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New Haven  
Historic District Commission

Application For  
CERTIFICATE OF APPROPRIATENESS

2

Item I ADDRESS OF PROPERTY

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

Property Address as it appears on the deed

Item II NAME OF OWNER

Jacqueline Hyde, LLC

ADDRESS

400 CPW, #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

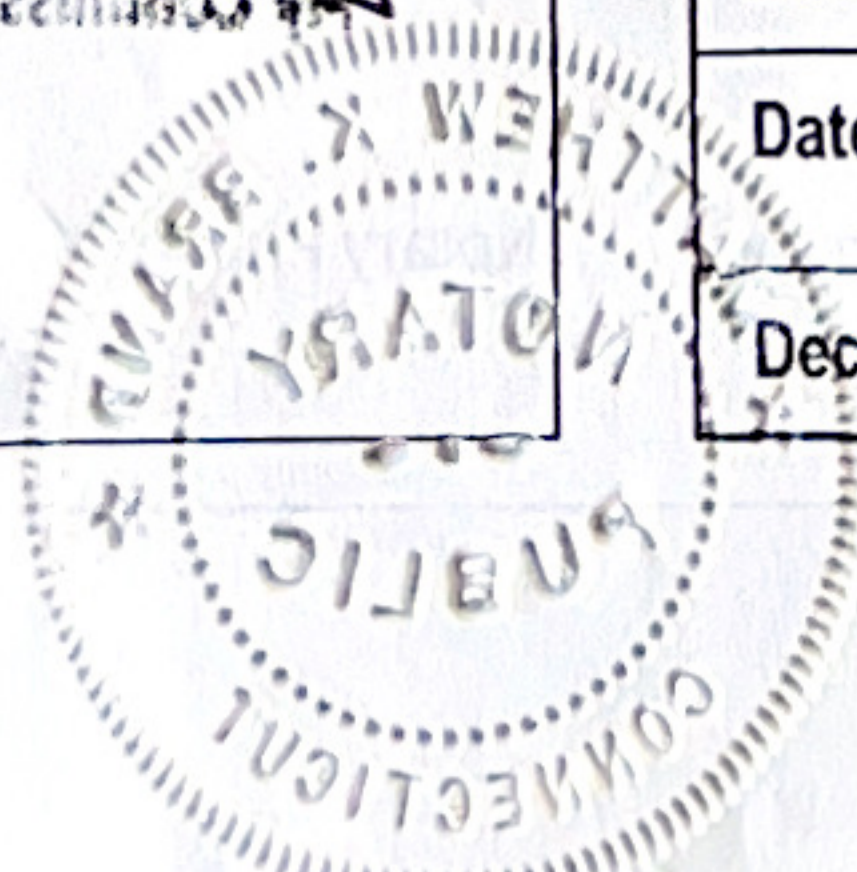
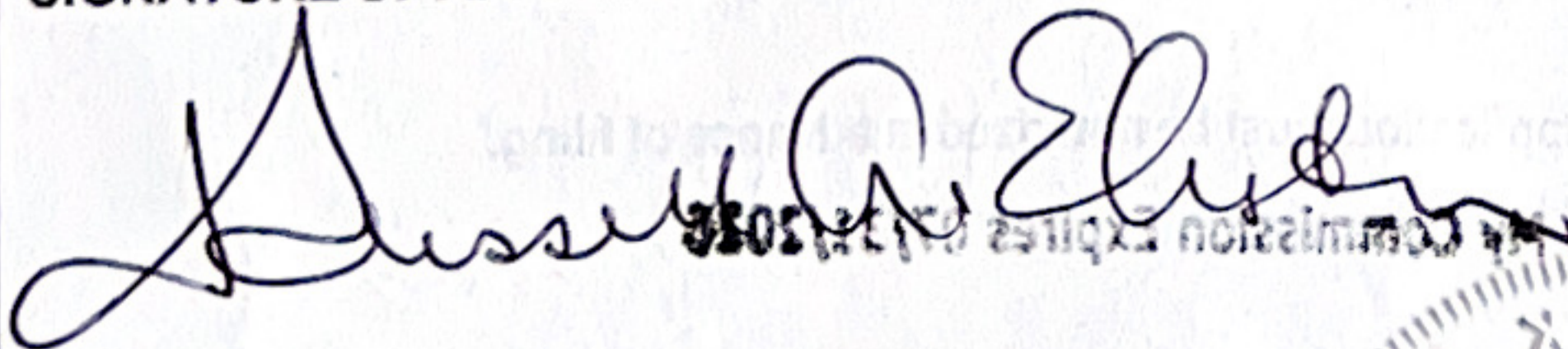
83 South Water St. New Haven 06519

TEL 917-742-6749

EMAIL russ.ekstrom@gmail.com

ARCHITECT  CONTRACTOR  OTHER (explain) Project Manager

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 complete removal of a chainlink fence and gate along the South Water Street (southern) boundary of the property, and their replacement with a stone wall and wooden gate (described thoroughly in the accompanying materials).

The wall will be 36" tall at its highest point and 12" wide with a 14" wide bluestone cap. The eastern half of the wall will enclose the basement courtyard (83 South Water Street) and the western half will be a retaining wall plateauing the front yard of the property approximately 36" above the sidewalk.

A set of stone steps ascending from the courtyard (sidewalk) level to the height of the front yard will be constructed at about the midpoint, where the front lawn and courtyard are presently separated by a chainlink fence (also to be removed).

SCOPE OF WORK CONTINUED  
in Item IV box on page 2

To be completed by the city:

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

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

**SCOPE OF WORK**

(continued from Item III on page 1):

A stone enclosure around the steps will be necessary, as the steps will be "dug into" the front yard. This enclosure is diagrammed, along with the steps, in the accompanying materials and both steps and enclosure will be of identical materials and construction.

A wooden "picket style" garden gate, matching the other gates on the property in style and materials, will be erected between the southeastern corner of the residence and the eastern end of the new wall, as diagrammed in the accompanying materials.

Finally, a "returning" wall, originating at the southwestern end of the new wall will run northward parallel to Howard Avenue for about 96" at a starting height of approximately 30" and diminishing until it "runs into the ground."

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 Hype* Owner,  
Who made oath that the statements herein were true and correct before me.

New Haven *July 26 2022*

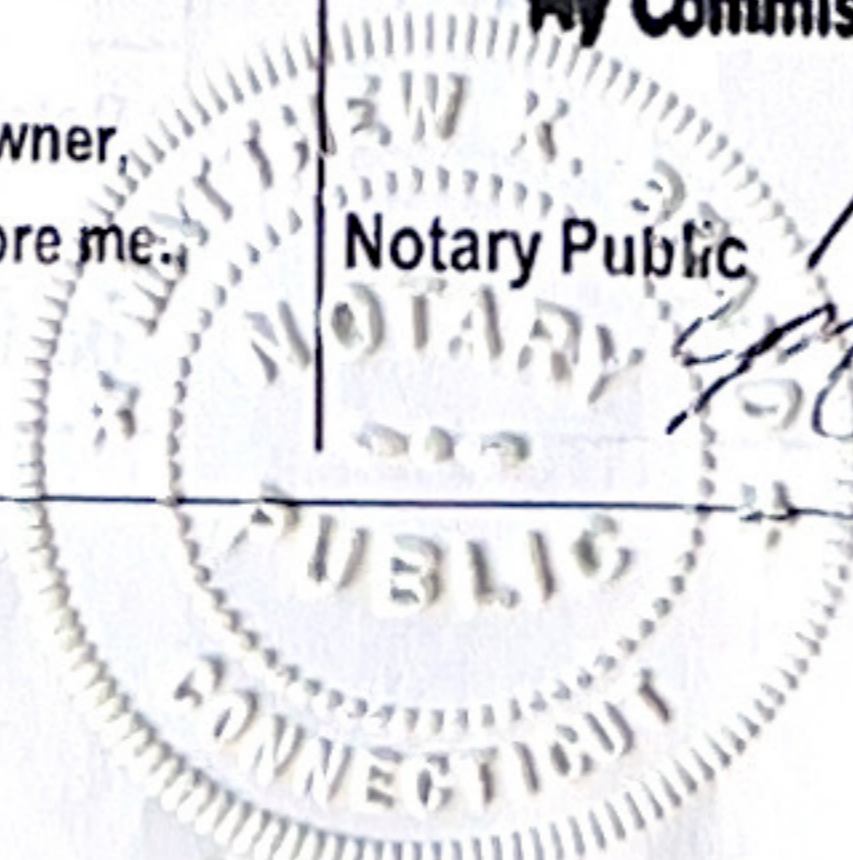
The application must be notarized in advance of filing.

**My Commission Expires 07/31/2026**

Notary Public

*MATTHEW K. BRAND*

*Matthew K. Brand*



***City of New Haven***  
***Historic District Commission***

**Materials for discussion  
regarding replacement of chain  
link fence with stone wall**

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

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# “Howard’s End”



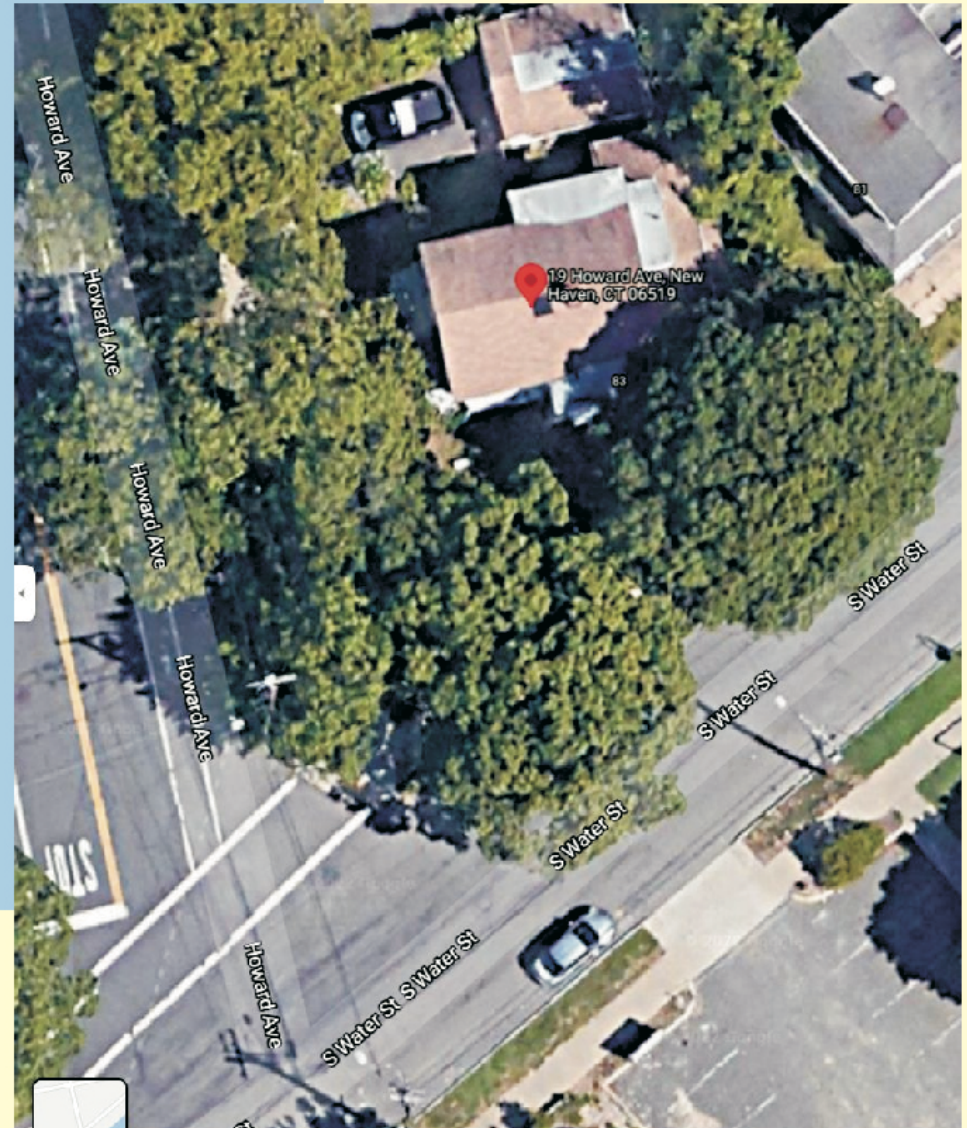
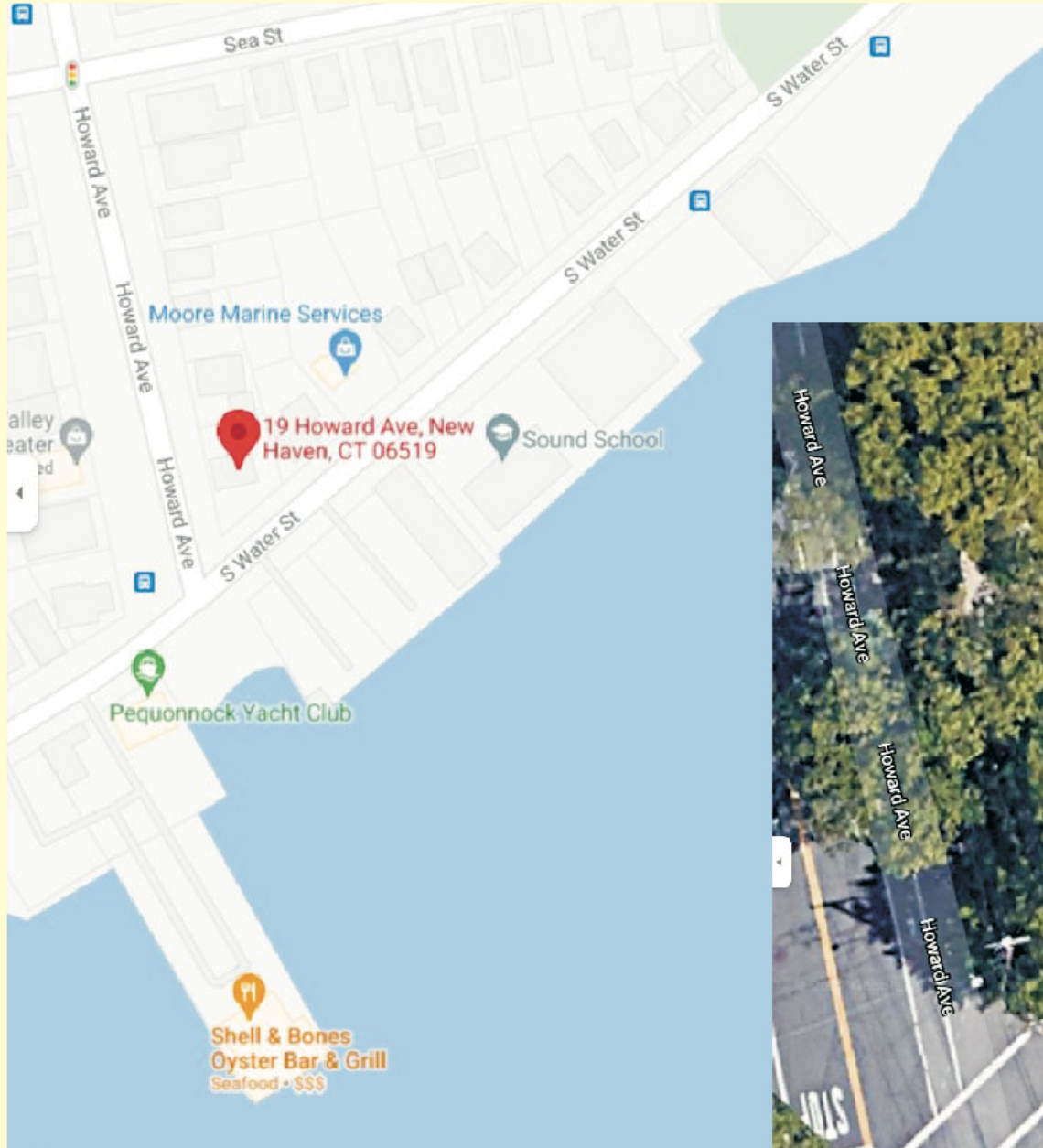
***The Eber Kelsey House***

# **The History of 19 Howard Avenue/83 South Water Street**



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." The basement storefront at 83 South Water Street has housed, at points, Charlie Eaton's Grocery, an antique store and the City Point Fish Market (shown above). The date of this photo, showing the South Water Street view, is unknown.

# 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



# Description of Project

Our intention is to remove entirely the 60+ feet of chain link fence along the property's South Water Street boundary, and replace it with a three-foot-high stone wall.

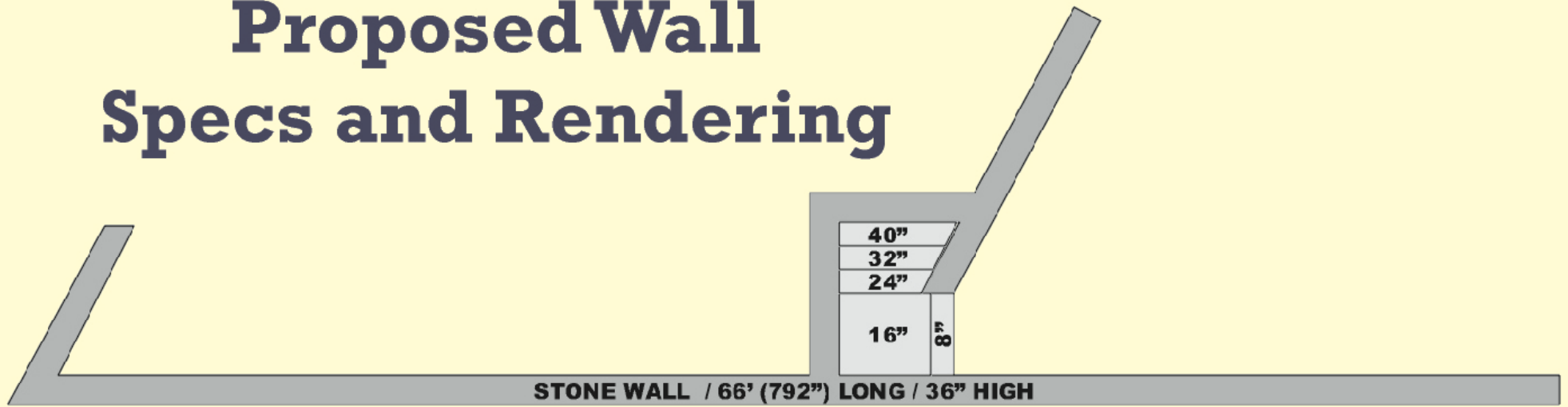
The eastern half would serve as a seawall, protecting the basement of the residence from high water. The western half of the wall would allow us to "plateau" the property's front yard to prevent erosion.

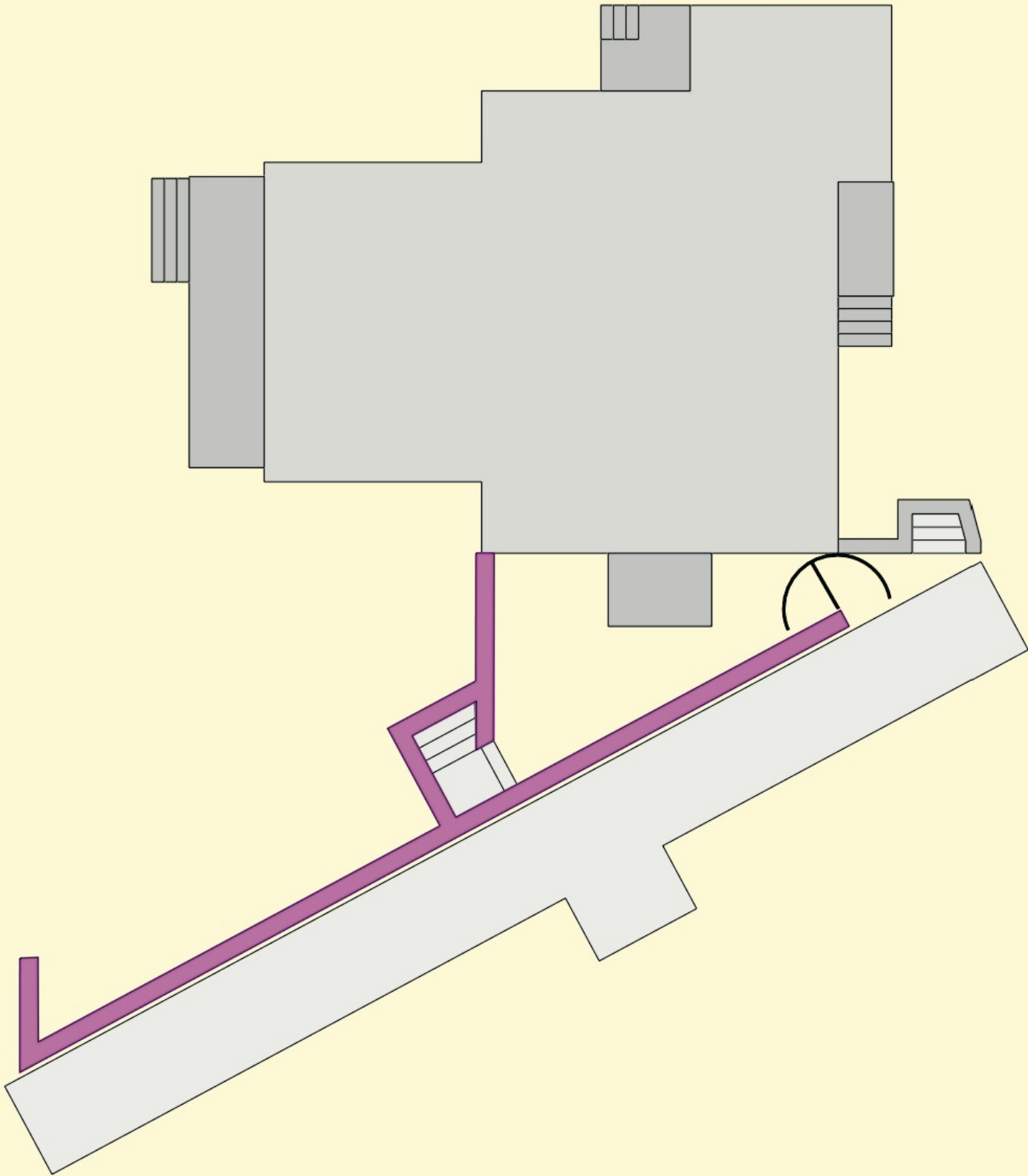


Pictured on this page are sample materials (left) and a similar wall constructed by the contractor (above). The following pages include drawings of the proposed wall, as well as photographs of the existing fence line and similar stone walls along South Water Street (the appearance of which we intend to match as closely as new material allows).

The work will be done under contract with APM Landscaping, LLC, and the job has been estimated at around \$15,000.00.

# Proposed Wall Specs and Rendering





# The Existing Fence and Its Surroundings



The chain link fence



The gate at  
83 South Water Street



The boundary between 81  
and 83 South Water Street



Old iron gate



The stone steps at  
83 South Water Street



The adjacent stone wall  
at 81 South Water Street

# The Stone Walls of South Water Street



81 South Water Street



103 South Water Street



107 South Water Street



107 South Water Street



109 South Water Street



111 South Water Street