



382 Town St., P.O. Box 115  
East Haddam, CT 06423  
860-873-8230

April 2, 2021

Attorney Scott Jezek  
Law Offices of Scott W. Jezek  
31 William F. Palmer Rd.  
Moodus, CT 06469

Re: Historical Architecture Assessment of Building at 157 S. Main St., East Hampton, CT

Dear Attorney Jezek:

As requested, I visited the site on March 30, 2021 to observe the existing architecture and construction of the building at 157 S. Main St. for the purpose of historical architecture assessment.

My understanding is that this building was constructed in 1880 for the Strong family as a single-family residence. This brick-faced two-story structure sits on a stone foundation with a cross-shaped plan. Over time, it was converted to apartments and the exterior had been significantly modified. Notably, a two-story wood porch and stair with a roof had been added, along with another wood stair on the adjacent façade. In addition, extra doors had been added for exterior access along with some extra windows. The interior had also been modified in the past in order to develop separate apartments. Over time, the finishes/elements in some areas had been changed to vinyl floor tiles, panel-board walls, doors/hardware, plumbing, and many others. The exterior and the interior of this building is in very poor condition. In particular, the integrity of the exterior building envelope appears to have deteriorated and will continue to get worse.

With regard to the exterior architecture, the period around 1880 typically included the Italianate, Victorian Second Empire, and the Queen Anne styles. Based upon my observation, this building does not express any strong association with these styles. Furthermore, the numerous exterior porch/stair additions and window/door modifications are not particularly coherent and considerably detract from the original building design.

Based upon these observations and my understanding of historical architecture, it is my opinion that there is no significant historical architecture value that may be attributed to this building other than its age and family name of the original owner.

Sincerely,

A handwritten signature in black ink, appearing to read 'George Fellner', written in a cursive style.

George Fellner, AIA

**PROFESSIONAL PRACTICE**

During his 34 years of architectural practice as principal of Fellner Architects, Mr. Fellner has been responsible for the design of projects including banquet and conference centers, health care facilities, municipal buildings, community centers, fire stations, churches, senior and youth centers, senior housing, group homes, single family homes, multi-family residential, and a variety of commercial building types. His repertoire includes new buildings, additions, renovations, and restorations. Mr. Fellner is actively involved with every project undertaken by the firm, personally handling administration, project management and coordination, design, construction documents, planning, town approvals, presentations, specifications, and administration during bid and construction phases. Throughout FA's history, he has provided his expertise and experience in guiding and supervising his team during all phases of a project.

**EDUCATION**

1984 Master of Architecture  
The University of Florida  
College of Architecture

1978 Bachelor of Architecture  
Virginia Polytechnic Institute and State University  
College of Architecture and Urban Studies

**ARCHITECTURAL REGISTRATIONS**

The State of Connecticut  
The Commonwealth of Massachusetts

**PROFESSIONAL AFFILIATIONS**

The American Institute of Architects - Connecticut Chapter  
AIA Connecticut: President, 2017  
AIA Connecticut: Board of Directors, 2012-2018  
AIA Connecticut Nominating Committee: Chairman, 2018  
AIA Connecticut Past Presidents Council, 2018-2021  
AIA Connecticut Strategic Planning Committee, 2018  
AIA Connecticut: Co-Chairman of Committee on the Environment, 2007-2015  
AIA Connecticut Committee on the Environment, 2000-2021  
AIA New England Regional Council: Board of Directors, 2017 & 2021  
Connecticut Architecture Foundation: Board of Directors, 2016-2021  
National Council of Architectural Registration Boards (NCARB)  
Historical Architect - Certified by CT State Historic Preservation Office  
Connecticut Trust for Historic Preservation  
Leadership in Energy & Environmental Design - Accredited Professional (LEED AP)  
U.S. Green Building Council (USGBC)  
Connecticut Green Building Council (CGBC)

## **CIVIC & COMMUNITY AFFILIATIONS**

East Haddam Historical Society and Museum: Board of Trustees, 2018-2021  
Middlesex County Chamber of Commerce  
Middlesex County Chamber of Commerce: Haddam/East Haddam Chairman, 2007-2015  
East Haddam Business Association  
East Haddam Planning and Zoning Commission: Vice Chairman, 1995-1999

## **ART & PHOTOGRAPHY AFFILIATIONS**

Connecticut Academy of Fine Arts: Associate Member  
New Britain Museum of American Art: Member  
East Haddam Art League: Member  
Connecticut Valley Camera Club: Member, 2003-2021  
Connecticut Valley Camera Club: Chairman/Program Director, 2006-2008

## **HONORS & AWARDS**

- 2021 Speaker selected for the New England Camera Club Council  
2021 Conference on Photography, University of Massachusetts, Amherst, MA
- 2019 Speaker selected for the Connecticut Architecture Conference + Expo  
Mohegan Sun Earth Expo and Convention Center  
Program: "Creating Your Book on Architecture: Design and Publishing"
- 2018 Presidents Award  
AIA Connecticut
- 2008 Speaker at the AIA 2008 National Convention and Design Exposition  
Boston Convention and Exhibition Center, May 2008  
Program: "Geothermal Systems: An Alternative Strategy for Sustainability"
- 1989 CSA/AIA Architectural Drawing Award  
Connecticut Society of Architects
- 1984 Graduate School Scholarship  
The University of Florida, College of Architecture

## **LECTURES & PRESENTATIONS**

Mr. Fellner has been presenting programs on sustainability to architects, engineers, town planners, building officials, and municipal leaders for the past 20 years. During the AIA 2008 National Convention in Boston, he presented his program "Geothermal Systems: An Alternative Strategy for Sustainability." Committed to sharing sustainable strategies with the general community, he has also presented to civic and business groups, church groups, and schools in order to advance public awareness and understanding of energy-efficient design and relating architecture with the natural environment.

Simultaneously, Mr. Fellner has been presenting programs for historical societies, art organizations, photography clubs, museums, libraries, and schools on historic architecture, fine arts, and photography for the general public, providing his perspective on historical architectural styles, along with a wide spectrum of the fine arts. Throughout his programs, he has consistently conveyed the associations relating architecture, history, art, culture, and the natural world.



## **RADIO/TELEVISION**

"Sustainable Design Strategies in Architecture." Guest on Radio Program "River Valley Rhythms" on WESU Radio 88.1, Middletown, CT, 17 January 2013.

"Fine Art Photography of George Fellner." Guest on Radio Program "River Valley Rhythms" on WESU Radio 88.1, Middletown, CT, February 2011.

"Sustainable Building and Design." Guest on TV Talk Show "Our World in Conflict" for local access television, Plainville, CT, 7 November 1999.

## **PUBLISHED ARTICLES**

Mr. Fellner has been writing a series of articles for a monthly architectural column in the *East Haddam News* for the past five years, focusing on the multiple architectural styles prevalent in New England. He also regularly writes articles for *Architype*, *Digital Magazine of AIA Connecticut*.

## **BOOK PUBLICATIONS**

"Essence of Architecture in East Haddam: Expressions of a Connecticut River Town" by George Fellner, Stone Insights Books, East Haddam, 2019.

"Imaginary Realms: The Visual Language of Stones and Crystals" by George Fellner, Stone Insights Books, East Haddam, 2016.

"George Fellner" - Photos and narrative about his studio, art, and creative process featured in book: "Artists' Homes and Studios" by E. Ashley Rooney, Atglen, Schiffer Publishing, 2014.

"Connecticut River Conservatory" by George Fellner: Project featured in book: "Shore Décor: Design at the Water's Edge" by E. Ashley Rooney, Atglen, Schiffer Publishing, 2011.

"Shingle Style Revival as Timeless Architecture" by George Fellner as the Foreword to the book: "Shingle Style Architecture for the 21<sup>st</sup> Century" by E. Ashley Rooney, Atglen, Schiffer Publishing, 2010.

"Fusion: Modern Shingle Style and Lakefront Vernacular" by George Fellner: Project featured in book: "Shingle Style Architecture for the 21<sup>st</sup> Century" by E. Ashley Rooney, Atglen, Schiffer Publishing, 2010.

"Carlin Hill" by George Fellner: Project featured in book: "Green Homes: Dwellings for the 21<sup>st</sup> Century" by E. Ashley Rooney, Atglen, Schiffer Publishing, 2008.

## **ARCHITECTURAL AWARDS JURY MEMBER**

New Hampshire Home Design Awards 2021  
New Hampshire Home Design Awards 2018  
AIA New Jersey 2017 Service Awards  
AIA Connecticut 2017 Chrysalis Awards  
ENERGY STAR® and The House Designers' Design Competition 2011

## PROFESSIONAL EXPERIENCE

1987 - Present	Principal - Fellner Architects, LLC East Haddam, CT
1984 - 1987	Project Architect - Buchanan Associates Architects, Branford, CT
1983 - 1984	Graduate Student - The University of Florida, Gainesville, FL
1981 - 1983	Project Architect - Siegmund Spiegel/Baldur Peter, Architects & Planners, E. Meadow, NY
1979 - 1981	Intern Architect - Niego Associates Architects & Planners, W. Hempstead, NY
1978 - 1979	Intern Architect - Reckson Associates, Bohemia, NY

## TEACHING EXPERIENCE

University of Hartford, Department of Architecture  
Hartford, CT (2010 - 2012)  
Lecturer: sustainable design course  
Jury/Critic: graduate program master's thesis

University of Bridgeport, Art Department  
Bridgeport, CT (1987)  
Visiting Critic: architectural design course

Connecticut Technical Institute, Architectural Department  
North Haven, CT (1986 - 1987)  
Instructor: architectural technology course

The University of Florida, College of Architecture  
Gainesville, FL (1983)  
Teaching Assistant: design theory studio course