

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

Wednesday, June 6, 2018 * 9:30 am

Conference Call Meeting

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/533171421>

For audio: Dial In: 1-866-453-0290 Passcode: 207-626-51#

Meeting Minutes

Call in: Chairwoman Nelson, Dr. Faber, Ms. Maher, Dr. Jones – 9:39 a.m., Ms. Kane, Dr. Glaser – 9:39 a.m., Ms. Gilvarg, Dr. Vernal, Dr. Woodward and Dr. Partridge

Staff: Mary Dunne, Deborah Gaston, Elizabeth Shapiro, Kristina Newman-Scott, Julie Carmelich 10:07 a.m., Cathy Labadia and Alyssa Lozupone

Guests: Ms. Carol Leahey, Westport
Mr. Randy Henckels, Westport
Ms. Rachel Carley, Westport
Ms. Erin Marchitto, CT Trust for Historic Preservation
Ms. Carey Duques, Town Planner, North Branford
Ms. Ingrid Wood, Historian, Town of Columbia
Mr. Mark Walter, Administrator, Town of Columbia

I. Call to Order

The conference call meeting of the Historic Preservation Council was called to order at 9:30 a.m. Ms. Nelson reviewed the conference call attendees.

II. Review of Public Comment Procedures

Chairwoman Nelson reviewed public comment procedures and the rules and procedures for call-in meetings.

Chairwoman Nelson welcomed and introduced the new council member, Dr. Fiona Vernal. She noted that agenda item “vii.a.” was incorrectly noted under “V” rather than “VII” and will be heard under “VII”.

III. Code of Conduct/Conflict of Interest

Chairwoman Nelson reviewed the conflict of interest policy.

After a brief discussion for clarification, Dr. Woodward recused himself at 9:45 a.m. Re: Moor’s Charity School.

IV. Review and Approval Minutes

a. *May 2, 2018 Minutes*

On a motion by Dr. Maher, Second by Dr. Partridge with corrections
(Y-6, N-0, Abstaining – Nelson, Vernal, Kane, Woodward) Roll call vote

V. State Historic Preservation Grants – Action Items

a. *Historic Restoration Fund Grant: Moor’s Indians Charity School, Exterior lead paint, windows (Columbia)*

On a motion by Dr. Faber Second by Ms. Maher, the Historic Preservation Council votes to approve a Historic Preservation Fund grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development (DECD), to the below-listed applicant in the amount of \$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-8, N-0, Abstaining – Nelson, Woodward)

Dr. Woodward left the phone call prior to discussion. Ms. Lozupone presented the application. Even though she has not personally visited the site, she has worked closely with Mark Walter and Ingrid Wood, and thanked them for the efforts. Mr. Walter, Town of Columbia, thanked SHPO and the Council for their involvement in supporting the school restoration.

Chairwoman Nelson asked if the specifications listed were going into the RFP and whether paint will be removed from the window sash. Mr. Walter’s response was “yes” to both questions, and identified the method as a “chemical strip”. Chairwoman Nelson noted that it is important to clarify which chemicals will be used in the stripping process, because what is used can effect paint adhesion after stripping. She suggested that the client works with the architect or preservation specialist to examine this question, and to consider an infrared stripping process rather than a chemical process, which appears to have least effect on paint adhesion. She also suggested that a paint contractor be asked to submit examples of work they have completed including the type of materials they used. Nelson’s firm has done some research into these methods, and she will send the redacted report to Ms. Lozupone. Ms. Lozupone noted that the windows will not be replaced, and only caulking will be redone, with no major repairs to the windows identified. Ms. Lozupone thanked Chairwoman Nelson and will work with the applicant in updating their application specifications.

The project will be open to public bid, and vendors pre-qualified in lead abatement and restoration will be specified.

Ms. Maher asked if the museum will extend open hours after the work is completed. Ingrid Wood, Town Historian replied, stating that they hope to have the museum open more frequently, but it will be according to demand. They will not create a schedule until project is complete.

Chairwoman Nelson/Ms. Maher sent Dr. Woodward a text message at 9:58 a.m. to return to the conference call.

b. Survey and Planning Grant, Agur House and Farmhouse, Nomination (Branford)

On a motion by Dr. Maher, Second by Dr. Partridge, the Historic Preservation Council votes to approve a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut and administered by the Department of Economic and Community Development (DECD), to the below-listed applicant in the amount of \$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-9, N-0, Abstaining – Nelson)

Ms. Dunne presented the application. She noted that this funding will be used to prepare a state register nomination. Ms. Wisniewski has visited the property and made a preliminary determination.

Ms. Carey Duques, Branford Town Planner, was on the call to answer any questions.

Dr. Faber noted a correction on page five, “Overview”, edit the word ‘properties’ to ‘places’.

Ms. Maher asked if \$5,500.00 will be enough to fund the entire nomination preparation. Ms. Dunne replied in the affirmative, noting that she had consulted with Ms. Scofield, our National Register Coordinator, to determine the appropriate amount.

Ms. Duques noted that the house and outbuildings are in rough shape and that getting this property added to the state register will help them move forward with the restoration process. The North Branford Land Trust have plans to use the building as their office headquarters and as a place to hold meetings and host walks departing from this location.

Dr. Jones mentioned that he is pleased to see the project. He has had a few reviews come across his desk at the local level for subdivisions in this area and it is in an archeological sensitive part of the state. This will preserve an important landscape. He hopes that the archeological sensitivity is noted when the application is prepared and is happy to consult if his assistance is needed.

c. Survey and Planning Grant, Rocky Hill Congregational Church, (Rocky Hill)

On a motion by Dr. Maher, Second by Dr. Faber, the Historic Preservation Council votes to approve a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut and administered by the Department of Economic and Community Development (DECD), to the below-listed applicant in the amount of \$10,000.00.

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

(Y-9, N-0, Abstaining – Nelson)

Ms. Dunne presented the application. She and Ms. Lozupone have visited the site and met with the town representatives. Together they determined that it would be best to submit an application for a conditions assessment, then move forward with a Historic Restoration Fund grant application once the restoration priorities are identified.

Ms. Maher asked if there is an interior conditions assessment planned. Ms. Dunne replied that this assessment itself will be thorough, and may include recommendations for ADA compliance and building code issues that may exist.

Chairwoman Nelson asked if the spire was going to be replaced. Ms. Dunne replied it did not come up in the meeting but she will be happy to ask and have the architect take special note. There are copious photographs and renderings.

d. Survey and Planning Grant, Consulting Services, (Plymouth)

On a motion by Dr. Maher, Second by Dr. Partridge, the Historic Preservation Council votes to approve a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut and administered by the Department of Economic and Community Development (DECD), to the below-listed applicant in the amount of \$22,500.00.

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

(Y-9, N-0, Abstaining – Nelson)

Ms. Dunne presented the application. She explained that Plymouth does not have much documentation of the town's historic resources. They do have a national register district in place and wish to do a survey of their historical resources which could result in additional NR districts. Plymouth is a certified local government and this is one of their basic responsibilities.

VI. State Register of Historic Places Nominations

None

VII. Local Historic District/Property Study Report

a. Historic District Study Report: Kings Highway North Local Historic District Expansion, Cable's Landing Extension, (Westport)

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

(Y-9, N-0, Abstaining – Nelson)

Ms. Dunne reviewed the procedures and role DECD/SHPO and HPC plays in the enabling statutes for establishing local historic districts, including responsibility to provide comments, recommendations, approvals, disapprovals and modifications of the boundaries. Carol Leahey, Randy Henckles and Rachel Carley, project consultant, were on the phone to answer any questions.

The current district is a fairly cohesive group of buildings once known as Taylortown, for the Taylor Family who was very prominent at the time. The proposed expansion includes an 18th century house, a state-owned bridge built in 1965, a salt marsh, a vacant lot and a house built in 1987.

SHPO staff do not feel that the other properties have a logical connection to the existing district. Ms. Carol Leahey noted that the DOT was informed of the proposed expansion but they have not had a reply. Prior to sending the report by Ms. Rachel Carley, a conversation took place with the DOT where they stated that even if the bridge was included in the designation, DOT's structure would not be subject to any regulation.

Ms. Rachel Carley elaborated on reasons for the district extension. As noted on the map, this extension connects the east part of the existing Taylortown district and the river crossing area. It is her belief that research has indicated that the most critical historical underpinning to this area is an ancient Native American ford located at this point of the river, and the adjoining salt marsh. This area was chosen as the "colonial crossing point" for the King's Highway and the Boston Post Road. It is where the current bridge crosses, which is the third bridge in this location. According to the Land Trust who owns the salt marsh, this area is well-preserved and as a landscape is still almost identical to what appears on maps dating back to the 1870s. The Land Trust is very supportive of this extension, and the Commission feels that these additional properties are a natural extension of the district.

Mr. Randy Hanckles left the call at 10:25 a.m.

Chairwoman Nelson asked about the "donut holes" created on the map because of the extension and Ms. Carley responded stating that the said properties were left out because they were determined to be noncontributing. Ms. Dunne noted that three of the four properties left out were originally dwellings but are now considered commercial.

Ms. Maher asked whether the exclusion of any of the three sites would make the district vulnerable.

Ms. Carley replied that the salt marsh is part of a land trust, but that the corner lot, where the Adams house is located, might be open to development. She added that it was included because it gives a "connector" to the district. Ms. Dunne noted that the issue is that the staff do not feel that the properties are connected to the current district.

Ms. Labadia, SHPO archaeologist, asked if there were any records of archeological investigations or reports related to the findings (as nothing is noted in the citations.)

Ms. Carley replied that there has been no archeological documentation recorded, but that it is assumed that there is archeological value that is unexplored because of the location of the river ford. She confirmed that the Land Trust wants to be part of this district.

Dr. Faber asked if there was a period of significance within the existing historic district. Ms. Dunne noted that the period of significance is through 1945. She noted that as no

archaeological studies have been done on the site, it does seem relevant that the potential should be explored. But perhaps the other properties should not be included.

Dr. Faber noted that the National Register boundaries follow the district, and asked whether they have considered expanding the National Register boundaries to reflect this proposed change? Ms. Carley replied that if the local district is passed, then they would pursue the National Register boundaries. She noted that the Local Historic District has been added on to twice, and that districts evolve and expand. She added that no one had ever thought to look at the river and the land immediately across the river.

Ms. Maher asked for clarification from Ms. Dunne and Ms. Labadia as to whether HPC could fund a planning grant to explore further research on the salt marsh?

Ms. Dunne responded by clarifying the HPC's role in this process. She noted that this application will move through the local process regardless of the staff recommendations or council vote. Staff continue to feel that the salt marsh is a natural feature and do not believe that it should be included in the jurisdiction of the local commission. She noted that the Land Trust could apply for a grant to fund an archaeological study to determine significance. The next step is that the SHPO will send a letter to the historical commission with comments, which are shared in a public meeting.

Dr. Jones noted that the salt marsh could be included, because it probably has significance, but exploratory work should be completed. The ford is something that seems to tie the district together, and works to support a narrative.

Dr. Glaser finds the idea of thinking about this extension as a landscape of natural and cultural resources is compelling. May go beyond a regulatory role, but it does document the story of the land and its use. She does agree that the post-modern house is not a contributing structure.

Chairwoman Nelson summed up by stating that the boundary of the national register district should be reviewed; Survey and Planning grants may be used to fund additional studies on the historical resources; and the boundary of the district seems gerrymandered the way it is now, because it doesn't include the commercial buildings that were left off the original district.

All comments will be sent out by Ms. Dunne.

VII. Archaeological Preserves

None

VIII. Threatened Properties

None

IX. Preservation Restrictions

None

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

Ms. Newman-Scott thanked everyone who attended the 2nd Annual State Historic Preservation Conference. There were about 280 people in attendance and both the feedback and the food were great. A draft of the Strategic Plan should be ready the end of July. Ms. Carla Bruni, our keynote speaker for the conference, worked with SHPO staff the morning following the conference helping us to focus on our strategic goals in a practical way. She did a great job in keeping us focused and we will be discussing working with her on future projects. The Arts staff has implemented an Artist Workforce Initiative and SHPO is discussing rolling out a SHPO initiative using AWI as a model.

Wes Haynes resigned as of July 12th from the CT Trust for Historic Preservation. Ms. Newman-Scott is now a governor-appointed board member of the CT Trust will be working with Sara Bronin and Rick Wies to improve relations with the Trust. Ms. Bronin noted the Trust board was unaware that SHPO funds the Circuit Rider Program. SHPO is working with the Trust to evaluate current join programming and future initiatives.

SHPO staff are working on finishing metrics and improvements to the grant program and the application process.

XI. Report on Museum Properties – Liz Shapiro

Museum Staff:

Four people to fill our seasonal staff positions, and the offers will be made (with luck) by the end of this week and the beginning of next week. Three of those have worked at the museums in the past and bring valuable experience to the positions.

Four candidates have been selected for second interviews for the open curator position at the Prudence Crandall Museum. They will be on-site in Canterbury on June 12 and June 14. The hope is that the new staff member will be able to start by early July.

Museums General:

Sloane Museum:

A scoping meeting for the repair and renovation project at the Sloane Museum was held on June 11, with the architect and DAS. The next phase will involve preparing the bidding documents, hosting the pre-bid meeting, choosing the Construction Administrator and accepting and reviewing bids. Expected completion date for that project will be March 2019 in time for the museum's 50th anniversary.

The museum will be growing its July 4th program this year, which will include live music and a bell ringing.

New-Gate Prison & Copper Mine

The emergency foundation work on Viets Tavern has begun, and as long as the weather is not too horrible, should be completed by June 15th. Cathy Labadia has been out to review the site and the excavations, and besides some issues involving slab close to the surface, we seem to be moving ahead smoothly.

The pre-bid meeting for contractors on the repaint and reroof Viets' Tavern and the yellow and white cottages, was held on May 24. The bid opening is on June 27, and construction should start by the middle of July, and will be completed within 120 days. The project will cost \$554,000.

As a reminder, the official opening date for Old New-Gate Prison will be July 14th. Museum will be open for a "sneak peak" on Open House Day, June 9.

Prudence Crandall Museum:

The Friends of Prudence Crandall Museum hosted their annual conference on Saturday May 12, with the theme "Lived & Legacies: The Story Outlives the Canvas." There were about 25 people attending, despite fairly good publicity. Our new staff person will join me to work with the Friends to discuss changing the date of the conference.

The Friends also had a booth at the New England Regional Social Studies conference that was held in Hartford in April. They have been working with a teacher to create extensive lesson plans and teacher guides for the museum.

Kaz Kozlowski was interviewed for a 16-minute piece that ran on NPR on May 10. It's called "The Remarkable History – And Women – Behind the Prudence Crandall Museum. The interview was conducted by Meghna Chakrabarti. It is available online when you search "NPR Boston Prudence Crandall".

The folks from Undivided Nation visited the Crandall House on May 23. Erin & David Leaverton and their families are traveling across the United States to discover what divides us. The goal of the project is one family's dream to "bring unite to America."

<https://undividednation.us/>

Henry Whitfield State Museum:

The Henry Whitfield State Museum will be participating in Make Music New Haven on June 21. From 4-8 pm, there will be six music groups playing on the museum campus. Visit www.makemusicnewhaven.org and search for the museum to see listings. Groups include Lisa Carlucci & Justin Paglino, The Lessers, Les Tordus and the Stony Creek Fife and Drum Corps.

On a staff note, Chris Collins, our Museum Tech at the Whitfield House, was a victim of one of the four tornedos that hit CT. His house is on the side of Sleeping Giant in Haddam, and the house was basically flooded, the driveway washed out, no power, and all the trees surrounding

the property were snapped. They have to gut the house, at least six rooms, due to water damage and mold.

Staff update:

The museum staff and I attended the Connecticut League of History Organizations' Annual Conference on June 4th. All had a good time and it was a good learning experience for the folks who participated. The Keynote Panel, which was moderated by Jamal Jimerson from the Minority Inclusion Project Inc.

The SHPO team had a table in the exhibitor's area, and Mary Dunne participated in a panel on grants and available funding.

XII. Old Business

Strategic Plan and HPC Assistance

Chairwoman Nelson noted that she, Dr. Faber, Ms. Maher, and Dr. Glaser are interested in meeting with the staff for a deeper dive into the new strategic plan.

Ms. Maher mentioned Saturday June 9th is CT Open House Day.

XIII. New Business

None identified.

XIV. Liaison with Public & Private Agencies – Ms. Jane Montano, CT Trust

Ms. Erin Marchitto reported that she had no updates to share. She noted that Jane Montanaro is working on the budget.

Dr. Glaser mentioned CPA Annual Meeting will be July 16th. CPA will be reconfiguring the executive committee. Dr. Glaser will be stepping down as President. She will be meeting with Sara Bronin to discuss CPA's relationship with SHPO and the CT Trust. CPA had a table at the CLHO conference. She noted that CPA is no longer able to operate on their own under the current model.

Chairwoman Nelson clarified for Dr. Vernal., CPA is the CT Preservation Action, the organization that lobbies for Historic Preservation.

XV. Public Forum

XVI. Adjournment

A motion was made by Dr. Faber, second Ms. Maher to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 11:12 a.m.

(Y-9, N-0, Abstaining – Nelson)

Respectfully submitted by:

Deborah Gaston, Secretary

Next meeting
Wednesday, July 11, 2017, 9:30 a.m.
Plaza North Hearing Room. G

