

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, April 5, 2023 @ 9:30 am**

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

MEETING

Council: Ms. Elizabeth Acly, Ms. Elizabeth Burgess, Mr. Paul Butkus, Ms. Marguerite Carnell, Chairman Thomas Elmore, Dr. Leah Glaser, Dr. Andy Horowitz, Ms. Sara Nelson, and Dr. Sarah Sportman

Absent: Ms. Vincencia Adusei

Staff: Mr. Cory Atkinson, Ms. Julie Carmelich, Ms. Melissa Diaz, Ms. Mary Dunne, Ms. Erin Fink, Ms. Deborah Gaston, Mr. Jonathan Kinney, Ms. Cathy Labadia, Mr. Todd Levine, Ms. Jenny Scofield, Ms. Liz Shapiro, and Ms. Marena Wisniewski

Guests:	Mr. Jordan Lumpkins	Ms. Anne Young
	Ms. Lauren Brown	Mr. Bruce Buckley
	Mr. Bill Chapin	Ms. Kristine Koistinen
	Mr. Todd Bryant	Mr. Matthew Pugliese
	Ms. Jane Montanaro	Ms. Mary Falvey

I. Call to Order

The meeting was called to order at 9:33 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 with staff members or Council. Ms. Acly recused herself from agenda item V.A.3. Historic Restoration Fund, Ledge Light Foundation, Inc.

IV. Review and Approval of Minutes and Transcripts

A. Minutes – March 1, 2023 Meeting

On a motion by Ms. Carnell, second by Ms. Sara Nelson, the Council voted to approve the March 1, 2023 meeting minutes with minor corrections.

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

B. Transcript – Part II – December 7, 2022 Meeting

On a motion by Ms. S. Nelson second by Ms. Carnell, the Council voted to recall and then to retable the approval of the December 7, 2022 meeting transcript to May 5, 2023.

Ms. Nelson asked for clarification on the timing of the submittal of a corrected transcript. Mr. Kinney added a revised version of the transcript was received last week and will be reviewed and should be presented at the May 2023 meeting.
(Y-8, N-0, Abstaining-1, Absent-1, Recused-0) (Roll call vote)

V. State Historic Preservation Grants – Action Items

A. Unfinished Action Items

1. **Historic Restoration Fund, Aldrich Free Library, 299 Main Street, Moosup, CT., Foundation, chimney, window, and exterior envelope repairs, \$85,000. Tabled at the 3/1/23 meeting.**

On a motion by Ms. Nelson, second by Mr. Butkus, the Historic Preservation Council voted to recall this item to the table for discussion.

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

Ms. Fink presented this application. The Aldrich Free Library requested funding in the amount of \$85,000 for foundation, chimney, window, and exterior envelope repairs. Staff recommended this application for funding. Aldrich Free Library provided more detailed architectural plans and bid specifications that were not previously accessible at the March meeting. The plans and specifications were prepared by Crosskey Architects and were paid for by a SHPO Survey and Planning grant. The Architects will continue to be involved with any final adjustment of the documents, which include masonry restoration and repairs to architectural woodwork, including windows. Mr. Jordon Lumpkins was on the call regarding any questions or concerns.

Mr. Butkus asked if the oil tank was being removed and the gas furnace was being installed as part of this project. Mr. Lumpkins replied no, the budget did not allow for the furnace in Phase 1. The utilities will be part of Phase 2.

2. **Historic Restoration Fund, Branford Land Trust, 26 School Street, Branford, CT. Repairs to the schoolhouse, firehouse and garage which will include systems upgrades, roofing, mold remediation, carpentry, window and door restoration, grading, and a new septic system. \$200,000. Tabled at the 3/1/23 meeting.**

On a motion by Ms. S. Nelson, second by Mr. Butkus, the Historic Preservation Council voted to recall this item to the table for discussion. (Y-8, N-0, Abstaining-1, Absent-1, Recused-0) (Roll call vote)

Ms. Fink presented this application. The Branford Land Trust requested funding in the amount of \$200,000 for repairs to the schoolhouse, firehouse, and garage, which will include system upgrades, roofing, mold remediation, carpentry, window and door restoration, grading, and a new septic system. Ms. Fink thanked the Council members and others who followed up with the Land Trust while she was out sick.

A PowerPoint presentation was provided to the Council to show where work would take place in each of the buildings along with photographs. Ms. Lauren Brown and Mr. Bill Chapin were on the call for any questions or concerns. Ms. S. Nelson applauded the Trust for putting together the additional information. The information made the review of the project much easier. Chairman Elmore agreed and stated that Council could use this application as an example in the future.

Mr. Butkus asked if the architect was going to remain involved with overseeing the project moving forward. Mr. Chapin replied yes, the architect, Mr. Rick Weiss, will be following the project and sending out the bid documents as well.

3. Historic Restoration Fund, Ledge Light Foundation, Inc., Repair damaged masonry, roof, 3rd floor window trim, and soffits on the Ledge Light lighthouse, \$100,000. Tabled at the 2/1/23 meeting.

Ms. Acly was recused from this application.

On a motion by Ms. S. Nelson, second by Ms. Burgess, the Historic Preservation Council voted to recall this item to the table for discussion. (Y-7, N-0, Abstaining-1, Absent-1, Recused-1) (Roll call vote)

Chairman Elmore stated that Ms. Acly is leading this project team and submitted additional material outlining a more refined scope of work.

On a motion by Ms. S. Nelson, second by Ms. Carnell, the Historic Preservation Council voted to accept the new scope of work provided by the applicant.

(Y-7, N-0, Abstaining-1, Absent-1, Recused-1) (Roll call vote)

Ms. Fink presented this application. The Ledge Light Foundation is requesting funding in the amount of \$100,000 for repair of damaged masonry, roofing, 3rd floor window trim, and soffits on the Ledge Light lighthouse. Ms. Fink provided a brief history of the Lighthouse, which is

owned by the New London Maritime Society and leased to The Ledge Light Foundation. The Foundation has received a Good to Great grant as well as mitigation funding from a nearby environmental review project. Ms. Acly worked closely with the stakeholders and the architect on the scope of the work. Ms. Fink will be working closely with Ms. Acly and the architect to finalize the construction documents. Mr. Todd Levine of SHPO has been working closely with the applicant on their Good to Great grant funded work. This project has a shorter than normal building season due to its location in the Long Island Sound. Mr. Bruce Buckley was on the call for any questions or concerns.

Chairman Elmore asked if this was to be considered the first phase of funding and will they be needing more? Mr. Levine added this is the first step in a long-term preservation project. This project will address an immediate need. The applicant is working towards a long-term plan of restorations.

(Y-7, N-0, Abstaining-1, Absent-1, Recused-1) (Roll call vote)

Ms. Acly returned to the meeting.

B. New Action Items

1. Survey and Planning Grant, Connecticut College, Geophysical Survey of Human Burials, Dawley Athletic Field, New London

On a motion by Ms. Burgess, second by Mr. Butkus, the Historic Preservation Council voted to award 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. 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 recommended this application for funding.

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

Applicant: Connecticut College
Amount: \$5,000

Ms. Dunne presented this application. Connecticut College requested funding in the amount of \$5,000 for a geophysical survey of human burials at Dawley Athletic Field. This is a new eligible activity for funding under the Survey and Planning grant program. Human remains were discovered in 1981, during earlier construction work on the athletic field. Although the discovery of these remains was addressed, the College suspects that there are more burials located in the area.

Mr. Butkus asked what the next step is and what will be done if more burials are found. The applicant has also been working with the Tribal State Historic Preservation Office. Ms. Dunne replied that she is not an expert, but she believes the remains will be analyzed and reburied. She can find out from one of the staff archaeologists.

Dr. Sportman commented that the remains discovered in 1981 ended up at URI in Rhode Island. That repatriation process is still ongoing. The purpose of this survey is to serve as a planning tool that will identify the location of any additional potential burials so that any future work on this site will not impact them.

Ms. Dunne added in her conversation with Ms. Clair Keith that their primary goal was to locate any more burials so they will not be disturbed.

Dr. Sportman asked if the applicant would be able to come back for more funding to cover the 2-acre area even though only 1 acre was indicated in the application? Ms. Dunne replied yes, they would be able to apply for additional funding.

Ms. S. Nelson asked if this information would be documented in an A-2 Survey for future reference. Ms. Dunne replied yes and students at the college will also be involved in this project.

Dr. Horowitz added it was great that the students were involved in the project and that the school was working with the Tribal Preservation Office and the Mohegan Tribe.

Chairman Elmore suggested we keep Ms. Cathy Labadia, Staff Archeologist for SHPO, in the loop on this project.

Ms. Sportman added that the tribes often do not want to disclose the locations of burials due to concerns about looting of the sites.

Ms. Burgess asked about the Native American Graves Protection and Repatriation Act (NAGPRA), a federal law that deals with indigenous remains and funerary items, and how it fits into the discussion with SHPO and the Tribal community. Ms. Sportman provided a brief description of the NAGPRA process and shared that it may be a good idea for Ms. Labadia to provide an overview to Council due to the various state, federal, and legislative issues that are involved. In this particular case, NAGPRA would not apply, because there is no intention to remove the burials from the ground.

2. Certified Local Government Historic Preservation Enhancement Grant, Town of Enfield, National Register Nomination, 159 Pearl Street, Enfield

On a motion by Mr. Butkus, second by Ms. Carnell, the Historic Preservation Council voted to bring this item to the table for discussion.

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

On a subsequent motion by Dr. Glaser, second Ms. Carnell, the Historic Preservation Council voted to table this application until the May 2023 meeting for clarification of terminology.

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

Applicant: Town of Enfield
Amount: \$20,000

Ms. Dunne presented this application. The Town of Enfield requested funding in the amount of \$20,000 to complete a National Register Nomination for the Enfield Public Library. Enfield became a CLG in 2019 and has already fulfilled one of their duties by instituting a new historic resources inventory. These inventories must always contain recommendations for potential National Register nominations, which was the case for this resource. In addition, the town of Enfield is planning a transit-oriented development project, which SHPO is working with them on through the regulatory process. It is anticipated the project will have an adverse impact on historic resources and will require mitigation. As mitigation, the project proponent was asked to invest in restoration/ rehabilitation work on the library.

After consulting with Ms. Jenny Scofield, the National Register nomination is going to cost approximately \$8,000 to \$10,000. The Town would also like to prepare a conditions assessment in anticipation of the proposed rehabilitation work. That would be a separate consultation and a separate RFP. The applicant asked if they could just do the NR first for \$8,000 to 10,000, then with the remaining funding, do another RFP to procure an architect to do the condition assessment, which will cost more than \$10,000 to \$12,000. Additional funds will be available from the applicant's required match. Ms. Dunne offered to answer any questions the Council had.

Chairman Elmore asked Ms. Burgess to how she would handle this, working for a museum. Ms. Burgess replied this would require several hours of staff time. It would be two different grant lines and the building would have to be listed first on the NR. Ms. Dunne added that the nomination would also have to be approved by the State Review Board. The applicant is trying to save time and wants to have that money ready once the NR is approved. The money stays with SHPO, and they would have to produce proof of the NR listing before moving on. Mr. Butkus stated he needed clarity on the wording.

VI. State Register of Historic Places Nominations

A. Unfinished Action Items

B. New Action Items

VII. Local Historic District/Property Study Report/s

1. Local Historic Property Study Report, 1 Cary Road, Greenwich

On a motion by Ms. Burgess, second by Ms. S. Nelson, and pursuant to CGS §7-147q(c), the Historic Preservation Council voted to recommend approval of the proposed ordinance and boundary for the proposed Samuel Ferris House, 1 Cary Road, Greenwich, CT as presented in the study report transmitted by the Town of Greenwich on February 28, 2023.

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

On a motion by Mr. Butkus, second by Ms. Carnell, the Historic Preservation Council voted to revise the motion's title.

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

Ms. Dunne explained the recommendation for a summary report on a single property. The report is complete and floor plans and photos are included. This property will be locally designated under this ordinance and the local Historic Properties Committee will have review authority over exterior architectural features, not the interior. Ms. Ann Young from the study report committee was on the call to answer any questions or concerns.

Mr. Butkus asked for an explanation of the protections awarded. Ms. Dunne replied if designated as a local historic property it will come under the purview of either the standing Local Historic District Commission or they may create a separate local Historic Properties Commission. When that becomes the case, any alterations to exterior architectural features that are visible from a public way, will come under the review of that Commission.

Ms. Carnell asked if the house was documented before it was moved sometime between 1926 and 1932. Ms. Young commented, the house was certainly documented on the Sanborns in the 1920s. This is the only real documentation that stands up to scrutiny. The house was moved approximately 90 feet North, and it still retains its same southern exposure. It was not turned in any way.

Ms. Sportman asked if the archeological remains are still present. Ms. Young replied, yes, they are. If a future dig could take place, it would be wonderful. Ms. Sportman added that documenting the presence of these archaeological resources with SHPO would be very important for planning future endeavors. Ms. Dunne will add this to the comment letter being sent to the applicant.

VIII. Archaeological Preserves

IX. Threatened Properties - CEPA Updates – Todd Levine

Deborah Chapel, Hartford, December 2022

Mr. Levine reported that the Office of the Attorney General (OAG) filed a 6-month injunction on March 30th, which expires in September 2023. SHPO staff is meeting with the OAG and the gentleman that has expressed interest in moving the building.

3135 S. Main St., Norwalk

Mr. Levine reported on this property and explained why it was not brought before HPC for a potential referral to the Office of the Attorney General. The partnership between SHPO and the Attorney General's office was established in 1995, with Mr. Jack Shanahan and Mr. Alan Ponanski. Asst. Attorney General Mr. Ponanski retired last year. Mr. Ponanski always said three things were needed to have a successful CEPA case. First is the feasible and prudent alternative that needs to be shown. The second thing is a shepherd. In the case of Deborah Chapel, there is Mr. Frank Fiercer, was going to buy the building and move it to another location in Hartford, using his own funds, so it can be preserved. The third thing is there can be no additional cost to the owner of the building. In this case, none of these three things is present. Mr. Levine worked with Preservation CT, Crosskey Architects, and James Grant Structural Engineers and the professional team was unable to come up with a solution that worked. There were also no letters of support or signs of municipal support for preserving the building. In the words of Mr. Jack Shanahan, "Every threatened property case is not a CEPA case".

X. Preservation Restrictions

XI. Report on State Historic Preservation Office – Jonathan Kinney

Mr. Kinney thanked the HPC staff for attending the March 15th training on the State Register of Historic Places, Archaeological Preserve Program, and Federal Historic Preservation Advocacy Week.

The soft launch of SHPO's new GIS system, called CONNCRIS, will be held on Friday April 14th with SHPO staff member Jenny Scofield leading the charge. This will be the first state-wide database for cultural resources that will be available to the public. The website for the system will be CONNCRIS.ct.gov. Following the soft launch, SHPO and the consultant will be working to roll out the full system, which will include different access levels, some of which will require log-in credentials. SHPO is also working on bringing a full-time GIS professional on board to manage and maintain the system.

Ms. S. Nelson asked if the Southern CT Hurricane Sandy database will be included in the new GIS system. Ms. Scofield replied, yes and the GIS database will replace that one. Chairman Elmore asked if the GIS was included high resolution? Ms. Scofield replied yes, there will also be several training courses provided to get everyone acclimated to the new system.

XII. Report on Museum Properties – Liz Shapiro

Ms. Shapiro reported that the museums are currently interviewing 21 candidates for 12 positions as seasonal employees for all four museum sites. The interviews will finish on Tuesday April 11, and staff is hoping to have the chosen applicants ready to start by May 1.

Museum staff had the final workday of the “off” season yesterday on May 4 at the Crandall Museum. Staff worked in teams to accomplish a variety of tasks on-site, including a foray into the Crandall barn to devise a plan to empty the contents and do a deep clean in the late fall.

All four museums will open between May 3 and May 6 for the season. All except Prudence Crandall have a busy schedule of events, including bringing back “State Museum Sundays” which occur on the third Sunday of the month and offer free admission to all CT residents. The Prudence Crandall Museum has tentatively set its reopening celebration for July 16, although the museum will be open to the public starting May 6. Curator Joanie DiMartino is also planning a symposium to be held in the fall.

XIII. Old Business

XIV. New Business

1. Community Investment Fund Overview – (Matthew Pugliese, CIF Director)

Mr. Pugliese, Executive Director of the Community Investment Fund, provided a brief overview of the program at the request of Council. He explained that the funding is available to 55 specific municipalities and that SHPO has been involved in the program through its regulatory function. In addition to the larger capital grants, there are also new planning grants that cap at \$250,000 and can be used specifically for certain eligible activities.

The goal of this award is to help an applicant get farther along in the process so that they can come back in a future round with a capital project request that's more shovel ready and more fleshed out so funds can be used specifically for community engagement processes, feasibility studies, sustainability analyses, and development of a project plan, conceptual drawings and construction budget documents and preparation. It's a great tool to take an idea that is still in its early stages and to further develop it so that it can be competitive within the pool of applications.

The Community Investment Fund is really for transformative projects. Mr. Pugliese explained that they are looking for very simply new outcomes or increased outcomes and really want applicants to think about this and talk about this, not just what they're currently doing, but how the project is going to build and expand on that.

Public facility renovations are the single largest category of applications that are received, representing about 50% of all applications. There are no operating funds

through Community Investment Fund, it's just for those hard capital costs and some soft capital costs.

2. Overview of SHPO/HPC Grant Awards – Calendar Year 2022 (Mary Dunne)

Ms. Dunne gave an overview of the grant awards for State Fiscal Year 2022. This overview included a snapshot of a typical fiscal year as far as deposits from the CIA and grant awards go and compared it to the actual numbers for SFY22. A typical year of CIA deposits is approximately \$3.3 million, while the actual number for SFY22 was \$3.7 million.

By statute, Preservation Connecticut gets \$380,000 of that funding annually, 10% is used by SHPO for administrative costs, and an additional 10% is set aside for the state museums. So that left a total of \$2.6 million in funding for grants. The Council also awarded \$160,000 in federal nonmatching grants.

Ms. Dunne asked Council if architects could be asked to consult with environmental firms to provide an estimate for environmental testing to include in the grant application. Another issue that has come up is cost estimating. Ms. Dunne has had this conversation with a few people on how to help the applicants better understand what the eventual restoration costs will be and what their fundraising obligation is going to be.

XV. Liaison with Public & Private Agencies – Ms. Jane Montanaro

Ms. Montanaro reported that the 2023 Connecticut Preservation Awards will be held at the New Haven Country Club, New Haven, on May 4th. The highlight of the evening will be the presentation of the Harlan Griswold award, which will be given to Mr. Jared Edwards for his lifetime achievements in preservation. This award is presented in partnership with the SHPO.

Ms. Montanaro also reported on Preservation Connecticut's "Talking about Preservation" lecture series for Spring 2023 and some of the speakers they already have lined up, including Dr. Glaser, who will be talking about her book "Interpreting Energy at Museums and Historic sites." The New Haven Preservation Trust also recently published a book on historic carpenters, masons, and contractors in New Haven and they will be presenting it as part of the series as well. There will also be a presentation on Lustron houses, a session on dendrochronology, and then the last session will be a lead up to the Docomomo Conference. It will be an exciting series and Ms. Montanaro stated that she hopes everyone can join them.

XVI. Public Forum – Mr. Tod Bryant

Mr. Tod Bryant of the Norwalk Preservation Trust expressed his concerns about this building not being brought before the HPC for a formal vote on referring it to the OAG. Mr. Bryant was concerned that this decision represented a change in SHPO's policy regarding the Connecticut Environmental Protection Act process.

Mr. Bryant's concerns were three-fold: 1) the party who makes the decision about which threatened properties are brought to the Council as potential cases (SHPO vs. the Council itself). 2) the definition of a threatened property's "shepherd," which as Alan Ponanski defined it, was a strong advocate but not necessarily a "savior" with funding. 3) the issue of saving a building "at no additional cost to the owner of the property, which Mr. Bryant doesn't believe was one of Alan Ponanski's criteria for a CEPA case.

XVII. Adjournment

This meeting was adjourned at 11:09 a.m.

Respectfully submitted:
Deborah D. Gaston

*Next regularly scheduled Council meeting:
Wednesday May 3, 2023 – Meeting format to be determined*