

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, October 8, 2025 @ 9:30 am**

Microsoft Teams Meeting

Meeting will be held virtually on Microsoft Teams (see code for meeting in your email or contact Jonathan.Kinney@ct.gov for the code)

MEETING MINUTES

Council: Ms. Elizabeth Acly, Ms. Vincencia Adusei, Ms. Elizabeth Burgess Chairman Paul Butkus, Ms. Marguerite Carnell, Mr. Thomas Elmore, Dr. Leah Glaser, Dr. Andy Horowitz, and Dr. Sarah Sportman

Absent: Mr. Kent McCoy and Ms. Deanna Rhodes

Staff: Mr. Cory Atkinson, Mr. Kevin Berger, Ms. Julie Carmelich, Ms. Mary Dunne, Ms. Erin Fink, Ms. Deborah Gaston, Mr. Jonathan Kinney, Ms. Catherine Labadia, Mr. Todd Levine Ms. Jenny Scofield, Ms. Elizabeth Shapiro, and Ms. Marena Wisniewski

Guests: Ms. Mary Cockram, Mr. Gary Heller, Mr. Gary Kalan, Ms. Priyanka Panjwani, Mr. Richard Steiner, Mr. Max Webster and Ms. Jill Zorn

I. Call to Order

The meeting was called to order at 9:32 a.m.

II. Review of Public Comment Procedures

Chairman Butkus read aloud the Review of Public Comment Procedures.

III. Code of Conduct/Conflict of Interest

Chairman Butkus read aloud the Code of Conduct/Conflict of Interest and asked if there were any conflicts with staff members or Council. There were none.

IV. Review and Approval of Minutes and Transcripts

A. Minutes – September 10, 2025

On a motion by Dr. Horowitz, second by Dr. Sportman, the Council voted to approve the September 10, 2025 meeting minutes with corrections.

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

V. State Historic Preservation Grants – Action Items

A. Unfinished Action Items

B. New Action Items

1. Survey and Planning Grant, City of New Haven, Condition Assessment, Edgerton Park New Haven

On a motion by Ms. Acly, second by Dr. Glaser, 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 this application for funding.

(Y-8, N-0, Abstaining-1, Absent-2, Recused-0) (Roll call vote)

Applicant: City of New Haven
Amount: \$20,000

Ms. Dunne presented this application. The City of New Haven requested funding in the amount of \$20,000 to secure the consulting Services of a CFR-Qualified Historical Architect to prepare a conditions assessment and adaptive reuse assessment for the carriage house and the greenhouse, at Edgerton Park. This application is not a typical conditions assessment that HPC normally votes on. The applicant is planning on retrofitting the building with energy systems and expanding programming. The assessment is to determine what is feasible given the structure. Mr. Max Webster from the New Haven Parks Department was on the call to answer any questions or concerns.

Ms. Acly asked if the assessment can include a study of what the best mortar mixture to use for the longevity of the building is.

Chairman Butkus added to make sure ongoing work is mentioned in the RFPs scope of work so that people can get an idea of exactly what they are bidding on.

2. Survey and Planning Grant, Chatham Rock Island, Inc. Condition Assessment of Stamford Harbor Lighthouse, Stamford

On a motion by Dr. Glaser, 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 this application for funding.

(Y-8, N-0, Abstaining-1, Absent-2, Recused-0) (Roll call vote)

Applicant: Chatham Rock Island, Inc.

Amount: \$20,000

Ms. Dunne presented this application. Chatham Rock Island, Inc. requested funding in the amount of \$20,000 to secure the consulting Services of a CFR-Qualified Historical Architect to prepare a conditions assessment for the Stamford Harbor Lighthouse. It was suggested the applicant hire an architect and an engineer that specializes in this type of building. They are in the very beginning stages of working with this property, not just the building itself, but planning maritime educational programs as well. Mr. Gary Callen was on the call for any questions or concerns.

Ms. Acly added the Coast Guard is usually helpful in giving drawings for their prior owned lighthouses. If that hasn't already been explored, that might be helpful. Since the decommissioning happened quite a while ago, this might not be relevant, but there is a team at the Park Service that likes to review and keep plans for lighthouse restorations.

Ms. Burgess had a question about the long-term goals of the organization beyond restoration. She realizes they are at the beginning of the project, but it sounds like from this application that the goal is to restore and then work in conjunction with another agency that will do programming around environmental and ecological initiatives. She asked for clarity and to expand more upon that and how the structure will be incorporated in that work?

Mr. Kalan replied that Sound Waters is a local organization that does a lot of programming on ecological studies in the sound. They have extensive educational programs for the children in the community. What's unique about this lighthouse is that they own 10 acres of land underneath the lighthouse property. Working with Sound Waters, they are planning on doing in-water studies, ecological studies, restoring oyster beds and using it as a laboratory for educational programming for the community and the children in the area. The programs are well established at this point. They have a brand-new Harbor Center right off the coast, near the lighthouse where they do apprenticeships, training, and all sorts of environmental projects in Long Island Sound. They do plan to have tours, and the goal is to do a historic restoration, maintaining as much of the historic quality of the lighthouse as they can, which is why architects or people with experience in historic restoration need to be hired. Ultimately, they would like to make tours available to the community.

3. Survey and Planning Grant, United Brethren of Hebron Synagogue, Plans and Specifications for Roof Replacement, United Brethren of Hebron Synagogue, Hebron

On a motion by Ms. Acly, second by Dr. Glaser, 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 this application for funding.

(Y-8, N-0, Abstaining-1, Absent-2, Recused-0) (Roll call vote)

Applicant: United Brethren of Hebron Synagogue
Amount: \$20,000

Ms. Dunne presented this application. The United Brethren of Hebron Synagogue requested funding in the amount of \$20,000 to obtain the consulting services of a CFR-Qualified historical architect to investigate and prepare construction-level plans and specifications to replace the roof of the synagogue building. This project is based on recommendations from a previously completed conditions assessment that identified water infiltration from the roof as an issue. The applicant will apply for an HRF grant later. Ms. Jill Zorn and Mr. Richard Steiner were both on the call to answer any questions or concerns.

Ms. Acly asked if the study identified what the original roofing materials were and what is the plan for the replacement of roofing materials?

Mr. Steiner replied that the existing roof is made up of three different components. A large portion of the roof is asphalt shingles, behind the main parapet of the front fenestration is EPDM, and the building is blessed with or cursed with being designed in an art deco fashion, so the third material that adorns the building on the front is lead-coated copper. It is an intricate roof system where we have three different materials all blending with one another. This presents a very serious challenge for a design firm to correct some of the details in the future rebuilding of the roof. All three of the materials need to be replaced. All the lead-coated copper is probably as old as the synagogue. Some exploration has indicated there is deterioration after 80 years and needs to be replaced. The EPDM and the asphalt shingles were replaced about 35 years ago and are long past their useful life. Preliminary discussions were held with design professionals, and it was unofficially decided that it would make an abundant amount of sense to restore everything that's there with similar material.

Ms. Acly suggested having a conversation with Ms. Dunne about whether there were historic materials there before those, and if it makes more sense to go back to those, just as part of the design process. Mr. Steiner replied they are going to engage the design professional that they select to make sure that the selected materials will have extended longevity.

4. Survey and Planning Grant, United Methodist Church of Hartford, Plans and specifications for water mitigation plan, United Methodist Church of Hartford, Hartford

On a motion by Ms. Burgess, second by Dr. Sportman, 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 this application for funding.

(Y-8, N-0, Abstaining-1, Absent-2, Recused-0) (Roll call vote)

Applicant: United Methodist Church of Hartford
Amount: \$20,000

Ms. Dunne Presented this application. The United Methodist Church of Hartford requested funding in the amount of \$20,000 to obtain the consulting services of a CFR-Qualified historical architect to prepare construction documents for a water mitigation plan. The Council approved funding for a conditions assessment for this property a couple of years ago. The church suffered significant water infiltration due to a water main break. There are hazardous materials in the basement, and they need to not just replace the flooring but to get in there and figure out the best water mitigation plan for this area, because they do use the space for a lot of different community programs and assistance. There will be some further investigation, but it will result in specifications for water mitigation plans that they hope to take to SHPO again for an HRF grant. Ms. Mary Cochran was on the call for any questions or concerns.

VI. State Register of Historic Places Nominations

- A. Unfinished Action Items**
- B. New Action Items**

VII. Local Historic District/Property Study Report/s

- A. Unfinished Action Items**
- B. New Action Items**

VIII. Archaeological Preserves

IX. Threatened Properties - CEPA Updates – Todd Levine

Mr. Levine was not present at the meeting, but Mr. Kinney briefly mentioned that Ms. Ms. Acly, Mr. McCoy, and Mr. James Grant will be meeting with representatives from the Town of Simsbury on Monday to discuss some potential changes to the scope of work for the tobacco barns at Meadowood to minimize the costs and ensure that there's at least some stabilization work done. That is all pending.

X. Preservation Restrictions

XI. Report on State Historic Preservation Office – Jonathan Kinney

Mr. Kinney reached out to DECD's legal department so that he could provide a quick refresher on the recusal process to Council. He shared his screen and will send the document to the Council. This is the November 2021 version of the Public Officials and State Employees Guide to the Code of Ethics. As you will

see, it covers a wide variety of topics. We are focusing on conflict of interest, and those are on page 8 and 9 and it just briefly provides an overview of the conflict-of-interest process and the two different kinds which are substantial and potential. A substantial conflict of interest is basically going to have a direct financial benefit to the public official. The required action is that anytime there is a documented substantial conflict, that person must abstain or recuse from that process. The potential conflict of interest is when there's a perceived or possible conflict, which gives you two options. You can either recuse or there's also a mechanism by which you can submit a written statement to the Office of State Ethics. A potential conflict of interest differs because it might not necessarily benefit that person directly, but it may benefit a group that that person belongs to. A quick example would be if there's an item that comes forward that may potentially (he'll use Ms. Acly as an example) benefit structural engineers, not necessarily Ms. Acly directly, but structural engineers, that might be something that could classify as a potential conflict of interest, and we should talk about, you know, whether Ms. Acly should participate in that.

Mr. Kinney also reported on two upcoming events:

The 1st is a virtual webinar that SHPO is hosting on Wednesday, October 22nd. That's going to be an overview of the Secretary of the Interior's Standards for Rehabilitation, from 9:30 AM to 12:30 PM, and that will be given by our very own Ms. Julie Carmelich. There will also be a deeper dive into some case studies and discussion afterwards.

On November 5th, we will be hosting a Guided Tour of Connecticut's Historic Context Data, which will include two elements: The first will be an overview of the GIS system ConnCRIS by Mr. Kevin Burger of the SHPO staff. He's our GIS Analyst. This will introduce you to ConnCRIS's features, show you how to do a search, and how to navigate the system. Second, Ms. Jenny Scofield, our National Register Coordinator, will be building off the ConnCRIS discussion and discussing how to use it and other data to inform cultural resource surveys as well as an overview of our state's thematic history projects. The session will be in person here at 450 Columbus Blvd. on November 5th from 1:30 p.m. to 3:30 p.m.

XII. Report on Museum Properties

XIII. Old Business

XIV. New Business

XV. Liaison with Public & Private Agencies

XVI. Public Forum

XVII. Adjournment

On a motion by Ms. Acly, second by Dr. Glaser, this meeting was adjourned at 10:31 a.m.

Respectfully submitted by:
Deborah D. Gaston

***Next regularly scheduled Council meeting:
Wednesday, November 5, 2025 – Meeting Format TBD***