

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

**Wednesday, April 4, 2018**

**9:30 a.m.**

**Via GoTo Meeting:**

**<https://global.gotomeeting.com/join/826210765>**

**Join the conference call:**

**Dial in: 866-453-0290**

**Pass code: 207 626 51#**

**Meeting Minutes**

Call in: Chairwoman Nelson, Dr. Faber, Ms. Kane, Dr. Partridge, Ms. Maher  
Dr. Woodward

Present: Dr. Jones (9:40 am) and Dr. Glaser (9:50 am),

Staff: Mary Dunne, Deborah Gaston, Alyssa Lozupone, Deputy Commissioner  
David Korris, Elizabeth Shapiro, Todd Levine, Cathy Labadia, Renee  
Fleming – Intern Capitol Community College

Guests: Ms. Alice Ridgeway, Oliver Ellsworth Homestead, Lebanon, CT  
Ms. Jane Montanaro (9:50 a.m.), CT Trust  
Pastor David Spollett, First Church Congregational, Fairfield, CT  
Ms. Jane Barnes, First Church Congregational, Fairfield, CT

**I. Call to Order**

The conference call meeting of the Historic Preservation Council was called to order at 9:34 a.m.

Chairwoman Nelson reviewed the conference call attendees.

**II. Review of Public Comment Procedures**

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

**III. Code of Conduct/Conflict of Interest**

Chairwoman Nelson reviewed the conflict of interest policy.

***No conflicts identified.***

**IV. Review and Approval Minutes**

**a. *March 7, 2018 Minutes***

On a motion to approve with corrections by Ms. Maher, Second by Dr. Faber  
(Y-4, N-0, Abstaining – Ms. Nelson, Dr. Woodward)

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

***a. Town of Windsor Locks - Conditions assessment of David Pinney Barn, 58 West St., Windsor Locks, CT***

*On a motion by Ms. Maher, Second by Dr. Faber, the Historic Preservation Council votes to approve a Survey and Planning Grant, funded by the Community Investment Act of and administered by the Department of Economic and Community Development (DECD), to the below-listed applicant in the amount shown below. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.*

Ms. Dunne presented the application which is recommended by staff. Mr. Levine, our resident barn expert, has identified the barn as unique. Ms. Maher noted that the pictures are great, but asked about the other attachments. Ms. Dunne has the additional attachments, and will make sure to include them with the nomination forms in the future. Ms. Maher noted that we haven't paid for signs to identify the project in the past, and Ms. Dunne agreed. Applicants need not have a sign, but they are encouraged to do so. The barn is on the National Register as an individual listing.

Ms. Maher asked if this barn had been brought to our notice through the barns project funded by SHPO, and whether any more information is known about David Pinney, including if there is a Mrs. Pinney, since he is was a prominent man in the community. Mr. Levine replied that Bruce Clouette had written the original nomination. Ms. Dunne noted that she will review the nomination and add any available information to update.

Dr. Jones noticed a discrepancy in the amount requested, noted as \$20,000, but which should be \$10,000 (with the project total as \$20,000). Ms. Dunne thanked Dr. Jones for noticing the error and requested a motion to review the nomination.

1. Motion to revise the dollar amount of the nomination from \$20,000 to \$10,000, by Dr. Jones, Second Ms. Kane  
*(Y-7, N-0, Abstaining – Nelson)*
2. Vote on revised motion, by Ms. Maher, Second Dr. Faber  
*(Y-7, N-0, Abstaining - Nelson)*

***b. First Church Congregational – Condition assessment and feasibility study (Fairfield)***

On a motion by Ms. Maher, Second by Ms. Kane 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 in the amount shown below.

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-7, N-0, Abstaining – Nelson, Glaser)*

Ms. Dunne presented the application. The church has a large campus as documented in the application and is facing changing programmatic needs. The Rev. David Spollett and Ms. Jane Barnes are on the call.

Dr. Jones asked if a feasibility study was included in the application. Ms. Dunne answered yes, this is a \$40,000 project and a condition assessment of this size could fall under \$15,000-\$20,000 and this is an appropriate amount. Ms. Maher noted that it was difficult to assess whether the HPC had all the information needed to assess the application, and confirmed with Ms. Dunne that the staff feels that they are confident they have what it needed, and the application meets SHPO review and current guidelines. She noted that the planned for revisions of our grant programs will improve the quality and content of the applications. Dr. Jones requested clarification regarding how much of the feasibility study should be aimed at the structure itself and how much aimed to support the organization's needs.

Ms. Dunne replied that they must look at the buildings to help guide their responsible stewardship and future use. There will not be any changes to the structure or space to accommodate programming and the final product will have to meet the Secretary of Interior's standards. She will continue to work with the applicant on this project. Pastor David Spollett added in closing statements, wanted to reassure the members of the Council they have no plans to revise or alter the interior of the 1891 Josiah Cleveland Katy building. It has already been refurbished over the past ten years and the feasibility study makes it possible for the church to better serve the community by preserving its historic structure.

- c. ***Oliver Ellsworth Homestead – Historic Restoration Fund Grant, roof (Windsor)***  
On a motion by Ms. Maher Second by Dr. Jones The Historic Preservation Council votes to approve a Historic Restoration 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 shown below. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the DECD.

*(Y-7, N-0, Abstaining – Nelson)*

Ms. Lozupone presented the application for roof replacement, flashings and gutters. This is the first step in addressing items and conditions outlined in conditions assessment carried out by Bob Herd and Beth Acly in 2014. Alice Ridgeway, from the DAR, is on the phone for any questions the Council may have.

Dr. Jones noted that “#4. NHL-National Historic Landmark” criterion should be checked off on the application. He asked whether the Park Services needs to be advised of this work? Ms. Labadia responded saying that it is good to make Park Services aware of any NHL projects.

Dr. Faber suggested that “flashing and gutters” be added to “roof replacement” on the motion. HPC recognizes the application is excellent. Dr. Faber confirmed that the certified resolution will be received once the application is funded. Ms. Lozupone responded this is typical and that it will be required before the contract is signed. Ms. Kane mentioned the application was very well put together and she enjoyed reading it. It looks like the first plan of taking care of their thorough long-range plan to address water problems. Ms. Lozupone clarified that HPTAGs may not be used to match funding from the state grants. Dr. Glaser noted that on the first page of the application information needs to be added where there are ellipses.

Ms. Ridgeway thank the Council for their feedback and will work with Ms. Lozupone to make any corrections needed.

1. On a motion by Ms. Faber, Second Dr. Glaser to revise grant wording from “roof replacements” to “roof replacement, flashings and gutters”.  
*(Y-7, N-0, Abstaining – Nelson)*
2. Motion to approve grant with revisions  
*(Y-7, N-0, Abstaining – Nelson)*

**VI. State Register of Historic Places Nominations**  
*None*

**VII. Local Historic District/Property Study Reports**  
*None*

**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. Shapiro spoke in Ms. Newman-Scott’s absence)*

Ms. Shapiro noted that there is no update on the CIA bill. SHPO staff had a very productive meeting in which grant guidelines and application structures were

reviewed. Due to conflict with the SHPO conference, the second stage of review will be pushed back to the end of May.

Staff had a meeting on strategic planning where all components were discussed. We are working towards collecting staff comments (by the end of this week) and preparing a draft of the plan before the SHPO conference.

Ms. Dunne gave an update on the May 16<sup>th</sup> SHPO Conference noting that there has been a huge interest in the afternoon workshops and that, with luck, we can repeat the attendance numbers we had last year.

Ms. Lozupone mentioned we are working closely with our media staff here at DECD to get publicity on the conference. Ms. Newman-Scott may be speaking on radio shows and our DECD public relations staff will help to spread the word in other ways. Ms. Labadia reported that she and Ms. Newman-Scott were in Washington D.C. two weeks ago, for an unusual Advocacy Week, due to the fact that Arts and Historic Preservation national advocacy visits were scheduled for the same week. She attended representing SHPO and Ms. Bonnie Koba represented Arts. Charlie Jansen from the CT Trust was also a part of the CT delegation. The group was able to meet with everyone except Mr. Blumenthal's office.

Most representatives were caught in the snow storm, but the delegation met with Rep. Courtney and spoke about SHPO funding, the impending potential infrastructure bills and the historic tax credits. We received very strong feedback and are following up in order to create better relationships with their local offices.

Ms. Maher mentioned in the past she attended double meetings, and asked if Save America's Treasures/HPF funding was discussed. Ms. Labadia answered yes. The Historic Preservation Caucus was very active and three of our representatives are on that caucus, which was instrumental in getting the grant line increased.

Ms. Kane asked which representative had not signed up and Ms. Labadia responded that she would check and disseminate the information to the Council. Ms. Kane asked if the Council could help in reaching out, Ms. Labadia agreed that would be helpful.

## **X. Report on Museum Properties – Liz Shapiro**

Museum staff: At least 84 applicants for the Curator 1 position at Prudence Crandall. Applications are currently being reviewed by HR. A request to approve four seasonal positions for the museums has been submitted, and we shall see if they get approved. The expense comes from the General Fund, so it will be a challenge to have these positions approved.

Museum Campus update: Sloane Museum: Moving ahead with completing the bid documents for the work to be done at the museum. We expect to spend about \$450,000 on hard costs. Ms. Shapiro has requested that the project be completed, excepting the punch list, by March 31, 2019.

New-Gate/Viets Tavern: As mentioned at the last meeting, we have had further assessment of the structural issue on the west foundation wall at Viets Tavern. The situation has been approved as an emergency project, which means that we have been able to move ahead very quickly. We have an architect and structural engineer who is designing the fix which will be mainly approached from the interior of the basement. We hope that this work will start sometime in May. At the same time, we expect the painting/reroofing projects to begin at the white and yellow house on the New-Gate campus, followed by the tavern. The hope right now is that the structural work will not hold up the other project, and that they will all be done by the fall (if not sooner.)

Ms. Shapiro would like to acknowledge David Barkin, State Architect, Don Ouellette, Craig Russell and Halina Harabasz at DAS and DCS for their assistance and commitment; and the town crew and first selectman of East Granby who are ideal partners.

Next on the dock is the completion of the bid documents for the Prudence Crandall Museum preservation work.

#### Museums/ Programs

Ms. Shapiro reported on the seasonal programs and events that will be held at the four museums in 2018. Highlights include weekend demonstrations, mine tours, a weekend encampment and “Escape from New-Gate” program by the Connecticut 5<sup>th</sup> regiment, a rock and mineral show, morning yoga classes, an original play and much more at Old New-Gate Prison. The museum will open on Saturday July 14<sup>th</sup>! (Bastille Day!)

Program highlights from the Eric Sloane Museum include five “hands-on” wood working programs, as well as the rebuilding of the Noah Blake Cabin by the Friends of the Museum; and at the Henry Whitfield State Museum there will be behind-the-scenes curator’s tours, a hands-on exhibit gallery for children, and an expansion of its biggest program, Early Guilford Days.

Things are a bit on hold pending the new staff hire, but the Friends will present their annual symposium on Saturday May 12. Ms. Shapiro will keep the HPC updated on future plans.

## **XII. Old Business**

### **Update on Bank Street Properties, New London (CEPA) – Todd Levine**

Mr. Levine reported that the court case closed Friday with a victory. There is a temporary injunction against the demolition. SHPO and the CT Trust will be working together with Mr. Bill Cornish to come to a satisfactory resolution. SHPO is offering tax credits and the

CT Trust will help to market the properties to potential buyers. The threat of CEPA usually brings people to the table. Thanks to Cathy Labadia, the CT Trust, Mr. Bill Grant, and Ms. Beth Acly of Crosskey Architects, who all did a great job in this process.

### **XIII. New Business**

#### **Looting on an Nature Conservancy property in Ledyard, CT - Ms. Labadia and Dr. Jones**

Dr. Jones reported he was informed by an archeologist in the state late last week about looting on a nature conservancy property in Ledyard. He contacted the tribe in the Mohegan area and was able to go visit the site and document the damage. A team of people have been looting the archeological site. There were concerns about human bones possibly found and disturbed, but this has not been confirmed.

It would take at least two weeks to have this area repaired, preferably by a team of archeologists. Dr. Jones asked the Council how they might be able to help in the future, in terms of providing funding, expertise, etc.? Ms. Labadia asked if there was a way to provide cameras and asked Ms. Dunne and Ms. Wisniewski for their input.

Ms. Lozupone noted that this does not fall under the current grant lines, but funding for archaeology projects, possibly as a subset of HRF, should be considered as we review our current grants. It would be helpful to have Dr. Jones' and Ms. Labadia's guidance. Ms. Nelson asked if there were any examples or guidelines that they knew of from another site that could be used as an example. Ms. Labadia replied that she was only aware of guidelines for federally owned land, which have cameras and a police force. Ms. Maher asked if anyone has reached out to the THPO for guidance. Ms. Labadia replied that Dr. Jones has done so, and they noted that they would rather see damage from natural forces rather than looting. One possibility is to create an archeological preserve to strengthen measures to prevent and enforce the looting issue. SHPO and Dr. Jones can speak to the Conservancy about this.

Ms. Maher mentioned OSFI filing were cumbersome. Ms. Nelson asked if there were any updates on the filings. OSFI filing is required for state employees and state appointed members of statutory councils who have jurisdiction over the dispersal of state funds.

### **XIV. Liaison with Public & Private Agencies – Ms. Jane Montanaro, CT Trust**

*(Dr. Partridge left the call @ 10:49 a.m.)*

Ms. Montanaro also thanked Mr. Levine and Mr. Ponansky, Assistant Attorney General, Crosskey Architects, Dave Gosling, real estate appraiser, The National Trust for Historic Preservation, New London Landmarks, The Maritime Center and New London Main Street for their work on the CEPA case in New London. An intern from National Trust and National Trust Attorney Betsy Merrit will be presenting this case in an article in the Forum. Brad Schide from the CT Trust and New London Landmarks will be meeting to discuss ways to capitalize on the momentum created in New London.

The CT Trust's Preservation Awards will be April 5<sup>th</sup> in Newtown. Mr. John Herzan will be receiving a Lifetime Achievement Award.

Dr. Glaser – CPA visited all our Legislative offices to advocate for federal tax credits. Thank SHPO for the space and voice at the SHPO Conference. CPA needs to raise funding to pay their lobbyists. Consider membership and please pass the word along to historic preservation constituents.

**XV. Public Forum**

**XVI. Adjournment**

*A motion was made by Ms. Maher, second Dr. Jones to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 11:56 a.m.*

(Y-7, N-0, Abstaining – Nelson)

Respectfully submitted by:

Deborah Gaston, Secretary

*Next meeting*  
**Wednesday, May 2, 2017, 9:30 a.m.**  
**2 North Meeting Room B**

