TOWN OF EAST HADDAM
Historic District Commission Meeting Minutes
May 19, 2026
7:30 pm
Municipal Office Building, Meeting Room 1

1. Will Brady, Chair, called the meeting to order at 7:38 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: Mary Curry (Zoom), Gail Stiegler, Greg Stiegler
Audience members: none

A. **HDC #26-04 80 Orchard Rd** (property Location), Gail Stiegler (applicant and property owner). Map 47, Lot 004. Replace windows. Public Hearing continued.

Gail Stiegler presented some photos which showed the poor condition of the windows in her house. She also brought photos of new windows that her contractor, Greg Stiegler, installed in a historic house in Cheshire, CT, as an example of what she would like to install in her house.
As suggested at the April 21, 2026, meeting, Ms. Stiegler checked the cost and availability of new construction/replacement windows with raised muntins on the exterior only. Kas-Kel Windows no longer offers this style as a standard choice, and if they make them as a special order (at a great cost) they will not guarantee them if something goes wrong in the future.
Greg Stiegler, Ms. Stiegler's contractor, contacted Middlesex Glass for an opinion on replacement windows. The existing windows have stationary top sashes; only the bottom sashes move, a style known as "barn windows." Mr. Stiegler said that the windows in the house are crooked and out of plumb, and replacement windows installed inside the original window frames would not work. He recommends replacing the entire window unit with new ones the same size and style as the old ones, with muntins inside the double glass.
Ms. Stiegler contacted James King, the Old House Doctor, again who looked at the windows and sent an email to the HDC members clarifying his analysis which Jack Lovejoy read at the meeting. Mr. King said the window frames, while in poor condition, could be repaired with a combination of wood and epoxy. He is a historic preservationist, preferring to retore original windows, but stated that a complete window restoration would cost between $1,800 and $4,000 each, depending on the window. His

recommendation in this case is to repair the frames and sills and install replacement windows inside the original frames, rather than remove the entire window and frame and install new units.
Ms. Stiegler said the price of new wood Marvin construction windows with raised exterior muntins is over $2,000 per window (12 over 12) and she needs 6 of them for the front and sides of the house which are visible from the street.

David Nelson said that a new construction window would need a bigger opening; he thinks that the replacement windows will work better. They would support the historic integrity of the windows by preserving the frames.

Greg Stiegler said that the new windows would be custom-made and the opening would not be enlarged. He said replacement windows will not fit in the old frames because they are crooked, which is why he wants to replace the windows including the frames and sills.
Will Brady stated that the commission is trying to find a solution that will work for everyone, but that will require some compromise. After a lengthy discussion between the Stieglers and the commission members, David Nelson asked for a proposal so the Commission could vote on the application.

Gail Stiegler proposed to replace the windows with new Kas-Kel construction, custom-made vinyl windows, in the same size and pane style as the original windows, 12 over 12, double-hung, double-paned windows, with muntins inside the glass, as described in the application.

Will Brady, Chair, asked for a motion on the proposal.

Motion: David Nelson moved, seconded by Joe Zirlis, to deny the HDC #26-04 80 Orchard Road application for new windows as presented, without prejudice.
Discussion: David Nelson stated that he does not like the vinyl windows, they do not have true divided lights, and he is against destroying the original frames. Jack Lovejoy stated that he is sympathetic to the cost but wants to preserve the window frames, and that the HDC is charged with following historic preservation guidelines and any changes to original features should be reversable. Karl Stofko and Christian Miller agreed.
Approved: J. Lovejoy, C. Miller, D. Nelson, J. Zirlis. Opposed: None. Abstained: None. Motion passed.

Gail Stiegler said that she can appeal the decision within 15 days of the decision being posted.
The minutes will be filed and posted, and a legal notice will be published. Will Brady said that Ms. Stiegler can request an economic hardship exemption from the HDC by sending a letter to the Zoning Office.

Jack Lovejoy mentioned that Ms. Stiegler may be able to qualify for a credit from Eversource if the new windows meet certain guidelines. Jack will send her some information on that.
It was noted that any existing storm windows can be replaced with new ones if they are the same type of storm window already installed. A Like for Like replacement does not require formal HDC approval.

B. HDC #26-05 45 Main St. Mary Curry, Map 026, Lot 001. New side door entryway.
Ms. Curry gave the neighbor notice receipts to the zoning office, which has her application. There were no changes to the original proposal. There was a discussion about adding a 6-light half-window in the new entry way, but Ms. Curry stated they decided not to do that. The existing light and door will be re-used, and the stone veneer will match the existing veneer.

Motion: David Nelson moved, seconded by Jack Lovejoy, to approve the HDC #26-05 45 Main Street application for a new side door entryway as presented. Discussion: None. Approved: J. Lovejoy, C. Miller, D. Nelson, J. Zirlis. Opposed: None. Abstained: None. Motion passed.

4. Informal Discussion - none

5. Approval of Minutes:
February 17, 2026, meeting minutes were discussed.
Motion: Joe Zirlis moved, seconded by Jack Lovejoy, to approve the minutes as presented. Discussion: None. Approved: J. Zirlis, J. Lovejoy, W. Brady. Opposed: None. Abstained: D. Nelson, C. Miller

March 17, 2026, meeting minutes were discussed.
Motion: Joe Zirlis moved, seconded by Jack Lovejoy, to approve the minutes as presented. Discussion: None. Approved: W. Brady, J. Lovejoy, C. Miller. Opposed: None. Abstained: D. Nelson, J. Zirlis

April 21, 2026, meeting minutes were discussed. Jack Lovejoy asked to modify item B, HDC #26-04 80 Orchard Road, paragraph 1, which says that Jame King's evaluation of the window frames and sills as well as the mullions of the 12 over 12 windows were badly deteriorated and unrestorable. This should be clarified to say that the mullions are unrestorable, but the frames and sills are deteriorated but restorable.
Motion: Jack Lovejoy moved, seconded by David Nelson, to approve the minutes as corrected. Discussion: None. Approved: J. Lovejoy, C. Miller, D. Nelson, J. Zirlis. Opposed: None. Abstained: None. Motion passed.

6. Adjournment: Jack Lovejoy moved, seconded by David Nelson, to adjourn the meeting at 9:57 pm. Motion passed unanimously.

The next meeting is scheduled for June 16, 2026, at 7:30 pm.

Respectfully submitted,
Martha Hansen
Recording Secretary