

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, November 7, 2018 @ 9:30 am
Meeting Minutes**

Call in: Ms. Kane, Dr. Glaser, Ms. Gilvarg, Chairwoman Nelson, Dr. Woodward and Dr. Jones

Staff: Marena Wisniewski, Jane Schneider, Deborah Gaston, Mary Dunne, Cathy Labadia, Alyssa Lozupone, Jenny Scofield and Commissioner Catherine Smith (9:55 a.m.)

Guests: Ms. Erin Marchitto - CT Trust for Historic Preservation
Mr. Paul Fitzpatrick – Vf. YMCA of Naugatuck
Ms. Robin Sogge – Ve. Oxford Academy, Lind Hall, Westbrook
Mr. Patrick McKenna – VIa. Owner, Emeline Loretta Root Wells House, Middletown
Ms. Charlotte Hitchcock – VIa. Consultant, Emeline Loretta Root Wells House, Middletown

I. Call to Order

The meeting of the Historic Preservation Council was called to order at 9:40 a.m.

On a motion by Dr. Woodward, Second by Dr. Jones remove break for and agenda item Xa. Advisory opinion, Elizabeth Park Visitors Center, Elizabeth Park, Hartford, CT from the October 2018 agenda.

(Y-5, N-0, Abstaining - Nelson)

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.

Chairwoman Nelson recused herself from the meeting for Vb. Survey and Planning Grant – New Britain Public Library @ 9:57 a.m. turning

IV. Review and Approval Minutes

a. October 3, 2018 Minutes

On a motion by Ms. Kane, Second by Dr. Jones, to accept the meeting minutes.

(Y-5, N-0, Abstaining – Nelson)

V. State Historic Preservation Grants – Action Items

a. Survey and Planning Grant - Gaylord Hospital, Inc., Wallingford, Services of a CFR-qualified architectural historian

On a motion by Dr. Jones, Second by Ms. Gilvarg, the Historic 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 shown of \$11,000.00. 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-5, N-0, Abstaining – Nelson)

Ms. Dunne presented the application as recommended by staff. Ms. Wisniewski performed a site visit and recommend Gaylord apply for a grant and to get a qualified person to submit a nomination due to an appreciation of resources on the campus and it is easier to obtain funding if listed on the register. In her notes Ms. Dunne did clarify, they were mistaken thought Gaylord thought they had to do a historic resources inventory first, but this is all they need to do, what was submitted.

Ms. Kane noted that of the budget shows incorrect math. Ms. Dunne replied Gaylord cannot use that as part of the match and it should not be in the budget. She will inform Gaylord they cannot use the \$600 as a match. They would have to use cash or since they are going to bid this project out, it might come in at under \$22,000.00. Ms. Kane mentioned the administrative fee is just on the grant side and should be on both sides.

Ms. Wisniewski remarked that this a large campus which has had several periods of expansion. The center part of the campus a 20th century tutur revival. The administration building still functions as such and is the focal point. There are four potential buildings that may be part of the nomination and a barn across the street which may not get factored in.

Vote was to amend the application and change the language.

On a motion by Ms. Kane, Second Dr. Jones the Historic Preservation Council votes to amend the application contingent on revised budget.

(Y-5, N-0, Abstaining – Nelson)

On a motion by Ms. Kane, Second Dr. Jones, the Historic Preservation Council votes to revised the application's language.

(Y-5, N-0, Abstaining – Nelson)

b. *Survey and Planning Grant – New Britain Public Library, Services of a CFR-qualified architect*

On a motion by Ms. Kane, Second by Dr. Jones, the Historic 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 of \$20,000.00. 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-4, N-0, Abstaining – Gilvarg) Chairwoman Nelson recused herself at 9:57 a.m. and turned the meeting over to Ms. Gilvarg. Chairwoman Nelson returned to the meeting at 9:59 a.m.

Ms. Dunne presented the application as recommended by staff. The total cost of the project is \$100,000, but NBPL is only asking for \$20,000.00. The conditions assessment report on record is out-dated, and since then some conditions have worsened, but the report is still valid. NBPL is comfortable with moving forward with the bidding of this project.

c. *Partners in Preservation Grant, Connecticut Irish American Historical Society - New Web Development, New Haven*

On a motion by Dr. Jones, Second by Dr. Glaser, the Historic Preservation Council votes to approve a Partners In Preservation Grant, funded by the Community Investment Act of the State of Connecticut, to the Connecticut Irish American Society in the amount of \$2,690.00. 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-5, N-0, Abstaining – Nelson)

Ms. Dunne reminded the HPC that applicant had submitted an application in September and that a question arose regarding the adequacy of the budget. After careful reconsideration of the project costs and budget their line item and budget, CIAHS has reapplied with a more substantial request. Ms. Dunne compared this application with a similar one from the Greenwich Preservation Trust with a budget of approximately \$5,000. Greenwich Preservation Trust did a very thorough and appropriate over-haul of their system with that amount. CIAHS is very confident this new amount will meet their needs.

Dr. Woodward asked about the final product and whether HPC would review and how it might incorporate work funded by prior SHPO grants. Ms. Dunne noted that the previous grant was an “Our Places Our Stories” survey of sites important to Irish-American culture. Dr. Woodward would like to see what kind of work materials or products have been created by these smaller organizations with SHPO funds within the last five years.

Ms. Dunne is happy to share the “Our Places Stories” survey of sites and any other materials that have been completed.

Dr. Glaser advised that CIAHS is part of an ethnic heritage archives located near Southern University’s campus. The Greater New Haven Jewish American Society, The African American Historical Society, Ukrainian Historical Society and The Italian-American Historical Society of CT/New Haven are in the process of moving onto the campus in the spring of 2019.

Chairwoman Nelson asked if there was any cross registration with State archives. Ms. Dunne replied the Dodd Library at UCONN is in the process of digitizing some of these materials. SHPO keeps copies of funded surveys at the library. Part of the SHPO state plan addresses the accessibility of resources funded by SHPO to the public.

d. *Certified Local Government Historic Preservation Enhancement Grant, Town of New Milford, 50 East Street – Adaptive Reuse Study, New Milford*

One a motion by Dr. Jones, Second Ms. Gilvarg, the Historic Preservation Council votes to award a Certified Local Government grant, funded by the Historic Preservation Fund of the Department of the Interior, National Park Service, the Town of New Milford 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 as administered by the Department of Economic and Community Development.

(Y-4, N-0, Abstaining – Nelson, Woodward)

Ms. Dunne presented the application as recommended by staff. She and Ms. Lozupone conducted a site visit to this property and one other in New Milford with Mr. Greg Farmer, circuit rider with the Connecticut Trust. The building is in great condition and it is partially occupied and they are looking for an objective study on how to market the building. A study was done previously for the town of Farmington and it was very successful. The First Selectman was very excited about being eligible for this non-matching federal money to get the project started.

Dr. Woodward asked about the period of the stained glass windows? Ms. Dunne replied the windows were from the 1930s, early 20th century.

e. *Historic Restoration Fund – Oxford Academy Lind Hall, 1393 Boston post Road, Westbrook*

One a motion by Ms. Gilvarg, Second Dr. Jones, the Historic Preservation Council votes to award a Historic Preservation Enhancement Grant, funded by the Community Investment Act and administered of the Department of the Economic and Community Development (DECD), to Oxford Academy in the amount of \$11,000.00. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the DECD.

(Y-3, N-0, Abstaining – Nelson, Woodward and Kane)

Ms. Lozupone presented the application as recommended by staff. She visited the property about a year ago after they were nominated as part of the Westbrook district. Oxford was very excited about our program and the resources we could provide. Ms. Robin Sogge, Business Manager, Oxford Academy was present for questions.

Dr. Jones noted that the project information sheet should be edited to “uncheck” the box for “national historic landmark”.

Ms. Kane remarked that while the building is part of a national historic district, it did not seem like it could stand alone. Ms. Lozupone replied that Oxford Academy is not a traditional HRF grantee, but it has been verified that the Academy is a contributing resource in the district and therefore is an eligible site.

f. *Historic Restoration Fund – YMCA of Naugatuck, 284 Church Street, Roof replacement, Naugatuck*

On a motion by Ms. Kane, Second Dr. Jones, The Historic Preservation Council voted to approve a Historic Restoration Fund grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development (DECD), to the YMCA of Naugatuck in the amount of \$50,000. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the DECD.
(Y-4, N-0, Abstaining – Nelson, Woodward)

Ms. Lozupone presented the application as recommended by staff. She has not visited the site yet but plans to in the near future as the project progresses. Ms. Lozupone commented this project is a part of a larger strategic long-term capital needs plan. Ms. Sherry Beck, Director of Operations and Mr. Paul Fitzpatrick were in attendance.

Ms. Kane noted she did not see any historical information about the building. Ms. Lozupone replied that the information isn't what SHPO would typically ask for, but will make sure it is added.

Ms. Gilvarg questioned that budget two categories of budget materials and labor are not finalized. Ms. Lozupone replied that the conditions assessment was a few years old and that she believes they had verbal agreements on prices, but nothing was finalized.

Chairwoman Nelson commented that the construction industry, costs will escalate up for each year based on a standardized mathematical table that is available to applicants who have had budgets developed years ago.

VI. *State Register of Historic Places Nominations*

a. *State register nomination of the Emeline Loretta Root Wells House, 149 Lincoln Street, Middletown*

On a motion by Ms. Gilvarg, Second by Dr. Glaser, the Historic Preservation Council votes to list the Emeline Loretta Root Wells House, 149 Lincoln Street, Middletown, CT to the State Register of Historic Places.
(Y-5, N-0, Abstaining – Nelson)

Ms. Wisniewski presented the application as recommended by staff. Under criteria one and two at the local level, as an example of a late 1930s development of a streetcar suburb neighborhood in the middle of Middletown during a period of industrial growth.

Even though there have been a few alterations, the house still maintains most of its integrity including original siding and trim, (except for a few missing shutters), a characteristic shingle cable, alley access and a garage in the center of Middletown. Mr. Patrick McKenna, owner, and Ms. Charlotte Hitchcock who authored the nomination, were present for questions and concerns.

Ms. Kane asked if this property had been turned into apartments. Ms. Wisniewski replied no, it is a single family home. This house was owned by Wesleyan University, and although it was used as student housing it appears that the single-family-layout of the house was not changed.

b. *Nomination to the State Register of Historic Places, The Gam, Ocean Beach Park, 98 Neptune Avenue, New London*

On a motion by Dr. Jones, Second Ms. Kane, the Historic Preservation Council votes to list The Gam, Ocean Beach Park, 98 Neptune Avenue, New London to the State Register of Historic Places.

(Y-5, N-0, Abstaining – Nelson)

Ms. Wisniewski presented the application as recommended by staff. The property is eligible under criteria one1 at the local level, an early example of a waterfront recreational facility since its opening in 1940. Even though The Gam has undergone changes most of the original property still exists. Ms. Wisniewski read two letters of support for this nomination from Mayor Michael Passero, New London, and Ms. Laura Natusch, Executive Director, New London Landmarks.

VII. *Local Historic District/Property Study Report*

a. *Trinity St. Michael's Episcopal Church, Fairfield, CT*

On a motion by Dr. Jones, Second Ms. Gilvarg, pursuant to CGS §7-147 q (c), the Historic Preservation Council votes to recommend approval of the study report for the proposed historic property Trinity St. Michael's Episcopal Church, 55 Tunxis Hill Rd., Fairfield, CT as presented by the Fairfield Historic district Commission and received on September 17, 2018. The above named property will be added to the State Register of Historic Places.

(Y-5, N-0, Abstaining – Nelson)

Dr. Jones remarked that the distinction between a nomination and an actual report may be confusing. Ms. Dunne replied that the local property and district designation process is purely municipal. As part of that process, the Council and local Planning and Zoning are allowed to comment during a sixty-five day comment period. This is not an approval or a rejection, but a chance to brainstorm and get advice from our SHPO staff. It is within the Council's purvey to recommend district boundaries. Any local historic property or district that receives a favorable recommendation from the Council is automatically listed on the state register. Ms. Wisniewski has reviewed the report and she feels everything is in order.

Ms. Kane asked if the boundaries include fencing on the property. If not, she suggests that the fencing to be added to the report for clarity.

VIII. *Archaeological Preserves*

None

IX. *Threatened Properties*

None

X. *Preservation Restrictions*

None

XI. Report on State Historic Preservation Office Activities – Marena Wisniewski for Liz Shapiro

Ms. Wisniewski reported that the SHPO statewide plan did receive official approval from the National Park Service and congratulated everyone involved. The printed version is currently being designed and there will be a concrete product by the end of this year.

Staff is working on the 2019 preservation conference with the theme “Preservation Toolbox”. The venue is yet to be determined, but will probably take place in or around New Haven.

XII. Report on Museum Properties

Museums General:

Staff is currently pulling together statistics for the museum season, and putting three of the museums to “bed” for the winter. (Henry Whitfield is open all year round in the visitor’s center.) This winter staff monthly retreats will begin on Thursday November 15. Museum staff will be reviewing the season, taking on the challenge of school programs, talking about how to optimize the agency’s new website (launching at the end of November), and looking into the 2019 season.

Sloane Museum:

With the collections mostly packed, staff has been working with the architect to develop final specs for the museum renovation. Conservation/curator Kathy Craughwell-Varda visited the museum to advise on cleaning methods for the painted wood and painted labels that Eric Sloane designed as part of the permanent installation. The museum is now closed to the public and will reopen for its Fiftieth Anniversary year in early September 2019. The Friends of Eric Sloane are moving ahead with the rebuild of the Noah Blake cabin.

New-Gate Prison & Copper Mine:

Over 11,000 people visited in the 330 “open” hours since July 14th. In addition, there were over 900 volunteer hours measured onsite – and that doesn’t include “work” days when volunteers were onsite and the museum was closed to the public. The season ended with a cold Friday night Halloween program, and sadly, weather caused a cancellation of Saturday’s event.

On Monday evening, November 5, staff hosted a pizza party for the volunteers to get feedback from the past season, and collect suggestions for next season. Although the museum is closed, there is plenty of planning to be done, as well as site improvement tasks to accomplish in the months ahead.

The painting/roofing project for Viets, and the White and Yellow cottages is ongoing. With the rain, and the cold temperatures, it’s unlike that we will be able to fully complete the painting this calendar year.

Prudence Crandall Museum:

The first scoping meeting for the museum rehabilitation project was held at the museum on Monday November 5, with the project architects, staff and the project manager. Optimistically, the project will start in September of 2019, and continue throughout the spring of 2020. Staff plans to keep the museum open in 2019 through Labor Day weekend. The project will include a full fire suppression system.

Henry Whitfield State Museum:

Two final events will mark the end of the Whitfield Museum’s 2018 season. On Friday, 11/23, “Harvesting History” (which is quite a draw, as people seem to be looking for things to do locally the day after Thanksgiving) and on the evening of November 30, for the Firelight Festival (which includes kids’ activities, “candlelight” tours of the house, and a bonfire with marshmallows and hot cider.) Henry Whitfield will serve as the host location for the second day of the SHPO conference which will focus on practical applications of historic preservation technique.

Commissioner Smith thanked the SHPO staff and Council for the hard work and dedication for all they do.

XIII. Old Business

a. SHPO state wide Plan Addressed

b. CEPA Updates

No new updates

Dr. Glaser mentioned she and Ms. Shapiro will be attending a National Public History conference in Hartford on March 27-30, 2019.

XIII. New Business

XIV. Liaison with Public & Private Agencies – Ms. Erin Marchitto, CT Trust

Ms. Marchitto reported that the Trust hosted the launch of Mr. Chris Wigren’s new book on CT Architecture. The Trust has recently unveiled our new website. The circuit writers are busy with site visits with two grants open. The “1772 Partnership” grant letters of inquiry are due December 31st, full application on March 15th. The “Maintenance and Repair” grant (which is funded through SHPO and the Community and Investment Act) have a pre-applications are due date of April 1st with the final application is due on May15th.

XV. Public Forum

ANNOUNCEMENT:

Chairwoman Nelson announced Ms. Kathryn Kane will be retiring from the Council in December 2018. Today will be her last face- to-face meeting and December will be her last meeting.

Ms. Kane commented, that it was an honor to be appointed by Governor Malloy and a privilege working with the Council and SHPO staff. She urged all to continue the great work we do, recognizing our historic properties and landscapes and to continue speaking for those who cannot speak for themselves.

XVI. Adjournment

A motion was made by Dr. Jones to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 10:49 a.m.

(Y-5, N-0, Abstaining – Nelson)

Respectfully submitted by:

Deborah Gaston, Secretary

*Next meeting:
Wednesday, December 5, 2017, 9:30 a.m.
4 South, Conference Room*