

**HISTORIC PRESERVATION COUNCIL
MEETING STATE HISTORIC
PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, October 5, 2022 @ 9:30 am
Virtual meeting – Microsoft Teams**

MINUTES

Council: Ms. Elizabeth Acly, Ms. Vincencia Adusei, Mr. Paul Butkus, Ms. Marguerite Carnell, Chairman Thomas Elmore, Ms. Christine Nelson – Vice Chairwoman, Ms. Sara Nelson, Dr. Sarah Sportman

Absent: Dr. Leah Glaser, Ms. Elizabeth Burgess

Staff: Mr. Cory Atkinson, Ms. Julie Carmelich, Ms. Melissa Diaz, 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. Laura Cipriano	Ms. Jane Montanaro
Ms. Mary Falvey	Ms. Renee Tribert
Mr. Jeffrey Mainville	Mr. Jim Venneman
Mr. John Machledt	Mr. Andy King
Mr. David Newton	Mr. Taylor Hansen
Mr. Peter Meny	Mr. Todd Bryant
Ms. Toni Gold	

I. Call to Order

Chairman Elmore called the meeting to order at 9:33 am.

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 Interests and asked if there were any conflicts of interest. Ms. Sara Nelson and Chairman Elmore recused themselves from item V.B.1. Ms. Christine Nelson was asked to chair the conversation for that agenda item. Ms. Beth Acly recused herself from agenda items V.B.2.

Chairman Elmore explained that those members with conflicts would leave the meeting, and staff would contact them when it was appropriate for them to return.

IV. Review and Approval of Minutes and Transcripts

V. State Historic Preservation Grants – Action Items

A. Unfinished Action Items

1. Historic Restoration Fund Grant, Church of Christ Congregational, restoration and re-installation of the steeple, 6 Litchfield Road, Norfolk.

On a motion by Ms. Carnell, second by Ms. Sara Nelson, the Historic Preservation Council voted to call this item to the table and to immediately table it again for one month, until the November 2, 2022 meeting.

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

This item was tabled in order to provide the applicant with more time to obtain the additional information requested at the September 7, 2022 meeting.

B. New Action Items

1. Survey and Planning Grant, Town of Scotland, Architectural Plans and Specifications, 9 Devotion Rd., Scotland

Chairman Elmore and Ms. Sarah Nelson recused themselves from this item and left the meeting at 9:41.

On a motion by Ms. Carnell, second by Mr. Butkus, 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 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 recommended the application for funding.

(Y-6, N-0, Abstaining-0, Absent-2, Recused-2) (Roll call vote)

Applicant: Town of Scotland

Amount: \$ \$50,000

Ms. Dunne presented this application. The Town of Scotland requested funding in the amount of \$50,000 to obtain the consulting services of a CFR-qualified Architect and team to develop bid level plans and specifications to support restoration projects for Scotland town Hall (1840 and 1896), located at 9 Devotion Road, Scotland. A revised budget was sent to Council ahead of the meeting. The funding request was increased from \$40,040 to \$50,000. This is one of the raised cap, non-matching grants for plans and specifications which will support an HRF grant and several other applications that are in the works for state funding. It is estimated that the total cost for all of the plans and specifications will be approximately \$100,000.

Ms. Acly asked for clarification as to whether design had started already based on a line in the application. Ms. Dunne responded that they have not started design,

but the budget is based on their preliminary proposal. Ms. Acly also asked whether the applicant would be engaging an engineer. Ms. Dunne stated that she believes they will.

Ms. Carnell asked about a line in the application that stated a small building behind the town hall would be demolished. Ms. Dunne stated that she was not familiar with the building, but staff would review the plans and specifications in detail to make sure.

Mr. Butkus noted that even though this is a non-matching grant, but the award amount would only be 50% of the total cost. It is a good example that projects often cost more than the grant amounts.

Chairman Elmore and Ms. Sara Nelson returned to the meeting and Ms. Acly left the meeting at 9:53.

2. Survey and Planning Grant, New Britain Museum of American Art, Architectural Plans and Specifications, 56 Lexington St., New Britain

On a motion by Ms. S. Nelson, second by Ms. C. Nelson, 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 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 recommended the application for funding.

(Y-6, N-0, Abstaining-1, Absent-2, Recused-1) (Roll call vote)

Applicant: New Britain Museum of American Art
Amount: \$26,000

Ms. Dunne presented this application. The New Britain Museum of American Art requested funding in the amount of \$26,000 to obtain the consulting services of a CFR-qualified architect and team to develop bid level plans and specifications to support restoration projects for the Grace Judd Landers House (1903), located at 56 Lexington Street, New Britain. This is also a non-matching, raised cap grant. This grant will focus primarily on the building's tile roof. The budget was supplied by the project architect, so staff is confident that it is sufficient. Jeffrey Mainville and Taylor Hansen were on the call to address any questions.

Ms. S. Nelson asked if an actual roofer was going to be brought in to look at the tiles and investigate the membrane to do sampling and testing for hazardous materials. Mr. Hansen responded that the architects are engaged with a roofing consultant, and they are very involved with the design and making sure the investigation uncovers any hazardous materials.

Ms. Acly returned to the meeting.

3. Survey and Planning Grant, Golden Hill United Methodist Church, Condition Assessment, 210 Elm Street, Bridgeport

On a motion by Mr. Butkus, 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 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 recommended the application for funding.

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

Applicant: Golden Hill United Methodist Church
Amount: \$20,000

Ms. Dunne presented this application. Golden Hill United Methodist Church requested funding in the amount of \$20,000 to obtain the consulting services of a CFR-qualified architect and team to prepare a condition assessment of the Golden Hill United Methodist Church (1929), located at 210 Elm Street, Bridgeport. Ms. Dunne and Ms. Fink have been talking with the applicant for some time. They originally came to SHPO requesting funding for windows. Preservation Connecticut Circuit Rider Mike Forino went out and did a site visit and noticed that there were additional concerns with the building. The recommendation to the applicant was to take a step back and to complete a comprehensive condition assessment of the building. The applicant is interested in seeking the best treatment options for the building's historic fabric. Mr. Forino was confident that the building's windows could be restored with some limited replacement. John Machledt is here to answer questions.

Ms. S. Nelson commented that the amount of funding will limit the applicant's ability to have a comprehensive assessment of the building done, since it is a very large structure. This will most likely be more of a broad overview of the building. Ms. Dunne responded that she will recommend, since the applicant has some specific concerns, that the RFP be tiered to first address those, and then to see how much funding remains to evaluate the remainder of the building.

Ms. Acly commented on the masonry, which appeared to be granite. Ms. Acly stated that granite tends to not be breathable. She encouraged the applicant to have the consultant do a lift investigation of potential water infiltration. It would also be helpful to describe the masonry investigation in the RFP.

4. Survey and Planning Grant, Unitarian Society of Hartford, National Register Nomination, 50 Bloomfield Avenue, Hartford

On a motion by Mr. Butkus, second by Ms. C. Nelson, 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 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 recommended the application for funding.

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

Applicant: Unitarian Society of Hartford

Amount: \$16,700

Ms. Dunne presented this application. The Unitarian Society of Hartford requested funding in the amount of \$16,700 to obtain the consulting services of a CFR-qualified Architectural Historian to prepare a National Register nomination for the Society's meeting house (1964), located at 50 Bloomfield Avenue, Hartford. Staff is excited to recommend this application for funding. It speaks directly to SHPO's goal of wanting to diversify the resources we nominate, both from a social/history perspective and from an architectural perspective. This is a non-matching grant and the National Register Coordinator at SHPO, Jenny Scofield, was consulted prior to submission of the application.

Mr. Butkus asked for clarification of the difference in the work effort for a State Register nomination vs. a National Register nomination. Ms. Scofield stated that when SHPO receives a request to nominate something, she and Ms. Wisniewski (State Register Coordinator) will meet to discuss and will always recommend National Register listing if the property can achieve that status. The level of effort is similar in documentation and research, but the national process is a bit more rigorous. Both forms are similar and rely on fieldwork, research, and scholarship, the National Register has some additional steps including the State Review Board and National Park Service review, more steps of editing, more robust paperwork, etc. and steps. From a cost perspective, it can be more expensive as it results in more hours for the consultant.

Ms. C. Nelson asked about the public access requirement and if that is more easily met by churches that are open to the public. Ms. Dunne responded that National Register listing does not require public access, that is limited to SHPO's HRF funding. Ms. Scofield clarified that the funded work in this case is a document, which is publicly available.

5. Survey and Planning Grant, Historic Rowayton, Condition Assessment, 177 Rowayton Avenue, Norwalk

On a motion by Ms. S. Nelson, 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 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 recommended the application for funding.

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

Applicant: Historic Rowayton

Amount: \$7,500

Ms. Dunne presented this application. Historic Rowayton requested funding in the amount of \$7,500 to obtain the consulting services of a CFR-qualified architect/engineer team to prepare a condition assessment of the Seeley-Dibble-Pinkney House (c1820), located at 177 Rowayton Avenue, Norwalk. To speak to Ms. S. Nelson's earlier point, Ms. Dunne stated that a \$15,000 budget for a condition assessment does initially appear to be low. However, the house is on the smaller side, it has been the organization's headquarters for 50 years, and there are no plans for a change in use. The applicant arrived at the budget number through verbal consultation in the field. Ms. Dunne will work with the applicant on the RFP to manage expectations. Todd Bryant, project consultant, was on the call to address any questions.

Mr. Bryant stated that it is indeed a small building, and it does have a number of issues. The applicant had gotten several estimates, but nothing is coordinated. This assessment will allow them to prioritize and proceed in an orderly manner.

Ms. Acly stated that the building looks to be more mid-nineteenth century instead of 1820s. Will the assessment look at the date of construction? Mr. Bryant was not sure of the date.

Mr. Butkus commented that this is an interesting example of how there can be various levels of needs for buildings. This building is occupied and is fairly simple, as opposed to a large or complicated structure or one that needs extensive work simply to be habitable.

Ms. Adusei asked if the assessment would identify the entire scope of work that is needed. Mr. Bryant responded that that is the idea. The next step would be plans and specifications and then an HRF grant to do the work.

VI. State Register of Historic Places Nominations

A. Unfinished Action Items

B. New Action Items

1. State Register of Historic Places Nomination, 4 Haddam Neck Road, East Hampton

On a motion by Ms. C. Nelson, second by Mr. Butkus, the Historic Preservation Council voted to list the Dorothy L. and John J. Parker House, located at 4 Haddam Neck Road, East Hampton, to the State Register of Historic Places. Staff recommended approval of the listing.

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

Ms. Wisniewski presented this nomination. The Dorothy L. and John J. Parker House is eligible under Criterion 1 and 2, at the local level, in the areas of social history and architecture, as an intact example of an eighteenth-century house remodeled in the Colonial Revival, popular during the early twentieth century. Alterations to the house are in keeping with the Colonial Revival aesthetic movement. Because of this, the house retains its integrity of location, design, setting, material, workmanship, feeling, and association. Ms. Renee Tribert, author of the nomination, was on the call to answer any questions.

Ms. Acly complimented Ms. Tribert and stated that it was so refreshing to see the Colonial Revival acknowledged and that she did an excellent job on the context and exploring the romanticized ideals associated with the movement.

Mr. Butkus asked about the period of significance and the form indicates the 1930s, but he was curious to know if it should be called out as an earlier building that was remodeled in the 1930. Ms. Wisniewski responded that the building is no longer an intact example of an eighteenth-century house, but a circa date for the original construction with the dates of the later alterations could be added to the significant dates section in order to provide additional clarification.

Ms. Carnell had a similar question and agreed that adding those dates would be helpful. Ms. Carnell commented that this was a very strong nomination. She had two minor grammatical comments that she shared with the group as well.

Ms. C. Nelson asked about the wall coverings and what appeared to be a mural. Ms. Tribert responded that it is a scenic wallpaper. She did some research on the wall coverings, but it is not her area of expertise. It may be somewhat later than the initial Colonial Revival remodeling.

Chairman Elmore stated that he was intrigued by the barn, and he was curious if there was any way to clarify the date of construction. Ms. Tribert did not spend a ton of time on the barn because the house was so complicated. She believes it is an eighteenth-century barn with nineteenth-century alterations.

VII. Local Historic District/Property Study Report/s

VIII. Archaeological Preserves

IX. Threatened Properties - CEPA Updates – Todd Levine

No updates from Todd. No potential CEPA for November.

X. Preservation Restrictions

XI. Report on State Historic Preservation Office – Jonathan Kinney

Mr. Kinney reported that Mr. Andy Horowitz, the newly appointed State Historian, could not make it to this month's meeting, but his first meeting as a Council member will be in November.

Mr. Kinney reported that the Saturday in the Park Olmsted event at Fulton Park in

Waterbury was rained out on October 1st, but the rain date is October 15th.

- On October 8th, the annual Archaeology Fair will be held from 10am to 4pm at Old Newgate Prison and Copper Mine. It is a family friendly event with exhibits, games and speakers. It is free and open to the public, but there is a special fee if you want to go into the mines because they are having a special jack-o-lantern event. We encourage everyone to attend and to spread the word.

Finally, Mr. Kinney reported that SHPO did have a successful test of DECD's new hybrid meeting technology at the September meeting of the State Review Board. Several members of the Board were present in person and the rest joined remotely. So, the option for Council to transition to hybrid meetings is available.

Ms. Acly asked about the tech. Mr. Kinney responded that it is essentially a set of speakers and cameras that would allow those participating remotely to see and hear what is happening in the meeting room. Chairman Elmore asked if staff would be able to share photos and screens in a hybrid meeting? Mr. Kinney responded yes, in-person participants would see it on a large screen in the meeting room and remote participants would see it on their computer screen. Ms. S. Nelson asked if it would be possible to do a test run of the technology with the group. Mr. Kinney responded that it would. Ms. Carnell suggested the possibility of rotating back and forth each month between a remote meeting and a hybrid meeting. Mr. Kinney asked Council to think about it and the conversation can continue next month.

XII. Report on Museum Properties – Liz Shapiro

Ms Shapiro reported that visitation for Summer at the Museums and in general was on track. The museums operated short-staffed all season, particularly Newgate. Fortunately, the museums only had to close unexpectedly three times, so staff deserves a lot of appreciation for all their hard work. The museums will be closing for the season on or around Nov. 1st.

Prudence Crandall Museum has been hosting 1-3 tours per day. The fact that the museum is currently open is not really being pushed, since there are currently no exhibits. However, the visitors that are coming are staying longer and really enjoying the experience. About 25 students from the local elementary school held a back-to-school service event. They helped to clear out, mulch, and prepare the new peace garden. There are still issues with HVAC system that are being worked on.

Old Newgate Prison is presenting a new take on the holiday experience. Halloween has always been a big deal at the museum. The new experience will include 350 jack-o-lanterns that will be placed in the mines. It will be a way for people to experience and enjoy the site in a different way. People have really liked it and Fox 61 did a piece on it on Monday.

Over two hundred people attended welcome week at the Henry Whitfield Museum on September 10th. A lot of different organizations took part. This is a way to welcome people who are new to the community, especially immigrants. This is a key part of the museum's mission to look at the Colonial Revival from its very roots and to address the immigrant experience. Michelle Parish is also getting ready to begin the America 250 project funded by a grant from the NPS.

The Eric Sloane Museum hosted a tattoo artist/historian. The artist creates line drawing tattoos inspired by early New England folk art and maritime themes. It was set up as an artist in residence program, and he created 2-3 pieces inspired by the Sloane collection, designing them to be tattoos. The Museum will retain one piece, voted on by visitors, and staff hopes to use this as a pilot for other artists in residence programs.

XIII. Old Business

XIV. New Business

XV. Liaison with Public & Private Agencies

Ms. Montanaro reported that there are fun events scheduled for the next two Saturdays and she hopes everyone will come out and enjoy. In addition, CT Preservation Action is planning its annual meeting for Thursday, October 27th from 4-7pm at the Parkville Market. Reservations will open soon.

XVI. Public Forum

XVII. Adjournment

On a motion by Ms. C. Nelson, second by Ms. Carnell, the meeting was adjourned at 10:49am.

*Next regularly scheduled Council meeting:
Wednesday November 2, 2022 – Meeting format to be determined*