TOWN OF EAST HADDAM
Historic District Commission Meeting Minutes
April 15, 2025
Municipal Office Building, Meeting

1. CALL TO ORDER
Chairman Brady called the Historic District Commission to order at 7:35 pm.

2. ATTENDANCE
Historic District Commission Members: Will Brady-Chairman, Christian Miller, David Nelson, Steven Rossi, Joseph Zirlis, and Karl Stofko.

Absent: Jack Lovejoy
Others: Charles Yanavich.

3. Approval of Minutes
A. 03-18-2025

4. Informal Discussion
150 Wickham Road, Charles Yanavich informal discussion regarding a new addition.

Mr. Yanavich presented a project involving an 8 by 20-foot rear addition to his 1740 home, aimed at improving the layout by eliminating the need to walk through a bathroom to access the sitting room, and by combining the existing front-entry laundry room with the bathroom for more efficient use of space. Work is expected to begin on June 1, 2025. As part of the project, Mr. Yanavich also proposed replacing the aging wood shingles on the 1990s addition, breezeway, garage, and new bathroom area—all located behind the original house—with architectural asphalt shingles in a weathered wood style. These areas are set approximately 200–250 feet back from the road and are minimally visible from the street. It was noted that the 1990s addition originally had asphalt shingles, which were later replaced with wood; the applicant is now seeking to revert to asphalt due to the high cost of wood shingles and concerns raised by his insurance provider, which may require a different policy if the wood shingles are not replaced. The commission had no objections, citing similar approvals in the past. Mr. Brady revised the application to include this modification and added a stipulation that weathered wood architectural asphalt shingles would be used on all structures beyond the original 1740 house, including the new addition. Matching clapboard siding will be used on the rear of the property, with no changes planned to the front façade. The application will move forward to a public hearing during the May 20th meeting.

5. **Application-Public Hearing-Application Withdrawn**

   A. **Application 25-01 45 Main Street (property location), Fellner Architects, LLC (applicant), Mary Curry & Jonathan Levine (property owners). Map 26, Lot 001. Window Replacement**

Mr. Brady read for the record Mr. Fellner's letter withdrawing his application for public hearing.

Application Withdrawn by Applicant: Application 25-01 - 45 Main Street (property location), Fellner Architects, LLC (applicant), Mary Curry & Jonathan Levine (property owners). Map 26, Lot 001. Window Replacement

6. **Informational Document-finalize for mailing**

Commission members reviewed "A Property Owner's Guide to the East Haddam Historic District" by Mr. Ventres. Mr. Brady suggested that the property owner's guide should consist of the first four pages of the current document, excluding the sections on other historic districts and supplemental information, to make it more concise for property owners. Jack Lovejoy agreed to help revise the first four pages over a weekend, although Jack was not present at the meeting. Mr. Brady asked for any changes to be emailed to him and mentioned that he and Jack would review them. He also noted that anyone without email, such as Chris, should feel free to share their thoughts directly.

"Conflict of Interest and Predisposition, Austin K. Wolf, March 1, 2003" by Jim Ventres was distributed to Commission members for review.

7. **Adjournment**

Motion at 8:35 to adjourn
Nelson/Stofko Passed unanimously

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary