

**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**

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

Call in: Ms. Stacy Vario, 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. Hean 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.

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 staff recommended this application. There is an easement on this parcel of property because of a historic restoration fund grant given to the Stowe Center in 2017. We are 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 asked Chairwoman Nelson what she thought would be a reasonable amount. Chairwoman Nelson replied about \$5,000. Ms. Dunne replied if the amount was not enough then the Day House would have to come back to the Council if 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 mentioned this property is individually listed on the National Register of Historic Places. The circuit writers are to be commended for a job well on site visits and speaking with the applicant. The applicant is excited about this project. They need the help of a qualified consultant to guide them through the process.

Dr. Woodward asked if the applicants owned the building and what is the relationship with Saint Marks. Ms. Dunne replied, yes they do own the building and St. Marks is a former denomination with a new name.

Dr. Woodward asked what is the akron model which the applicant stated the church is under. Ms. Carnell explain the church is set up in a “circle model” or auditorium style semi-circle setup with glass partitions to dividing Sunday school classrooms in the back of the church.

Dr. Faber mentioned items G-J were not added. Ms. Dunne replied they do not have a long term preservation plan. The conditions assessment is for that reason, to produce a long term plan, a HRF grant.

Mr. Elmore added, with his experience as an architect, is this grant amount going to be efficient for this project which includes structural and stain glass windows.

Chairwoman Nelson shared the same concerns considering structural, architectural and mechanical disciplines could produce code compliance issues. Base drawings would have to be included to move forward. Ms. Dunne replied, we want to make sure consultants and all involved are paid, the project can be done in stages. Mr. Elmore mention because this is a matching grants the applicants know their limitation. Chairwoman Nelson suggested to take care of the most important issues first, the structural and base drawings as a first review. Mr. Elmore added even if this is Phase 1, the applicant can come back in a year for more assistance. Ms. Dunne replied we encourage that so the project can be completed efficiently. Their biggest concerns are the internal, electrical and HVAC systems. Mr. Elmore stated if they start with floorplans, structural and mechanical first 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. 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 was. Ms. Dunne replied the monument is not identified and should be in the application. Dr. Woodward mentioned he had done some research on the monument. An offer was made to the person who took care of the tree to plant a cyan of the tree the very next spring and wonder if that was ever done. 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 of the original tree. Dr. Woodward added this is an amazing story.

Mr. Elmore asked if there were other landscape features that should be added. 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 20th century in Connecticut and for the influence it had on Play writer Eugene O’Neill. Several of the institutionalized building have maintain its 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 mention the application was well done, but would like to have seen a map and more extant landscape features on the final submission. Somethings were left out and for future purposes, we can go back and use this important information. 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. The boundaries and the single property expansions are very voted on. The owner did not originally add the boundaries, but wants to at this time.

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, coming before the Council for a second time presented a brief overview of his 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 to describe some of the changes to the new drawings. Mr. Schide replied units will not be handicap assessable and there will be studios, 1 and 2 bedroom units. There is a written agreement with the owner to not demo the property.

Mr. Levine added he wanted to bring the improved designs back in front of the Council due to possible HUDD funding being used which would require a 106 review.

Chairwoman Nelson asked Mr. Levine what the actual esthetics are. Mr. Levine replied first the district is surveyed, see if it is within scale and has defining features. SHPO will work with whoever 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 Historic 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 a plus. As a former town official, this is good for the town, housing and economic development. Being new citizens into a walkable downtown is great. Mr. Smith thanked Mr. Jamie Noel and all who collaborated on this project.

Chairwoman Nelson added there was background submission information on Mr. Myron Robinson, the owner of the house submitted into record by the Colchester Historic Society. This information will be uploaded to Dropbox. She thanked everyone 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 and we are currently waiting for EOO to complete their approval, so we 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 happier 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 some 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 there will be paid advertising.

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 8th. 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 100th 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. Levin presented. There are four ongoing CEPA projects. Howe Street is still ongoing. The initial agreement the Attorney General's Office sent to 95, 97 and 99 Howe Street was completely red-lined and returned. Stating the building has to be rehabbed or we go to court. Two weeks ago I asked Allan Polansky if the owners had responded, he said they have not as of yet even though our meeting went well.

The locals have been gathering information and we have a quote on 95 Howe, which are three sites in 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. We are working with full-profit developer, the city and a non-profit developer to save 95 Howe Street.

b. Bridgewater - Grange St.

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

There is concern, the numbers the First Selectman is putting on the website are not correct. Mr. Schide and his team will be addressing this issue.

c. 67 Prospect St., Milford

This a potential CEPA case with a pending law suit. Milford has a town-wide ordinance that was enabled at the legislative statewide level seven years ago. Five towns have the ordinance, Milford, New Britain and Hartford. New London and New Haven are in que which gives buildings a regulatory role for all buildings in the municipality. The owner wanted to demo 67, but it was denied by the Commission. There is a lawsuit pending and there will be a meeting this Friday November 8, 2019 on this case. Thursday we have a team going in to conduct an assessment. The neighbors have raise an issue that the founders of the town are buried in this yard next to the property. We have spoken to Nick Beletoni, former State Archeologist, who will be working with us to conduct a ground-penetrating radar of the whole site to search for remains.

d. Scared Hear Convent Rectory, New Haven

This property is own by The Saint Martin Deflores Academy. It is a faith-based middle school academy which provides free tuition and after school for low-income families in New Haven. The property is in the Trail Bridge Square historic district which includes 4 buildings; a church, historic rectory, a school and a garage. They want to demo the rectory, convent and the garage. The buildings are extremely architectural. This will most likely come to our office.

XIV. New Business

a. Meeting date for 2020

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

Chairwoman Nelson mention in case of upcoming 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 mentioned a 1745 home has been lost in East Hampton, CT within a matter of hours. Wanted to remind everyone that the Certified Local Government Program is really important to have in place. Is there a way we can reach out to towns so that they can become a certified local government and as a Council and impose demolition delays? If there was a CLG in place, the house could have been saved.

Chairwoman Nelson added the Connecticut Trust has in instrumental in trying to get that work out to the public. Ms. Montanaro mentioned she did meet with them to no avail. Mr. Mike Farino is our circuit rider and she will have him 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***