TOWN OF EAST HADDAM
Historic District Commission Meeting Minutes
August 18, 2026
7:30 pm
Municipal Office Building, Meeting Room 1

1. Will Brady, Chair, called the meeting to order at 7:31 pm. A quorum was present.

2. ATTENDANCE, Historic District Commission Members: Will Brady (Chair), David Nelson, Karl Stofko, Jack Lovejoy
Karl Stofko was authorized to vote in place of Steven Rossi
Jack Lovejoy was authorized to vote in place of Joe Zirlis
Absent: Christian Miller, Steven Rossi, Joe Zirlis
Guests: Tim Mulcahy
Audience members: none

3. Review of Final Plans (ongoing review of plans)
HDC #26-02 55 Main Street, Tim Mulcahy Map 026, Lot 006
Mr. Mulcahy presented revised plans for the garage and said that the building dimensions on the original CofA application are incorrect. The garage is 24 feet by 28 feet, not 24 feet by 26 feet.
Updates:

- Jim Ventres has the window size and material information for the house addition and the garage.
- Siding on the house addition will match the existing siding on the house.
- Garage doors will be a carriage house style – wood-like appearance, steel. They will open vertically and will have windows.
- No transom above the garage doors. The height of the building has already been approved, and a transom would not affect that.
- Dormers on the garage roof have been redesigned to be less prominent.
- Garage siding will be board and batten.
- Roof shingles will be asphalt in a "weathered wood" color/style which is compatible with the current shingles on the house.
- There will be exterior lighting on the garage in whatever style the HDC would like (onion-style?)
- Windows salvaged from the house will be repaired/restored if possible and used on the lower level of the garage.

- Garage foundation will be clad in stone to match the house foundation.

Will Brady asked the commission if they are comfortable with the design as revised, and said that there is still a court case to be resolved.
David Nelson said that in Greek Revival design everything is very square and a plainer style on the garage doors is preferred to a crosshatch style. The windows in the garage doors should be plain and not arched.

Motion: Will Brady moved, seconded by Jack Lovejoy, to approve the general design of the structure as revised, including 6 over 6 windows and a simpler look on the garage doors. Lighting still needs to be approved. Will Brady, Jack Lovejoy, David Nelson, and Karl Stofko voted in favor. Motion passed**.**

Mr. Mulcahy said he will present final plans for garage doors and lighting.

4. Approval of Minutes:
Approval of the July 21, 2026, minutes was postponed until the September meeting.

5. Bills – Halloran & Sage
A bill for $52.50 for correspondence for legal services from the town attorney, Halloran & Sage, was presented.
Motion: David Nelson moved, seconded by Karl Stofko, to approve paying the bill. David Nelson, Karl Stofko, Will Brady, and Jack Lovejoy voted in favor. Motion passed.

6. Discussion: There was a discussion about a Moodus Historic District, which was proposed years ago and voted down by property owners in the proposed district. The subject came up again recently in a Planning and Zoning meeting. David Nelson said that some things have changed since years ago when it was first proposed – 2/3 of property owners in the proposed district must approve it now, instead of 3/4, and now there is a $50 fee for each CofA application instead of no fee (non-profit organizations are exempt from the fee). When the Moodus redevelopment occurred in the late 60s/early 70s, the store owners did not own their buildings. The buildings were owned by absentee landlords.
CT authorized the formation of local Historic Districts in 1961. The Wickham Historic District was created in 1996.

David Nelson said that, ideally, a new Historic District in Moodus would be a grassroots movement from residents due to wanting to preserve the historic buildings in their area. Karl Stofko suggested deciding on the boundaries and then surveying the property owners. It should be initiated by someone living in the proposed district.

Will Brady said that since he has been on the HDC (late 1990s), it has been discussed several times. But we are not in a place to start it.
David Nelson commented that we have 5 regular members, 2 alternates, and some open alternate seats. Perhaps the person who asked the question should be encouraged to join the HDC. We can support the effort but cannot lead it.
Will Brady said a person has applied to join the HDC, the Board of Selectmen needs to decide on that and appoint them. The HDC did a site visit to the old Brownell Mill before it collapsed, and after the fact there was criticism of the commission. There is a lot of misunderstanding about who controls historic properties. Historic District Commissions can advise but are not in control. The town does not have a demolition delay ordinance.
David Nelson said there are some lovely old houses beyond the Dutch Oil building. People with old buildings can research them and apply for inclusion in the National Register. A Historic District can include or exclude a specific property and does not have to be contiguous.

6. Adjournment: Karl Stofko moved, seconded by David Nelson, to adjourn the meeting at 8:38 pm. Motion passed.

The next meeting is scheduled for September 15, 2026, at 7:30 pm.

Respectfully submitted,
Martha Hansen
Recording Secretary