

## NEW HAVEN HISTORIC DISTRICT COMMISSION AGENDA

**Wednesday, November 18, 2020, Regular Meeting, 7:00 PM Location: Web-based meeting via Zoom**

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

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

Commissioner Learned 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.

### **Continued Public Hearing**

1. 20-09-CA Owner: Mitchell DelVecchio. Seeking Certificate of Appropriateness to Modify Framing Material for Approved Windows Replacement at 237 Greene Street, Wooster Square Local Historic District.

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

Mr. DelVecchio says he received HDC approval at October's meeting to replace windows with aluminum clad, but now would like to replace with fiberglass clad instead. He says fiberglass lasts longer than aluminum and it's a cost savings as well as more energy efficient. He says he and his contractor agree that the two types of windows are interchangeable esthetically.

Commissioner Learned says that Mr. DelVecchio met with the New Haven Preservation Trust and decided on 2/2 for all windows. She notes that the windows on the house vary in size and they wouldn't all originally be 2/2. She says 2/2 is appropriate for some of the windows, but not all.

The Commission inquires about the window details, including dimensions of railing, style of sash, muntins. Original proposed Marvin Aluminum clad windows are "Ultimate" model, fiberglass windows are "Elevate." Mr. DelVecchio indicates he intends to use windows with grilles between the glass (GBG) and that is approved in the Certificate of Appropriateness he received after the October meeting. The Commission indicates there was confusion over the type of divided lights approved by the Certificate and they would rather the windows be Simulated Divided Light (SDL). Mr. DelVecchio says he is willing to use SDL windows and his contractor can order them without a problem from Marvin.

Mr. DelVecchio says he is willing to do the one small window in the house as 1/1 rather than 2/2.

Commissioner Godshall says she likes the consistency of the 2/2 format, except for the one small window.

Commissioner Royalty asks how the windows will be dealt with regarding lead paint. Mr. DelVecchio says his contractor is lead paint certified. Commissioner Royalty speculates that the contractor will probably have some form of liner to handle the lead paint.

Commissioner Learned opens the discussion to public comment.

Elizabeth Holt, NHPT, 922 State St, says she thinks 2/2 configuration is appropriate for all windows except for the one small window and that Simulated Divided Light windows are more appropriate than Grilles Between Glass.

Commissioner Learned closes the public hearing.

Commissioner Learned moves to amend the application to approve fiberglass clad windows, the Marvin Elevate series, all in configuration of 2/2, using Simulated Divided Lights (SDL) except for one small window being 1/1 and therefore not SDL. For record purposes, the model numbers must be provided.

Commissioner Kimberly seconds.

**All in favor 7:52pm.**

### **New Public Hearing**

2. 20-10-CA Owner: Marc Knight. Agent: Andrew Rizzo. Seeking a Certificate of Appropriateness for Windows replacement, at 61 South Water Street, City Point Local Historic District.

**Marc Knight, 151 First Ave, West Haven**

**Andrew Rizzo, 487 Fort Hale Rd, New Haven**

Mr. Knight says he is completely renovating the house and wants to replace windows. He says the Commission approved the same windows he's proposing at 74 Sea Street. He says he's using aluminum clad, 2/2, SDL windows and is not changing any dimensions. He says the house is clapboard, but the front of the house is covered with aluminum which he intends to remove and replace with cedar. Mr. Knight says there are a variety of different window configurations and provided all the window dimensions.

Commissioner Learned says you can see this house is a twin to the neighboring house and suggests keeping them as twins in the restoration.

Commissioner Kimberly asks which window is being eliminated and Mr. Knight says it's a window on the left side of the house that is not visible from the street.

Commissioner Royalty asks if Mr. Knight looked into replacing the current windows and asked if there is documentation to show the windows require replacement.

Mr. Knight says the wood in the windows is completely dry rotted and they've been leaking for a long time; the panes of glass are also falling out of the wooden frames.

Commissioner Learned opens the discussion to public comment.

Elizabeth Holt, NHPT, 922 State Street, New Haven, says she met with the applicant prior to this HDC meeting. She says that according to the City Point National Register Historic District nomination, this house and the house next door were built in c. 1880 and are Queen Anne cottages. The 1989 nomination form included photos of the houses which Ms. Holt showed the Commission. The houses had 2/2 divided light windows. She says the detailing on the neighboring house may not have been original and advised against speculating what details may be original. She says she thinks Mr. Knight's window suggestion is appropriate.

Commissioner Learned closes public comment.

Commissioner Kimberly says the neighboring house did restore its original siding which he knows from observing the restoration process.

Commissioner Godshall moves to approve the application with a recommendation that in addition to window replacement, the owner considers restoring the decorative detailing on the clapboard façade as seen on the house next door.

Commissioner Kimberly seconds.

Commissioner Jenkins objects to the conditions of recommending decorative details.

The Commission moves for approval of application as submitted with suggested recommendation that clapboard replacement follows details on house next door, if possible.

Commissioner Learned asks Mr. Knight for clarification that they are only taking aluminum off of front façade, not knowing what he will find underneath. Mr. Knight says that is correct and he intends to restore the clapboard underneath the aluminum siding. Commissioner Learned says if repairing clapboard under aluminum he doesn't need approval from HDC.

Commissioner Learned moves to approve the application as submitted.

Commissioner Kimberly seconds.

**All in favor 8:22pm.**

3. 20-11-CA Owner: 597-601 Chapel Street NH, LLC. Agent: Sol Lipschitz. Seeking a Certificate of Appropriateness for Sidings Replacement, at 601 Chapel Street, Wooster Square Local Historic District.

## **Sol Lipschitz, 86 Buff Cap Rd, Tolland**

Mr. Lipschitz says he is restoring clapboard. He says most clapboard is there, but there are missing spaces he will fill in. Mr. Lipschitz says he intends to strip down, repair, and paint existing clapboard and window trim. He shares clapboard specs.

The Commissioners indicate they are pleased Mr. Lipschitz is stabilizing and repairing the house and view it as an asset to the historic district. It is one of the twenty oldest houses in New Haven. The Commission inquires if an original Palladian window that was filled in with clapboard will be restored and Mr. Lipschitz replies that he will temporarily seal the window with plywood from the inside with the intention of eventually restoring the window.

Mr. Lipschitz says he will eventually restore a form of portico around front door.

Commissioner Godshall notes the specs say the clapboard will be pine and suggests that cedar is a better option. Mr. Lipschitz says he is fine using cedar.

Commission recommends Mr. Lipschitz looks at the Elizabethan Club for a comparable window.

Commissioner Learned opens the discussion to public comment.

Elizabeth Holt, NHPT, 922 State Street, New Haven, says she met with the applicant and reextended the offer to help with the design around the front door.

The Commission says they think these repairs are in kind.

Commissioner Godshall moves to approve the application as submitted with the substitution of cedar clapboard for the stated pine.

Commissioner Kimberly seconds.

**All in favor 8:48pm.**

## **Discussion**

### 4. Enforcement

Ms. Vardi says she will draft letter to those in violation and then give letter to HDC for edits/ approval before sending. Once approved, Commissioner Learned will sign letter and it will be mailed.

- 489 Quinnipiac Ave

Sign installed without applying for Certificate of Appropriateness. Ms. Vardi provided HDC with letter to be sent to owner saying they were in violation and needed to apply for Certificate

of Appropriateness. The Commission inquires if more changes to the property were made without their approval.

- 19 River Street

Remaining section of gatehouse at Brewery Square not properly secured. The Commission provided their edits to the letter to be sent to the building inspector regarding these concerns; he is to then follow up with the owner.

5. New 90 day demolition delay applications (currently 180 day delay)
  - 98 East Rock Rd- Garage on the rear of the lot.
  - 134 Everit St. - Garage on the rear of the lot.

Commissioner Godshall suggests that going forward people should be required to submit photos with their applications for demolition.

6. Raynham (the Kneeland Townsend House)-709 Townsend Ave

Individually listed on the National Register, includes house itself and many outbuildings and land (9 acres). The Townsend children are interested in selling land. A group of citizens requested a planning and study grant from SHPO, it is unknown whether or not grant was approved. New Haven Museum found someone to do HABS documentation on house. The HDC was asked to support application for grant, but Commissioner Learned says it is unclear exactly what they are being asked to do and the HDC hasn't officially been asked to take on a roll. No action is taken.

7. The National Register nomination for the New Haven (Goffe Street) Armory- Prepared as mitigation for the loss at Winchester Repeating Arms

Question is if HDC supports this step. The Commission could send letter of support or sign a form and submit to SHPO showing approval.

Commissioner Learned moves to sign form that says HDC concurs with nomination.

Commissioner Kimberly seconds.

Commissioner Royalty notes that page two of the form says ownership is State of CT, which is an error.

**All in favor 9:26pm.**

### **New Business**

7. Approval of Draft Meeting Minutes- 10/14/2020

The Commissioners provide their changes to the recorder.

Commissioner Royalty moves to approve the minutes as amended.

**All in favor 9:29pm.**

8. Approval of 2021 Meeting Schedule

Commissioner Godshall moves to approve the 2021 meeting calendar.

Commissioner Kimberly seconds.

**All in favor 9:31pm**

Commissioner Learned says she met with Ms. Woods and Ms. Vardi after the October HDC meeting and went over procedural issues. She says the outcomes include regularly making a statement at the beginning of HDC meetings on why the Commission is here and understanding how business will be conducted. Ms. Vardi made a checklist for applicants on items the Commission will be looking for in their applications. Goal is to make the application process run more smoothly. Ms. Vardi and Ms. Woods are working with the Mayor's office to make sure Commissioner's terms are up to date. The HDC is still planning to have a HDC workshop through Preservation Connecticut to make sure all Commissioners are on the same page and working in a manner that supports the HDC mission.

Commissioner Jenkins says she is glad to see a change in the procedure and that City Planning staff is doing a great job.

Commissioner Godshall agrees that City Planning is doing a great job and that Ms. Vardi has made all prior HDC meeting material available digitally.

Ms. Vardi says application due dates have been adjusted so there is more time for City Planning to review.

Commissioner Royalty suggests supplying applicants with a copy of the HDC guidelines and the Secretary of the Interior's standards for preservation.

Commissioner Royalty moves to adjourn the meeting.

**All in favor 9:46 pm.**

Respectfully submitted by Kristen Hopewood, recorder.