

**HISTORIC PRESERVATION COUNCIL MEETING  
STATE HISTORIC PRESERVATION OFFICE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
Wednesday, January 5, 2022 @ 9:30 am**

ONLINE TEAMS Meeting (see code for meeting in your email or contact [Mary.Dunne@ct.gov](mailto:Mary.Dunne@ct.gov) or  
[Jonathan.Kinney@ct.gov](mailto:Jonathan.Kinney@ct.gov) for the code)

**MINUTES**

- Council:** Ms. Elizabeth Acly, Ms. Elizabeth Burgess, Mr. Paul Butkus, Ms. Marguerite Carnell, Chairman Thomas Elmore, Dr. Margaret Faber, Dr. Leah Glaser, Ms. Christine Nelson - Vice Chairwoman, Ms. Sara Nelson, Dr. Sarah Sportman
- Absent:** Dr. Walter Woodward, and Ms. Ellen Zoppo-Sassu
- Staff:** Ms. Julie Carmelich, Ms. Mary Dunne, Ms. Erin Fink, Ms. Deborah Gaston, Mr. Jonathan Kinney, Ms. Cathy Labadia, Mr. Todd Levine, Ms. Liz Shapiro, and Ms. Marena Wiesnewski
- Guest:** Ms. Jennifer Aniskovich  
Ms. Alexia Belperron  
Mr. Todd Bryant  
Ms. Nina Caruso  
Ms. Elsbeth Dowd  
Mr. James Elmasry  
Ms. Mary Falvey  
Mr. David Gross  
Ms. Cate Hewitt  
Mr. Greg Nucci  
Ms. Laurie Paulos  
Ms. Sonya Richard  
Mr. Joe Salamone  
Mr. Paul Selyar  
Ms. Joseph Sepot  
Mr. Kevin Simms  
Ms. Carol Solheim  
Mr. Michael Stein  
Mr. Mark Troost

**I. Call to Order**

The meeting was called to order at 9:35 a.m.

**II. Review of Public Comment Procedures**

Chairman Elmore read aloud the Review of Public Comment Procedures.

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

Chairman Elmore read aloud the Code of Conduct/Conflict of Interest and asked if there were any conflicts of interest. Ms. Burgess indicated that she would be recusing herself from agenda item V.B.1 since she was involved in the development of two of the applications.

**IV. Review and Approval of Minutes and Transcripts**

- a. Minutes – December 1, 2021 Meeting

Chairman Elmore requested that review and approval of the December 2021 be postponed until the February meeting for members of Council to have enough time to read through them.

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

**A. Unfinished Action Items**

**B. New Action Items**

**1. Stewardship Relief Grants, (3 Applicants)**

On a motion by Mr. Butkus, second by Dr. Faber, the Historic Preservation Council voted to award a Stewardship Relief Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicants in the amounts shown below. All grant guidelines and state requirements shall be met by the below-listed applicants upon receipt of a grant as administered by the Department of Economic and Community Development.

(Y-8, N-0, Abstaining-1, Absent-2, Recused-1) (Roll call vote)

Applicant:	Amount requested:
Cromwell Historical Society	\$ 984.50
Harriet Beecher Stowe Center, Hartford	\$1,000.00
Torrington Historic Preservation Trust	<u>\$1,000.00</u>
<b>TOTAL FUNDING:</b>	<b>\$2,984.50</b>

Ms. Dunne presented these applications. Staff recommended the application for funding. Due to the COVID shutdown, the Historic Preservation Council voted to create the Stewardship Relief grant program. The purpose of the funding is to support the continued safeguarding of historic resources at a time when many organizations are experiencing economic distress because of the COVID-19 pandemic. These are reimbursable grants and only 501(c)3 non-profits are eligible. Eligible reimbursable expenses are those related to the basic utilities and regular maintenance costs associated with the upkeep of a designated historic

resource. The grants were capped at \$1,000 and applicants must show proof of expenditure. These are to be the last three awards under this program.

Chairman Elmore asked Ms. Dunne how storage fees for the Torrington Diner fit into basic utility costs. Ms. Dunne replied that the organization must place the diner in storage while looking for a new location. Otherwise, the diner would be vulnerable to the elements. This does not exactly fall under basic utilities, but it is an expense that goes directly towards the protection of the resource from further harm. Insurance was also included as an eligible expense in case of a catastrophic incident.

Chairman Elmore commented that this was a good grant program and Ms. Dunne added that several people had expressed their appreciation for the grants and thanked the Council for their decision to offer them.

## **2. Historic Restoration Fund Grant, Cornerstone Church, Roof Repairs, 718 West Avenue, Norwalk**

*On a motion by Ms. Carnell, Second by Ms. C. Nelson, the Historic Preservation Council voted to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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-8, N-0, Abstaining-1, Absent-3, Recused-0) (Roll call vote)

Ms. Fink presented this application. The Cornerstone Church requested funding in the amount of \$200,000 for the repair of failing roof trusses, repair of crickets and other roof elements, replacement of roofing shingles, replacement of lightning protection system, and replacement of gutters and downspouts. Staff recommended the application for funding.

This property is on the National Register of Historic Places as part of the Wall Street Historic District. A structural engineer has completed plans and specifications and a study and the Applicant has a construction manager, architect, and a roofing subcontractor to help guide the project.

The repairs are urgent due to the stability of the building being compromised, and because of water intrusion. Ms. Fink indicated that several Council members submitted questions ahead of the meeting, which were then added to a presentation slide and shown to those in attendance at the meeting (**see appended presentation for a complete list of the questions that were submitted ahead of time for each agenda item**). Ms. Fink stated that after reviewing these questions, the organization will work with the architect, engineer, and the rest of the project team to get the answers to submit to SHPO before going out to bid and starting work. Ms. Fink stated that the team may not be prepared to answer all the

questions now, but she is confident that with the engineers and architects in place, they will be able to get these answers and perform the work appropriately.

Chairman Elmore asked to hear some of the question that were submitted. Ms. Fink replied that most of the questions were technical/structural and were up on the screen. Ms Fink offered to read them out loud. Mr. Todd Bryant, architects Mark Troost and Michael Stein, and Ms. Carol Solheim of the church organization were on the call to address the questions.

Ms. Fink proceeded to go through each question and there was general discussion amongst Council and the representatives of the project team. Following the discussion of each point, members of Council were satisfied with the responses and the item proceeded to a vote. Ms. Fink concluded by stating that the Applicant has put together a really good team and she is confident in their ability to complete the project successfully.

Ms. Glaser stepped out of the meeting at approximately 9:45 and did not vote on this item.

**3. Historic Restoration Fund Grant, Killingworth Congregational Church, Exterior Repairs Painting, Window and Door Repair, 273 CT-81, Killingworth**

*On a motion by Ms. Carnell, second by Dr. Faber, the Historic Preservation Council voted to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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-8, N-0, Abstaining-2, Absent-2, Recused-0) (Roll call vote)*

Ms. Fink presented this application. Killingworth Congregational Church requested funding in the amount of \$39,700 for rot repairs to exterior cornices, trim, door surrounds and other features, exterior painting, and the repair of 34 windows and 4 doors. Staff recommended the application for funding. This property is listed on the State Register of Historic Places. This project represents Phase II of a multi-phase rehabilitation of the building. The first phase was funded by a previous HRF grant for \$47,000 and a ten-year easement will be placed on the building. As the first phase of the project was competitively bid, the Church may use the same contractor for this phase of the project.

Two questions were received from Council members prior to the meeting. Ms. Acly stated that she did have a few questions that she was not able to submit ahead of the meeting, which she discussed with Mr. David Gross, representative for the applicant. Ms. Acly asked about the drainage system and Mr. Gross clarified that it will be comprehensively looked at as part of this project phase.

Regarding the windows, Mr. Gross stated that the contractor will be evaluating each window for functionality and safety and will make the repairs necessary to each window, short of a wholesale window replacement or reconstruction. Mr. Gross also agreed to submit an addendum to the scope of work to SHPO that will be more specific about materials to be used in the project to assure compatibility with the extant historic fabric.

Ms. S. Nelson commented that there should also be more specificity regarding the type of wood to be used as its properties can vary considerably by species and selecting the proper material will ensure it will stand the test of time. Mr. Gross agreed.

**4. Historic Restoration Fund Grant, Lyme Arts Association, Skylight and Laylight Replacement and Insulation of Attic, 84 Lyme Street, Old Lyme**

*On a motion by Ms. Burgess, second by Ms. Carnell, the Historic Preservation Council voted to call this application to the table for discussion.*

*On a motion by Ms. C Nelson, second by Mr. Butkus, the Historic Preservation Council voted to table this item until the February 2, 2022 meeting in order for the applicant to obtain additional information and explore alternative treatments.*

*(Y-8, N-0, Abstaining-2, Absent-2, Recused-0) (Roll call vote)*

Ms. Fink presented this application. The Lyme Arts Association requested funding in the amount of \$200,000 for the replacement of existing skylights and laylights and the addition of insulation in the attic. recommended the application for funding. This property is listed on the National Register of Historic Places.

The project follows the recommendations of a conditions assessment, currently being prepared by the Applicant's architect. The architect was selected through a SHPO Survey and Planning grant process. Additional questions from Council will be answered by the organization in consultation with their architect Greg Nucci and they plan to submit additional drawings and the results of the survey and planning grant to SHPO in February. SHPO will work closely with the organization to get them moving as quickly as possible since there is active water infiltration in the building. There were several questions submitted by Council **(see appended presentation)**.

Dr. Faber asked whether it was possible to repair the existing skylights/laylights and is the material to be replaced original to the building? Ms. Laurie Paulos, of the Lyme Arts Association, responded they believe the original laylight material was a muslin fabric of some type, but the current laylights are plastic panels. The galvanized framing on the skylights appears to be original as well as some of the glazing, but there have certainly been repairs and replacements over time. The skylight system is now, universally, beginning to fail.

There was discussion amongst several Council members, including Mr. Butkus and Ms. S. Nelson, and the Applicant, regarding the configuration of the grid system within the proposed Kalwall product and how it would affect the appearance of the ceiling. It may represent a step further away from the original appearance of the space. Ms. Paulos felt that the Kalwall is similar in appearance to the current configuration and is a reasonable compromise that will address the building's needs without drastically changing the character of the space.

Ms. Carnell was looking at the Kalwall website and inquired as to whether SHPO believes the proposed material will meet the Secretary of the Interior's Standards since the grid configuration is so prominent. If it does not meet the Standards, Ms. Carnell asked what other options may be available to the Applicant, if there are any.

Mr. Nucci responded that they have been investigating alternatives for approximately six months and this appears to be the best option so far. Other products that were evaluated did not have the same quality or thermal properties as the Kalwall material. Others had patterns on the translucent panels or were otherwise more intrusive.

Ms. Nelson suggested the possibility of a hybrid solution that included the new Kalwall system with a fire retardant material that replicated that original muslin placed below it to obscure visibility of the grid system from the viewers below. Mr. Nucci said that they could investigate this possibility, but he was concerned that it may block too much light from entering the space.

Ms. Nelson also suggested obtaining a sample of the Kalwall system so that it can be viewed in the space and compared to the existing material.

Ms. Fink suggested that she would be more comfortable moving forward with the project if Council had another chance to look at it again after the completion of the conditions assessment and drawings being prepared under the Survey and Planning Grant. She suggested tabling the item until the March meeting. This would also allow the Applicant time to evaluate the suggestions made by Council.

Ms. C. Nelson recommended tabling the item until the February meeting instead so that the Applicant could receive guidance, at least regarding whether the proposed Kalwall system will meet the Standards, sooner and the conversation can be continued in March if necessary. It was agreed that the item would be tabled until the February 2022 meeting.

Ms. Glaser returned to the meeting at 10:31am and abstained from the vote on this item.

**5. Historic Restoration Fund Grant, Pine Orchard Chapel, Wiring Upgrades, Millwork, Ceiling Repair, etc., 25 Chapel Drive, Branford**

On a motion by Dr. Faber, second by Ms. Carnell, the Historic Preservation Council voted to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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-9, N-0, Abstaining-1, Absent-2, Recused-0) (Roll call vote)*

Ms. Fink presented this application. Pine Orchard Chapel requested funding in the amount of \$111,837 to complete upgrades and concealment of interior building wiring and move the electrical panel, millwork and lectern restoration and cleaning, wood ceiling repairs and restoration, installation of attic fan, attic and cupola access and restoration, entry vestibule restoration, rear stair handrail replacement, floor refinishing, fire alarm upgrades, and bathroom repair and upgrades. Staff recommended the application for funding. This property is listed on the National Register of Historic Places, and this is the final phase of a three-phase rehabilitation project. Engineers and architects are actively engaged in the project and the Applicant has worked closely with SHPO throughout the process.

Several questions were submitted by Council members and the project team did respond ahead of the meeting with written responses to each question as well as with associated drawings. Jennifer Aniskovich and the project architect, Mr. Joseph Sepot, were on the call to respond to any additional questions that arose. Ms. Fink prepared a slide with each of the questions and responses (see appended presentation) and read through each one.

Ms. Aniskovich took a moment to thank everyone involved, particularly Ms. Fink and Ms. Dunne for all their assistance throughout the project.

**6. Historic Restoration Fund Grant, Southington YMCA, Stabilization of Partially Collapsed Foundation Wall, 29 High Street, Southington**

On a motion by Ms. S. Nelson, second by Dr. Faber, the Historic Preservation Council voted to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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-9, N-0, Abstaining-1, Absent-2, Recused-0) (Roll call vote)*

Ms. Fink presented this application. The Southington YMCA requested funding in the amount of \$50,000 for the stabilization of the partially collapsed foundation

wall at the south side of the building's west wing. Staff recommends the application for funding. This building is listed on the National Register of Historic Places and was saved from demolition when a Connecticut Environmental Protection Act (CEPA) case was brought several years ago. The structural repairs are urgent and were apparent when a site visit was made just before the pandemic began. The organization, in collaboration with local resident and volunteer Nina Caruso, who is also an architect at Crosskey Architects, is committed to managing the process. Three informal quotes have been obtained in order to put together a budget and the Applicant does have their match in hand. Nina Caruso and Kevin Simms were on the call representing the Applicant.

Ms. Acly stated that structural stability is obviously the key to the success of this project. Will GNCB Engineers be involved throughout the process? Ms. Caruso confirmed that they would. Ms. Acly also mentioned the extant chimney on the end wall adjacent to collapse and indicated it could be problematic during the work. Ms. Fink will note this and pass along the information to Ms. Caruso and Mr. Simms.

Ms. Acly stated that it would be helpful for the contractor to clarify the in-kind match of materials. The existing material is brownstone and Ms. Acly was curious whether it needed to be matched in-kind since it will be below grade and minimally visible. Selecting the correct mortar will also be critical since brownstone is quite soft. Ms. Caruso would like to discuss these items with GNCB and can supply the information to Ms. Fink.

Ms. Acly also mentioned that the work would benefit from the preparation of mockups for the brick and masonry work to show both color and mortar tooling. Ms. Acly also asked whether the root cause of the collapse was known? It would be important to address any issues that could cause another structural issue. Ms. Acly followed up by asking if there as an intention to add a curtain drain or damp proofing to the foundation while it was excavated. Mr. Simms responded that they did not know the root cause but agreed that every measure should be looked into to prevent it from happening again. Finally, Ms. Acly recommended that the engineer provide guidance on treatments for the sill if it is found to be deteriorated.

Mr. Butkus asked what the condition of the brick was behind the plywood panels visible in the photos. Mr. Simms responded that there was significant damage. This will be addressed in a subsequent phase once the foundation has been addressed.

Ms. Fink stated that she was comfortable with the information provided and that Ms. Caruso has a very good relationship with GNCB Engineers. Ms. Acly also offered to assist if any additional questions arose.

**7. Historic Restoration Fund Grant, Kellogg-Eddy House, Wood Shingle Roof Replacement, 67 Willard Avenue, Newington**

On a motion by Ms. S. Nelson, second by Ms. Burgess, the Historic Preservation Council voted to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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-8, N-0, Abstaining-1, Absent-3, Recused-0) (Roll call vote)*

Ms. Fink presented this application. The Kellogg-Eddy House requested funding in the amount of \$123,800 for wood-shingle roof replacement and repairs to copper valleys. Staff recommends the application for funding. This property is listed on the National Register of Historic Places. The roof was replaced on five years ago, but 7 inches of spray foam insulation was added to the roof sheathing, which restricted air flow and resulted in damage to the shingles. The budget was based on cost estimates put together by the Town, the architect, and recent informal quotes. Ms. Sonya Ricard and Mr. Joe Salamone were on the call to answer any questions for the Applicant.

Two questions were received ahead of time from Council. The first question was whether 5-year-old wood-shingle roof replaced the original. Is it known what the original looked like? Mr. Salamone replied that he has only been with the Town for 5 months, so he is not positive what the material was prior to the replacement, but his understanding is that it was wood-shingles, and they were replaced in-kind. Ms. Fink stated that this does align with the information in the National Register nomination (Ms. Glaser and Ms. C. Nelson stated that it might be helpful to upload the nominations for these properties for Council to look at as part of their review).

Both Ms. S. Nelson and Ms. Acly stressed the importance of specificity of materials in the bid documents to ensure both accurate pricing and the use of appropriate products and treatments.

Ms. Fink read one of the Council's questions from the presentation slide. Will the existing spray foam be removed from the attic, and will it be installed in the garage? Mr. Salamone confirmed that no spray foam insulation would be used again. The removal of the existing spray foam would be a daunting task so they are proceeding with the architect's recommendation of ensuring there is an air gap that will allow for proper ventilation when the new roof is installed.

Ms. Burgess indicated that the cost estimate appears to be from 2018 and is now four years old, so is there now a concern that the cost may be low due to Covid-related price increases? Ms. Fink asked Mr. Salamone if additional funding was available if the bids came in higher and he confirmed that there was. If needed,

since the grant cap has now been raised to \$200,000, the Applicant could return for additional funds if needed.

Dr. Sportman did not respond during the vote on this item.

**8. Historic Restoration Fund Grant, Warren Historical Society, Foundation Work, Repointing, Heating/Lighting Upgrades, Step Repair, 50 Cemetery Road, Warren**

*On a motion by Ms. S. Nelson, second by Ms. C. Nelson, the Historic Preservation Council voted to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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-9, N-0, Abstaining-1, Absent-2, Recused-0) (Roll call vote)*

Ms. Fink presented this application. The Warren Historical Society requested funding in the amount of \$10,000 for foundation work, brick repointing, upgrades to the heating and lighting, and repairs to the stone steps at the main entry. Staff recommended the application for funding. This property is listed on the State Register of Historic Places, and this is the second phase of work for this project. The first phase (wood -shingle roof replacement) also cost \$10,000, so there will be a 5-year easement put on the building for each phase if the application is approved. A conditions assessment and structural engineering report were completed prior to the first phase of work. The Historical Society can consult with Jim DeStefano and Preservation CT Circuit Rider Mike Forino, who has been involved throughout the project.

Council did submit several questions ahead of time, which were displayed on a presentation slide for those present at the meeting (**see appended presentation slides**).

Ms. Acly was comfortable with the application and stated that the questions on the slide were mostly related to project details that Ms. Fink would be able to address with the project team.

Mr. Butkus was also comfortable with the project and mentioned that the vapor barrier under the floor would be a key project component.

Ms. S. Nelson also stated that she was comfortable, as long as the Applicant has access to a preservation consultant with detailed knowledge of the chemical aspects of mortar and the issues in terms of cleaning masonry.

**9. Historic Restoration Fund Grant, Woodbridge Historical Society, Structural Repairs, Sill Replacement, and Exterior Painting of Cow Barn, Woodbridge Historical Society, 1907 Litchfield Turnpike, Woodbridge**

On a motion by Dr. Faber, second by Mr. Butkus, the Historic Preservation Council voted to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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-9, N-0, Abstaining-1, Absent-2, Recused-0) (Roll call vote)*

Ms. Fink presented this application. The Woodbridge Historical Society requested funding in the amount of \$50,100 for structural repairs, sill replacement, and exterior painting of the cow barn. Staff recommended the application for funding. This property is listed on the National Register of Historic Places. A Survey and Planning Grant was awarded to conduct a conditions assessment and a follow up structural report was also completed. The organization has worked closely with SHPO and has completed all the appropriate planning steps. The Application mentions needing three years to complete the work. The grants are typically for two years but an extension is possible if needed. Alexia Belperron was on the call to answer any questions for the Applicant.

Ms. Acly asked how the products coming out of the Survey and Planning grant would factor into the project schedule. Ms. Belperron responded that they had received bid-level drawings in November. Ms. Belperron also mentioned, in relation to the schedule, that the intent is to have the project done in 2022-2023, not to extend out to 2024. She apologized if she had entered incorrect information into the schedule portion of the application. Ms. Belperron also stated that GNCB has provided the Applicant with an updated price of \$110,000, so if it is possible to revise the grant amount to 50% of that, that would be much appreciated.

As far as the barn color goes, there is evidence that it was red at some point, but it has been the existing yellow color for some time. The Applicant has not really decided what color to go with.

Ms. Burgess stated that the period of interpretation could determine the color that is chosen. Ms. Belperron stated that the organization tends to focus more on preservation and not restoration. Ms. Glaser mentioned the period of significance under which the property is listed and that could be used to determine the color. Ms. Belperron agreed and in that case, it makes the most sense for it to be red. Ms. Burgess stated that was correct and would be a good story to tell visitors

Mr. Butkus mentioned that in the forms it indicated the town council has approved the funding in full. As a matter of procedure does it go to reimburse the

town? Ms. Fink responded yes it will go to the town and they will distribute it to the historical society. There is an agreement in place for this to happen.

Historical society does have an endowment and can support matching funds or overages if that becomes necessary.

Chairman Elmore asked Ms. S. Nelson about the revised budget estimates from GNCB, how can we take that into consideration and still meet protocols. Ms. Nelson responded that there are two options. Council could revise grant amount, but they haven't seen the document, so that might not be the best case. The other option is that Council could approve the originally requested amount and if needed a revised motion could be brought back to Council if additional funds are requested.

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

### **A. Unfinished Action Items**

### **B. New Action Items**

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

## **VIII. Archaeological Preserves**

## **IX. Threatened Properties - CEPA Updates – Todd Levine**

### Norwalk – 1 Old Kings Highway

Mr. Levine reported that the Office of the Attorney General has declined to pick up the case. The demolition delay for the building ran out on January 3<sup>rd</sup>. Mr. Levine anticipates that the demolition permit will be issued and that the building will come down. The primary issue was that the extant building was out of compliance due to setback, floodplain, and egress issues. Unfortunately, this is bad news, but Mr. Levine thanked the Council for their efforts.

### Glastonbury 2283-2289 and 2289R Main Street

Mr. Levine reported that SHPO has been working with the municipality and the developers to save three buildings. The developer had submitted a demolition permit with a three-month delay. However, the developer is working with the municipality to address zoning issues that may allow for the development to move forward in a way that will save the buildings. The current delay runs out on February 10. Mr. Levine has asked them to withdraw the permit application and resubmit it to restart the clock and buy more time. Otherwise, the items will be brought before the HPC as a CEPA case. Mr. Levine is hoping that the developer will agree to withdraw. Preservation Connecticut has a meeting with the municipality later today. SHPO should know within a week if the developer intends to withdraw and continue to work on a mutually agreeable solution.

Mr. Levine reported that SHPO continues to be involved in the potential demolition of one of the two remaining faculty row or brown houses at UCONN, which Ms. Labadia reported on last month. Five years ago, UCONN demolished 7 of the houses and signed an agreement committing to preserving the remaining 2. A petition has been started and already has over 400 signatures on it. Mr. Levine will begin the internal investigation pursuant to CEPA.

Chairman Elmore asked Mr. Levine about the possibility of having both Glastonbury and UCONN in for CEPA matters in the same month. Mr. Levine replied that that would not be the case. There is still some ambiguity on the details of the UCONN plan and no demolition permit has been filed to his knowledge. There was no mention of demolition at the public meeting, but there as a mention of new construction on the site of one of the houses.

Dr. Faber asked about UCONN's justification for the demolition and mentioned that there was a commitment made by the University to plan for the rehabilitation of the two remaining buildings by January 2022. Mr. Levine indicated that SHPO's position is to hold UCONN to fulfill the commitments they made in the agreement document signed in 2017.

Mr. Butkus asked about the possibility of moving the building and whether that is feasible. Mr. Levine stated that it is an option that is always on the table but that is not where the negotiations would start.

## **X. Preservation Restrictions**

### **XI. Report on State Historic Preservation Office – Jonathan Kinney**

Mr. Kinney began by thanking Ms. Fink for all her work on the latest round of Historic Restoration Fund grants. With guidance from Council and assistance from SHPO staff, Erin reworked almost the entire grant program in a few short months. She put in a ton of work to design and build the new digital submission and review program, worked with her applicants as they learned the system, developed new guidance language and procedures for the SHPO website, and designed training material on the new system for both applicants and reviewers. This is in addition to all the work that goes into preparing for the meeting itself.

2022 is looking like it will be an exciting year for SHPO, full of both challenges and opportunities. The shifting sands of the pandemic continue to create uncertainty in many aspects of the office's work. The latest guidance from the State means that SHPO staff will continue to primarily work remotely, with trips to the office as needed. Mr. Kinney anticipates that meetings of the HPC will remain virtual until further notice.

With these challenges also come opportunities. SHPO staff is very excited that their new GIS system is scheduled to be rolled out later this year, which will be a game changer for both SHPO staff, and the larger preservation community in CT. As Mr. Kinney reported last month, SHPO is also in the process of creating three new positions in response to the anticipated workload increase associated with federal infrastructure legislation. SHPO will

also begin the process of laying the groundwork for Connecticut's next statewide historic preservation plan, which will cover the period from 2024-2029.

In addition, SHPO will be focusing on a renewed effort to make sure that all HPC appointments are up to date and rolling out a series of training presentations to HPC, similar to the presentation Jenny Scofield did for HPC at last month's meeting. Mr. Kinney envisions topics that include Connecticut Environmental Protection Act and the various programs that SHPO administers, but he would also like to hear from Council about topics they are interested in, and feel would improve their ability to fulfill their duties.

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

Ms. Shapiro reported that Jodi Polsgrove started her position as a Museum Curator 1 on Monday January 3rd. Jodi is no stranger to the museums, having worked as a Museum Assistant for a short period of time at Old New-Gate Prison and then for a few years at the Prudence Crandall Museum under Kaz Kozlowski, and she has a master's degree in History Museum Studies from the Cooperstown Graduate Program. Ms. Polsgrove's position will be focused on museum education – specifically school and home school programs – at all four museums. She has already taken two webinars and organized or held meetings with her staff colleagues, and mastered the work from home technology challenges facing her on her second day of work.

As Ms. Shapiro mentioned briefly at the last HPC meeting, all four museums have been awarded \$5000 (a total of \$20,000) from the Cultural Fund Operating Support grant administered through CT Humanities. Staff all have grand plans on how to use those funds to build capacity, particularly in digital program and interpretation.

Ms. Shapiro is still waiting on the substantial completion date for the Prudence Crandall project.

The museum staff is planning to resume monthly, in-person staff planning retreats starting next week in Hartford, which they believe they can accomplish safely. Museum staff had a pre-planning zoom meeting where they identified topics that they need to discuss, and they are all really looking forward to preparing for a fully opened museum season starting in May.

Finally, Morgan Bengel, curator at Old New-Gate, will be out on maternity leave starting the very end of January. While she is gone, Andrew Rowand, site administrator at the Eric Sloane Museum will be covering Old New-Gate. Morgan will return part time in April, and full-time for the beginning of the museum season. Everyone is very excited to have a museum baby!

## **XIII. Old Business**

## **XIV. New Business**

## **XV. Liaison with Public & Private Agencies**

## **XVI. Public Forum**

### **Ms. Jane Montanaro – Preservation CT**

Ms. Montanaro was very happy to announce that as part of the Circuit Rider grant that Council approved, Preservation Connecticut's newest staff member, Stefon Danczuk, will be starting next week as a field service archaeologist. Stefon will be offering archaeological circuit rider services, a first for the organization, which will include preparing workshops, trainings, and guidance documents, supporting SHPO staff with a variety of their programs, supporting municipalities, organizations, professional researchers, and property owners, and assisting with easement monitoring.

### **Ms. Mary Falvey - CT Preservation Action**

Ms. Falvey has stepped down as president of Connecticut Preservation Action. She was Her successor has not been named yet, but there should be a report from the organization at the next meeting.

## **XVII. Adjournment**

*On a motion by Ms. Christine Nelson, second by Dr. Faber, the meeting was adjourned at 12:01 p.m.*

*Next regularly scheduled Council meeting:  
Wednesday February 2, 2022 – Meeting format to be determined*

# HISTORIC RESTORATION FUND GRANTS REVIEW

Historic Preservation Council

January 5, 2022

# B2 HISTORIC RESTORATION FUND GRANT, CORNERSTONE CHURCH 718 WEST AVENUE, NORWALK, CT.

- The Historic Preservation Council votes to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown.
- 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.
- Staff recommends the application for funding.
- Applicant: Cornerstone Church in Norwalk, CT.
- Project: Repair of failing roof trusses, repair of crickets and other roof elements, replace of roofing shingles, replacement of lightning protection system, and replacement of gutters and downspouts
- Amount: \$200,000

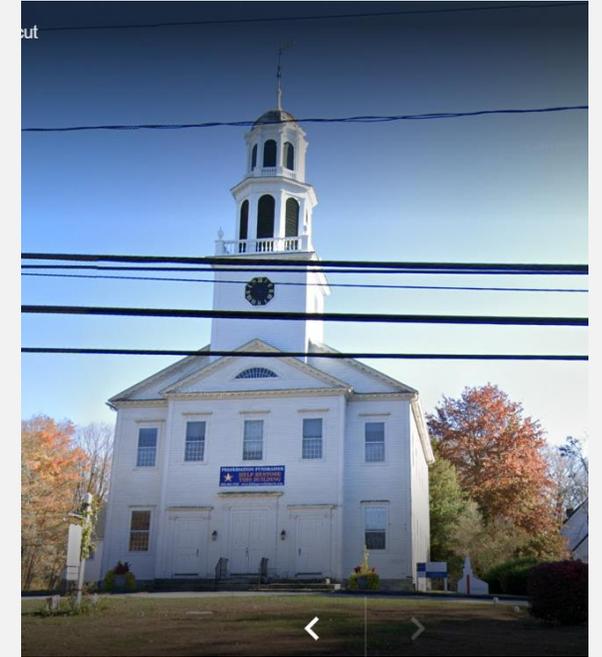


## From Reviewers:

- \*Why are fiberglass shingles specified rather than asphalt?
  - \*Budget summary totals \$632,500; the breakdown totals \$682,416
  - \* Part 1 of the structural report was not included; is there any additional structural work identified in that report?
  - \* The structural report refers to a specific sequence of steps required to install the roof truss reinforcing. It would be helpful for the drawings to include this sequence to ensure the intended process.
  - \* The truss reinforcement section drawings do not show the relationship of the truss to the ceiling or to the existing trusses. Does the truss reinforcement generally stay within the boundaries of these existing adjacent geometries?
  - \* The structural drawings are noted with "Not for Construction", please confirm that they will be finalized prior to putting the project out to bid.
  - \* Section C/S-1.2 - is the fin plate centered on the web of the T? The 5/16" fillet welding specified is bigger than space available.
  - \* It looks like the new gutters are replacing existing aluminum gutters. Is there an evidence of historic gutter configuration prior to the aluminum gutters?
  - \* Will the new profile of the crickets change the rake line on the front elevation where it abuts the towers at all?
  - \* Part 2 of the structural report refers to failures / repairs to the truss below the towers, but no work is shown for the truss in the drawings. Has this already been stabilized?
  - \* The Key Notes refer to the specifications for items such as roofing and lightning protection. Are the specs available for review to get a better sense of these materials?
  - \* What is the intended detail for the ridge? Will the roof be vented?
- The cricket details have been well thought out and the investment of using copper in this area is likely a wise long-term investment.

## B3 HISTORIC RESTORATION FUND GRANT, KILLINGWORTH CONGREGATIONAL CHURCH 273 CT-81, KILLINGWORTH, CT.

- The Historic Preservation Council votes to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown.
- 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.
- Staff recommends the application for funding.
- Applicant: Killingworth Congregational Church, Killingworth, CT
- Project: Rot repairs to exterior cornices, trim, door surrounds and other features. Painting of exterior sanctuary. Repair of 34 windows. Repair of 4 front doors.
- Amount: \$39,700



**From Reviewers:**

The quote seems low for 34 windows  
Has testing been done on the paint?

# B4 HISTORIC RESTORATION FUND GRANT, LYME ART ASSOCIATION 90 LYME ST, OLD LYME, CT 06371

- The Historic Preservation Council votes to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown.
- 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.
- Staff recommends the application for funding.
- Applicant: Lyme Art Association, Old Lyme, CT
- Project: Replacing existing skylights, replacing the existing lay lights and adding insulation to the attic.
- Amount: \$200,000



## From Reviewers:

How will the Kalwall glazing pattern differ from the existing laylight configuration?

Is it impossible to repair the existing skylights/laylight? Are they original to the building? Will the new skylights/laylight be identical in appearance from the interior (lay) and exterior (sky)?

# B5 HISTORIC RESTORATION FUND GRANT, PINE ORCHARD CHAPEL 25 CHAPEL DR., BRANFORD, CT.

- The Historic Preservation Council votes to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown.
- 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.
- Staff recommends the application for funding.
- Applicant: Pine Orchard Chapel, Branford, CT.
- Project: Upgrade and conceal interior building wiring and move the electrical panel. Millwork and lectern restoration and cleaning. Wood ceiling repairs and restoration. Installation of attic fan. Attic and cupola access and restoration. Entry vestibule restoration. Rear stair handrail replacement. Floor refinishing. Fire alarm upgrades. Bathroom repair and upgrades.
- Amount: \$111,837



## From Reviewers:

How will the millwork finish be treated? (cleaning/rejuvenating or stripping/staining/refinishing, or a combination of treatments?)

It would be helpful to see a photo and/or section through the existing vent. Will the vent be sealed to the exhaust fan to ensure air is drawn from below rather than the attic?

Regarding the drainage, are there issues with roof runoff damaging the structure along the foundation, and are there plans to mitigate this with site work?

It's exciting to see this third and last step of a comprehensive restoration. Well done to the team for creating an achievable sequential plan to make this happen!

Is it necessary for floor structure to comply with modern codes? Is there a plan to restore the wood shingle roof? How do the modern utilities detract from the building aesthetic and how could that be rectified? Will they be paying for the exterior lighting and site work directly?

## B6 HISTORIC RESTORATION FUND GRANT, SOUTHINGTON YMCA 29 HIGH STREET, SOUTHINGTON, CT.

- The Historic Preservation Council votes to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown.
- 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.
- Staff recommends the application for funding.
- Applicant: Southington YMCA, Southington, CT.
- Project: Stabilization of the partially collapsed foundation wall at the south side of the west wing.
- Amount: \$50,000



### **From Reviewers:**

The budget is \$81,051.45. The funding request is \$50,000. Should it be adjusted to a request for \$40,000?

If the foundation work requires extensive ground disturbance, archaeological testing may be recommended.

**B7 HISTORIC RESTORATION FUND GRANT,  
KELLOGG-EDDY HOUSE, TOWN OF  
NEWINGTON  
679 WILLARD AVE, NEWINGTON, CT.**

- The Historic Preservation Council votes to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown.
- 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.
- Staff recommends the application for funding.
- Applicant: Kellogg-Eddy House, Town of Newington, CT.
- Project: Wood shingle roof replacement and repairs to copper valleys.
- Amount: \$123,800



**From Reviewers:**

elaborate on #5 -- trade standards --did the 7-year old roof replace an original? any idea what the original looked like?

Confirm whether or not the spray foam can or will be removed in the house attic. Confirm that spray foam will not be installed in the garage.

**B8 HISTORIC RESTORATION FUND GRANT,  
BRICK SCHOOLHOUSE, WARREN HISTORICAL  
SOCIETY  
50 CEMETERY ROAD, WARREN, CT.**

- The Historic Preservation Council votes to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown.
- 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.
- Staff recommends the application for funding.
- Applicant: Warren Historical Society
- Project: Foundation work, brick repointing, upgrades to the heating and lighting, and repairs to the stone steps at the main entry.
- Amount: \$10,000



**From Reviewers:**

- Choosing a compatible mortar for the existing brick wall structure is critical to its performance and protection of the historic masonry assembly. Please provide the spec for the intended mortar formulation along with a narrative to explain.
  - \* It appears that prior repointing was not properly tooled, and is slated for "cleaning" in this phase. What are the proposed methods for doing this?
  - \* What is the root cause of the step crack? Has it been confirmed not to be structural? One common reason for such cracks is erosion or scour due to unmanaged roof runoff. Could this be an issue here?
  - \* Once the "hole" is closed up in the foundation (which may have been intended for ventilation, how will the humidity of the crawlspace and condition of the framing be monitored? If roof run-off is unmanaged, could it be seeping into the crawlspace and closing up the opening could prevent drying?
  - \* Clarification on treatment of the first floor framing during removal for installation of the rat slab would be helpful. Will the rat slab have a vapor barrier below it?
- We recommend that the town engage with a preservation consultant to provide guidance with the design of the mortar spec. We also highly recommend that mock-ups for cleaning, cutting and pointing be performed and reviewed by a representative who is knowledgeable about historic masonry.

**B9 HISTORIC RESTORATION FUND GRANT,  
THOMAS DARLING HOUSE, WOODBRIDGE  
HISTORICAL SOCIETY  
1907 LITCHFIELD TURNPIKE, WOODBRIDGE, CT.**

- The Historic Preservation Council votes to recommend the award of a Historic Restoration Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown.
- 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.
- Staff recommends the application for funding.
- Applicant: Woodbridge Historical Society
- Project: Structural repairs, sill replacement, and exterior painting of the cow barn.
- Amount: \$50,100



**From Reviewers:**  
will the barn be climate controlled?

Is there a timeframe for HRF grants - is 3 year completion allowable?

will the barn remain "Calf poop yellow"?

Item	Organization	Address	Funding Request	Project	Conditions Assessment	Structural Analysis	Architectural Drawings	Testing
VB2	Cornerstone Church	718 West Avenue, Norwalk, CT.	\$200,000	Repair failing roof trusses, repair crickets and other roof elements, replace roofing shingles, replace lightning protection system, replace gutters and downspouts	Yes	Yes	Yes	NA
VB3	Killingworth Congregational Church	273 CT-81, Killingworth, CT. 06419	\$39,700	Rot repairs to exterior cornices, trim, door surrounds and other features. Painting of exterior sanctuary. Repair of 34 windows. Repair of 4 front doors.	No	No	No	Does the council feel it is needed for this project?
VB4	Lyme Art Academy	84 Lyme St, Old Lyme, CT. 06371	\$200,000	Replacing existing skylights, replacing the existing lay lights and adding insulation to the attic.	Yes	Yes	Yes	NA
VB5	Pine Orchard Chapel	25 Chapel Dr. Branford, CT. 06405	\$111,837	Upgrade and conceal interior building wiring and move the electrical panel. Millwork and lectern restoration and cleaning. Wood ceiling repairs and restoration. Installation of attic fan. Attic and cupola access and restoration. Entry vestibule restoration. Rear stair handrail replacement. Floor refinishing. Fire alarm upgrades. Bathroom repair and upgrades.	Yes	No	Yes	NA
VB6	Southington YMCA	29 High St., Southington, CT. 06489	\$50,000	Stabilization of the partially collapsed foundation wall at the south side of the west wing.	Yes	Yes	Yes	NA
VB7	Kellogg-Eddy House Town of Newington	679 Willard Ave, Newington, CT. 06111	\$123,800	Wood shingle roof replacement and repairs to copper valleys.			Yes	NA
VB8	Brick Schoolhouse Warren Historical Society	50 Cemetery Rd., Warren, CT. 06754	\$10,000	Foundation work, brick repointing, upgrades to the heating and lighting, and repairs to the stone steps at the main entry.	Yes	Yes	No	NA
VB9	Thomas Darling House Woodbridge Historical Society	1907 Litchfield Turnpike, Woodbridge, CT. 06525	\$50,100	Structural repairs, sill replacement, and exterior painting of cow barn.	Yes	Yes	Yes	Does the council feel it is needed for this project?
			<b>\$785,437</b>					