

## **NEW HAVEN HISTORIC DISTRICT COMMISSION AGENDA**

**Wednesday, October 14, 2020, Regular Meeting, 7:00 PM**

**Location: Web-based meeting via Zoom**

**Commissioner Trina Learned calls to order the public hearing at 7:04 PM.**

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

### **Continued Public Hearing**

1. 20-08-CA Owner: Gena Ruocco Lockery. Seeking a Certificate of Appropriateness for Garage Renovation, Including Refurbish Windows and Installation of New Windows, Doors, a Fence and a Gate, at 82-86 Chestnut Street, Wooster Square Local Historic District.

#### **Gena Ruocco Lockery, 82-86 Chestnut Street, New Haven**

Mrs. Ruocco Lockery says she wants to add single door in space where window once existed. She says there were originally four windows on side of building, and she is requesting to put a single door in one of the former window's places. Ms. Ruocco Lockery says she questions whether her building is actually in the Wooster Square historic district and would like confirmation that her building is in district. She says she wants to add identical door to the door in "space four" on the building wall (this is "space three"). She says the original lintel is still in its space and there is no archway above the space they want to turn into door and she will add new lintel space three. She shared the specs on the intended door.

Commissioner Learned recaps the previous HDC meeting saying the Commission approved a fence and asked for a mock-up of a small portion of brickwork to understand how the project was going to be finished. The applicant proceeded to completely install door without permission and the fence that was installed was not the fence the HDC approved.

Joseph Iusso says the installed fence is the exact dimensions approved at the previous meeting. He says the applicant moved forward with the door because the HDC said it was a safety hazard. He says they installed an additional lintel and had their contractor finish the job because they didn't want the HDC to think it was safety hazard. He says there was a misunderstanding, he didn't know the back door was a problem, he thought the archways were the only problem. He says he is not happy with the amount of money he is spending, and he thought he was doing what the HDC wanted.

Ms. Wood pauses the discussion and says this is a challenging case because the steps weren't done in order.

Commissioner Godshall notes that the applicant never was given permission to do work on the wall of the building.

Commissioner Learned pauses the application and goes to the next agenda item.

The Commission comes back to this application. Commissioner Learned says the HDC has concerns regarding items that were done that were not part of Certificate of Appropriateness. She says there was a fence misunderstanding and the surround in the installed door was not approved and the bricks around the door seem to be a different color than the other bricks and the mortar doesn't seem to match.

Commissioner Godshall says she is dismayed that after several motions/approvals that had careful language, the terms the HDC approved were completely disregarded. She says the Commission needs some form of enforcement. She notes the first door was cut in the brick before the applicant came before the Commission.

The Commission says there was a trash enclosure put inside the fence, but it was never proposed to the HDC which is a problem because it was a structure added without approval. Ms. Ruocco Lockery says she had to put the dumpster inside the fence because it couldn't be put on the sidewalk and they enclosed it; she says she thought she only needed to get the fence approved on the property line.

Ms. Ruocco Lockery clarifies her current application is only for a single door. The applicant and the Commission discuss the ideas that the mortar looks like a cement mortar and that the brickwork doesn't match the existing brick work and that the building will be painted once all work is complete.

Commissioner Learned says the question is if the practices used with the installed door should be replicated in the instance of this application.

Commissioner Learned opens the discussion to public comment.

Anstress Farwell, 37 Wooster Place, New Haven says she appreciates what the Commission is trying to do, and it is a serious thing when directions are given and not followed. She is glad to see the building coming back to life, but thinks the Commission should have had the opportunity to review the trash enclosure.

Jeff Granoff, 1940 Chapel Street, New Haven, says he is a realtor and has worked with Gena. He says the side of the building in question is a "mish-mosh" of masonry and Gena is trying to improve and use the building. He notes this is a utility building and asked why they have to stick with the historic character rather than going with change.

Olivia Martson, 228 Dwight Street, New Haven, says this application shows the need for a historic preservation staff person (preservation planner) working for the city that could guide applicants.

Commissioner Learned closes the public hearing.

Commissioner Royalty says he doesn't disagree that buildings can change over time and can be adaptively reused. He says the problems are more along the lines of communication in this case.

Commissioner Learned says the previous conversations about this application were about constructability and it appears the mock-up does meet the constructability issue, but it did go way ahead of approval process. The question is if this mock-up is acceptable in "spot three."

Commissioner Learned notes she would like to see more compatible/tightly done mortar work done in spot three.

Commissioner Kimberly moves to approve the application in reference to door four, which is already complete, and the addition of door three, to be done in replication and installation as the mock-up in opening four as submitted.

Commissioner Royalty seconds.

All in favor: Commissioner Learned, Commissioner Kimberly, Commissioner Royalty, Commissioner Jenkins.

All opposed: Commissioner Godshall.

**Motion carries, 9:43 pm.**

### **New Public Hearing**

2. 20-09-CA Owner: Mitchell DelVecchio. Seeking a Certificate of Appropriateness for Windows Replacement, Grates Removal, and Gutters Replacement at 237 Greene Street, Wooster Square Local Historic District.

#### **Mitchell DelVecchio, 237 Greene Street, New Haven**

Mr. DelVecchio says he wants to replace the windows on his house. He says they are not the originals and they have a variety of issues, including broken mechanisms, lead paint, rotting, and cracked glass panes. The new windows will be insert windows and there will be no storm windows. Mr. DelVecchio intends to retain sills and only replace frames if completely rotted. Mr. DelVecchio wants to remove the grates from the first-floor windows and to replace the gutters as well.

Commissioner Learned says the Commission needs the exact details of replacement windows and Mr. DelVecchio says the windows are double hung and will have an aluminum clad exterior with wood finishing on the interior and he is willing to go with the recommendation of the HDC on the style. He does not have the dimensions of all windows with him, but they are known by his contractor.

Commissioner Godshall says that from looking at the provided photos, it looks like the oldest windows on the house are 4/4. She also remarks that the applicant doesn't need to go with a uniform window configuration.

Commissioner Learned inquires about the gutter replacement and Mr. DelVecchio says he will install aluminum gutters and there will be no visual changes on the front of the house and the side of the house will have one gutter instead of two. He also shows the brochure for the gutters.

Commissioner Kimberly asks about the basement windows and Mr. DelVechhio says there are two basement windows and they will probably each be replaced with a 2-pane sliding window with an aluminum clad exterior.

Commissioner Royalty says he thinks 4/4 windows are appropriate.

Commissioner Learned opens the meeting to public comment.

Anstress Farwell, 37 Wooster Place, New Haven, says she likes the idea of a proportional window system that made 4/4 on smaller windows and 6/6 on larger. She says to stay away from bungalow style windows and that the porch is a major feature of house so the applicant should think about which window details look best with details of porch.

Olivia Martson, 228 Dwight Street, New Haven, asks if the applicant applied for State historic tax credits.

Elizabeth Holt, NHPT, 922 State Street, New Haven, says she met with the applicant via Zoom a few weeks ago and she is willing to look at windows in person and help give advice on windows.

Commissioner Learned closes public comment.

The Commission discusses that grates are not a permanent alteration and are removable feature and therefore support applicant's desire to remove. The Commission also says that gutters are not a permanent alteration and approve the applicant's desire to replace.

The Commission discusses the fact that they need to know the exact specs/configuration of the proposed windows in order to grant Certificate of Appropriateness. Mr. DelVechhio wants the advice of the Commission regarding the window configurations.

Commissioner Royalty says he thinks the configuration of sash is critical in appropriateness of windows in historic district and it is important the new windows have a configuration appropriate to the building and time period. He suggests the applicant looks around the district for other building inspirations.

Commissioner Royalty says he thinks number of panes should reflect size of windows. He says 2/2 is appropriate for the lower level of house and the historic district and that 4/4 is more appropriate than 6/6 in this case. He suggests the applicant replicates the configuration of house.

Commissioner Learned suggests Mr. DelVecchio uses lighter color screens rather than the dark charcoal screens mentioned in the contract because they will have a lesser visual impact.

Commissioner Godshall moves to approve the application subject to the receipt of the following supplemental information: contractor's number of windows and dimensions of each window by category and a confirmation that the window manufacturer can provide either 6/6 or 4/4 windows where appropriate; and the COA includes approval of downspouts as narrated by applicant and removal of window grates as expressed in the application.

Commissioner Kimberly seconds.

All in favor: Commissioner Royalty, Commissioner Jenkins.

Commissioner Learned abstains from voting.

**Motion passes at 9:05pm.**

### **Discussion**

#### 3. Pirelli Building National Register Nomination

Commission will sign form and send letter to Jenny Scofield at SHPO in support of the nomination to be forwarded to the NPS.

#### 4. Pinto House Relocation- Approved

NPS approved retention of listing.

#### 5. 190-198 River Street

Continuing to work on cost estimates and waiting to hear from SHPO if have grant for feasibility study.

#### 6. Properties in LHD- Updates

- 250 Greene Street

Building department and owner's representative say there was supply chain issue with custom approved windows. The owner had tenants lined up so had to put temporary windows in while wait for custom windows they presented to HDC.

Commissioner Godshall says she thinks there should be a public notice that this is a temporary situation and there is a time limit on full compliance.

Anstress Farwell, 37 Wooster Place, New Haven, says there are already people living in the back end of building, but front doesn't seem likely to be ready by January. She suggests talking to the developer about the timeframe.

The Commission raises the questions of who gave permission for the temporary windows, how can the HDC enforce replacement with the approved windows, and whether or not they can get a pledge in writing from the developers.

Mr. John Ward says the Commission can enforce, but it's a long, painful process.

- 601 Chapel Street

They should have an application submitted for the November HDC meeting.

7. 1303 Chapel Street- Walter Camp House- Per request of Friends of the Dwight Historic District

Olivia Martson, 228 Dwight Street, New Haven, says the house had a fire nine months ago and is now experiencing demolition by neglect (tarps letting rain in). She asked the developer for an update on what's going on and haven't heard anything. She asks the HDC to send a letter to the building department and Ocean Development expressing concern.

Ms. Wood says a letter to the owner could be appropriate and City staff can follow-up on the enforcement side.

Commissioners support sending letter on behalf of HDC asking for protection of building and some indication of future plans.

8. 265 Dixwell Ave- The Former Monterey Jazz Club- Per request of Friends of the Dwight Historic District

Olivia Martson, 228 Dwight Street, New Haven, says this is 19<sup>th</sup> century building in Winchester Arms district. Livable Cities Initiatives worked with Ocean Development over plans to demolish this structure. Ms. Martson says she contacted SHPO and they indicated three buildings would not be demolished and she wants Ms. Wood and the building department to find out the plans for building.

Commission says they can be advocates but can't do research on this building situations.

### **New Business**

9. Approval of Draft Meeting Minutes- 08/12/2020, 09/09/2020

The Commissioners provide their edits to the August minutes.

Commissioner Royalty moves to accept the minutes as amended.

Commissioner Godshall seconds.

**All in favor 10:17pm**

The Commissioners provide their edits to the September minutes.

Commissioner Godshall moves to accept the minutes as amended.

Commissioner seconds.

**All in favor 10:22pm**

Commissioner Godshall moves to adjourn the meeting.

Commissioner Kimberly seconds.

**All in favor 10:23pm**

Respectfully submitted by Kristen Hopewood, recorder.