

HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
*Wednesday, May 2, 2018 * 9:30 am*
Plaza North Hearing Room B

Meeting Minutes

Council: Chairwoman Nelson, Dr. Faber, Dr. Glaser, Ms. Gilvarg (on phone), Dr. Jones
Ms. Maher and Dr. Partridge

Staff: Mary Dunne, Deborah Gaston, Alyssa Lozupone, Elizabeth Shapiro, Kristina
Newman-Scott (9:50 a.m.), Todd Levine (10:05 am) and Julie Carmelich (10:00 am)

Guests: Ms. Jane Montanaro, CT Trust
Ms. Angela Thomas, Union Baptist Church
Ms. Mary Falvey, HPA

I. Call to Order

The conference call meeting of the Historic Preservation Council was called to order at 9:33 a.m.
Ms. Nelson reviewed procedures for the conference call attendees.

II. Review of Public Comment Procedures

Chairwomen Nelson reviewed public comment procedures and the rules and procedures for the
meeting.

III. Code of Conduct/Conflict of Interest

Chairwoman Nelson reviewed the conflict of interest policy.
No conflicts identified.

IV. Review and Approval Minutes

a. April 4, 2018 Minutes

On a motion to approve with corrections by Ms. Maher, Second by Dr. Jones.
(Ms. Gilvarg - by phone)
(Y-5, N-0, Abstaining – Nelson, Gilvarg)

V. **State Historic Preservation Grants – Action Items**

a. ***Union Baptist Church, Hartford (consulting service/condition assessment)***

On a motion by Ms. Maher, Second by Dr. Partridge, the Historic Preservation Council votes to approve a Survey and Planning Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development (DECD), to the below-listed applicant for \$20,000. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the DECD. Hearing no further discussion, motion passed.

(Y-6, N-0, Abstaining – Nelson)

Ms. Dunne presented the application which is recommended for funding by staff. Ms. Dunne and Ms. Lozupone visited the site and met with Ms. Angela Thomas, the steward of the church. She is very enthusiastic and recognizes there are a lot of issues with this property. A conditions assessment will help expedite the church's preservation. Once that is done, Ms. Thomas will be able to return to SHPO for additional funds for planning and/or an HRF grant.

Ms. Maher thanked Ms. Thomas for the careful application, noting that the property "is spectacular." She asked for further clarification about the architectural purpose of the arches. The arches are situated directly under the columns above. Because of the soft soil near the river the builders could not put piers in because they would sink. The arches distribute the weight so there is no settling. Ms. Thomas noted that the arches add strength to the foundation. Ms. Dunne mentioned she had found other examples of this construction technique in churches in New York. Ms. Thomas invited council members to come and tour the building at any time.

Dr. Jones was curious about the construction of the brick columns. Ms. Gilvarg noted that in New Orleans, to prevent rising bands of water up through the brick, a piece a slate is used to block the moisture rise.

Chairwoman Nelson suggested that a roofing consultant might be added to the RFP to address water coming through the roof. Dr. Jones clarified that this grant does not require a match.

b. ***Wethersfield Historical Society – Hurlbut-Dunham House, 212 Main St., (Wethersfield) (Survey and Planning/Predevelopment grant)***

On a motion by Dr. Gilvarg, Second by Ms. Maher the Historic Preservation Council votes to approve a Historic Survey Planning grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development (DECD), to the below-listed applicant for \$5,500.00.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by DECD.

Hearing no further discussion, motion passed.

(Y-6, N-0, Abstaining – Nelson)

Ms. Dunne presented the application which is recommended by staff. She noted that a site visit was conducted about six months ago and apologized for the missing images which were sent to Council yesterday.

Dr. Faber asked what the printing and supply line of the budget included. Ms. Dunne responded the consultant will provide the report, and costs could include the RFP and associated advertising and printing costs. She noted that before final disbursement, a complete accounting of this expense line is required.

Ms. Gilvarg questioned whether the amount allotted for “comprehensive schematic design services” (page 6) would be enough. Ms. Dunne answered that she believes the amount is a realistic assessment based on her understanding of the project needs. Chairwoman Nelson clarified that the phrase “comprehensive schematic design services” means one thing to an architect, and perhaps another to a lay person, and noted that since this is a first phase, the phrase “concept design services” is more appropriate.

Dr. Jones asked if they had used an archaeologist during the previously mentioned 2015 drainage work. Ms. Dunne will ask in the new recommendations if there has been any ground disturbance in the past. The Society has not come to SHPO for funding and there is no easement.

c. Town of Old Lyme (CLG Historic Preservation Enhancement grant, Update historic district handbook) (Old Lyme)

On a motion by Dr. Faber, Second by Dr. Jones votes to award a Certified Local Government, Historic Preservation Enhancement Grant, Funded by the Historic Preservation Fund of the Department of Interior, National Park Services, to the below-listed applicant for \$10,000. All federal and state grant guidelines and requirements shall be met the below-listed applicant upon receipt of a grant as administered by the Department of Economic and Community Development.

Hearing no further discussion, motion passed.

(Y-6, N-0, Abstaining – Nelson)

Ms. Dunne presented the project which is recommended by staff. She noted that SHPO did fund the original handbook and now it is necessary to update the design and do a reprint.

Ms. Maher suggested that this information should be available online. Chairwoman Nelson noted that it is on the town website, but that the link to get the information is broken.

Dr. Faber noted that the handbook is an excellent model that she has used many times. Ms. Dunne noted the Historic District Commission will be doing the work on this project.

Vii.

a. Historic District Study Report: Expansion of Clover Pinney Park, Dr. William Sage House, 20 Elm Street (Farmington)

On a motion by Ms. Maher, Second by Dr. Partridge, Pursuant to CGS §7-147 b (c), the Historic Preservation Council votes to recommend approval of the study report for the proposed expansion of the Clover Pinney Park Historic District, Farmington, CT as presented by the Unionville Historic District and Properties Commission and dated April, 2018. The properties will be added to the State Register of Historic Places.

Hearing no further discussion, motion passed.

(Y-6, N-0), Abstaining - Nelson)

Ms. Dunne presented the application which is recommended by staff. The study is almost complete, and the Commission is welcoming all comments.

Dr. Glaser asked why the properties weren't included originally. Ms. Dunne responded that there was some difficulty passing the Historic District in Unionville, so they are starting small.

Ms. Nelson suggested that for each application, a red box should be put around the property to be added, in order to clarify the new additions. Ms. Dunne noted that she is not completely satisfied with the product yet, and is working with the applicant. She noted that the grey shaded parcels are the existing district, and that the yellow and green are the new properties to be added.

b. Historic District Study Report: Expansion of Farmington River Historic District, Omri C. Ford House, 1761 Farmington Avenue (Farmington)

On a motion by Ms. Maher, Second by Dr. Jones, Pursuant to CGS §7-147 b (c), the Historic Preservation Council votes to recommend approval of the study report for the proposed expansion of the Farmington River Historic District, Farmington, CT as presented by the Unionville Historic District and Properties Commission and dated April, 2018. The properties will be added to the State Register of Historic Places.

Hearing no further discussion, motion passed.

(Y-6, N-0), Abstaining - Nelson)

Ms. Dunne presented the report which is technically complete. Ms. Maher requested that "Mrs." be added to the name of the house. (Note discussion from item vii.a. above.)

c. Historic District Study Report: William Griswold House, 230 Main Street, Farmington

On a motion by Dr. Faber, Second by Dr. Partridge, Pursuant to CGS §7-147 q (c), the Historic Preservation Council to recommend approval of the study report for the proposed historic property William Griswold House, 230 Main Street, Farmington, CT as presented by the Unionville Historic District and Properties Commission and dated April, 2018. The above named property will be added to the State Register of Historic Places.

Hearing no further discussion, motion passed.

(Y-6, N-0), Abstaining – Nelson)

Ms. Dunne presented the report which is technically complete. Please add "Mrs." To the name of the house. (Note discussion from item vii.a. above.)

VI. State Register of Historic Places Nominations

None

VII. Local Historic District/Property Study Report

None

VIII. Archaeological Preserves

None

IX. Threatened Properties

None

X. Preservation Restrictions

None

XI. Report on State Historic Preservation Office Activities – Ms. Kristina Newman-Scott

Ms. Newman-Scott reported that an extension has been submitted for the strategic plan. Ms. Lozupone and the staff all have copies of the latest iteration to proofread, and discussion will be held later this afternoon. The plan will focus on the future and be action oriented, but will fulfill SHPO's NPS requirements. Ms. Newman-Scott asked if any Council members would like to meet and discuss the draft plan. Dr. Glaser, Ms. Nelson and Ms. Maher expressed interest.

Dr. Jones asked if there were examples from other states. Ms. Newman-Scott replied yes, we have used some (for example, Vermont's, which is 24 pages long) but we are also looking to models from other disciplines.

Ms. Carmelich reported that there are currently about 200 people registered for the upcoming SHPO Conference. The office is working with a designer on logos and the conference program. The information is online and e-blasts are being sent regularly.

Ms. Newman-Scott noted that she met with Commissioner Smith yesterday, and there is no new information about the budget. She is not sure what is going to happen to the Tourism Fund. Legislators would like to allocate resources, and the office will be watching closely. She will be meeting with Tourism Caucus to get an update. The SHPO Fellowship Program was launched. There are seven applicants and SHPO will be investing \$5,000 into the pilot program.

SHPO has created new mission and vision statements. Both statements were read aloud and will be emailed to the Council. Feedback is welcome.

Dr. Glaser announced the call for proposals for NCPH 2019. She suggested that SHPO submits a proposal for a session on the process of our strategic plan & mission statement.

XII. Report on Museum Properties – Liz Shapiro

Ms. Shapiro reported that the candidates for the Prudence Crandall Museum Curator 1 position have been narrowed to nine, and first interviews will be held in Hartford on May 10 and May 22. Applications for (4) Seasonal staff at the museums were approved, and the position listing closed on Monday. She is currently reviewing the applicants and will be sharing the process with the supervising staff. There will be one position at Crandall, one at Sloane and two at New-Gate.

Opening Dates for the museums are as follows:

- HWSM, Open May 2 to October 31, 2018, Wednesday to Sunday, 10 am to 4:30 pm, last tickets sold at 4 pm each day.
 - ESM, Open May 4 to October 28, 2018, Friday to Sunday, 10 am to 4 pm, last tickets sold at 3:30 pm each day.
 - PCM, Open June TBD to October 28, 2018, Wednesday to Sunday, 10 am to 4 pm, last tickets sold at 3:30 pm each day.
 - ONG, Opening July 14, 2018, Friday 1-5, Saturday/ Sunday 10 – 5, Monday 10-1
- Admission (this year) is \$6 (all visitors over 12), 12 and under FREE
Third Sundays are Free for CT residents from May to October

Sloane Museum:

The museum will present a series of ongoing workshops presented by Joseph Judy Brien, including Make a Trug (garden basket) on Saturday May 12, Make a Back Scratcher on Sunday, June 17, Make a Tool Box on Saturday August 4, Make a Paddle Boat on Saturday August 18, and Make a Wooden Spoon on Saturday October 5th.

Friends will be working on rebuilding the 1805 Noah Blake Cabin throughout the summer and including visitors in the process. Special programming will be offered in conjunction with this. Currently working with DAS / DCS to get bid documents prepared for the work to be done at the Eric Sloane Museum. Expected completion March, 2019, in time for their 50th anniversary.

New-Gate Prison & Copper Mine

Kronenberger has been chosen to do the structural work on the Viet's west foundation wall, at a cost of about \$88,000. An initial scoping meeting with all players – including the town, DPW, state – on May 8. The project should begin within six weeks. At the same time, the project to paint and reroof Viets Tavern, as well as the yellow and white cottages, is moving forward.

In order to prepare for our official opening date of July 14 (Saturday), Morgan Bengel and her team of volunteers have been working to clean-up the site, remove debris, hang signs and reinstall old exhibits for the past month. She's got about 25 stalwart volunteers who not only show up to help on projects like that, but who have been attending docent training sessions. The museum also hired Capture LLC to create drone video of the site, as well as interactive 3D tours of the prison yard, the jug cells and Viets Tavern. This will help to satisfy the curiosity of visitors and entice people to visit (and revisit) the site. The drone video will be released shortly. Museum will be open for a "sneak peek" on Open House Day, June 9.

Prudence Crandall Museum:

DAS/DCS will be preparing the scope of the restoration project at Prudence Crandall this month. At that point, after project approval, we'll be going out to bid. This year's conference hosted by the Friends of the Prudence Crandall Museum will take place on Saturday May 12, 10-4, at the Canterbury Community Center. Tickets are \$25 and include lunch. This year's theme is "Lives & Legacies: The Story Outlives the Canvas", and will investigate the relationship between Prudence Crandall and the women who were active in the Northern Abolition movement.

Henry Whitfield State Museum:

The museum is opening a Hands-On History gallery in the Visitor's Center this season, including an interactive map of the Guilford Green and the development of the town. They will be hosting a community "Clean-Up Day" on Saturday May 12, and a series of programs that will grow the "old" favorites, and present new offerings, such as behind-the-scenes Curator-led tours, etc.

XIII. Old Business

XIV. New Business

Chairwoman Nelson presented guidelines for new business. She reviewed the Council's public obligation for noticing instructions, as well as the Freedom of Information Act requirements. The agenda can be revised and posted up to 24 hours before a meeting, which should be the end of the day on the Monday before the Wednesday meeting. Statutes do provide for a 2/3 vote of membership to discuss business not on the agenda.

Ms. Maher asked if the new business can then be turned into an action item on the agenda. Chairwoman Nelson replied she did not know and need legal input so we can discuss it.

b. Supreme Court Ruling for fund for religious structures in New Jersey

Chairwoman Nelson presented the Supreme Court decision in New Jersey regarding the use of public funds for preservation work on religious structures. She noted that the courts can make changes to our rules which may also be changed by legislative action.

Ms. Dunne noted the Attorney General's decisions regarding church and state as pertaining to funding which date back to when Joseph Lieberman served in that position from 1983-1989. Last summer there was a challenge to these, but Alan Ponanski caused it to be dismissed based on previous case law.

Ms. Maher mentioned historic preservation funds are invested in nonprofits, so the argument that they should not be invested in historic churches because they do not pay taxes is not reasonable. She stated that churches have both community and economic impact in their towns and cities, and that "successful churches build communities".

Ms. Carmelich noted that the use of federal money for National Register listed religious structures is approved. Connecticut SHPO follows federal laws.

Dr. Jones asked if these were federal funds or state funds in the New Jersey case? Ms. Dunne replied the state would not be able to limit federal funding. The money we give is mostly state funded from the Community Investment Act.

Dr. Jones requested that Ms. Dunne share the Connecticut legal decisions with him. Ms. Dunne agreed.

XV. Liaison with Public & Private Agencies – Ms. Jane Montanaro, CT Trust

Ms. Montanaro reported that as of May 1st there is a new class of officers at the Connecticut Trust for Historic Preservation. Sara Bronin is the President of the Board. Kristina Newman-Scott is the new gubernatorial appointee to the Board. Letters have been sent to the Legislators with information about the historic preservation projects in their communities.

As a follow up to the CEPA case in New London, Brad Schide has scheduled further community meetings.

CPA – Dr. Leah Glaser

OFA (Fiscal Analysis) still see tax credits as a net loss to the state. CPA will continue to work to educate legislators on the positive impact of tax credits.

CPA will mostly be working to defend CIA in the future.

Ms. Mary Falvey - Hartford Preservation Alliance

No updates

XVI. Public Forum

XVII. Adjournment

A motion was made by Ms. Maher, second Dr. Jones to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 10:47 a.m.

(Y-6, N-0, Abstaining – Nelson)

Respectfully submitted by:

Deborah Gaston, Secretary

*Next meeting
Wednesday, June 6, 2017, 9:30 a.m.
Conference Call
Instructions to Follow*

