

**HISTORIC PRESERVATION COUNCIL MEETING  
STATE HISTORIC PRESERVATION OFFICE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

**Wednesday, October 3, 2018 @ 9:30 am**

**Conference Call Meeting**

<https://global.gotomeeting.com/join/533171421>

For audio: Dial In: 1-866-453-0290 Passcode: 207-626-51#

**Meeting Minutes**

- Call in: Dr. Faber, Ms. Kane, Dr. Glaser, Ms. Gilvarg, Dr. Partridge, Ms. Nelson, Ms. Maher and Dr. Jones
- Staff: Elizabeth Shapiro, Marena Wisniewski, Deborah Gaston, Mary Dunne, Cathy Labadia, Alyssa Lozupone, Jenny Scofield, Commissioner Catherine Smith (10:04 a.m.), and Todd Levine (10:30 a.m.)
- Guests: Ms. Jane Montanaro, CT Trust  
Ms. Rene Tribert, CT Trust  
Ms. Jordan Sorenson, CT Trust  
Mr. Steve Kowalski - Owner, Addison L. Clark/Glastonbury Knitting Company Mill #3

**I. Call to Order**

The conference call meeting of the Historic Preservation Council was called to order at 9:32 a.m. A roll call review of the conference call participants was taken.

**Vote to remove item Xa. Advisory opinion, Elizabeth Park Visitors Center, Elizabeth Park, Hartford, CT from October 3<sup>rd</sup> agenda.**

*(Y-8, N-0) Roll call vote*

**II. Review of Public Comment Procedures**

Chairwoman Nelson reviewed public comment procedures and the rules and procedures for call-in meetings.

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

Chairwoman Nelson reviewed the conflict of interest policy. No conflicts noted.

#### IV. Review and Approval Minutes

##### a. *September 5, 2018 Minutes (first portion of meeting)*

On a motion by Ms. Maher, Second by Dr. Faber, to accept the recorded first half of the meeting with corrections.

*(Y-7, N-0, Abstaining – Nelson) Roll call vote*

On a motion by Ms. Gilvarg, Second by Dr. Jones to accept the transcript second half of the minutes with corrections.

*(Y-7, N-0, Abstaining – Nelson) Roll call vote*

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

##### a. *Historic Restoration Fund Grant, St. John’s Episcopal Church, East Windsor – Exterior Painting*

On a motion by Ms. Gilvarg, Second by Ms. Faber, the Historic Preservation Council votes to approve a Historic Restoration grant, funded by the Community Investment and administered by Department of Economic and Community Development (DECD), to the below-listed applicant in the amount shown of \$27,500.00. 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. Hearing no further discussion, motion passed.

*(Y-7, N-0, Abstaining – Nelson) Roll call vote*

Ms. Lozupone presented the application as recommended by staff. The applicant was provided with NPS preservation briefs in order to guide them through their project narrative. Ms. Lozupone will continue to work with the client through the bidding process to ensure a solid scope.

Ms. Maher requested confirmation that the 600 psi power wash was appropriate, and Ms. Lozupone confirmed. She also noted that there is new legislation in Connecticut which limited the use of oil-based paint. Chairwoman Nelson added that you can still buy oil-based paint, but in Connecticut, there is a restriction on the amount you can buy. She noted that in lieu of oil paint another product such as a penetrating oil sealer primer may be substituted. Clients should speak to paint manufactures for recommendations and purchase the highest quality product available. Dr. Faber further questioned the recommendation of two coats of acrylic finish paint on top of oil. Ms. Lozupone was not familiar with the practice, but she will research.

Chairwoman Nelson noted the short timetable makes it difficult for painting to be done before the spring of 2019, as there are specific temperature requirements for paint application. Ms. Lozupone will communicate that to the applicant.

**b. Certified Local Government Historic Preservation Enhancement Grant - Archaeological sensitivity planning document, Peters House, Hebron**

On a motion by Dr. Maher, Second by Dr. Jones, the Historic Preservation Council votes to recommend the award of a Certified Local Government, Historic Preservation Enhancement Grant, funded by the Historic Preservation Fund of the Department of Interior, National Park Service, to the below-listed applicant in the of \$15,000.00.

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. Hearing no further discussion, motion passed.

(Y-6, N-0, Abstaining – Nelson) Roll call vote (Note: Ms. Kane did not respond to the voting roll call)

Ms. Dunne presented the application as recommended by staff. She noted that an HRF grant for the Peter's House was approved by Council last month. At the time, Ms. Labadia (staff archaeologist) recommended the Peters House complete an archaeology sensitivity study, which could be funded by the office. This is the grant application for that study.

Dr. Glaser asked if this grant was replacing or attached to the previous HRF grant. Ms. Dunne replied that no, this grant will anticipate any ground disturbance necessary to complete the project funded last month, and present recommendations. Ms. Lozupone added that she has reviewed the scope and bid documents for the Town of Hebron and that this wording was added, "no ground disturbance before the archaeology".

Dr. Jones commended Ms. Labadia for her forward-thinking response to this project. He would like the recipient of this grant to call his office.

**c. Survey and Planning Grant, First Congregational Church, West Haven – Restoration of plaster ceiling**

On a motion by Dr. Maher, Second by Ms. Gilvarg, the Historic Preservation Council votes to approve a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount of \$20,000.00.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by Department of Economic and Community Development. Hearing no further discussion, the motion passed.

(Y-7, N-0, Abstaining – Nelson) Roll call vote

Ms. Dunne presented the application as recommended by staff. She noted that a conditions assessment for the church was funded about a year ago and the report was added to the DropBox for a reference. Since that time, a portion of the ceiling has collapsed causing the stabilization and repair to become a top priority. The church will have to hire an expert plasterer with experience in repairs to historic houses of worship.

Ms. Gilvarg asked if the roof was in good enough shape to proceed. Ms. Dunne replied the church could increase its scope of work to ensure that engineers and qualified professionals examine and identify/address the underlying conditions that have created the falling plaster. Ms. Maher noted that safety concerns should be addressed immediately.

Chairwoman Nelson commented that it is critical to have a historic engineer with experience in this type of project. Part of the RFP process should be to ask an engineers to submit examples of previous work they have completed overseeing churches.

Dr. Faber was concerned the timeline of asking for another grant on top of the HRF grant. Ms. Dunne replied that they could apply for an HRF grant once this report has identified the scope of work.

**d. Partners in Preservation Grant, Connecticut Trust for Historic Preservation – Circuit Rider Program**

One a motion by Dr. Faber, Second Ms. Gilvarg the Historic Preservation Council votes to recommend the award of a Partners In Preservation Award, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount of \$225,000.00.

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-7, N-0, Abstaining – Nelson)*

Ms. Dunne presented the application as recommended by staff. She noted that the Circuit Rider program is very important to the SHPO office and constituents. This is a grant for one year, which will allow the Trust and the SHPO the ability to revise it as necessary for the coming years.

Ms. Maher requested confirmation that the acknowledgement language in the Emergency Grant is new. Ms. Dunne confirmed that it is new, and will help constituents to recognize that the CR program is a partnership between the Trust and SHPO, with SHPO providing funding. Ms. Maher also asked whether the budget revisions are based on actual past spending. Ms. Dunne replied yes, the additions are the CEPA support, the \$10,000 Emergency Grant allocation, and the travel reimbursements, all tweaked based on last year's spending. Ms. Montanaro noted that the \$65,000 in CEPA line item was due to expenses from the Bank Street, New London, case last year.

Dr. Faber asked why was there so much more money awarded (\$329,506) in 2017? Ms. Dunne replied that the \$329,506 was the two year grant from 2015 to 2017. The \$215,000 was the last 1-year grant (2018) which has now been increased to \$225,000 (2019).

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

**a. Nomination for Addison L. Clark/Glastonbury Knitting Company Mill #3, 501 Middle Turnpike ( East Manchester)**

On a motion by Dr. Jones, Second by Ms. Maher, the Historic Preservation Council votes to list the Addison L. Clark/Glastonbury Knitting Company Mill #3, 501 Middle Turnpike East Manchester, CT on the State Register of Historic Places.

*(Y-7, N-0, Abstaining – Nelson)*

Ms. Wisniewski presented the applications as recommended by staff. The application is presented under Criteria 1 and 2 on the local level as an example of a purpose-built preserved 19<sup>th</sup> century textile mill which is the only example of major industry on the Manchester Green. The complex has many of its original uses such as the floor plan, intact framing members, brick office block, fire suppression water tank system tower and the millrun underneath the complex. Rene Tribert and Jordon Sorenson from CT Trust are on the phone to answer questions and Mr. Steve Kowalski, owner of the complex, is present.

Dr. Faber commented that the nomination was very well done and enjoyed reading it. She asked Mr. Kowalski what his plans are for the property. Mr. Kowalski replied that he has been working with the town and plans to convert the mill into a 24-unit senior housing complex.

**b. Nomination to the State Register of Historic Places, Swedish Congregational Church, 1 Covenant Lane, Weston**

On a motion by Dr. Faber, Second Ms. Gilvarg, the Historic Preservation Council votes to list the Swedish Congregational Church, 1 Covenant Lane Weston on the State Register of Historic Places.

*(Y-7, N-0, Abstaining – Nelson)*

Ms. Wisniewski presented the application as recommended by staff. The nomination is listed under Criteria 1 at the local level as a representation of the Swedish community and the local industrial history in the Georgetown area. Constructed during a period of a large immigration to the United States, the church, despite conversion to a single residence, maintains most of its original character.

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

*None*

**VIII. Archaeological Preserves**

*None*

**IX. Threatened Properties**

*None*

**X. Preservation Restrictions**

*None*

**XI. Report on State Historic Preservation Office Activities – Mary Dunne, Cathy Labadia**  
SHPO Statewide Plan

Ms. Dunne noted that the Statewide Plan is on our website for public comments. Would like feedback by the end of the month. It has been preliminarily approved by the Park Service. The Plan will be reposted once additions are made.

On October 16<sup>th</sup>, 2018 Ms. Carmelich, Ms. Shapiro and Ms. Dunne will be presenting highlights of the Plan in Wilton to the Fairfield Preservation Alliance. Mr. David Green has been instrumental in rallying public input.

Ms. Labadia noted that SHPO is applying for an African American Civil Rights Grant through the National Parks Service. She is in the process of drafting this grant and requesting funds for an identification and nomination survey for properties associated with southern Black students who worked in the tobacco fields in Connecticut during the 1940s and 1950s.

Any comments or feedback please forward to Ms. Julie Carmelich @ [Julie.carlemich@ct.gov](mailto:Julie.carlemich@ct.gov)

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

**Sloane Museum:**

The majority of the collections items have been packed, and those that can withstand weather fluctuations have been mostly moved into onsite storage pods. The art and other vulnerable collections will be moved into climate controlled storage later this month. All of this is to prepare for the renovations to the museum that will start in February, 2019.

**New-Gate Prison & Copper Mine**

Old New-Gate Prison continues to attract crowds of between 400 and 650 people each weekend. *Escape from Old New-Gate Prison* was held on September 29, and attracted over 250 visitors.

Morgan Bengel, site administrator, is beginning to enlarge the merchandise in the gift shop as items continue to move quickly. Right now, the staff is moving into Halloween production working in conjunction with the East Granby Historical Society, Boy and Girl Scout troops of East Granby and Suffield, the Simsbury Theatre Guild, the Connecticut Fifth, and the Marquis Fyfe and Drum Corps – to name the major players. The Halloween event will take place on October 26/27. More substantive programming is being planned for the winter (off-site) and spring/summer season. This includes working with a team of Connecticut scholars, Hartford Reentry Services, the DOJ, the Dodd Center, Hartford Public Library and CT Humanities to program discussions, exhibits, talk-backs, and community forums around the topic of incarceration. This collaborative effort is growing out of the “Mass Incarceration” Project/Exhibit that begun at the Humanities Action Lab, a coalition of universities, issue organizations and public spaces that collaborate to produce community-curated public humanities projects.

The painting/roofing project for Viets tavern, and the White and Yellow cottages started the middle of September and should be finished by December.

**Prudence Crandall Museum:**

Joanie DiMartino, the museum curator, has been working with the Friends of Prudence Crandall, as well as the current museum volunteers, to set some new directions and priorities for both groups. She is a member of Denise Merrill's Centennial Commission of Women's Suffrage planning group which will coordinate the state-wide celebration of the 100<sup>th</sup> Anniversary of Women's Suffrage in 2020. She has also begun to work with consultant Kathy Craughwell-Varda to think about how space is used at the museum, and to prepare for interpretive planning for both the site and the museum building.

In the meantime, the scope of work for the restoration of the museum will be solidified in the next two weeks. This comprehensive restoration (planned for 2019) will address all structural and code deficiencies, and will enhance the visitor's experience.

**Henry Whitfield State Museum:**

The HWSM still has two large events, right after Thanksgiving and in early December. Michelle Parrish, curator of collections at the museum, will be stewarding all four museums through the process of data migration from our old Past Perfect Collections Management System to a new open source platform, Connecticut Collections. The use of the CT Co Platform will bring the museum's collections to the public through digital access.

**XIII. Old Business**

**a. CEPA Update on Bridgewater Grange**

Mr. Levine updated the HPC in regard to the Bridgewater Grange, noting that he had a two and a half hour with First Selectman Allan Reed and his legal counsel two weeks ago to discuss plans to move forward to save the Grange. Plans had been made for a third structural engineer, Mr. Jim Grant, to survey the site, which happened October 2. The office is working to handle this situation with care. There has been conversation with the locals to form a non-profit preservation trust to take over the Grange. However, if this takes place, the first selectman will lose the municipal funding.

Chairwoman Nelson asked if there had been discussion of the original referendum in regard to the ambiguity of the language. Mr. Levine replied he doesn't believe the First Selectman is interested in going back to a referendum because he has stated on numerous occasions "he has the authority [to make the decision] because they voted". There are internal politics which may have an effect on this situation.

**b. CEPA Update on 122, 126, 130 Henry Street, 650 Atlantic Street and 79 Garden Street, Stamford (2016)**

Mr. Levine advised the HPC that the situation in regard to these Stamford properties may be heating up again. Mr. Levine noted that Deputy Commissioner David Kooris has been involved in discussions with the property owners and the municipality.

The current issue is that the city is saying that two of the buildings need to be knocked down to widen the street. There are differing opinions as to local support of the demolition. If the only goal is to widen the street, then there are alternatives. Mr. Levine will be in touch with the appropriate parties to discuss this.

**XIII. New Business**

**a. Update to Historic Restoration Fund Grant Program– Ms. Lozupone**

Ms. Lozupone presented updates that have been made to the HRF grant program. She noted that the HPC does not need to approve the changes, but that she would like feedback from the Council. The major changes are a raise in the funding cap from \$50,000 to \$100,000 per project, and adding language to clarify that archaeology projects may be funded and are encouraged. Ms. Maher noted that the grant would be more user-friendly if there was a mid-payment possibility and an allowance for soft costs. She also suggested that the requirement that the project is shovel-ready within 90 days should be eliminated, as it often takes longer due to outside constraints. Chairwoman Nelson suggested that language might be considered that says “90 days except by special permission.”

Dr. Faber suggested that the guidelines define a “preservation” project, versus a “non-preservation” project, and the addition of sample documents so that applicants could use them as models. She also asked if change orders must be mailed, or if they could be emailed. Ms. Lozupone clarified that our current system requires hard copies, but the new system will not need them. Chairwoman Nelson will send questions she has in regard to bidding and contracting to Ms. Lozupone and HPC members. Hearing no further comments, Chairwoman Nelson commended Ms. Lozupone for tackling this complicated process.

**XIV. Liaison with Public & Private Agencies – Ms. Jane Montanaro, CT Trust**

**XV. Public Forum**

**XVI. Adjournment**

*A motion was made by Dr. Jones, Second Ms. Maher to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 11:02 a.m.*

*(Y-7, N-0, Abstaining – Nelson) Roll call vote*

Respectfully submitted by:

Deborah Gaston, Secretary

*Next meeting:  
Wednesday, November 7, 2017, 9:30 a.m.  
Plaza North Hearing Room*