

**HISTORIC PRESERVATION COUNCIL MEETING  
STATE HISTORIC PRESERVATION OFFICE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
Wednesday, March 2, 2022 @ 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. Elizabeth Acly, Ms. Elizabeth Burgess, Mr. Paul Butkus, Ms. Marguerite Carnell, Chairman Thomas Elmore, Dr. Margaret Faber, Dr. Leah Glaser, Ms. Christine Nelson - Vice Chairwoman, Dr. Sarah Sportman, Dr. Walter Woodward

Absent: Ms. Sara Nelson

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

**Guest:** Ms. Mary Falvey  
Mr. Mike Forino  
Ms. Jane Montanaro  
Ms. Laurie Pavlos  
Mr. James Sexton  
Mr. Bill Stanley

**I. Call to Order**

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

**II. Review of Public Comment Procedures**

Chairman Elmore read aloud the Review of Public Comment 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. Dr. Sportman recused herself from agenda item V.B.2. Ms. Carnell recused herself from agenda item VI.B.1.

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

a. Minutes – February 2, 2022 Meeting

*On a motion by Ms. Carnell, second by Dr. Faber, the Historic Preservation Council voted to approve the February 2, 2022 meeting minutes with minor corrections.*

(Y-9, N-0, Abstaining-1, Absent-1, Recused-0) (Roll call vote)

## V. State Historic Preservation Grants – Action Items

### A. Unfinished Action Items

1. **Historic Restoration Fund, Lyme Art Association, Old Lyme. Item V.A.2. tabled from the 2/2/2022 meeting. Funding request \$200,000 for repairs to gallery skylights, lay lights, and the addition of attic insulation.**

On a motion by Ms. Carnell, second by Mr. Butkus, the Historic Preservation Council voted to recall this item to the table and then to retable it until the April 6, 2022 meeting, in order to give the Applicant additional time to provide Council with the requested information.

(Y-9, N-0, Abstaining-1, Absent-1, Recused-0) (Roll call vote)

### B. New Action Items

1. **Survey and Planning Grant, Cheshire Land Trust, Plans and Specifications for Bradley-Ives Farm, 1585 Cheshire Street, Cheshire**

On a motion by Ms. Burgess, second by Ms. C. Nelson, the Historic Preservation Council voted to recommend the award of a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant as administered by the Department of Economic and Community Development.

(Y-9, N-0, Abstaining-1, Absent-1, Recused-0) (Roll call vote)

Applicant: Cheshire Land Trust  
Amount: \$20,000

Ms. Dunne presented this application. The Cheshire Land Trust requested funding in the amount of \$20,000 to obtain the consulting services of a 36-CFR qualified architect to develop a conditions assessment and plans and specifications for priority needs at the Bradley-Ives Farm. Staff recommended the application for funding. SHPO was pleased that the Land Trust came in for assistance, since this type of organization's mission can sometimes conflict with preservation of the built environment. And, since this is a working farm, the buildings are an extremely important part of the property. This is a matching grant, so the anticipated budget is \$40,000 or more. The conditions assessment will focus on the farmhouse and any excess funds will be used to put plans and specifications together to remedy any critical needs that are discovered. The organization will hopefully follow up with a Historic Restoration Fund grant application. Mr. Bill Stanley was on the call to answer any questions.

Ms. C. Nelson asked if the scope of work will include a topographic study of the property that would assist in addressing drainage issues. Mr. Stanley replied that

he was hoping that evaluation would be part of the conditions assessment. The house is on a fairly flat area that should allow room for any grading that needs to be done. Ms. C. Nelson also state that it would be a good idea for the applicant to reach out to the Town and discuss any specific requirements or permitting needs that may be in place since the property is located in an aquifer protection area.

Ms. Glaser asked if there was any requirement that the house be open to the public as a result of this grant, since it is a private home. Ms. Dunne responded that there would be no requirement as a direct result of this Survey and Planning grant. That requirement is attached to Historic Restoration Fund grants, which the applicant would be eligible to apply for. If the Cheshire Land Trust applies for HRF funding, SHPO could work through that requirement with them to ensure that it is met. Ms. C. Nelson followed up and asked if the requirement was included so that people could see the resource or the work that was done with public funding. Ms. Dunne responded that it is so people can see the work that was done, but seeing a historic resource is an added bonus.

Dr. Faber expressed her concern with modernizing the structure. She asked if there was any plan to reinstall period windows or siding, etc. Mr. Stanley responded that the building is certainly in need of updating, but the applicant wants to comply with all of the historic preservation guidelines. Ms. Dunne added that any recommendations that come out of this project must meet the Secretary of the Interior's Standards. For example, if there is intact wood clapboard under the aluminum siding, the expectation would be that the clapboard would be repaired and repainted.

Ms. Burgess thanked the applicant for a wonderful application and asked whether a long-term preservation plan would be included in the conditions assessment. Ms. Dunne responded yes, that is generally the deliverable that SHPO expects. The assessment will include an examination of current conditions, a prioritized list of needs (restoration projects, maintenance, etc.), recommended treatments that meet the SOI Standards, and cost estimates. Mr. Stanley added that they will include whatever HPC would like to see.

Ms. Acly asked if the RFP would be structured in a way that makes the conditions assessment the priority and then includes plans and specifications if sufficient funding remains. Ms. Dunne confirmed that was the plan. Any funds remaining after the conditions assessment, would be used to develop plans and specifications for the highest priorities identified in the assessment. The applicant can always come back for additional Survey and Planning grant funds for additional plans and specifications if needed.

Mr. Butkus stated that he hopes the Council's recommendations will reflect that this is a working farm, the house will be a residence for the person working the farm, and it will not be turned into a house museum. Perhaps there could be a thorough exterior envelope restoration that can be viewed by the public, but there should also be recognition that this is an active 21<sup>st</sup> century residence. Ms. Dunne responded that SHPO uses the rehabilitation standards, which allow for adaptive

reuse. The goal is still to preserve as much original material as possible, but taking into account human comfort and livability.

Chairman Elmore asked what types of site improvements are anticipated to be made. Mr. Stanley responded that the focus of this effort will be the farmhouse, but eventually a barn will need to be added to the property. The current farmer has a facility on the other side of town that he is able to use, but a future farmer may need a more permanent barn structure on the property. A facility for the washing, packaging, and refrigerated storage of the vegetables will also be needed.

Chairman Elmore also mentioned a reference to deferred maintenance in the application and asked Mr. Stanley how the applicant intends to ensure that the property is maintained moving forward. Mr. Stanley provided a brief overview of the previous owner's living situation and the lack of work that had been done to the property during that time, just prior to its transfer to the Cheshire Land Trust. Since taking over the property, the organization has done what it can to maintain the building and has repaired various building elements as needed. Once the building is comprehensively rehabilitated, they will ensure that the building continues to be maintained moving forward.

**2. Certified Local Government Historic Preservation Enhancement Grant, Town of Hebron, Identification of resources associated with underrepresented communities, Hebron**

Dr. Sportman recused herself from the meeting.

*On a motion by Ms C. Nelson, second by Ms. Carnell, the Historic Preservation Council voted to recommend the award of a Certified Local Government Historic Preservation Enhancement Grant, funded by the Historic Preservation Fund of the U.S. Department of the Interior, National Park Service, 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-1, Absent-1, Recused-2) (Roll call vote)*

Applicant: Town of Hebron  
Amount: \$20,000

Ms. Dunne presented this application. The Town of Hebron requested funding in the amount of \$20,000 to obtain the consulting services of a 36-CFR qualified team, including an historian, architectural historian, and archaeologist to conduct research and identify resources associated with underrepresented communities. Staff recommended the application for funding. The application speaks to the goal of identifying resources associated with underrepresented communities within the statewide preservation plan. It is also the kind of project the National Park Service likes to see, and this is a federally funded CLG grant.

Ms. C. Nelson commented that the theme of the project is great and asked if there were any recommendations to identify previously listed properties where the nomination could be updated to include information about underrepresented communities. Ms. Dunne stated that is a wonderful idea. SHPO had already recommended that the applicant include recommendations for new nominations, but revisions to existing nominations is an excellent addition to the scope.

Ms. C. Nelson also asked for clarification on the match requirement for this project. She noted that SHPO does not typically require a match for historic resource inventories. Ms. Dunne stated that SHPO does not typically require a match for historic resource inventories, which are funded by CIA funds under the supplemental CLG grant program. This project is not a historic resources inventory in the purest sense. In addition, this project will not require a match since it is federal CLG funding.

Dr. Faber asked if there was enough money in the budget to hire all the required professionals (Historian, Architectural Historian, Archaeologist). Ms. Dunne stated that SHPO did discuss this, and the Town is aware of the concern. SHPO will continue to work with the Town to adjust the scope if needed. Dr. Fabre asked if the project could be phased if necessary. Ms. Dunne responded that it could and that was one of the options that was presented to the Town.

Ms. Acly stated that if the Town already has research or documentation that could be made available to the consultants, it may help to stretch the limited budget a bit further. Ms. Dunne agreed and stated that the Town already has research and a list of repositories, which should help the consultants get started. This information can also be added to the RFP.

Dr. Glaser mentioned how happy she was to see the Witness Stones Project mentioned. That group has an established way of doing research and they do fee for service. The application does mention using their services, which would be an excellent way to involve the community in the process and not just the product. Ms Dunne stated that the RFP could be crafted so that consultants can see what types of partners organizations are available to work on the project as well.

Chairman Elmore stated that if the Applicant is also working with groups like the Witness Stone Project, that are charging for research, this will also mean less of the budget will be available to hire the consultants mentioned earlier. This ties into Council's ongoing concern that the grant budgets do not support the full scopes of work, and, therefore, the quality of the products could suffer. Mr. Elmore stated that it sounds like the Applicant will need to come back for additional funding to get something of value. Ms. Dunne agreed and suspected that the scope will need to be reduced.

Ms. Labadia stated that this grant came out of several years of discussions and disagreements between the Town and the local historical society in terms of the activities that they are planning. What the Town really needs is a planning document and that is really the goal of this effort. Ms. Labadia stated that as a

consultant, she would have bid this project somewhere between \$80,000 to \$100,000, so the budget is way off base. The Town doesn't have a good idea yet of what they are stewarding. Ms. Labadia had originally suggested focusing in on African American resources. The Town was interested in pursuing Native American resources, which can be exceptionally complicated given Connecticut's history. The project would really benefit from being phased out and the first step needs to be the Town getting a handle on what they know already and why they know it.

Dr. Woodward stated that there is a lot that was not included in the application that is known. It seems like the Applicant is looking to do primary research on things where there are already secondary sources available. The application needs more basic definition of what the scope will be. Ms. Labadia agreed. Just compiling what is currently known is sufficient scope for this first effort and should conclude with recommendations for future research and how that can be broken into manageable pieces.

Ms. C. Nelson stated that it does come through a little bit in the application that the Applicant is seeking a planning document. Perhaps what is really needed is the program for how they are putting that plan together.

Chairman Elmore asked, since they are looking at both above and below ground resources, if there would be any ground truthing done. Ms. Labadia responded that she doesn't really feel the Applicant is at that point yet. This is largely a desktop exercise at this point, but there could be some limited ground truthing done as part of this phase. Chairman Elmore recommended that the consultants look at the State's LIDAR layer. Ms. Labadia responded that the use of LIDAR is a standard best practice for most consultants doing this kind of work.

Mr. Butkus and Ms. Dunne had a brief discussion about ensuring that the expectations of the Applicants are managed as far as what service or deliverable they will realistically be able to expect to get for a certain budget amount and that these grants are frequently not going to cover the full project cost.

Chairman Elmore stated that it sounds like the scope should be much smaller than it currently is and asked if the group was comfortable approving it as proposed or if it should be tabled. Ms. Labadia responded that she is happy the Town has submitted this application. They are finally ready to move forward, and she doesn't want to curb their enthusiasm. Ms. Labadia would be happy if Council approved the application and put some trust and faith in staff to work with the Town to craft an RFP that consultants will want to bid on.

Dr. Glaser stated that she does not have a financial stake in this project, but the Witness Stones Project is run out of her department. She was wondering if she should recuse herself. Chairman Elmore stated that it was a close enough association that Dr. Glaser should recuse herself.

Dr. Woodward offered to have a conversation with Ms. Labadia to chat about the sources he is aware of that may benefit the Applicant. Ms. Labadia stated that she appreciated the offer and would like to add a list of experts to the RFP and would like to include Dr. Woodward. Ms. C. Nelson also offered to help advise the Applicant.

**3. Certified Local Government Historic Preservation Enhancement Grant, Town of Salisbury, Condition Assessment of Central New England Railroad Station Building, Lakeville**

On a motion by Dr. Faber, second by Ms. Burgess, the Historic Preservation Council voted to recommend the award of a Certified Local Government Historic Preservation Enhancement Grant, funded by the Historic Preservation Fund of the U.S. Department of the Interior, National Park Service, 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-9, N-0, Abstaining-1, Absent-1, Recused-0) (Roll call vote)

Applicant: Town of Salisbury

Amount: \$20,000

Ms. Dunne presented this application. The Town of Salisbury requested funding in the amount of \$20,000 to obtain the consulting services of a 36-CFR qualified architect and engineering team to assess structural and drainage conditions of the Central New England Railroad Station Building. Staff recommended this application for funding. Ms Dunne and Ms. Fink have discussed the building with the First Selectman, who is concerned about the building and is interested in rehabilitation. However, in looking at the photos the First Selectman was showing them, it looks like a lot of the problems are related to drainage issues and SHPO's recommendation was to begin there as far as pre-development was concerned.

Ms. C. Nelson stated that the Applicant did a good job of very clearly breaking out the components of the overall project and talked about how the funding was being brought together for each and how they were phasing the work. It was a good example of something Council is often teasing apart in these applications.

Ms. Acly asked, as practitioners in Connecticut, do we have civil engineers that are comfortable with working with historic properties? Chairman Elmore commented that he has trained some over the last 20 years. Ms. Acly stated that she would like to talk to Chairman Elmore about that offline.

Chairman Elmore mentioned that this is an amazing little complex and the resources are interconnected and nicely woven together. He commented that the

initial thought to address the drainage issues would be to lower the grade, which has been raised with paving over the years, but the larger question is how far outside of the footprint of the building is this project really focusing on. Ms. Dunne responded and stated that is a good question and an important concern. SHPO staff will do a site visit to point out these concerns to the Town and incorporate those concerns into the project as a whole.

Ms. Burgess mentioned, looking at the restoration plan, that this is the first time the Town is applying for SHPO funds so there is no easement and perhaps no comprehensive understanding of historic preservation as Council understands it. So, with the award of the grant for an assessment, would the assessment provide recommendations and more detail on a preservation plan for the building moving forward? Ms. Dunne responded that it definitely would, and all treatment recommendations are reviewed against the Secretary of the Interior's Standards. Ms. Dunne added that the new First Selectman has "rediscovered" that the Town is a CLG and this will really be their first foray into this process.

Ms. C. Nelson stated that she takes some comfort from the fact that any work on the nearby dam would need to be reviewed by SHPO and the fact that they are coming into SHPO, through this program, to essentially do drainage work, hopefully speaks to the Town's desire to be context sensitive.

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

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

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

#### **1. Nomination to State Register of Historic Places, William Schollhorn Company Building, 414 Chapel Street, New Haven**

Ms. Carnell recused herself from the meeting.

*On a motion by Ms. C. Nelson, second by Dr. Faber, the Historic Preservation Council voted to list the William Schollhorn Company Building, located at 414 Chapel Street, New Haven, to the State Register of Historic Places.*

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

Ms. Wisniewski presented this application. Staff recommended listing of the William Schollhorn Company Building under Criterion 1, at the local level, as one of the few remaining industrial buildings of the former neighborhood of New Township, and under Criterion 2, at the local level, as an early example of slow burning construction for a non-textile facility. The property is also notable as the



work of two well-known local architects, Leoni W. Robinson and Roy W. Foote. Alterations were made to the building following conversion into offices, but the exterior retains integrity of materials, design, and workmanship. Several interior spaces retain exposed framing, brick, and wood planking. The building remains in its original location and successfully conveys the feeling and association of a turn of the 20<sup>th</sup> century industrial facility. James Sexton, author of the nomination, was on the call to answer any questions.

Mr. Butkus asked if the building was also eligible for National Register listing. Ms. Wisniewski responded that it was not. It was discussed with Jenny Scofield, National Register Coordinator, and while the property retains a fair amount of integrity, it does not retain enough integrity to meet the National Register threshold.

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

## **VIII. Archaeological Preserves**

## **IX. Threatened Properties - CEPA Updates – Todd Levine**

Mr. Levine did not have any new updates to report to Council.

## **X. Preservation Restrictions**

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

Mr. Kinney reported that he and Mr. Levine are working with Alan Ponanski of the Office of the Attorney General to set up training for Council on the Connecticut Environmental Protection Act. Mr. Ponanski is retiring at the end of March and has agreed to participate in the training so that Council can take advantage of his expertise and institutional knowledge before he goes. Mr. Kinney stated that they anticipate the training will be in a lunch-time webinar format that would be publicly noticed (in case a quorum of members is present) and will be recorded for future use or if any members are unable to attend. Mr. Kinney will follow up with Council regarding potential dates for the training.

Mr. Kinney informed Council that SHPO will be participating in federal Preservation Advocacy Week next week. In addition to educational sessions, programs, and networking events, SHPO will participate in short virtual meetings with the members of Connecticut's congressional delegation (both House and Senate) to talk about the pressing federal legislative needs of the preservation community. At the top of the list is supporting House Bill 6589, known as the Historic Preservation Enhancement Act, introduced by Representative Teresa Fernandez of New Mexico. The Act would permanently reauthorize the Historic Preservation Fund at \$300 million annually, effectively doubling the amount of funding that could be available to State Historic Preservation Offices, Tribal Historic Preservation Offices, and the National Park Services competitive grant programs, including Save America's Treasures, African American Civil Rights Grants, Historically Black Colleges and Universities Grants, etc. This potential increase in HPF funding will

be vital because of the pending 50% increase in federal infrastructure spending, which will place increased demand on SHPO offices, making it more challenging for them to carry out their duties.

The second major ask for Advocacy Week is that the legislature continue to work towards making important changes to the HTC to encourage more building reuse and more redevelopment in small, midsize, and rural communities. The Historic Tax Credit Growth and Opportunity Act (HTC-Go) would include both temporary and permanent provisions that will bring more value to the HTC, improve access to the credit, and enhance investment opportunities.

Finally, Mr. Kinney wanted to begin preliminary discussions with Council regarding a return to in-person meetings. This matter does not need to be decided immediately, but Mr. Kinney wanted to gauge the initial interest of Council and to hear any thoughts or concerns. Ms. Scofield is working on setting up a hybrid meeting of the State Review Board on March 25<sup>th</sup> and Mr. Kinney can report to Council in April as to how it went, if there were any hiccups with technology, etc.

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

Ms. Shapiro was not present at the meeting, but she asked Mr. Kinney to report to the group that we have finally reached substantial completion on the Prudence Crandall Museum rehabilitation project.

## **XIII. Old Business**

## **XIV. New Business**

At Chairman Elmore's request, Ms. Dunne presented a spreadsheet and brief overview of the grants reviewed and awarded by HPC during State Fiscal Year 2021. Chairman Elmore asked out of all of these grants, how many never get off the ground or do not get completed. Ms. Dunne responded that it is less than 1% of grant funded projects that are not completed. Ms. Acly thanks Ms. Dunne for sharing and stated that it was helpful to see the big picture and it certainly lends credence to what Council is doing. Mr. Butkus asked if there was a corresponding budget for the grants. Ms. Dunne replied that SHPO does set a budget for grants, including approximately \$1.5 million for HRF and approximately \$500,000 for Survey and Planning. However, the deposits from the CIA have been larger than anticipated lately and SHPO has probably awarded slightly more than those budgeted amounts.

Mr. Woodward commented that The Council may wish to consider a resolution of thanks or some other expression of gratitude for Alan Ponanski of the Office of the Attorney General, who has supported SHPO and HPC for many years. Ms. Acly agreed that this was a wonderful idea.

Chairman Elmore asked if Ms. Scofield could provide an overview of the Olmsted project. Ms. Scofield stated that it is progressing well. Draft survey forms have been received and are being reviewed. Ms. Scofield also anticipates that the first draft of the

historical context report should be arriving any day. In addition, Preservation Connecticut and SHPO are working together to set up a number of Olmsted related events, including one at Fulton Park in Waterbury in October. Finally, SHPO is coordinating with other organizations as part of the Connecticut 200 working group.

Chairman Elmore asked Ms. Labadia for an update on the Gungywamp site. Ms. Labadia replied that the State Register nomination and Archaeological Preserve designation are moving forward. Kevin McBride has completed a significant amount of research and will be presenting information to the tribes at the next Native American Heritage Advisory Council meeting and requesting feedback.

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

Ms. Jane Montanaro – Preservation Connecticut

Ms. Montanaro reported that Preservation Connecticut's last Talking About Preservation virtual meeting at noon today. The speaker will be Lawana Holland-Moore, Program Officer for the African American Cultural Heritage Action Fund at the National Trust for Historic Preservation. In addition, the organization is taking suggestions for the Spring speaker series.

Preservation Connecticut is also accepting 2022 Connecticut Preservation Award nominations, which are due Friday 3/4. An in-person awards program is being planned at the New Haven Country Club for May 4<sup>th</sup>.

Ms. Montanaro also reported on behalf of Connecticut Preservation Action. CPA is doing research for legislative items for the next session. The organization is looking to promote historic preservation trades through workforce development, analyzing several changes to the historic preservation tax credit, and exploring other gap funding tools. CPA looks forward to working with SHPO on these legislative items.

## **XVI. Public Forum**

## **XVII. Adjournment**

*On a motion by Dr. Faber, second by Ms. C. Nelson, the meeting was adjourned at 11:10 a.m.*

***Next regularly scheduled Council meeting:  
Wednesday April 6, 2022 – Meeting format to be determined***