TOWN OF EAST HADDAM
Historic District Commission Meeting Minutes
April 21, 2026
7:30 pm
Municipal Office Building, Meeting Room 1

1. Will Brady, Chair, called the meeting to order at 7:35 pm.

2. **ATTENDANCE, Historic District Commission Members**: Will Brady (Chair), Jack Lovejoy, Christian Miller, Karl Stofko, David Nelson, Joe Zirlis (Zoom)
Absent: Steven Rossi
Jack Lovejoy was authorized to vote in place of Steven Rossi

Guests: Tim Mulcahy, Robin Mulcahy, David Goslin, architect (Zoom), Mary Curry (Zoom), Gail Stiegler, Greg Stiegler
Audience members: Susan Dowling, Diane Dugas, Carol O'Hare, Sean Roe, Laurie Soltis, Attorney Stephanie Antone representing Jackie M. Clegg, and GCMD Trust

A. **HDC #26-02 55 Main St** (property location), Tim Mulcahy (applicant and property owner). Map 026, Lot 006. Proposed addition; master suite, mud room and detached garage. Public hearing continued.
The CofA application has been revised, the garage is now 24 ft wide and 28 ft deep, instead of 28 x 36, and has been moved back farther on the lot. The revisions were discussed at length.

Comments from the audience: Attorney Stephanie Antone, representing neighbors Jackie Clegg Dodd and the GCMD Trust, requested that a plot plan be added to the presentation, including property lines, with a scale drawing to show how the additions and garage will look in the neighborhood. Susan Dowling agreed.
Sean Roe, representing the Dodds, has a property survey on his phone which shows that the Dodds' shed is on the neighboring property at 55 Main Street.

Will Brady stated that the area is also a Village District and property setbacks are 10 feet from the property line, not 25 feet.
Joe Zirlis stated that he is concerned about the height of the garage and asked if the room above the garage is needed. Tim Mulchahy replied that yes, they need the space and the garage has been moved back and will appear lower from the street compared to the house.
Will Brady said there are other garages and outbuildings in the District with second floors, so there is precedent.

Jack Lovejoy commented that in historic buildings the roof of an outbuilding should be lower than the front of the building. and the garage roof is 13.5 ft high compared to the front which is 8 or 9 ft tall. He suggested keeping the top of the roof the same height and elevating the front of the building. This would provide more space on the second floor and allow space to add transom windows above the garage doors.
David Goslin disagreed and said it would throw off the size of the dormers.
David Nelson said that the Commission has 65 days to make a decision from the date of the first application, so we must make a decision tonight.

Motion: David Nelson moved, seconded by Christian Miller, to approve the house addition as presented with the condition that the new stairs and foundation visible from the street will match in appearance the existing stone foundation on the house. Windows removed from the house should be reused in the mud room addition and any that are not reused should be put aside to be used in the garage if possible.
The garage footprint of 24 feet by 28 feet, and the height as shown on the most recent plans, is approved with the stipulation that the applicant works with the Commission on the building's final design. A plot plan, including property boundaries, should be included and show how the building relates to the other buildings on the property and the buildings on the neighboring property. Also to include a 2-dimensional rendering of the entire front of the property including the neighbors on either side. Discussion: Jack Lovejoy recommended using wood garage doors rather than fiberglass. In favor: J. Lovejoy, C. Miller, D. Nelson, J. Zirlis. Opposed: None. Abstained: None. Motion passed.

B. **HDC #26-04 80 Orchard Rd** (property Location), Gail Stiegler (applicant and property owner). Map 47, Lot 004. Public hearing continued at 8:55 pm.
Gail Stiegler presented the mailing receipts from the neighbors and provided a photo of the front of the house. As recommended by the HDC, she consulted James King, the Old House Doctor, an expert on historic window restoration. Mr. King evaluated the windows, including the old 12 over 12 windows on the front of the house and said that the frames and sills, as well as the mullions, are badly deteriorated and unrestorable. He suggested contacting a company in Vermont, Green Mountain Windows, for a cost estimate for new wood windows. The estimate was $11,000 for the four front windows. Gail Stiegler needs to replace a total of 12 windows in the house.
Ms. Stiegler wants the house to look nice and thinks that adding storm windows over the old windows will not look good. She would like to replace all the windows in the house with vinyl windows in the same style and window grid pattern. The vinyl windows have muntins that are inside the glass. Greg Stiegler, a contractor, recommends Kas-Kel vinyl windows, which are good quality and reasonably priced.
Jack Lovejoy said we must consider precedent in the Historic District. We have certain requirements, one of which is not to approve muntins inside the glass. The vinyl windows

have muntins that are inside the glass, unlike the original windows which have separate panes of glass separated by wood muntins. He suggested windows with simulated divided lights on the exterior as a compromise.

Motion: David Nelson moved, seconded by Jack Lovejoy, to continue the application to the next regular meeting on May 19, and asked Gail Stiegler to submit a complete and final proposal so the Commission can act on it. Approved: W. Brady, J. Lovejoy, D. Nelson, J. Zirlis. Opposed: None. Discussion: None. Motion passed.

4. Informal Discussion

A. HDC #26-05 45 Main St. Mary Curry, Map 026, Lot 001. New side door entryway. Ms. Curry wants to change the south facing entrance door to face east and include a closed entryway. The roof will be extended, and the materials will match the old roof. The railings and steps will be the same. The existing light and the door will be reused. The HDC asked Ms. Curry to send the neighbor notices by registered mail and bring the receipts to the May 19 meeting.

5. Approval of Minutes: Will brady moved, seconded by David Nelson, to table the minutes to next month.

6. Adjournment: David Nelson moved, seconded by Jack Lovejoy, to adjourn the meeting at 10:20 pm. Motion passed unanimously.

The next meeting is scheduled for May 19, 2026, at 7:30 pm.