

NEW HAVEN HISTORIC DISTRICT COMMISSION

Wednesday, November 8, 2023, Regular Meeting, 7:00 PM

Location: Web-based meeting via Zoom

**Commissioner Richard Munday (acting chair) calls to order the public hearing at 7:00 pm.**

**In attendance:** Fatima Cecunjanin (Staff to the Historic District Commission, Planner II), John Ward (Special Counsel to Economic Development), Susan Godshall (Commissioner), Karen Jenkins (Commissioner), Richard Munday (Commissioner), Dylan Christopher (Commissioner), Cordalie Benoit (Commissioner), John Herzan (New Haven Preservation Trust)

**1. Roll Call**

**Commissioner Munday reviews New Haven's Zoom meeting HDC policies and procedures and the point of New Haven's Local Historic Districts and the Historic District Commission (HDC).**

**2. Public Hearing**

**2.1 23-08-CA 28 Hallock Avenue (MBLU: 233 0003 00600) City Point Local Historic District. Owner: Avis Williams. Applicant: Renewal by Andersen of Southern New England. Seeking approval to replace 5 windows.**

***Kevin Desmarais, Sales Manager, 1 Juniper Drive, Ashapee, MA  
Ralph Serio, 3 Gary Drive, East Haven***

Mr. Desmarais presents the updated information asked for by the Commission last month. He shows photos of the five vinyl windows being replaced. The one rotted sill will now be replaced with wood. He gives measurements of the current windows' sash and glass. The new window will be tailored to the opening, giving it a bit more glass. He shows a previous installation on another house to show that they will be able to keep the existing trim. Commissioner Munday clarifies the dimensions of the existing and proposed windows. He asks for more questions from Commissioners. No questions. He opens it up to the public.

***John Herzan, New Haven Preservation Trust (NHPT), 35 Flying Point Road, Branford***  
Mr. Herzan supports this application.

Commissioner Munday closes the public hearing. Commissioner Godshall compliments Mr. Desmarais for listening to the Commission last month and responding with a thorough presentation.

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

**Commissioner Godshall seconds.**

**All in favor at 7:15.**

**Motion passes.**

**2.2 23-09-CA 524-526 Chapel Street (MBLU: 207 0543 01300, 207 0543 01200) Wooster Square Local Historic District. Owner: Besa LLC. Applicant: Gerardo Panico. Seeking approval to construct a new entry deck at the east elevation with 4 new exterior doors, repair the railing at the front façade, and replace windows at the east, west, and south elevations**

*Gerry Panico, 62 Platt Lane, Milford*

Mr. Panico presents his updated application with additional information requested by the Commission last month. He has completed research and found additional historic photos of the building showing alterations since 1936. They have decided to remove the columns and arch over the front entry since it was not part of the original design. Additionally, the existing façade window is not original as it is fixed and has bars. He shows updated renderings and elevation drawings with the removed entry columns and a new two-over-two window (proposed all around the building for replacements). The side doors that will be added will be paneled doors with no glass. He shows the window schedule (Marvin Ultimate window replacements) that have wood sills and frames (except in the front where it will be existing concrete). The entrance deck and ramp on the side of the building will now be cedar that will match the columns and trim.

Commissioner Munday notes that the vinyl siding referenced in the application is actually aluminum. He asks if it will remain. Mr. Panico replies that the siding will remain the same with some repairs. Commissioner Munday asks for clarification about the 1950s addition. The earlier addition seems to have been demolished and what is being proposed retains the crown molding which is a later alteration. Mr. Panico says the molding can be easily restored but the entry portico is in bad condition. Commissioner Munday asks if it's being proposed for removal due to condition or for lack of architectural value. Mr. Panico replies for both reasons. Commissioner Munday asks if there could be new windows on the brick addition that connect better with the original design (instead of the two-over-two). Mr. Panico replies that he does not know about what the original concept for the addition was. Commissioner Munday thinks the windows that are there look like the ones from the photo. He asks for Commissioner questions.

Commissioner Christopher asks about the two-over-two window reference. Commissioner Munday replies that last month Mr. Herzan suggested Italianate windows would be better.

Commissioner Godshall adds that two-over-two windows work well as suggestion of Italianate building but not on the addition with its proportions. There are no other Commissioner questions and Commissioner Munday opens up the public comment period.

***John Herzan, New Haven Preservation Trust (NHPT), 35 Flying Point Road, Branford***

Mr. Herzan thinks the windows on the addition are challenging. He thinks that because it's such a mix of styles, he feels the replacement can be flexible. It's hard to recommend something based on historical precedent. He is concerned about the cornice remaining, but he doesn't think there is a clear answer for that either.

Commissioner Munday closes public comment. He asks for Commissioner discussion. Commissioner Godshall adds that typical two-over-two windows are taller than the façade window and she doesn't think it's necessary to follow that pattern for it. She asks if the columns are the same. Mr. Panico says yes. Commissioner Christopher agrees with Mr. Herzan about the mixed styles. He was disappointed with the proposed front window being two-over-two. He also is having trouble with the porch on the side. Commissioner Munday adds that the building and addition are so obliterated that it is hard to say where to begin so he agrees with Mr. Herzan that it's a judgement call. He thinks the side deck is not problematic, the portico removal is good, the cornice molding could be removed, and the addition window should be multipaned to be consistent with the overall approach. Commissioner Benoit adds that the front window is a single pane with a safety bar. Commissioner Munday replies that he believes the original window was a metal casement frame window, similar to the ones that are on the side elevation. Commissioner Benoit asks if they are suggesting a window to look like the original. Commissioner Munday replies that he is not faithful to what was there but recommends something better in proportion to the addition. Commissioner Godshall adds that the removal of the portico allows the frame around the door and wider proportion of the window to show up better. She adds that changing to a wooden deck is an improvement and reflects that the applicant listened to the Commission.

**Commissioner Godshall moves to approve the application leaving it to administrative approval for a different replacement window on the addition's façade.**

**Commissioner Benoit seconds.**

**All in favor at 7:56.**

**Motion passes.**

### **3. Discussion Items**

#### **3.1 Demolition Delay**

## **166 York Street**

Ms. Cecunjanin gives a background on this item which is the proposed demolition of a c.1890 mixed-use commercial/residential property that contributes to the Chapel Street Commercial National Register Historic District. The delay started on October 25<sup>th</sup> and ends on January 23<sup>rd</sup>.

### ***Cathy Jackson, Director of Planning Admin, Yale University***

Commissioner Munday asks why the building is slated for demolition. Ms. Jackson replies that Yale has owned the building for a few years, but they are at the point where they don't believe it can be safely used due to structural issues. Commissioner Munday asks about what will replace it. Ms. Jackson replies that they have no plans for development of the site. Commissioner Godshall adds that NHPT board members have discussed this with Ms. Jackson and there is regret that properties contributing to this district keep disappearing. Yale's case for structural deterioration is strong but repairing or using the façade would be best. Commissioner Munday adds that the building next to it is architecturally substantial and believes this one is inferior, and he could imagine a replacement would be more substantial. Using the site to benefit the constituencies of the area would be a way to mitigate the loss. He asks if the Commission has a statement to make but he does not feel compelled to speak strongly out of concern about this. Commissioner Christopher asks if this is demolition by neglect. Commissioner Godshall says it is, but it isn't because it was occupied before Yale's purchase in 2019 and it is clear Yale did some work (according to building records) though it is a mystery how it became so deteriorated within a year. Commissioner Christopher comments that he notices this building abuts 1142 Chapel Street which was demolished a couple years ago. Commissioner Godshall replies that the Commission sent a letter about that building regarding the loss of street frontage, which would be the most important element in this case too. Commissioner Munday comments that because it is set back it interrupts the street frontage. Commissioner Godshall replies that it is better than a hole. Commissioner Christopher adds that he enjoyed the oddity of it. Commissioner Godshall reiterates that it would be ideal to bolster the façade until Yale finds a new use for the site. Commissioners Munday and Christopher agree with that suggestion to open up a conversation.

**Commissioner Benoit moves to write a letter recommending Yale keep the façade until a future use for the site can be identified.**

**Commissioner Christopher seconds.**

**All in favor at 8:13.**

**Motion passes.**

## **3.2. Approve 2024 HDC Calendar**

Ms. Cecunjanin had sent the calendar for review and has checked for conflicts with other commissions.

**Commissioner Munday moves to approve the 2024 calendar.**

**Commissioner Jenkins seconds.**

**Commissioners Munday, Christopher, Jenkins and Benoit in favor at 8:22.**

**Commissioner Godshall abstains.**

**Motion passes.**

#### **4. Minutes**

##### **4.1 Approval of October 11, 2023 Meeting Minutes**

**Commissioner Jenkins makes a motion to approve the minutes.**

**Commissioner Godshall seconds.**

**All in favor at 8:28.**

**Motion passes.**

#### **5. New Business**

Commissioner Godshall announces that the city feels the same person should not chair the NHPT preservation committee and sit on the Commission. She has submitted her resignation and wishes the Commission all the best. Commissioner Munday compliments Commissioner Godshall on her knowledge and deep understanding of the process. The Commission thanks her for her service.

**Commissioner Munday makes a motion to adjourn.**

**Commissioner Christopher seconds.**

**All in favor at 8:32.**

**Motion Passes.**

Respectfully submitted by Jordan Sorensen, recorder.