

NEW HAVEN HISTORIC DISTRICT COMMISSION

**Wednesday, February 12th, 2020 Regular Meeting, Meeting Room #2, 2nd floor
City Hall, 165 Church Street, 7:00 PM**

Commissioner Tom Kimberly calls to order the public hearing at 7:04 PM.

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

New Public Hearing

1. 20-03-CA. Owner: Andrew Consiglio Jr. Agent: Andrew Rizzo. Seeking a Certificate of Appropriateness for construction of a new 2.5-story, two-family structure at 109 Olive street, Wooster Square Local Historic District.

Andrew Rizzo, 487 Fort Hale Road, New Haven

Peter MacPartland, Elm City Architects, 2 Hickory Road, Branford

Mr. MacPartland explains how the features he's proposing for the new construction are appropriate for Wooster Square, including: 36" high wrought iron rails with gates aligning on Olive and Greene Streets; a gable roof that perpetuates the rhythm of Olive Street; habitable attic (2 bedrooms); dormer placement. He also discusses the fact that the proposed construction is a 2-family home and goes over the bedroom placement (3 bedrooms first floor/basement, 4 bedrooms second floor/attic). Mr. MacPartland also discusses the design of porch, windows, and doors.

The Commissioners inquire about column choice on porch, presence of gutters and downspouts, front door placement and differentiation. They also inquire about lighting and Mr. Rizzo replies there will be lighting outside the exit door and there may be subtle lighting at back door to second floor, but there will not be lighting in parking lot.

Commissioner Godshall inquires if the applicant needs zoning relief and Mr. Rizzo says they do for setbacks and height of wall, but they intend to get HDC approval first, then apply for a zoning variance (had one in the past, but it lapsed).

Commissioner Kimberly suggests the applicant consider having the balustrades on the porch be closer together than what's proposed to look more like other houses in the neighborhood.

Commissioner Kimberly opens the discussion for public comment.

Elizabeth Holt, New Haven Preservation Trust, 922 State Street, New Haven, says she met with the applicant in December 2019 and talked about details. She says she supports this project and thinks

it's a well thought out design, but is in support of the proposed minor detail changes. She says this design will fit into the neighborhood well.

Anstress Farwell, New Haven Urban Design League, 37 Wooster Place, New Haven, questions the column by the basement door, parking lot design (bollards), vent details, idea of using recessed lighting, use of columns with fluting (simple is better). She says building is vernacular in feeling and has some Victorian features (steep roof and multiple gables).

The Commissioners acknowledge the improvement of the design from the previous applications presented by the applicant to the Commission. The Commissioners discuss amongst themselves the proposed columns and whether or not classical columns are appropriate on a new building, despite adding dimensionality and a level of more granular detail. The Commissioners inquire about the placement of bollards in parking lot and Mr. Rizzo says there will be three and they probably will be 4-feet in height and will be painted.

Commissioner Kimberly asks for the model number of the wrought iron fence and Mr. MacPartland replies he doesn't have a fence picked out yet, but feels strongly about pickets with finials every five feet.

Commissioner Godshall moves to approve the application as submitted.

Commissioner Jenkins seconds.

All in favor 8:20pm

Commissioner Kimberly calls a 10-minute recess.

Discussion

2. New Haven Preservation Ordinance

Ms. Woods gives update that New Haven and New Haven Preservation Trust are working with Preservation Connecticut on the scope of the project and with a consultant who will do outreach including education and testing the viability of the strategy. They need to find a pilot neighborhood(s). Friends of Dwight is still the main proponent.

Commissioner Godshall says Preservation Connecticut outlined the plan to the Board of NHPT and the Board questions if the proposed consultant is appropriate and/or the best option for this project.

Ms. Woods says she is supportive of the idea of a Preservation Ordinance and the two priorities are the need of a broad base of support and the need to figure out how to administer expansion, also current litigation. The State Historic Preservation Office is concerned with attaching the ordinance to the National Register and State Register historic districts.

3. 90 Day Demo Delay

- 143 River St

A local manufacturer wants to expand and is considering demolishing 143. Structure is in better shape than 198 River Street.

4. At Risk:

- 198 River St

This is a contaminated brownfield site and there is a current freeze on brownfield money. There is concern that it is not safe and there are no proposals for adaptive reuse, despite potential for tax credits (in opportunity zone). There is an encampment in building, roof is open, and it's located in a floodplain. Potential emergency demolition. Liz Ackley from Cirrus Engineering surveyed the site and will be suggesting any possibilities to stabilize. Todd Levine (SHPO) is looking for funding at the State level. If there is any more demolition in the district, it will lose its National Register status.

NHPT is in process of creating demolition protocol that includes bringing in a preservation engineer.

- 1303 Chapel St (Walter Camp House)

Applied for partial demo (elevator silo) with building department. Also plan to build wraparound porch and restore façade.

- 1142 Chapel St

Commissioner Godhsall says looking from above you can see demolition has started from the back (not the façade).

- 601 Chapel Street

Sold on February 3, 2020 to out of state, unidentified purchaser and there is no indication at this point of any intent to renovate. At risk of demo, worth watching.

New Business

5. Approval of Draft Meeting Minutes – 12/11/2019, 1/8/2020

The Commissioners provide their corrections to the recorder for the December 11, 2019 minutes.

Commissioner Jenkins moves to approve the December minutes as amended.

Commissioner Godshall seconds.

All in favor 9:04pm

The Commissioners provide their corrections to the recorder for the January 8, 2020 minutes.

Commissioner Godshall moves to approve the January minutes as amended.

Commissioner Royalty seconds.

All in favor 9:05pm

6. Reschedule HDC April meeting-suggested dates: 4/1/2020, 4/15/2020

Commissioners reschedule the April meeting to 4/15/2020

Commissioner Royalty moves to adjourn the meeting.

Commissioner Godshall seconds.

All in favor 9:07pm

Respectfully submitted by Kristen Hopewood, recorder.