

HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, July 8, 2020 @ 9:30 am

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

MEETING

Council: Ms. Marguerite Carnell, Mr. Tom Elmore, Dr. Margaret Faber, Ms. Karyn Gilvarg (filled in for Chairwoman Nelson), Dr. Leah Glaser, Ms. Kathy Maher, Ms. Christine Nelson and Dr. Fiona Vernal

Staff: Ms. Julie Carmelich, Ms. Mary Dune, Ms. Erin Fink, Ms. Deborah Gaston, Mr. Jonathan Kinney, Ms. Cathy Labadia, Mr. Todd Levine, Ms. Jenny Scofield, Ms. Liz Shapiro, and Ms. Marena Wisniewski

Guests: Ms. Mary Falvey - Hartford Preservation Alliance
Ms. Jane Montanaro - Preservation Connecticut
Mr. Mike Forino, Preservation Connecticut
Mr. David Stein, Silver Patricelli Architecture
Ms. Karen Jensen, Blackstone Library
Mr. David Parker, David Parker Architects
Ms. Joanne Mansfield, Warren Historical Society Board Member

I. Call to Order

- a. The meeting was called to order at 9:33 am
- b. Welcome to Mr. Jonathan Kinney – Ms. Liz Shapiro
Ms. Shapiro introduced Mr. Jonathan Kinney, Director of Operations and Deputy State Historic Preservation Officer to the Council.

II. Review of Public Comment Procedures

Ms. Gilvarg read aloud the Public Comments Procedures.

III. Code of Conduct/Conflict of Interest

Ms. Gilvarg read aloud the Code of Conduct/Conflict of Interest procedures.
Dr. Faber recused herself for agenda item Vf.
Dr. Faber and Dr. Glaser recused themselves for agenda item Vg.

IV. Review and Approval of Minutes

The June 3, 2020 meeting minutes were approved with no corrections.
*On a motion by Ms. Maher, Second, Dr. Vernal
(Y-6, N-0, Abstaining – 2) (Roll call)*

V. State Historic Preservation Grants – Action Items

a. James Blackstone Library, 758 Main St., Branford, Historic Restoration Fund Grant (tabled from last meeting)

On a motion by Dr. Maher, Second Ms. Carnell, the Historic Preservation Council votes to table this item from the June 2020 meeting:

(Y-7, N-0, Abstaining – Gilvarg) (Roll call)

On a motion by Dr. Faber, Second by Ms. Carnell, the Historic Preservation Council votes to recommend the award of a Historic Preservation 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-7, N-0, Abstaining – Gilvarg) (Roll call)

Ms. Fink presented this application, which was tabled from the June meeting due to questions about the scope of work. Blackstone Library requests \$100,000 in funding for the repair and restoration of the rear dome of the library. The council requested a preservation plan, updated scope of work and corresponding budget, as well as answers from the architects about insulation and specifications. The insulation will be mineral wool instead of spray foam. The dome was laser scanned for exact measurements and a budget was created based on materials needed to replace the outer shell of the dome with in-kind materials. The Council also asked for a long-range preservation plan. A massive restoration, where almost everything on their condition assessment was addressed, was recently completed. Going forward, the applicant will have a building committee that will monitor the work. A list of all completed work can be found in Dropbox.

Dr. Faber asked since the project is 90% done, will SHPO be completing an inspection of plans. Ms. Fink replied, “Yes, bid documents have to be reviewed by SHPO first”.

Mr. Stein added that their documents are now complete and are available.

Ms. Maher thanked everyone for their work on this project.

b. Bristol Public Library, 5 High Street, Bristol, Historic Restoration Fund Grant

On a motion by Ms. Maher, second by Ms. Carnell, The Historic Preservation Council votes to recommend the award of a Historic Preservation 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-7, N-0, Abstaining – Gilvarg) (Roll call)

Ms. Fink presented this application. The city of Bristol and Bristol Public Library requests \$17,500 for removal of cracked plaster from the reading rooms in the original library building, abatement of lead paint and repair of walls before repainting the walls and ceilings in both rooms. Ms. Dunne and Ms. Fink made a site visit in March and saw the cracked plaster. It is a straightforward and urgent project. Ms. Fink noted that their long-range preservation plan is forthcoming, but they do have an easement on the building from a previous HRF grant awarded in 2018. The building will be regularly inspected, and all work will be vetted.

Dr. Faber asked about their long-term preservation plan.

Ms. Fink replied that the applicant submitted one in 2018 and they are searching for it now.

Ms. Carnell asked if SHPO was satisfied with plaster restoration scope of work. Ms. Fink replied, “yes” and will be adding those documents to Dropbox.

c. Warren Historical Society, 330 Brick School Road, Warren, Historic Restoration Fund Grant

On a vote by Dr. Faber, Second Ms. Carnell, the Historic Preservation Council votes to recommend the award of a Historic Preservation 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-7, N-0, Abstaining – Gilvarg) (Roll call)

Ms. Fink presented this application. The Warren Historical Society requests \$10,000 for roof repairs and repairs to windows and the front door. Preservation Connecticut Circuit Riders made a site visit earlier in the year and recommended that the Historical Society apply for HRF funding. This is an important building in the community that was awarded a local community foundation grant for the necessary repairs. This is a straightforward project that will be completed immediately if awarded the grant.

Dr. Faber mentioned she did not see a list of materials. Ms. Fink replied it will be “like for like”.

Ms. Maher was concerned no consultants were listed. Ms. Fink will follow up with more information. (Ms. Maher had a bad connection)

Ms. Carnell added this is a beautiful building and it has not been evaluated in over 30 years. There should be a scope of work before things move forward.

Dr. Faber asked how urgent the work is. Ms. Fink replied that there is water damage.

Ms. Joanne Mansfield, Warren Historical Social Board Member replied that the work is not urgent, but she would like a set of professional eyes on the project before moving forward.

On a motion by Dr. Glaser, Second by Ms. Maher, the Historic Preservation Council voted to table this grant to HPC's August meeting pending more information. (Y-6, N-0, Abstaining – 2) (Roll call)

d. **REMOVED** from AGENDA without prejudice

e. **Greenwich Historical Society, 47 Strickland Road, Cos Cob, Historic Restoration Fund Grant**

On a vote by Ms. Maher, Second Dr. Faber by The Historic Preservation Council votes to recommend the award of a Historic Preservation Fund Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant as administered by the Department of Economic and Community Development.

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

Ms. Fink presented this application. The Greenwich Historical Society requests \$49,999 for the restoration of the historic Bush-Holley House including repairs to the porches, windows, and siding, and the installation of environmental upgrades to improve conditions for preservation of the furnishings, paintings, objects, and artifacts which are on display and stored within the house. The Historical Society has received 4 grants from SHPO in the past and is dedicated to the preservation of their buildings. There is a 15-year easement on the building. They are working with David Scott Parker Architects to address items in their environmental assessment and the American Alliance of Museums recommendations. Porch and siding repairs will be fixed with in-kind materials and the window restoration will include UV film as well as the addition of UV storm window inserts that can be removed if needed.

Mr. Parker added that the windows will already have UV film on them.

*(Ms. Maher's audio was not clear)

Ms. Carnell asked if there would be any visual impact of the UV if any. Mr. David Parker replied that there would not be any impact.

f. **Middle Haddam Association, Middle Haddam School Building, 12 Schoolhouse Lane, Middle Haddam, Historic Restoration Fund Grant increase**

(Dr. Faber recused herself at 10:17 a.m.)

One a vote by Ms. Carnell, Second Ms. Maher, the Historic Preservation Council votes to increase the Historic Restoration Fund Grant awarded on September 5, 2018 to the below-listed applicant in the amount shown below.

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)

Ms. Fink presented this application. The Middle Haddam Association requests an additional \$6004.63 to cover additional expenses for their HRF grant that involved roof repair, cupola restoration, and restoration of select exterior doors and windows. A site visit with Ms. Dunne will be completed in the near future. The applicant will be wrapping up and closing out the grant with advertising costs and additional expenses.

g. Stewardship Relief Grant (10 applicants)

(Dr. Glaser and Dr. Faber recused themselves at 10:23 a.m.)

On a vote by Ms. Maher, Second, Ms. Carnell, 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 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-5, N-0, Abstaining – 3) (Roll call)

Ms. Dunne presented the set of 10 applications listed below. The applications are all posted in Dropbox. The purpose of the funding is to support the continued safeguarding of historic resources at a time when many organizations are experiencing economic distress because of the Covid-19 pandemic. These are reimbursable grants and only 501(C)3 non-profits are eligible. Eligible reimbursable expenses are those related to the basic utilities and regular maintenance costs associated with the upkeep of a designated historic resource.

Applicants:	Amount requested
First Church of Christ Congregational, 1652, Farmington	\$1,000.00
Harriet Beecher Stowe Center, Hartford	\$1,000.00
Weston Historical Society, Weston	\$1,000.00
Society of the Founders of Norwich, Norwich	\$1,000.00
Middle Haddam Association, Middle Haddam	\$1,000.00
New Britain Museum of American Art, New Britain	\$1,000.00
American Clock and Watch Museum, Bristol	\$1,000.00
Colonel Daniel Putnam Association, Brooklyn	\$ 683.00
Mattatuck Museum, Waterbury	\$1,000.00
Whitneyville Cultural Commons, Hamden	\$1,000.00
TOTAL FUNDING:	\$9,683.00

NOTES:

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

(Dr. Glaser and Dr. Faber returned to the meeting at 10:26 a.m.)

h. Stewardship Relief Grant (10 applicants)

(Ms. Maher left the meeting at 10:26 a.m.)

On a motion by Dr. Vernal, Second by Ms. Carnell, 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)

Ms. Dunne presented the set of 10 applications listed below. The applications are all posted in Dropbox. The purpose of the funding is to support the continued safeguarding of historic resources at a time when many organizations are experiencing economic distress because of the Covid-19 pandemic. These are reimbursable grants and only 501(C)3 non-profits are eligible. Eligible reimbursable expenses are those related to the basic utilities and regular maintenance costs associated with the upkeep of a designated historic resource.

Applicants:	Amount requested
The Dudley Foundation, Guilford	\$ 997.76
Stonington Village Improvement Association, Stonington	\$1,000.00
The Mark Twain House and Museum, Hartford	\$1,000.00
Bethesda Evangelical Lutheran Church, New Haven	\$1,000.00
Wallingford Historic Preservation Trust, Wallingford	\$1,000.00
Young Men's Institute Library, New Haven	\$1,000.00
CT Daughters of the American Revolution, Windsor	\$1,000.00
Board of Management of Harrybrooke Park, New Milford	\$1,000.00
New London Maritime Society, New London	\$1,000.00
Ellington Historical Society, Ellington	\$1,000.00
TOTAL FUNDING:	\$9,997.76

NOTES:

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

i. **Friends of Riverside Cemetery, 496 Riverside St., Waterbury, Survey and Planning Grant**

On a motion by Dr. Faber, 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)

Ms. Dunne presented the application. The Friends of Riverside Cemetery is seeking funding for consulting services from a 36 CFR-qualified architect and appropriate team to development bid-level plans and specifications for the restoration of Hall Memorial Chapel (1885) on the grounds of Riverside Cemetery, 496 Riverside Street, Waterbury. The grant will cover the engineering design, bidding, and construction administration for a rehabilitation of the chapel, including stabilization of the gable walls, roofing, and masonry. Ms. Dunne asked that the applicant resubmit a budget taking out ineligible expenses. The new amount is now \$21,000 based on consulting with our office and consultants in the field. The applicant is only responsible for \$1,000 because of the vote to waive the match on S&P grants through December.

VI. State Register of Historic Places Nominations

a. **King David Chesebrough House, 920 Stonington Road, Stonington, Nomination to the State Register of Historic Places**

On a motion by Dr. Glaser, Second by Ms. Carnell, the Historic Preservation Council votes to list the King David Chesebrough House located at 920 Stonington Road, Stonington to the State Register of Historic Places.

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

Ms. Wiesnewski presented this nomination. Under Criterion 1 at the local level, the Chesebroughs were one of the founding families of Stonington in the 17th century. The house is associated with one of the first settlements in Stonington, which includes a colonial homestead and a maritime trading out post. The house contains many original elements.

Mr. Mike Forino of Preservation Connecticut was on the call. Dr. Vernal asked if the property was on the Register why this coming up now and is King David Chesebrough House going to be the actual historic property name. Mr. Forino replied King was a nickname traced from this wealth and prominence in Newport and that he participated in the Atlantic slave trade. Ms. Wiesnewski mentioned that quotation marks can be added to signify that King is a nickname. There are several Chesebrough properties on the Register.

Dr. Vernal asked if the property owners were interested in signage. Ms. Wiesnewski replied that it would be at the discretion of the homeowner.

Ms. Carnell recommend that a floor plan be included. Ms. Wiesnewski indicate that the floor plan will be added.

Ms. Carnell also wanted language added clarifying the date(s) of construction. Ms. Wiesnewski can propose that the homeowner change the date.

Mr. Elmore asked if dendrochronology can be done on the beams to determine a date.

Mr. Forino will ask the homeowner if they are interested in dendrochronology.

Ms. Carnell suggested we table the nomination until it is cleaned up and more info is added.

On a motion by Ms. Carnell, Second by Mr. Elmore to table this nomination until the August 2020 HPC meeting.

(Y-2, N-4, Abstaining – 1) (Roll call) (motion did not pass)

Ms. Scofield suggested that the nomination can be edited and shared with the Council. The Park Service can accept footnotes, dendrochronology, and additional information added along with circa date change.

Final text to be shared with the Council in track changes.

VII. Local Historic District/Property Study Report/s

VIII. Archaeological Preserves

IX. Threatened Properties – Todd Levine, Liz Shapiro

Mr. Levine mentioned that a CEPA case involving three historic buildings in Stamford will be included in our August meeting. These properties were in a CEPA case in 2016. Packet will be posted in two weeks in Dropbox. The hope is to hold the meeting in person, but numbers will be limited due to social distancing. Ms. Shapiro added that updated information will be provided on this meeting as the August date approaches.

The potential CEPA issue in Colchester is still pending.

X. Preservation Restrictions

XI. Report on State Historic Preservation Office/Museum Activities – Ms. Shapiro **SHPO:**

The SHPO digitization is progressing, and Jenny has been working closely with the consultants to ensure it moves ahead.

DECD's new Deputy Commissioner Alexandra Daum has been working with SHPO staff to learn about the intersection of commercial real estate development and historic preservation. We are excited about this partnership.

SHPO is also excited to welcome Mr. Jonathan Kinney to the SHPO team!

Jonathan comes to us from NJ SHPO, so he is well versed in the ways of state historic preservation offices, and how the work of a SHPO differs from the work of a nonprofit preservation partner.

Museums

All of the museums will remain closed at least through mid-August. It is possible that Old New-Gate and the Eric Sloane may open with limited visitation in mid to late August. Henry Whitfield Museum will not reopen this season although we may hold special outdoor events on the site between Thanksgiving and Christmas.

As a reminder, the Prudence Crandall Museum is closed for restoration, and happily, it is now empty of collections. The construction contracts are signed, and we are waiting for a start date for the project. Meanwhile, Joanie DiMartino has been busy working with the local NAACP, as well as scholars, to deeply address the fact that the museum is a site of racial violence.

XII. Report on Museum Properties

XIII. Old Business

XIV. New Business

a. Grant request amounts on a case-by-case basis – Ms. Mary Dunne

Ms. Scofield and Ms. Dunne have been working with a grantee on a \$25,000 grant. The grant will exceed SHPO's cap by \$5,000. The project fits in with SHPO's plan for increasing the diversity of historic resources. Ms. Scofield mentioned she has been working with this community for about five years in getting recognition for the St. Anthony Chapel Foundation building on the National Register due the strong story of the migration of Cape Verdean immigrants from the late 19th to the early 20th century. Before a nomination can be updated, mapping must be updated as well. The Foundation does not fundraise, so money is needed.

Mr. Elmore asked when the last increase was. Ms. Dunne replied it has been a while. SHPO has raised the amount for Survey grants.

Ms. Gilvarg asked if we can raise the cap for communities that are underrepresented. Can the grant be broken down into two grants?

Dr. Vernal asked if a cap increase happened before. Ms. Dunne replied, "no".

Ms. Carnell agreed with Ms. Gilvarg on increasing the cap.

Dr. Faber mentioned Partners in Preservation or a Survey and Planning Grant would be feasible instead of setting a first-time precedent.

b. Desegregate CT <https://www.desegregatect.org/> - Dr. Leah Glaser

Dr. Glaser mentioned that Ms. Sara Bronin started Desegregate CT a few weeks ago, to discuss laws that have led to segregation, legislative agendas, changing zoning laws, and why CT zoning is very restrictive. Ms. Bronin is the former President of CT Preservation Action.

Ms. Gilvarg asked for written material for this group. Dr. Glaser replied yes. Due to world events with racial injustice, social economic, rental disparities, and gender equality, this is a good time to address these issues. The CIA and Connecticut historically lead the way with model legislation with zoning laws.

Ms. Jane Montanaro, CT Preservation Action will discuss in a meeting today.

Ms. Carmelich has the information and will add to Dropbox.

XV. Liaison with Public & Private Agencies - Ms. Jane Montanaro – CT Preservation Action

Ms. Montanaro mentioned the Board did sign on to participate with Desegregate CT and a bill is in the works. Desegregate CT meets every Tuesday at 12 Noon.

Mr. Brad Schide, Preservation CT, has been working with Mr. Todd Levine and with consultants in preparing for the CEPA hearing in August.

Mr. Todd Levine, CT Freedom Trail and Mr. Charles Warner, Dixwell Congregational Church will be discussing the preservation of Black churches in Connecticut.

Next week's chat - Archeology, Sarah Sportman will be our guest speaker.

Proposals for vibrant communities planning grants for municipalities to close out the HPTG grant

Photography contest – CT Barns fundraiser gallery event at the Art League of New Britain, event coming up in October.

Ms. Montanaro welcomed Jonathan Kinney and looks forward to working with him.

XVI. Public Forum

XVII. Adjournment

On a motion by Dr. Vernal, the meeting was adjourned at 11:41 a.m.
(Y-6, N-0, Abstaining – 1) (Roll call)

*Next regularly scheduled Council meeting:
Wednesday August 5, 2020 – ZOOM Format*