

**New Haven
Historic District Commission**

**Application For
CERTIFICATE OF APPROPRIATENESS**

Item IV If applying for removal or demolition of building, please reasons and describe the proposed condition and appearance of the property thereafter:

A detailed description of the reasons for removal or demolition of the structure, should be given

Item V Materials to be filed with application:

- Location map
- Photographs of the buildings from all sides
- Photograph or sketch of the portion of the building affected
- Drawing of work to be done with listing of materials to be used and Site plans showing existing and proposed construction, parking areas and fences.

Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalog sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

In instance where removal or demolition of a structure or a portion of a structure is proposed, photographs should be submitted showing general views of the structure as well as any details that may be relevant. Plans or drawings illustrating the appearance of the property of site following the proposed action will also be useful.

Please consult city staff if you have any questions regarding the information that should be included in your application. Please see information for Applicants here: <https://historicdistrictcommission-newhavenct.hub.arcgis.com/pages/information-for-applicants>

A plot plan, which might be useful as a site plan base, may be obtained from the city's property viewer: <https://newhavenct.maps.arcgis.com/apps/webappviewer/index.html?id=2f77b515de8d4ecc851769236bc4fb5b>

Item VI. Complete application fee (\$110.00) to be filed with the City Plan Department (165 Church Street, 5th floor, New Haven, CT 06510) at least three weeks prior to scheduled monthly meeting.

- Fee is by check payable to: Treasurer, City of New Haven
- The closing time for filing an application is according to the Historic District. The schedule is posted on the City website
The Commission has up to 65 days from the filing of a complete application to render a decision

Item VII. State of Connecticut, County of New Haven

Personally appeared **Russ Ekstrom**

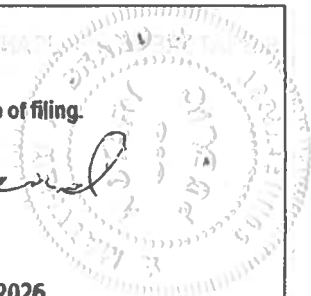
Authorized Agent for **Jacqueline Hyde LLC** Owner,
Who made oath that the statements herein were true and correct before me.

New Haven 20

The application must be notarized in advance of filing.

Matthew K Brand
Notary Public

My Commission Expires 07/31/2026



1
side

New Haven Historic District Commission

Application For CERTIFICATE OF APPROPRIATENESS

Item I ADDRESS OF PROPERTY

19 Howard Avenue
(City Point)
New Haven, CT 06519-2808

Property Address as it appears on the deed

Item II NAME OF OWNER

Jacqueline Hyde LLC

ADDRESS

400 Central Park West #6N NY NY 10025

TEL 917-751-6313

EMAIL benewil5@hotmail.com

If the owner is the applicant, fill in this box only. If applicant is the architect, contractor or other agent of the owner, please so indicate, and complete the box below.

NAME OF APPLICANT *if different from owner*

Russ Ekstrom, Managing Partner

ADDRESS

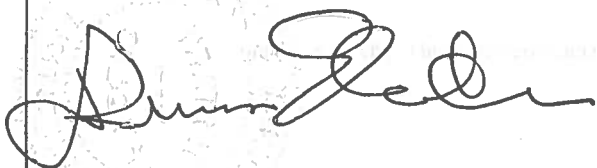
19 Howard Avenue New Haven 06519

TEL 917-742-6749

EMAIL russ.ekstrom@gmail.com

ARCHITECT CONTRACTOR OTHER (explain) Co-Owner

SIGNATURE OF APPLICANT



Item III Reason for and DESCRIPTION of Proposed Work

(Include type of materials to be used)

Please be as specific as possible in describing proposed work using additional sheets/ supporting documents as necessary. The description must be supported with ITEMS noted under section V. of the application.

The scope of work includes the replacement of 3 bedroom windows and 1 awning window in the bathroom on the second floor of the residence.

The bedroom windows are single-hung 6/6 wood sashes (not original), which are the only windows on the second floor that do not have (aluminum) storm windows on the exterior. They have, therefore, been subject to a great deal of weathering and rot over the years, and cannot be rehabilitated to any effective degree. One window faces Howard Avenue to the west, one faces South Water Street to the south, and one faces 81 South Water Street to the east. (The east facing window will be replaced with a double-hung, per building code, to allow a fire egress onto the roof of the first floor extension outside of it.)

The bathroom window is a side-by-side 2-pane awning window that is inoperable under many layers of paint and is not tempered glass, as its replacement will be.

It is our plan, ultimately, to replace all of the second floor windows in this manner, although our budget only permits the replacement of these four (worst-case) windows at this time.

The work will be done by installers contracted by Home Depot, and the job has been quoted at about \$5000.00. Window specs, photographs, and other information in support of this application are included in the PowerPoint presentation submitted along with this application. A signed and notarized copy of this application and a check for the application fee will be submitted to the City Plan Department on Wednesday, February 23, 2022.

To be completed by the city:

File No.	Historic District	
Zone	CAM	FHZ
Date of filing	Hearing	
Decision		

City of New Haven
Historic District Commission

Application for
Certificate of Appropriateness

Russ Ekstrom / Jacqueline Hyde, LLC
19 Howard Avenue (83 South Water Street)
New Haven, Connecticut 06519-2808

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“Howard’s End”



The Eber Kelsey House

The History of 19 Howard Avenue/83 South Water Street



Charlie Eaton, with horse and buggy, in front of 19 Howard Avenue at the corner of South Water Street (circa 1908). A “Virginia Dare Soda” window placard from Eaton’s Grocery was discovered on the premises when we purchased the house in 2016.

The Eber Kelsey House was Exhibit #1 for City Point’s appeal for designation as a Historic District. Sources disagree on the date of construction – as early as 1844 or as late as 1856: so we’ve settled on “circa 1850.” In addition to Eaton’s Grocery, the basement storefront at 83 South Water Street has housed, at points, an antique store and the City Point Fish Market.

Application for Certificate of Appropriateness

1
side

New Haven
Historic District Commission

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ADDRESS

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TEL 917-742-6749

EMAIL russ.ekstrom@gmail.com

ARCHITECT CONTRACTOR OTHER (explain) Co-Owner

SIGNATURE OF APPLICANT

Item 3 Reason for and DESCRIPTION of Proposed Work
(include type of materials to be used)

Please be as specific as possible in describing proposed work using additional sheets/ supporting documents as necessary. The description must be supported with ITEMS noted under section 2 of the application.

The scope of work includes the replacement of 3 bedroom windows and 1 awning window in the bathroom on the second floor of the residence.

The bedroom windows are single-hung 6/6 wood sashes (not original), which are the only windows on the second floor that do not have (aluminum) storm windows on the exterior. They have, therefore, been subject to a great deal of weathering and rot over the years, and cannot be rehabilitated to any effective degree. One window faces Howard Avenue to the west, one faces South Water Street to the south, and one faces 81 South Water Street to the east. (The east facing window will be replaced with a double-hung, per building code, to allow a fire egress onto the roof of the first floor extension outside of it.)

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side **2**

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Application for Certificate of Appropriateness

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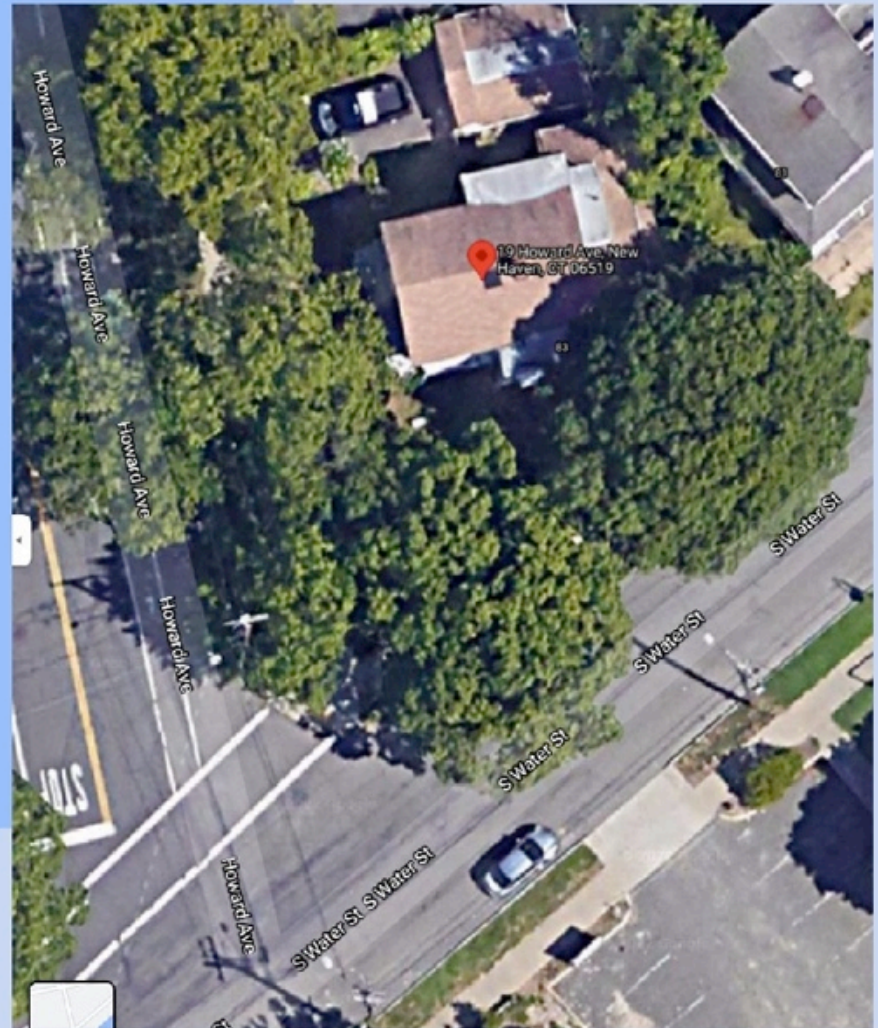
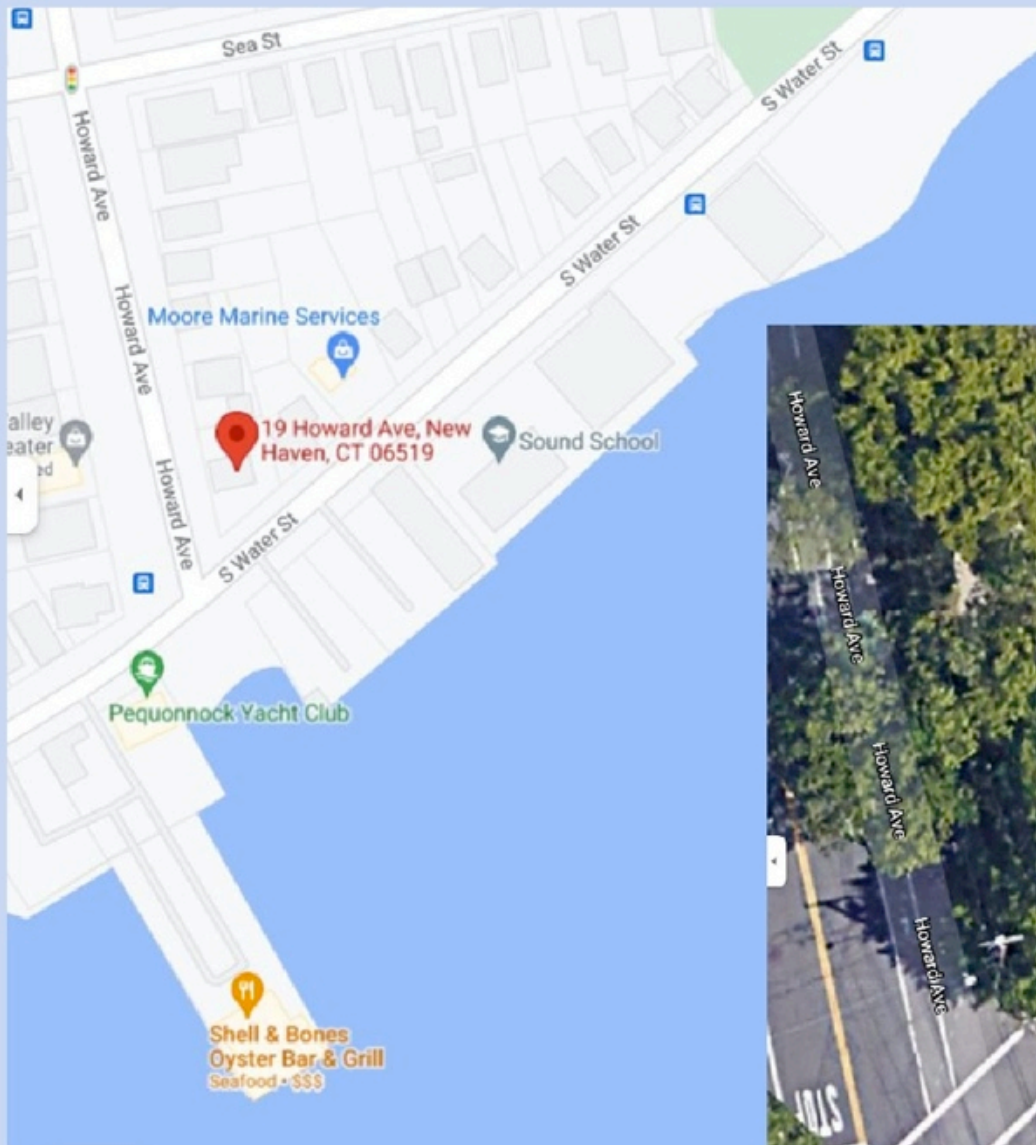
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The work will be done by installers contracted by Home Depot, and the job has been estimated at about \$5,000.00.

Location



Aerial View

Elevations



WEST
View from
Howard Avenue



SOUTH
View from
South Water Street



NORTH

View occluded by
garage in foreground

EAST
View from backyard
of 81 South Water Street



Floorplan

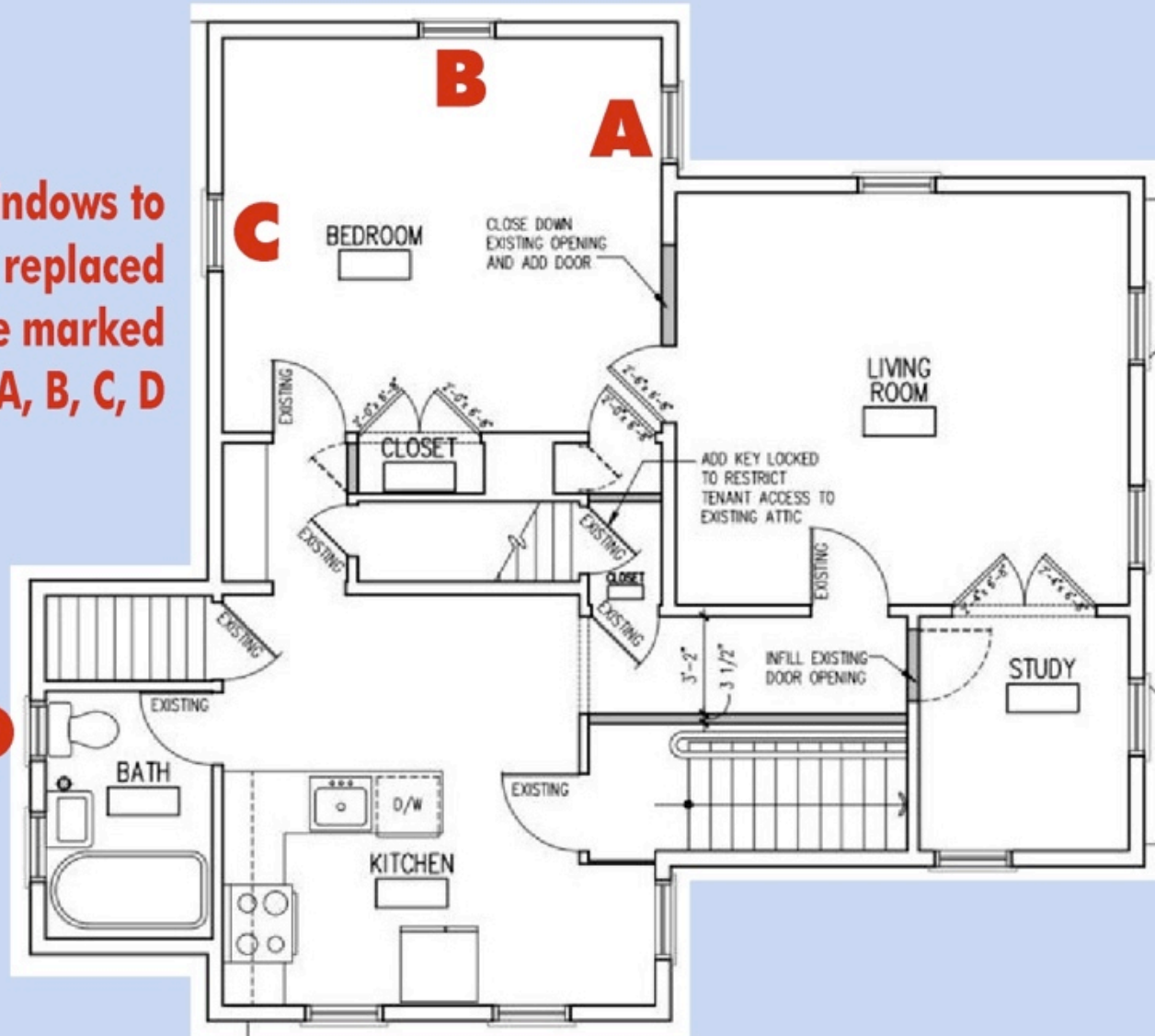
SOUTH WATER STREET

N



HOWARD AVENUE

Windows to be replaced are marked A, B, C, D



Photos: EXTERIOR



Southwest view



Southeast view

INDIVIDUAL EXTERIORS

A



B



C



D

INDIVIDUAL INTERIORS

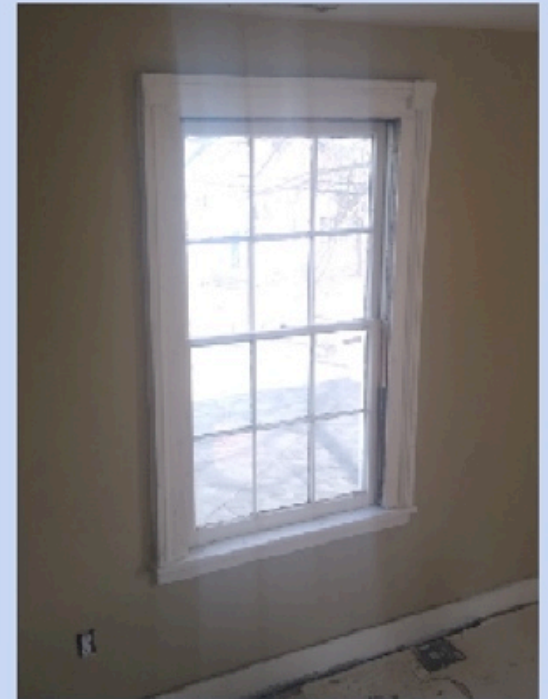


A

B



C

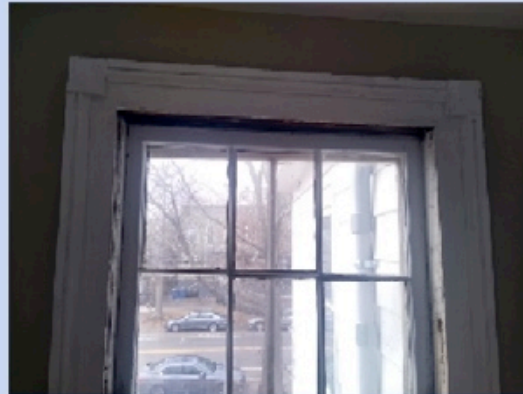


D

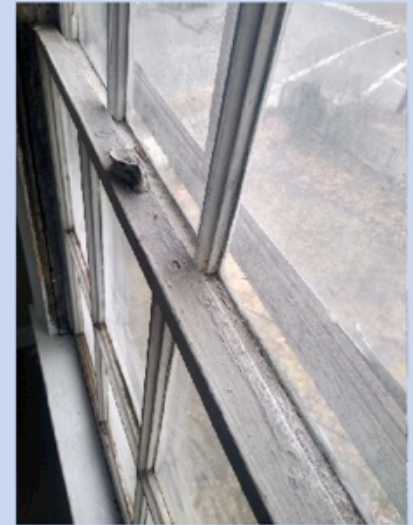
CONDITIONS



Exterior weathering
and rot to sash



Out of square
(see gap at upper left)



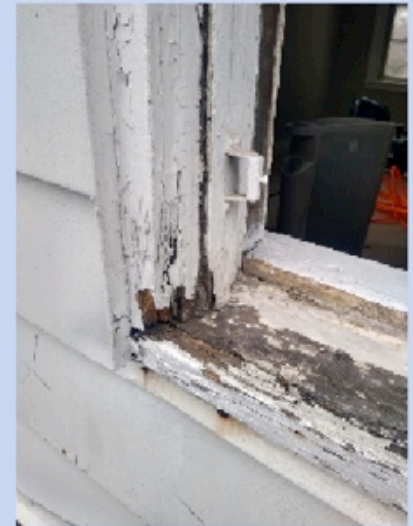
Misaligned meeting rails



Misaligned mullions
and structural decay



Overall weathering and
rot to sash and frame



Rotted sill and casing

The Case for Replacement

The previous owners died in extreme old age, and it appears that the house – and particularly the second floor – had not been well-maintained during the last several decades of their stewardship.

The three windows in question have not been protected by storm windows, as all of the other windows on the second floor have been. Without periodic repainting/maintenance and protection from the elements, they have fallen into irremediable disrepair. Specific problems include:

- Rot to the casings (pictured on previous page) and general degradation of the sash exteriors
- Disintegration to the mullions: 4 of the 6 sashes have exterior patches where there is no wood left to apply glazing putty
- Casing of window A has been “slumped” at least 1” out of square so there are unsealable gaps at the upper left and lower right corners
- Two of the sashes have mullions that have fallen out of alignment which is impossible to correct (pictured on previous page)
- Three sashes have sustained heavy damage (gouging/blowouts) to the edges, rails, and/or mullions.

Questions of Provenance

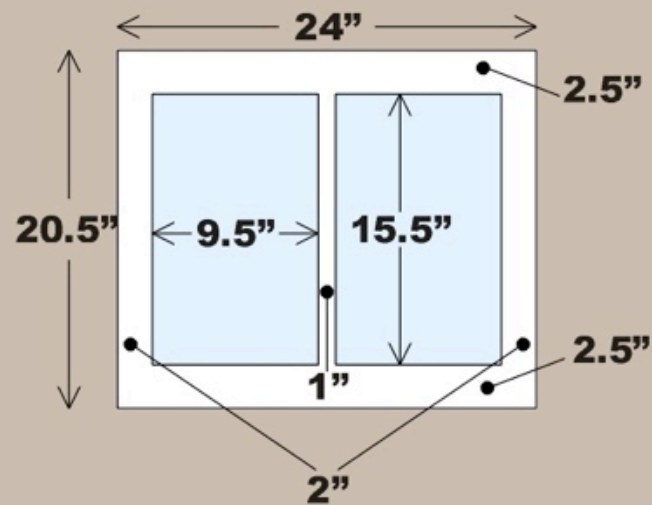
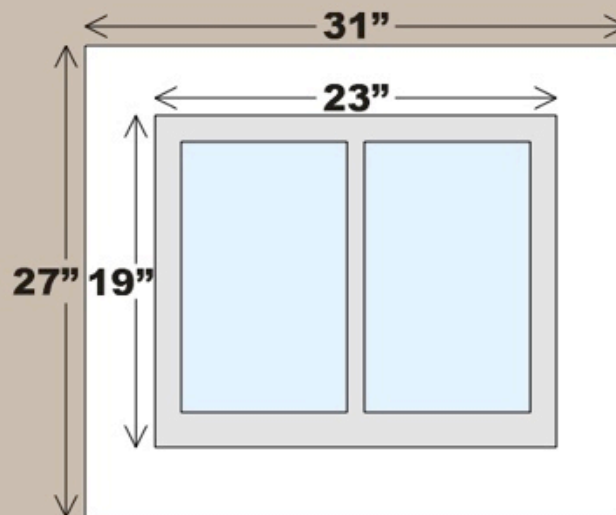
As discussed in our initial presentation, there is no way to prove that the windows are original to the house. In addition to the 1908 photograph clearly showing that the house had 2-over-2 as well as 6-over-6 windows, there is evidence supporting our contention that they are not:

- The sashes in question are slotted for window weights, with evidence (old hardware within the slots) that they were weighted at some previous point. The casings, however, are intact – not equipped with pulleys or signs of other window weight hardware – and there are no weight wells behind the moldings, as the casings are installed right between and up against studs.
- The sashes in question also are of varying thicknesses. Some are narrower and some are wider. Consequently, the windows are too loose and rattle within the casing, or wedged too tightly and difficult to open (impossible to open during the humid months).
- All of the meeting rails are misaligned, such that sash locks would need .75” to 1” of shimming to latch the window. Unless windows grow or casings shrink, this would support the conclusion that these sashes are not original to these casings.
- Virtually all of the lower sashes (not just the three we’re applying to replace) bear evidence of being carved out around spring stops, etc. in undeniably amateur fashion, and the hardware and holes for such often bear no relation to each other.

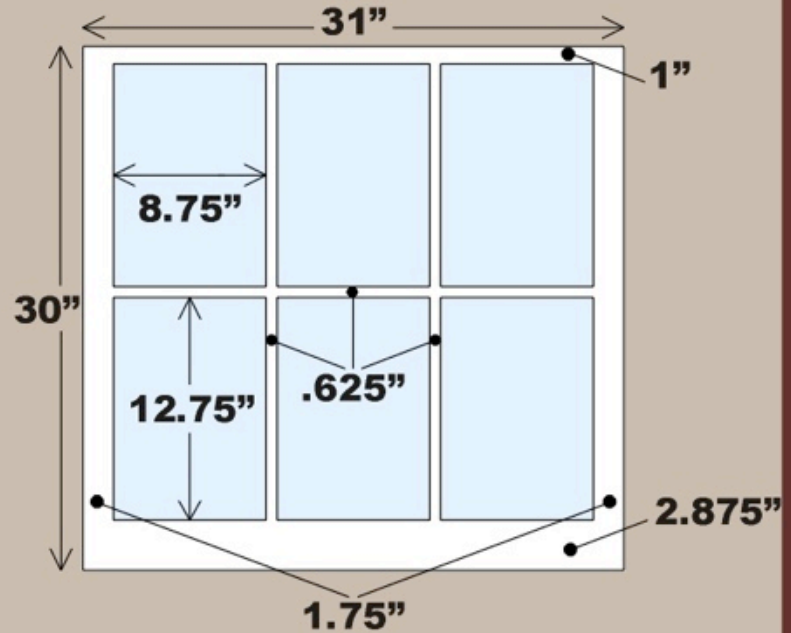
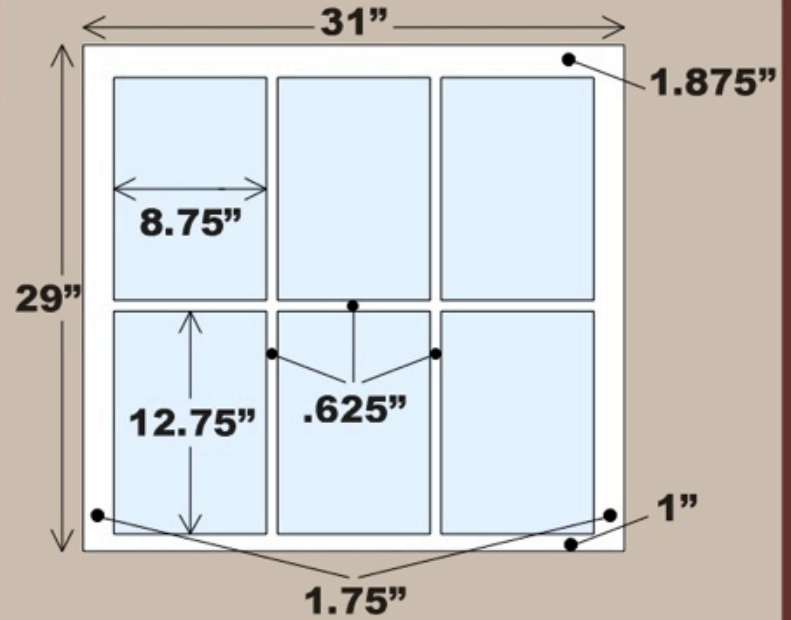
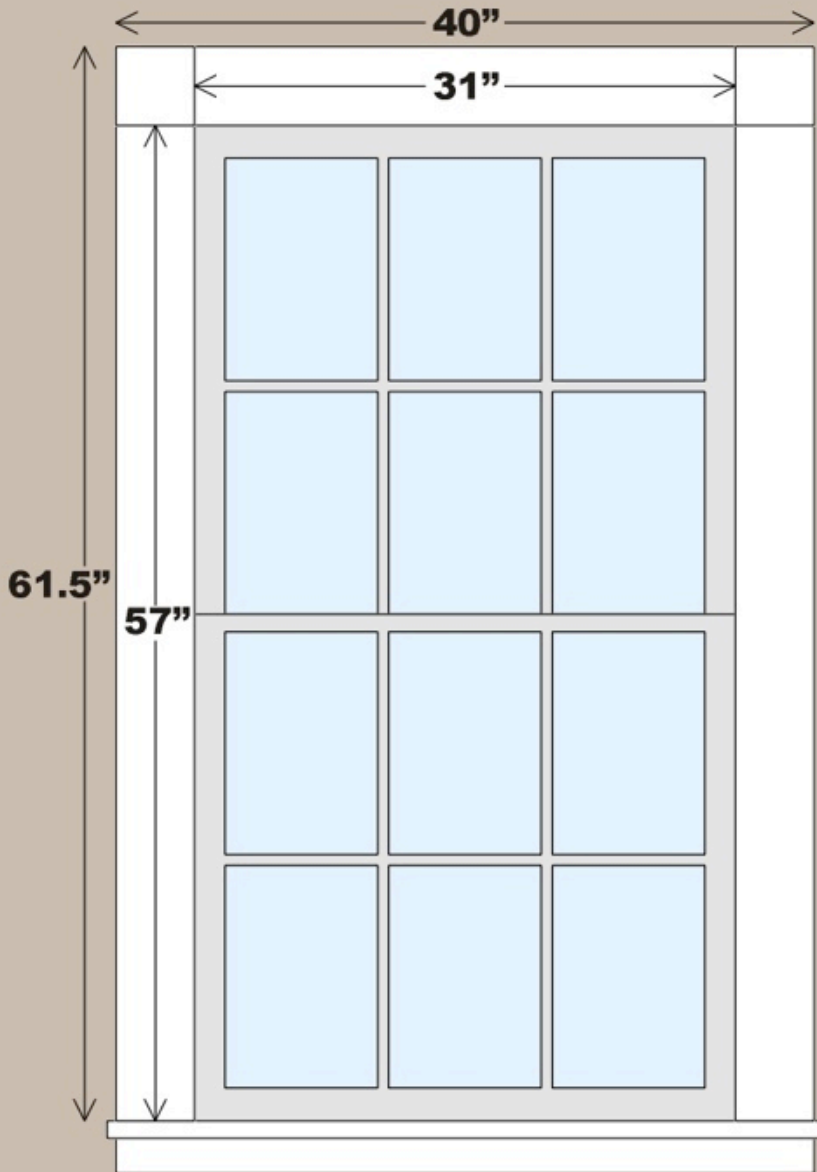
If these sashes were fabricated for these casings, none of these things makes sense.

Present Window Dimensions

AWNING WINDOW



6-OVER-6 WINDOW

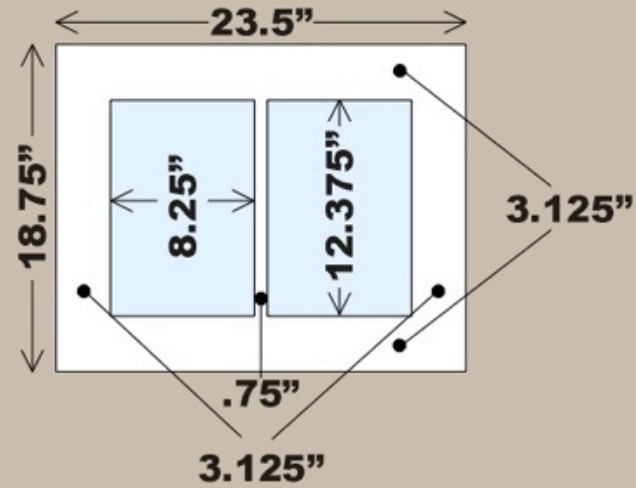
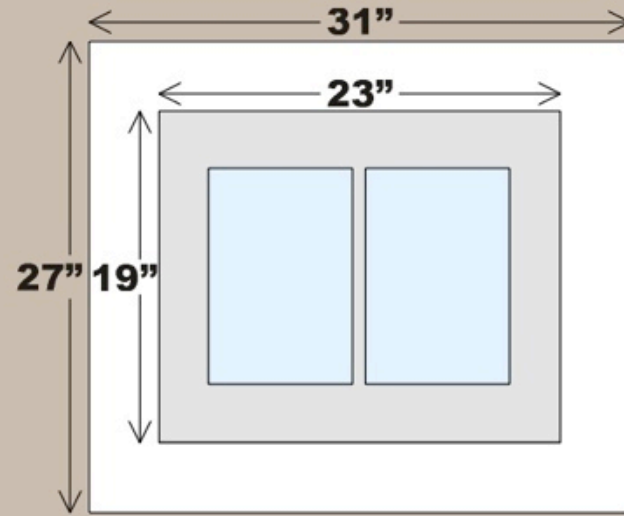


UPPER SASH

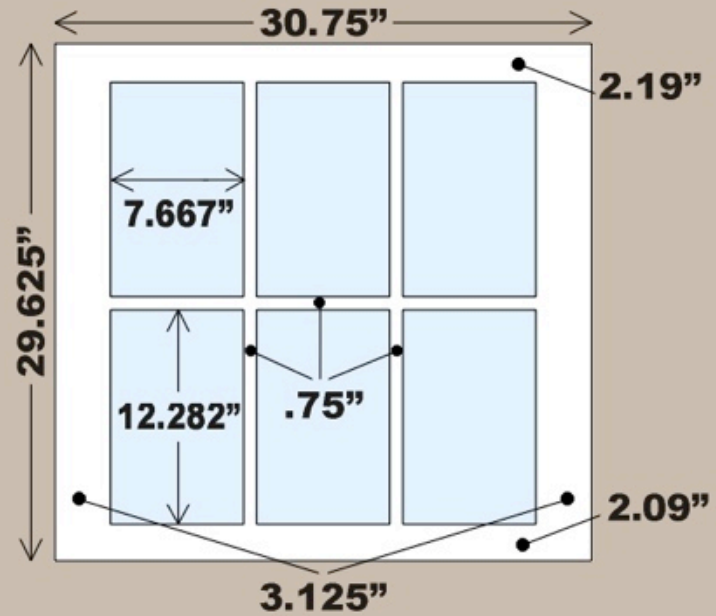
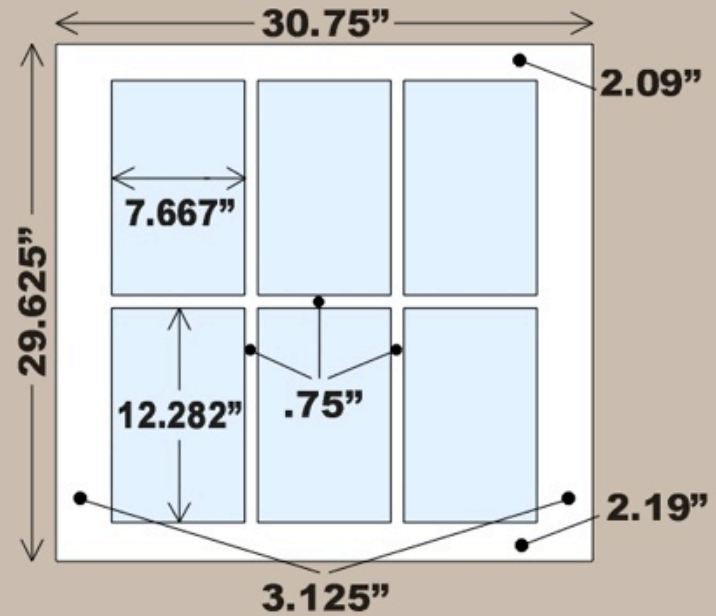
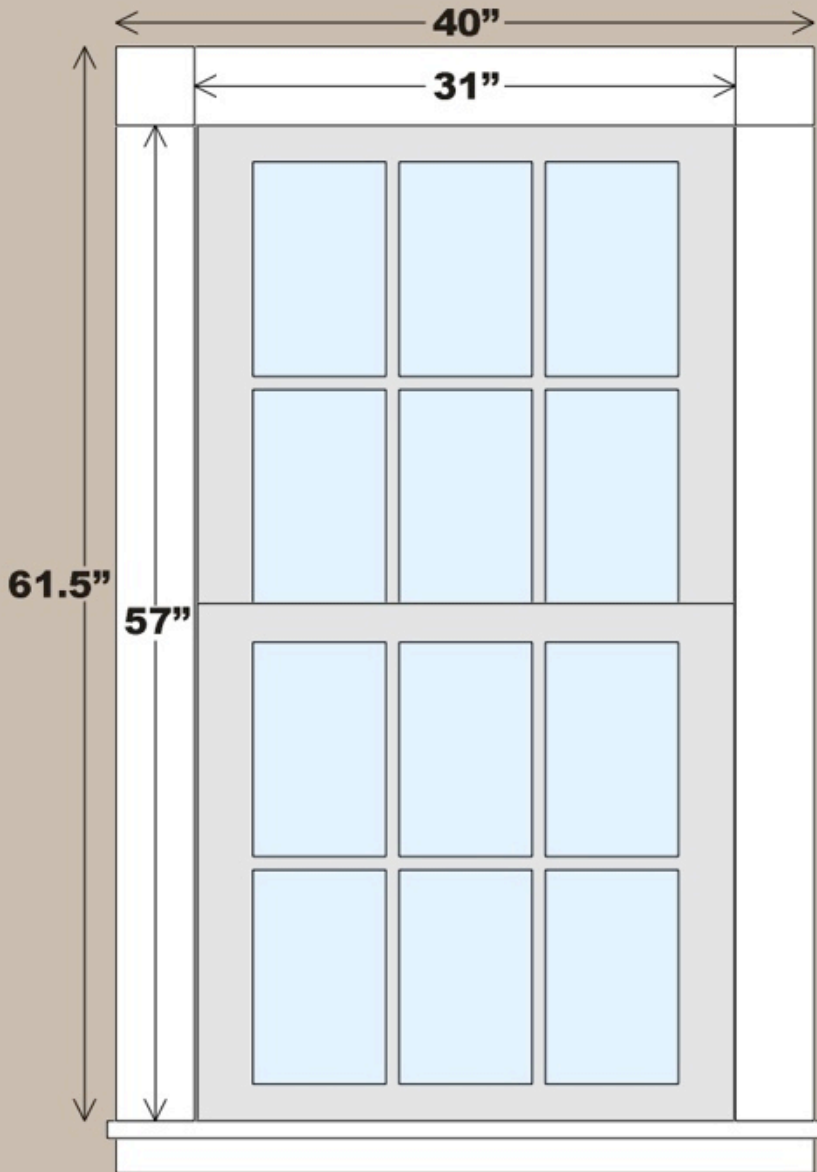
LOWER SASH

Proposed Window Dimensions

AWNING WINDOW



6-OVER-6 WINDOW

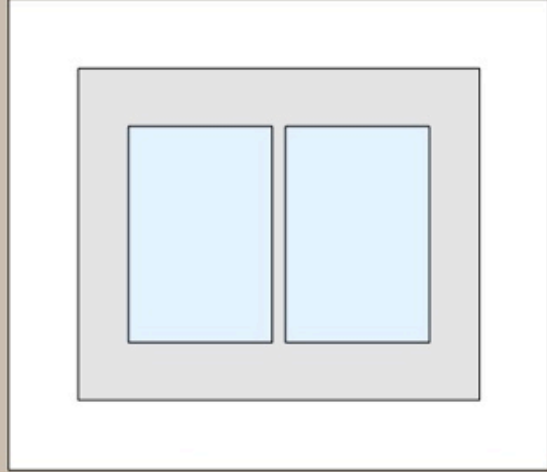
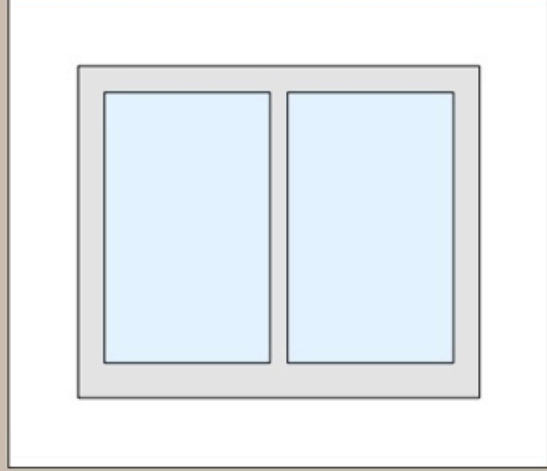


UPPER SASH

LOWER SASH

Present Windows vs. Proposed Windows

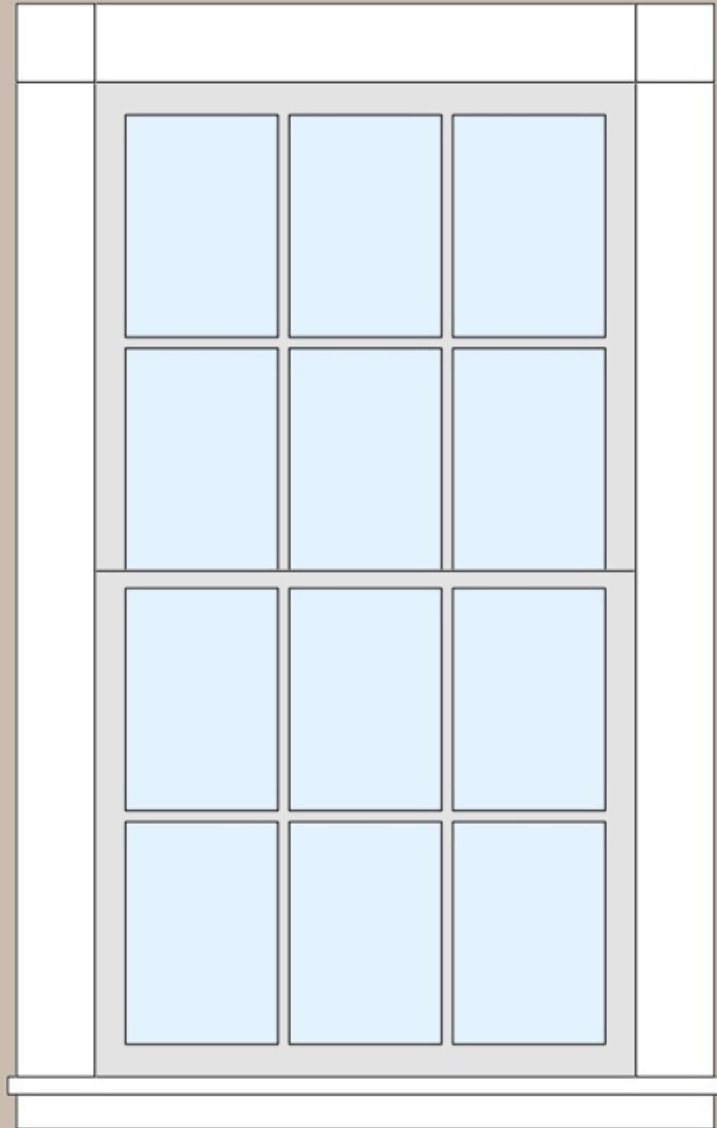
AWNING WINDOW



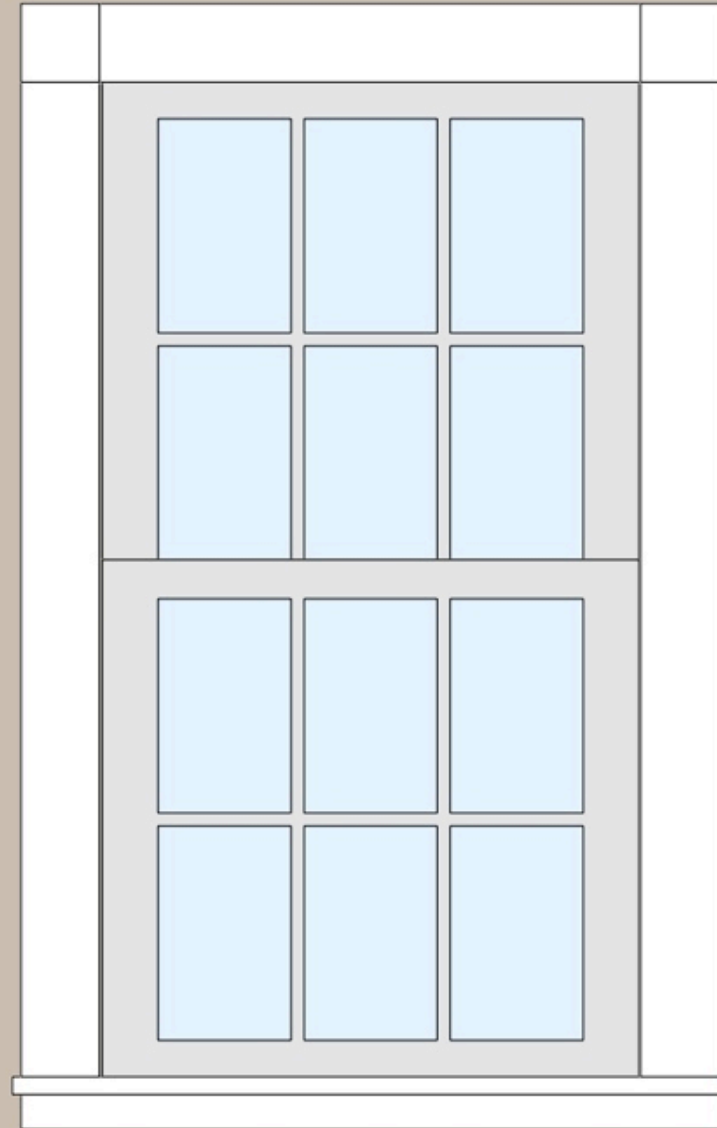
PRESENT

PROPOSED

PRESENT



PROPOSED



6-OVER-6 WINDOWS

100 Series WINDOWS & PATIO DOORS

All The Features You Want. Including The Price.

100 Series windows and patio doors are made with the revolutionary Fibrex advanced composite material, which allows Andersen to offer an uncommon value that others can't.

FIBREX® COMPOSITE MATERIAL

- Twice as strong as vinyl
- Retains its stability and rigidity in all climates
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills

EXTERIOR COLOR CHOICES THAT NEVER NEED PAINTING

- Factory-finished interiors and exteriors never need painting and won't fade, flake, blister, chalk, or peel even in extreme cold or heat

ATTRACTIVE, SEAMLESS CORNERS

- 100 Series products feature virtually seamless corners to give your home a beautiful look inside and out.



GLIDING PATIO DOORS

- Feature one stationary panel and one that glides smoothly on adjustable rollers
- Multi-point locking system for enhanced security



Andersen 

Recognized by J.D. Power for
"Outstanding Customer Satisfaction
with Windows and Patio Doors."

QUESTIONS? CONTACT US

 **CALL**
1-877-903-3768

 **CLICK**
MyHomeDepotProject.com

Andersen received the second highest numerical score among 16 companies in the J.D. Power 2017 Windows & Patio Doors Satisfaction Study, based on 1,804 total responses, measuring the experiences and perceptions of customers who purchased windows and/or patio doors in the previous 12 months, surveyed February-March 2017. Your experiences may vary. Visit jdpower.com



HDE-111

**Product
Specifications
FOR WINDOWS A, B, AND D**

Product Specifications FOR WINDOW C (FIRE EGRESS)

ANDERSEN® 400 SERIES WINDOW AND DOOR NFRC/ENERGY STAR® INFORMATION

This document provides NFRC certified U-Factor, Solar Heat Gain Coefficient (SHGC) and Visible Transmittance (VT) values for Andersen® products along with the corresponding ENERGY STAR® Version 6.0 (2015) climate zones in which the product and glass type are certified.



These products rated, certified and labeled by National Fenestration Rating Council® (NFRC) – a non-profit organization that provides fair, accurate and credible energy performance ratings for windows and doors.



Many of our products meet the stringent energy efficiency certification criteria set by the U.S. Environmental Protection Agency and the U.S. Department of Energy. The certification criteria is based on the heat gain and loss of each product in various regions of the country. Check the Andersen product performance available at www.andersenwindows.com for units that are ENERGY STAR certified.

United States ENERGY STAR® Climate Zone Criteria



Canada ENERGY STAR® Climate Zone Criteria



Climate Zone	U-Factor ¹	SHGC ²	Prescriptive
Northern ³	≤ 0.27	Avg	Equivalent Energy Performance
	≤ 0.26	≥ 0.32	
	≤ 0.25	≥ 0.37	
North-Central	≤ 0.30	≥ 0.42	
South-Central	≤ 0.30	≤ 0.25	
Southern	≤ 0.40	≤ 0.26	

¹ Single-pane
² Solar Heat Gain Coefficient

³ The minimum U-Factor for the Northern Climate Zone prescriptive and equivalent energy performance criteria for windows is January 1, 2015.

Doors

Climate Zone	U-Factor ¹	SHGC ²
Northern	≤ 0.17	No Rating
North-Central	≤ 0.25	≤ 0.25
South-Central	≤ 0.30	≤ 0.40
Southern	≤ 0.30	≤ 0.25

Air Leakage for Sliding Doors ≤ 0.2 cfm/ft²
Air Leakage for Swinging Doors ≤ 0.5 cfm/ft²

Zone	Minimum U-Factor (see NFRC)	Minimum SHGC (see NFRC)	Minimum VT (see NFRC)	Minimum U-Factor (see NFRC)
1	≤ 0.30	≤ 0.40	≥ 0.60	≤ 0.30
2	≤ 0.30	≤ 0.40	≥ 0.60	≤ 0.30

For NFRC certified unit performance for units with capillary breakers active, please refer to the High Altitude Information section for each unit.

¹ U-Factor defines the amount of heat loss through the total unit in BTU/h-ft²·°F, metric in W/m²·K. The lower the value, the less the heat loss through the entire product.

² Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass both directly transmitted and absorbed and subsequently re-emitted inward. The lower the value, the less heat is transmitted through the product.

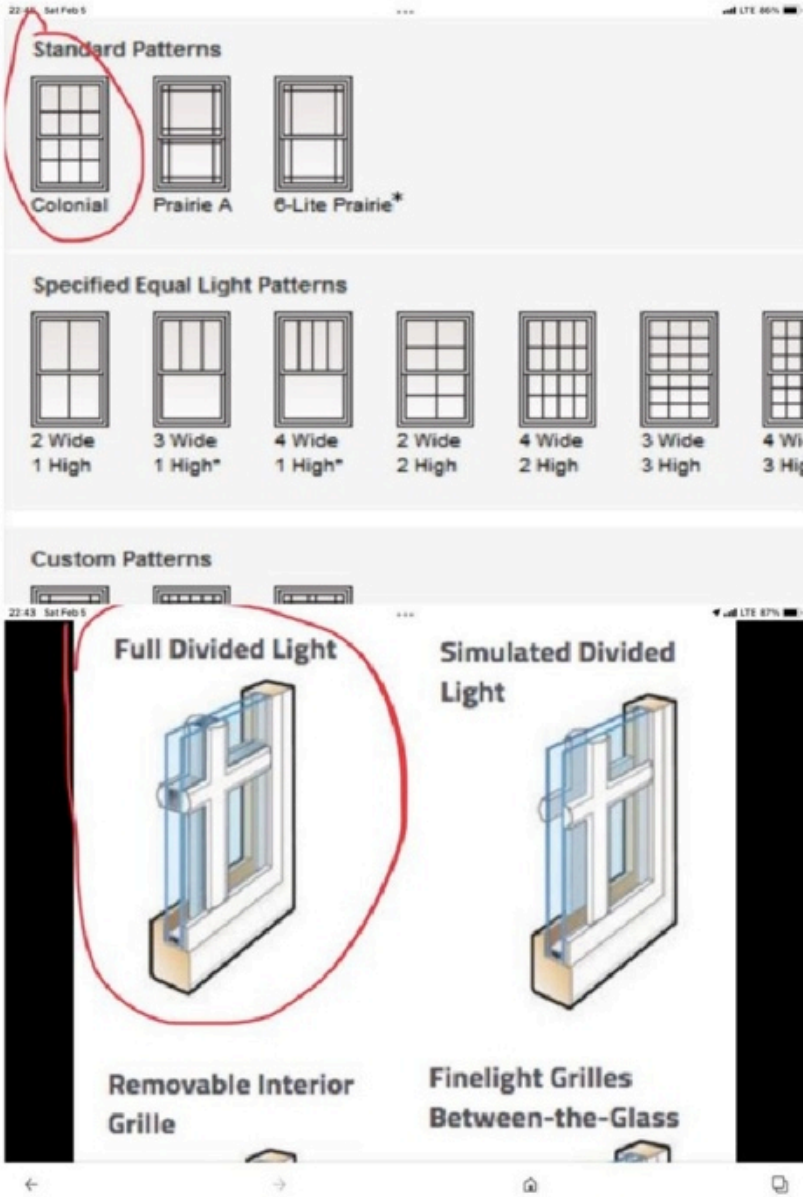
³ Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible Transmittance is measured over the 380 to 780 nanometer portion of the solar spectrum.

NFRC ratings are based on models by a third performance as validated by an independent test lab in compliance with NFRC equipment and procedural requirements.

This data is accurate as of December 15, 2014. Due to ongoing product changes, updated test results or new industry standards or requirements, this data may change over time. Due to variations in dealer and distributor inventory levels, products that were manufactured before December 15, 2014 that were designed, tested and labeled with different NFRC values may still be available. Check the labels on the product packaging to confirm NFRC values. Ratings are for glass applied or fitted for testing and certification. Ratings may vary depending on panel tempering glass, different grille options, gaskets for high altitude, etc.

All icons are where directed are trademarks of their respective owners.

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Product Specifications

Project Specifications

PROJECT SPECIFICATION



Date: <u>01/18/2022</u>	Branch: <u>New England West</u>
Sales Consultant: <u>Oded Light</u>	CSC Phone: <u>HOME DEPOT PHONE: (877)-903-3768</u>
Sales Consultant Phone #: <u>(203) 460-0138</u>	License(s):

INSTALLATION ADDRESS: 19 howard ave

New Haven CT 06519


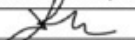
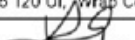
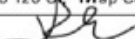
Job #: 1-1Y778HAH

PURCHASER(S):	Work Phone	Home Phone	Cell Phone
<u>RUSSEL EKSTROM</u>			<u>(917) 742-6749</u>

PROJECT NAME: Windows Quote

Customer Signature:  Date: 01/18/2022

PROJECT SPECIFICATIONS

1		2nd/BED1/Windows	Andersen 100, 100 Series Single Hung, White Int. Finish, White Ext. Finish, Width 31, Height 58, Width + Height 89, Glass - Energy Star - Northern HEATLOCK, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color White, Seat Board Color -
2		2nd/BED1/Windows	Andersen 100, 100 Series Single Hung, White Int. Finish, White Ext. Finish, Width 31, Height 58, Width + Height 89, Glass - Energy Star - Northern HEATLOCK, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color White, Seat Board Color -
3		2nd/BED1/Windows	Andersen 100, 100 Series Single Hung, White Int. Finish, White Ext. Finish, Width 31, Height 58, Width + Height 89, Glass - Energy Star - Northern HEATLOCK, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color White, Seat Board Color -
4		2nd/BATH/Windows	Andersen 100, 100 Series Awning, White Int. Finish, White Ext. Finish, Width 24, Height 19, Width + Height 43, X Handing, Glass - Energy Star - Northern HEATLOCK Tempered Glass Full, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Window/Door Wrap: Up to 120 UI, Wrap Color White, Seat Board Color -