

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
450 Columbus Boulevard
Wednesday, January 9, 2019 @ 9:30 am
Meeting Minutes**

Council: Dr. Jones, Dr. Faber, Ms. Nelson, Dr. Glaser, Ms. Carnell, Dr. Partridge, Chairwoman Nelson, Ms. Maher, Dr. Woodward, Dr. Vernal and Mr. Elmore

Call in: Ms. Gilvarg

Staff: Elizabeth Shapiro, Todd Levine (10:16 a.m.) Marena Wisniewski, Deborah Gaston, Mary Dunne, Cathy Labadia (10:16 a.m.), Julie Carmelich, Alyssa Lozupone

Guests: Ms. Mary Falvey, Hartford Preservation Alliance
Ms. Jane Montanaro, Connecticut Trust for Historic Preservation
Mr. Zachary Keith, Project Manager, M.A. Green Clock, Waterbury
Ms. Christine Doty, Director, Elizabeth Park Conservancy
Mr. Kyle Zelazny, Attorney, Elizabeth Park Conservancy
Mr. Paul Selnau, Architect, Elizabeth Park Conservancy
Mr. Ben Flynn, Elizabeth Park Conservancy

I. Call to Order

The meeting of the Historic Preservation Council was called to order at 9:35 a.m.

II. Review of Public Comment Procedures

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

Chairwoman Nelson introduced three new Council members, Ms. Marguerite Carnell - Architectural Historian, Ms. Christine Nelson – Town Planner, Old Saybrook and Mr. Thomas Elmore – Historic Landscape Architect

III. Code of Conduct/Conflict of Interest

Chairwoman Nelson reviewed the conflict of interest policy.

Dr. Woodward recused himself for item Va. CT Explored

Chairwoman Nelson recused herself for item 5c. Stony Creek Church. The meeting will be turned over to Dr. Jones.

IV. Review and Approval Minutes

a. January 9, 2018 Minutes

On a motion by Ms. Maher, Second by Dr. Faber, to accept the meeting minutes with one correction. (Y-7, N-0, Abstaining – Partridge, Gilvarg, S. Nelson and Vernal)

V. State Historic Preservation Grants – Action Items

a. Partners in Preservation, Connecticut Explored Magazine

On a motion by Ms. Maher, Second by Dr. Faber, the Historic Preservation Council votes to recommend the award of a Partners in Preservation Grant, funded by the Community Investment Act of the State of Connecticut to Connecticut Explored in the amount of \$20,000.00. All grant guidelines and state requirements shall be met by Connecticut Explored upon receipt of a grant as administered by the Department of Economic and Community Development. Hearing no further discussion, motion passed.
(Y-11, N-0, Abstaining – Nelson)

Ms. Dunne presented the application as recommended by staff. She passed around copies of *Connecticut Explored* magazine and highlighted articles pertaining to historic preservation. Out of the \$20,000 grant amount over two years, \$17,000 will be used for funding the magazine. SHPO receives a preservation orientated issue each year with full page ads highlighting SHPO's accomplishments. She noted that \$3000 will be used to augment Phase II of "Where I live CT", the implementation of the lesson plans created in the last grant. There will also be an evaluation piece.

Ms. Maher suggested that *Connecticut Explored* expand the curriculum to take advantage of the resources in the CT Digital Archive and update the website to make it more user friendly, as well as do some teacher training on how to interface the curriculum with digital resources.

Dr. Faber noted the dates for teacher training were confusing, an error notes training in spring, 2019, and it should be 2020.

Ms. Dunne clarified the budget form. New budget forms will be updated in the revised grant applications.

Dr. Vernal asked if there were plans to expand the platform to other grades. Ms. Shapiro replied that at this time, they are trying to align the curriculum with the CT Social Studies standards for third and fourth grade.

b. Historic Restoration Fund Grant, M.A. Green Clock (Waterbury)

On a motion by Dr. Faber, Second by Dr. Woodward, the Historic Preservation Council votes to approve the award of a Historic Restoration Fund grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the City of Waterbury for \$26,450.00.
All grant guidelines and state requirements shall be met by the City of Waterbury upon receipt of a grant as administered by the Department of Economic and Community Development.
Hearing no further discussion, the motion passed.
(Y-8, N-3, Abstaining – Nelson)

Ms. Lozupone began her remarks by noting that this is the first time SHPO is accepting applications at the new \$100,000 cap. This application is not on the new form because it was

started prior to the new format. She has worked with the applicant throughout the application process. Mr. Zachary Keith, project manager, was present and ready to answer any questions.

Dr. Faber requested that the word “Restoration” be added to the name of the application for clarity. After confirming with Mr. Keith that the clock was originally illuminated, she expressed concern that the cool color of LED lights might not be historically appropriate and a more yellow hue was desirable. Mr. Keith noted that the LED lights can be a warmer color and would be happy to incorporate that suggestion.

Ms. Maher expressed significant concern that as this is an HRF application, that it is missing the level of detail that is needed, and does not include or reference a conditions assessment report. Ms. Maher believes this project would be better served by applying for a survey and planning grant that will yield specifications of a treatment plan. She noted that while this is a clock, it needs to be treated like a building and be subject to the same requirements as a historic structure. Ms. Maher would like to see a thorough conditions report before approval.

Chairwoman Nelson asked how the budget was determined. Mr. Keith responded that two companies (both recommended by Carl Rosa from Time Ex Museum, and including Connecticut Time Keepers) did visit the clock and propose plans for treatment with associated costs. Ms. Lozupone noted that those reports were not included due to state contracting regulations.

Ms. Maher suggested that the motion be amended to ask for a thorough conditions report so that the actual cost of the project and the treatment methods will be determined.

Dr. Jones remarked that given the scope and scale of the project he is not sure that the conditions assessment is necessary.

Chairwoman Nelson noted that the current motion is on the table and Council must vote on that first. The original motion carried.

c. Historic Restoration Fund Grant, Church of Christ Congregational Church (Stony Creek)

On a motion by Dr. Maher, Second by Dr. Faber, 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 Church of Christ Congregational, Stony Creek, in the amount of an additional \$50,000.00 for a total of \$100,000.

All grant guidelines and state requirements shall be met by the Church of Christ Congregational, Stony Creek, upon receipt of a grant administered by DECD. The HRF grant is funded by the Community Investment Act and administered by the Department of Economic and Community Development (DECD).

This motion was tabled until the February meeting on a motion by Dr. Woodward, seconded by Dr. Glaser, with the following language, The Historic Preservation Council requests that the applicant include a revised budget and resubmit the application at the February meeting. (Y-10, N-0, Abstaining – Jones)

Chairwoman Nelson recused herself and Dr. Jones assumed the chair. Ms. Lozupone presented the application. She explained that this project was awarded a grant in December, 2017. The recipient put the project out to bid and the bids received exceeded the estimates, and proved challenging to the applicants fund raising ability. They learned that the grant award cap had been increased and have come back to ask for an additional \$50,000 to complete the project. None of the specifications have changed from the previous grant.

Ms. Maher asked if the project cost had increased from \$100,000 to \$200,000. Ms. Lozupone replied in the negative, noting that the applicant is paying for more than half the project cost.

Dr. Jones mentioned he would like to see an amended budget.

Ms. C. Nelson asked for clarification regarding an option of a plywood brace versus a metal bar in the treatment plan and at what point was that decided. Ms. Lozupone replied that the answer to that would be in the December, 2017 application, and that she could look up the answer for Ms. Nelson.

Dr. Woodward asked if approved, would this application set a precedent for other applicants to come back and ask for more money. Ms. Lozupone noted that she had thought about this and that SHPO is only allowing this because the applicant has to rebid the project. She does not believe it will be an issue with other applicants.

V. State Register of Historic Places

None

VII. Local Historic District/Property Study Report

Liberty Green Historic District expansion (Clinton)

- a. On a motion by Ms. Maher, Second Dr. Jones, Pursuant to CGS §7-147 b (c), the Historic Preservation Council votes to recommend the approval of the study report for the proposed expansion of the Liberty Green Historic District, Clinton, CT as presented by the Clinton Historic District Commission and dated December 20, 2108. These properties will be added to the State Register of Historic Places. The study report was received on December 26, 2018 and is technically complete.

(Y-11, N-0, Abstaining – Nelson)

Ms. Dunne presented the report. She noted that two contributing properties are being added to this existing historic district. These properties were considered under the first report but were not added due to objections from the owners at the time. Now the new owners of the property want them included. Ms. Dunne will request additional photos from the applicant.

Dr. Vernal asked what the objection of the previous owner was. Ms. Dunne replied the previous owner did not want their property included in the district due to the perception of “too many restrictions”.

Dr. Faber mentioned the property is listed as “no style” and should be changed. Ms. Dunne replied she will ask for a better description.

Dr. Woodward asked for clarification of the funny curve in the middle of the district map. Ms. Dunne responded that it is a subdivision of new construction which falls within the boundaries of the historic district.

VIII. Archaeological Preserves

None

IX. Threatened Properties

None

X. Preservation Restrictions

a. Elizabeth Park Conservancy, Easement, (West Hartford)

On a motion by Ms. Maher, Second Dr. Partridge, The State Historic Preservation Office seeks an advisory opinion from the Historic Preservation Council for the creation of a visitors' center in Elizabeth Park in West Hartford.

Chairwoman Nelson presented an overview of the SHPO's easement program for the benefit of the new Council members. She noted that today's discussion is designed to solicit expert input from Council Members in an advisory capacity.

Ms. Carmelich reviewed the project to turn the historic restroom building at Elizabeth Park into a visitors' center with a modern bathroom facility. She noted that SHPO supports the Elizabeth Park Conservancy in their need to have a visitors' center and modern restrooms, and requests input into the current plans developed by the Conservancy.

Ms. Christine Doty, Director of the Conservatory, spoke to the need for the building renovations and the issues associated with the building in its current state of disuse. She noted that there is large donor support for this project. Ms. Maher asked if they have a sustainable budget in place to cover the costs of new staffing and general building operations. Ms. Doty replied in the affirmative.

Mr. Paul Selnau, Architect displayed plans and drawings, then presented the project plans in detail to the Council.

The discussion from the HPC included questions about the existing floor material (red terra cotta tiles) and the acoustic sound pattern which could be an issue for the visitors' center educational programs. Mr. Selnau noted that he has training in environmental control issues and has monitored the building to ensure that the proposed changes are not detrimental to the building environment. He noted that changes to the building envelope are not planned, although he would very much like to add external storm windows.

Ms. Gilvarg added she supports the project but is considering whether the language of the current motion, in view of the language of the easement, is appropriate for this application. She noted that there is no impact to the outside of the building, and that a portion of the building will be dedicated to the original use, and the building will be open to the public.

Mr. Zelazny clarified that there will be handicap access buttons added to the exterior doors.

Ms. Carmelich replied the language of the easement states the grantor maintains the building in good condition for the length of the restriction, and that the Conservancy is in compliance.

Chairwoman Nelson suggested a change to the language of the motion to read, “The State Historic Preservation Office seeks an advisory opinion from the Historic Preservation Council for the creation of a visitors’ center in Elizabeth Park in West Hartford, as delineated in the design documents by Schadler Selnau Associates dated January 9, 2019.” A motion to revise the language was made by Ms. Gilvarg, second by Ms. Maher.

(Y-10, N-0, Abstaining – Nelson)

Further discussion followed the vote.

Ms. Carnell asked about the windows and storm windows would be needed for the outside of the building and if they can be removed. Mr. Selnau replied he would like an extra pane of glass and would try to do some storm option on the inside.

Mr. Elmore asked if there will be changes in the landscape. Attorney Zelazny replied that the only changes will be the addition of a handicap crosswalk. Ms. Carmelich noted that paving changes have already been reviewed and signed off by SHPO as part of the overall plan.

Mr. Elmore asked if any excavation for utility work is planned. Mr. Selnau replied in the negative.

Ms. Carmelich remarked that it is a balance to meet the needs of the park and align with preservation goals. The SHPO staff agrees that the best preserved building is a building in use.

Chairwoman Nelson called the vote on the revised motion.

(Y-11, N-0, Abstaining – Nelson)

Ms. Maher had to leave the meeting. She stated that she had been asked to sit on a transition team for the new Governor and applauded the SHPO staff for the information for the Arts/Culture/Tourism Task Force. SHPO is perceived as “a machine of operation and management.”

XI. Report on State Historic Preservation Office Museum Activities – Liz Shapiro, Mary Dunne and Cathy Labadia

Statewide Plan – Third and final draft by the end of the week and then to DAS print shop for printing.

BOS Partners – Ms. Dunne and Ms. Shapiro are rewriting BOS grant application to tie operational support to capacity building, while keeping the flexibility associated with the grant funds. Should have something to present for February.

Good to Great Grant – Applications were received and have been reviewed and awards made. The review team consisted of one staff member from Tourism, Arts and SHPO, and three members of the Culture and Tourism Advisory Committee. The group had a debrief session earlier this week and have come up with some really thoughtful changes to the program that will allow staff to track better metrics and give applicants more guidance in the application process. SHPO expects to announce the next round of applications on February 1, hold a webinar about the program around March 1, and is looking to a grant application deadline of June 1, with a mid-July release of funds. There is a bit over a million dollars to award.

CT Freedom Trail – The first meeting of the Committee for 2019 will be an in-person gathering at the Dixwell Avenue Congregational Church in New Haven. The group is committed to having more face-to-face meetings in 2019, and to having meetings at sites on the Freedom Trail. The first task of 2019 will be to review the 2008 strategic plan.

SHPO Annual Conference – May 17/18, Omni Hotel in New Haven, followed by a workshop day at the Henry Whitfield Museum on Saturday. The conference keynote has been confirmed and will be Tom Mayes. The theme of the day is “Back to Basics”, and will highlight an open conversation on where historic preservation has been and where it is headed. Sara Nelson will be participating on a panel, as will Greg Farmer from the CT Trust, and a host of colleagues.

XII. Report on Museum Properties

Museums General:

Museum “retreat” staff meetings continue. At the last staff meeting we brought in a colleague, Nicole Sousa from CT’s Old State House, who is a social media expert to talk to staff. Staff will be creating social media strategies for our 2019 season. This month, staff will have a conversation with Steve Armstrong, CT’s Social Studies consultant for the Department of Education, to talk about the social studies standards. Ms. Shapiro will be meeting with Dean Nelson from the CT Museum of History and Industry next week to talk about ways the museums can begin to work more closely.

Ms. Shapiro has requested seven summer guides and seasonal staff for the museums this summer.

SHPO is trying hard to achieve basic staffing levels needed at Old New-Gate to open the museum at least five days/week. Commissioner Smith has approved this request, but it has to be approved at higher levels.

Both Prudence Crandall Museum and Old New-Gate Prison and Copper Mine are completing applications to join the International Sites of Conscience program.

The Henry Whitfield Museum will be hosting the second day of the SHPO conference, May 18, which will focus on hands-on learning experiences offered by professional practitioners.

Sloane Museum:

Work should begin at the museum by early March. Heating has been added to the scope of work for the gallery where the original art is displayed during the season. This will allow the museum to protect the art and reduce the risks associated with moving it into and out of the museum at the beginning and end of each season. The last thing to do to prepare is to build scaffold platforms that will cover a few of the larger artifacts that can't be moved. The Friends of the Eric Sloane Museum will not only be helping with that task, but they are actively involved in planning for the September 21, 2019, 50th anniversary celebration, and, will be working to rebuild the Noah Blake cabin during this time. This is an aggressive schedule, but it is possible. A full scoping meeting was held in Hartford on Friday November 30th. Although there are some decisions still to be made, the forward progress is encouraging.

New-Gate Prison & Copper Mine

Morgan Bengel will begin her docent training program this month. While she has been creating that program, she has been collecting the information needed to have fairly extensive work done at the visitor's center, which includes cleaning the roof, painting the facility and fixing rotted window sills. The museum will also be replacing the street side gate to the prison grounds which has been getting more and more difficult to maneuver. In addition, Ms. Bengel is getting costs to review the 2014 report on the mine in order to assess necessary repair and stabilization work.

Summer program planning has also begun for the site, which involves reviewing the temporary panels from last season, and continuing to build further partnerships with community and state organizations. Old New-Gate Prison will host the New England regional meeting of the International Foundation for Cultural Property Protection in May. The painting/roofing projects at Old New-Gate have shut down for the winter due to weather constraints. The window repairs is happening offsite, and further painting will resume in the spring.

Prudence Crandall Museum:

Lots of planning for the next few months as the museum has a lot to do before closing to the public for full restoration after Labor Day weekend. Staff is currently working with the Friends of the Museum to assess current programming (there will be changes). Connecticut museum consultant Kathy Craughwell-Varda will be onsite at the museum next Monday and Tuesday to discuss the use of space at the museum and on the site. She will prepare a space use analysis and provide suggestions for moving forward, and begin the discussion of an

interpretive plan for the museum. Staff are looking to models of interpretation that have debuted at the Lincoln Cottage in Washington DC, and the Alice Paul Museum.

Henry Whitfield State Museum:

Michelle Parrish is leading the project to make the collections at all four museums more accessible to the public by supervising the transfer of records to a new collections platform, Connecticut Collections. This platform was created in collaboration with the CT League of History Organizations and is currently being used by the Barnum Museum. The Mark Twain House will be adopting the platform this year.

XIII. Old Business

a. Threatened property updates – Todd Levine

Chairwoman Nelson explained to new members of the Council how the Council is involved in identifying and acting in response to threatened properties through the Connecticut Environmental Protection Act. Mr. Levine further clarified the act, and noted five potential issues:

1. ***Stamford*** – The building demolition is on hold for six months for them to reapply for a demolition permit and to find a solution. Buildings are currently safe.
2. ***Mystic/Stonington*** – Met with town and architects on the two properties (one residential and the other now used as a boathouse) that are in danger of demolition. Looking to save at least one building. Met with staff to go over drawings. Property currently safe for now.
3. ***Willimantic – Hale House and Hooker Hotel***
New owner wants to demo the site to build 350 units in the downtown district. In negotiation with the owner’s legal counsel to go with the CT Trust to survey the property interior. This could be a CEPA agenda item for March unless negotiations are successful.
4. ***New Haven – Gate House***
City was unwilling to give SHPO time to work with them to explore alternative options and the building was condemned for structural damage and demolished. Public safety will always trump Historic Preservation, regardless of whether the building is, in fact, a public safety issue.
5. ***Bridgewater – Grange***
The first selectman and the town have been working with Crosskey Architects to come up with a scope of work for the building. Actual costs to compare a new build with restoration of the old building are forthcoming.

XIV. New Business

XV. Liaison with Public & Private Agencies – Ms. Jane Montanaro and Mary Falvey, CT Trust

Ms. Montanaro welcomed the new Council members. Nominations are being accepted for the Harlan Griswold award given annually and are due February 9th. The awards ceremony will be the first week of April at the Town and Country Club in Hartford.

Ms. Falvey, Director, Hartford Preservation Alliance and President of the CT Preservation Action, introduced herself to the new Council members.

Dr. Glaser noted that Dr. Kevin McBride was recently let go from the Pequot Museum after thirty-five years of service.

Chairwoman Nelson noted that she will be working to schedule state ethics training and a CEPA workshop for new council members, and others who would like a refresher. The CEPA workshop will be conducted by our deputy Attorney General Alan Ponanski and Jack Shanahan, past director of the Historical Commission/SHPO.

XVI. Public Forum

XVII. Adjournment

A motion was made by Dr. Faber, Second Dr. Jones to adjourn the meeting. Hearing no further discussion – meeting was adjourned at 11:35 a.m.

(Y-10, N-0, Abstaining – Nelson)

Respectfully submitted by:

Deborah Gaston, Secretary

*Next meeting:
Wednesday, February 6, 2019, 9:30 a.m.
Conference Call*