

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, June 3, 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: Mr. Tom Elmore, Dr. Margaret Faber, Ms. Karyn Gilvarg (filling in for Chairwoman Sara Nelson) Mr. Leah Glaser, Ms. Kathy Maher, Ms. Christine Nelson, Dr. Sara Sportman and Dr. Fiona Vernal – 10:10 a.m.

Staff: Ms. Mary Dunne, Ms. Erin Fink, Ms. Cathy Labadia, Mr. Todd Levine, Ms. Jenny Scofield and Ms. Elizabeth Shapiro

Guest: On Zoom Call: David Stein, Silver Petrucelli Architects, Mr. David Gross, Congregation member and a 2020 Restoration Committee

On Zoom Call: Eric Rose, Construction Manager, Barbara Colley, Pine Orchard Chapel, Jennifer Aniskovich Pine Orchard Chapel, Ms. Gretchen Sypher-Hall, President, Ms. Gretchen Sypher-Hall, President of the Hazardville Institute Conservancy Society

On Zoom Call: Tertia Trowbridge, Connecticut College, Trina Learned, Connecticut College, Michael Provost, Connecticut College.

Ms. Mary Falvey - Connecticut Preservation Action

I. Call to Order

The Meeting was called to order at 9:38 a.m.

II. Review of Public Comment Procedures

Ms. Gilvarg read aloud the Public Comment Procedures.

III. Code of Conduct/Conflict of Interest

Ms. Gilvarg read aloud the Code of Conduct/Conflict of Interest procedures.

Ms. Maher recused herself for The Barnum Museum – Vb.

Ms. Gilvarg noted that she knows Trina Learned, but is not involved and does not financially benefit from the project at Connecticut College. Dr. Faber noted that she is an alumna of Connecticut College. No conflicts for Ms. Gilvarg and Dr. Faber.

IV. Review and Approval of Minutes

The May 6, 2020 meeting minutes were approved with no corrections.

On a motion by Ms. Maher, Second, Dr. Faber

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

V. State Historic Preservation Grants – Action Items

a. First Church of Christ, Hartford, Stewardship Relief Grant, 60 Gold St., Hartford (Basic utilities, \$1,000.00)

On a motion by Ms. Maher, Second Dr. Vernal, 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 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. Dunne reminder the Council that this new grant program was presented at the May 2020 meeting. These awards are designed to be quick grants no larger than \$1000 to meet the immediate needs of organizations that own properties on the state and national register that are currently experience financial hardship due to COVID-19. The program was launched on May 18, 2020 and these four applications are the first to come in. As there is a high volume expected, at the next council meeting the applications will be put into one resolution for approval, although the individual applications will be available for review in Dropbox. Ms. Gilvarg and the Council agreed that this is an appropriate way to proceed as long as all guidelines are met with each application.

b. Barnum Museum, Bridgeport, Stewardship Relief Grant, 820 Main St., Bridgeport (Basic utilities, \$1,000)

(Ms. Kathy Maher recused herself from the meeting @ 10:03 a.m.)

On a motion by Dr. Faber, Second Dr. Sportman, 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 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 – Gilvarg) (Roll call)

(Ms. Shapiro texted Ms. Maher to return to the meeting and she rejoined the call @ 9:57 a.m.)

c. Seabury Society for the Preservation of the Glebe House, 49 Hollow Rd., Woodbury, Stewardship Relief Grant (Basic utilities \$1,000)

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

d. Stonington Historical Society, 40 Palmer St., Stonington, Stewardship Relief Grant (Basic utilities, \$1,000.00)

On a motion by Ms. Maher, Second Dr. Faber, 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 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)

e. James Blackstone Library, 758 Main St., Branford, Historic Restoration Fund Grant

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

Ms. Fink presented this application as recommended by staff. Blackstone Library requests \$100,000 in funding for repair and restoration of the rear dome of the library. The library recently completed a 5.2 million dollar restoration and addition. While repairing the gutter system and during asbestos removal, it was discovered that the structural iron members were delaminating and a washout of the mortar was occurring. She and Ms. Dunne made a site visit in January and saw extensive water damage on the interior. The architect is Silver Petrucelli and Associates and they propose fully removing the outer dome while leaving the inner plaster shell intact. A steel frame system and decking will be installed and a new copper seam and batten roof that matches the original profile, shape and seam will cover the dome.

The project was competitively bid and will be completed by Downes Construction Co, LLC. They will also repair the interior plaster. The project is well planned and will complete the libraries major restoration. The SHPO recommends the project for funding.

On Zoom Call: Mr. David Stein, Silver Petrucelli Architects, answered questions the Council had on insulation materials.

Ms. Kathy Maher expressed serious concerns in regard to additional detail needed for the scope of work, as well as a long-term preservation plan.

Mr. Elmore asked if the contractor was selected through a bid process. Ms. Fink replied yes, the best qualified contractor was chosen.

On a motion by Ms. Maher, Second Dr. Glaser for this application to be tabled until July 2020 meeting for more information to be provided.
(Y-7, N-0, Abstaining – Gilvarg) (Roll call)

f. Connecticut College, 270 Mohegan Ave., New London, Historic Restoration Fund Grant

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

Ms. Fink presented the application as recommended by staff. Connecticut College requests \$56,563 for roof replacement of the Winslow Ames House on their campus. The house is a 1930s prefab house that is used for administrative offices, conference space and the headquarters of a non-profit group. The roof has deteriorated and there is significant interior water damage. Hoffman Architects studied the roof and determined that a complete replacement is necessary. A new roofing system and cover board will be installed and a liquid membrane will be added on top of the cover board. Interior finishes damaged by water infiltration will also be restored. The SHPO recommends the project for funding.

On Zoom Call: Tertia Trowbridge, Trina Learned, and Michael Provost, Connecticut College.

g. Killingworth Congregational Church, Killingworth, Historic Restoration Fund Grant

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

Ms. Fink presented this application as recommended by staff. The Killingworth Congregational Church requests \$47,000 for restoration to the belfry and exterior woodwork on the main building. A second phase will include plaster repair and stabilization to the interior sanctuary. Valley Restoration studied the conditions and proposes replacing the entire roof, restoring or replacing rotted cornices as well as restoring or replacing rotten balustrades.

Ms. Dunne and Ms. Fink made a site visit in January and observed the condition of the belfry. Pieces of the roof have come down into the parking lot posing a safety hazard.

The work is part of a major restoration funded by an impressive local capital campaign. The building is frequently used by a large congregation, local groups, and a daycare.

Mr. David Gross, Congregation member and a 2020 Restoration Committee, and Mr. Charlie Smith, Committee member, were on the call.

h. Hazardville Institute, 317 Hazard Ave., Enfield, Historic Restoration Fund Grant
On a motion by Ms. Nelson, Second Ms. Maher, the Historic Preservation Council votes 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-7, N-0, Abstaining – Gilvarg) (Roll call)

Ms. Fink presented this application. The Hazardville Institute requests \$100,000 for restorations to the interior of the building. Previous phases of the restoration included roof replacement, repointing of the masonry, restoration of exterior doors and windows, the addition of mechanical systems in the basement and repairs to the framing. Due to water infiltration before the new roof interior wall finishes were removed and stored, the interiors were removed. A previous Historic Preservation Technical Assistance grant funded by Preservation Connecticut provided a cyclical maintenance plan and engineer, Richard Szewczak, provided a structural assessment and plans for the installation of electrical, HVAC, plumbing, insulation and final touches to a previously added ADA addition. Ms. Dunne and Ms. Fink made a site visit in January and met with Mr. Szewczak and board members to see the plans. Previous site visits were made by Ms. Lozupone and Ms. Dunne to advise on insulation and the second-floor repairs.

Mr. Richard Szewczak, Structural Engineer, member of the Hazardville Institute Conservancy Society and town resident described the project in detail and explained his interest in reopening this dilapidated building.

Ms. Gretchen Sypher-Hall, President of the Hazardville Institute Conservancy Society described their fund raising efforts in trying to save this building.

Ms. Maher added, this is a great project, a wonderful asset to the community and thanked everyone involved in the restoration of the building.

i. Pine Orchard Union Chapel, 25 Chapel Dr., Branford, Historic Restoration Fund Grant

On a motion by Ms. Maher, Second Ms. Nelson, the Historic Preservation Council votes 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-7, N-0, Abstaining – Gilvarg) (Roll call)

Ms. Fink presented this application. Pine Orchard Chapel requests \$100,000 for repairs to the main floor framing system, restoration of the cupola, restoration of select windows and doors and repairs to the rear porch entry. Mr. Eric Rose, of EM Rose Builders, analyzed the building to come up with a 3 phase scope of work. These repairs are necessary for safety concerns as this is a vital community resource. SHPO was not able to make a site visit due to COVID-19, but plans to work closely with Ms. Labadia to monitor ground disturbance.

Mr. Eric Rose, EM Rose Construction gave a brief description of the planned project.

Dr. Sportman mentioned she noticed it did not look like there was a licensed structural engineer or an architect involved in the drawings.

Mr. Rose replied there are engineers and architects were involved with the committee.

On Zoom Call: Mr. Eric Rose, Construction Manager, Ms. Barbara Colley, Pine Orchard Chapel, Ms. Jennifer Aniskovich, Pine Orchard Chapel

VI. State Register of Historic Places Nominations

VII. Local Historic District/Property Study Report/s

VIII. Archaeological Preserves

IX. Threatened Properties

X. Preservation Restrictions

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

Dewberry has begun the digitization project, guided by staff. The new Deputy SHPO is not fully in place, but we hope to have information shortly. Mary Dunne and I met with our BOS partners earlier this month to check in and see how everyone is faring during the pandemic. SHPO feels strongly that we want to assist everyone's work as we are able.

Museums

The state will allow museums to reopen starting on June 20, however SHPO museums will not reopen until August at the earliest. The seasonal employees started on May 29, however all are working remotely at this time.

In general, all the museums have pivoted to developing content to share online. Michael McBride and staff have been working on some short videos, including more formal tours of the grounds, and most recently a tour of the basement of the Whitfield House. Mike has also continued with his radio show on WIRC. Morgan Bengel hosted three “virtual” field trips for fourth graders yesterday. Both Morgan and the teachers were very pleased with the experience and Morgan will continue to develop and market virtual school experiences. Andrew Rowand at the Sloane Museum will be filming the first of a series of video programs featuring contemporary artisans using tools like those on display at the museum. Joanie DiMartino has been doing the prep work for the collections move from the Crandall House to various storage areas, setting up the new office at the Carter House, and doing pre-planning for the museum’s new interpretive plan.

Staff is grateful to use this pause to have the good weather to address indoor and outdoor projects, host visits from the fire inspector and meet with contractors to move smaller projects forward.

In addition, the museum staff has started discussion on what inclusivity looks like at the museums, and how to best achieve goals related to racial equity and DEI work. All staff have had, or will be having, discussions to ensure that SHPO, museums and Arts are part of the solution to the horrible problem of racial injustice in the US.

Crandall Museum – Kronenberger & Sons Restoration will be the contractor for the restoration work at the museum. The project scoping meeting will be held virtually on Friday June 5. The museum will be fully emptied and ready for work to begin as early as July 3.

XII. Report on Museum Properties

XIII. Old Business

a. Colchester –Update Cogshell Robinson House – Mr. Todd Levine

This topic was discussed November 19, 2019, and discussed again on May 6th, and is currently an open item. The situation is moving forward however an August 6, 2020 extension to the letter issued by the HPC was requested. An affidavit was sent by the developer stating nothing would be done to harm the property until after the August meeting.

Ms. Gilvarg asked if the AG’s office was aware of the extension. Mr. Levine replied in the affirmative.

A CEPA regarding the City of Samford is expected for the September Council meeting.

XIV. New Business

Ms. Maher noted that SHPO had used ZOOM for the last HPC meeting and wondered if SHPO had a subscription. Ms. Shapiro replied that DECD currently uses Microsoft Teams, but SHPO Museums are working with the agency to have a one-year subscription to ZOOM approved.

**XV. Liaison with Public & Private Agencies, Ms. Mary Falvey, Connecticut
Preservation Action**

Ms. Falvey thanked SHPO for all of their support during this difficult time. CPA has been actively in conversation about protecting CIA funding.

XVI. Public Forum

XVII. Adjournment

A motion was made by Ms. Maher, Second Dr. Faber to adjourn the meeting. Hearing no further discussion, the meeting was adjourned at. 11:03 a.m.

*Next regularly scheduled Council meeting:
Wednesday July 8, 2020 – Virtual Format*