

# FINALIZED

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

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, October 3, 2024** at the Pilgrim House, First Congregational Church, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Chairman, Julia Metcalf, at 7:00 pm.

Present were Commissioners: Julia Metcalf, Wendy Simoncelli, Glenn Hillman and Tony Cecchinato.

Also present were: Kenneth DosSantos, Gregory McGuire, Mike LoRusso, Bob Whelan, Patricia McTague, John Kinnear, Kathy Donahue, Paul Mitchell, and Robyn Ryle.

Mr. Hillman, Clerk, read the legal advertisement of each hearing as published. The Chairman explained the procedure for conduct of the hearings and described each application.

1. The public hearing published September 27, 2024 in the Republican American, Application #2515, Gregory McGuire, 22 East St, to replace 3 chimneys from the roof line up, convened at 7:01 pm. The Commission reviewed the application with the applicant. Discussion ensued about the dimensions of the chimneys and an appropriate size given the size and mass of the house and replacing the chimneys that were removed previously without HDC approval. Mr. McGuire said he is amenable to adjusting the dimensions provided in his application and plans. Mr. McGuire also stated, "the dimensions in his plans came from his Contractor who noted the size of the brick prior to demolition." Mr. Hillman entered several documents, as listed in "Exhibit A", into the public record related to appropriate sizing for chimneys. Exhibit A is attached at the end of these minutes, and the documents are included in the file.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:10 pm.

2. The public hearing published September 27, 2024 in the Republican American, Application #2529, Patricia Mctague, 23 Spencer St., to install solar panels on the roof and add a cedar gate to north east corner of the house to hide the mechanicals, convened at 7:11 pm. The Commission reviewed the application with the applicant.

There being no further members of the public present to speak in regard to the application, the public hearing adjourned at 7:16 pm.

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3. The public hearing published September 27, 2024 in the Republican American, Application #2530, Richard and Zack Miller-Murphy, 79 East St, to add a circular driveway in front yard, convened at 7:17 pm. The Commission reviewed the application with the applicant, Zack Miller-Murphy.

Kathy Donohue, 83 East St. spoke in favor of the driveway.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:18 pm.

4. The public hearing published September 27, 2024 in the Republican American, Application #2531, Belden House Holdings L.P., 31 North St, to install pool-side pavilion, convened at 7:18 pm. The Commission reviewed the application with John Kinnear, Architect.

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

5. The public hearing published September 13, 2024 in the Republican American, Application #2532, Justin Pascoe, 153 West St, to change back deck balusters on previous plan from square, white, PVC to turned, black wood, convened at 7:21 pm. The Commission reviewed the application with Ivan Jadan, Contractor. The application was withdrawn, since the applicant could not find a comparable match to the original balusters which were custom made. Previous Application #2514 will prevail.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:26 pm.

6. The public hearing published September 27, 2024 in the Republican American, Application #2533, Joan Bernstein, 118 South St, to install solar panels, convened at 7:26 pm. The Commission reviewed the application. This application replaces the previous application, Application #2492, which was withdrawn.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:28 pm.

7. The public hearing published September 27, 2024 in the Republican American, Application #2534, Kenneth DosSantos, 34 Torrington Rd, to remove present front and back storm doors and replace with new, convened at 7:29 pm. The Commission reviewed the application with the applicant.

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

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8. The public hearing published September 27, 2024 in the Republican American, Application #2535, Kenneth DosSantos, 34 Torrington Road, to replace garage door, convened at 7:32 pm. The Commission reviewed the application with the applicant.

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

9. The public hearing published September 27, 2024 in the Republican American, Application #2536, Borough of Litchfield, Center Green, to add a street lamp, convened at 7:33 pm. 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 7:33 pm.

10. The public hearing published September 27, 2024 in the Republican American, Application #2537, Lori and Bill Lamoreaux, 59 North St, to replace driveway, convened at 7:34 pm. The Commission reviewed the application. Applicants were not in attendance. Application held over to the next HDC meeting on October 17, 2024, pending receiving pictures and additional information.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:34 pm.

11. The public hear published September 27, 2024 in the Republican American, Application # 2538, Stephanie Ruddy, 128 West St, to install solar panels on roof, convened at 7:34 pm. The Commission reviewed the application. Applicant was not in attendance. Application held over to the next HDC meeting on October 17, 2024, pending receiving additional information.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:38 pm.

Respectfully submitted,  
Glenn Hillman, Clerk

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## **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 Pilgrim House, First Congregational Church, 21 Torrington Rd, Litchfield, Connecticut on **Thursday, October 3, 2024**.

### I. Call To Order

Chairman Metcalf called the meeting to order at 7: 38 pm.

### II. Recording of Attendance

Present were Commissioners: Julia Metcalf, Wendy Simoncelli, Glenn Hillman, and Tony Cecchinato.

Also present were: Kenneth DosSantos, Gregory McGuire, Mike LoRusso, Bob Whelan, Patricia McTague, John Kinnear, Paul Mitchell, and Robyn Ryle.

### III. Business Pertaining To Certificates of Appropriateness

1. Application #2515, Gregory McGuire, 22 East St, to replace 3 chimneys from the roof line up. The Commission discussed the size of the original chimneys and their replacements. The rebuilt chimneys must be appropriate for the size and mass of the house and be similar to the chimneys removed. Mr. Hillman's exhibits support larger dimensions than the plan submitted by the homeowner. Mr. Hillman moved to approve the application with the following stipulations: (a) the dimensions of the re-built chimneys should be 23" (front/back) by 30" (sides) with a height as designated in the current plans and with brick "collar" at the top of chimney stack, (b) A new set of drawings and plans showing the revised dimensions should be submitted to the HDC within 30 days, and (c) if the revised drawings and plans are not submitted within 30 days, then a compliance violation stating that three chimneys were removed without HDC approval will be added to the Land Use Record for the property. Ms. Simoncelli seconded. All in favor. Motion carried

The votes were: Simoncelli - yea, Hillman - yea, Cecchinato – yea.

The Certificate of Appropriateness was signed by the Chair, but will be released upon the HDC receiving, within 30 days, and reviewing in an

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HDC meeting the new drawings and plans that meet the dimensions and design stipulated.

2. Application #2529, Patricia Mctague, 23 Spencer St, to install solar panels on the roof and add a cedar gate on the north east side of the house to hide mechanicals. Mr. Cecchinato made a motion to approve the application as submitted and Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Hillman – yea, Cecchinato – yea, Simoncelli - yea.

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

3. Application #2530, Richard and Zack Miller-Murphy, 79 East St, to add a circular driveway in front yard. Mr. Cecchinato made a motion to approve the application as submitted and Ms. Simoncelli seconded. All in favor. Motion carried.

The votes were: Hillman – yea, Cecchinato – yea, Simoncelli - 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 #2531, Belden House Holdings L.P., 31 North St., to install pool-side pavilion. Ms. Simoncelli made a motion to approve the application as submitted and Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Hillman – yea, Cecchinato – yea, Simoncelli - 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 #2532, Justin Pascoe, 153 West St, to change back deck balusters on previous plan from square, white, PVC to turned, black wood. The application is withdrawn.

6. Application #2533, Joan Bernstein, 118 South St, to install solar panels. Mr. Hillman made a motion to approve the application as submitted and Ms. Simoncelli seconded. All in favor. Motion carried.

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The votes were: Hillman – yea, Cecchinato – yea, Simoncelli - yea.

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

7. Application #2534, Kenneth DosSantos, 34 Torrington Rd to remove present front and back storm doors and replace with new.

Mr. Hillman made motion to approve the application as submitted Mr. Cecchinato seconded. All in favor. Motion carried.

The votes were: Hillman – yea, Cecchinato – yea, Simoncelli - yea.

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

8. Application #2535, Kenneth DosSantos, 34 Torrington Road, to replace garage door. Mr. Cecchinato made a motion to approve the application as submitted. Ms. Simoncelli seconded. All in favor. Motion carried.

The votes were: Hillman – yea, Cecchinato – yea, Simoncelli - yea.

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

9. Application #2536, Borough of Litchfield, Center Green, to add a street lamp. Ms. Simoncelli made a motion to prove the application as submitted, Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Hillman – yea, Cecchinato – yea, Simoncelli - yea.

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

10. Application #2537, Lori and Bill Lamoreaux, 59 North St, to replace driveway. Application is held over to October 17, 2024, pending receiving additional information.

11. Application #2538, Stephanie Ruddy, 128 West St, to install solar panels on roof. Application will be held over to October 17, 2024, pending receiving additional information.

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## IV. Other Business –

### 1. Public Participation:

#### A. Review and /or acceptance of new applications.

1. Application #2539, Janet and Michael LoRusso, 215 Old South Rd, to replace windows. The Commission reviewed the application.
2. Application #2540, Grace Powers, 51 Sheldon Lane, to replace roof, replace windows, and remove storm windows. The Commission reviewed the application with Paul Mitchell, Contractor.
3. Application #2541, Wolf Boehme and Paige Davison, 110 Prospect St, to rebuild stone wall and add blue stone caps on the columns. The Commission reviewed the application.
4. Waiver, Matthew Waltz and Kelsey Leach, 128 Woodruff St., to install shed, due to not visible from the public way. The Commission reviewed the application.

### 2. Any other business that may properly come before the Commission.

## V. Correspondence

Review of Compliance Violation Notices: carried over to October 17, 2024 meeting.

## VI. Approval of Minutes

Ms. Simoncelli made a motion to approved August 15, 2024 minutes “as is”, Mr. Hillman seconded. All in favor. Motion carried unanimously.

Ms. Simoncelli made a motion to approve the September 5, 2024 minutes with a few corrections. Mr. Hillman seconded. Ms. Simoncelli and Mr. Hillman in favor. Mr. Cecchinato abstained due to non-attendance at that meeting. Motion carried.

Ms. Metcalf moved to approve the September 19, 2024 minutes with corrections. Mr. Hillman seconded. Ms. Metcalf, Mr. Hillman, and Mr.

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Cecchinato in favor. Ms. Simoncelli abstained due to non-attendance at that meeting. Motion carried.

Bob Whelan was welcomed by the Commission and was advised to his next steps to become a member of the Commission.

## VII. Adjournment

There being no further business, a motion was made by Ms. Metcalf to adjourn the meeting. Seconded by Mr. Hillman and the motion carried unanimously. The meeting was adjourned at 8:26 pm.

Respectfully submitted,  
Glenn Hillman, Clerk



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## EXHIBIT A

**Exhibit list for application #2515 at 22 East Street for chimney removal & replacement.**

**Exhibit:**

- 1) Borough of Litchfield Historic District Commission Regulations.
- 2) The Secretary of Interior's Standards for Rehabilitation pg.,18-19
- 3) State Statutes for Historic Districts and Historic Properties, SEC 7-147e-SEC7-147j.
- 4) Architectural and Historical Resource Survey of the Borough of Litchfield, State of CT Historical Commission, Collins Hickox House.
- 5) Report of the Historian-in-Residence Project to the CT Association of Historic District Commissioners, pg., VIII-40- VIII48.
- 6) Photo of 22 East Street dated 1888, Litchfield Historical Society, photo archive.
- 7) Photo of 22 East Street prior to chimney removal.
- 8) Photos of relevant historic houses in immediate neighborhood.
  - a. 8 Torrington Road
  - b. 7 East Street
  - c. 9 East Street
  - d. 46 East Street
  - e. 56 East Street
  - f. 15 East Street
- 9) Application #1774, 22 East Street
- 10) Application #1702, 22 East Street
- 11) Application #1691, 22 East Street
- 12) Application #1249, 22 East Street

Respectfully submitted,

Glenn Hillman, Clerk  
Litchfield Historic District Commission