

HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, August 7, 2019@ 9:30 am
Conference Call Meeting
Dial in: 1-866-453-0290 Passcode: 207-626-51#

Council: Dr. Faber, Ms. Nelson, Chairwoman Nelson, Ms. Maher, Dr. Woodward, Mr. Elmore, and Ms. Gilvarg

Staff: Elizabeth Shapiro, Marena Wisniewski, Deborah Gaston, Mary Dunne and Cathy Labadia

Guests: Ms. Mary Falvey, Hartford Preservation Alliance
Ms. Jane Montanaro, Connecticut Trust for Historic Preservation
Mr. Pieter Roos, Mark Twain House
Mr. Jack Kemper, Hartford Preservation Alliance
Mr. Max Johnson, Conlin Engineering
Mr. John Whittmann, First Congregational Church
Mr. Dan Martin, First Congregational Church
Ms. Susan Chapin, First Congregational Church

I. Call to Order

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

II. Review of Public Comment Procedures

Chairwoman Nelson reviewed public comment procedures and the rules and procedures for a conference call. A reminder was issued to Council members to remain on the call for the duration of the call if possible, but to advise the Chair if they had to leave the call. This is necessary to maintain quorum.

III. Code of Conduct/Conflict of Interest

Chairwoman Nelson reviewed the conflict of interest policy for the conference call.
None noted.

IV. Review and Approval Minutes

a. July 10, 2018 Minutes - Transcription

On a motion by Ms. Maher, Second by Dr. Faber, to accept the meeting minutes. (*Y-6, N-0, Abstaining – S. Nelson*) (*Roll call vote*)

V. State Historic Preservation Grants – Action Items

a. Survey and Planning, Mark Twain House, (Hartford)

Chairwoman Nelson noted item Va. was tabled on July 10, 2019. On a motion by Ms. Maher, second by Ms. Gilvarg to vote to recall this item to the table for discussion. 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 Mark Twain House & Museum in the amount of \$5,000.00. All grant guidelines and state requirements shall be met by the Mark Twain House & Museum upon receipt of a grant as administered by the Department of Economic and Community Development.

Hearing no further discussion, motion passed.

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

Ms. Dunne presented the application and subsequent review as recommended by staff. She noted that as requested by the council, Ms. Dunne had further discussion with Ms. Kathryn Turner and Mr. Peter Roos of The Mark Twain House (on the call) and was told the disparities between the two bids was due to labor costs. The revised application has a detailed scope included and Crosskey is the only applicant who bid to the full scope of the project.

Ms. Maher asked Mr. Roos for clarity on the discrepancy of the bid amounts. Mr. Roos described his credentials; he has many years of experience in historic preservation projects. Three different firms were asked to bid on the project, and two bids were received. The biggest disparity was not a labor disparity but a materials disparity. One bid would use a lift to closely examine the areas to determine the full scope. The other proposed using ladders for a hands-on inspection and augmenting with drone footage. The bid using the lift was considerably more expensive, and Mr. Roos was more comfortable with Bill Crosskey's proposal.

Chairwoman Nelson asked if you do not physically touch the boards, is the bid based on the percentages estimated. Mr. Roos replied they are prepared to get a lift if need be, but the house was inspected thoroughly and an allowance will be added to the bid in case of surprises.

Ms. Maher asked if Mr. Roos' is aware of the FAA regulations for use of drones. Mr. Roos replied yes, he has used drones before and there are no issues.

b. Historic Restoration Fund Grant, First Congregational Church of New Milford (New Milford)

On a motion by Ms. Gilvarg, second by Dr. Faber, the Historic Preservation Council votes to approve the award of a Historic Restoration Fund grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the First Congregational Church of New Milford of \$100,000.00.

All grant guidelines and state requirements shall be met by the First Congregational Church of New Milford upon receipt of a grant as administered by the Department of Economic and Community Development.

Hearing no further discussion, the motion passed.

(Y-6, N-0, Abstaining – S. Nelson) (Roll call vote)

Ms. Dunne presented the application as approved by staff. She noted that the application was submitted prior to Ms. Lozupone's departure and is on the agenda for review because of this, although the HRF program is still on hold. The Project Engineer Mr. Max Johnson, Conlin Engineering, and Ms. Susan Chapin, First Congregational Church were both on the call.

Dr. Faber asked if all visible historic material will be repaired rather than replaced, and whether the second chimney will remain. Ms. Dunne replied yes, this has been agreed to and the chimney will remain.

Ms. Maher noted that the engineer does not appear to have historic preservation experience. Ms. Dunne replied the lead engineer, Mr. Patrick Conlin, has completed other assessments funded by SHPO. Ms. Maher requested that Mr. Conlin's CV be updated.

Mr. Max Johnson of Conlin Engineers sat in for Mr. Patrick Conlin, Principle. He explained his company does have experience in working with historic restoration, and will update their information and send Ms. Dunne some examples of their work.

Chairwoman Nelson noted the complete technical information for structural, but did not see reference standards for roofing or flashing details. Mr. Johnson replied that details for this will be provided by the contractor selected. Chairwoman Nelson responded that the specs for the workmanship should be included in the submittals for the spec package in order for the engineers to stay in control of the quality assurances for the project.

Ms. Gilvarg asked if there would be additional trusses added in the roof structure. Mr. Johnson replied that all the trusses will be repaired, but there is one in particular that has completely failed and will be replaced with a steel truss.

c. Institution Support for Capacity Building, Hartford Preservation Alliance, (Hartford)

On a motion by Dr. Maher, second by Ms. Gilvarg, the Historic Preservation Council votes to award an Institutional Support for Capacity Building Grant (formerly Basic Operational Support Grant) to the Hartford Preservation Alliance in the amount of \$90,000.00.

All grant guidelines and state requirements shall be met by the Hartford Preservation Alliance upon receipt of a grant administered by the Department of Economic and Community Development.

(Y-6, N-0, Abstaining – S. Nelson) (Roll call vote)

Ms. Dunne presented this application as recommended by staff. The Hartford Preservation Alliance has been a past recipient of the grant line, having worked as a valued partner for SHPO for over ten years. Ms. Mary Falvey and Mr. Jack Kemper of Hartford Preservation Alliance were present in the conference room.

Ms. Maher noted a discrepancy in the grant amount requested. On one page the request is for \$100,000, on another it is \$90,000. Ms. Dunne and Ms. Falvey apologized for the error and noted that the grant request is for \$90,000.

Mr. Elmore inquired for his information whether there is a demolition delay process in Hartford. Ms. Falvey replied yes, there is a 90-day delay period.

d. Certified Local Government Historic Preservation Enhancement Grant, Town of (Enfield)

On a motion by Ms. C. Nelson, second by Ms. Maher, 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 Interior, National Park Service, to the Town of Enfield in the amount of \$20,000.00. All federal and state grant guidelines and requirements shall be met by the Town of Enfield upon receipt of a grant as administered by the Department of Economic and Community Development.
(Y-6, N-0, Abstaining – S. Nelson) (Roll call vote)

Ms. Dunne presented this applicant as recommended by staff. She noted that the town of Enfield is a CLG, reminding council that funds come from the federal government on an annual basis for historic preservation in the CLGs (Certified Local Government). This is a proposal to fund additional state and national register surveys. The project costs were determined after consultation with SHPO staff. Ms. Marena Wisniewski, State Register Coordinator, and Ms. Jenny Scofield, National Register Coordinator, believe the SR nomination would cost about \$8,000 and the NR about \$12,000 which just about uses up the \$20,000. If there is a lower bid, the remaining funds may be used (as noted in the budget) for legal noticing costs. This grant does not require a match.

Dr. Faber asked why the funding may be used for legal ads. Ms. Dunne replied the ads are for the purpose of notifying the public in regard to the register district of the nomination.

Ms. C. Nelson asked if the applicant was going to bid the nominations separately or as a package. Ms. Dunne replied the applicant may do either, but the decision will probably depend on timing and the availability of consultants.

Ms. Maher asked whether the train line was still functioning in Enfield. Ms. Dunne replied yes, the train line will be incorporated to the project.

VI. State Register of Historic Places Nominations

VII. Local Historic District/Property Study Report

VIII. Archaeological Preserves

**IX. Threatened Properties – Todd Levine, Marena Wisniewski
Howe Street Properties Update, New Haven**

Ms. Wisniewski reported Mr. Levine's absence. She noted that discussions are ongoing with the Attorney General regarding the Howe Street properties. As of last week, discussions revolved around gaining access to the building.

It is likely that there will be a CEPA hearing on the agenda for September's HPC meeting regarding the Cogshell Robinson House, 1800-1816.

X. Preservation Restrictions

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

SHPO

Telephone interviews for the architectural preservationist position were held on July 19. Staff is currently working with HR to schedule in-person interviews in the next two weeks. Thanks to Mary Dunne and to Julie Carmelich for their investment of time in the process.

Jenny Scofield has been working on the process of approval to use a sole source vendor for the SHPO digitization project. In addition, a research station will soon be available in the office to share access to the databases created for the Hurricane Sandy project.

The review panel for the Good to Great 2019-2020 grants will be held on Monday August 12. Todd Levine is the manager of that program, supported by Rhonda Olisky from the COA team. The grants fund capital projects initiated by not-for-profit arts, cultural, and historic organizations that connect art, history, and tourism to enhance visitors' experience of an arts/cultural venue and/or historic site. This 15 qualified applications were received requesting a total of \$1,213,825. This program is funded through bond allocation.

Museums

Sloane Museum

The project scoping meeting for the museum renovation was held in Hartford on July 18. The contract will start on September 3, and should be completed in 112 days. The on-site pre-construction meeting will be held on September 3.

If the weather holds through December, the project should conclude before the first of January 2020. The project will extend the very limited heat in the museum to the restrooms and the small gallery area outside the curator's office. The large "barn" area that houses the tool exhibits will remain unheated. However, the addition of heat will allow staff to remain in the building over the winter – a great improvement.

Barbara Russ, the museum assistant who has been operating the museum for the past 27 years, will retire on January 1. The plan is to obtain a pre-approval to fill her position before she officially leaves, to ensure a smooth transition. This presents a challenge, because the museum has been emptied of its collections to prepare for the renovation. The new museum assistant will be managing the reinstallation. In order to have staff coverage, Morgan Bengel, who works in the Hartford office during the closed season will be working to help with the staff transition.

The Noah Blake Cabin project continues, and there is hope that the cabin will be completed by the end of October. When the museum reopens in May, it will really be a new and improved experience for visitors.

New-Gate Prison & Copper Mine

Morgan Bengel continues to host a steady stream of visitors to the museum. She is working to transition the former "Old New-Gate Prison, Inc" nonprofit "friends" group into a new iteration with new board members and a revised mission. The second meeting will take place tonight.

Staff is working on expanding the Halloween Program (a very successful source of income) to a two-weekend event, with hours designed specifically for kids and families, and additional hours for adults. Thanks to Professor Matt Warshauer for his help and creative input. Ms. Bengel is also working with some local breweries to create an "Old New-Gate" beer. The museum has a full spectrum of programs for the summer, including a Mineral Show, "Escape from Old New-Gate" event, the Old New-Gate play that is performed a few times during selected weekends, more. This year the site opened to summer camp groups, and they have hosted over 500 children and adults on special group visits.

Prudence Crandall Museum

Curator Joanie DiMartino and seasonal staff member Erica Ciallela have been feverishly working to organize and clean out the Prudence Crandall house in preparation for the restoration. The project was schedule to begin in October, but it looks like it will be delayed by at least a month. The museum will now remain open through mid-October. Staff has also been working on a new mission and vision for the museum, as well as a new name. Erica Cialella, seasonal staff member, has been systematically culling through the library collection at the museum. This project will help us determine whether the museum should maintain a library, and if so, what materials should be included.

The alarm system at the museum is nearly twenty years old and will be replaced in advance of the restoration.

Henry Whitfield State Museum

Curator Mike McBride has assumed some of the maintenance and operational duties for the four museums, as site use and associated policies are one of his areas of expertise. He is working with Morgan Bengel to create improved signage for Old New-Gate, among other tasks. Students from Southern CT State University have spent two weeks with their professor doing an archaeological dig on the site. This is the second year that Dr. William A. Farley has brought students to the site. SHPO staff archaeologist Cathy Labadia works closely with Mr. McBride on this program.

Curator Michelle Parrish has been developing new programs for the museum, most of which will be coming next season. She has also been the staff point person for the new collections management system Connecticut Collections (CTCo).

XIII. Old Business

XIV. New Business

a. A tribute for Brian Jones

Ms. Labadia, Ms. Maher and Dr. Woodard offered tributes and shared memories of Dr. Jones as a person, and in his professional life. Dr. Jones will be greatly missed. Ms. Labadia has drafted a resolution which has been shared with HPC members. The resolution will be discussed at the September 4, 2019 meeting. Chairwoman Nelson encouraged council members and staff to submit any thoughts or reflections that they wish incorporated into the resolution with her in advance of the next meeting.

On a motion to table Dr. Brian Jones resolution made by Ms. Maher, second Dr. Faber (Y-6, N-0, Abstaining – S. Nelson) (Roll call vote)

XV. Liaison with Public & Private Agencies

Ms. Jane Montanaro, Connecticut Trust, no report.

XVI. Public Forum

XVII. Adjournment

A motion was made by Ms. Maher, second Ms. Christine Nelson to adjourn the meeting.

Hearing no further discussion – meeting was adjourned at 10:49 a.m.

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

Respectfully submitted by:

Deborah Gaston, Secretary

*Next meeting:
Wednesday, September 4, 2019, 9:30 a.m.
2 North , Room B*