

**HISTORIC PRESERVATION COUNCIL MEETING  
STATE HISTORIC PRESERVATION OFFICE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
Wednesday, August 7, 2024 @ 9:30 am**

**MEETING**

*Meeting was be conducted in two (2) parts; each part conducted on a separate online platform.*

Part 1: 9:30am – 10:30am – Microsoft Teams

**Council:** Ms. Elizabeth Acly, Ms. Elizabeth Burgess, Vice-Chairman Paul Butkus, Ms. Marguerite Carnell, Mr. Thomas Elmore, Dr. Leah Glaser, Ms. Sara Nelson, Ms. Deanna Rhodes and Dr. Sarah Sportman

**Absent:** Ms. Vincencia Adusei and Dr. Andy Horowitz

**Staff:** Mr. Kevin Berger, Ms. Julie Carmelich, Ms. Mary Dunne, Ms. Erin Fink, Ms. Deborah Gaston, Mr. Jonathan Kinney, Ms. Catherine Labadia, Mr. Todd Levine, Ms. Jenny Scofield, Ms. Elizabeth Shapiro, and Ms. Marena Wisniewski

**Guests:** Ms. Jane Montanaro, Ms. Gretchen Pfeifer-Hall, Ms. Karen LaPlant, Mr. Bill Lee, Mr. Dana Laird, Ms. Ashley Stephens and Mr. Robert Hurd, Ms. Jordan Sorensen, Ms. Vlada Ragonese

**I. Call to Order for Part 1 of Meeting**

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

**II. Review of Public Comment Procedures**

Vice-Chairman Butkus read aloud the Review of Public Comment Procedures.

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

Vice-Chairman Butkus read aloud the Code of Conduct/Conflict of Interest and asked if there were any conflicts with staff members or Council. There was one.

*1. Ms. Burgess recused herself from agenda item V.B.1- Clapp House, South Windsor*

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

1. Minutes – July 10, 2024 Meeting

On a motion by Ms. Carnell, second by Ms. Burgess, the Council voted to approve the July 10, 2024 meeting minutes with corrections.

(Y-6, N-0, Abstaining-3, Absent-2, Recused-0) (Roll call vote)

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

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

- 1. Historic Restoration Fund Grant, Chester Public Library, repointing and boiler replacement, 21 W. Main St., Chester, CT. (Table in April 2024)**

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

On a motion by Ms. Rhodes, second by Ms. Nelson, the Historic Preservation Council voted to recall and immediately retable this item until the September 11, 2024 meeting.

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

- 1. Survey and Planning Grant, Clapp House Preservation, Inc., condition assessment for Increase Clapp House, South Windsor**

On a motion by Ms. Nelson, second Ms. Carnell, the Historic Preservation Council voted 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. Staff recommended this application for funding.

(Y-7, N-0, Abstaining-1, Absent-2, Recused-1 (Ms. Beth Burgess) (Roll call vote)

Applicant: Clapp House Preservation, Inc.

Amount: \$15,000.00

Ms. Dunne presented this application. The house has been vacant for 16 years. The second owner moved out and a developer donated the property to the Town of South Windsor.

A subcommittee was appointed, and they became a 501(c)3 to take ownership of the house and to find a new use for it. A conditions assessment is recommended as a first step.

Ms. Nelson commented that this is a terrific building and that there is an unspoken inference that the building could be used by other organizations. If this is the case, the consultant should analyze the potential implications of a change of

use for the building like floor loading, ventilation requirements and code changes, as part of the assessment. This should be added to the RFP. Ms. Dunne replied that part of the mission statement is to repurpose the building.

Mr. Elmore stated that this is a great project and noted that, on page 21, looking at their long-term plan, projects are identified to be undertaken before the conditions assessment is completed. Why not wait to target those projects after the condition's assessment is completed? Ms. Dunne replied she can advise the applicant to wait so that they don't put the cart before the horse.

**2. Survey and Planning Grant, Hazardville Institute Conservancy Society, Inc, construction drawings for reinstallation of original trim, Hazardville Institute, Enfield**

On a motion by Ms. Burgess, second 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. Staff recommended this application for approval.

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

Applicant: Hazardville Institute Conservancy Society, Inc.  
Amount: \$5,000.00

Ms. Dunne presented this application. The applicant previously received an HRF grant, which was completed. The overall project is 95% complete and they are planning to come back for additional funding to finish the last of the project but have not applied yet. The project will be eligible, if a historical architect assesses the condition of the trim and decides it can be reinstalled. Ms. Gretchen Pfeifer-Hall and Ms. Karen LaPlant from Hazardville Institute were on the call for any questions or concerns.

Vice Chairman Butkus asked if there was a reason why items were not marked from where they previously came from. Is this because of the changes in the configurations due to the restoration/renovation work?

Ms. Pfeifer-Hall replied the items were marked and are in storage.

The second-floor materials have been unwrapped last week, drawings have identified where they are going, and bundles were also marked. Ms. LaPlant is taking the lead on this endeavor.

Dr. Glaser added to make sure the National Register nomination is attached for the architectural and historical significance.

Ms. Acly asked what the significance and concern for the trim use was. Ms. Pfeifer-Hall responded that this is a reuse of the building so there were some changes on the second floor. To comply with code, there were walls and doorways added. In the 60s and 70s the building was used as a youth center and a gymnasium. A window was turned into a doorway and a fire escape was removed and window put back in place. There is damage to the gym, which was used as a basketball court and materials that need to be replaced due to the reconfiguration. There is also water and insect damage. The building was vacant for about 20 years before their organization took it over.

Ms. Acly also asked if the plan is to match door openings with the pieces that have been marked so when your consultant comes in, the pieces are already matched up and ready to go? Ms. Pfeifer-Hall replied, new door openings are not the same scale so that had to be added. No doors upstairs, it was an open stairwell to the second floor when the addition was added and we had to create a wider opening through the brick to the handicap accessible addition, which has another stairwell and bathrooms on each floor, and a place for a small elevator. New trim will be needed and hopefully it will compliment what was originally there because it can't possibly be to the same scale.

Ms. Acly suggested to have all the changes ready and listed the for the architect, which will help reduce the fee if legwork must be done.

Mr. Elmore stated there are several good trim fabricators in the region to assist you with his project instead of going to Home Depot and buying it off the shelf.

Ms. Pfeifer-Hall added they have used Mr. Bob Johnson in the past. They had applied for a CIF grant, which was not approved, so they are applying for this grant. They realized they need more information and a better plan of action going forward.

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

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

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

#### **1. Listing to the State Register of Historic Places – George and Ruth Bartlett House, 111 Goose Lane, Guilford**

On a motion by Ms. Carnell, second, Ms. Nelson, the Historic Preservation Council voted to bring the George and Ruth Bartlett House, located at 111 Goose Lane, Guilford, to the table for potential listing to the State Register of Historic Places. Staff recommended this property for listing.

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

Ms. Wiesnewski presented this application. She asked Council members to table this item until September 2024, due to not being able to reach the owner of record, Yale New Haven Hospital. Ms. Carnell has already provided comments on the nomination. It has been difficult finding a point of contact for the property owner, so the remedy will be to send a certified letter through the mail to the known owner of record, which is listed in the assessor's database. The owner should know the item is being heard and could speak on it.

Ms. Nelson commented that the Guilford Preservation Alliance worked with representatives from Yale, New Haven Health on many aspects of planning for the future of the building, and they might have a direct contact for Ms. Wiesnewski. Ms. Wiesnewski replied, she started with the author Jordan Sorensen, who did a wonderful job and can't commend her enough on the nomination. Guilford Preservation Alliance is working to try and find a contact, but it has been difficult. SHPO was originally contacted in 2018 and it was originally proposed to be a National Register nomination.

Having gone through the building and done the background research, there really wasn't enough integrity or historic fabric to designate it on the National Register so it became a State Register nomination. In between that time their contact has changed and evolved.

Ms. Wisniewski will be sending a certified letter to the owner of record, but also, she is going to work with the Preservation Alliance to see if maybe we can actually get a person and maybe invite them to come.

Mr. Elmore asked if more discussion of the landscape could be included and if little of the historic landscape is left intact, that should be noted. Ms. Wiesnewski will check with Jordan to add any additional landscape information and images.

Dr. Glaser asked to have any abolitionist history added as well.

On a motion by Ms. Nelson, second by Ms. Rhodes, the Historic Preservation Council voted to table this item until the September 11, 2024 HPC meeting.

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

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

### **1. Local Historic Property Study Report, 7 Orchard Street, Vernon**

*(Y-8, N-0, Abstaining-1, Absent-3, Recused-0) (Roll call vote)*

On a motion by Mr. Elmore, second by Ms. Carnell, Pursuant to CGS §7-147 q(c), the Historic Preservation Council voted to recommend approval of the proposed ordinance and boundary for the proposed "Agent's House," 7 Orchard Street, Vernon, CT as presented in the study report transmitted by the Town of Vernon on July 15, 2024.

Ms. Dunne presented this report. Any comments from the Council on the report will be submitted to the town. The main objective is to review the ordinance and boundaries. This is a single property or single parcel. Ms. Ashley Stevens was on the call for any comments or questions.

Vice Charman Butkus clarified this is not a review of the full ordinance but just an addition of the property.

Dr. Glaser commented there was a lot mentioned about the owners of these farms and wondered if there could be any mention of whether there were farm hands or anybody working on the farm because they do mention labor as being important but did not mention laborers. Ms. Dunne will add this to the comments.

Mr. Bob Hurd, Chairman of the local Historic Properties Commission in Vernon commented this application was worked on for a long time. They were fortunate to have a staff intern during the spring of 2024, thanks to the program at Central Connecticut State University, the nomination was completed. He was happy to answer and questions for feed back to the two properties presented.

## **2. Local Historic Property Study Report, 274 West Street, Vernon**

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

*On a motion by Ms. Rhodes, second by Ms. Carnell. Pursuant to CGS §7-147 q (c), the Historic Preservation Council voted to recommend approval of the proposed ordinance and boundary for the proposed Strong Farm, 274 West St., Vernon, CT as presented in the study report transmitted by the Town of Vernon on July 15, 2024.*

Ms. Dunne presented this report and referred to comments on the previous Vernon property. Mr. Bob Hurb, Chairman, Historic Properties Commission, Vernon and Ms. Ashley Stevens were still on the call to answer questions.

Ms. Burgess agreed with Dr. Glaser's previous comment regarding more information about the type of laborers who worked on this farm and would like to have some more women's history as well.

Vice Charman Butkus asked if both Vernon properties were privately owned. Ms. Dunne responded yes, both properties are currently in private ownership.

Mr. Hurd added the house was owned by The Hockanum Company until the mills in Rockville closed in 1952. It was sold to the family of the then superintendent of the mill. It stayed in that family until the early 21st century, when the last survivor passed away and in her will it was given to the Vernon Historical Society. She understood when she offered to do that, that the Society would then sell it into private hands and proceed with a nomination to at least protect the exterior of the property. This is how it has gotten to where it is today.

**VIII. Archaeological Preserves**

**X. Preservation Restrictions**

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

An email request was sent to the Council to see if dates the week of August 19<sup>th</sup> would work regarding a conversation and discussion on HPC's statutory roles. Mr. Kinney will be sending a follow up email.

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

**XIII. Old Business**

**XIV. New Business**

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

**XVI. Public Forum**

**XVII. Adjournment of Part 1 of Meeting**

**Part 1 of the meeting was adjourned at 10:22 a.m.**