

NEW HAVEN HISTORIC DISTRICT COMMISSION

Wednesday, August 14, 2024, Regular Meeting, 7:00 PM

Location: 165 Church Street New Haven, City Plan Department Conference Room, 5<sup>th</sup> Floor and  
via Zoom

**Chair Trina Learned calls to order the public hearing at 7:05 pm.**

**In attendance:** Fatima Cecunjanin (Staff to the Historic District Commission, Planner II), Laura Brown (Executive Director of City Plan), Trina Learned (Commissioner and Chair), Michael Waters (Commissioner), Cordalie Benoit (Commissioner), Dylan Christopher (Commissioner), Richard Munday (Commissioner), Karen Jenkins (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.

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

Ms. McSparren presented the application updates requested by the Commission at the last meeting. She explains that State Historic Preservation Office (SHPO) has approved Parts 1 and 2 of their tax application since the last meeting as well. She explains they reached out to the New Haven Museum to make sure they had all the historic images possible. She shows the 1980s photos from the National Register nomination to show historic fabric versus newer materials added by that time. She also shows the site improvements including the playground design (11' high at the tallest with neutral colors) and dog park. The proposed fence will be similar to what exists. The gate house roof will be covered with simulated slate. A sample was provided so that Commissioners can get a better understanding of what it will look and feel like. For the window survey, most windows were installed in the 1980s and are aluminum replacements. They have a variety of configurations, light patterns and sash types and seem to be generally appropriate for what was there historically. The proposal is to replicate what is there with a better window product and on the south elevation replace with multi light windows. There are historic arched wood transoms that still exist, but they are deteriorated so they will also be replaced with aluminum. The proposed windows are Universal Window and Door brand, and the specs are regularly approved by the National Park Service for replacement windows. She shows examples of that kind of window at other

historic building projects as well as the specs for the parts of the windows. For masonry restoration, the scope is limited but any repointing will follow Preservation Brief #2.

Commissioner Benoit asks about the fence proposed and how it compares to the existing one. Ms. McSparren explains the fence there will stay but there will be a new one around the dog park (likely not visible from the public right of way). Chair Learned asked if they explored using real slate instead of the simulated slate on the roof. Ms. McSparren replied that it was a cost issue.

***Melissa Cox, E+A Architects, 1214 Washington Avenue, St. Louis, Missouri***

Ms. Cox, the architect, explains they are finalizing the scope. She said there may be some slate still existing which can dictate what material they proceed with. Commissioner Waters comments on a few of the windows in the elevation drawings and the decision to make them look how they are proposed because there is evidence in the historic photos. Ms. Cox says they can make the modifications he is suggesting to the configuration.

Chair Learned opens the public hearing. No public comment.

Commissioner Munday says that simulated slate could be considered analogous to approving aluminum windows where wood windows were originally used and it's appropriate in that sense. He thinks that with repair, using some imitation slate with true slate could be problematic but for an entire roof there is a case for imitation materials. Chair Learned adds that she doesn't know anything about the durability of the simulated slate but that real slate roofs are considered to last for 75 years. Commissioner Munday adds that the imitation slate is not as durable, and the appearance will change over time. He adds that the last renovation gave another 40 years of life to the building and this project will do the same, if not more, years of life. Chair Learned is encouraged by the oversight of SHPO and the National Park Service.

**Commissioner Munday moves to approve the application with stipulations related to the muntin organization of several windows and the preference but not requirement for real slate.**

**Commissioner Waters seconds.**

**Commissioner Jenkins recused.**

**All in favor. Motion passes at 7:46pm.**

**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), 73B Huntington Road***

Mr. Ledewitz explains what the Commission asked for about the proposed 17 window replacements and what has changed. They will remove all of the storm windows, replace the double hung windows and not put the storms back on since the new windows are insulated and have their own screens. The Andersen Window representatives recommend the 400 series double hung replacements, often used for historic renovations, which is made of a wood and synthetic composite material. The windows have been measured and the specs are included in the application. The sizes will be approximately the same as what they are now.

Chair Learned opens the public hearing.

***John Herzan, Flying Point Road, Branford (New Haven Preservation Trust consultant)***

Mr. Herzan likes that storm windows will be eliminated and won't cover the proposed windows.

No additional public comment. Chair Learned feels that there is sufficient info to render a decision. Commissioner Benoit appreciates that storm windows will not be put back so the windows will not be blocked.

**Commissioner Waters moves to approve the application.**

**Commissioner Munday seconds.**

**Chair Learned does not vote so there are only five votes.**

**All in favor. Motion passes at 7:58pm.**

### **3. New Public Hearing**

#### **3.1 24-06-CA 6 Hughes Place (MBLU: 208 0561 00900) Wooster Square Local Historic District. Owner/Applicant: Kara Fillion. Seeking approval to replace one front façade window with a half-round window.**

***Kara Fillion, 6 Hughes Place***

Ms. Fillion presents the proposal to replace the attic window with a half round window. The existing is 37" x 32". The new window is 18" x 36" with no divided lights. She shows photos of the interior and exterior and a historic photo with a half round originally. The clapboard will be repaired when the new window is installed.

Chair Learned asks about the sheathing on the façade; asphalt shingles with two different colors. She asks if all the shingles in the pediment will come off or just around the window. Ms. Fillion replies that it will all come off to repair the wood.

Commissioner Waters asked for clarification that this is part of a larger project. Ms. Fillion says for now it will just be the window replacement and siding repair but eventually she would like to get rid of all the asphalt shingle and get the house back to its original siding. Commissioner Benoit asks if the window is stationary and what the trim will be. Ms. Fillion says it is stationary and there will be wood trim. Commissioner Christopher comments that this work is exciting, and that the width of the original half round window is wider than the windows below and the proposed window should match. He asks about the material of the window. Ms. Fillion was thinking of Douglas Fir as the material but is open to suggestions. Commissioner Benoit asks if the shape of the original window is still visible in her house. Ms. Fillion says some of the framing exists, but the shape is not visible. Chair Learned comments that the patching around the window makes it seem like the window was wider than the one proposed. A Google Street view of house indicates it was wider as well. Ms. Fillion will look into a wider window.

Chair Learned opens the public hearing.

***John Herzan, Flying Point Road, Branford (New Haven Preservation Trust consultant)***

Mr. Herzan comments that the 1980s streetscape view could help gauge the width of base of lunette. He adds that the proposed window with no divided lights does not read as a historic residential window. He thinks a fan light might look better. He thinks Ms. Fillion's long-term plan is wonderful and wants to see this work complement the rest of the design.

No further public comment. The Commissioners look at the street view and discuss the architecture, commenting that it is an earlier house with Victorian additions. Commissioner Waters adds that this project is sponsored by a matching grant from the Historic Structures Fund provided by the New Haven Preservation Trust. The Preservation Committee thinks the window should match the original but defers to the Commission. Commissioner Jenkins asks if it would be acceptable if it was replaced with a stained-glass window by a local artist. Chair Learned replies that the Commission should not think of hypotheticals but determine if the proposed feature that would replace an out of character window would be the most accurate improvement. Commissioner Munday does not think the proposed window is sufficient and to determine what is likely appropriate would be to look at the rest of the neighborhood for clues. Chair Learned adds that 26 Eld Street as a good example of a fanlight that was uncovered and restored. Commissioner Benoit thinks that asking for a fanlight goes back to a history that the house no longer speaks to with its Victorian details.

Commissioner Munday comments that the Commission should not be designing the window but making suggestions that the applicant should consider.

**Chair Learned moves to continue the application to the next meeting asking that the applicant look at other comparable windows in the neighborhood, to come back with a proposed window that has proportions that reflect the architecture of the era based on photographs, and to provide details on divided lights and exterior trim.**

**Commissioner Christopher seconds.**

**Commissioner Munday does not vote so there are only five votes.**

**All in favor. Motion passes at 8:31pm.**

### **3. Minutes**

#### **4.1 Approval of July 10, 2024 Meeting Minutes**

**Commissioner Waters moves to approve minutes.**

**Chair Learned seconds.**

**Commissioner Munday abstains.**

**All in favor. Motion passes at 8:35pm.**

### **4. New Business**

Director Brown talks about an amendment to the bylaws to review in the future, ramped up zoning enforcement in the city, and educational program outreach for Local Historic Districts that Planner Cecunjanin has been working on. The education plan is an incentive because there are no options for enforcement. The Commissioners discuss signage for historic districts and encouraging the use of the homeowner tax credit program.

**Commissioner Benoit moved to adjourn.**

**Commissioner Christopher seconds.**

**All in favor. Motion passes at 8:44pm**

Respectfully submitted by Jordan Sorensen, recorder