

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
STATE HISTORIC PRESERATION COUNCIL

Wednesday, May 3, 2017
9:30 am
One Constitution Plaza, Second Floor
Hartford, CT 06103

Meeting Minutes

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

Absent: Dr. Faber

Staff: Mary Dunne, Deborah Gaston, Todd Levine, Jenny Scofield, Kristina Newman-Scott,
Alyssa Lozupone, Julie Carmelich and Cathy Labadia

Guest: Mr. Daniel Mackay- CT Trust
Mr. Robert Marshall, Second Congregational Church of Middle Haddam
Ms. Mary Falvey, Stanley P. Rockwell Factory, Hartford
Mr. Valerio Gianone, Hartford Preservation Alliance (South Congregational Church,
Hartford)

I. Call to Order

The meeting of the Historic Preservation was called to order at 9:33 am.

The Council agreed to a request to have the agenda reordered the agenda to hear State of Historic Preservation Office Report – Kristina Newman-Scott after Liaison with Public and Private Agencies.

The Council agreed to have an Executive Session to discuss staff personnel issues with the upcoming personnel leave.

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. There were none.

IV. Review and Approval Minutes

February 2017 Meeting Minutes

On a motion recall by Ms. Gilvarg, second Ms. Maher

The Council agreed to have the February minutes accepted with corrections. (Y-7, N-0, Abstaining – Nelson, Kane

April 2017 Meeting Minutes

April minutes will be tabled June meeting

On a motion by Ms. Kane second by Ms. Maher

Ms. Nelson mentioned minutes have been a problem since the beginning of the Council need to be done in a timely manner to meet state requirements. Some Council members had requested for more detail to be provide considering the topic. The consensus from the Council was capturing the main ingredients like the vote and briefly capturing what was said is important rather than a word for word summary. Ms. Newman-Scott mentioned SHPO will looking into a recording secretary for future meetings due to having 1 ½ staff members, was one suggestion. This will be presented at the June's meeting. June and July's meeting will be a transcript due to CEPA.

V. State Historic Preservation Grants – Action Items

a. Historic Restoration Fund: South Congregational Church, Hartford

On a motion by Ms. Gilvarg, Second by Dr. Jones, the Historic Preservation Council votes to approve the Partner in Historic Restoration Fund Grant in the amount of \$50,000. Hearing no further discussion, the motion passed. (Y-7, N-0, Abstaining – Nelson)

Ms. Lozupone mention the SCC is looking for funds to restore brownstone stairs, concrete column basis, concrete topping slab and stair foundation in front of the church.

Mr. Valerio Gianone, of The Hartford Preservation Alliance representing SCC gave a little history on SCC, stating it is one of the oldest churches in Hartford originally designed and built by Joseph Camp in 1847 and remodeled in 1953. The church is looking to restore the steps to have a better presentation to the public.

Ms. Nelson cautioned anyone importing brownstone from the Pacific Rim to have the stone tested by a third party independent testing lab to check for inferior product strength before purchase.

b. Historic Restoration Fund: Second Congregational Church of Middle Haddam

On a motion by Ms. Maher, Second by Dr. Partridge, the Historic Preservation Council votes to approve the Partner in Historic Restoration Fund Grant in the amount of \$50,000. Hearing no further discussion, the motion passed. (Y-7, N-0, Abstaining – Nelson)

Mr. Robert Marshall, Trustee of Second Congregational Church thanked SHPO and the Council for the grant for the restoration of reroofing both steeples, installing lighting protection system and recreating and reinstalling finials. \$40,000 was raised and set aside for this project. A future goal is to raise another \$10,000 totaling \$50,000 and borrowing for our Memorial funds to pay for our project in full. When the State gives the funds, it will be put back into the Memorial fund.

c. *Survey and Planning: Town of Newington*

On a motion by Ms. Maher, Second by Ms. Gilvarg the Historic Preservation Council approves the Survey and Planning in the amount of \$5,000. Hearing no further discussion, motion passed. (Y-7, N-0, Abstaining – Nelson)

There is a request for a structural engineer to look at the property and an analysis of the structures use (wide load, dead load capacity). There is a request for the application to include both owners' names, i.e. the wife.

d. *Survey and Planning: New Canaan Preservation Alliance*

On a motion by Dr. Jones, Second by Dr. Glaser the Historic Preservation Council approves The Survey and Planning Grant in the amount of \$15,000 . Hearing on further discussion, motion passed. (Y-7, N-0 Abstaining – Nelson)

There was a concern with the amount of money being used. With this being a single property, this is competitive project; the level of scholarship needs to be very complete. This will communicated by the SHPO staff.

VI. Liaison with Public and Private Agencies – Daniel Mackay

CT Trust is working closely with SHPO and local municipal officials to address threats to the Grosvenordale Mill in Thompson (proposed demolition via architectural salvage) and elsewhere. Todd Levine has arranged a site visit that included DEEP brownfields program staff, SHPO and Trust staff, and developers who may want to redevelop the site.

There are two forums planned in Redding that address long-standing interest in the redevelopment of the Gilbert and Bennett Wire Mill that the Staff from Trust will attend both meetings.

The Federal Railroad Administration is rumored to be nearing a Record of Decision on the final route selections for NEC Future's high-speed-rail plan for Connecticut. The ROD may be issued as soon as late May.

VII. State Historic Preservation Office Report – Kristina Newman-Scott

Due to the condition of our state budget, CIA may be swept. Our legislative liaison has been at The LOB daily and will keep us informed. Depending on how negotiations go with the Unions, there may be over 1,000 upcoming layoffs.

The continued renovations at Old Newgate are going just fine. The two cottages on the grounds will be repainted. We are looking at a reopening late summer early fall on a limited schedule with a grand opening of spring 2018.

DECD Plaza office is looking at a move date of September 14th, 2017 to 450 Columbus Blvd., Hartford. All phone numbers will be new. The CTvisit - Tourism Hotline number will remain the same. All new information will be forwarded to the Council.

We are at a count of 235 participants for our first upcoming SHPO conference on May 18th, 2017 in 61 years at UCONN. Mayors from Hartford, Danbury, Vernon and New London have committed to this event with Helen Higgins being our moderator. There are 5.5 AICP credits available. All awards are lined up with a municipal award going to the Town of Vernon for their contribution to preserving their industrial heritage. Bob Keith, Vista Life Innovation will receiving an award for his work in aiding young disabled adults at the Capt. Spencer House in Westbrook, CT. Our keynote speaker will be running an afternoon workshop on preservations issues.

SHPO is working the City of Hartford and the Hartford Public Library on the Lyric Theater Building on 585 Park Street in Hartford. Talks have been going on for years to demolish the old structure add a new library in the Frog Hollow area. A \$10 million through the library and \$1 million in bond, which started at \$16 million and was cut by municipality. Minnie Gonzalez called an urgent meeting on this project Monday and that went very well.

The next two meetings for the months of June and July are protection act issues, they will be in-office. The Protection Act Workshop has been moved to September. Ethic Training needs to be scheduled.

The Stowe House opening for May 31st, 2017 has been cancelled. The June 10th date is still on.

The Freeman Houses in Bridgeport, CT are under blight once again. These house are on the CT Freedom Trail and work is in progress to get the blight removed.

VIII. Executive Order Discussion – Staff issues

IX. State Register of Historic Places – Action Items

a. Amasa J. Dowd House/Bauer Farm, Madison

On a motion by Ms. Maher, Second Ms. Gilvarg, the Historic Preservation Council votes to list the Amasa J. Dowd House/Bauer Farm at 257 Copse Road in Madison on the State Register of Historic Places. (Y-7, N-0, Abstaining – Nelson)

This property is an agricultural scale farm and the town recreation director coauthored the nomination. Originally owned by German immigrants, the Bauer family which represented a trend of German immigrants taking over abandon farms.

Dr. Glaser noticed there were a few errors in the nomination and it was not very complete. There will be a final edit with corrections.

b. Stanley P. Rockwell Factory, Hartford

On a motion by Ms. Maher, second Ms. Kane the Historic Preservation Council votes to list The Stanley P. Rockwell Factory at 296 Homestead Avenue in Hartford on the State Register of Historic Places.

(Y-7, N-0, Abstaining – Nelson)

Today is Stanley P. Rockwell's birthday. There were concerns with if there would be protection from the elements while the revitalization is in progress, asbestos and stability of the structure.

X. New Business

a. House Bill 5784

Dr. Faber was asked to make a presentation to the Council today about this legislative effort but was unable to attend the meeting. Representative Ziobron's written testimony to the Commerce Committee had indicated that she had introduced the bill at Dr. Faber's urging. SHPO Council members were unaware this bill had gone to the Commerce Committee this winter. Two questions were raised by this legislative effort – if there is an issue that has been identified that needs to be addressed, is this bill the correct fix and, more broadly, if the statute was to be opened, why was the Council not involved as there are recommended changes to Statute that comes out of the Statute sub-committee work eighteen months ago. The Council did not consider the UCONN Brown Houses as Protection Act referral to the Attorney General's office. The research report forwarded by Dr. Faber, infers the processes were not followed and alleges that SHPO HPC Council are not gubernatorial appointee and not credentialed professionals as the State Review Board members are. Which is the justification for the proposed legislative change. The legislative change would be to remove the Governor/executive branch from the appointment process, to have the appointments made through the Legislature Branch effective November 2017. The impact would be to reseal the Council. The bill died in Committee because it was not pushed forward.

Background research on the current statute with Paul Loether suggests that the Council continued to have executive branch appointments after the merger in order to avoid partisan politics. Paul Loether also noted that it was extremely difficult to get timely appointments through the legislature and he was aware of State agencies unable to conduct business for lack of a quorum.

Ms. Kane remarked that Bill Hosley made misleading assertions in his email of support of the bill.

Ms. Newman-Scott mentioned she would like to go on record and take issue with Bill Hosley's testimony saying "Our Historic Preservation Office and Staff can only work on behalf of the public good if their judgement and expertise is free of political manipulation". She noted that Mr. Hosley has tried to work for SHPO for the past 10 years and wondered if his view would change if he was an employee. The Council agreed there needs to be a follow up conversation on the Council level to be taken up at our next meeting.

XII. Adjournment

A motion was made by Ms. Maher, second Dr Jones 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