

**HISTORIC PRESERVATION COUNCIL MEETING  
STATE HISTORIC PRESERVATION OFFICE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
450 Columbus Boulevard  
Wednesday, November 6, 2019 @ 9:30 am  
Meeting Minutes  
DRAFT**

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

Call in: Ms. Stacy Varo, and Mr. Mike Farino, CT Trust

Staff: Todd Levine (10:05 a.m.) Marena Wisniewski, Deborah Gaston, and Mary Dunne

Guests: Ms. Mary Falvey, Hartford Preservation Alliance  
Ms. Jane Montanaro, Connecticut Trust for Historic Preservation  
Mr. H. Jean Smith, Cogshell House  
Ms. Mary Tomasi, Cogshell House  
Ms. Bertha Glemboski Cogshell House  
Mr. Brian Smith, Cogshell House  
Mr. Jamie Noel, Charter Oak- City of Hartford  
Ms. Lora Langer, HBSC  
Mr. Ryan Pierce, Charter Oak – City of Hartford  
Mr. Donna Swarr, Charter Oak – Friends of Colt Park  
Ms. Jennifer Lotsten, Charter Oak – City of Hartford  
Mr. Mark Dowd, Charter Oak – City of Hartford

**I. Call to Order**

The meeting of the Historic Preservation Council was called to order at 9:44 a.m.

**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. No conflicts noted.

**IV. Review and Approval Minutes**

***September 4, 2019 Transcript***

*On a motion by Ms. Carnell, Second by Dr. Faber, to recall tabled September 4, 2019 meeting minutes transcript back to the table for review. (Y-4, N-0, Abstaining - Nelson, Woodward)*

*On a motion by Ms. Carnell Second by, Dr. Woodward to approve September 4, 2019 meeting minutes transcript. (Y-4, N-0, Abstaining - Nelson, Woodward)*

**October 2, 2019 Minutes**

*On a motion by Dr. Glaser, Second by Dr. Faber to accept October 2, 2019 meeting minutes with one correction. (Y-5, N-0, Abstaining – S. Nelson)*

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

**a. Survey and Planning Grant, Harriet Beecher Stowe Center (Katherine Seymour Day House (1884) 77 Forest St., Hartford**

*On a motion by Dr. Faber, Second by Dr. Glaser, the Historic Preservation Council votes to increase the Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount of \$10,000. 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-5, N-0, Abstaining – S. Nelson)*

Ms. Dunne presented the application as recommended by staff. There is an easement on this parcel of property because of a historic restoration fund grant given to the Stowe Center in 2017. SHPO is happy to assist in maintaining the Day House. Ms. Lora Langer was present from the Stowe Center for questions.

Chairwoman Nelson asked if there were existing conditions drawings for building to help aid the conditions assessment. Ms. Dunne said she was not sure, but she would check. Ms. Dunne asked Chairwoman Nelson what she thought would be a reasonable cost to prepare the drawings as requested. Chairwoman Nelson replied about \$5,000. Ms. Dunne replied if the original grant amount is not enough then the Stowe Day House would have to come back to the Council providing they did not exceed the cap.

**b. Survey and Planning Grant, Templo Sion Pentecostal Church, (St. Paul’s Methodist Episcopal Church (1900)), 1886 Park St., Hartford**

*On a motion by Dr. Faber, Second by Dr. Woodward, 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 \$10,000.00. 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-5, N-0, Abstaining – S. Nelson)*

Ms. Dunne presented the application as recommended by staff. She noted this property is individually listed. The circuit riders are to be commended for a job well on site visits and speaking with the applicant. The applicant is excited about this project, and need the help of a qualified consultant to guide them through the process.

Dr. Woodward asked if the applicants owned the building, and for clarification regarding the relationship with Saint Mark's. Ms. Dunne responded that they do own the building, and St. Marks is the historic name of the building, but that Templo Sion is the new congregation.

Dr. Woodward asked for an explanation of the “**acqin/acrin model**” which the applicant stated describes the church. Ms. Carnell explained the church is set up in a “circle model” or auditorium style, semi-circle setup with glass partitions dividing Sunday school classrooms in the back of the church.

Dr. Faber mentioned items G-J of the application were not added to the packet. Ms. Dunne replied that the owners do not have a long term preservation plan, but that it is not a requirement for the application. The conditions assessment will produce a long term plan, which could lead to an HRF grant.

Mr. Elmore questioned whether the grant amount will be sufficient for this project which includes structural and stain glass windows. Chairwoman Nelson shared the same concerns, especially considering the structural, architectural and mechanical disciplines could produce code compliance issues. Base drawings would have to be included to move the project forward. Ms. Dunne replied that the project could be done in stages, and they applicants could return and apply for additional funding. Mr. Elmore noted that this is a matching grant so the applicants know their limitations. Ms. Dunne commented that SHPO encourages grants that are requested in phases so that projects can be completed efficiently. The applicant's biggest concerns are the internal, electrical and HVAC systems. Mr. Elmore stated if they start with floorplans, both structural and mechanical, they should be fine.

*On a vote to revise the motion by Mr. Elmore, and Second, Dr. Woodward to include the language “to add an established final scope of study to be reviewed and revised by the SHPO staff.”*

*(Y-5, N-0, Abstaining –S. Nelson)*

*On a vote to accept the revised motion:*

*(Y-5, N-0, Abstaining –S. Nelson)*

**c. Certified Local Government Historic Preservation Enhancement Grant, Register nomination for the Charter Oak Place District, adding the Charter Oak Monument (1905), City of Hartford**

*On a motion by Dr. Woodward, Second by Ms. Carnell, the Historic Preservation Council votes to recommend the award of a Certified Local Government, Historic Preservation Enhancement Grant, funded by Historic Preservation Fund of the Department of the Interior, National Park Service to the below-listed applicant in the amount of \$5,000.00. 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.*

*(Y-5, N-0, Abstaining –S. Nelson)*

Ms. Dunne presented this application as approved by staff. Ms. Scofield did survey the parcel and monument. The majority of work on this project has already been completed.

This amount is to cover research, field work and photography. Mr. Ryan Pierce and others are present today in support of this application.

Dr. Woodward asked how big the historic district is. Ms. Dunne replied the monument is not identified and should be in the application. Dr. Woodward commented that he had done some research on the monument. Ms. Mary Falvey, Hartford Preservation Alliance, replied they had a tree specialist/forester look at the trees and none of them are of the same species as the original tree. Dr. Woodward added that this is an amazing story.

Mr. Elmore asked if there were other landscape features that should be added to the nomination. Ms. Falvey replied there was an added boundary and a house was moved from Congress St. and relocated to Charter Oak Place at the top of the street.

## **VI. State Register of Historic Places Nominations**

### **a. Gaylord Hospital (Sanatorium), 50 Gaylord Farm Road, Wallingford**

*On a motion by Dr. Faber, Second by Ms. Carnell, the Historic Preservation Council votes to list Gaylord Farm Sanatorium, located at 50 Gaylord Farm Road, Wallingford, to the State Register of Historic Places.*

*(Y-5, N-0, Abstaining –S. Nelson)*

Ms. Wisniewski presented this application. This property is listed under Criterion 1 on the local level under health medicine and literature. Patients were treated for tuberculosis prevalent during the 20<sup>th</sup> century in Connecticut and for the influence it had on playwright Eugene O'Neill. Several of the institutional building have maintained their integrity. The facility was dedicated to healing body and spirit. Ms. Stacy Vario, circuit writer and author of the nomination, was on the phone for questions.

Dr. Faber stated the application was well done.

Mr. Elmore added that a map featuring more of the extant landscape features would be a helpful addition on the final submission. Ms. Vario replied many of the gardens were lost, but some legacy trees still exist and can be pointed out on the map. This information can be added.

## **VII. Local Historic District/Property Study Report**

*On a motion by Ms. Carnell, Second Dr. Faber, 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 New Canaan Historic District, New Canaan, CT as presented by the New Canaan Historic District Commission and dated August 2019.*

*(Y-5, N-0, Abstaining –S. Nelson)*

Ms. Dunne presented this application. This application is for a single property expansion which had been included in the original report but was removed at the owner's request. The current owner would like it added to the report.

## **VIII. Archaeological Preserves**

**IX. Threatened Properties** – Brad Schide, CT Trust for Historic Preservations, Paul Selnau, Schandler Selnau Associates

**a. Presentation on Cogshell-Robinson House, Colchester**

Mr. Schide, came before the Council for a second time, presented a brief overview of the adjustments to the drawings/display. This project will not be financed until next year. There is still a lot of work to be done.

Mr. Elmore asked Mr. Schide to describe some of the changes to the new drawings. Mr. Schide replied units will not be handicapped accessible and there will be studios, 1 and 2 bedroom units. There is a written agreement with the owner preventing demolition of the property.

Mr. Levine added he wanted to bring the improved designs back in front of the Council due to possible HUD funding if used, would require a 106 review. Chairwoman Nelson asked Mr. Levine how the project would be reviewed if federal/state funds were used. Mr. Levine replied that the new construction would be evaluated for how well it would fit into the historical context of the district, including scale, setback, design, and materials. SHPO will work with whomever the developers are to make sure this is done.

Chairwoman Nelson asked Mr. Levine if the existing house is secured for the upcoming winter months. Mr. Levine replied yes, the building has been secured.

Dr. Woodward thanked everyone involved and added it is nice to see everyone working together.

Mr. Brian Smith, member of the Board of Governors of Colchester Historical Society, added he is pleased with the way this project is moving forward. Reconfiguring the landscaping, which is a paved lot now due to a previous fire is an improvement. As a former town official, this is good for the town, housing and economic development. Bring new citizens into a walkable downtown is great. Mr. Smith thanked Mr. Jamie Noel - building owner, and all who collaborated on this project.

Chairwoman Nelson added there was background submission information on Mr. Myron Robinson, the owner of the house into record by the Colchester Historic Society. This information will be uploaded to Dropbox. She thanked everyone involved in the process.

**X. Preservation Restrictions**

**XI. Report on State Historic Preservation Office Museum Activities – Marena Wisniewski in Liz Shapiro’s absence**

**SHPO:**

All interviews have been completed for the Architectural Preservationist position and we are currently waiting for EOO to complete their approval, so SHPO can make an offer.

Historic Homes Tax Credit – the program started accepting applications on October 1. Julie Carmelich is now working with a backlog of 28 applications, in addition to managing those that are currently in process. This entails quite a bit of extra work, so appreciation to her for taking on this extra workload. Julie will also be training our new hire. If anyone on the council gets any questions about the program, please stress that the SHPO is doing its best to maintain a high degree of client service.

Doug Royalty’s last day will be November 14. We are incredibly appreciative of the role he has played not only in bringing the Hurricane Sandy project to a successful conclusion, but as a member of the SHPO team. Doug has always been willing to take part in staff discussions and initiatives, and we are grateful to him for the skills and expertise that he has brought to the office. We wish him all good fortune.

Liz Shapiro attended the National Trust Conference in Denver. Primary topics of the keynotes and sessions she attended addressed issues of neighborhood revitalization without gentrification, and resiliency. It was her pleasure to spend some time with the Trust’s circuit rider, Mike Farino.

Dr. David Canton (Conn College) has agreed to be a technical advisor for the Civil Rights grant that Cathy Labadia is stewarding. He is thrilled to help our project and happy to see that the story of the Morehouse College students work on the Connecticut tobacco farms continues to have traction. He is on sabbatical this year writing a book on Lawrence Reddick (a Civil Rights activist that chronicled events at the time and wrote the first MLK biography) and will be travelling around the country to different repositories for research (Atlanta, Birmingham, Jackson). He said that he would add Connecticut tobacco work to his list of research topics and he is already putting together a list of books to be consulted (he teaches several classes on the Civil Rights movement).

**Museums General:**

The museum season closed on October 31. Staff will begin a time of intense planning for next year, which includes monthly retreats in Hartford.

**Sloane Museum:**

The construction at the Eric Sloane Museum continues and remains on schedule. Liz attended the biweekly construction meeting at the museum yesterday (November 5) and it was very exciting to see how the space is already looking different. Staff has been moving ahead to organize the reinstallation of the exhibits (date TBD), and to work with consultants and volunteers to add additional exhibits to the museum for the grand reopening, officially scheduled for July 4.

Liz is currently waiting for the position refill for Barbara Russ's position to be approved. With luck, we will be able to move ahead on refilling before she leaves the position, which is now scheduled for February 1, 2020.

### **New-Gate Prison & Copper Mine**

Five hundred families attended the Family Halloween event (the final event of the season) on Saturday October 26. This event was held in conjunction with the town of East Granby, and was free to town residents. All 500 attendees were at the museum for a particular one and a half hour time frame, so it was pretty busy!

Morgan Bengel, the site administrator, has moved her office back into the building. This season, visitation was about 10,000 people, but updated statistics will be provided next month. Staff saw quite a number of school, camp, scout and other groups in May and in September, which was not expected as group experiences were not advertised. This season, Morgan will be developing more school and group programs, and we will begin a paid advertising campaign.

### **Prudence Crandall Museum:**

The Prudence Crandall Museum hosted a very successful closing event on October 20. All seats were filled, and the program was extremely moving. Dr. Jennifer Rycinga, the foremost Crandall biographer and scholar, gave a wonderful short talk that placed Crandall into context in the peace and nonviolence movement. A peace pole was donated by the World Peace Sanctuary in Wassaic, NY, and their director brought it to the event and spoke in conjunction with Iran Nazario, the CEO of the Peace Center of Connecticut.

Joanie DiMartino will be attending the New England Museum Association Conference in Vermont from November 6 to the 8<sup>th</sup>. She has been active in the state doing speaking engagements about Prudence and is a member of Secretary of State Denise Merrill's planning council for the 100<sup>th</sup> Anniversary of Women's Suffrage. Joanie will be spending the next few months continuing to empty the museum, prior to the restoration project. Sincere thanks to Drew Crandall, President of the Friends of Prudence Crandall, for all their wonderful support.

### **Henry Whitfield State Museum:**

The Whitfield Museum staff presented their Halloween event, and will be presenting events the weekend after Thanksgiving as well as the first weekend in December. Staff have been preparing for small projects around the museums' physical plant to alleviate code violations. A lot of electrical and plumbing work will be done starting in December. Liz Shapiro brought Margaret Anne Tockershewsky, Director of the New Haven Museum, to Henry Whitfield on November 5. Staff would like to begin to work more collaboratively with the New Haven Museum.

## **XII. Report on Museum Properties**

### **XIII. Old Business**

#### **a. CEPA Updates on Howe Street properties (June 2019) – Mr. Todd Levine**

Mr. Levine presented an update on past and ongoing CEPA projects. There are currently four projects SHPO is watching. Howe Street in New Haven is still ongoing. The initial agreement the Attorney General's Office regarding 95, and 97-99 Howe Street was completely red-lined and returned. The state responded to the edits with the stipulation that the building has to be rehabbed or they will proceed with litigation. Two weeks ago Mr. Levine asked Alan Polansky (Assistant AG) if the owners had responded, he said they have not as of yet, even though their meeting went well.

The locals have been gathering information and a quote has been produced to move 95 Howe Street. There are three potential sites all within the Dwight district. It will cost \$175,000 to move the building which includes power lines being lowered and a new foundation and working utilities. Mr. Levine stated the State is working with a full-profit developer, the city and a non-profit developer to save 95 Howe Street.

#### **b. Bridgewater - Grange**

The CEPA case of three years ago with the Town of Bridgewater, regarding the Grange, has come back. Mr. Brad Schide of the CT Trust, and David Goslin from Crosskey Architects will be at a meeting this Saturday, November 9, 2019 to discuss the importance of saving the Grange. The first Selectman is presenting four other options.

#### **c. 67 Prospect St., Milford**

This a potential CEPA case with a pending lawsuit. Milford has a town-wide ordinance that was enabled at the legislative statewide level seven years ago. Four towns have the ordinance: Milford, New Britain, Stamford, and Hartford. New London and New Haven have draft ordinances. These ordinances give commissions a regulatory role to oversee all "historic properties" in the municipality. The owner wanted to demolish 67 Prospect Street, but it was denied by the Milford Historical Commission. There is a lawsuit concerning this decision pending. Thursday we have a team going to conduct an assessment. The neighbors have raised the issue that the founders of the town are buried in this yard next to the property. We have spoken to Nick Bellantoni, former State Archeologist, who will be working with staff to conduct a ground-penetrating radar of the whole site to search for remains.

#### **d. Sacred Heart Convent and Rectory, New Haven**

This property is owned by The Saint Martin De Porres Academy. It is a faith-based middle school academy which provides free tuition and after-school programming for low-income families in New Haven. The church complex is in the Trowbridge Square National Register Historic District which includes five buildings: a church, rectory, convent, school, and a garage. The Academy wants to demolish the rectory, convent and the garage. The buildings are architecturally significant.

**XIV. New Business**

**a. Meeting date for 2020**

The meeting dates for 2020 have been approved. The Council decided July 8<sup>th</sup>, 2020 would be a more suitable date for all in the month of July.

Chairwoman Nelson reminded attendees that in case of inclement weather, an in-office meeting can revert to a conference call meeting. We will keep everyone abreast of any inclement weather changes in advance by email.

**XV. Liaison with Public & Private Agencies**

**XVI. Public Forum**

Dr. Faber spoke about a 1745 home that has been lost in East Hampton, CT within a matter of hours. She wanted to remind everyone that the Certified Local Government Program is really important to have in place. She asked if there is a way we, as a Council, can reach out to towns so that they can become a certified local government and as such, impose demolition delays? If there was a CLG in place, the house could have been saved.

Chairwoman Nelson added that the Connecticut Trust has been instrumental in trying to get that information out to the public. Ms. Montanaro mentioned she did meet with the town of East Hampton, to no avail. Mr. Mike Farino, a Trust circuit rider, will follow up on this matter. Chairwoman Nelson also added there is a list of CLGs for the state of Connecticut.

**XVII. Adjournment**

*A motion was made by Ms. Glaser, Second by Ms. Carnell to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 11:38 a.m.*

*(Y-5, N-0, Abstaining – S. Nelson)*

Respectfully submitted by:

Deborah Gaston, Secretary

*Next meeting:  
Wednesday, December 4, 2019, 9:30 a.m.  
Conference Call*