the Annual Report of Applications made by Ms. Simoncelli and seconded by Mr. Ambrose-Sauer. All in favor. Motion carried unanimously.

b. Officers

Motion to approve Mr. Hillman as the Recording Clerk for another 1 year term made by Ms. Simoncelli and seconded by Mr. Ambrose-Sauer. Motion carried.

Vote: Simoncelli – yea, Ambrose-Sauer – yea, Metcalf – yea.

Motion to approve Ms. Simoncelli as the Vice Chair for another 1 year term made by Mr. Hillman and seconded by

Mr. Ambrose-Sauer. Motion carried.

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Vote: Hillman – yea, Ambrose-Sauer – yea, Metcalf – yea.

Motion to approve Julia Metcalf as Chair of the Commission for another 1 term made by Ms. Simoncelli and seconded by Mr. Ambrose-Sauer. Motion carried.

Vote: Hillman – yea, Ambrose-Sauer – yea, Simoncelli – yea.

V. Correspondence

1st Letter:

59 North St. – 1st Letter.

252 Meadow St. - 1st Letter.

2nd letter:

206 Meadow St.

82 Meadow St.

67 East St.

VI. Approval of Minutes

Motion to approve the Minutes from July 18, 2024 with minor changes made by Ms. Simoncelli and seconded by Mr. Hillman. All in favor. Motion carried.

1 abstention – Mr. Ambrose-Sauer, since he did not attend the July 18, 2024 meeting.

VII. Adjournment

There being no further business, the meeting was adjourned at 8:03pm on a motion by Mr. Ambrose-Sauer, seconded by Mr. Hillman, and unanimously carried.

Respectfully submitted,
Glenn Hillman, Clerk

Borough of
Litchfield Historic
District
Commission

2022-2023
Annual Report

Applications
processed July
20, 2023 - July
18, 2024

App. #	Owner	Street Address	Description of Work	Status
2420	Julia Metcalf and Jeffrey Wacker	73 East St.	replacement of deck and extension of time to complete the work approved in Application #2130	approved
2421	Town of Litchfield	101 Russell St.	replacement of roof on grader garage bay	approved
2422	Louis Pellegrino		replacement of roof	approved
2423	Robert and Kim D'Andrea	71 Tallmadge Lane	Addition of shed on west side of property	approved
	2424 Marion Rich	94 North Street	Repairing stone work, repairing/adding a stone path, installing a bluestone terrace and stone steps, and installing a fountain.	approved
	2425 Madison 3 LLC	109 Prospect Street	enclose part of the side porch	approved
	2426 Madison 3 LLC	109 Prospect Street	replacement of roof railing	approved with stipulation
	2427 Madison 3 LLC	109 Prospect Street	enclose the open front door area and add new doors and a window.	withdrawn
2428	Norman Ambrose Sauer and Stephan Andreas Krucker	39 Beecher Lane	Installation of field stone patio.	approved

	Lisa Cowell	73 North Street	replace back porch post bases, repair porch, repair shingle siding, repair cedar roof, and replace lattice	approved
	Renee Betar	149 Street	to replace roof, rebuild primary chimney and remove secondary chimney.	approved
Waiver	Lea Kuck	153-155 South Street	Installation of a generator	Waiver
	Lea Kuck	153-155 South Street	installation of condensers and screening fence	approved
Waiver	Kayvan Izadpanah	150 South Street	Rebuild two chimneys in kind	Waiver

2432A David Sundlok		430 South Street	install deck with 2 sets of stairs, columns, rails and balusters, replace concrete walkway	approved
2432B	David Sundlok	430 South Street	Replacement of small garage entry door	approved
2433	Town of Litchfield - Town Hall	74 West Street	remove 5 windows on lower floor west side and install two condensers	approved
	Town of Litchfield	Municipal parking lot on West Street	replace retaining wall and fence	withdrawn
	Jane Smith-Vaniz	7 Gallows Lane	replace well house and add pitched roof to it	approved
Waiver	Lyman and Patricia Whelan	96 Sheldon Lane	add screened porch at rear house, install bluestone patio, install bulkhead door and replace paved walkway with bluestone	Waiver
Waiver	Robert Piazza	111 East Street	repair/replace window trim and repair/replace railing	Waiver
2436	Andrew and Amanda Hubbard	454 South Street	for replacement of roof	approved

	2437	Oliver Wolcott Library	160 South Street	Installation of a generator	approved
	2438	Brian and Rina McNamara	173 South Street	New circular driveway with oil and stone and cobble edging, expanding bluestone walkway, and installing granite post with house number	approved
Waiver		Litchfield Agricultural Center	29 West Street	install new membrane roof, install skylights, do repointing, and install new condensing unit	Waiver
	2439	Litchfield Agricultural Center	29 West Street	Install metal caps on chimneys, replace gutters and leaders, and replace gable shingles	approved
		Barry Marcus	74 North Street	replacement of roof and addition of gutters	approved
Waiver		Mark Graf and Kenise Barnes	90 East Street	repaving of driveway	Waiver
	2441	Giancarlo and Jane Keltner	153 North Street	Replacement of fence	approved
Waiver		Hal Davis - Art Luxe Enterprises, LLC	7 East Street	replacement of fence in front of the house with exact replica	Waiver
Waiver		Erina and Stuart Sheinbrot	21 Prospect Street	Repace/repair end of driveway, as it is replacement in kind	Waiver
Waiver		Lea Kuck	155 South Street	Install A/C condensing unit next to the generator	Waiver
		Leslie Cowell	73 North Street	add a set of stairs to back porch	approved
	2443	Charles Grayauskie and Lincoln Moore	384 South Street	install hand railings on front steps and side steps	approved
		Seton O'Reilly	199 Meadow Street	replacement of roof	approved
	2445	Jim and Donna Casey	54 Woodruff Lane	replacement of roof, gutters, and flashing	approved

<p style="text-align: center;">Kevin and Tracie 29 Spencer 2446 Ferrucci Street extension of stockade privacy fence approved</p>				
2447	Thomas and Judith Bertolone	212 Old South Rd.	replacement of window	approved
2448	Litchfield Housing Trust	48 Torrington Road	Repair front porch, to remove the back porch and replace with stairs for second floor access, to repair drainage at cellar door and extend parking area, and to add stone wall of native stone.	approved
2449	Rabbi Joseph Eisenbach	69 West Street	Add a sign for the synagogue and remove the old sign	approved
2450	Anthony Champalimaud	115 North Street	Expand footprint of cedar fence around HVAC and propane tanks	approved
	John Lamb	42 Tanner Brook Road	add solar panels to the roof	approved
	2452 Borough		repair and relocated the Beecher monument	approved
2453	Anthony Champalimaud	115 North Street	add dormer to the roof of the carriage house	approved
2454	Zach and Rich Miller-Murphy	79 East Street	Change front asphalt walkway to pea stone walkway	approved
2455	Zach and Rich Miller-Murphy	79 East Street	replace kitchen windows and the patio door	approved
2456	Zach and Rich Miller-Murphy	79 East Street	removal of second chimney on back of house	withdrawn
	7 Lisa Roberts ell	73 North Street	replacement and relocation of the existing driveway to the north side of the property, add a 3 car parking area, install a generator, replacement of air conditioning units, and shifting semi-circular front driveway.	approved
2458	Lyman and	96	Replacement of windows	approved

	Patricia Whelan	Sheldon Lane		d
	Russell Barton	7 North Street, Unit 4	Signs for business "Depot Dog"	approved
Waiver	Doran Lamond	160 Meadow Street	replacement of roof	Waiver
Waiver	Trevor Keller	166 Meadow Street	replacement of roof	Waiver
Waiver	Rachel Burnhardt	26 Meadow Street	replacement of roof	Waiver
	Stephanie Dy	128 West Street	replacement of roof and gutters	approved
2461	Brian and Irina McNamara	173 South Street	time extension to a previous application for installing new chimney caps on brick piers on the chimney	approved
	2 Town of Infield	74 West Street	installation of 5 EV Charging stations to be located at the Town Hall (1), municipal parking lot (3), and 28 Russell Street (1)	approved with stipulation
	3 Borough of Infield	Island at	replacement of stone urn	approved

<p style="text-align: center;">Adam and Amy 2464 Sobek 151 Meadow Street replacement of roof on house and garage approved</p>				
	5 Sarah Loring	73 Galloway Lane	replacement of roof and rebuild chimney above the roof line	approved
	2466 Percy Steinhart	158 North Street	replacement of shingle roof with standing seam metal roof, replacement of wood roof ridge trim with Boral with same profile, removal of gutters, removal of shutters, and addition of widows	approved

			walks	
2467	Belden House Holdings L.P.	31 North Street	replacing wood basement doors with fiber glass door in the prior application	approved
2468	Anthony Champalimaud	151 North Street	addition of dormer on the north roof	approved
2469	Taymil Woodruff Court LLC	33 Woodruff Lane	replacement of roof	approved
2470	Madison Avenue 3 LLC	109 Prospect St.	replacement of generator	approved
	Trevor Keller	166 Meadow Street	Demo of porch and relocation of tanks	approved
2472	Norman Ambrose Sauer and Stephan Krucker	39 Beecher Lane	Installation of generator	approved
2473	Barry and Jean Marcus	74 North Street	replace windows	approved
	2474 Bruch Schnitzer	89 South Street	install a sign to commemorate the melting of King George statue in 1776 to mold musket balls for ammunition	approved
2475	Francis and Kathy Jennett	156 West Street	addition of circular driveway in front	approved
	Litchfield Land Trust	28 Russell Street	Install an Electric Vehicle Charging station	approved
	Rechov Tzafon	258 North Street	replace roof	approved
2478	Brian and Rina McNamara	173 South Street	addition of circular driveway in front and reuse bluestone from walkway to create a semi-circular area at driveway	approved
2479	Litchfield Cemetery Association	East Cemetery	replacement of three wooden gates in stone wall and addition of a new gate	approved

2480	Lincoln Moore and Charles Grayauskie	384 South Street	replacement of front door	approved
2481	Francis and Kathy Jennett	156 West Street	Building a new 24' x 36' garage	approved
	2 Stacie Farrell	134 North Street	replacement of roof on back portion of house and replacement of two windows with smaller ones.	approved
Waiver	Debbie Deziel	95 East Street	replacement/repair in kind of front porch	Waiver
Waiver	Zach Rosen and Smith Reynolds	180 South Street	replacement of rotted wood and railings on deck, and releveling stone	Waiver

	2483 Zach Rosen and Smith Reynolds	180 South Belgian block and add Belgian block apron, Street	replace plaster finish with fieldstone veneer on pavilion foundation, replace asphalt driveway with pea stone, line driveway with and install granite hitching post. approved	
	4 Helen Danner	150 Prospect Street	installation of new mailbox	approved
Waiver	Barbara Protzmann	46 East Street	removal of shutters on back of house	Waiver
2485	Jim and Wendy Simoncelli	182 East Street	for removal of shutters	approved
2486	Anthony Champalimaud	115 North Street	reconstruct a porch on the south side of the house	approved
2487	Belden House Holdings L.P.	31 North Street	final design of fencing around the property	approved
2488	First Congregational Church of Litchfield	21 Torrington Road	replace cedar roof with cedar on church, parsonage and garage, install (6) pole mounted light fixtures in parking lot, and install a generator and propane tank	approved with stipulations

	9 Russell Barton	73 North Street	install a sign for the new business, NKYV Rituals Skincare Hair	approved
	0 Lisa Cowell	73 North Street	remove window and replace with French doors, and remove a door and replace with moved window	approved
2491	William and Christine Neary	273 South Street	replace roof	approved
	2 Joan Bernstein	118 South Street	install solar panels on roof	approved
Waiver	Norman Ambrose Sauer	39 Beecher Lane	add gravel to driveway	Waiver
Waiver	Matthew Lundy	102 North Street	replacement of roof	Waiver
Waiver	Josh Adams	30 Prospect Street	addition of mud room to back of house	Waiver
	2493 Kathy Donohue	83 East Street	demolition with removal of garage	approved
	4 Lex-Litchfield	15 West Street	update existing application with changes to location of A/C condensing units, replace chain link fence on top of retaining wall with decorative metal fence, and to rebuild retaining wall.	approved
2495	Matthew Waltz and Kelsey Leach	128 Woodruff Street	replace front porch support posts and railings and install support piers	approved
2496	Jarett and Jasmine Monterio	60 Meadow Street	replace roof	approved
2497	Harold Colvocoresses	56 East Street	replace roof on rear of house and repair roof on front porch	approved
2498	Taymil MC Portfolio LLC	23-24 Holly House Road	re-paving of driveway and parking lot	approved

Taymil MC Portfolio 2499 LLC 23-24 Holly House Road replace the sign for Holly House approved				
2500	Taymil MC Portfolio LLC	33 Woodruff Lane	replace the sign for Woodruff Court	approved
Waiver	Phillip Vaughn & Allison Harris	380 South Street	roof replacement	Waiver
Waiver	21 South LLC	21 South Street	waterproof chimneys, re-seal flat roof, and repair gutters	Waiver
2501	Moustafa Elsamadisy	339 South Street	installation of solar panels on back of house	approved
2502	Richard and Wendy Story	184 Meadow Street	remove front fence and to replace existing mailbox	approved
	3 Madison Ave 3	109 Prospect Street	construction of room over garage	approved
	4 Timothy Jesse	105 Meadow Street	Raise the roof 2 feet on small room at back of house	approved
2505	Lexington Partners LLC	15 West Street	3 signs for Abner Hotel and restaurant	approved
2506	Trevor and Jennifer Keller	166 Meadow Street	build a deck west of the porch	approved
2507	Dirk and Marla Patterson	49 Wolcott Street	Replace roof on the carriage house	approved
	3 John Hancock	48 Tanner Brook Road	replace roof	approved
2509	Taymil MC Portfolio LLC	23-24 Holly House	repaved asphalt sidewalks	approved

		Road		
	Ken Schweter	404 South Street	replacement of windows	pending
Waiver	Timothy Ryan	442 South Street	replacement of heat pump at rear of house	pending
	Jan Holdings	174 West, Unit 102-103	replace existing signs with signs for Sullivan Estate Law	pending
2512	Lyman and Patricia Whelan	96 Sheldon Lane	installation of wood shed	pending
2513	Rick Errichetti and Ceila Landman	68 South Street	roof replacement	pending
extension 2420	Julia Metcalf and Jeffrey Wacker	73 East Street	extend the time period to complete deck replacement	pending
		approved		87
		waiver		21
		pending		6
		extension		1
		withdrawn		2
		Grand Total		117