TOWN OF EAST HADDAM
Historic District Commission Meeting Minutes
November 18, 2025, 7:30 pm
Municipal Office Building, Meeting Room 1

1. Chairman Will Brady called the Historic District Commission meeting to order at 7:32 pm. Karl Stofko was authorized to vote in place of Joe Zirlis.

2. **ATTENDANCE, Historic District Commission Members**: Will Brady-Chairman, Steven Rossi, Karl Stofko, and David Nelson
Absent: Jack Lovejoy, Christian Miller, and Joe Zirlis
Guests: Catherine and Christopher Wendel

3. **Informal Discussion:** Will Brady explained the process to apply for approval, and the need to notify the abutting neighbors, using registered mail. The Commission has 65 days from the submission of the application to make a decision.

A. HDC #25-05 46 Main Street (property location),
Christopher and Catherine Wendel (applicants and property owners). Map 026, Lot 100. Mr. Wendel proposed the repair and replacement of a cedar shake roof with "Timberline" architectural asphalt shingles on a detached 3-car garage. There are also two small sheds, one behind the garage and one behind the house, barely visible from the road, which will be added to the application. The roof shingle portion is facing the road on one shed, on the other shed, the gable end faces the road. The Wendels brought a sample of the Timberline shingles to show the Commission. There was a discussion about the color of the shingles. Mr. Wendel agreed to notify the neighbors and attend the December 16 meeting.

4. **Other Discussions**

a. Creation of a Moodus Historic District – thoughts? A discussion ensued. David Nelson and Karl Stofko said that a Moodus Historic District was proposed years ago and was rejected by property owners. Will Brady encouraged the HDC members to think about it again.

b. 153 Wickham Road: Will Brady reported that the property owners of the house have applied to the State Historic Preservation Office to have their house listed on the National Register of Historic Places. David Nelson said that the property is located in a National Register Historic District and that all the houses in the district are designated as historic. If the house is approved, it will simply be listed separately as well as being included in the historic district listing. Will Brady said he was contacted by the State Historic Preservation Office on the same day as the nomination hearing

asking if the HDC had any objections. He replied that the HDC had no objections. David Nelson commented that the Goodspeed Opera House is in a National Register District and is also listed individually on the National Register of Historic Places.

c. Proposed Demolition Delay Ordinance – Will Brady reported that the CT Trust for Historic Preservation has a sample of a Demolition Delay Ordinance. Some residents were concerned about the recent demolition of an old Brownell building in Moodus. Steven Rossi asked if the HDC would be in favor of an enhanced process to review demolitions in town. The matter was discussed at length.

d. Historic District Newsletter: there was a brief discussion. No decision was made.

e. Will Brady reported that he spoke to Jim Ventres about the property at 41 Main Street. The work seems to have stopped for now. Will would like information about what has been done there for the HDC records and has asked the Building Department to provide documentation.

Steven Rossi mentioned that the barbershop next to Higher Grounds at 32 Main has put up red, white, and blue string lights on the building.
The new restaurant, Jimmy's Legacy Grill, in the former La Vita Gustosa location, has installed a new sign which was approved by the HDC.
David Nelson mentioned that a statue of Sandy, from the musical "Annie" has been installed at the Goodspeed. It is nice but needs to be approved by the HDC.

5. **Approval of Minutes:** Steven Rossi moved, seconded by Karl Stofko, to approve the October 16 minutes. All present voted in favor, motion passed.

6. **Adjournment:** Steven Rossi moved, seconded by Karl Stofko, to adjourn the meeting at 8:43 p.m. All present voted in favor, motion passed.

Respectfully Submitted,
Martha Hansen,
Recording Secretary