

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
450 Columbus Boulevard
Wednesday, May 8, 2019 @ 9:30 am
Meeting Minutes**

Council: Dr. Faber, Ms. Carnell, Dr. Partridge, Chairwoman Nelson, Dr. Woodward (9:44), Dr. Vernal and Mr. Elmore

Call in: Dr. Vernal (9:42 a.m.), Dr. Glaser, and Ms. Jane Montanaro

Staff: Elizabeth Shapiro, Todd Levine (10:50 a.m.) Marena Wisniewski, Deborah Gaston, Mary Dunne, Cathy Labadia (10:50 a.m.), Julie Carmelich, Alyssa Lozupone

Guests: Ms. Mary Falvey, CT Preservation Corp.
Ms. Jane Montanaro, Connecticut Trust for Historic Preservation (on phone)
Ms. Laura Natusch, New London Landmarks, 5d.
Ms. Elizabeth Holt, New Haven Preservation Trust, 5d.
Ms. Georgia Exner, CCSU
Ms. Christina Volpe, CCSU
Ms. Susan Godshall, New Haven Preservation Trust, 5e.

I. Call to Order

The meeting of the Historic Preservation Council was called to order at 9:37 a.m.

Vote was unanimous to reorder the agenda to for Ms. Lozupone to present VIII b. until a quorum is formed.

VIII. Old Business

b. Staff Presentation, Historic Restoration Fund and State Tax Credits, Alyssa Lozupone

Ms. Lozupone presented her HRF, State Tax Credits and CT Homes programs which are funded by the Community Investment Act to the Council and staff through a PowerPoint presentation. This program also supports open space, agriculture, affordable housing and the majority SHPO's grants. NINA, a non-profit is a great supporter of the program and Eversource is one of our primary purchaser for these credits.

Ms. Lozupone announced she will be leaving ST employment for another opportunity and thanked everyone.

Chairwoman Nelson thanked Ms. Lozupone and wished her well. She asked Ms. Lozupone to give some clarity to the tax credits program.

Ms. Lozupone mentioned the program has been suspended until her position is filled.

Ms. Shapiro thanked and praised Ms. Lozupone for a job well done.

II. Review of Public Comment Procedures

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

III. Code of Conduct/Conflict of Interest

Chairwoman Nelson reviewed the conflict of interest policy.

Noted: Ms. Kathy Maher would have with Va. Barnum Museum Foundation, Bridgeport, she was not present at today's meeting.

IV. Review and Approval Minutes

April 3, 2019 Minutes

On a motion by Dr. Partridge, Second by Mr. Elmore, to accept the meeting minutes with corrections. (Y-8, N-0, Abstaining – S. Nelson)

V. State Historic Preservation Grants – Action Items

a. Survey and Planning Request for grant award increase, Barnum Museum Foundation, Inc., Bridgeport

On a motion by Dr. Faber, Second by Dr. Woodward, the Historic Preservation Council votes to increase the Survey and Planning Grant awarded on April 5, 2017 to the below-listed applicant in the amount of \$7,736.00 totaling \$33,236.00. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant as administered by the Department of Economic and Community Development.

(Y-8, N-0, Abstaining – S. Nelson)

Ms. Dunne presented the application as recommended by staff. This grant was awarded to hire a Consultant to prepare and NHL nomination which went to the National Park Service with positive results. The reviewer had questions and edits she thought should be addressed before the application goes to review. This was not account for in the original budget so Ms. Labadia thought that warranted asking for additional funding.

Dr. Woodward mentioned these question should be answered best by a historian not architectural historian. Ms. Dunne agreed, that was a good point.

Dr. Faber asked what “meeting” entailed in the cost proposal. Ms. Dunne replied it pertained to billing hours traveling from Connecticut to Washington, D.C.

Chairwoman Nelson added if the original Survey and Planning grant was \$20,000 then why was an addition grant of \$26,900 was given if the cap was \$20,000. Ms. Dunne replied she would have to go back and look April 5, 2017s minutes to see why. Chairwoman Nelson mentioned we were already at a higher level unless we made a change or were in the process of raising

Mr. Elmore asked if it made a difference additional info and questions came from the Trust. The grant started at \$20,000 and is now higher. Ms. Dunne replied it is really an amendment to an initial grant.

Chairwoman Nelson suggested the Council table this application to allow M. Dunne to obtain additional information for funding support and if the grant cap amount is appropriate for 2019.

A motion was made Dr. Faber, Second Dr. Woodward to table this application til later on in the meeting upon research of additional information.

(Y-8, N-0, Abstaining – S. Nelson)

b. Survey and Planning Grant, Scoville Memorial Library Association, Inc., 38 Main St., Salisbury

On a motion by Dr. Partridge, Second Mr. Elmore, the Historical Preservation Council votes to recommend the award of a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount \$20,000.00. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant as administered by the Department of Economic and Community Development receipt of a grant as administered by the Department of Economic and Community Development.

(Y-8, N-0, Abstaining – S. Nelson)

Ms. Dunne mentioned staff recommends this application. This will most likely be a \$40,000 project, \$20,000 from SHPO and \$20,000 from the applicant. Most conditions assessments have been coming in at under \$20,000, but we encourage the property owner to have an outlined report to track the scope of work for the HRF grant. They have been coming to MS. Lozupone without it.

Dr. Faber asked if the architects being sought will be historic architects. Ms. Dunne replied yes, it is one of the requirements.

Chairwoman Nelson noted there are different levels of plans and specifications needed for different purposes. Ms. Dunne replied yes. Chairwoman Nelson replied application should state at a minimum design development (DD) bid spec and so they can get the HRF grant.

Mr. Elmore asked if the narrative would have to be changed. Ms. Dunne replied yes, because of the unknowns, we can restructure the application.

c. Survey and Planning Grant, First Ecclesiastical Society of East Haddam dba/First Church of Christ Congregational of East Haddam, 499 Town Street, (East Haddam)

On a motion by Dr. Faber, Second by Ms. Nelson, the Historic Preservation Council votes to recommend the award of a Survey and Planning Grant grant, funded by the Community Investment Act of the State of Connecticut to the below-listed applicant in the amount of \$3,075.00. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant as administered by the Department of Economic and Community Development.

(Y-8, N-0, Abstaining – Nelson)

Ms. Dunne mentioned SHPO did fund a condition's assessment 2 years ago which was identified as a priority need. She believes \$6,000, the total of the match is enough for the roof repair.

Chairwoman Nelson asked for clarity with the design development and construction bid-level documents to be used. Ms. Dunne replied the applicant using their architect proposal and planning to apply for a HRF grant. Will make sure they understand the process.

Mr. Elmore added it would be great to have a letter from the architect.

Dr. Faber mentioned the Warner latches are exceptional and thought Warner was from Haddam not Hadlyme. There was a discrepancy in the dates, 1902 or 1904.

Dr. Woodward asked if the parishioners were doing any of the work experienced in engineering and contracting and will they be asking for an HRF grant. Ms. Dunne replied

Ms. Dunne replied under our guidelines we require qualified architects. We do not compensate volunteers, work has to be sent out to bid.

Dr. Faber mentioned the meeting date was May 1st instead of May 8th

d. Institutional Support for Capacity Building (formerly BOS), New London Landmarks, Inc. New London

On a motion by Dr. Faber, Second by Dr. Partridge, the Historic Preservation Council votes to award an Institutional Support for Capacity Building Grant (formerly Basic Operational Support Grant) to the below-listed applicant in the amount shown \$100,000.00. (two-year support) 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.

(Y-8, N-0, Abstaining – S. Nelson)

Ms. Dunne presented with an overview of the BOS grant program. Updated guidelines have been entered into DropBox. We currently have four recipients: New London Landmarks, New Haven Preservation Trust, Hartford Preservation Alliance and Historic Neighborhood Preservation in Stamford. BOS is an important part of the CIA story. SHPO has been funding New London Landmarks for about 10 years on a 2 year each \$50,000 matching grants. Applicant is required to report their activities financially and how they are meeting our state objectives quarterly. SHPO would like to continue funding this organization. Ms. Laura Natusch, New London Landmarks was present if anyone has any questions.

Ms. Shapiro added comments supporting BOS.

Chairwoman Nelson praised the application was very thorough and is a reflection on the SHPO's commitment to the program.

Ms. Natusch thank everyone for their continued support of her organization.

Dr. Glaser left the phone call @10:50 a.m.

e. Institutional Support for Capacity Building (formerly BOS, New Haven Preservation Trust, New Haven

On a motion by Dr. Partridge, Second by Mr. Elmore, the Historic Preservation Council votes to award an Institutional Support for Capacity Building Grant (formerly Basic Operational Support Grant) to the below-listed applicant in the amount shown \$100,000.00. (two-year support) 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.

(Y-7, N-0, Abstaining – S. Nelson)

We have supported the NHPT and have been recipients for the past 10 year. Ms. Elizabeth Holt and Ms. Susan Godshall, Treasurer for the New Haven Preservation Trust were present.

Dr. Faber commented this application was very well done.

Ms. Godshall thanked the staff for their continuing support. Several non-profits and smaller organizations exist because of SHPO and it helps to strengthen the community.

Recalled item Va.

a. Survey and Planning Request for grant award increase, Barnum Museum Foundation, Inc., Bridgeport

Chairwoman Nelson added the April 5, 2017 minutes was reviewed and there was no indication as to why the amount was granted over \$20,000.

Dr. Woodward mentioned he would vote going forward, but grant cap should be examined and addressed.

Dr. Partridge had concerns I with the principal and the optics.

Chairwoman Nelson suggested the item be tabled to next month's meeting to give Ms. Dunne time to review her file.

On a motion by Ms. Carnell, Second by Dr. Woodward to table item Va. til June 5, 2019's meeting.

(Y-7, N-0, Abstaining – S. Nelson)

V. State Register of Historic Places

None

VII. Local Historic District/Property Study Report

None

X. Preservation Restrictions

None

XI. Report on State Historic Preservation Office Museum Activities – Liz Shapiro, Mary Dunne and Cathy Labadia

SHPO:

Good to Great Grant – We are on schedule for the next round of the Good to Great grants, Todd will be creating a webinar on Thursday with information about building a strong application. The deadline for the letter of intent was May 1, and we’ve received over 20 applications. Todd has begun the follow-up to ensure that all who have written have a project that will be appropriate and competitive. The final applications are due on July 1.

Reminder!! **Statewide Conference** - <https://www.eventbrite.com/e/2019-statewide-historic-preservation-conference-tickets-58585856875?aff=erelexpmlt>

May 17 and May 18 - Registration is open and people are registering. Sessions include:

-) The Meaning of it All: How to write an impactful significance statement for State and National Register Nominations
- B) Evaluating Projects Using the Standards for Rehabilitation

- A) Mastering the Art of Advocacy and Communications
- B) Planning for Success: Undertaking capital improvement projects
- C) Do I Have the Energy? Making historic structures energy efficient

Legislative – It’s been a busy legislative season. Todd will give update on CEPA Willimantic. Liz will update on SB 1107.

Museums General:

Five of our seven seasonal employees have been hired, and those that are returning actually started work last Friday at Old New-Gate. We are finishing the process with the remaining candidates. We are very pleased with the applicant pool.

Sloane Museum:

The second pre-bid meeting was held at Sloane on Monday May 6. I couldn’t attend so am waiting for an update. Because we had to postpone the project, we are now scheduled to begin around October 1. What was going to be the grand “re-opening” on Saturday September 21 will not be rebranded as a 50th anniversary party and a celebration of the work that is to come. It will give us a chance to host another celebration in the spring when the construction is complete. We have finally worked through the sticky wicket of helping to fund the Friends of the Eric Sloane Museum’s reconstruction of the Noah Blake Cabin on the site. SHPO will be helping them with funding of \$35,000 which will come not from state money, but from the fund set up by the Sloane family to support the activities of the museum. The fund has about \$200,000 in it, and no money has ever been spent from it.

New-Gate Prison & Copper Mine

The painting/roofing work is complete on Viets Tavern and the two additional buildings on the New-Gate campus. Our contractors have started work to spruce up the visitor’s center, which includes window replacement, painting, roof cleaning, etc. We’ve had a hold-up in finding a contractor who will assist with the studies that we would like to complete in the mine, and that’s been frustrating. Morgan, staff and docents have prepared the museum for opening which will take place tomorrow – Thursday May 9 – and FOX61 news will be onsite from 6:45 am until 10 am doing hourly highlights of the site. Morgan has also been very active creating partnerships with organizations that work with formerly incarcerated people in an effort to bring different voices to the interpretation.

We will also be obtaining a copy of the exhibit panels that were a part of the “States of Incarceration” exhibit that traveled to the Hartford Public Library in March/April. They will be part of the rotating exhibits at the museum.

We’ve extended our museum hours at New-Gate as well, and we’ll be open 10-4:30 Thursday to Monday.

Prudence Crandall Museum:

Joanie has been busy with docent training, and has a whole new group for the season. She has been busy making community contacts, especially within the Canterbury School District. She has organized a project to review, inventory and pack the contents of the second floor library prior to the museum restoration that should start late this fall.

Henry Whitfield State Museum:

Staff has met with Nationwide, the security system provider we used at New-Gate, and is developing a plan for the museum. Phone lines will also be upgraded. Because HWSM is the last of the four museums to have a full overhaul of its physical plant, staff has been working on code compliance issues. Programs for the summer have been set, and staff at HW will take the lead on the participation of the museums in Make Music Day, a free music festival that is part of an international program that celebrates music and the arts on June 21.

XII. Report on Museum Properties

None

XIII. Old Business

a. Threatened property updates – Todd Levin

Willimantic – Hale House and Hooker Hotel

Mr. Levin mentioned we have come to a solution a managed to save the Hale Hotel. This is a great preservation win and thanks to our Atty. General and our staff for their great work on this project. The Hooker Hotel unfortunately is going to be too costly to save. Two adjacent buildings, The Saving Institute and the Marble Walk was also added in the agreement to be saved as well.

b. Colchester - Cogshell Robinson House

The Robinson House in Colchester is in a National Register District and was threatened. The property owner purchased the two buildings next door two years ago. The building were going to be dismantled at the cost of the owner and moved across the street which the town did not support. Owner paid \$70k to have the building dismantled, half way through this process the person took off not completing the project. The demolition application was then pulled. Owner does want to find a new home, but wants the site cleared. A hazardous material assessment has to be done on the property. Some points of interest n this property, fifteen years ago this site was a Walgreens and was in negotiations with our office and AG’s office. Mr. Levine will research this information if we have it. This has the potential to be a CEPA case.

Dr. Faber added Mr. Arthur Liverant led the charge on this property 15 years ago and is still angry. Mr. Levine mentioned he had been speaking with his wife.

Chairwoman Nelson acknowledged Mr. Levine and AG Polansky’s diligence and skill in handling this project.

XIV. New Business

None

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

Ms. Montanaro mentioned they have two new Circuit riders, Ms. Stacey Vario and Mr. Michael Farino that will start next week. Their first official duties will be attending the SHPO Conference next week Friday May 17th.

CT Preservation Action Corp. – Ms. Mary Falvey

Next Tuesday Conversations at Noon @ The Old State House will be speaking on Preservation and the history of The Old State House's preservation. A panel discussion will follow with Ms. Mary Dunne – SHPO, Ms. Montanaro and Ms. Falvey.

After the conference CPA is have a cocktail sip awarding Mr. William Croskey an award for Preservation. For registration CTPreservationaction.org.

SB1107 Senator Flexor's bill on exempting Historic Properties, she will not raise the bill bringing it to a vote due to an agreement made to speak with us first. Senator Johnson has not given us the same assurance. Ms. Shapiro added our Deputy Commissioner has come to an agreement with Senator Duff that he will do everything in his power to ensure this does not happen. Mr. Levine I spoke with Senator Johnson last week and she said it is still a concern for her and she would like to meet with us and work something out. Ms. Labadia mentioned she was quoted in the paper as saying that as well.

SB7410 tax credits which would affect Eversource's ability to buy tax credits. We are working to get it back out. Ms. Lozupone mention Eversource has been a great supporter of home tax credits and we are not trying to take anything away from them.

SB1118 Community Investment Act is gone.

Bill on Accounting of CIA, CPA did not weigh in.

Ms. Shapiro thanked Ms. Falvey for doing what her organization does for us on a volunteer basis.

XVI. Public Forum

XVII. Adjournment

A motion was made by Dr. Faber, Second Dr. Woodward to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 11:38 a.m.

(Y-10, N-0, Abstaining – Nelson)

Respectfully submitted by:

Deborah Gaston, Secretary

*Next meeting:
Wednesday, June 5, 2019, 9:30 a.m.
Conference Call*