

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
STATE HISTORIC PRESERATION COUNCIL

Wednesday, April 5, 2017

9:30 am

One Constitution Plaza, Second Floor  
Hartford, CT 06103

**Meeting Minutes**

Present: Ms. Gilvarg, Dr. Jones, Dr. Faber, Chairwoman Nelson, Dr. Glaser, Dr. Woodward, Ms. Kane and Dr. Partridge

Absent: Ms. Maher

Staff: Ms. Dunne, Mr. Levine, Ms. Lozupone and Ms. Labadia, Ms. Carmelich and Ms. Newman-Scott

Guest: Daniel Mackay – CT Trust

**I. Call to Order**

The meeting of the Historic Preservation was called to order at 9:30 am.

**II. Review of Public Comment Procedures**

Chairwoman Nelson read the public comment procedures.

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

*Chairwoman Nelson asked the members if there were any potential perceptions of conflict of interest with any agenda items being brought before the Council.*

Dr. Glaser recused herself due being the Consulting Scholar for the Barnum Museum Foundation.

Dr. Jones recused himself due to being a Barnum Museum Foundation Board Member.

Mr. Levine sits on the Chairs the Board of the Hamden Properties Commission and will not be recusing himself.

#### IV. Review and Approval Minutes

##### a. *February 2017*

*With corrections, table a motion by Dr. Faber, second Dr. Jones*

*(Y-6, N-0, Abstaining - Nelson)*

*The Council agreed to have the February minutes tabled due to corrections.*

*Ms. Johnson will make corrections and repost into Dropbox*

##### b. *March 2017*

*With corrections, approving minutes a motion by Dr. Jones, second Dr. Faber*

*(Y-6, N-0, Abstaining – Glaser and Nelson)*

*Ms. Johnson will make changes and repost into Dropbox*

*(Y-6, N-0, Abstaining – Glaser and Nelson)*

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

*On a motion by, Second by, the Historic Preservation Council approves the Partner in Historic Restoration Fund Grant in the amount of \$49,700.00 Hearing no further discussion, motion passed. (Y-6, N-0, Dr. Jones, second, Dr. Faber, Abstaining – Nelson)*

##### a. **Historic Restoration Fund: East Woodstock Congregational Church, Woodstock, CT**

Ms. Dunne mention the staff recommends approval of this application. There was concern the church wanted to replace the columns with substitute material. I encouraged them to submit a grant application, which they did. I made a site visit and the deterioration is as noted, but there is no reason the columns to be replaced.

Dr. Jones asked if there were any photos to show the original condition of the columns. Ms. Dunne replied she will ask EW Congregational Church to provide them.

##### b. **Survey and Planning Grant: Barnum Museum Foundation, Bridgeport, CT**

*On a motion by, Second by, the Historic Preservation Council approves Survey and Planning Grant in the amount of \$25,500.00 Hearing no further discussion, motion passed. (Y-6, N-0, Ms. Gilvarg, second, Ms. Kane, Abstaining – Nelson)*

*Dr. Jones and Dr. Glaser were recused from the room at 10:20 a.m.*

*Ms. Newman-Scott left the meeting at 10:20 a.m.*

*On a motion by Ms. Gilvarg, second Ms. Kane*

*Chairwoman Nelson mentioned if Ms. Maher were present, she would have recused herself from the meeting due to a conflict of interest.*

Ms. Dunne mention the staff is recommending approval for funding. Ms. Maher, Director of The Barnum Museum has been working towards the possibility of approving a HL status for the Museum for quite some time. There is a letter of support included in the application from the Park Service to why it should be granted status.

Dr. Faber mention to Ms. Dunne there were a few typos within the paperwork.

*Dr. Jones and Dr. Glaser were returned to the room at 10:22a.m.*

**VI. *State Historic Preservation Office Report – Kristina Newman-Scott***  
***By unanimous consent the meeting was reordered so Kristina Newman-Scott to speak prior to item Va.***

CIA is expected to sunset which great news. We do not have the surplus we once had so changes will be made and the Council will be made aware what we are proposing. We are working with a 2.9 million that goes back into the community through our grant making programs which does not include the National Parks Service allocation which is a little over \$700,000.

SHPO is excited to have Alyssa Lozupone on board. We lost our other new staff member, Elizabeth Rairigh due to her husband getting a new position and she is now the Deputy SHPO in Philadelphia. Thank you to my team for working quickly with Human Resources on securing two finalist. We plan on offering someone the position early next week and will give the Council that update.

In terms of the Director position, SHPO has had a hard time finding someone with both SHPO and a museum background. Most of the eligible applicants are from out of state and when the State of Connecticut is googled and our budget is seen, it is a turn off to potential interviewees. This was not considered at all by our staff. That position would also be in the firing zone in reference to layoffs. SHPO has quite a few upcoming workshops in municipalities across the state. Communities are not informed of our services and we are out to change that.

SHPO's very first "Preservation in a Changing Environment Conference" at UCONN's campus in Storrs, May 18<sup>th</sup> with free parking, lunch and after closing reception. Ms. Carmelich mentioned there are 119 people registered thus far. Our keynote speaker is Steve Mueson – Architect and Urbanist from Miami and is a key component of creating strong communities. He has also agreed to run a municipal workshop that afternoon at the event. Following the keynote speaker there will be a municipal leader panel in which Helen Higgins has agreed to be the moderator of. Invitations have be sent out the Mayor of New London, Mayor of Torrington, First Selectwoman of Simsbury, the Mayor of New Milford and the Mayor of Hartford. These are the areas and communities who SHPO believes are on the rise or on the cutting edge of and have significant resource in their downtown areas. If anyone can suggest any other Mayors, First Selectmen or First Selectwomen please do. There will be an awards ceremony during the lunch break, in which two awards will be given to a municipality for their direct preservation efforts and the other for continued progress of preservation in their area. A series of 5x5 and 6x6 presentations specs will be used to represent CIA funding, Hurricane Sandy, Shipwreck-Underwater Archeology, Applilachain Trail, Diversity in Preservation, Technology Politics of Preservation and Climate Change are a few of the topics that will be presented. There will also be a Mentorship program for students. A link will be sent to everyone for getting the word out about the conference. May 15<sup>th</sup> will be the closing date for enrollment

and we hope to attract about 300 people in attendance. An e-blast invitation will be sent through Eventbrite to Lori Brown, Executive Director – League of Conservation Voters.

Future public meeting are in the works to make communities aware of what SHPO does and our purpose.

Ms. Newman-Scott mentioned she will be on maternity leave early July in the mist of our offices to moving to 450 Columbus Boulevard. We do not anticipate any problems, but she will leave info for anyone to contact her if need be.

## **VII. Old Business**

### **a. Reid & Hughes, Norwich, CT**

Mr. Levine mentioned an update with good news. The Historic Preservation Council voted to bring the matter to the Attorney General back in December of 2016 to investigate and potentially halt demolition of the Reid & Hughes building. The municipality tried for years to rehab it and could not, then decided to put an \$800,000 municipal bond for demolition. On March 7<sup>th</sup>, 2016, the Council voted to rescind the demolition application and they have put out a RFP for development of the Reid & Hughes. This is due largely to HPC, SHPO staff and the CT Trust who have work collectively to show the municipality there is an alternative to a demolition. One of our big challenges was to convince the City staff this was possible and probable. Our group, which consisted of SHPO, the CT Trust, AG's office, Norwich Preservation Trust, Norwich Historical Society, Crosskey Architects and Jim Grant Engineering met with the municipality. They had 49 objections/reasons why this project could not be completed. By the end of the subsequent meeting, we had all come to the positive conclusion that there was a prudent alternative on the table. Mr. Levine would like thank everyone for their hard work and dedication on this project.

## **VIII. New Business**

### **a. Orrin Todd House, Hamden, CT**

Ms. Carmelich mentioned she met with Salvatore Filardi, Quinnipiac University's facilities manager and Chris Wigren from the Connecticut Trust last week to speak about the university's plan and the state of the property. The Todd and Toll Houses were toured and the integrity is not great, but they are structurally sound. The buildings are not in danger of demolition or threatened by the weather; it comes down to the University's commitment to preserve and reuse them. Based on Ms. Carmelich's conversation with the Mr. Filardi, it does seem like the University has future plans to reuse these buildings. The University does see the value in connecting their Irish heritage to the history of these properties. Ms. Carmelich did mention SHPO has grants available to assist in this project. Once the demolition has been resolved, the demolition permit will be removed. They are in third party mediation with the City and hope to come to conclusion by the summer and are using the demolition as leverage. Once the mediation is resolved the demolition permit will be removed. The mediation had a lot to do with the town committing to the Street Scape improvement project. Ms. Carmelich explained to Mr. Filardi she would need a written

confirmation that throughout this whole process, the buildings will not be removed. SHPO will revisit this agreement this summer in case the negotiations fall through.

Ms. Nelson mention the letter Ms. Carmelich crafted asked for 60 days notification which gives all parties an appropriate time to act. Ms. Carmelich agreed.

Ms. Carmelich also mentioned Chris Wigren brought out that the University cost their neighbors money and both lost out on benefitting from our tax credits and grants by demolishing those buildings.

Mr. Levine mentioned the University demoed 4 other building were when they told the Hamden Historical Society they would not. The building were not protected and they did not answer any phones or emails from us.

Ms. Kane mentioned as a Connecticut citizen, it is embarrassing that our Connecticut educational institutions take this built environment historical context and physical history so lightly.

Dr. Glaser mentioned as a Hamden resident, it is frustrating because Whitney Avenue is named after Eli Whitney who was very influential in our nation's history and there seems to be a complete ignorance about that connection.

#### **b. The Grange in Bridgewater**

Mr. Levine mentioned that Protection Act Issues only comes to the Historic Preservation Council when an issue needs to be considered for referral to the AGs Office. SHPO doesn't normally bring them to your attention, but in the future we will. In May 2016, The Town of Bridgewater's Grange was slated for demolition due the fire marshal and building officials deeming it unsafe. The First Selectman wanted to put a new community building in its place. SHPO and CT Trust met with the First Selectman, engineers, and architects and did a fact-finding to determine if the building was structurally safe for reuse and whether the programs the First Selectman desires in the existing building can fit. Within the last 2 weeks, the Bridgewater City Council is no longer seeking demolition and are now looking into options for an adaptive reuse of the building.

### **IX. Liaison with Public and Private Agencies – Daniel Mackay**

The CT Trust awards ceremonies will be held on April 5<sup>th</sup> in Wethersfield and April 13<sup>th</sup> in Southport. Kristina Newman Scott will attend the Wethersfield event to co-present the Harlan Griswold Award for Historic Preservation, awarded jointly with the Connecticut Trust, to the City of New Britain, for making historic preservation a key element of its overall development and revitalization planning.

A full list of award recipients can be found here: <http://ctrust.org/press/details/2017-CT-Preservation-Awards-Recipients/03/2017>.

The Trust reported a successful advocacy trip to Washington. CT SHPO staff was unable to join visits this year, as were other delegation members (including Kathy Maher). Charlie Janson, representing CPA, was able to attend. Daniel and Charlie met with all seven

Connecticut Congressional delegation offices, and focused the initial day of meetings on supporting the full allocation of the federal Historic Preservation Fund for state and tribal preservation offices. As a result, all five House members signed on to the Dear Colleague letter supporting the funding request in the House (there was no Senate letter this year).

Improvements to the federal Historic Tax Credit program were also a focus. Representatives Larson and Courtney are now co-sponsors of HR 1158, the Historic Tax Credit Improvement Act. The Trust reports that the remaining three House members, and two Senators, have been asked to go on the respective bills, and the request is under active consideration. The Trust also noted that President Trump has proposed to eliminate all funding for the National Heritage Areas program (Connecticut has two such areas).

On their second day in Washington, Mackay and Janson discussed high-speed-rail planning issues with delegation members.

### **Union Station, New Haven – Ms. Gilvarg**

Ms. Gilvarg mentioned Union Station is a national listed property in New Haven, CT. The station was renovated in 1983 due to strong advocacy by the City and preservationist in New Haven. It came into the real estate portfolio of the Connecticut Department of Transportation – DOT due to the bankruptcy of Pennential. The City and preservationist convinced the State to make the rail station part of the Northeast corridor project was restored and put back into and put back into use as a station. The DOT had advocated for demolition. For 30 years the station was owned by the DOT but managed by the New Haven Parking Authority which has its headquarters within the building.

The lease is coming to an end, and in spite of trying the DOT is looking to build a new garage adjacent to the existing garage without looking at repairs or ways to revamp the existing garage; which could alter the surrounding property area effecting residents who live there. Three studies have been done in Ms. Gilvarg's tenure with three different schemes and nothing has come of it thus far. A bill was introduced to transfer ownership over from the DOT to the City of New Haven and is due for a vote in the Legislature.

Mr. Levine mentioned he was just in New Haven yesterday and all the funds for any work done there are all private so SHPO does not have any environmental review hook for all the work they do. Over the past few years since Mr. Levine has worked for SHPO he has been called to New Haven about 10 times to and the Union Station Parking Authority has always complied and has been an advocate for historic preservation.

Dr. Jones asked how is the project complicated by the DOT's Springfield/New Haven improvements. Ms. Labadia mentioned SHPO has made design recommendations time and time again. If the use of Union Station is pulled away; with the new parking garage, they want to put Metro North meters in the parking garage so people would have no reason to go through the station.

Ms. Gilvarg also mentioned there is some pressure to get the garage built as quickly as possible due to the upcoming rail line. Union Station is trying to bring retail and some kind of life and activity on Union Avenue and both garages. CONDOT is trying to build a bridge between the two garages over the platforms to the railyard. Information about the cost, and environmental review of this bridge has been hard to come by. Railroad workers may end up parking in this garage for free.

#### **Harriett Beecher Stowe Center - Ms. Kane**

Ms. Kane mentioned good news, with support from the HRF, the Stowe Center interior systems and renovations will reopened and revealed to the public on June 10<sup>th</sup>, 2017. Also on May 31<sup>st</sup>, 2017 from 4 p.m. - 6 p.m. will be a thank you to our funders. Windows have been replaced 1960's version from double to single pane which gives the house a whole new look inside and out. We are very pleased with the outcome.

Mr. Levine mention the Stowe Center is one of the participating sites on the Connecticut Freedom Trail bringing the Trail alive through the Arts which is coming up.

Chairwoman Nelson mentioned an update for the Connecticut Environmental Protection Workshop. The original date of April 18<sup>th</sup> did not work out so we have two alternative dates of Wednesday May 10<sup>th</sup> 2017 or Wednesday May 17, 2017. The intention of the of the workshop is training for our newer Council members, similar to the training the Council had when we joined. It has also expanded to a refresher for our courant member and any questions or concerns you may have. Allan Polanski is bring Jack Shanahan and Attorney Phillip Walker who has gone to court on behalf of the CT Trust using the Environmental Protection Act. Also Todd Bryant who is involved with Norwalk Inn and our Julie Carmelich.

#### **X. Adjournment**

*A motion was made by Ms. Gilvarg, second Dr. Glaser to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 10:34 a.m. (Y-6, N-0, Abstaining – Nelson)*

Respectfully submitted by;  
Deborah Gaston, Secretary