

**DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
STATE HISTORIC PRESERATION COUNCIL**

**Wednesday, September 6, 2017  
9:30 am  
One Constitution Plaza, Second Floor  
Hartford, CT 06103**

**Meeting Minutes**

Present: Ms. Gilvarg, Dr. Jones (9:40), Dr. Faber, Dr. Glaser, Ms. Maher, Dr. Partridge, and Dr. Woodward (9:42)

Absent: Chairwoman Nelson and Ms. Kane

Staff: Liz Shapiro, Marena Wisniewski, Mary Dunne, Deborah Gaston, Todd Levine, Jenny Scofield, Alyssa Lozupone, and Cathy Labadia

Guest: Ms. Jane Montanaro CT Trust, Neil Robinson – Church of Christ Congregational, Thomas Pfaff – Church of Christ, Robert Hurd – Vernon Historical Society, Scott Quine – Homer owner, Susan Odell – Bailey Architects, Rev. Roosevelt Ewell – Canaan Institutional Baptist Church, Susan Sweitzer – Norwalk, Morgan Bengel – CCSU, Mary Ellen Shuckeron – Chrysalis Center, David Parker – Greenwich Historical Society, Mary Harper – AHS, Charles Lyle – AHS, Judith Rowley – AHS, and Sarah Sportman - AHS

**I. Call to Order**

The meeting of the Historic Preservation was called to order at 9:37 am.

**II. Review of Public Comment Procedures**

Ms. Gilvarg read the public comment procedures in Chairwoman Nelson's absence

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

Ms. Gilvarg asked the members if there were any potential perceptions of conflict of interest with any agenda items being brought before the Council. No comments were noted.

**IV. Review and Approval Minutes**

*July 5, 2017 Meeting Minutes (Transcript)*  
*(Y-6, N-0, Abstaining – Gilvarg)*

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

***a. Historic Restoration Fund Grant: Church of Christ Congregational, Stony Creek, Bell tower restoration***

*On a motion by Dr. Faber, Second by Ms. Maher, the Historic Preservation Council approves the Historic Restoration Fund Grant in the amount of \$50,000.00. Hearing no further discussion, motion passed. (Y-6, N-0, Abstaining – Gilvarg)*

Ms. Lozupone mentioned staff recommends this application for funding. Grantee will provide a breakdown of the budget illustrating what part of the expenses HRF grants will be used to fund. Ms. Faber noted that the one sentence project explanation is missing and should be included. The certified resolution is missing but is not necessary until the contract is signed. Mr. Thomas Pfaff of Church of Christ spoke briefly.

***b. Vernon Historical Society, Foundation stabilization at Vernon Grange Hall***

*On a motion by Dr. Jones, Second by Ms. Maher, the Historic Preservation Council approves the Historic Restoration Fund Grant in the amount of \$5,100.00. Hearing no further discussion, motion passed. (Y-6, N-0, Abstaining – Gilvarg)*

Ms. Lozupone mentioned water mitigation critical for the stabilization of the foundation. Work is internal, no need for certificate of appropriateness. Dr. Faber mention typos, corrections will be made. Ms. Maher mentioned the use of Tri-sodium Phosphate and its potential adverse effects on the environment , would like to see an alternative solution. Ms. Lozupone assured members of the council that all parts of the application will be carefully reviewed pending approval. Mr. Robert Hurd, Vernon Historical Society architect and board member, offered to change the material to an acceptable alternative.

***c. Canaan Institutional Baptist Church Norwalk, Stain glass restoration***

*On a motion by Dr. Faber, Second by Ms. Maher, the Historic Preservation Council approves the Historic Restoration Fund Grant in the amount of \$50,000.00. Hearing no further discussion, motion passed. (Y-6, N-0, Abstaining – Gilvarg)*

Ms. Lozupone presented the application. Ms. Maher noted that the application was not thorough regarding the treatment detail. Ms. Lozupone remarked that while bids are needed by the applicant to create a scope of work and budget, the project must go out to bid for a second time after the grant is received. In the future, she will include the full text of the bids that were received to create the scope of work. Ms. Gilvarg asked if there are Federal funding restrictions regarding religious imagery. Ms. Luzupone noted that these windows are more cultural than religious in nature, and there would be no problems with funding. Some of the windows have been replaced by plain blue window glass at some point in the past, but these replacement windows are represented in the Historic Register nomination.

**d. Greenwich Historical Society, Justus Luke Bush Storehouse Roof replacement, reconstruction interior staircase**

On a motion by Ms. Maher, Second by Ms. Dr. Glaser, the Historic Preservation Council approves the Historic Restoration Fund Grant in the amount of \$50,000.00. Hearing no further discussion, motion passed. (Y-6, N-0, Abstaining – Gilvarg)

David Scott Parker, the Society's architect, addressed the project giving background. This is the final recommendation to be addressed in the Society's 1996 Historic Structures Report. The interior staircase will be a facsimile due to code restrictions and will have a handrail. The interior staircase will allow the Society to create a proper gallery space while being respectful of the 1996 HSR. Mr. Jones suggested that the tree that shades the roof be pruned, and Mr. Parker noted that the tree is part of a historic landscape so will be pruned with care to help prevent future roof deterioration. Mr. Woodward asked if, as office space, the Society will be able to fulfill the open to the public for twelve days / year requirement, and Mr. Parker assured him that the building will be open, especially because it contains the original post office.

**f. CT Trust for Historic Preservation – Circuit Rider Program (1 year)**

On a motion by Ms. Maher, Second by Dr. Glaser, the Historic Preservation Council approves the Partners in Preservation Grant in the amount of \$215,000.00. Hearing no further discussion, motion passed. (Y-6, N-0, Abstaining – Gilvarg)

Ms. Dunne passed out a revised budget to the Council. Added small fund for technical assistance for urgent projects, where the Trust will pay the consultant directly. Ms. Dunne responded to Dr. Woodward's request to describe the additional assistance CT Trust staff / circuit riders will provide for the state nomination process by explaining that the Trust staff will write the nominations, assisting property owners who need the help at the same time training junior Trust staff. Dr. Woodward noted that the circuit rider program has proven very effective and that the results should be monitored. Ms. Dunne noted that quarterly reports will be filed. As the program moves forward, Trust staff may give assistance with National Register nominations. Mr. Levine noted that the program has been very helpful with CEPA cases.

**g. Survey and Planning Grant – TheaterWorks, Inc. 215 Pearl St, Hartford “The Synagogue” Feasibility Study**

On a motion by Dr. Jones, Second by Dr. Partridge, the Historic Preservation Council approves the Survey and Planning Grant in the amount of \$20,000.00. Hearing no further discussion, motion passed. (Y-5, N-1, Abstaining – Gilvarg)

Ms. Dunne presented the project noting that TheaterWorks, Inc. does not own the building but is very dedicated to its preservation. SHPO encourages the forward progress of this project. Dr. Woodward expressed concern that this feasibility study is more like a business plan and is out of character for traditional SHPO funding, noting its speculative nature. Ms. Dunne noted that grant money has already been invested and matched by TheaterWorks, Inc. Ms. Gilvarg asked about the significance of the building, which was a former synagogue and is on the National Register, so all projects must demonstrate compliance with the Secretary of the Interior's Standards before reimbursement. Ms. Dunne noted that she will do a site visit, and that the SHPO office approves the consultant. The concerns of the HPC will be addressed in the contract stipulations. Ms. Maher noted that it is a very forward thinking project, once completed they will have data and numbers to take to other funders.

**h. Town of Waterford, Oil Mill, National Register District Nomination**

On a motion by Dr. Jones, Second by Ms. Maher, the Historic Preservation Council approves the CLG Historic Preservation Enhancement Fund Grant in the amount of \$10,000.00. Hearing no further discussion, motion passed. (Y-6, N-0, Abstaining – Gilvarg)

Ms. Dunne explained that this project will expand on the geographic area and period of significance of the historic district. Application cover sheet dates must be changed from 1917 to 2017. Dr. Faber asked if the \$10,000 would be sufficient to accomplish the project, which include 12 buildings. Ms. Dunne noted that the budget was sufficient.

**i. Apostolic Cathedral of Hope - Conditions Assessment for 157 Green Street, New London**

On a motion by Ms. Maher, Second by Dr. Faber, the Historic Preservation Council approves the Survey and Planning Grant in the amount of \$20,000.00. Hearing no further discussion, motion passed. (Y-6, N-0, Abstaining – Gilvarg)

Ms. Dunne noted that this conditions assessment will be the first step and road map for further preservation of the building. The applicant will need to have consistent assistance from SHPO staff. Ms. Maher commented that this is a project that is worthy of work and will benefit from a good consultant. She also noted that additional photographs would have been useful. Ms. Dunne will be meeting the ACH again and will provide a list of consultants, she will also do a site visit.

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

**a. George B. and Cordelia Cowles House, 41 Bassett, New Britain**

On a motion by Ms. Maher, Second by Dr. Jones, the Historic Preservation Council approves the state register nomination for 41 Bassett Street, New Britain Connecticut. Hearing no further discussion, motion passed. (Y-6, N-0, Abstaining – Gilvarg)

Ms. Scofield presented this 1890s Queen Anne style property that meets the criteria 1 at the local level for community development, but also criteria 2 for architectural design. It is the first house subdivided from the estate of Evelyn E. Basset. The house representative of the time period when suburban subdivisions are becoming prevalent due to the growth of industry in New Britain. Scott Quine, home owner spoke to his application. Chelsea Farrow, a CCSU intern, prepared the application. Typo on page 8, under integrity “Aspects”. Ms. Maher thanked the SHPO staff and nomination preparer for including Cordelia Cowles in the name of the property in the motion.

**b. St. Thomas Aquinas School, 74 Kelsey Street, New Britain**

On a motion by Dr. Woodward, Second by Dr. Partridge, the Historic Preservation Council approves the state register nomination for 74 Kelsey Street, New Britain Connecticut. Hearing no further discussion, motion passed. (Y-6, N-0, Abstaining – Gilvarg)

Ms. Scofield presented the nomination for this 1877 city school, under criteria 1, local level, for social and educational history. St. Thomas Aquinas was first high school sold to the archdiocese by the local parish in 1955. The high school represents a major restructuring in the Catholic educational system. Ms. Faber asked what the plan for preservation will be. The architect answered that the plan is to use historic tax credits to convert the property to multi-family housing. Ms. Scofield noted that there are very few instances of parochial architecture from the time period on the register.

## **VII. Threatened Properties**

### **a. 116-130 Bank St. New London – Todd Levine**

This is an update to the item on the July agenda. Atty. General has filed suit to prevent the demolition of this property. The municipality has been informed there is a pending lawsuit, and reminded not to issue a demolition permit. The State Historic Preservation Office will be going to court.

**5 min. Break 10:58 a.m. – Meeting resumed at 11:07 a.m.**

## **VIII. Preservation Restrictions – Julie Carmelich**

### **a. Webb-Deane-Stevens Museum, Wethersfield: Proposed New Addition**

Julie Carmelich presented the Webb-Deane-Stevens expansion project, which SHPO fully supports. Ms. Carmelich noted how well comments and feedback from the SHPO were incorporated into the design of the addition, which is placed between and substantially behind the two houses, so that when viewed from the street the original houses dominate the view. The architect, Bob Palladino, presented the project drawings. The HPC was asked for comments or suggestions as to how to improve the design of the proposed addition. This presentation is for feedback from HPC and does not require a motion. Cathy Labadia is reviewing for CT Environmental Policy Act. Indications of some significant 17<sup>th</sup> century archaeological findings were noted. Mr. Charles Lyle, director, is excited about incorporating the archaeological findings into the new museum exhibits. Conversations about next steps in regard to the archeological findings will be held.

Ms. Maher asked if an economic impact report has been done. Mr. Lyle assured her that it has, and \$8 million has been raised in 14 years of preparing for this project, \$3 million of which will be placed in a building endowment. The new building will not impact the formal garden but has been designed to highlight the garden. The wood shed will be preserved. There will be no disturbance to the most sensitive archaeology in the southwest corner of the house and drive. Ms. Gilvarg called the discussion and the HPC members are asked to contact Ms. Carmelich with concerns or comments.

## **IX. Report on State Historic Preservation Office Activities – Mary Dunne/Cathy Labadia**

Office will be moving to 450 Columbus Blvd. Friday, September 15<sup>th</sup>. Will need photo IDs to enter the building. The strategic plan is moving along with a meeting between consultants and staff on September 20. There are no updates on the budget.

**Update of Resiliency Plan:** Mr. Royalty has reached out to FEMA. Money needs to be returned to CT. Mr. Royalty is the point person and was not present at this meeting. Ms. Maher stated she has inquired with FEMA in regard to the FEMA report presented at the SHPO conference and has received no response to her questions.

She also stated that the presentation at UCONN in May did not recognize the severe damage along the Fairfield County (southwestern) coastline from either Hurricane Irene (2011) or Super Storm Sandy (2012.) Further, the report did not acknowledge the 2010 EF1 tornado (in Bridgeport/Stratford) that critically damaged one of the States most recognizable historic sites, the Barnum Museum. The State has invested over \$1 million dollars in recovery funds to repair and restore the Barnum and the report should not be accepted until it is fully researched and represents the impacted sites (and citizens) along the coastal corridor.

**X. Report on Museum Properties – Liz Shapiro**

There has been lots of activity at the museums, which has been valuable to Ms. Shapiro's understanding of the museum season. Old New-Gate Prison & Copper Mine has been opened for two special events, and will be open on Saturday September 23 all day, and in the evening for a picnic and concert by The Jolly Beggars. The site will also be open for Halloween events on Friday and Saturday, October 27 and 28<sup>th</sup>. Right now, Ms. Shapiro is investigating public/private partnership options to expand museum services. There will be historic preservation projects at all four museums starting this spring.

**XI. Old Business**

**a. Certificate of Appreciation for Wilson Hinsdale Faude**

Table to October 2017 agenda due to Chairwoman Nelson's absence.

**b. Orrin Todd House, Hamden, CT – Todd Levine**

No new information – remove from agenda

*A motion was made by Dr. Jones, second Ms. Maher to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 11:52 a.m.*

(Y-6, N-0, Abstaining – Gilvarg)

Respectfully submitted by:

Deborah Gaston, Secretary

*Next meeting will be Wednesday, October 4, 2017, 9:30 a.m.  
450 Columbus Blvd., North Tower, 2<sup>nd</sup> Fl. Hartford, CT 06103*