

HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, August 5, 2020 @ 9:30 am

ONLINE ZOOM 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. Marguerite Carnell, Mr. Tom Elmore, Dr. Margaret Faber, Ms. Karyn Gilvarg, Dr. Leah Glaser (joined at 10:48), Ms. Kathy Maher, Chairwoman Sara Nelson, Dr. Sarah Sportman, and Dr. Walter Woodward

Staff: Ms. Julie Carmelich, 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: Ms. Laura Natusch, New London
Mrs. Roberta Vincent – St. Anthony Chapel
Mr. Randolph Briggs – Norwalk Preservation Trust (item was not on August's agenda)

I. Call to Order

The meeting was called to order at 9:30 a.m.

II. Review of Public Comment Procedures

Chairwoman Nelson read aloud the Public Comments Procedures.

III. Code of Conduct/Conflict of Interest

Chairwoman Nelson read aloud the Code of Conduct/Conflict of Interest Procedures.
Dr. Faber recused herself for agenda item V.a.

IV. Review and Approval of Minutes

The July 8, 2020 meeting minutes were approved with corrections.

On a motion by Dr. Faber

(Y-5, N-0, Abstaining -3) (Roll call vote)

V. State Historic Preservation Grants – Action Items

a. Middle Haddam Association, the Middle Haddam School, 12 Schoolhouse Lane, Middle Haddam – Survey and Planning Grant
(Dr. Faber recused herself at 9:44 a.m.)

On a motion by Ms. Maher, Second by Ms. Carnell, the Historic Preservation Council votes to recommend the award of a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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-5, N-0, Abstaining -2) (Roll call vote)

Ms. Dunne presented this application. The Middle Haddam Association requests \$20,000 in funding to obtain consulting services of a 36 CFR-qualified architect and appropriate team to prepare a conditions assessment report and a feasibility study for the Middle Haddam School. The grant is non-matching and this amount should be enough to cover this project. If not, the applicant should be able to cover the difference.

Mr. Elmore added that this building looks exactly like a little school in Suffield. The town renovated the building and turned it into a senior community center. When the project went to bid with consultants, they forgot to acknowledge the potential presence of hazardous materials and went over budget. Mr. Elmore asked Ms. Dunne if this type of testing has been conducted so that this problem will not occur. Ms. Dunne replied, she did not know for sure since they have not completed a conditions assessment yet. Ms. Maher asked if HAZMAT should be coming out of the condition's report. Ms. Dunne replied that it should. Mr. Elmore asked if there were line items for materials testing. Ms. Dunne replied if they are awarded the grant the RFP would specify that. The Council asked that HAZMAT be part of the RFP.

Ms. Maher mentioned that a map was not posted with the application. Ms. Dunne replied that she will ask the applicant to include maps and pictures.

Chairwoman Nelson mentioned that the language produced for the feasibility study is similar to the conditions assessment. Ms. Dunne replied she can readdress the RFP with the applicant and make sure there is enough funding to get the best outcome.

Ms. Maher added that until a conditions assessment is completed to determine what the applicant is working with it makes more sense to phase the project and wait to complete the feasibility assessment.

On a motion by Ms. Carnell, Second, Ms. Maher to revise the language to remove the words "feasibility study" from the motion.

(Y-5, N-0, Abstaining -2) (Roll call vote)

On a motion by Ms. Carnell, Second, Ms. Maher to approve the revised language of the motion.

(Y-5, N-0, Abstaining -2) (Roll call vote)

(Dr. Faber returned to the meeting at 10:05 a.m.)

b. John Dean Gallup House, Hewitt Road, North Stonington - Survey and Planning Grant

On a motion by Ms. Maher, Second by Ms. Carnell, the Historic Preservation Council votes to recommend the award of a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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-6, N-0, Abstaining -2) (Roll call vote)

Ms. Dunne presented this application. The Town of North Stonington requests funding in the amount of \$20,000 to obtain consulting services from a 36 CFR-qualified architect and appropriate team to prepare a condition assessment report and feasibility study for the John Dean Gallup House, (c. 1732).

Ms. Dunne stated that staff recommends approval of this application. The house is smaller in scale so the project may be more feasible than the previous item. Ms. Dunne asked if Mr. Craig Russel, Town of North Stonington was on the line, he was not.

Ms. Maher asked if the original restrictions to the deeded gifts have changed. The property was donated with restrictions. Ms. Dunne replied it was not in the narrative, but will check with the applicant.

c. Rocky Hill Congregational Church, 805 Old Main Street, Rocky Hill – Survey and Planning Grant

On a motion by Ms. Gilvarg, Second by Ms. Carnell, the Historic Preservation Council votes to recommend the award of a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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.

(Y6, N-0, Abstaining -2) (Roll call vote)

Ms. Dunne presented this application to the Council. Rocky Hill Congregational Church requests funding in the amount of \$11,000 to obtain consulting services from a 36-CFR qualified architect to prepare design documents for the in-kind replacement of two features on the belfry of the c. 1808 church building at 805 Old Main Street.

The project involves the replacement of the upper and lower parapets on the church steeple. The extant lower parapet will be replaced, and the non-extant upper parapet will be reconstructed based drawings and photographs contained in the HABS recordation documents.

This recommendation for the project came of out a conditions assessment which specified in-kind replacement of materials. The applicant inquired about using alternative materials that was not due to durability and lower maintenance costs. If the Council awards this grant, Ms. Dunne would instruct the applicant to use historic materials. Mr. Randy Pullin, Rocky Hill was not on the call.

Chairwoman Nelson added that the application mentions \$2,750 for a boom lift that might be required to conduct the field measurements and investigations. Ms. Nelson asked if excluding this cost from the grant was intentional or an oversite. Ms. Dunne replied that she asked the applicant to pull out line items for construction. This may have been removed, in error as it was for planning. This has come up in the past, features not visible from the ground.

Dr. Faber asked if there was any coating to be used to preserve the wood. If natural materials are used, paint would be the best option.

Mr. Elmore mentioned to add 10% to the lift cost, which is \$3,000.00.

Ms. Maher asked this could be done with drone technology. Chairwoman Nelson replied drone technology is acceptable, but you'd have to be physically present if anything needed to be inspected by touch.

Ms. Carnell asked if the condition's assessment included a report from a structural engineer. Ms. Dunne replied yes. Also, is the council voting on the use of in-kind material or not. Chairwoman Nelson suggested that rather than vote to change the wording of the motion, Ms. Dunne speak with the applicant to work on details and will make sure the final product meets all standards. Ms. Carnell suggested to clarify as to which materials are to be use so they do not have to paint every seven years.

d. Enfield Historic District, Town of Enfield - Certified Local Government Grant
(Ms. Gilvarg sat in for Chairwoman Nelson)

On motion by Ms. Maher, Second by Ms. Carnell, the Historic Preservation Council votes to award a Certified Local Government, Historic Preservation Enhancement Grant, Funded by the Historic Preservation Fund of the Department of the Interior, National Park Service, to the below-listed applicant in the amount shown. All federal and state grant guidelines and 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-6, N-0, Abstaining -3) (Roll call vote)

Ms. Dunne presented this application. The Town of Enfield is requesting funding in the amount of \$20,000 to obtain consulting services from a 36 CFR qualified historic preservation consultant to prepare updated regulations and design guidelines for the Enfield Historic District Commission.

The Town of Enfield is a Certified Local Government community, certified in 2019. The Town's ordinance and regulations are almost 50 years old. In order to comply with subsequent statutes and standards, the Town's regulations and ordinances need to be updated. This grant is federally funded.

Dr. Faber expressed concern that the ballot process was not addressed, but Ms. Dunne clarified that they are not revising the boundary but simply delineating what was voted on originally and writing it into the ordinance.

Ms. Maher asked if the deliverable would be made public and how and Ms. Dunne replied that she would ask the applicant to make sure it was posted on the website and make a presentation if possible.

Ms. Carnell asked if the amount of the grant was sufficient and Ms. Dunne replied that she had seen a broad range of costs for this type of project, but was confident that the applicant would be able to procure the product they had applied for with the funding.

e. Stewardship Relief Grants, 10 applicants

On a motion by Dr. Faber, Second by Ms. Gilvarg, the Historic Preservation Council votes 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-6, N-0, Abstaining -2) (Roll call vote)

Ms. Dunne presented the set of 10 applications listed below. The applications are all posted in Dropbox. 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 ad regular maintenance costs associated with the upkeep of a designated historic resource. This will be the third round of Stewardship Grants awards totaling 34 thus far at about \$34,000.00.

Purpose: Basic utility costs per grant guidelines

Applicants:	Amount requested
New Canaan Historical Society	\$ 996.25
Vernon Historical Society	\$1,000.00
Simsbury Historical Society	\$1,000.00
Strong Family Farm, Inc.	\$1,000.00
Antiquarian and Landmarks Soc. Dba/CT Landmarks	\$1,000.00

Wilton Historical Society	\$1,000.00
Madison Historical Society	\$1,000.00
Greenwich Historical Society	\$1,000.00
Hill-Stead Museum	\$1,000.00
Coventry Historical Society	\$1,000.00
TOTAL FUNDING:	\$9,996.25

Staff recommends the applications for funding. All applications have been reviewed and include all required attachments. In addition, all invoices and proofs of payment have been reviewed and reconciled with the Certificate of Eligible Actual Costs.

f. St. Anthony's Chapel Foundation, Norwich - Survey and Planning Grant

On a motion by Ms. Maher, Second by Ms. Carnell, the Historic Preservation Council votes to recommend the award of a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. 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-6, N-0, Abstaining -2) (Roll call vote)

Ms. Dunne presented this application. The St. Anthony Chapel Foundation requests funding in the amount of \$20,000 to obtain consulting services from a 36-CFR qualified historian or cultural resources consultant to complete a context for the Cape Verdean community present in Norwich from the late nineteenth through late twentieth century.

Ms. Dunne stated that the SHPO is very excited about this project. The goal is to diversify the types of resources we identify and recognize. Ms. Scofield was very helpful throughout this process by identifying what the scope of work and budget should be. Ms. Roberta Vincent was on video.

Ms. Maher added that she hopes at some point, this could turn into an exhibition or publication.

Ms. Vincent thanked the Council for awarding the grant.

g. The David Bishop House, New London Landmarks, 49 Washington Street, New London - Historic Restoration Fund Grant

On a motion by, Ms. Maher, Second by Ms. Carnell, 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.

(Y-6, N-0, Abstaining -2) (Roll call vote)

Ms. Fink presented this application. New London Landmarks requests funding in the amount of \$14,400 in order to repair the roof and dormer trim of the 1796 David Bishop House. The 31-year-old asphalt shingle roof needs to be replaced and the trim on the dormers is rotted, requiring repairs. Some repairs have already been completed, such as new gutters, exterior storms, and other trim replacement. Ms. Laura Natusch was on the line for any questions or comments.

Ms. Natusch thanked the SHPO staff and the Council for their consideration. Ms. Natusch stated that we are coming to the end of the construction season and we are trying to get the project completed as soon as possible. This would also allow us to leverage a CBDG Grant from the Town of New London that needs to be closed out by July 1, 2021.

Ms. Maher asked if the white aluminum drip edges are acceptable material. Even though their committee is reviewing materials, is the SHPO staff reviewing materials as well?

Ms. Fink replied, “yes”, SHPO will review all materials before anything goes forward.

Chairwoman Nelson asked Ms. Natusch who helped to put the application together for the scope of work. Ms. Natusch replied that a Committee consisting of a consultant, preservationist, and an architect did. Chairwoman Nelson added that the application did not mention sidewall flashing. She asked that the Committee take another look at the application. Ms. Natusch agreed that could cause water damage and thanked Chairwoman Nelson for pointing it out.

Dr. Glaser joined the meeting @10:48 a.m.

VI. State Register of Historic Places Nominations

a. Bartholomew-Auger Farmstead, 298 Forest Road, North Branford - Nomination to the State Register of Historic Places (Original Motion March 4, 2020 - Agenda Item VI. b.)

Ms. Wisniewski stated that this nomination was tabled at the June 2020 meeting. The applicants were still not ready to present, so she is requesting that it be called to the table then tabled again to the September meeting.

On a motion by Ms. Carnell, Second by Ms. Gilvarg to recall the motion to the table.
(Y-7, N-0, Abstaining -2) (Roll call vote)

On a motion by Ms. Maher, Second by Dr. Faber to table the motion to the September 2, 2020 meeting.

(Y-7, N-0, Abstaining -2) (Roll call vote)

VII. Local Historic District/Property Study Report/s

VIII. Archaeological Preserves

IX. Threatened Properties – CEPA Update – Mr. Todd Levine

Today's CEPA meeting was rescheduled until October 7, 2020. BLT and Harbor Development own the three threatened buildings, 130 Henry Street, 79 Garden Street, and 650 Atlantic Street. They were waiting on a contaminant report for 650 Atlantic Street to submit additional material. SHPO was not aware of the report until we were informed that the applicant needed an extension. Mr. Levine spoke with the AG, Chairwoman Nelson, Ms. Gilvarg, Ms. Shapiro, and Mr. Kinney and we gave an extension of two month instead of one. In 2016 they asked for an extension as well. The demolition delay expires in September 2020. Attorneys agreed and notarized an agreement that no action will be taken on the buildings until October 21, 2020.

Chairwoman Nelson thanked Mr. Levine for his tireless work during this long process.

X. Preservation Restrictions

XI. Report on State Historic Preservation Office – Mr. Jonathan Kinney

Mr. Kinney stated that tomorrow it will be one-month since he started with the SHPO and that he has been holding one-on-one discussions with staff to get to know them and learn about their programs. On a personal note, Mr. Kinney wanted to thank the SHPO staff for their hard work, dedication, and professionalism every day, and for being so welcoming and making him feel at home, even though he hasn't had the chance to meet any of them in person yet.

Mr. Kinney briefly reviewed the current balances in the Community Investment Act that are available to SHPO:

Current balance: \$2,073,730

Unobligated Contracts in the amount of \$1,118,358

Leaving: \$955,372

These amounts need to cover the items on the August agenda and the big grants that are anticipated like the Circuit Rider grant (225,000) and the Old State House – Freedom Trail grant (250,000).

SHPO is also working on two exciting mapping projects, the GIS and Digitization System Project and another one with Jack Dougherty at Trinity College, which will be a data visualization/story map of SHPO's grant recipients and tax credit projects. This project could display show the locations of the grantees, before and after photos, a description of the project, a brief history of the resource, etc. It could be a great outreach and marketing tool for the grant programs offered by the office and approved by this council.

XII. Report on Museum Properties – Ms. Liz Shapiro

On July 29, staff from the Prudence Crandall Museum, Old New-Gate Prison & Copper Mine and the Eric Sloane Museum presented as part of the Connecticut League of History Organization’s “Summer School” program, a summer-long event that has replaced their annual conference this year. The one-hour webinar had over 50 people attend, and we showcased the work that the museums have been doing to link their missions to what has been happening in contemporary society.

Extremely happy to note that SHPO staff will be presenting during another Summer School program today on the topic, “Historic Preservation in a Changing Environment.” That program happens today at 1 pm.

Quick updates at each site:

Consultants Ms. Donia Conn and Mr. Eric Gradoia, both from the Albany, NY, region, will be working with us on the Collections Assessment Program (CAP) grant that was received for the Henry Whitfield Museum. Meanwhile, SHPO staff Mr. Todd Levine and Ms. Marena Wisniewski have been working with Whitfield museum staff to guide the sensitive installation of a new fire and burglar alarm on the site. The museum is seeing a lot of traffic onsite, on the grounds, which are always open to the public. Staff will be completing the recertification to be able to “officially” open the outdoor space and is enhancing outdoor signage and adding QR codes.

Ms. Morgan Bengel has planned to reopen the Old-Newgate Prison site Fridays-Sundays, for limited hours, by guided tour only. She had planned to start in mid-August, however the site is plagued by ongoing water issues. So as of now, the plan is to reopen September 4, for Labor Day weekend. In addition, language for new permanent interpretive signage is near completion and those signs will be designed and fabricated for installation next spring. On August 4, Morgan hosted the first meeting of a group of people who run historic prison museums. The group started with six sites, including several staff from the not-yet-opened museum at Sing Sing. The group was also joined by Ms. Linda Norris, a staff member from the International Sites of Conscience.

The pre-construction meeting will be held at the Prudence Crandall Museum on August 17. With luck, there will be more of a schedule confirmed after that meeting. The museum has been emptied of collections, with the exception of the attic (which has very few items, no collections) and should be fully emptied in the next week. Staff are working from the Carter House next door, although there is very limited access to that building. I’d like to recognize Ms. Joanie DiMartino and Ms. Erica Cialella for managing that extensive project.

Last but not least, Mr. Andrew Rowand at the Sloane museum has accomplished so much since he started at the end of April. The collections are 95% reinstalled at the museum, and that included clearing up numerous questions surrounding old cataloging confusion.

He has created a collaboration with a professor at Longwood University in VA to participate in a class the professor is teaching about America after the revolution to the early republic, using objects from the Sloane collection. He's been working with the Friends of Eric Sloane very successfully, currently trying to help them manage an infestation of carpenter ants in the newly rebuilt Noah Blake Cabin, and he has developed a great relationship with Barb Russ, former site manager, who has come in to work alongside Andrew and seasonal employee Brandon Lisi, to help unravel questions about the reinstallation of the collection. Throughout this time, we've been brainstorming together on how to use the site to address the question, "What does it mean to be an American?", something Eric Sloane pondered his whole career.

Ms. Maher complimented SHPO for all their hard work and dedication in this difficult time.

XIII. Old Business

XIV. New Business

XV. Liaison with Public & Private Agencies, Dr. Leah Glaser

DesegregateCT did not go to the July session of the legislature. It may go to a September session. The platform for DesegregateCT is to adjusting zoning laws in Connecticut pushing to be discussed at the September 2020 special session.

Chairwoman Nelson asked Ms. Shapiro and Mr. Kinney if they were asked to join DesegregateCT. Ms. Shapiro responded, SHPO has not been asked to come on board specifically. Some staff members have sat in on their weekly calls and we have had some discussion. Dr. Glaser added, it is something to keep in mind because they may reach out to SHPO to address the word "character" in reference to the preservation community. Chairwoman Nelson suggested this be added as an agenda item for an upcoming discussion.

XVI. Public Forum

XVII. Adjournment

On a motion by Ms. Maher, Second, Dr. Glaser, the meeting was adjourned at 11:12 a.m. (Y-7, N-0, Abstaining -2) (Roll call vote)

***Next regularly scheduled Council meeting:
Wednesday October 7, 2020 – Meeting to be determined***