

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, May 3, 2023 @ 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. Vincencia Adusei, Ms. Elizabeth Burgess, Vice-Chairman Paul Butkus, Ms. Marguerite Carnell, Mr. Thomas Elmore, Dr. Leah Glaser, Dr. Andy Horowitz, Ms. Sara Nelson and Dr. Sarah Sportman

Staff: Mr. Cory Atkinson, Ms. Julie Carmelich, Ms. Mary Dunne, Ms. Erin Fink, Mr. Jonathan Kinney, Ms. Cathy Labadia, Ms. Liz Shapiro, and Ms. Marena Wisniewski

Absent: Deborah Gaston, Mr. Todd Levine, Ms. Jenny Scofield

Guests:	Mr. Robert Cohen	Ms. Fiona Jones
	Ms. Kathy Maher	Ms. Jane Montanaro,
	Mr. Robert Washabaugh	Mr. Richard Weiss
	Mr. Gil Bliss	Mr. Eric Heffter
	Ms. Mary Falvey	Mr. Nelson Tereso
	Ms. Margaret O’Keefe	Mr. Steve Lewis
	Mr. David Leslie	Mr. Norman Berman
	Ms. Meg Harper	Mr. Brandon Robertson

I. Call to Order

The meeting was called to order at 9:34 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 with staff members or Council. Mr. Elmore recused himself from agenda item V.B.1. Ms. Acly recused herself from agenda item V.B.4. Dr. Sportman and Ms. Carnell recused themselves from agenda item VI.B.2.

IV. Review and Approval of Minutes and Transcripts

A. Minutes – April 5, 2023 Meeting

On a motion by Ms. Carnell, second by Ms. Burgess, the Council voted to approve the April 5, 2023 meeting minutes with minor corrections.
(Y-8, N-0, Abstaining-2, Absent-0, Recused-0) (Roll call vote)

B. Transcript – Part II – December 7, 2022 Meeting

On a motion by Ms. S. Nelson second by Mr. Elmore, the Council voted to recall the transcript to the table and to retable it to next month's meeting on June 7, 2023. Mr. Kinney indicated that a revised version of the transcript has been received and has been approved by SHPO.

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

V. State Historic Preservation Grants – Action Items

A. Unfinished Action Items

1. Certified Local Government Historic Preservation Enhancement Grant, Town of Enfield, Consulting Services to prepare a National Register Nomination, 159 Pearl Street, Enfield. Tabled at 4/5/23 meeting.

Mr. Elmore accidentally recused himself from this agenda item in addition to item V.B.1.

On a motion by Ms. S. Nelson, second by Ms. Carnell, the Historic Preservation Council voted to recall this item to the table for discussion and approval. Staff recommended approval of the application.

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

Staff recommends the application for funding.

Applicant: Town of Enfield

Amount: \$12,000

Ms. Dunne represented this application. The Town of Enfield requested funding in the amount of \$12,000 for a National Register of Historic Places nomination for the Enfield Public Library, located at 159 Pearl Street. This application was tabled at the April 5, 2023 meeting and was originally described as both a National Register nomination and a conditions assessment. Ms. Dunne worked with the applicant and the decision was made to focus on the National Register nomination for this grant. The applicant intends to apply for future funding to complete the conditions assessment once the property is listed. Mr. Nelson Toreso, Town of Enfield was on the call to respond to any questions or concerns.

Ms. Nelson wanted clarity on the term “despite its age”. Ms. Dunne replied that the building was not on the Register, despite it being over 50 years old.

B. New Action Items

1. Survey and Planning Grant, Blau House and Gardens Foundation Inc., Consulting Services to Prepare a State Register Nomination for 8 Bayberry Ridge Road, Westport

Mr. Elmore was recused from this agenda item.

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

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

Applicant: Blau House and Gardens Foundation, Inc.

Amount: \$8,500

Ms. Dunne presented this application. Blau House and Gardens Foundation, Inc. requested funding in the amount of \$8,500 for a State Register of Historic Places nomination for the Blau House, located at 8 Bayberry Ridge Road, Westport. Both the National Register Coordinator and State Register Coordinator, as well as Preservation Connecticut, have been in discussions with the applicant. The group agreed that pursuing State Register listing would be appropriate for this property. The funding amount is adequate. Mr. Robert Cohen was on the call for any questions or concerns.

Chairman Butkus commented that it was nice to see a house being listed that includes its landscape context.

Ms. Nelson commended the applicant for the depth and breadth of information brought forward in the nomination. She personally learned a tremendous amount from reading the nomination.

Dr. Glaser asked for a bit more investigation into the history of Westport and its Jewish community if that is going to be called out as an area of significance.

Mr. Elmore returned to the meeting.

2. Historic Restoration Fund, St. Mary's Church, 70 Central Avenue, Norwich. Restoration and structural stabilization of the bell tower's masonry, ornamental minarets, metal flashing and slate roof. Restoration of the facade masonry. \$200,000.

On a motion by Ms. Carnell, second by Ms. Burgess, the Historic Preservation Council voted to award a Historic Restoration Fund grant, funded by the Community

Investment Act of the State of Connecticut, to the applicant below in the amount shown. All grant guidelines and state requirements shall be met by the applicant below upon receipt of a grant as administered by the Department of Economic and Community Development. Staff recommended this application for funding.

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

Applicant: St. Mary's Church, 70 Central Avenue, Norwich, CT. 06360
Amount: \$200,000

Ms. Fink presented this application. St. Mary's Church requested funding in the amount of \$200,000 for the restoration and structural stabilization of the bell tower's masonry, ornamental minarets, metal flashing, and slate roof, as well as the restoration of the façade masonry. Ms. Fink and Preservation Connecticut Circuit Rider Mike Forino conducted a site visit to this property and concluded that there was an urgent need for masonry repair on the side of the building which was causing unsafe conditions. The Church worked quickly to obtain a Survey and Planning grant for plans and specifications that were produced by Architect Rick Weiss. Mr. Weiss was on the call for any questions or concerns.

Mr. Butkus commented that the plans that were uploaded were very rudimentary and wondered if more information was forthcoming. Ms. Fink replied that she believed both the drawings and long-term preservation plan were in the file. Ms. Fink stated if Council needed to table the item to review these documents, that would be fine.

Ms. Acly, following up on Mr. Butkus' comment, stated that she was not able to follow the finding in the conditions assessment to the cause of the issues with the stone system. Architect Rick Weiss commented that there was a fairly comprehensive drawing package completed. There is severe deterioration of the cast stone elements and the bell tower is an area of particular concern. The natural stone is in good shape but needs repointing. Ms. Acly asked if there was a plan in place to prevent future damage. Mr. Weiss replied yes, they do have a comprehensive restoration plan in place.

Several members of Council and Mr. Weiss had a detailed discussion about the project scope and the potential issues with the existing stone system.

Ms. Adusei stated that the budget seems very low for the scope of work and asked if there was a contingency plan. Will the budget be updated based on the construction documents? Mr. Weiss replied yes, he has that information and will make it available to SHPO. Ms. Fink added the applicant is asking for \$200,000, but the total project cost is \$680,000.

Mr. Elmore noted on page 17 of 31 in the application, there was a cost estimate for the Temple Beth Israel and wanted to know if this was simply an error or did it have something to do with this project? Ms. Fink replied it was an error.

Mr. Butkus mention the updated construction documents should be entered into record.

3. Historic Restoration Fund, Temple Beth Israel Preservation Society, Inc., 39 Killingly Drive, Danielson. New roof sheathing, waterproofing membrane and 3-tab asphalt roof. \$24,525

On a motion by Ms. Carnell, second by Mr. Elmore, the Historic Preservation Council voted to award a Historic Restoration Fund grant, funded by the Community Investment Act of the State of Connecticut, to the applicant below in the amount shown. All grant guidelines and state requirements shall be met by the applicant below upon receipt of a grant as administered by the Department of Economic and Community Development. Staff recommended this application for funding.

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

Applicant: Temple Beth Israel Preservation Society, Inc., 39 Killingly Drive, Danielson, CT. 06239

Amount: \$24,525

Ms. Fink presented this application. Temple Beth Israel Preservation Society, Inc. requested funding in the amount of \$24,525 for new roof sheathing, waterproofing membrane. This is one of the first modern synagogues in Connecticut. The building is being preserved by a Preservation Society and Mr. Norman Berman is on the call for any questions or concerns.

Mr. Butkus stated there were two sets of cost figures included with the application and asked for clarification. Mr. Berman replied that the applicant had reached out to 3 or 4 different roofers and received quotes from approximately \$20,000 up to \$33,000. These estimates did not include certain decking repairs, eve repairs, or flashing of the chimneys. The submitted budget was an amalgamation of the prices together to get the most accurate estimate of a price possible. These estimates did not allow much for any surprises that might be discovered when the roof is opened.

Mr. Elmore asked if the applicant was financially able to handle any surprises when they open the roof or would they have to come back to SHPO for more funding? Mr. Berman replied they are sure there will be surprises and the Temple is able to cover those costs through a sizeable endowment already in place.

Ms. S. Nelson asked if there had been any air quality testing for mold since there is water coming into the building. It is something the applicant should certainly keep in the back of their mind if folks are going to be using the building. Mr. Berman replied they have not tested the air quality of the building, but will be sure to do so.

4. Historic Restoration Fund, Stanton Davis Homestead Museum Inc., 576 Greenhaven Road, Pawcatuck. Rehabilitation of the entire roof structural support system, restoration of the center chimney stack, and installation of red cedar shake roofing on the main house and cheese room. \$78,658.

Ms. Acly was recused from this agenda item.

On a motion by Ms. Burgess, second by Dr. Glaser, the Historic Preservation Council voted 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. Staff recommends the application for funding. Staff recommended this application for funding.

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

Applicant: Stanton Davis Homestead Museum Inc., 576 Greenhaven Road,
Pawcatuck, CT. 06379
Amount: \$78,658

Ms. Fink presented this application. The Stanton Davis Homestead Museum, Inc. requested funding in the amount of \$78,658 for the rehabilitation of the entire roof structural support system, restoration of the center chimney stack, and installation of red cedar shake roofing on the main house and cheese room. SHPO has been involved with the restoration of this building and the associated archaeology for many years and currently holds an easement on the building. Easement Manager Ms. Carmelich, Ms. Fink, and Circuit Rider Mr. Mike Forino conducted a site visit to inspect the work on the cheese room. Architect Robert Leach was on the call for any questions or concerns.

Vice-Chairman Butkus mentioned that the drawings are stamped for pricing not construction and are dated 2017. Have there been any significant changes to the plans since 2017? Mr. Leach responded that there have been minor changes as areas have been opened up and minor differences in materials or construction have been discovered. Mr. Butkus also mentioned that he didn't see any details on the proposed chimney reconstruction. Mr. Leach replied that the chimney is stone and the first floor and brick above that. The applicant is looking to restore the chimney to its appearance in the 1930s HABS drawings. They are closely following the detail included in the HABS photos and documentation. They are trying to keep as much original material as possible.

Ms. Nelson asked, since the design team changed, was the budget prepared on the submitted set of design drawings and documentation? Mr. Leach replied yes, it was based on the design drawings and documentation. Ms. Nelson noticed there was an intensive use of steel proposed for the project and was concerned that the budget may

not be big enough. Did a licensed professional engineer review the details? Mr. Leach replied yes, Ms. Acly has been involved in the project. Ms. Nelson indicated that she would like to ask that a structural engineer review the proposal again as she sees several areas of concern, including attaching structural steel to a masonry chimney.

Dr. Glaser stated that if the interpretation of the site was going to be broadened, the applicant should take the indigenous perspective into account.

Ms. Adusei agreed with Ms. Nelson's recommendation to have a third party look at the structural documents and the budget again.

Ms. Carnell asked for clarification as to how this specific project fits into the larger context of the overall work on the building. The photographs show that the siding has been removed and insulation has been added. Why was it removed? Mr. Bliss replied, there was no insulation involved with the structure, what is seen now is a Tyvek wind wrap.

Ms. Burgess asked about the long-term preservation plan. The home doesn't have any mechanical systems in it. Ms. Burgess asked if once the envelope is completed the applicant would be moving on to work on the interior. Mr. Bliss replied they are in the process of getting permanent power to the building, which has taken over 4 years of working with Eversource. Mr. Leach added, they are not allowing any smoking, field welding, grinding or anything that will produce a spark or otherwise present a fire hazard.

Ms. Nelson stated that this is a worthy project, but she is going to propose a revised motion to have a structural engineer review the project again.

Chairman Butkus asked Ms. Fink for clarification on a discrepancy in the application. Is Council approving funding for the roof or also for the structural repairs? Ms. Fink replied it is primarily the cedar shake roofing, but a remainder of the structural work is also included. Mr. Bliss added that the structural work is 95% complete and was submitted so that Council could see it, but due to the elevated costs of materials, they reached out to SHPO to cover the shortfall.

Ms. Nelson stated, based on this information, that she is going to withdraw her motion about the professional engineer and instead made a motion to revise the project description.

On a motion by Ms. Nelson, second by Mr. Elmore, the Historic Preservation Council voted to withdraw Ms. Nelson's previous motion and revise the language of the motion to read "... restoration of the center chimney stack, and installation of red cedar shake roofing on the main house and cheese room."

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

Ms. Acly returned to the meeting.

5. Historic Restoration Fund, North Congregational Church, 11 Main Street North, Woodbury. Increase to an existing grant for the creation of an ADA bathroom. \$10,660

On a motion by Ms. Carnell, second by Ms. Burgess, the Historic Preservation Council voted **not** 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.

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

Applicant: North Congregational Church, 11 Main Street North, P.O. Box 473,
Woodbury, CT. 06798

Amount: \$10,660

Ms. Fink presented this application. North Congregational Church requested funding in the amount of \$10,660 as an increase to an existing grant for the creation of an ADA bathroom. The applicant just recently completed a metal roof replacement with an HRF grant. The HRF grant was preceded by a Survey and Planning grant from SHPO. The applicant is planning on installing an ADA bathroom which will be vital to church members and the public. Mr. Steve Lewis, Architect, was on the call to answer and questions or concerns.

Chairman Butkus requested clarification on the additional costs that are eligible. Ms. Fink replied SHPO does allow construction cost to be added into the budget. Mr. Steve Lewis added that the applicant is taking a three-prong approach to the rehabilitation, addressing the need for an accessible bathroom, floors, and the roof. Architect Hugh Sullivan helped the applicant group these three issues together and work began with the roof. Mr. Sullivan produced the drawings for the ADA bathroom, but never sent us the applicant the invoice, so the \$5,000 was not added to this request. The applicant is about \$22,000 short on the project overall and took Ms. Dunne and Ms. Fink's advice on applying for a matching grant. The applicant could come back with a new separate HRF application for the bathroom work. The organization would have to eat the cost of the drawings, but they would make that up and then some in seeking a \$22,000 HRF grant. HPC will vote down the existing motion and the applicant will submit a new application.

VI. State Register of Historic Places Nominations

A. Unfinished Action Items

B. New Action Items

1. State Register Nomination for the Gilbert-Farley House, 651 Nod Hill Road, Wilton, to the State Register of Historic Places.

On a motion by Mr. Elmore, second by Ms. Nelson, the Historic Preservation Council voted to list the Gilbert-Farley House, located at 651 Nod Hill Road,

Wilton, to the State Register of Historic Places. Staff recommended approval of this nomination.

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

Ms. Wisniewski presented this nomination. Staff recommends this property for listing under Criterion 2, at the local level, in the areas of architecture and landscape architecture, as the work of the team, Nelson and Vera Breed in the Colonial Revival style and the Jekyll Dean Style gardens, culminating in a unified vision of building and landscape architecture. The property is also significant under Criterion 1, at the local level, in the area of social history, for its association with the vibrant arts community in Wilton its association with Weir Farm. Although the Gilbert Briley house is built in 1825, the context of significance for social history spans about a 40-year period between 1938 through 1976, and the architecture and landscape design circa 1950. The site maintains a high degree of integrity, with the house, garden, and outbuilding retaining most of their design, materials, location setting, workmanship, feeling and association of a mid-20th century Colonial Revival country home and planned landscapes.

Changes include alterations to the Western ell and changes to the entry doors of the outbuilding garage. The owner, who happens to be the author of the nomination, has undertaken significant replanting. According to the original design of the sunken garden, including planting over 10,000 specimens this season. The owner is not here today, but Ms. Wisniewski will answer any questions or concerns the Council may have.

Chairman Butkus commented it was good to see another landscape property come up for nomination.

Ms. Carnell pointed out the level of significance said local, but the nomination says state. Ms. Wisniewski will correct this, it should be local.

Dr. Glaser commented in terms of social history it would have been nice to have linked it to a broader context, perhaps exploring its connection to Weir Farm more in depth. This was not an art community in a vacuum. Ms. Wisniewski will add additional information to the nomination.

Mr. Elmore commented that he found the nomination difficult to read. There was too much information on Weir Farm and he would like the nomination rewritten to focus more on the Gilbert-Farley House. Ms. Wisniewski will work with the owner to streamline language and clarify that there is a shared context with Weir Farm. Photos and maps can be added as well. Chairman Butkus and Ms. Carnell agreed with Mr. Elmore. There is a lot of great info included, it just needs to be reorganized a bit.

2. Nomination for the Brian D. Jones Paleoindian Site, 800 Old Farms Road, Avon, to the State Register of Historic Places.

On a motion by Mr. Elmore, second by Ms. Nelson, the Historic Preservation Council voted to list the Brian D. Jones Paleoindian Site, located at 800 Old Farms Road, Avon, to the State Register of Historic Places. Staff recommended listing of this site.

(Y-7, N-0, Abstaining-2, Absent-0, Recused-1) (Roll call vote)

Ms. Wisniewski presented this nomination. Staff recommended the site for listing under Criterion 3, at the state level, as the oldest dated Paleoindian site in Connecticut and the oldest known human settlement in the state.

The site is being named in honor of Dr. Brian Jones, who held the position of State Archaeologist before Dr. Sarah Sportsman. Dr. Jones was a member of this Council and was a colleague and friend to us all. The site was identified through the section 106 process with Dr. Jones serving as a consulting archaeologist during the first phase of identification. His research and analysis suggested that there would be deeply buried deposits below what was being tested at the time, which was proven to be correct when deeper excavations were undertaken as part of the construction process. Connecticut Department of Transportation worked with our office, Dr. Jones, who was serving at the State Archaeologist at the time, and consulting archaeologists to facilitate the complete excavation of the site, resulting in the identification of the most important Paleoindian site in the region.

Present at the meeting were Ms. Meg Harper, President of Public Archaeology Survey Team - PAST, who could help answer archaeology questions alongside Dr. Sportman, our staff archaeologist Cathy Labadia, and staff Archaeologist Cory Atkinson. Also present were Mr. Brandon Robertson, the Town Manager of Avon, Mr. David Leslie, author of the nomination, Ms. Margaret O'Keefe, Dr. Jones' wife, and Ms. Fiona Jones, Dr. Jones' daughter, who read a statement from her family.

Mr. Elmore asked how this site be used to interpret other similar sites? Mr. David Leslie worked on other sites, including the Templeton site in Connecticut. There is huge interest in other deeply buried sites, from both SHPO and outside archaeologists. Mr. Leslie described the findings at the site for Council. Mr. Brandon Robertson, Town Manager of Avon, thanked everyone for their participation and they are grateful to be a steward of this site in the town of Avon.

VII. Local Historic District/Property Study Report/s

VIII. Archaeological Preserves

IX. Threatened Properties - CEPA Updates – Todd Levine
Mr. Levine had nothing new to report.

X. Preservation Restrictions

XI. Report on State Historic Preservation Office – Jonathan Kinney

Mr. Kinney thanked Mr. Butkus for taking over as Chairman and thanked Mr. Tom Elmore for his previous service of Chairman.

Referring back to Ms. Dunne’s recent presentation to Council on grant awards for FY2022, Mr. Kinney mentioned that SHPO has successfully spent down the large balance of CIA funding it had accumulated over the past several years. This is a testament to the hard work of Council and SHPO staff to get so much funding out the door and into the hands of our applicants. Mr. Kinney mentioned that SHPO expects to be a bit more conservative with its spending and will be more strategic in how it puts together the agendas for Council meetings, part of which will be determined by the availability of funding coming from the quarterly CIA deposits.

Mr. Kinney also reported that he would like to potentially in-person or hybrid meetings on a quarterly basis and several members of Council supported this idea. Mr. Kinney will continue this conversation with Council and perhaps in August or September, the meeting can be held in a hybrid format.

XII. Report on Museum Properties – Liz Shapiro

Ms. Shapiro thank Mr. Elmore for his service as Chairman and welcomed Mr. Butkus in his new role as Chairman.

SHPO has brought back the Good to Great Grant Program, in partnership with CT Humanities. The program was put on hold during the pandemic as it is very labor intensive and requires a lot of in-person interactions. The program is supported by \$5 million in annual bond funding and is designed to assist small to medium sized cultural organizations access large pools of money and to bring their visitor experience from good to great. Todd Levine has been running the program since its start, but CT Humanities has taken over the administration of the application and award process. Over 130 applications were received for this new round. There are multiple groups of reviewers that have been selected to review the applications and approximately \$7.5 million dollars approved by the Bond Commission to award this year. SHPO will give the Council an update of the program in July.

Twelve offers have been made in the hiring process for seasonal employees at the museums. One applicant has already declined the offer. Ms. Shapiro will be very pleased if they end up with 10 or 11.

Old New Gate has had a new ADA walkway installed, which was paid for by the Town of East Granby. On May 14th, the museum will be opening and unveiling the sculpture “The Metal Man” by artist Mr. Danny Killian at 11:00 a.m.

Prudence Crandall is opening for the season this weekend. They have introduced t-shirts and mugs created by a black, woman, and veteran-owned business into the gift shop.

The Eric Sloane Museum is opening this weekend and the Antique Museum Association will be having their Power Up event on Saturday. The second Touch a Trade Day is also being scheduled.

At the Henry Whitney Museum they are moving forward with an RFP to manage the restoration project funding by the National Park Services.

XIII. Old Business

XIV. New Business

XV. Liaison with Public & Private Agencies

XVI. Public Forum

Ms. Nelson thanked Mr. Elmore for his steadfast service and welcomed Mr. Butkus to his new role as Chairman of the Council.

XVII. Adjournment

The meeting was adjourned at 12:08 p.m.

***Next regularly scheduled Council meeting:
Wednesday June 7, 2023 – Meeting format to be determined***