

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, November 4, 2020 @ 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)

MINUTES

Council: Ms. Marguerite Carnell, Mr. Tom Elmore, Dr. Margaret Faber, Ms. Karyn Gilvarg, Dr. Leah Glaser, Ms. Kathy Maher, Ms. Christine Nelson, Chairwoman Sara Nelson, Dr. Sarah Sportman, and Dr. Walter Woodward

Staff: Ms. Julie Carmelich, Ms. Mary Dunne, 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. Nanette Armstrong - Owner, 232 West Town St., Norwich, CT
Ms. Mary Donohue - Grant House Services
Ms. Mary Falvey - CT Preservation Action
Mr. Mark Diamond - Historic Neighborhood Preservation Program, Stamford
Ms. Patricia Buxton - CT Daughters of the American Revolution
Mr. Bruce Hall - Congregational Church of Thompson
Mr. Joe Iamartino - Congregation Church of Thompson (did not speak)
Ms. Rhea Klein/Ms. Arlene Fiano - Town of Bolton
Ms. Regan Miner - Norwich Historical Society
Ms. Mary Dean/Ms. Alexia Belperron - Amity and Woodbridge Historical Society

I. Call to Order

The Meeting was called to order at 9:30 a.m.

II. Review of Public Comment Procedures

Chairwoman Nelson read aloud the Public Comments Procedures.

III. Code of Conduct/Conflict of Interest

Chairwoman Nelson read aloud the Code of Conduct/Conflict of Interest Procedures.

- a. Recused - Ms. Marguerite Carnell – V.j
- b. Recused - Mr. Thomas Elmore – V.a & V.j
- c. Recused - Chairwoman Sara Nelson – V.j
- d. Recused - Dr. Sarah Sportman – V.j
- e. Recused - Dr. Walter Woodward – V.c

IV. Review and Approval of Minutes

- a. **The October 7, 2020 meeting minutes (Part 1) were approved without corrections.**
On a motion by Ms. Maher, Second by Ms. Gilvarg to approve Part I of the October 7, 2020 minutes.
(Y-8, N-0, Abstaining –1) (Roll call vote) (Ms. Christine Nelson did not respond)
- b. **The October 7, 2020 meeting transcript (Part 2) was approved without corrections.**
On a motion by Dr. Faber, Second by Ms. Maher to approve Part 2 of the October 7, 2020 minutes.
(Y-9, N-0, Abstaining –1) (Roll call vote)

V. State Historic Preservation Grants – Action Items

- a. **Partners in Preservation Grant, Ancient Burying Ground Association, Hartford**

On a motion by Ms. Christine Nelson, Second by Ms. Maher, the Historic Preservation Council votes to award a Partners In Preservation Grant, contingent on available funding from 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-8, N-0, Abstaining –1) (Roll call vote)

Applicant: Ancient Burying Ground Association
Grant Amount: \$20,000

(Mr. Thomas Elmore was recused at 10:00 a.m.)
(Mr. Thomas Elmore was texted to return to the meeting by Mr. Jonathan Kinney at 10:07 a.m.)

Ms. Dunne presented this application. The Ancient Burying Ground Association requests \$20,000 in funding to produce an online database of extant gravestones in the Ancient Burying Ground. SHPO staff recommends approval of this grant. A small grant was given to this organization a few years ago for research on undocumented sites of African Americans and Indigenous people to develop a public, searchable database. This grant will help provide assistance for additional research. About five years ago this was also done for a cemetery in the Town of Woodstock. Ms. Mary Donohue, Consultant for the applicant was on the call to answer any additional questions.

Ms. Maher raved about the project and asked if the existing website would be searchable and if it will be included in the Connecticut Digital Archives. Ms. Donohue replied, yes to both of Ms. Maher’s questions. The “Our Ancient Burying Ground” site and the “African American and Native” project are separate sites, completely modern and updated and will be able to handle the material. This existing Ancient Burying Ground site is a word pressed site and will not have that capacity.

They are working with the same webmaster who worked on the American History site. She plans to present the Board with options in upgrading this project. We can ask for photos and other material to be sent to the Connecticut Digital Archives.

Dr. Glaser added that Wethersfield did a similar digitization a few years ago and it was successful.

Dr. Woodward commented that this was a great project. It would be great to provide a clickable map of the burial ground and to include a GIS component. It would be helpful to bring on a GIS consultant to assist from the start to add a virtual burial ground to walk around in and click on the grave sites.

Ms. Donohue replied that they are actively working with the City of Hartford's GIS Department. They are hoping this would be a model for other city cemeteries as well. The City's GIS staff is advising the project team on do's and don'ts and how to post the material.

Dr. Woodward also asked if many of the burials of the African American site are outside of the existing marked cemetery.

Ms. Donahue replied many are outside the original site, which was much larger than the 4 and a half acres which included Lewis St. and Bushnell Towers across the street. Over the years the site was developed and decreased. There are about 415 existing grave markers. The book is from the 1980s "By Their Markers You Shall Know Them" and an 1890s DAR list and church records that the consultants will research.

Dr. Woodward asked if the African American and Indigenous site can be incorporated together for easier navigation. Ms. Donahue replied that all this is currently being figured out and developed now with the webmaster to determine the best approach.

Ms. Christine Nelson added that she liked the way Ancestry was incorporated into the project. She clicked on a link within the application and was fascinated by all the stories. It is a great next step.

Ms. Maher offered to introduce Ms. Donohue to Ms. Adriane St. Pierre, who has already been through this process, to assist with the current project.

b. Survey and Planning Grant, The 1636 Heritage Partnership, Inc., Hartford

On a motion by Ms. Maher, 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-9, N-0, Abstaining -1) (Roll call vote)

Applicant: The 1636 Heritage Partnership, Inc.

Grant Amount: \$20,000

Ms. Dunne presented this application. The 1636 Heritage Partnership is requesting \$20,000 in funding to obtain the consulting services of a 36 CFR-qualified architect and appropriate team to prepare a conditions assessment and conservation report for the First Church of Christ in Hartford (1807). Staff recommends approval of this grant. Churches across the state are taking note of the need for interior plaster repairs in their buildings. Ms. Donohue, Consultant, was on the call to answer any questions. Ms. Donohue found a few things innovative about this project. The First Church worked with the SHPO office, and Partners for Sacred Spaces on a recommendation to form the 501C3 non-profit as a friend's group which has been functioning for a year. This plaster project is a public safety issue and the group's first initiative.

c. Partners in Preservation Grant, The CT Daughters of the American Revolution, Windsor

On a motion by Ms. Maher, Second by Ms. Carnell, the Historic Preservation Council votes to award a Partners in Preservation Grant, contingent on available funding from 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-2, N-5, Abstaining –1) (Roll call vote) Motion was not carried, denied without prejudice.

(Dr. Walter Woodward rescued himself at 10:12 a.m.)

(Dr. Walter Woodward was texted to return to the meeting by Mr. Jonathan Kinney at 10:35 a.m.)

Applicant: The CT Daughters of the American Revolution

Grant Amount: Chairwoman Nelson mentioned that the amount of the grant in the motion is \$20,000, but in the narrative the amount is \$5,950. Ms. Patricia Buxton, CT Daughters of the American Revolution was on the call. She commented the amount they were seeking is \$5,950. Ms. Dunne apologized for the error on the motion. Chairwoman Nelson reread the motion the correct amount of \$5,950.

Ms. Dunne presented the application. The CT Daughters of the American Revolution is requesting \$5,950 in funding to plan and hold a one-day visioning design charette for the Governor John Trumbull House and Wadsworth Stable Property (1735-1740) in Lebanon, CT. Staff recommends this application for funding. SHPO has funded this type charette in the past. Ms. Patricia Buxton, Vice Regent – Daughters. of the Connecticut Revolution was on the call to answer any question or concerns.

Ms. Maher thanked Ms. Buxton for wanting to modernize this site. However, Ms. Maher did not feel this was a true charette process. A charette is a combination of people working together in focus groups or workshops and community involvement which is not represented in this application. A representative is chosen from each group for further discussion when an interpretative master plan is formed.

A furnishing plan is formed out of a charette. It is a great start but needs further development. Dr. Woodward was identified as part of the invitation list and he was not aware of it.

All participants should be notified. In refence to the budget, how are all these people identified and what role are they playing. Ms. Maher did not feel comfortable moving forward with this application until people were identified as to what their role was, and more research is done.

Ms. Donohue added this a big first step of a two-part workshop. The word “charette” was used because it was in the guidelines. The Trumbull House has invested one million dollars into restoring the property. A 300-page historic structures report was completed. The first half was pulled together by stakeholders at the local and state level. People were not informed prior because the applicant was not sure if they were going to receive the grant. It was not meant to be fine-tuned yet. They wanted to get the ball rolling with a preliminary workshop. The first half of the day would be findings and discussion. The second half of the day would be museum professionals taking a broad look at how spaces could be interpreted and used.

Ms. Maher asked what the purpose and the targeted audience is. The report was fantastic, but the audience and economics need to be at the forefront. Ms. Donohue replied, the first half is town and state officials, locals, and stakeholders.

Ms. Buxton commented they are working with a strategic planner and have another funder sponsoring the process. This information was not listed in the grant. Ms. Maher added she would like to see all documentation.

Mr. Elmore added that he would love to have seen them take landscaping and exterior spaces into consideration with this application.

Ms. Maher suggested with the information heard thus far, this should be a Survey and Planning grant first. In her opinion, this application should be tabled.

Chairwoman Nelson asked Ms. Buxton if they would consider a separate grant application. Ms. Buxton replied yes, whatever would be best to make a stronger application.

Chairwoman Nelson asked Ms. Dunne if she was open to tabling the application without prejudice to hear a whole new application. Ms. Dunne agreed.

Voting to deny without prejudice and to wait for a survey and planning grant and a whole new application soon. Motion was not carried, denied without prejudice.
(Y-2, N-5, Abstaining -1) (Roll call vote) 1 recused

d. Survey and Planning Grant, Congregational Church of Thompson, Thompson

On a motion by Ms. Gilvarg, Second by Ms. Christine Nelson, 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-9, N-0, Abstaining –1) (Roll call vote)

Applicant: Congregational Church of Thompson, Inc.

Grant Amount: \$20,000

Ms. Dunne presented this application. The Congregational Church of Thompson is requesting funding in the amount of \$20,000 to obtain the consulting services of a 36 CFR-qualified architect and appropriate team to prepare plans and specifications for certain restoration projects in the Thompson Congregational Church(1856). Staff recommends approval of the application. SHPO did fund a condition's assessment conducted by Evelyn Cole-Smith Architects. There is a total budget of \$40,000. Ms. Dunne did verify with the applicant that \$40,000 would be enough to complete this project. Mr. Bruce Hall, Church Moderator, is on the call for any questions or concerns.

Ms. Maher asked if this application had come to the Council once before. Ms. Dunne replied yes, it had a few years ago for a condition's assessment. The applicant did follow Council's advice and had a condition's assessment conducted. Plans and specifications are needed to follow through on those recommendations.

Mr. Hall thank the Council for consideration. The revitalization will be good for the community and they hope to have the Council's continued support moving forward.

e. Partners in Preservation Grant, Historic Neighborhood Preservation Program, Inc., Stamford

On a motion by, Dr. Faber, Second by Ms. Maher, the Historic Preservation Council votes to award a Partners in Preservation Grant, contingent on available funding from 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) (Roll call vote)

Applicant: Historic Neighborhood Preservation Program, Inc.

Grant Amount: \$2,100

Ms. Dunne presented this application. Historic Neighborhood Preservation Program, Inc. is requesting \$2,100 in funding to upgrade the organization's website. Staff recommends approval of this application. SHPO has funded website design projects in the past. The concern is always if the applicant is asking for enough to complete the project. Mr. Mark Diamond was on the call to answer questions.

Ms. Maher commented the project is idealist, but not realistic.

Mr. Diamond commented that the website has already been designed and developed. The site is not on-line yet.

Chairwoman Nelson asked Ms. Dunne if a project can be funded if it is already complete. Ms. Dunne replied that she was not aware the project was completed. Mr. Diamond added this was a proposal. The developer provided the applicant with a demonstration of the site.

Dr. Woodward added, he agreed with Ms. Maher on the timeframe not equaling the scope of work. If the developer was satisfied with the product and the price, then he was satisfied. Mr. Diamond added he knew the developer and he gave them a good rate.

Chairwoman Nelson asked Mr. Diamond if he was getting both parts of the website development or just the design. Mr. Diamond replied, just the website design and may need additional funding.

Ms. Maher added that documentation from the developer demonstrating his in-kind service should be add to the application. If the developer is a 501c3, he can submit it with his tax return. Mr. Diamond added he will get a bill from the developer.

Dr. Faber asked if the National Register properties and historic districts will be identified, along with funding sources and tax information. Mr. Diamond replied he can provide whatever is asked for.

Dr. Glaser added the fact the developer is using a template should be added in the application as well. Mr. Diamond replied yes, the developer is using the "Go Daddy" template. He will forward all requested information to Ms. Dunne.

f. Survey and Planning Grant, Amity and Woodbridge Historical Society, Inc., Barns of the Thomas Darling Property, Woodbridge.

On a motion by Ms. Carnell, Second by Ms. Maher, 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-9, N-0, Abstaining -1) (Roll call vote)

Applicant: Amity and Woodbridge Historical Society

Grant Amount: \$20,000

Ms. Dunne presented this application. The Amity and Woodbridge Historical Society is requesting \$20,000 in funding to obtain the consulting Services of a 36 CFR-qualified structural engineer to prepare plans for stabilization and repairs to certain barns on the Thomas Darling House property (c.1765). Staff recommends approval if this application.

Ms. Dunne and Mr. Levine conducted sites visits on the 3 barns on the property. Mr. Levine is the SHPO barn expert. The grant is not requiring a match, but \$20,000 is enough for a CFR-qualified structural engineer. The applicant plans to do an RFP for 2 of the barns, then the third as an additional alternative. Ms. Mary Dean and Ms. Alexia Belperron of the Amity and Woodbridge Historical Society were on the call for any question and concerns.

Ms. Maher asked if the applicant has their 501c3 status. Ms. Dunne replied yes, but it was not checked off on the application. Ms. Alexia Belperron responded yes to having their 501c3 in the chat.

Ms. Maher added it would be nice expand the narrative and including the female voice to the history of these properties. She believes Mr. Thomas Darling was married and the house should be acknowledged as the Thomas and Abigail Darling House. Chairwoman Nelson commented that would be up to the Woodbridge Historical Society to do so. Ms. Belperron agreed with Ms. Maher on changing the name of the house. Also, there were people at the house enslaved by his wife Abigail, that should be added as well.

Dr. Faber asked what the term of the lease on the property was. Ms. Belperron replied it was expended to 10 years in July. Dr. Faber mention to Ms. Dunne there are items that need to be checked off on the checklist. Ms. Dunne agreed.

Dr. Glaser added the National and local register nomination should be amended to acknowledge the story of the people who were enslaved by Mrs. Darling. Ms. Belperron replied they are currently working with SHPO to make these changes and add as a district.

g. Survey and Planning Grant, New Britain Museum of American Art, Grace Judd Landers House, New Britain

On a motion by Ms. Maher, Second by Ms. Gilvarg, 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-9, N-0, Abstaining -1) (Roll call vote)

Applicant: New Britain Museum of American Art
Grant Amount: \$20,000

Ms. Dunne presented this application. The New Britain Museum of American Art is requesting funding in the amount of \$20,000 to obtain the consulting services of a 36 CFR-qualified historical architect and appropriate team to prepare a condition assessment of the exterior of the Grace Judd Landers House (1909). Staff recommends approval of the application.

Interior renovations are currently being conducted on this property. There is damage to the exterior of the house which is all original materials. There seems to be moisture issues which need to be evaluated as soon as possible to determine the cause.

Chairwoman Nelson asked if there were any drawings associated with this project. Ms. Dunne replied she was not aware and will check to see. Chairwoman Nelson added the drawings will be very helpful in determining where the moisture damage is and what the source may be.

Dr. Glaser commented she is familiar with New Britain. The building was well documented by photos and they would be helpful to add to the application.

**h. Survey and Planning Grant, Norwich Historical Society, Diah Manning House,
Town St., Norwich**

On a motion by Ms. Maher, 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-9, N-0, Abstaining -1) (Roll call vote)

Applicant: Norwich Historical Society, Inc.
Grant Amount: \$20,000

Ms. Dunne presented this application. The Norwich Historical Society is requesting funding in the amount of \$20,000 to obtain the consulting services of a 36 CFR-qualified historical architect and appropriate team to prepare a conditions assessment of the Diah Manning House (c.1750). Staff recommends approval of this application. The house has been vacant for years and is important to the town. Ms. Dunne and Mr. Levine have conducted a site visit. A basic conditions assessment will be an important step in moving forward with preservation and use of the house. Ms. Regan Miner, Norwich Historical Society, is on the call to answer any questions or concerns.

Ms. Maher commented that this property is a wonderful asset to the community, and it is good to see it being taken care of. Is there a plan in the future to make the house accessible to the public? Ms. Dunne replied that is the reason for the condition's assessment, to eventually make it available to the public.

Ms. Regan Miner commented, the building will be used as community space open to the public and a condition's assessment is the first step in doing so.

Dr. Woodward asked if there was a lease arrangement with the owner and the Society, if so, wouldn't that be a "double jeopardy" economic obligation on the house? Ms. Regan replied there is a 20-year lease and development agreement to rehabilitate the structure with the owner granting right of first refusal to the Society. The Society has a lean of record if the owner decides to sell within in the 20-year period. The owner has no intention to sell.

i. Survey and Planning Grant, Simsbury Historical Society, Phelps House and Tavern, Simsbury

On a motion by Ms. Gilvarg, Second Ms. Maher, 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-9, N-0, Abstaining –1) (Roll call vote)

Applicant: Simsbury Historical Society, Inc.

Grant Amount: \$20,000

Ms. Dunne presented this application. The Simsbury Historical Society is requesting funding in the amount of \$20,000 to obtain the consulting services of a 36 CFR-qualified historical architect and appropriate team to prepare a condition assessment for the Phelps House and Tavern (1771). Staff recommends approval of the application. Ms. Dunne stated that Mr. Robert Lyle of the Simsbury Historical Society was unavailable to be on the call and she would try to answer any questions the Council may have had.

Ms. Maher commented that the application was vague. The architects should have submitted a proposal with a breakdown of specifically what is to be done. It is nice they are interested in taking care of the property. Something from a historical architect would help. Ms. Dunne replied, the applicant has not consulted an architect yet, with the understanding they must do a condition's assessment first. She will work with them to construct an RFP. Ms. Maher also asked Ms. Dunne if she was comfortable moving forward with the applicant. Ms. Dunne replied yes, the applicant will be assisted by SHPO throughout the grant process. Ms. Maher asked if there was an easement on the property. Ms. Dunne replied that she would have to check. If so, it would be easier for the applicant.

j. Survey and Planning Grant, Town of Bolton, Bolton Heritage Farm, Bolton

On a motion by Ms. Maher, Second by Dr. Woodward, 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-5, N-0, Abstaining - 1 - KG) (Roll call vote)

(Mr. Tom Elmore recused himself at 11:14 a.m.)

(Ms. Marguerite Carnell recused herself at 11:14 a.m.)
(Dr. Sarah Sportman recused herself at 11:14 a.m.)
(Chairwoman Sara Nelson recused herself at 11:14 a.m.)

Applicant: Town of Bolton
Grant Amount: \$20,000

Ms. Dunne presented this application. The Town of Bolton is requesting \$20,000 in funding to obtain the consulting services of a 36 CFR-qualified historical architect and appropriate team to prepare a master plan for the restoration, development, and reuse of the Bolton Heritage Farm (c. 1830). Staff recommends the approval of this application.

Ms. Dunne wanted to clarify a few items in the application. The conditions assessment is dated back to 2008 or 2009. The grant is not to update the assessment, as noted on Page 7 of the application, but to move forward with a master preservation plan for the building and grounds for appropriate uses. Ms. Rhea Klein and Ms. Arlene Fiano of the Bolton Heritage Farm Commission were on the line to answer any questions.

Ms. Maher added that this is an excellent package, not a rehash. Good to see the mention of needing an economic consultant which will lead to another phase. There is a change of use needed in the application. Will register documents have to be amended if there is a change in use of the property? Ms. Dunne replied she would have to check with Ms. Jenny Scofield, SHPO's National Register Coordinator and how or if it would impact the narrative of the listing. Ms. Klein mentioned the barn is owned by the Town and considered a storage facility, so in order to move forward, it would have to be changed to a building for occupation.

Dr. Glaser mentioned sometimes the only way to serve these buildings is to change the use which is not a deal breaker.

Ms. Maher mentioned it would have been nice if the letter from the Bolton Land Trust was addressed to more than Gentlemen. Ms. Klein and Ms. Fiano apologized for the oversight.

(Mr. Jonathan Kinney texted Ms. Carnell, Mr. Elmore, Chairwoman Nelson, and Dr. Sportman to return to the meeting at 11:25 a.m.)

VI. State Register of Historic Places Nominations

VII. Local Historic District/Property Study Report/s

a. Expansion of Lovely-Main Historic District, Unionville

On a motion by Ms. Gilvarg, Second by Dr. Faber, pursuant to CGS §7-147 b (c), the Historic Preservation Council votes to recommend approval of the proposed ordinance and boundary as presented in the study report for the expansion of the Lovely-Main Historic District in Farmington, CT as presented by the Unionville Historic District and Properties Commission dated August 15, 2020.

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

Chairwoman Nelson asked Ms. Dunne if she was looking for review comments on this study because they did not have a motion. Ms. Dunne replied yes. The motions were not added so she read them aloud. The report was submitted in late August as 3 separate properties and needed to be repackage as an expansion of an existing historic district. Chairwoman Nelson added that in the past they voted to agree with the boundaries as presented. She asked if anyone had any questions or concerns, she could convey to the District Commission.

Dr. Glaser requested clarification. Ms. Dunne explained the Unionville Historic District was presented to the Council 13 years ago as a larger district. Over the years the property owners have wanted to become part of one district and they have been rejected. They are now coming together again to make this happen. Ms. Dunne should have pulled the original reports and will do so in the future.

Ms. Maher added that, in moving forward, it is important to expand the narrative and include the people who lived in the house. In the case of the Isa Holley House, his wife's name is Diadema. How can her name not be documented in the history? Ms. Dunne agreed to make sure the applicant includes that information.

Chairwoman Nelson asked if the boundaries of the existing district were included. Ms. Dunne pulled up the map and explained how the designated properties are connected. Chairwoman Nelson added it would be nice if the included graphic could include boundaries lines. Ms. Dunne replied she can make sure the map that is part of the record shows a continuous boundary line around all the properties. Ms. Dunne reread the motion.

b. 796 Plainville Avenue, Farmington

On a motion by Ms. Maher, Second by Dr. Faber, pursuant to CGS §7-147 q (c), the Historic Preservation Council votes to recommend approval of the proposed ordinance and boundary as presented in the historic property study report for 796 Plainville Avenue, Farmington, CT, as presented by the Unionville Historic Districts and Properties Commission and dated August 15, 2020.

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

Ms. Dunne read the motion out loud. Staff recommends approval of this single property's boundaries and ordinances.

VIII. Archaeological Preserves

IX. Threatened Properties – Mr. Todd Levine

a. Stamford

Mr. Levine stated that the demo agreement expired on October 21, 2020. The Office of the Attorney General has been working with the City and the property owners to find a solution. Even though the deadline is past, no buildings have been demolished yet. The parties involved are still trying to work together to reach a compromise. SHPO sent a letter stating that the office is ok with the Shick addition to the Blickensderfer Building (650 Atlantic) coming down. They are going to have to make room to accomplish the remediation and to maintain 650 Atlantic. SHPO and the AG will be meeting with DEEP and Fuss & O'Neil next week to discuss the report and alternatives.

SHPO and the AG will be meeting Friday with the City of Stamford to discuss the potential widening of Garden Street. Ideally, the building on the corner (130 Henry Street) will remain and the street will be widened north of 79 Garden Street to two lanes. The second lane will be used for parking. SHPO is working with the AG on a compromise to save both buildings. Other options are moving 130 Henry St., to the corner of Henry and Atlantic Streets and pushing 79 Garden Street back in its current parcel and keeping the street scape intact. SHPO and the AG have all the information needed if something unexpected happens.

b. Bridgewater Grange

SHPO has been working with Historic Grange Group trying to develop a new 501c3 which is not working, due to a big donor backing out. The Governor's office, 1st Selectman, SHPO, and AG have a meeting tomorrow to create a new Historic group. The Governor's office is now involved, and this may get ugly.

Ms. Maher asked if it was the same 1st Selectman. Mr. Levine replied, yes. Now it is political. Ms. Maher added it is political now. She asked to assist after the first meeting off the record, and she never heard back from anyone.

Ms. Nannette Armstrong asked if the Governor wants the property sold and is the group not a 501C3? Mr. Levine replied that the Governor asked for an explanation on this issue. The non-profit gave it to the municipality, and it stalled at the municipal level and they wanted to knock the building down. That is when SHPO got involved. Grange has always been a 501c4.

Chairwoman Nelson asked why Shepard-Grange organization pulled out. Mr. Levine replied their local support backed out due to COVID-19, the stock market, and she does not have the money to liquidate the other properties.

X. Preservation Restrictions

XI. Report on State Historic Preservation Office – Mr. Jonathan Kinney

The SHPO is currently working on several initiatives aimed at furthering the goals laid out in the Statewide Strategic Plan. These include enhancing SHPO’s existing partnerships and fostering relationships with new partners. SHPO is hoping to begin a series of regular virtual check-in meetings with statutory partners to discuss the status of their preservation programs and how the office can provide additional support to their efforts. SHPO is also hoping to conduct focused outreach in several geographic areas within the State, with which the Office has had limited contact. SHPO staff has also been participating regularly in Preservation Connecticut’s virtual lunchtime speaker series “Talking About Preservation as part of its ongoing work to provide preservation related educational and training opportunities.

The SHPO is also looking to reinstating its internship program for graduate students or recent graduates entering the field, hopefully in the Spring or Summer of 2021. The office is also beginning conversations with Preservation Connecticut to create an Archaeology Circuit Rider position that will further enhance the ability to provide technical assistance and guidance to other government agencies, municipalities, and residents.

Finally, the SHPO is working towards transferring the administration of our historic preservation easement program to Preservation Connecticut and is currently drafting an agreement document that will lay out what that process will look like.

Mr. Kinney closed by thanking the SHPO staff for their dedication and the hard work they do each day.

XII. Report on Museum Properties – Ms. Liz Shapiro (Ms. Shapiro had to leave the meeting, so Mr. Kinney read the report)

The restoration project at the Prudence Crandall Museum continues to move forward. It ran into a hard stop when we found out – thanks to Dr. Sarah Sportman – and the talented champion members of FOSA – Friends of the State Archeologist, they have determined that an area that we believed had been previously surveyed has, sadly, not been surveyed.

The area is too large for FOSA to take on (they've already spent three weeks on the site!) and so we will be moving ahead with what the state calls a PSA to advertise for a qualified contractor to take on the project in the spring. This will delay the overall project completion.

There were a few other issues to deal with onsite, but happy to report that Ms. Joan DiMartino and Erica Ciacella have been moving forward on an application to IMLS for a social justice coordinator for the museums, as well as an application to the International Coalition of Sites of Conscience for all the museums. She also authored a blog piece on the changes at the museum for the New England Museum Association, which should be published shortly. Again, shout out to SHPO staff members Jonathan, Marena and Cathy who have basically been at the beck and call of this project for the last three months.

Old New-Gate Prison is now closed but did participate in the East Granby drive through trick or treating – a far cry from our usual Halloween activities there. Ms. Morgan Bengal has also assisted SHPO and museum staff with running Zoom programs – she is our resident expert. The opening of the CT Re-Entry Hall of Change at Old New-Gate is happening this afternoon, in a small, socially distanced, and open-air fashion. The first eight individuals inducted into the hall, the first location of which is in the visitor's center at New-Gate, will be joined by a few dignitaries for photos, etc. The induction event was virtual, and if you really want to be moved and feel good about people, that is something to watch. Ms. Shapiro is happy to send links. Ms. Bengal is also beginning the process of evaluating the use of the “new” white barn on the property. It is used as a storage barn now, although it originally had staff offices and a full bathroom, and heat. Hoping to start its use next year as classroom space. There are considerations for the change of use, but nothing prohibitive. Ms. Bengal and the SHPO staff believes the income produced from the building over the course of three years of so will cover the cost of changes to the building to get it operational.

Staff at the Henry Whitfield Museum is assisting Ms. Joan DiMartino on the IMLS grant and continuing to help train new staff on Connecticut Collections. The Museum staff will also be doing a deep dive into a mission revision, which will involve placing the museum squarely in the conversation about what it means to be “colonial” in a time of decolonization. We are very excited about that work.

The Eric Sloane Museum just received a donation of several Eric Sloane paintings and drawings. This was the museum's first significant donation to any of the museums since Ms. Shapiro worked for the state, and it has really helped the staff to hone both museum procedures as well as those associated with the acquisition of property by the state.

The staff is really looking forward to showcasing them in our grand reopening (delayed now two years!) at the museum. All collections have been reinstalled, and the building looks wonderful. Mr. Andrew Rowand has been working to establish a stronger online presence via social media and is in the beginning stages of planning a virtual symposium in the spring.

XIII. Old Business - Grants - Extension of No Match Requirement – Mary Dunne

On a motion by Ms. Maher, Second by Dr. Glaser to recall the item to the table from the October 7, 2020 HPC meeting.

Ms. Dunne read the motion out loud and re-presented the original motion. SHPO is waving the match.

Dr. Glaser asked why March 3rd. Ms. Dunne replied she had to bump people for a CEPA case, back log and COVID-19. Also, this is the date of the March 2021 HPC meeting.

Mr. Levine commented in January or February, more CEPA cases are approaching.

Ms. Dunne added 8 or 9 applications may be ready to go by December 2020 with an additional 25 coming.

Chairwoman Nelson asked Ms. Dunne and Mr. Kinney if March to June 2021 would be a better date? Ms. Dunne replied yes. Mr. Kinney replied yes, due to volume and funding, he had no objection if the Council did not.

On a motion to Dr. Woodward, Second by Ms. Maher, to revise meeting date to June 2021 (Y-9, N-0, Abstaining –1) (Roll call vote)

After it was decided to add a couple of months to the original deadline, Chairwoman Nelson suggested we change the date to the day after the June 2nd meeting.

On a motion to set new meeting date to June 3, 2021 (Y-9, N-0, Abstaining –1) (Roll call vote)

XIV. New Business

- a. Update on Council member terms / new appointments** – Chairwoman Nelson
Chairwoman Nelson commented there are a few expired terms and vacant seats available on the Council. The staff and Council were asked for recommendation to possibility fill the appointments.

Chairwoman Nelson asked Mr. Kinney if he would meet with Ms. Shapiro to get a time frame on possible appointment. Mr. Kinney replied he had spoken with Ms. Shapiro briefly, but will have some answer in the up-coming month.

Ms. Gilvarg, Dr. Glaser (would like a reappointment), Ms. Maher, Dr. Faber, and Chairwoman Nelson are all serving on expired terms.

- b. Requests for future Council meeting discussions** – Chairwoman Nelson
Chairwoman Nelson asked the staff and Council for topics of discussion or concerns that are not covered in regular HPC meeting due to time restraints.

Dr. Glaser - One issue is that the insurance industry will not always cover properties listed on the register or older homes. She would like to meet with an insurance industry liaison. Perhaps a subcommittee should be formed.

Ms. Dunne commented that she and Ms. Scofield – NR Coordinator with SHPO, would like to have conversations with the State Department of Insurance Commission.

Chairwoman Nelson would like to convene a subcommittee with underwriters on how to insure historic homes/building. Dr. Woodward volunteered as well.

Chairwoman Nelson - There is a concern about preservation grant money for not going as far as it used to due to construction cost increases. Mr. Kinney, Ms. Finke, and Ms. Dunne could check on any economic data from DECD.

Mr. Elmore - The cost of asphalt and building materials have also gone up and should be examined.

Ms. Christine Nelson - Engineering firm Nathan L. Jacobson and Associates work with municipalities researching unit cost for setting bonds amounts, historic percentages, landscape (will provide contact).

Ms. Maher mentioned a cost estimator that is being used by the NYC Landmarks Preservation Commission. Mechanical engineers also need to look at ventilation upgrades now to concerns resulting from COVID.

Chairwoman Nelson asked Mr. Kinney to schedule the items for discussion at next month's meeting.

XV. Liaison with Public & Private Agencies

XVI. Public Forum

XVII. Adjournment

On a motion by Dr. Faber, Second, Ms. Christine Nelson, the meeting was adjourned at 12:28 a.m.

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

***Next regularly scheduled Council meeting:
Wednesday December 2, 2020 – Meeting format to be determined***