

HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, March 7, 2018
*Plaza North Hearing Room B**

Meeting Minutes

- Call in: Chairwoman Nelson, Dr. Faber, Dr. Jones, Ms. Kane, Dr. Glaser, Ms. Maher, Ms. Gilvarg (9:34 a.m.) and Dr. Partridge (9:35 a.m.)
- Staff: Doug Royalty, Mary Dunne, Deborah Gaston, Alyssa Lozupone, Elizabeth Shapiro, Kristina Newman-Scott, Todd Levine and Rene Fleming – Intern Capitol Community College
- Guests: Ms. Jane Montanaro, CT Trust
Ms. Tamara Steele, CCAR – Connecticut Community for Addiction Recovery
Ms. Virginia Adams CCAR – Connecticut Community for Addiction Recovery

I. Call to Order

The conference call meeting of the Historic Preservation Council was called to order at 9:30 a.m. Ms. Nelson reviewed the conference call attendees. NOTE*: This meeting was originally scheduled to take place at 450 Columbus Blvd in Hartford. The meeting was changed to a conference call due to the forecast of inclement weather.

II. Review of Public Comment Procedures

Chairwomen 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 identified.

IV. Review and Approval Minutes

a. February 7, 2018 Minutes

On a motion by Dr. Faber and Dr. Jones with corrections

(Dr. Faber, Dr. Jones, Dr. Partridge, Dr. Glaser and Ms. Kane)
(Y-5, N-0, Abstaining – Ms. Nelson, Ms. Maher and Ms. Gilvarg)

V. State Historic Preservation Grants – Action Items

- a. Connecticut Community for Addiction Recovery, Hartford (exterior repairs and painting)***
On a motion by Ms. Maher, Second by Dr. Partridge, the Historic Preservation Council votes to approve a Historic Preservation Fund grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development (DECD), to the below-listed applicant in the amount shown below. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the DECD. Hearing no further discussion, motion passed.

(Y-6 N-1, Abstaining – Nelson)

Ms. Lozupone presented the application from CCAR. She noted that CCAR has been a pleasure to work with and have been very responsive to our requests. Tamara Steele and Virginia Adams were on the conference call if the Council has any questions. Ms. Adams, on behalf of CCAR, thanked SHPO for the grant.

Chairwoman Nelson asked what work was done to define the project scope and how the budget was determined.

Ms. Lozupone replied because it was a simple request for a painting project, the grant application did not require a conditions assessment. CCAR has already gone an extra step to provide three bids on which to base their funding request.

Chairwoman Nelson, having reviewed the photographs, expressed concerns about unidentified issues that might be causing moisture-related problems, including proper drainage, gutters, and complicated roof intersections. These are potential issues that suggest that the scope of work may need to be broadened to include a full consultation prior to the paint application. Ms. Nelson also noted that the low cost of the paint quote may include paint that is of lesser quality and may not be applied in the most effective manner.

Ms. Adams appreciated the expressed concerns and assured the Council that they are already working with a subcontractor who is available to come out to do a preliminary assessment that would specifically address these concerns. When CCAR spoke with the painters, they indicated that additional work might be needed. Ms. Adams is happy to ask their contractor to do a deeper dive into the building to ensure that underlying issues are identified.

Chairwoman Nelson noted the importance of asking the contractor to provide very specific information in regard to the project deliverables, including who will be doing the repairs, their qualifications, the quality of the wood replacement, the way the paint will be applied, etc. Ms. Steele noted that the paint will be applied with brushes and not sprayed. Chairwoman Nelson suggested that CCAR do a quick double-check on project scope before painting to look at the carpentry, flashing, intersection of the roof lines and any other potential trouble spot. If anything is identified, they could come back for a second grant.

Ms. Maher mentioned that the application is light on the history of the house, and asked if a sample grant application could be provided. Ms. Lozupone noted that the standards to review this grant are the same as those used to review the historic homes tax credit application. These grant applications are designed to be accessible to smaller organizations.

b. Bristol Public Library (lead-based paint removal and painting)

On a motion by Ms. Gilvarg, Second by Ms. Maher the Historic Preservation Council votes 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 below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by DECD.

Hearing no further discussion, motion passed.

(Y-7, N-0, Abstaining – Nelson)

Ms. Lozupone presented the grant application from the City of Bristol to remove lead-based and peeling paint from the Bristol Public Library as seen in the project photos. She visited the site and met with the staff of the library and City representatives and they are committed to meeting all criteria to help complete this project.

Dr. Jones mentioned there was not much of a cost break down in the estimate. Ms. Lozupone noted that the request is for up to \$20,000, and the required match will be for the amount that is actually spent on the completed project.

Ms. Maher questioned the contract note on page 2, “the bidders advised that the city is the sole judge.” Shouldn’t this be SHPO?

Ms. Lozupone thanked Ms. Maher for noticing the language and intends to discuss the final RFP language and bid process with the applicant, stating that she can ask the City to add SHPO to the approval process.

Chairwoman Nelson explained the difference between lead-safe paint removal and abatement, which is a more comprehensive process. She noted that the appropriate language should be used to prevent confusion during the bidding process. Dr. Faber asked if, on pg. 10, there was no consultant listed because none have been identified. Ms. Lozupone agreed.

c. Reid & Hughes Building, Norwich – Tabled

On a motion by Ms. Maher, Second Dr. Jones to table until April 4, 2018 meeting.

(Y-7, N-0, Abstaining – Nelson)

VI. State Register of Historic Places Nominations

None

VII. Local Historic District/Property Study Report

a. Bradford-Marcy Cemetery, Woodstock, CT

On a motion by Ms. Gilvarg, Second Ms. Kane Pursuant to CGS §7-147 q (c), the Historic Preservation Council votes to recommend approval of the study report for the proposed

historic property Bradford-Marcy Cemetery, Center Road, Woodstock, CT as presented by the Town of Woodstock, Bradford-Marcy Cemetery Study Committee and dated January 30, 2018. The above named property will be added to the State Register of Historic Places.
(Y-7, N-0, Abstaining – Nelson)

Ms. Dunne presented the request for the Council’s approval of this study report. It is technically complete. This is a very thorough history of the cemetery and its significance, as well as documentation of existing conditions. The Historic Properties Commission will have a good record to base future review on. The work was done in consultation with Myron Stachiw. Dr. Jones asked if the town created a web-based searchable index. Ms. Dunne replied yes, and that SHPO had funded it. There is a web link embedded in the study completed with a CLG grant two years ago.

VII. Archaeological Preserves

None

VIII. Threatened Properties

None

IX. Preservation Restrictions

None

IX. Report on State Historic Preservation Office Activities – Ms. Kristina Newman-Scott

Ms. Newman-Scott mentioned the Commissioner will be giving testimony Thursday in regard to the Act concerning HPC (Raised Bill 52-79) and Municipal Authority. SHPO does not support the dissolution of the Council in its entirety, to be replaced with legislative appointees who may not have the necessary qualifications, but does support the addition of expert council members.

There is excitement around our upcoming state-wide conference and strategic plan. Ms. Newman-Scott asked Dr. Glaser what the CPA is prioritizing with Legislators. Dr. Glaser noted that CPA is objecting to the dissolution of the present council, and supporting the inclusion of defined expertise, but not speaking to the legislative appointee issue. CPA’s main focus is raising the cap on the tax credit program. Dr. Glaser explained last year’s strategy and how CPA is taking a different approach this year.

Ms. Carmelich mention SHPO has not received anything stating that the Governor supports raising the tax credit, so SHPO can’t speak to that question. However, while she agrees and supports using this issue to educate the legislators, she is seeing a significant drop off on applications for tax credits in likely consequence of the federal tax legislation. She respectfully suggests that CPA may want to pull back on pushing for a state tax credit increase. SHPO is hoping to revise our Economic Impact Statement in the next year with more data. In 2008 when SHPO was not meeting the cap, the program became the target of elimination.

Ms. Newman-Scott suggested that we would all benefit from having a conversation on this topic with CPA, the HPC, and our development partners. SHPO will follow-up.

XI. Report on Museum Properties – Liz Shapiro

Museum Staff:

- Position description for the Curator 1 at Prudence Crandall has been posted and shared. Sent to HPC this morning. The application deadline is March 22.
- Kaz Kozlowski has been approved and accepted for a “Call-Back” so she will be back at the museum for up to 24/hours/week, from now until mid-August. She will be able to overlap with the new hire if needed.

Museum Campus update:

All of our Structural Assessments have been completed, and we are waiting for the final changes to the mothball report that has been prepared for New-Gate’s Viets’ Tavern and the white and yellow cottages.

While we are ready to go out to bid for the painting and roofing part of the project (for all three buildings) we have had a hold-up due to a structural issue in the west foundation wall at Viets tavern which is bulging inward. A structural engineer was engaged to make a report with recommendations, but it is looking as if this will be a project that takes immediate priority.

In addition to the recommendations in the mothball report, we have been working to address electrical issues, upgrade the mine lighting, repair and replace the nosing on the stairs going into the mine, address water and heating issues, and get reliable internet service.

In the meantime, we have identified the projects that we will be moving ahead on at the Eric Sloane Museum, and at the Crandall Museum. We are close to identifying the projects that will be addressed at the Whitfield Museum. We are trying to address structural issues, and safety/code issues as the priority, with visitor services issues as the secondary consideration. We have approximately 2.7 million left to spend on the projects, and we could easily spend twice that amount.

Museums/ Programs

The museums are working on full program schedules for this season and a more concrete museum calendar will be ready by next month. The Eric Sloane Museum will be expanding programmatically, growing their traditional July 4 bell ringing into a full-day program; and hiring some traditional wood craftsmen to present programs and demonstrations on the weekends. The Friends group at Sloane has been given permission to dismantle the deteriorating Noah Blake cabin, and will be rebuilding the cabin on the same footprint, with increased accessibility and using building techniques and materials appropriate to the book’s 1805 setting.

The Henry Whitfield Museum is working on installing a “test” hands-on gallery in the two changing exhibit spaces in the visitor’s center. They will also be expanding their Early Guilford Days Family festival which had is their biggest summer event.

There are lots of programs in the works at Old New-Gate for the summer, including a “Mine Experience”, and a commissioned play, early morning yoga classes, a variety of art classes, and a two-day “Escape from New-Gate” encampment in September by the Fifth CT regiment. In the meantime, we presented one program in East Granby on February 26, with speaker Dr. Gregg Mangan, Digital Humanities Coordinator for Connecticut Humanities. He presented a talk on conditions at the prison in 1825 at the East Granby Community Center. We will host a second program in conjunction with the East Granby Historical Society – our great partner – called “Memories of Old New-Gate” on March 26 at the Community Center.

I have been working with the Friends of the Prudence Crandall Museum on their summer programming, and trying to be onsite every other Thursday. Michelle Parrish from Henry Whitfield has been working at the Crandall Museum on Thursdays in order to smooth the transition with museum volunteers, and to accomplish some of the collections work that has been difficult for Kaz to address along with her other duties.

The Friends will present their annual symposium on Saturday May 12, the theme will be Prudence Crandall and the Abolitionist movement. We are also working with the library and archival staff from Connecticut College, the State Library and CT Historical Society to prepare and submit a CLIR grant to digitize hidden treasures. CLIR is the Council on Library and Information Resources which administers the grant funded by the Andrew W. Mellon Foundation.

XII. Old Business

Update on Bank Street Properties, New London (CEPA)

Mr. Levine presented the update on the CEPA trial for the Bank Street properties in New London. The trial resumed on Feb. 14 & 15th, and Mr. Levine testified along with Laura Natush, from New London Landmarks, and Jane Montanaro, from the CT Trust. Ms. Labadia had testified in February. Cross-examination did not happen. Bill Crosskey of Crosskey Architects will testify on the last day. The team is working with state Attorney Alan Ponanski to prepare.

XIII. New Business

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

In Ms. Montanaro’s absence Chairwoman Nelson mentioned that the CT Trust is sponsoring a screening of “The Life & Gardens of Beatrix Ferrand,” a documentary, at the Hartford Lyceum on April 24 in the evening.

XV. Public Forum

XVI. Adjournment

A motion was made by Ms. Maher, second Dr. Jones to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 10:35 a.m.

(Y-6, N-0, Abstaining – Nelson)

Respectfully submitted by:

Deborah Gaston, Secretary

Next meeting
Wednesday, April 4, 2017, 9:30 a.m.
Conference Call
Instructions to Follow

