

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, July 7, 2021 @ 9:30 am**

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

MEETING

Council: Ms. Elizabeth Acly, Ms. Elizabeth Burgess, Ms. Marguerite Carnell, Chairman
Thomas Elmore, Dr. Margaret Faber, Dr. Leah Glaser, Ms. Kathy Maher, Vice
Chairwoman Christine Nelson, Ms. Sara Nelson, Dr. Sarah Sportman, Dr. Walter
Woodward, and Ms. Ellen Zoppo-Sassu

Absent: N/A

Staff: Ms. Julie Carmelich, Ms. Mary Dunne, Ms. Erin Fink, Ms. Deborah Gaston,
Mr. Jonathan Kinney, Ms. Catherine Labadia, Mr. Todd Levine, Ms. Jenny
Scofield, and Ms. Marena Wiesnewski

Guests: Ms. Jennifer Aniskovich
Ms. Afua Boadu-Kure
Ms. Gwen George-Bruno
Mr. Bruce Coulette
Ms. Mary Cockran
Ms. Barbara Colley
Mr. Robert Dunne
Ms. Carolyn Ellison
Mr. James Elmasry
Ms. Mary Falvey
Mr. Michael Forino
Ms. Ann Galonska
Mr. Gary Goeschel
Ms. April Hannah
Ms. Susan Kinsman
Rev. Sandy Koenig
Ms. Kevin Kure
Mr. Steve Lewis
Mr. Aaron Marcavitch
Mr. Jim Miller
Ms. Martha Page
Ms. Maureen Parker
Ms. Teresa Roxburgh
Ms. Angela Thomas

I. Call to Order

The meeting was called to order at 9:37 a.m.

II. Review of Public Comment Procedures

Chairman Elmore read aloud the Public Comments Procedures.

III. Code of Conduct/Conflict of Interest

Chairman Elmore read aloud the Code of Conduct/Conflict of Interest and asked if there were any conflicts of interest.

- 1. Ms. Elizabeth Acly recused herself from agenda item V.B.1 - Union Baptist Church
- 2. Ms. Sara Nelson recused herself from agenda item V.B.10 - Mansfield Historic Society

IV. Review and Approval of Minutes and Transcripts

a. Minutes - June 2, 2021 Meeting

On a motion by Ms. Maher, Second by Ms. Christine Nelson, the Council voted to approve the June 2021 minutes with corrections.

(Y-9, N-0, Abstaining-3, Absent-0, Recused-0) (Roll call vote)

V. State Historic Preservation Grants – Action Items

A. Unfinished Action Items

- 1. Survey and Planning Grant, Canaan Institutional Baptist Church, Condition Assessment for 31 Concord Street, Norwalk (Agenda Item V.c. on the 4/7/21 meeting agenda and Agenda Item V.A.1. on the 5/5/21 meeting agenda)**

On a motion by Ms. S. Nelson, Second by Ms. Christine Nelson to recall this application back to the table for discussion:

(Y-10, N-0, Abstaining-1, Did not respond-1 Absent-0, Recused-0) (Roll call vote)

Applicant: Canaan Institutional Baptist Church
Amount: \$20,000

Ms. Dunne presented this application. Canaan Institutional Baptist Church requested 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 for Canaan Institutional Baptist Church, located at 21 Concord Street in Norwalk. Staff recommended the application for funding. Ms. Dunne mentioned that this application was tabled twice previously due to Council’s determination that it was not focused enough. The assessment, as originally proposed, included a lot that a conditions assessment would not be able to cover in one project. The primary concern was with damage cause by the water infiltration and what other issues may be hidden behind the vinyl siding on the

building. Ms. Dunne has worked with the applicant to narrow the focus of the assessment to the infiltration of water with some selective investigation behind the vinyl siding. The applicant is also budgeting funds for a lift in case one is needed for investigation. If the grant is awarded, Ms. Dunne will continue to work closely with the applicant. Ms. Susan Switzer, representative from the church, was not on the call, but Ms. Dunne offer to answer any questions or concerns.

Ms. C. Nelson asked what types of problem are found behind vinyl siding typically? Ms. Dunne replied that moisture can be trapped behind the vinyl and cause damage to the older clapboard if it is still there, interior damage, etc.

Ms. S. Nelson added it was good to see the applicant was able to focus the application and that she is happy to support this effort.

Ms. Maher agreed with Ms. S. Nelson and thanked Ms. Dunne for her effort. Ms. Dunne thanked the Council for their advice.

Chairman Elmore added that this is an example on how a delay can actually help the applicant and the Council.

(Y-11, N-0, Abstaining-1, Absent-0, Recused-0) (Roll call vote)

B. New Action Items

Ms. Acty recused herself at 9:55 a.m.

Prior to beginning Council's review of the Historic Restoration Fund applications, Chairman Elmore explained that Council divided the fourteen applications amongst three sub-committees who reviewed their assigned projects and provided initial feedback to Ms. Fink. Ms. Fink then submitted responses to these questions late yesterday afternoon.

Chairman Elmore then asked the spokesperson from each subcommittee if they were satisfied with the application discussed in their group.

Ms. C. Nelson replied that most of their questions were satisfied except for two applications, which they may need additional information for before they are able to vote.

Ms. S. Nelson replied there were questions on two of the five that may be resolved through discussion, and two that will most likely be recommended for tabling.

Ms. Maher replied there was a lot to unpack. The subcommittee had several ZOOM discussions and should be able to make reasonable recommendations on each of the applications.

1. Historic Restoration Fund Grant, Union Baptist Church, Repairs to Basement and Roof, Hartford

On a motion by Ms. C. Nelson, Second by Ms. S. Nelson, the Historic Preservation Council voted to table this application until the August 4, 2021 for more information and future consideration.

(Y-10, N-0, Abstaining-1, Absent-0, Recused-1) (Roll call vote)

Applicant: Union Baptist Church in Hartford
Amount: \$100,000

Ms. Fink presented this application. Union Baptist Church requested funding in the amount of \$100,000 to address water infiltration through the basement and roof, which will include mold abatement, the installation of sump pumps, dehumidifiers, vapor barriers, storm-drain clearing, the connection of missing gutters, replacement of corroded lally columns, electrical repairs, replacement of all copper flashing, built-in copper gutter leader replacement, replacement of missing and damaged slate, repairs to roof masonry, and replacement of steeple capstone. Staff recommended the application for funding. The Applicant completed a condition assessment with a Survey and Planning Grant from SHPO in 2018. Ms. Angela Thomas is on the call for any questions or concerns.

Ms. S. Nelson stated that this is an extremely important project for a very important community. The subcommittee did have several questions about the scope of work and wanted to ensure that sufficient information exists to inform the recommended course of action since there are no plans and specifications. One of the subcommittee's requests was for a copy of the conditions assessment, which Ms. Fink supplied. Ms. S. Nelson asked at what point the Church would be reaching out to professionals for assistance. Ms. Thomas replied that she has been working with Ms. Lynn Cole Smith, who prepared the conditions assessment, and Ms. Dunne who has also been very helpful.

Ms. S. Nelson asked if drawings are required for the grant program. Ms. Fink replied they are asked for, but not required. After the material is received, Ms. Fink consults with Ms. Dunne and all the bid documents are reviewed.

Ms. S. Nelson also asked if an industrial hygienist had been brought in to evaluate the mold situation. Ms. Thomas replied that yes they had, his name was Ron Sager. Ms. S. Nelson also asked where the water from the sump pumps was being discharged to. Ms. Thomas responded that there are several areas that water appears to be entering the basement. The sump pumps are supposed to pump this water out to the main line, but the sump pumps are old and corroded and are not functioning properly.

Ms. S. Nelson also asked about the damage to the existing roof and whether anyone had looked at the fasteners or flashing. Ms. Thomas responded that in

1938 the steeple was toppled in a hurricane and crashed through the roof, which caused extensive damage to the building. Apparently, this area requires additional attention, as it appears water is also entering the building there.

Ms. S. Nelson reiterated that this is an extremely worthy project, but there are concerns about the magnitude of work going forward without drawings and specifications. This could result in incohesive bidding if the work is not thoroughly fleshed out.

Chairman Elmore stated that the cost estimates were done in 2019 and was concerned it may be too low now. Ms. Fink stated that Ms. Thomas has gotten estimates for all the proposed work and that they are all current and will be honored. Chairman Elmore also asked about a battery backup system for the sump pumps. Ms. Thomas said yes, it would depend on the funding. Mr. Elmore also asked about a maintenance plan for the building, and would they put one together? Ms. Thomas replied yes.

Ms. Burgess commented in lieu of a maintenance plan, the prioritized treatment plan in the condition assessment could be used for now, but the drawings and specifications will be critical.

Chairman Elmore asked Dr. Glaser for her thoughts. She replied it was not her expertise, but she did agree with other Council members that more information is needed.

Ms. Fink added the applicant can apply for a Survey and Planning grant for the plans and specifications and have them prepared as soon as possible in the hopes that the applicant can come back for the November HRF round. Council would also like to see additional clarification on the scope of work.

Ms. Acly returned to the meeting at 10:27 a.m.

2. Historic Restoration Fund Grant, Samuel Smith House, Roof Replacement, East Lyme

On a motion by Ms. C. Nelson, Second by Ms. Burgess, the Historic Preservation Council voted 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-11, N-0, Abstaining-1, Absent-0, Recused-0) (Roll call vote)

Project: Complete red cedar shingle roof replacement in-kind.
Amount: \$10,000

Ms. Fink presented this application. The Samuel Smith House requested funding in the amount of \$10,000 for a complete in-kind cedar shingle roof replacement. Staff recommended the application for funding. Ms. Fink is just waiting on clarification from Mr. Gary Goeschel from the Town of East Lyme as to whether the project involves the replacement of the main roof only or the main roof and ell. Mr. Goeschel was on the line to answer questions and he did confirm that the project includes the ell. Ms. Fink also confirmed that the provided quote would be honored. Ms. Fink made sure to reach out to all applicants to ensure all quotes were as up to date as possible.

Ms. S Nelson stated that as a member of the subcommittee, she had no problem recommending approval of this project. Ms. Burgess also stated that she supports the approval of the application.

Chairman Elmore added that additional money may be needed in case any problems arise during the work.

3. Historic Restoration Fund Grant, First Congregational Church of Washington, Repair and Replacement of Support Structure for Bells and Chimes in Belfry, Washington

On a motion by Ms. Maher, Second by Ms. C. Nelson, the Historic Preservation Council voted to table this application until the August 4, 2021 Council meeting for additional information and future consideration.

(Y-11, N-0, Abstaining-1, Absent-, Recused-0) (Roll call vote)

Applicant: First Congregational Church of Washington
Amount: \$28,272

This application was presented by Ms. Fink. The First Congregational Church of Washington requested funding in the amount of \$28,272 to repair and replace the support structure for the bells and chimes in the belfry of the Meeting House. The applicant informed Ms. Fink and the Council that they would like to table the item until the August 4th meeting in order to address the questions raised by the review subcommittee. The applicant will be meeting with their project engineer, Ms. Amy Jagaczewski of GNCB Engineering to discuss the questions.

4. Historic Restoration Fund Grant, Hartford Food Systems, Roof Replacement, Hartford

On a motion by Ms. Burgess, Second by Ms. Carnell, the Historic Preservation Council voted 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-11, N-0, Abstaining-1, Absent-0, Recused-0) (Roll call vote)

Applicant: Hartford Food System, Inc. in Hartford, CT.
Amount: \$35,600

Ms. Fink presented this application. Hartford Food Systems, Inc. requested funds in the amount of \$35,600 for a full roof removal and replacement. Staff recommended approval of this application. There are both high pitch and low pitch roof sections on the building. The high pitch area will receive architectural shingles. The low pitch section will receive an EPDM rubber roofing material. There is an architect, a contractor, and a roofer involved in this project. Chairman

Ms. S. Nelson asked for additional information on the scope of work. Ms. Fink indicated that additional information was received from the applicant this morning, which she read for the Council. Ms. S. Nelson stated that this additional information shows that the applicant understands the difference between a deep slope and a low slope roof and the different systems. She would vote to recommend approval from the Council.

5. Historic Restoration Fund Grant, First Ecclesiastical Society of East Haddam, Roof Replacement and Repair, East Haddam

On a motion by Ms. Ms. C. Nelson Second by Ms. Maher, the Historic Preservation Council voted 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-11, N-0, Abstaining-1, Absent-0, Recused-0) (Roll call vote)

Applicant: First Ecclesiastical Society of East Haddam
Amount: \$47,512.50, changed to \$49,158.00

Ms. Fink presented this application. The First Ecclesiastical Society of East Haddam requested funding in the amount of \$49,159 for the replacement of the cedar shake roof on the 1902 parish hall and repair to north side of the cedar shake roof on the 1794 meetinghouse. The applicant received previous SHPO grants to complete a condition assessment in 2016 and bid documents in 2019. There is an architect managing this project, Mr. Thomas Gribbin. Ms. Acly and her Committee prepared detailed questions ahead of the meeting, which Mr. Gribbin was able to address. Staff recommends the application for funding.

Ms. Acly stated the application package was very well done and that her subcommittee is comfortable with what is being proposed. Ms. Acly did have one remaining question about the use of red copper which is specified in the drawings for the valleys and flashings, where copper has not been used before. Ms. Acly

asked the other members of Council how they felt about this material and whether lead-coated copper would be a better material choice from a visual standpoint.

Ms. S. Nelson asked if copper had not been used previously, what is the current flashing material. Ms. Acly responded that there are some copper strips present as well as EPDM. Ms. S. Nelson stated that people sometimes do not want to work with it, and it is hard to get. Her preference would be uncoated copper from a longevity standpoint.

Ms. Maher thanked Ms. Acly for pointing out the difference in the materials. She asked if material around where the copper might be installed was going to be compatible with it to avoid future issues. Ms. Maher mentioned that the applicant does have an architect on board to ensure materials are compatible and there is no decomposition.

Dr. Faber added she agreed with Ms. S. Nelson, she preferred the lead-coated copper if anyone was willing to work with it. There is certainly precedence for copper at that time.

Chairman Elmore asked about the \$1,250 in the budget for general contracting. Ms. Susan Kinsman from the church was on the line and clarified that it is for oversight provided by the architect. Chairman Elmore asked if SHPO can pay for architect administrative fees out of HRF grants? Ms. Fink replied that because they already have drawings and bid documents, the grant funds can cover this expense.

Chairman Elmore would also like the schedule revised and asked what caused the grant increase. Ms. Acly replied that the change resulted from the subcommittee's comments about the contingency and the cost of the flashing.

6. Historic Restoration Fund Grant, North Congregational Church of Woodbury, Inc., Roof Replacement, Woodbury

On a motion by Ms. C. Nelson, Second by Dr. Woodward, the Historic Preservation Council voted 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-11, N-0, Abstaining-0, Absent-0, Recused-0) (Roll call vote)

Applicant: North Congregational Church of Woodbury, Inc.
Amount: \$70,611.82

Ms. Fink presented this application with staff's approval. The North Congregational Church of Woodbury requested funding in the amount of \$70,611.82 for the replacement of the 140-year-old metal roof on the 1816 building with an in-kind material. The sanctuary, built in 1816, has a 140-year-old

metal roof that needs to be replaced. The SHPO does hold an easement on the building. The replacement roofing material was approved by SHPO's Ms. Julie Carmelich, who manages the preservation easement program. In 2019, SHPO awarded the applicant a Survey and Planning grant to hire an historic architect to help determine the correct roofing materials and process.

Ms. Acly's subcommittee was pleased with the way all of their initial questions were answered. They did suggest photos be taken of the original historic roof for archival purposes for the church.

7. Historic Restoration Fund Grant, Little Zion Church of Christ, Boiler Replacement and Repair of Pipes, Flues, and Controls, Norwalk

On a motion by Ms. Burgess, Second Ms. C. Nelson, the Historic Preservation Council voted 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-11, N-0, Abstaining-1, Absent-0, Recused-0) (Roll call vote)

Applicant: Little Zion Church of Christ in Norwalk, CT.
Amount: \$18,200

Ms. Fink presented this application. The Little Zion Church of Christ requested funding in the amount of \$18,200 to replace 2 of the church's non-functioning steam boilers with new units, as well as the replacement and/or repair of damaged piping, flues, and controls. Staff recommending this application for funding. The church is in immediate need of replacement steam boilers. They are non-functioning and without them, the church will not have heat this winter. Mr. Mike Forino, Preservation Connecticut, who assisted with the application, and several church members were on the call to respond to any questions or concerns.

Ms. S. Nelson asked how far along the applicant's condition assessment is and if it would be completed to inform this work. The condition assessment has not been started yet. Ms. S. Nelson was concerned that the application included a cut sheet for the replacement boilers but did not define the related work, which could lead to unintentional scope increase.

Chairman Elmore stated that this is another critically important project, but Council is concerned about the potential unknowns and whether the church can handle additional unexpected costs. Mr. Forino responded and said that the boiler replacements will happen either way, no matter the cost. The facility is used quite a bit and this project will happen before the winter.

Chairman Elmore asked Mr. Forino if the church had a maintenance plan and Mr. Forino replied that the church does not have a maintenance plan yet. A condition assessment was supposed to be produced last year but that has not happened yet. They are aware of quite a few issues that were mentioned in the application, but there are other potential issues that need to be identified by a qualified professional.

Ms. Burgess added that it would be great if the condition assessment could be done first because the applicant will now have to build a system around these new boilers. It would be great if all of the other work could be done along with the boiler work in order to get the best result.

Ms. C. Nelson added sometimes the projects leapfrog over the studies, This is such a fundamental utility in the building that it probably won't change much. At least a condition assessment is going to be completed.

8. Historic Restoration Fund Grant, Thomaston Opera House, Replacement of Condenser Units, Thomaston

On a motion by Ms. Maher, Second Ms. Burgess, the Historic Preservation Council voted to bring the motion to the table.

On a motion by Dr. Glaser, Second by Ms. S. Nelson, the Historic Preservation Council voted to table this application until the August 4, 2021 Council meeting for additional information and future consideration.

(Y-11, N-0, Abstaining-1, Absent-0, Recused-0) (Roll call vote)

Applicant: Thomaston Opera House, Thomaston
Amount: \$100,000

Ms. Fink presented this application. The Thomaston Opera House requested funding in the amount of \$100,000 for the removal of 6 failing (two beyond repair) R-22 condenser units with all their line sets and evaporator coils and replacement with an ecofriendly system including new condensate drains and pans. Staff recommended this application for funding. The town is committed to this project and has funds set aside in case the bids come in higher than expected.

Ms. S. Nelson stated that the review subcommittee believes in this project but had concerns about the large funding request without specific contract documents. She believes this may cause unnecessary confusion when contractors are bidding.

Ms. Maher asked if there was a requirement for specific documents? Ms. Fink replied that there is no requirement.

Ms. Maher commented the application was not strong and lacked direction, but that is not the fault of the applicant.

Ms. Fink replied that she inherited the application form for this grant program, and she would like to revise it with the assistance of a subcommittee of the Council. Ms. Maher added she would be happy to assist.

Ms. S. Nelson mentioned that in the past, the program administrator would bring the application to the Council for general discussion to ensure that everything the applicants, staff, and Council would need. There was a round table discussion that was very helpful for everyone.

Chairman Elmore had a question on the amount of the contingency which appears to be very small for the size of the project budget. Ms. Fink added that the Town was ready to contribute additional funds if needed.

9. Historic Restoration Fund Grant, John Dean Gallup House, Porch Repairs, Repair/Replacement of Gutters and Leaders, Window Repair/Storm Window Installation, Stonington

On a motion by Ms. C. Nelson, Second Ms. Ms. Carnell, the Historic Preservation Council voted to bring the motion to the table.

On a motion by Ms. S. Nelson, Second by Ms. Maher, the Historic Preservation Council voted to table this application until the November 3, 2021 Council meeting for additional information and future consideration.

(Y-11, N-0, Abstaining-1, Absent-0, Recused-0) (Roll call vote)

Applicant: John Dean Gallup House
Amount: \$20,000 changed to \$21,500

Ms. Fink presented this application with staff's approval. The John Dean Gallup House requested funding in the amount of \$21,500 for repairs to the east porch floor stonework, repair of the east porch beam framing, structural repair/ replacement of the front porch roof, repair and/or replacement of gutters and leaders, repair of existing windows and the addition of interior storm windows where applicable. Staff recommended this application for funding. The applicant was awarded a Survey and Planning grant in 2020 and completed a condition assessment. Mr. Craig Russell lost power in last night's storm and was not able to join the call.

The application was reviewed by Ms. Acly's subcommittee. The subcommittee had one outstanding question about the design work and contract documents that are which being done with a Survey and Planning grant and is moving along parallel to this grant. It would be helpful to review the product from that grant prior to commenting on this application.

Chairman Elmore asked is there anything keeping the applicant from holding off until the design work is done? Ms. Fink believes that they moved forward with this application because the Town voted to appropriate the funding for the 2020-

21 fiscal year. They would need another vote from their Council to apply for the November deadline.

Ms. Acly clarified that the conditions assessment is completed. The current Survey and Planning grant is for the development of the construction documents for the work laid out in the assessment. Ms. S. Nelson agreed with Ms. Acly that it would be better to wait for the construction documents.

Ms. Carnell asked when the documents would be available? Ms. Fink replied that according to the applicant, a consultant will be selected by August 1, 2021 and the documents will be completed by January 1, 2022 so that construction can begin in March or April 2022. Ms. Acly suggested the possibility of a contingent motion before they start construction to revisit the construction documents.

Ms. Nelson stated that Council used to ask for design/development documents, which are completed much earlier than contract documents. These could be ready before the November meeting.

Chairman Elmore asked Ms. Zoppo-Sassu how this would affect the Town funding if it needed to come back until the November meeting. Ms. Zoppo-Sassu replied that every town does it different, but if they allocated the funding for this fiscal year, they should be fine.

Dr. Woodward asked if it was possible that a contingent approval is necessary to get the funding for the architect to be released by the Town? Ms. Acly replied it sound like the architect's fee are being covered by the Survey and Planning grant and that this grant is for construction in the Spring 2022. Ms. Fink will double check with Mr. Russell.

10. Historic Restoration Fund Grant, Mansfield Historical Society, Installation of Drainage System, Mansfield

Ms. S. Nelson rescued herself at 11:00 a.m.

On a motion by Ms. Maher, Second by Dr. Woodward, the Historic Preservation Council voted to table this application until the August 4, 2021 meeting for additional information and future consideration.

(Y-11, N-0, Abstaining-1, Absent-, Recused-0) (Roll call vote)

Applicant: Mansfield Historical Society
Amount: \$54,758

Ms. Fink presented this application. The Mansfield Historical Society requested funding in the amount of \$54,758 to partially fund the installation of a new drainage system, which will eliminate the infiltration of water into the basements of both buildings and prevent further water damage. Staff recommended this application for funding.

The applicant requested that their application be tabled until the August 4, 2021 meeting to allow time to obtain additional information.

Ms. S. Nelson returned to the meeting at 11:37 a.m.

11. Historic Restoration Fund Grant, Manchester Historical Society, Exterior Painting, Manchester

One a motion by Dr. Faber Second Ms. C. Nelson, the Historic Preservation Council voted to deny the award of a Historic Restoration Fund Grant to the below-listed applicant.

(Y-0, N-11, Abstaining-1, Absent-, Recused-0) (Roll call vote)

Applicant: Manchester Historical Society
Amount: \$43,600

Ms. Fink presented this application. The Manchester Historical Society requested funding in the amount of \$43,600 for the complete removal and re-application of exterior paint on the Woodbridge Farmstead home. Staff recommends the application for funding. This is an urgent project to repaint the museum, which is peeling severely.

Ms. Maher commented that there is no preservation plan and no scope of work for the chemical paint stripping, which is the biggest concern. It is not clear what they are proposing or if the work will meet the Secretary of the Interior's Standards and how that is that reflected in the budget.

Dr. Faber asked if the entire building was experiencing the same degree of paint failure? The photographs were not clear. Is the chemical stripper proposed to be used on the entire building or just for residual paint? They should start with a gentle scraping and hand sanding first. Also have they considered a thermal stripper, which would be preferred over chemicals. Completely removing all of the paint on the building should be a last resort. Power washing should be avoided entirely.

Ms. Carnell agreed with Dr. Faber, she does not approve of power washing and chemical stripping should only be used on a case-by-case basis.

Ms. Maher stated that she does not support the application moving forward at this time.

Chairman Elmore's biggest concern was with sanding and scraping and particles becoming airborne. Having seen the photos, Chairman Elmore was curious whether there is water in the basement and whether the paint would adhere.

Ms. Fink mentioned that she would be more comfortable if the applicant had a condition assessment done first.

Ms. Acy commented that a conditions assessment should be completed first before they move forward with a solution before understanding the root cause.

Ms. S. Nelson added the condition's assessment should include a paint stripper trial.

12. Historic Restoration Fund Grant, Pine Orchard Chapel, Electrical Upgrades, Window Restoration, Restoration of Interior Woodwork, and Exterior Painting, Branford

On a motion by Ms. Carnell, Second by Dr. Faber, the Historic Preservation Council voted 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-11, N-0, Abstaining-1, Absent-, Recused-0) (Roll call vote)

Applicant: Pine Orchard Chapel
Amount: \$100,000

Ms. Fink presented this application. The Pine Orchard Chapel requested funding in the amount of \$100,000 to completely rewire the building and move the electric panel, restore 6 24/24 windows at the gable ends of the building, undertake millwork, repair and restore the wood interior of the Chapel, scrape the exterior and abate all lead paint, repair and properly prepare the exterior of the building, and paint the exterior of the building. Staff recommends the application for funding.

A previous Historic Restoration Fund grant was awarded to the applicant in June 2020. This is Phase 2 of 3 for this project. The Council had previously requested that a clear plan be laid out for all the work from Phase 1 to Phase 3. Ms. Fink and Mr. Kinney visited the site after Phase 1 and the work was very well done.

Ms. Maher stated that she agrees with Ms. Fink. The application was well crafted, and the extra information was helpful. Ms. Maher's one remaining question was how the pain would be removed from the windows.

Ms. Carnell was pleased the application mentioned the Secretary of Interior's standards, but it would be good to know what the method of paint removal will be. Ms. Fink replied that the applicant has previously used the Cooper Group out of North Stonington who will only use hand scraping. She can ask for more

information and make sure it is added to the bid documents. Mr. James Elmasry, Chairman of the Building Committee, confirmed that they are using the Cooper Group and they will be hand scraping. They will take the windows to their shop, remove the paint, prime the windows, and prepare them for reinstallation.

Dr. Faber asked about the copper flashing to replace the tin flashing. Mr. Elmasry replied that there is currently a mix of original copper and replacement tin. This is an opportunity to replace the tin with new copper to match the original.

13. Historic Restoration Fund Grant, First Church of Christ and Ecclesiastical Society of Simsbury, Window Repair and Restoration, Simsbury

On a motion by Ms. Maher Second Ms. Burgess, the Historic Preservation Council voted to bring this this motion to the table for discussion.

(Y-11, N-0, Abstaining-1, Absent-, Recused-0) (Roll call vote)

On a motion by MS. C. Nelson, Second by Ms. Zoppo-Sassu, the Historic Preservation Council voted to table this application until the August 4, 2021 meeting for additional information and future consideration.

(Y-11, N-0, Abstaining-1, Absent-, Recused-0) (Roll call vote)

Applicant: First Church of Christ and Ecclesiastical Society
Amount: \$67,500

Ms. Fink presented this application. The First Church of Christ and Ecclesiastical Society requested funding in the amount of \$67,500 to repair and restore twenty-eight double-hung windows. Staff recommended this application for funding. This is one piece of a very large capital campaign. This organization is very dedicated to the preservation of their historic building, and they received a previous HRF grant in 2013 to replace the building's roof. They have worked with Kronenberger in the past and are very familiar with the Secretary of the Interior's Standards.

Ms. Maher stated that it is clear this applicant does not know what a long-term preservation plan is. There should be some plan that shows this is the next phase of strengthening the site. Ms. Fink stated that they did add a one-page plan, but she understands that it is certainly not what Ms. Maher is requesting. Ms. Maher also had an issue with their response to a question about abatement, which was not included in the scope. The subcommittee also had questions about paint removal methods.

Ms. Carnell stated that she was pleased the applicant is working with Kronenberger, which is a reputable firm that understands the Secretary of the Interior's Standards. It was not clear from the application how the paint will be removed. Ms. Fink responded that Kronenberger uses hand scraping and thermal removal. Ms. Carnell asked what the budget was based on? MS. Fink responded that they received three estimates that were all current. Ms. Carnell asked if the budget includes the abatement of lead paint? Ms. Fink was not sure if that was

included in the budget, but she believes it was. Ms. Maher stated that this would have been clarified by a budget justification. This is Ms. Maher's primary concern, and she would recommend that the item to be tabled for clarification on abatement and the budget reflecting it.

Dr. Faber added that a contingency need to be added to the budget as well.

14. Historic Restoration Fund Grant, Hodge Library, Window Repair, Install New Interior Storm Windows, Repair/Repaint Exterior Shutters, Roxbury

On a motion by Ms. S. Nelson, Second by Dr. Faber, the Historic Preservation Council voted to bring this item to the table for discussion.

On a motion by Ms. Carnell, Second by Ms. Maher the Historic Preservation Council voted to table this application until the September 1, 2021 meeting for additional information and future consideration.

(Y-10, N-0, Abstaining-1, Absent-1, Recused-0) (Roll call vote)

Applicant: Hodge Memorial Library in Roxbury, CT.
Amount: \$8,775

Ms. Fink presented this application. The Hodge Memorial Library requested funding in the amount of \$8,775 to repair original windows, reinstall them, add new interior storm windows, and repair and repaint original exterior wooden shutters. Staff recommended this application for funding. This application is based on a condition assessment completed in 2018. The applicant has been working with architect Michael Glinn, but they were not able to develop a full scope of work for the window removal and repair. The proposal is to repair 21 original windows and to also have interior storm windows built. Ms. Teresa Roxburgh is on the call for any questions or concerns.

Ms. Maher commented that Council really does need to see a scope of work to understand the project. It is not clear if the budget includes temporary measures to protect the interior while the windows are removed. There were specifications for magnetic storm screens, but Ms. Maher recalled that SHPO had an issue with the installation of this product in the past, particularly from an aesthetic standpoint. The budget is also a little low.

Ms. Carnell asked if the budget included the removal of the combination storm/screen units. The conditions assessment included a price for this, but it was not reflected in the project budget. The budget seems low for this scope of work. The conditions assessment estimated over \$7,000 for the storm windows, but the budget lists only \$5,900.

Ms. Roxburgh replied that the removal of the storm windows is included in the budget. She will be getting the needed information to the staff as soon possible. Ms. Maher asked has there been any hazmat testing? Ms. Roxburgh replied she does not believe testing was done on the windows. Ms. Maher added this should be added to the scope.

Dr. Faber asked if the applicant obtained estimates. Ms. Roxburgh replied yes, that was part of their condition's assessment done by the architect. D. Faber stated that the application needs a more detailed scope of work and the check list was incomplete. There was no long-term preservation plan or sign in the budget either.

Ms. Carnell asked long ago the architect got the quotes or are they current? Ms. Roxburgh replied that the estimate dates to 2019 and will be reaching out to them again.

Chairman Elmore asked Ms. Roxburgh if the application is tabled until September, would that affect the project as far as timing and potential bad weather? Ms. Roxburgh replied that they have winterized the building before. They should be fine.

VI. State Register of Historic Places Nominations

A. Unfinished Action Items

B. New Action Items

VII. Local Historic District/Property Study Report/s

VIII. Archaeological Preserves

IX. Threatened Properties - CEPA Updates – Todd Levine

1. Stamford

The EPA and SHPO has signed an agreement on the Blickenderfer. The five contaminated bays will be taken down. Additional bays will only be taken down if contaminants are still present after the initial demo. The building will be rehabbed, in consultation with our office, following SOI standards. The Attorney General's office has not made a final agreement. MR. Levine is still working on negotiating the donation of \$100,000 to compensate for the demolition of the other two buildings that re proposed for demolition.

2. Bridgewater

There was a vote last month to have a non-profit organization take over the property, but it fell through. A demo request was again submitted. SHPO asked that they list the building for sale for six months using Preservation's Connecticut Historic Property Exchange. SHPO expects an answer this week. If you we do not hear back, then the AG's office will determine if they are going to file an injunction.

X. Preservation Restrictions

XI. Report on State Historic Preservation Office – Jonathan Kinney

Mr. Kinney reported that SHPO staff, as part of the agreement between the State and SEBAC, will be transitioning back into the office between now and September 1st.

Mr. Kinney also commended Ms. Fink for all of her hard work on the grant program leading up to and in support of this meeting.

XII. Report on Museum Properties – Liz Shapiro

Ms. Shapiro texted Mr. Kinney to report that the museums are currently open for the summer except for Prudence Crandall, which is still being renovated. All of the museums are participating in the free admission program for children this summer.

XIII. Old Business

XIV. New Business

XV. Liaison with Public & Private Agencies - Jane Montanaro, Preservation Connecticut

Ms. Montanaro did not have anything new to report but thanked everyone for their hard work on these grant applications.

XVI. Public Forum – Mary Falvey

Ms. Falvey reported that this is the first time CIA funding will not be touched by the legislature in a long time.

XVII. Adjournment

On a motion by Ms. Maher, Second Ms. S. Nelson, the meeting was adjourned at 12:10 p.m.

Respectfully submitted by:
Ms. Deborah D. Gaston

*Next regularly scheduled Council meeting:
Wednesday August 4, 2021 – Meeting format to be determined*