

NEW HAVEN HISTORIC DISTRICT COMMISSION

**Wednesday, January 8th, 2020 Regular Meeting, Meeting Room #2, 2nd floor
City Hall, 165 Church Street, 7:00 PM**

Commissioner Trina Learned calls to order the public hearing at 7:01 PM.

In attendance: Aicha Wood (City Plan), Maya Vardi (City Plan), Trina Learned (Commissioner and Chair), Tom Kimberly (Commissioner and Clerk), Doug Royalty (Commissioner), Susan Godshall (Commissioner)

Continued Public Hearings

1. 19-12-CA Owner: Greene Street Holdings, LLC. Agent: Caleb Hamel Seeking a Certificate of Appropriateness for Exterior Work at 234-240-25- Greene Street, Wooster Square Local Historic District. Continued.

Caleb Hamel, Sussman Duffy & Segaloff, 59 Elm Street, New Haven

Marguerite Carnell, Historic Tax Credit Consultant with AHS

David Goslin, Crosskey Architects, 750 Main Street, Hartford

Mr. Hamel says the State Historic Preservation Office wanted some of the items on the plans presented at the last HDC meeting changed.

Mr. Goslin says Julie Carmelich of the State Historic Preservation Office didn't like a variety of items in the previous plans: the railing height; the gabled roof (too residential looking), double hung windows (too residential looking). The plans were edited to address these comments and now include a flat roof (with parapet), lowered railings, and glass block windows. He also says the plans include Marvin aluminum clad windows, shiplap siding, 2 wall mounted light fixtures flanking each slider door. He says there also will probably be two rooftop condensers, but they will be mostly hidden behind the parapet.

Mr. Hamel says he wants to clarify that the Commission approves the demolition of a garage on the property because it is not clearly stated on the Certificate of Appropriateness and the Commission says they do.

Commissioner Godshall says she dislikes the removal of details that Mr. Crosskey had in his original plans, including the removal of transoms and the lack of cornice line. Mr. Goslin says they were removed in an attempt to get away from a residential look.

The Commissioners confirm solar panels will not be visible and all drainage will be internal.

Commissioner Learned says she is okay with the removal of transoms and other details, because the building is not very visible to the public.

Mr. Royalty says the massing and recessing of the addition meet the standard in a way that retains the historic section of the building as readable and the priority is to meet the standard.

Commissioner Kimberly moves to approve the modification to this Certificate of Appropriateness to also include the demolition of the three car garage in accordance with the drawings dated January 2019 and moves to approve glass window blocks on first floor facing east and to approve the construction of the second story subject to any refinements in fenestration and roofline approved by the State Historic Preservation Office.

Commissioner Godshall seconds.

All in favor 7:42pm

New Public Hearing

2. 20-01-CA Owner: Henry Everett. Agent: Zachary Nerod. Seeking a Certificate of Appropriateness for Installation of Solar Panels on the Roof at 106 Howard Avenue, City Point Local Historic District.

Timon Johnson, 67 West Street, Brooklyn, NY

Zack Nerod, 67 West Street, Brooklyn, NY

Mr. Nerod says the application is to install solar panels on the roof and some of the panels will be visible from the street.

Mr. Johnson discusses the details of the panels, including dimensions, attachment through mounting system, and elevation above roof line (6 inches). There will be 20 panels installed, 13 of which will be visible from public way. The panels will be installed flat and a microinverter will be under each panel. The disconnect box will be on the back of the house.

The Commission questions the placement of the panels and indicates that trees around the house have been cut since the plans were made.

Commissioner Godshall moves to approve the certificate of appropriateness.

Commissioner Royalty seconds.

All in favor 8:03pm

3. 20-02-CA Owner: 57 South Water Street LLC. Agent: Colin M. Caplan. Seeking a Certificate of Appropriateness for construction of a new porch and replacement of story windows at 57 South Water Street, City Point Local Historic District.

Colin Caplan, 96 Blake Street, New Haven

Mr. Caplan says the owner of the property wants to expand the front porch and have the architecture of the historic district reflected in the design. He says the porch will be in the original vernacular style and will also let the owner take advantage of water views. He says the railing will have to increase to 42” to meet code and the veranda materials will be pressure treated wood framing and sustainably harvested teak or cedar. He says he is changing the upper floor window to a door to replicate the lower level door.

The Commission discusses how to anchor house into the concrete.

Commissioner Learned says the applicant is restoring vernacular to the oyster house.

Commissioner Kimberly moves to approve the application with the amendment that the space between spindles is 2.5” inches on balustrade.

Commissioner Royalty seconds.

All in favor 8:30

Discussion

4. New Haven Preservation Ordinance

Collaborative process between citizens and City.

Olivia Martson, 47 High Street, New Haven, says she asked Martin Looney to do Office of Legislative research on this item. She says two possibilities being explored are updating the HRI, or having the order reference the age of building, not whether or not on HRI.

5. At Risk:

198 River Street

Property is owned by City of New Haven. There is concern the district may lose historic designation if demolished. There are current conversations with SHPO regarding this building and the Commission may give a future letter of support. Situation compared to National Pipe Bending.

1303 Chapel Street (Walter Camp House)

Colin Caplan says a fire burned the mansard roof and now weather is going to impact the rest of the house. He says he thinks something needs to be done now to save this building because it’s very significant. He says was built c. 1866/67 and was a Rufus Russell inspired home.

Anstress Farwell, New Haven Urban Design League, says this building was sold to Ocean Management about a month ago and the building is uninsured. She says the first and second floor are stable, and, apparently, the owner has no intention of demolition.

1142 Chapel Street

The Commission wrote a letter regarding this property and the City of New Haven requested to see a copy of the structural report.

Commissioner Godshall says the 5 points in the letter are a model of recurring issues seen by the Commission and it could become a lens for reviewing other items that come before the Commission.

6. Schedule annual meeting and elections

N/A

Commission noted the website needs to be updated with correct Commissioner information.

7. Schedule HDC training

Training will be scheduled.

8. Other administration

Idea of creating an application for in-kind repairs that gets administrative approval which will lead to better record keeping.

New Business

9. Approval of Draft Meeting Minutes- 12/11/19

Commissioner Learned moves to defer to next meeting.

Commissioner Kimberly seconds.

All in favor 9:29pm

Commissioner Godshall moves to adjourn meeting.

Commissioner Kimberly seconds.

All in favor 9:30pm.

Respectfully submitted by Kristen Hopewood, recorder.