

**HISTORIC PRESERVATION COUNCIL MEETING  
STATE HISTORIC PRESERVATION OFFICE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
Wednesday, December 2, 2020 @ 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. Marguerite Carnell, Mr. Tom Elmore, Dr. Margaret Faber, Ms. Karyn Gilvarg, Dr. Leah Glaser, Ms. Kathy Maher, Chairwoman Sara Nelson
- Staff:** Ms. Julie Carmelich, Ms. Mary Dunne, Ms. Erin Fink, Ms. Deborah Gaston, Mr. Jonathan Kinney, Ms. Catherine Labadia, Mr. Todd Levine, Mss. Jenny Scofield, Ms. Elizabeth Shapiro and Ms. Marena Wiesnewski
- Guest:** Ms. Susan Muro  
Ms. Elizabeth Swenson  
Ms. Elizabeth Holt  
Ms. Susan Godshall  
Mr. Christopher Wigren  
Rev. Timothy Keyl  
Ms. Joyce Sutcliffe  
Ms. Maya Vardi  
Ms. Rosemary Sulzbach  
Ms. Margaret Anne Tockarchewsky  
Ms. Davnet Schaffer  
Ms. Regan Miner  
Ms. Nanette Armstrong  
Ms. Mary Falvey  
Ms. Jane Montanaro

**I. Call to Order**

The meeting was called to order at 9:32 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.

- Councilwoman Kathy Maher recused herself from agenda item V.a.
- Vice Chairwoman Karyn Gilvarg recused herself from agenda item V.b.
- Chairwoman Sara Nelson recused herself from agenda items V.f.

**IV. Review and Approval of Minutes**

a. November 4, 2020

The November 4, 2020 minutes were approved with corrections.  
(Y-6, N-0, Abstaining -1) (Roll call vote)

## V. State Historic Preservation Grants – Action Items

### a. Partners In Preservation Grant, Connecticut Humanities, Middletown

On a motion by Ms. Karyn Gilvarg, Second by Dr. Margaret Faber, the Historic Preservation Council votes to award a Partners In Preservation Grant from 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 –1) (Roll call vote)*

Applicant: Connecticut Humanities

Amount: \$60,750

*(Ms. Maher recused herself at 9:47 a.m.)*

*(Mr. Kinney texted Ms. Maher to return to the meeting at 10:00 a.m.)*

Ms. Dunne and Mr. Levine presented this application. Connecticut Humanities is requesting funding in the amount of \$60,750 to develop strategic plans for six "Good to Great" grant recipients. Staff recommends this application for funding. The projects are moving forward, but what would help is a broader strategic plan. The applicant will be partnering with Connecticut Humanities in helping to develop a plan. Ms. Susan Muro and Mr. Levine were on the call to answer any questions.

Chairwoman Nelson asked if this was “Good to Great” money. Ms. Dunne replied that this would be Community Investment Act funding, the “Good to Great” grants is capitol construction money.

### b. Partners In Preservation Grant, New Haven Preservation Trust, New Haven

On a motion by Ms. Maher, Second by Ms. Carnell, the Historic Preservation Council votes to award a Partners In Preservation Grant from 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 –1) (Roll call vote)*

Applicant: New Haven Preservation Trust

Amount: \$17,741

*(Ms. Karyn Gilvarg was recused at 10:07 a.m.)*

*(Mr. Kinney texted Ms. Gilvarg to return to the meeting at 10:20 a.m.)*

Ms. Dunne presented this application. The New Haven Preservation Trust is requesting funding in the amount of \$17,741 for the research, design, and printing of a booklet exploring lesser-known designers and builders of New Haven's historic resources. Staff recommends this application for funding. The purpose of this grant is to recognize women and people of color for their architectural expertise and contributions to the City of New Haven. It will also help to diversify the types of resources that are being documented. Ms. Elizabeth Holt and Ms. Susan Godshall were on the call for any questions and concerns.

Dr. Glaser mention that it will be important to also make this information available through a digital platform rather than just books, which some people may not have access to. Could a digital component be worked into the grant? Ms. Maher added she believes that information is added to the application. Her concern was if the grant was going to support the budget.

Ms. Elizabeth Holt, New Haven Preservation Trust added all digital set up is in the process of design now. They can do something like their New Haven Modern webpage. Their social media has been active in sharing information during COVID-19.

Dr. Glaser suggested the possibility of a public relations campaign to reach out to the public that might not be a part of their network. Ms. Dunne added SHPO will assist in any way possible.

Ms. Maher added that in order to not duplicate the work and lower costs, it would be good to get high resolution photos so they can be used in a digital platform. Perhaps the application should be tabled for another month to really research it and bring everything together. She also suggested that the applicant may want to ask for more money to insure completion of the project.

Dr. Glaser added since Hamden was part of New Haven, it is important to add the Hamden area architecture to the project as well.

Chairwoman Nelson asked the applicant if they were confident this would be enough funding for this project.

Ms. Godshall is working with Ms. Dunne on the budget. They thought about bringing volunteers, committee and board members, or a graduate student in to help conduct the research. Hopefully, the graduate student would take the position as a summer job, doing a 1-page description on all sites. Not just researching the sites but finding out about who the builders and designers were as well. They have identified about 20 builders, masons, carpenters, and architects and must research their credentials.

Chairwoman Nelson asked if the list factored in the point Dr. Glaser commented on, searching the Hamden area as well. Ms. Godshall replied that they can always expand to another town later in a subsequent phase but are starting where they are for now. They

have HRI historical resources and books on New Haven showing who the house or building was built for, but nothing no listing of who the house was built by. That is how the project was born.

Mr. Elmore asked Ms. Godshall if, while research is being conducted, could they add all the archives, sites, and resources to the publication from the very beginning. Ms. Maher and Ms. Dunne assured Mr. Elmore this information will be added. Ms. Godshall replied they were planning on adding this information.

**c. Survey and Planning Grant, Bethesda Lutheran Church, New Haven**

On a motion by Ms. Maher, 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.

*(Y-6, N-0, Abstaining -1) (Roll call vote)*

Applicant: Bethesda Lutheran Church

Amount: \$20,000

Ms. Dunne presented this application. Bethesda Lutheran Church is requesting funding in the amount of \$20,000 to obtain consulting services of a 36 CFR-qualified architect and appropriate team to prepare a condition assessment report for the church building, located at 305 Saint Ronan Street, New Haven. Staff recommends the application for funding. The applicant originally came in for a Stewardship Relief grant. They came back for a Survey and Planning grant for a condition assessment. Mr. Christopher Wigren and Rev. Timothy Keyl were on the call to answer any questions or concerns.

Ms. Maher asked if since the church is contributing to a historic district, is the intent to list the property on the register individually. Mr. Wigren replied that they did not have any specific plan to do that at this time, but spoke to Ms. Scofield, National Register Coordinator, and she did determine the entire structure is a contributing factor to the district.

Ms. Karyn Gilvarg asked if, since there have been additions throughout the years, is everything going to be looked at, the grounds and stonewalls included? Mr. Wigren replied yes.

Chairwoman Nelson was concerned if the budget was going to be large enough to complete a conditions assessment. She asked what the Applicant's expectations for what is going to be studied and what the final product will be. (technical difficulties)

Chairwoman Nelson asked if there were drawings available. Mr. Wigren replied there are architectural document available. Chairwoman Nelson asked whether the HVAC system was part of the assessment. Mr. Wigren replied the HVAC was replaced about 5 years ago. We are concentrating more on the structure of the building and energy efficiency. Chairwoman Nelson suggested that Mr. Wigren make these things clear while writing the RFP. Also, to add a “cost per building” to see how much the applicant can get.

Ms. Dunne added if the grant is awarded, she will be working with the church to complete the RFP. They usually do not require a prebid but recommend a site visit take place to get a better look on what need to be done.

Ms. Nanette Armstrong asked what RFP meant. Request for Proposal replied Chairwoman Nelson.

Mr. Elmore commented, the RFP should be included in the budget now so that they will be aware from the beginning. Chairwoman Nelson added some people include their grant application in their RFP.

Dr. Faber asked why we do not require the applicant to choose the lowest qualified bidder for the Survey and Planning grants. Chairwoman Nelson described an experience she had.

**d. Survey and Planning Grant, First Church of Christ of Clinton, Clinton**

*On a motion by Ms. Maher, Second Ms. Gilvarg, 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 –1) (Roll call vote)*

Applicant: First Church of Christ of Clinton  
Amount: \$20,000

Ms. Dunne present this application. The First Church of Christ of Clinton is requesting funding in the amount of \$20,000 to obtain the consulting Services of a 36 CFR-qualified architect and appropriate team to prepare a condition assessment report for the church, prioritizing the 1837 sanctuary building at 55 Church Road in Clinton. Staff recommends the application for funding.

The church has 3 major buildings. The priority is the sanctuary building. The applicant is going to do an add alternate to include the other buildings on the campus, to get more for their money if possible. If funding permits these buildings will be added to the report in the order outlined in the application narrative. If the grant is awarded, Ms. Dunne will discuss the RFP with the applicant.

Ms. Joyce Sutcliffe joined the meeting representing the application. She stated that because the grant amount might not pay for condition assessments for all three buildings described in the application, they will ask for proposals for the sanctuary building and include the other two as add alternates. She noted that moving forward with the assessment will help them plan for long-term preservation of the buildings, which will allow them to continue their long tradition of service to the community.

Mr. Elmore added after the vote was taken, we should encourage the applicant to come back in the future to complete the other buildings if they do a good job on the first one.

Ms. Heathcliff thanked the Council.

**e. Survey and Planning Grant, City of New Haven, H.B. Bigelow and Company complex, New Haven**

On a motion by Ms. Maher, Second by Ms. Gilvarg, 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 -1) (Roll call vote)*

Applicant: The City of New Haven  
Amount: \$20,000

Ms. Dunne presented this application. The City of New Haven is requesting funding in the amount of \$20,000 to study the National Register listed H.B. Bigelow and Company complex (1873-1915) to explore possible re-use scenarios. Staff recommends this application for funding.

The NR listing could be jeopardized due to the ongoing deterioration of the complex and the district. Ms. Dunne did discuss conducting a feasibility study and potential future uses for the building, after investment, with the applicant. This is a non-matching grant, even though the applicant is bringing additional money to the table. Ms. Mya Vardi is on the call to answer and questions or concerns.

Ms. Maher mention there was no budget dollar amount given on the application. Adding an “in kind”? column would be helpful to demonstrate the value of the resources put towards the project.

Ms. Maher asked Ms. Dunne if this was coming in as a Survey and Planning grant not a CLG grant. This one is the Survey and Planning, but they are coming in as a CLG on another project.

Chairwoman Nelson commented on the Brownfield redevelop impact and whether it was being handed by another team. People were upset. Ms. Dunne added the hazmat investigation is being conducted due to the site being a former industrial site. Ms. Verdi added they can provide all paperwork for cleanup going all the way to the waterfront. They are focused on saving the building and reusing this space.

Ms. Gilvarg commented the building is in or near the flood plain and the whole district may be threatened by sea levels rise and aging bulk heads, so funding is very important. As one of the people who commissioned some of the 2011 study reports, there were several recommendations in the studies to stabilize the buildings against wind damage. The City did not have the funding to make these corrections and the damage resulted from Storm Isaias. If this district is going to survive, funding is needed for stabilization.

**f. Survey and Planning Grant, New Haven Colony Historical Society, Pardee-Morris House, New Haven**

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 –1) (Roll call vote)*

*(Chairwoman Sara Nelson recused herself at 10:37 a.m.)*

*(Ms. Gilvarg chaired in Chairwoman Nelson's absence)*

*(Mr. Jonathan Kinney texted Chairwoman Sara Nelson back to the meeting at 10:47 a.m.)*

Applicant: New Haven Colony Historical Society

Amount: \$20,000

Ms. Dunne presented this application. The New Haven Colony Historical Society is requesting funding in the amount of \$20,000 in order to obtain the consulting services of a 36 CFR-qualified archaeologist to prepare a Phase I (identification) survey at the Pardee-Morris House (c. 1750) in New Haven. Staff recommends this application for funding.

Ms. Cathy Labadia, SHPO Staff Archeologist, met with the applicant. Because the applicant is moving forward with other plans for the Pardee-Morris house, this assessment is essential to the project, for evaluating archaeological sensitivity.

Ms. Rosemary Sulzbach and Ms. Margaret Anne Tockarszewsky were both on the call to answer any question or concerns.

Ms. Maher was thrilled with the attention this project is receiving. With all the research being conducted, is there a plan to activate the house? Is the timeline feasible in the midst of COVID?

Ms. Labadia said that the archeology part is ground and weather permitting. It was unlikely the field work could be started now. It probably would not be possible until March/April 2021. The work should probably only take a few months. All archeologist in the state have developed COVID guidelines. The property is large enough where there can be multiple crews on site maintaining safe distances with no problems.

Ms. Maher added the flexibility of the timeline for the project is important to ensure worker's safety. Ms. Dunne replied there is always an option to extend or adjust the timelines if needed.

Ms. Rosemary Sulzbach is eager to moved forward.

Ms. Margaret Ann Tockarchewsky is working with community relations on public programs for the public use of the building.

Ms. Maher congratulated Ms. Sulzbach and Ms. Tockarchewsky on their effort to restore the house.

**g. Survey and Planning Grant, The Denison Pequotsepos Nature Center, Mystic**

On a motion by Ms. Gilvarg, Second by Ms. Maher, 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 -1) (Roll call vote)*

Applicant: The Denison Pequotsepos Nature Center

Amount: \$20,000

Ms. Dunne presented this application. The Denison Pequotsepos Nature Center is requesting funding in the amount of \$20,000 to obtain the consulting services of a 36 CFR-qualified team including an archaeologist and historians to prepare a State Register Nomination for The Gungywamp property in Groton. Staff recommends this application for funding.

SHPO recognizes the importance of this project. Ms. Dunne has consulted with Ms. Labadia, SHPO Staff Archeologist, on how to assemble the best project team for this project. A State Register nomination is needed to move forward with the archeological preserve, which she hopes the applicant will pursue. Ms. Davnet Schaffer is on the call for any questions or concerns.

Ms. Maher though the project was fascinating and thanked everyone involved in the process.

Mr. Elmore would like to have the applicant talk more about the abstract of the project, specifically a statement saying there are no primary sources or eyewitnesses stating the stone walls were built by Native Americans or if it existed prior to European settlements.



Ms. Labadia gave Mr. Elmore history on the Gungywamp site, which can be interpreted from many perspectives such as the Indian, European (Celtic Monks of the 1500s). She encouraged the applicant to come in for a non-matching grant to bring together these interpretations.

Ms. Davnet Schaffer thanked Ms. Labadia for her interpretation, which was quite accurate. Mr. Elmore asked if the nomination was going to be presented with photos and hopefully mapping to enhance specific areas of the property. Ms. Labadia added the property can be listed on the register and as a preserve all the same time. Archeology has been done in this area in the past. Research been done on other areas of interest, but the natural habitat is important for preservation.

Our office views the site as sacred. The site was recently acquired by The Department of Energy and Environment Protection – DEEP and is state owned. If any archeological work is to be done, a permit must be acquired from our office beforehand. SHPO has had a few requests, but they were denied by the Native American Heritage Advisory Council.

Ms. Elmore asked if approval means the property will be protected indefinitely. Ms. Labadia replied, no it does not. She is looking for the additional protection provided by archeological preserve status. Recently, we learned that people from QAnon believe this site was being used for human sacrifice. A similar site was destroyed in New Hampshire and Gungywamp was marked for desecration. We want criminal penalties to be incurred if harm is brought to the site.

Ms. Schaffer added they have had several requests for visitation but must be done only with a guide present to deter vandalism. Gungywamp was featured on an alien-related show. They received lots of calls when this segment aired. They would like to make the nature accessible to the public but also protect the property as well.

Mr. Elmore added it sounds like the work is archival. Ms. Labadia replied if the grant is awarded, she would like to work with Ms. Schaffer to put together a team of experts representing different perspectives such as Native American, Archeological, and Public History. The nomination will also help her manage the site with DEEP. Mr. Elmore asked if group walks will be offered. Ms. Labadia replied yes, eventually that will all be added to the project. This site is very well known.

Mr. Elmore conclude this project is very exciting. Ms. Maher agreed.

#### **h. Survey and Planning Grant, First Church of Christ Congregational, Suffield**

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 –1) (Roll call vote)

Applicant: First Church of Christ Congregational, Suffield

Amount: \$12,000

Ms. Dunne presented this application First Church of Christ Congregational is requesting funding in the amount of \$12,000 to obtain the consulting services of a 36 CFR-qualified architect and appropriate team to prepare a condition assessment report for First Church of Christ Congregational in Suffield. Staff recommends this application for funding.

Ms. Dunne and Ms. Fink conducted a site visit for a possible Historic Restoration Fund grant. They advised the applicant to first apply for a Survey and Planning grant to prepare a condition assessment, specifically for the exterior masonry. Ms. Dunne was concerned if the applicant asked for enough money. She was also concerned about drone use. She prefers hand-on, but the church will be providing additional funding for the drone. A lift is necessary to transport material and personnel. Would like to make sure there is enough funding for the lift.

Ms. Maher asked if they were satisfied with the architect the applicant chose. Ms. Dunne replied yes, the architect is from our list of architects meeting all standards.

Mr. Elmore asked since the applicant is already working with an architect, do they have elevation drawings. Ms. Dunne replied yes, they do have the drawings. Drones are a good idea, but hands investigation would be more efficient. They are going to need a lift and will ask the applicant to add additional funds for it.

Ms. Maher asked if there was any interior damage. Ms. Fink replied there was not, just on the outside of the building. The building was checked thoroughly.

Ms. Maher asked Ms. Dunne if she had any concerns. Ms. Dunne's concern was making sure the applicant has enough funding for the lift, and if no, then it could come back before the Council. They did say yes to having additional funding.

Ms. Fink commented that the Church has done a major capital funding fundraising campaign, so they do have enough funding. The architect they are using is adding extra to the project pro bono. They do have a lift in their budget.

Chairwoman Nelson commented a conditions assessment is all about managing and risk, time, and dollars. A building can be inspected by drone, but it is very important to visit the site for an accurate, hands-on experience.

Mr. Elmore mention he lives in Suffield and knows a little about the church. He had concerns with the lift. The back side of the church is connected to a cemetery and is probably why the applicant wants to use a drone. Ms. Dunne mentioned the applicant did

mention this was the reason for the drone, the proximity of the cemetery to the back of the building.

**i. Certified Local Government Grant, City of Norwich, Norwich**

On a motion by Ms. Carnell, 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 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 -1) (Roll call vote)

Applicant: City of Norwich  
Amount: \$20,000.00

Ms. Dunne presented this application. The City of Norwich is requesting funding in the amount of \$20,000 to update their design review guidelines for local historic districts. Staff recommends this application for funding.

As a Certified Local Government, the City should always make sure the residents understand what the expectations and requirements are in applying for a certificate for work. Ms. Regan Minor was on the call for any questions or concerns.

Ms. Maher asked if SHPO worked with the applicant on the guidelines. Ms. Dunne replied yes, SHPO did oversee the process to make sure standards were met.

Dr. Glaser asked if the village district guidelines will overlap with the town district. Ms. Minor replied that it does overlap into the Norwich town district however, the village district only deals with commercial properties. The local district is residential.

Ms. Carnell mention the project was described as an update of the guideline and would clarify that the current guidelines are two pages. Ms. Minor replied the Norwich Historic Commission was founded in 1967 and the guidelines were very brief and vague. As Chairwoman, she would like to have updated guidelines that fit the current and future situations, for the Commission to operate better.

Ms. Carnell mentioned that she chairs the Simsbury Historic District Commission, and they conducted a public outreach program when they updated their guidelines so that members of the public can provide their input, which was helpful.

She also suggested to increasing the budget, making sure the applicant is getting what they paid for. They had difficulty getting bids from consultants and had to issue an RFP a second time.

Chairwoman Nelson asked Ms. Minor to have the consultant provide examples of work they have done for other towns. Ms. Carnell agrees with Chairwoman Nelson on asking the consultant for examples of previous projects.

Ms. Minor added it is her goal to conduct a public outreach program so the public can be aware of any changes.

**j. Certified Local Government Grant, City of New Haven, New Haven**

On a motion by Ms. Carnell, Second by Dr. Glaser, 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 -1) (Roll call vote)

Applicant: City of New Haven  
Amount: \$20,000.00

Ms. Dunne presented this application. The City of New Haven is requesting funding in the amount of \$20,000 to conduct a study of the River Street National Register Historic District, including a public component to explore economic feasibility of reuse of historic resources. Staff recommends the application for funding.

Ms. Maya Vardi was on the call for any questions or concerns.

Dr. Glaser commented this is a predominantly Hispanic neighborhood and input from the community on a district nomination is very important. Many neighbors are unaware of their community's history, nor do they invest in it. What is known can be the basis for an upgrade. Many district nominations are very old and should be looked at again. This nomination is 30 years old and the City would like to connect the current history with the old.

Ms. Dunne was not sure if this project would allow for a nomination update. The last 30 years would have to be researched.

Ms. Maher mentioned the budget is low and asked if there an applicant share that is not reflecting in the budget. Ms. Dunne replied there is no share. This is another reason why the scope needs to be specific, like a facilitated focus group.

**k. Stewardship Relief Grants, Multiple Applicants**

On a motion by Ms. Maher, Second by Dr. Glaser, 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 –1) (Roll call vote)

<b>Applicant:</b>	<b>Amount requested</b>
Groton Congregational Church	\$1,000.00
Farmington Village Green and Library Association d/b/a Stanley Whitman House	\$1,000.00
<b>TOTAL FUNDING:</b>	<b>\$2,000.00</b>

Ms. Dunne presented this set of two applications. Staff recommends the applications for funding. All applications have been reviewed and include all required attachments. Both applications are thorough and required a lot of paperwork. In addition, all invoices and proofs of payment have been reviewed and reconciled with the Certificate of Eligible Actual Costs.

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. Several more applications will be coming in for January as a result of advertising the program.

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

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

#### **VIII. Archaeological Preserves**

#### **IX. Threatened Properties - CEPA Updates on Stamford and Bridgewater – Mr. Todd Levine**

##### **a. Stamford**

SHPO and the Office of the Attorney General are still working with the Stamford developer to find a compromise.

The Schick addition went down as of last week with further studies on PCBs under the Blickensderfer building received by email yesterday afternoon. SHPO will need to meet with DEEP on ways to remove contaminants under a portion of the Blickensderfer. An alternative may be to excavate inside the Blickensderfer. This may interfere with the structure of the building.

The next task is to discuss the widening of Garden Street and how to one or both buildings to Henry Street.

**b. Bridgewater**

The First Selectman has applied for a STEAP grant to demolish the building. The Governor's office is calling for updates. The Danbury News called yesterday for an update. The First Selectman spoke at a meeting and did not give the correct information. SHPO will prepare for a rebuttal to that meeting.

**X. Preservation Restrictions**

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

Mr. Kinney started by thanking the SHPO staff for their great work across all program areas over the past month.

Mr. Kinney specifically mentioned National Register Coordinator, Jenny Scofield's, efforts to organize a teleconference between the Federal Office of Information and Regulatory Affairs (OIRA) and the SHPO along with several partner organizations including Connecticut Preservation Action, the Mashantucket Pequot and Mohegan Tribes, and Preservation Connecticut. The call was regarding the extremely problematic changes that were proposed to the National Register of Historic Places rules last year, which have already been commented on extensively by preservation organizations across the country. As you know, the National Register lies at the heart of the work that SHPO's across the country do and these changes have the potential to substantially hinder that work.

As the OIRA considers the proposed rule changes, interested parties including SHPO's and THPO's were given the opportunity to schedule a call with them to express their concerns. The hope is that the testimony given in these calls, will help to delay the implementation of the changes or build a record which could form the basis of future legal action to overturn them. Team CT did a great job of succinctly laying out the issues in the brief 30-minute window of the call.

SHPO is also working on several items that were identified in the most recent State audit of the Department, which deal specifically with the functioning of our statutory boards and commissions, including the Historic Preservation Council.

Most of these items will be handled administratively by SHPO staff, including ensuring that agendas and meeting minutes are posted to our website in a timely fashion and in accordance with State requirements.

Staff also needs to ensure that the schedule of regular meetings for the year is posted on the website and sent to the Secretary of State by January 31<sup>st</sup>.

As far as the actual meetings go, the only minor change you will see if that we will be creating a brief statement that will be read at the beginning of each meeting to remind the members of Council of the statutory quorum for meetings and the requirements for

attendance. We will also be setting up a simple attendance spreadsheet so that we can better track whether any members are missing consecutive meetings in accordance with the statutory language.

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

### **Museums**

Key items to report:

The restoration project at the Prudence Crandall Museum continues. Thanks to SHPO staff, especially Ms. Cathy Labadia, Ms. Marena Wisniewski and Mr. Jonathan Kinney, who have provided essential guidance as we have confronted decisions about the ramped entryway to the building. Curator Ms. Joanie DiMartino has also been a wonderful resource, digging into back reports to find essential information.

As the construction has been occurring, Ms. Joanie and Ms. Erica Ciacella have been developing a series of online resources and exhibits, which will be live by the end of December. The museum recently hosted a discussion with four academics who work in the field of women's history, BIPOC history and education and labor history. The scholars reacted to questions that the museum staff had developed to help move forward with interpretive planning. We are very excited about the new directions that the museum is taking. Next steps are to map out the story that we plan to tell at the site, and develop the scripts, while at the same time connecting with other museums around the country who are telling overlapping stories of civil rights and the battle for equal education.

As a side note, three of our staff members, Ms. Joanie DiMartino, Ms. Morgan Bengel and Ms. Julie Carmelich will be attending four days of racial justice training starting next week, presented by the People's Institute for Survival and Beyond. The "Undoing Racism" workshop was last presented in person in New Haven and I had the opportunity to participate. These meetings will be held virtually, but the experience was pivotal to move my understanding of racial injustice and systemic racism.

At Old New-Gate Prison, Ms. Morgan Bengel is working to sort through the contents of the white barn – located across the street from the prison, and behind Viets' Tavern. As mentioned last month, she has spoken with the fire marshal, and is putting together a plan for work that must be done to the building in order to change the use from storage to public.

Also, happy to announce that the permanent interpretive signs for the museum are now done, and those outside the gated property have been installed so that visitors to the site over the winter may learn about the site. The rest of the sign bases have been installed, and the panels will go on in the spring to save them from one winter's wear and tear.

Morgan continues to work with the Historic Prison Museum Collaboratory that she started earlier this year. A member of the International Sites of Conscience has been attending the meetings, which has been wonderful. At the last meeting the group shared what individual sites are doing to confront contemporary issues confronting our justice system.

One program that New-Gate is supporting is the fast-growing CT Reentry Hall of Change which is gaining recognition nationally as the first program of its kind to recognize the contributions of people who have formerly been incarcerated.

Staff at the Henry Whitfield Museum are reviewing the Building and collections assessment provided by our Conservation Assessment grant consultants. In addition, we will finally be moving forward on the project to replace the outdated security and fire alarm system, as well as identify code compliance issues and correct them.

The museum staff have also been working on mission statement review as mentioned last month.

Mr. Andrew Rowand at The Eric Sloane Museum has been working – assisted by seasonal Mr. Brandon Lisi and Friends of Eric Sloane Museum members – to install some beautiful old chestnut boards donated to the museum on both sides of the entry hallway into the Sloane studio – the project is just complete and looks fantastic. The boards were donated by the Friends.

In addition, Mr. Andrew and Brandon have made some revisions to the studio so that visitors can walk through the space, instead of coming in and being greeted by barriers which allow visitors to look, but only from a distance. The new experience will be debuted this summer when we – with luck – can finally host the second anniversary of the museums’ fiftieth year! I should mention that staff also have now cleaned and waxed all the tools in the large barn exhibit, according to best museum practices, and they look terrific.

The Noah Blake cabin – which had been beset by wood eating insects and other issues has now been treated, and the stone chimney is approaching completion.

Most interesting new development at the Sloane Museum, however, is that Andrew has been contacted by a group involve in the rebuilding of Notre Dame cathedral in Paris.

This French group has been heavily involved with a magazine called “Mortise and Tennon” and would like to photograph the tools in the Sloane museum as a reference for their carpenters in France.

### **XIII. Old Business**

- a. Update on Council member terms / new appointments – Mr. Jonathan Kinney**  
Mr. Kinney continued this topic from the November meeting. There are 5 to 6 positions available for new HPC members. The staff has developed a list of potential appointees. An intake form was developed where potential appointees can describe their areas of expertise, their interest in serving and explaining the time commitment of serving. There will be two rounds of appointments, most likely in March and June 2021 and SHPO will attempt to fill positions so that there is no loss of certain areas of expertise.
  
- b. Insurance for Historic Properties – Ms. Jenny Scofield**



This topic comes up every year, usually around March when homeowner's insurance policies renew. Some insurance companies refuse to insure or hike rates up for designated historic properties based on a mistaken belief that there is a requirement for a 3<sup>rd</sup> party review of work. Ms. Scofield developed a task force last year, which includes Ms. Mary Falvey and Ms. Jane Montanaro, who have reached out to several of their constituents. Ms. Scofield met with an insurance agent in West Hartford days before the COVID-19 shut down. The group would also like to meet with the Insurance Commission and Commission on Policy Change. Ms. Scofield has not heard from any homeowners within the past few months but expects that to change in February or March. There a 1,900-national register listing in the state. Most are districts and out of the 1,900 she has only heard from 6 property owners. This topic comes up often when Ms. Scofield conducts her informational meeting for the National Register.

Chairwoman Nelson informed Ms. Scofield that at November's meeting, she asked Council and SHPO members for their comments on this topic.

#### **XIV. New Business**

##### **a. Construction cost escalation – Ms. Erin Fink and Chairwoman Sara Nelson**

Ms. Fink gave began by giving background on the Restoration Fund Grants and the Community Investment Act.

Chairwoman Nelson then gave a PowerPoint presentation on construction cost escalation including demonstrating a tool that is considered the gold standard for estimating cost increases. Chairwoman Nelson reviewed escalation costs and trends within the historic preservation and construction field.

Chairwoman Nelson asked Mr. Elmore if he experienced similar situation working with historic landscapes. Mr. Elmore replied it is important as a Council to realize construction value decrease every year. He asked Chairwoman Nelson for clarity.

Ms. Maher added fundraising has gotten harder the past few years for our constituents.

Mr. Elmore mention it cost \$16,000 for a wall in Suffield and most of the cost was materials.

Ms. Dunne added that this information will be important to help our constituents.

Mr. Levine asked if we should be considering this when we talk to applicants about project budgets. Most of his "Good to Great" applications have gone over budget. Chairwoman Nelson replied that we should be managing risk by factoring escalation in.

Mr. Elmore added most low bids burn through money before project is over. We should look at our contractors, check references, and tell them that you are going to ask about change orders and starting vs. final cost of previous projects.

Chairwoman Nelson suggested to set up a video call with Mr. Elmore, Ms. Fink and Mr. Levine to discuss further.

**b. Change to schedule for Historic Restoration Fund Grants – Ms. Erin Fink**

Ms. Fink commented on the HRF application schedule. It has been a rolling deadline but will now change to twice a year. This is corresponding with quarterly deposits from Community Investment Act so there are no cash flow issues and will provide a more predictable workload. The first application deadline will be May 1<sup>st</sup> to get on the July 1<sup>st</sup> HPC meeting agenda. The second application deadline will be November 1<sup>st</sup> to make the January HPC agenda.

Mr. Elmore mentioned that the best time of year to be going out to bid to try to get a contractor on board would be in January. If the grants are awarded in January, the RFP may not go out until March or April. Ms. Fink agreed and it was decided to change the November deadline to September 1<sup>st</sup>.

**XV. Liaison with Public & Private Agencies - Ms. Jane Montanaro, Preservation CT**

Ms. Montanaro stated that PCT has two grant programs funded by the 1772 Foundation. Online applications are due December 31<sup>st</sup> for the Maintenance and Repair grants and April 2021 for religious sites grants.

Ms. Montanaro congratulated SHPO's efforts for rolling out many grants in the past few months.

**Ms. Mary Falvey - Hartford Preservation Alliance and Connecticut Preservation Action**

Ms. Falvey mentioned that it has been good to have a rolling application process recently, which means that funding is not piling up. The Governor has targeted CIA funds before and it is vulnerable to sweeps.

CPA had its 40th anniversary event on October 20<sup>th</sup>. Mr. Jim Lindberg, National Trust, presented the virtual event. They would like to conduct more virtual events. The CPA Board has voted to not renew their contract with lobbyist Mr. Mike Dugan, due to funding restraints. They will be working hard to hire Mr. Dugan again. He is one of the best lobbyists at the State Capitol for the Alliance.

Mr. Dugan was instrumental in having the Windham bill pulled off the floor. They will be relying on Preservation CT to keep them updated.

**XVI. Public Forum**

**XVII. Adjournment**

*On a motion by Ms. Maher, Second, Ms. Carnell, the meeting was adjourned at 12:45 p.m.*

*(Y-6, N-0, Abstaining -1) (Roll call vote)*

*Next regularly scheduled Council meeting:  
Wednesday January 6, 2021 – Meeting format to be determined*