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

1. **Call to Order** Chairman Will Brady called the Historic District Commission to order at 7:40 PM.
2. **ATTENDANCE** Historic District Commission Members: Will Brady-Chairman, Jack Lovejoy, Karl Stofko, Steven Rossi, and Joe Zirlis.
   Absent: David Nelson, and Christian Miller.

   Mr. Stofko and Mr. Lovejoy were voting members for this meeting.

3. **Public Hearing**

   A. Application 25-01 - 45 Main Street (property location), Fellner Architects, LLC (applicant), Mary Curry & Jonathan Levine (property owners). Map 026, Lot 001. Window Replacement.

      1. 45 Main Street – Window Restoration and Replacement

   Mr. Fellner provided background on the George Douglas House, constructed in the 1850s, and detailed its architectural evolution through additions in the 1920s, 1960s, and 2003. He focused on plans for restoring or replacing various windows in the home, balancing historical preservation with energy efficiency. A collaborative site meeting in May included Green Mountain representatives and consultants to assess the existing windows and discuss restoration strategies. Windows were categorized as “A” (original to be restored), “B” (to be replaced), and “C” (to remain as-is due to future addition plans). Jim King of OD Historic Restoration will oversee restoration, and shop drawings will be produced after client approval. The project emphasizes maintaining historical integrity while addressing code requirements and improving function and efficiency.

   Jack Lovejoy requested clarification on discrepancies in the treatment of two basement windows—one slated for retention due to a possible addition and the other to be replaced with a Green Mountain awning-style window, matching the existing. He also raised concerns about a contingency note regarding potential window replacement should the thermal screens not perform as expected. Mr. Fellner explained that the language was included at the client's request as a safeguard, and all parties remain confident in the solution. Jack Lovejoy recommended exploring alternate storm window options instead of replacement, offering suggestions beyond the scope of the current plan.

   Mr. Rossi stated that, as the project expert, Mr. Fellner should determine the appropriate language for his plans, adding that in his 35 years of practice, he has always exercised professional judgment in how his plans are presented and stands by the integrity of his work.

During discussion, Jack Lovejoy reiterated his concern with the note allowing original windows to be replaced without further commission review if thermal screens fail. He emphasized preserving historic fabric and suggested alternate storm options. Mr. Fellner clarified the note was included at the client's request as a safeguard, and all involved parties remain confident in the proposed solution. Mr. Rossi supported Mr. Fellner's role in determining plan language and affirmed his professional integrity. A revised stipulation was proposed, requiring future commission review before any original windows marked "A" could be replaced.

Motion to approve Application 25-01 - 45 Main Street (property location), Fellner Architects, LLC (applicant), Mary Curry & Jonathan Levine (property owners). Map 026, Lot 001. Window Replacement with a stipulation that if windows "A" are not operable at some future point for the property owners to return to the Historic District Commission to review the matter.
Rossi/Lovejoy
Passed unanimously.

2. 45 Main Street – Pool, patio, and fence. -There was no discussion.

4. **INFORMAL DISCUSSION**

A. 5 Landing Hill Road – Fence

Dave Lovejoy presented a proposal to reconstruct a portion of a historically appropriate wooden fence on the south side of his property at 5 Landing Hill Road. The original fence once surrounded the entire house and its two granite staircases but was removed decades ago. Due to cost, the current plan focuses on rebuilding only the section atop the tall south stone wall, which poses the greatest safety risk. The new fence will closely replicate the original design, using existing iron pins where possible, and additional sections may be restored over time as funds allow. A vehicle access break in the lower wall—present when the property was purchased—will remain. The Commission supported submitting a full restoration plan, with phased construction as needed, to maintain consistency and simplify future approvals. Members also emphasized the importance of documenting the work as part of the historic record.

B. 9 Main Street – Proposed construction of a ground level platform (10x14) on an existing patio.

The commission held an informal discussion regarding a proposal for a raised performance platform at 9 Main Street. The platform would be constructed on an existing patio with composite decking and possible railings. Concerns were raised about the lack of detail in the submission, potential for permanent additions like lighting or

signage, and whether the structure could impact dining use of the space. No applicant was present to clarify. Members agreed more information is needed and suggested combining this project with a pending signage application for a formal review.

Unanimously tabled until the next meeting.

C. ADJOURNMENT

Motion to adjourn at 8:44 p.m.
Rossi/Lovejoy
Passed unanimously.
Respectfully Submitted,
E. Ruth Ziobron