

NEW HAVEN HISTORIC DISTRICT COMMISSION

Wednesday, July 10, 2024, Regular Meeting, 7:00 PM

Location: 165 Church Street New Haven, Meeting Rooms 1 & 2 and via Zoom

Chair Trina Learned calls to order the public hearing at 7:02 pm.

In attendance: Fatima Cecunjanin (Staff to the Historic District Commission, Planner II), Laura Brown (Executive Director of City Plan), John Ward (Special Counsel to Economic Development), Trina Learned (Commissioner and Chair), Michael Waters (Commissioner), Cordalie Benoit (Commissioner), Dylan Christopher (Commissioner), John Herzan (New Haven Preservation Trust, NHPT)

1. Roll Call

2. Public Hearing

2.1 24-04-CA 19 River Street (MBLU: 164 0707 00100) Quinnipiac River Local Historic District. Owner: Brewery Square Limited Partnership. Applicant: Mason Martel. Seeking approval for upgrades to Brewery Square including site work, roof work, windows, and exterior walls.

Mason Martel, Rosin Preservation, 1712 Holmes Street, Kansas City, Missouri

Mr. Martel describes his application for the Quinnipiac Brewery building. He shows a map of the property and the site, labeled by building section (dates to 1882 with later additions). The complex was listed on the National Register of Historic Places in the 1980s when it was vacant. It was converted into apartments and new floor levels were added in 1983 and Mr. Martel says it has little historic fabric remaining. The project would include the site, courtyard, roof, exterior walls and windows. He shows photos of the site's current condition with some features in a deteriorated state. Parking lots and walkways will be repaved, and brick will be repointed. New parking and playground will be added, and a prefab pavilion will be added in the courtyard (not visible from public view). He shows photos of the roof's current condition and floors added in 1983. They intend to replace slate where needed and the office block will get a slate or imitation slate roof. Exterior walls with vinyl siding will be removed and replaced with Hardie siding. Brick will be repointed as necessary. The windows mostly date from 1983 renovation and reflect the historic nature of the building. There are over 50 different window sizes and configurations, and they are near the end of their life. Some of the arched tops of the windows are wood and may be historic. It is proposed to replace all the windows with new Universal Window and Door 500 Series aluminum windows that match the existing configurations. He shows the specifications for the windows. Lastly, he shows photos of the current entrances, and the proposal is to retain them as they are.

Chair Learned asks the Commission for questions. She comments that the presentation is generalized yet the building is complex. She would like to know more about the window openings. Mr. Martel replies that an assessment is ongoing. He defers to his colleague about the windows.

Kristen McSparren, Rosin Preservation, 1712 Holmes Street, Kansas City, Missouri

Ms. McSparren adds that this is also a historic rehabilitation tax credit project. There is a full inventory happening and that process will ensure the new windows have the appropriate details.

Commissioner Waters asks if the intention is to recreate what was historically there or to maintain what is there currently. Mr. Martel explains that there is not much documentation of the historic windows, so the intention is to maintain what is there. Commissioner Waters refers to the historic image shown so as to convey that the current windows are not based on what was there historically. Ms. McSparren replies that exploring windows with multi lights (like the photo) is an option. Chair Learned adds that until the inventory is done for windows, there is nothing to approve for the application.

Commissioner Benoit clarifies that the existing door openings and doors will remain. Mr. Martel confirms. Chair Learned asks for clarification about slate versus imitation slate on the roof as it is prominent. Mr. Martel confirms that replacement slates will be used for the main repairs of the roof, but imitation slates will be used for the office block. They have not identified the new material. Ms. McSparren adds that they will need the building permit for state approvals for tax credits which will require the Commission's approval first. Chair Learned replies that right now there is not enough information for the Commission to approve tonight. Commissioner Christopher agrees that more clarification is needed and asks if the existing wood windows will also be replaced. Mr. Martel replies that wood framing and windows will be retained. Commissioner Christopher also asks about the playground which will be in the purview of the Commission. Mr. Martel replies that there has been no decision on the playground specifications yet. Chair Learned opens it up to public comment.

Anstress Farwell, 59 Elm Street

Ms. Farwell concurs with the Commission's comments so far, like a needed inventory of the windows to document and research the historic configurations. She adds that it is clear this is aiming towards a great project and that the State Historic Preservation Office will understand the Commission's role and process with the application for the tax credits.

Chair Learned closes public comment and opens the Commissioner's discussion. She explains there needs to be a clearer understanding of where there is retention of historic fabric and about the repointing process proposed. Commissioner Waters adds that he would like to see more research for historic photographs done. Chair Learned adds that the New Haven Museum has an extensive collection of historic images. The additional information asked for includes a window inventory, specifics on the imitation slate, and playground design. Chair Learned adds that this is a very exciting project.

There will be no vote because Commissioner Jenkins has been recused and there is not a quorum for a vote. The hearing remains open, and it will be discussed at the next meeting.

2.2 24-05-CA 693 Quinnipiac Avenue (MBLU: 098 1013 00101) Quinnipiac River Local Historic District. Owner: Federal National Mortgage Association/Fannie Mae. Applicant: Joe Espicopo. Seeking approval to replace 17 windows.

Douglas Ledewitz, Pulse Realty (representative for Fannie Mae), 73 Huntington Road

Mr. Ledewitz describes the application to replace windows at the property (built in 1989). Fannie Mae is preparing the unit for a new owner and the current windows are in disrepair or do not open. He shows a site map of the building which is a condominium on the upper floor. Windows are located on four sides. The proposed windows are pine Andersen 400 Series Double Hung windows with the same grid pattern in a custom size. The current storms will be reused if possible and if not will be replaced with similar ones (Larson). Sill rot will be repaired when the sashes are replaced. He shows exterior views of the windows.

Chair Learned asks for clarifying questions from the Commissioners. Commissioner Christopher asks if the applicant thinks the windows are original. Mr. Ledewitz does not think they are as the glass is not wavy and there are no cords. Chair Learned asks about replacement versus new construction windows (full frame). Mr. Ledewitz replies that it will be new construction, meaning the whole new window and frame will be installed from the interior. Chair Learned asks about if the storms will be new and if they have integrated or separate screens. Mr. Ledewitz says reusing the storms is the goal and since the windows currently do not have screens, they likely will not. Chair Learned asks about the muntins in or on the panes and the dimensions. She refers to window #7 which has a thinner muntin. Mr. Ledewitz is unsure so more clarification is needed about the muntin measurements. Chair Learned adds that the condo complex is designed so each building has its own identity so consistency would be nice in configuration and screens. Chair Learned asks for public comment.

Anstress Farwell, 59 Elm Street

Ms. Farwell comments that storms offer insulation and protect the window. Triple tracks have only half screen which may look better than other options.

Chair Learned closes public comment and asks for Commissioner discussion. Commissioner Christopher thinks all the information is in the application's specifications sheet but wasn't visually shown in the presentation. Chair Learned adds there is no window sketch with sizes. Commissioner Waters comments that it is generally a good upgrade.

Chair Learned moves to continue the application to the next meeting with additional information from the applicant about the window schedule with corresponding replacement windows specifications, muntin pattern dimensions, and decisions regarding storm windows and screen installation.

Commissioner Jenkins seconds.

All in favor at 8:16.

Motion passes.

3. Discussion Items

3.1 Demolition Delay Items:

- **420 Temple Street – Full Demolition**

Ms. Cecunjanin describes the building called Hadley Hall, built in 1958 and is on the Historic Resource Inventory (HRI). The delay will end on September 29, 2024. Representatives from Yale are present to answer questions.

Cathy Jackson, Yale University Office of Facilities

Ms. Jackson explains the plans to fully demolish the building, currently a graduate student residence totaling 65,000 square feet designed by Douglas Orr and made of a steel structure with brick exterior. A new building for the school is planned at the location. Chair Learned asks if adaptive reuse of the building was considered. Ms. Jackson replies that Yale did look into reuse, but the structure and column bays do not lend themselves to a new use as a high-performance lab building. Chair Learned asks about the full plan for the development. Ms. Jackson replies that there are larger plans for the site and surroundings but no plans yet. Chair Learned adds that people in the area who live there are concerned about a larger lab building being constructed. Commissioner Christopher comments that it is a supporting building to the city's character. Chair Learned adds that the Commission could ask for documentation of the Orr structure as more will likely be lost. Ms. Jackson says that Yale would consider doing that. Ms. Brown asks about the materials and if there is a plan for reuse. Ms. Jackson replies there will be an assessment of the hazardous materials and based

on that will formulate a plan. Commissioner Waters asked if Yale ever considers reusing building materials when demolished. Ms. Jackson gives the example in the past of reusing landscaping features.

Anstress Farwell, 59 Elm Street

Ms. Farwell comments about this overall development affecting the Hillhouse District. She would like to see a relationship with the university where they show the proposed new construction that will replace a demolished building in an historic district. Also, across the street is residential and part of the street character is that students are living there. She'd like to know the full impact on the area and suggests the university look into that more.

• 82 Pearl Street – Partial Demolition

Ms. Cecunjanin describes the partial demolition of the building (1859) Greek Revival residential property contributing to the Orange Street National Register District. The plan is to remove and reconstruct the roof and add a dormer. The delay ends on August 22, 2024. The Commission has a consensus to not object officially to the partial demolition.

• 240 Bradley Street – Partial Demolition

Ms. Cecunjanin describes the partial demolition of the historic slate roof on this building (1906) which is considered significant in the HRI. It will be replaced with slate imitation material. Chair Learned comments that is unfortunate because the historic slate is often damaged in the process of removal and can't be reused. Commissioner Christopher suggests reaching out to suggest the tax credits available for repair. Ms. Cecunjanin believes that has been recommended and the owner would rather wait for the 90-day delay but not the tax credit process timeline because the roof is leaking in multiple places. Commissioner Waters asks if the scope retains the cornice and gutter. Ms. Cecunjanin replies that she believes so. Ms. Brown asks if the Commission has a relationship with salvage companies to save the materials. Chair Learned replies that the Commission has referred Urban Miners as a source in the past. Commissioner Jenkins summarizes what the Commission would suggest which is to replace with slate or repair and reuse the slates. She adds that it would affect the look of the building to replace with other shingles. The Commission agrees to draft a letter with City Plan staff.

4. Minutes

4.1 Approval of April 10, 2024 Meeting Minutes

Tabled until the next meeting.

5. New Business

The Commission formally welcomes Commissioner Michael Waters.

Ms. Brown expresses appreciation for the Commission and online participants for their willingness to come back in person for meetings.

Commissioner Benoit makes a motion to adjourn.

Commissioner Jenkins seconds.

All in favor at 8:57.

Motion Passes.

Respectfully submitted by Jordan Sorensen, recorder.