NEW HAVEN HISTORIC DISTRICT COMMISSION

Wednesday, September 11, 2024, Regular Meeting, 7:00 PM

Location: 165 Church Street New Haven, City Plan Department Conference Room, 5th Floor 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), John Ward (Special Counsel to Economic Development), Trina Learned (Commissioner and Chair), Michael Waters (Commissioner), Cordalie Benoit (Commissioner), Dylan Christopher (Commissioner), Richard Munday (Commissioner), Karen Jenkins (Commissioner), David Valentino (Commissioner), John Herzan (New Haven Preservation Trust, NHPT)

1. **Roll Call**
2. **Continued Public Hearing**

**2.1 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.

Ms. Cecunjanin reads the staff report about the project describing the window replacement and clapboard repairs. The proposal for this project has gone through many iterations. The current proposal is to replace the gable window with a half-round window. The building was documented as having a half-round window in the gable in a 1982 Historic Resources Inventory photograph. Additional investigation showed that there may have also been lights on the previous half-round window, therefore the applicant has opted for a window with divided lights. The clapboard siding on the gable is also proposed to be restored. The work on the siding falls under regular repair and maintenance and therefore is not within HDC purview, however the owner’s intention is to restore the siding and bring this portion of the building back into a historically appropriate state.

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

Mr. Herzan says he has had several meetings with Ms. Fillion and showed her different examples of lunette windows in the city. He thinks she has come up with an appropriate replacement for a Federal period feature.

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

Ms. Fillion says she reviewed the window again and chose a different one that aligns with the historical integrity of the house.

No Commissioner questions. Chair Learned opens up the public hearing- no comments.

Commissioner Munday says he is pleased to see the proposed window. He comments that the sill and trim specifications are not described in the application.

**Commissioner Christopher moves to approve the application with the condition that city staff review the trim and sill specifications prior to the work being done.**

**Commissioner Valentino seconds.**

**Commissioners who vote: Christopher, Benoit, Jenkins, Munday, Valentino**

**All in favor. Motion passes at 7:14pm.**

**3. Discussion Items**

**3.1 Demolition Delay Items:**

**949 Whalley Avenue – Partial Demolition**

Ms. Cecunjanin describes the proposed work for the Church of Scientology’s building, a c. 1926 former Masonic Temple located in the Westville Village National Register District. The delay ends on November 11th. Proposed work includes the removal and rebuilding of the front steps in kind, replacement of windows, and removal of a non-historic addition. Chair Learned comments that since this building has not been used for a while it will be good to be put back in use. Ms. Cecunjanin says a building permit is active so the work will begin soon. Commissioner Benoit comments about how the building is positioned which makes it visible on a couple sides from the public view. Ms. Cecunjanin shows the proposed construction elevations. Commissioner Valentino comments that the building is very prominent in the district. Chair Learned agrees and comments that there is not enough information provided for the Commission to respond. Ms. Cecunjanin will ask for more information and encourage the applicants to come to the next meeting.

**279 Division Street – Partial Demolition**

Ms. Cecunjanin describes the proposed work for a c.1910 residence in the Winchester Repeating Arms National Register District, which includes adding a dormer (partial demolition of roof), rear building addition, replacing 20 windows and all exterior doors. The delay period ends on November 24th. The New Haven Preservation Trust has reached out about altering the plan and retaining windows. Commissioner Valentino asks where the dormer would be added and if it would require replacing all the siding. The owner is present but does not speak much English. He indicates the siding will be new vinyl. Chair Learned asks about the damage to the structure, as is stated in the demolition papers. The answer is unclear. Commissioner Waters asks if the number of units will change and if it needs zoning approval. Ms. Cecunjanin says it got zoning approval for the number of units changing. Chair Learned suggests tabling the discussion until next month when an interpreter can come and help the conversation.

1. **Prospect Street – Partial Demolition**

Ms. Cecunjanin describes the proposed work for a c.1913 Gothic Revival educational building, the Yale Osborn Memorial Laboratories which is listed in the city’s Historic Resources Inventory. The delay ends on December 3rd. Work includes demolishing portions of the rear courtyard façade, brick infill in the walkway, and lower windows as well as a roof replacement in kind.

***Joseph Hammer, Yale University***

***Peter Majewski, Yale University***

Mr. Majewski describes the project including two two-story additions on the back. The demolition will include removing features in the rear to where the additions will be like windows, steel grills, an exterior fire stair, and removal and replacement of the roof. For the carriage walkway they will be removing the brick infill and replacing it with student spaces.

Commissioner Benoit asks if the work is visible from the street. Mr. Majewski says it largely will not be. Commissioner Waters asks about the passageway and if just the brick infill between piers will be removed. Mr. Majewski says the infill will be removed and windows will be put in with student spaces behind them (right now just mechanical space) and the paver flooring will be removed to add in utilities. Commissioner Waters asks about the roof work. Mr. Majewski describes that all mechanicals will move to the top floor so dormers will need to be added on the rear to accommodate the mechanicals.

***Anstress Farwell, 59 Elm Street***

Ms. Farwell asks if the material will be salvaged that is being removed and if the window removal will just be removing the sashes. Mr. Majewski says the whole window will be removed to make spaces for passage into the lab. She suggests reusing those materials in other spaces.

The Commission has no further comments.

**4. Minutes**

**4.1 Approval of August 14, 2024 Meeting Minutes**

Chair Learned would like the recorder to change the way Commissioner voting is described when not all Commissioners vote going forward.

**Commissioner Benoit moves to approve minutes.**

**Chair Munday** **seconds.**

**All in favor. Motion passes at 8:00pm.**

1. **New Business**

Commissioners discuss information outreach as Commissioner Valentino is still concerned about his district and homeowners being upset with neighbors doing work without a COA. Ms. Cecunjanin has worked with Mr. Herzan to launch community workshops in each district which would include sending out mailers. Commissioner Jenkins suggests putting together a working committee to help city staff. Commissioner Benoit suggests a postcard in the meantime while a gathering is arranged for all districts. There is also discussion about enforcement. Ms. Cecunjanin encourages the Commission to email her with concerns about work going on that is noticed. She will contact the three Commissioner representatives from each district to work on the education materials.

**Commissioner Christopher moves to adjourn.**

**Commissioner Jenkins seconds.**

**All in favor. Motion passes at 8:17pm.**

Respectfully submitted by Jordan Sorensen, recorder