

DRAFT MINUTES

**State Historic Preservation Review Board
Friday, September 12, 2025, 9:30 a.m.
In-Person at 450 Columbus Blvd, Hartford and
Teleconference via Microsoft Teams (Recorded)**

Present: Mr. Barlow, Dr. Feder (Teams), Ms. Dyer-Carroll, Mr. Herzan (Teams), Ms. Panjwani, Ms. Saunders (Teams), Mr. Wigren (Chair)

Absent: Dr. Bucki, Mr. McMillan

Staff: Jenny Scofield (presenting), Jonathan Kinney, Cathy Labadia,
Teams: Elizabeth Shapiro

Guests:

IV.A.1 Ian Blake, David George, Brenna Pisanelli, Sui Tai, Kevin Taylor, David Wiener

IV.A.2 Dr. Sarah Croucher, Dr. Jesse Nasta

IV.A.3 Susan Pollish, Charles Robinson, James Sexton, Neele-Banks Stichnoth,

IV.A. 4 Michelle Knapick, James Sexton

I. Call to Order

Mr. Wigren confirmed a quorum and called the meeting to order at 9:30 a.m. He introduced Board members and described the Board's role.

II. Review of Public Comment Procedures

Ms. Scofield provided the hybrid meeting procedures.

III. Approval of the June 13, 2025, meeting minutes

No edits on the minutes were heard.

A motion was made by Mr. Herzan, second by Dr. Feder, to approve the minutes of the June 13, 2025, meeting, (Y-7, N-0, Abstained-0).

Board members voting yes: Mr. Barlow, Ms. Dyer-Carroll, Dr. Feder, Mr. Herzan, Ms. Panjwani, Ms. Saunders, Mr. Wigren

IV. Action Items

A. Completed National Register Nominations

All registration forms are subject to changes made by the State Historic Preservation Review Board (SRB) and by the State Historic Preservation Office (SHPO) staff.

1. Chase Brass and Copper Company Rolling Mill (No. 1) Historic District, Waterbury (Criterion A, Local Level)

Ms. Scofield summarized that the nomination is for the remaining portion of the Chase Brass and Copper Company Rolling Mill (No. 1). This is one of multiple properties owned by the company. The district includes 8 contributing and 1 non-contributing building, and 1 contributing structure (a portion of the canal). Staff recommend the complex eligible for National Register listing under Criterion A for Industry at the local level, as one of Connecticut's major brass and copper manufacturers. The company produced 100 million pounds of brass during its peak in the 1920s. The period of significance is from c. 1890, the earliest extant resource, to the end of operations at the complex in 1958.

The nomination was initiated by a non-profit organization redeveloping one of the parcels. Notice of the meeting was sent to the three property owners by mail and email, and to the mayor of Waterbury by email 30 days before. Waterbury is not a Certified Local Government (CLG) and no letters were received in response. Brenna Pisanelli & David George of Heritage Consultants and Ian Blake and Kevin Taylor of NEST attended the meeting in support of the nomination. Property owners Sui Tai and David Wiener also attended the meeting.

Mr. Wigren invited public comments.

Kevin Taylor of NEST stated that NEST is acting on behalf of one property owner. The property is in their focus area of Waterbury, which is the Crownbrook neighborhood; NEST is focused on community revitalization. The complex is a focal point of the neighborhood. The project will be an improvement to the neighborhood, addressing blight, environmental contamination concerns on the property and providing quality, affordable housing opportunities, the lack of childcare, and the food desert issue in this neighborhood.

Mr. Wigren invited SRB comments.

Ms. Saunders shared that there was some research on the Waterbury brass industry. The Scoville Brass Works was studied intensively about 30 years ago and she produced a booklet [*Scovill Brass: Buttons, Cameras, and Cartridge Cases*, 1997] for the local school system and worked with the City of Waterbury on social studies curriculum because the students had no concept of why Waterbury was called the Brass City.

Ms. Dyer-Carroll requested some edits. She noted that the Sanborn maps are not consistently cited as figure numbers in the text, building names are not consistently capitalized, and the Figure 2 labels are hard to read – try numbering them instead. She asked for setting and feeling to be added to the statement of integrity on p. 16.

Mr. Wigren noted references to buildings being modified and demolished; he asked that demolished buildings be marked on a figure and to add discussion about how the site retains integrity despite the demolitions. He suggested adding description of the manufacturing process for infusion (p. 24) and an explanation of Percheron Horses (p.26). Mr. Wigren asked whether the citation for the statement of the company being the “largest brass and copper warehouse system” was from an independent source or from company PR. The brochure for the property relates to efforts to redevelop the complex, [the date of the brochure appears to be before 1976 based on the graphic style]. Mr. Wigren suggested that a

summary of the property after Chase left be added to the nomination. He is happy to see the history of brass rolling documented.

Dr. Feder stated that he enjoyed reading the nomination and the history section.

Ms. Panjwani stated that she would like to learn more about the architect Theodore Peck - little is written about him in the nomination. She requested that the location of Hitchcock Pond and the railroad tracks be documented in the nomination.

Ms. Saunders stated that she interviewed former workers of the Scovill Brass Company during the project 30 years ago. Double-blind experiments were done during World War II to prove that women, particularly Black women, could perform the detailed work of the intricate machinery being crafted for airplanes and bombing. There was a lot going on with the local population and the brass industry.

A motion was made by Dr. Feder, second by Ms. Saunders, to recommend the Chase Brass and Copper Company Rolling Mill (No. 1) Historic District for listing in the National Register of Historic Places (Y-7, N-0, Abstained-0).

Board members voting yes: Mr. Barlow, Ms. Dyer-Carroll, Dr. Feder, Mr. Herzan, Ms. Panjwani, Ms. Saunders, Mr. Wigren

2. Beman Historic District, Middletown (Criteria A and D, state level)

Ms. Scofield summarized that the nomination is for a 3.44-acre triangular-shaped district representing an African American subdivision from the nineteenth century. It contains 22 parcels with 14 Contributing and 7 Non-contributing resources. The whole landscape of the triangle is counted as 1 site. Non-contributing resources are those that were built outside period of significance or are altered. There was discussion about the classification about the Irish and Polish and other immigrant homes within the period of significance; those were and included as contributing because it showed that the community was not self-segregating. Staff recommend the district for listing at the state level under Criterion A, Ethnic Heritage as a free, property-owning African American neighborhood dating to nineteenth century. It is recommended under Criterion D for its potential to yield information about African American culture and socioeconomics. Sites for similar places in CT are rare, in part due to impacts related to urban development. The Period of Significance is 1828, the first African American land purchase by George Jeffrey to 1937, the end of African American ownership in this location.

The nomination was initiated by the Middlesex County Historical Society in coordination with Wesleyan University, which owns all except one property in the district. Notice was sent 30 days before the meeting to the president and Vice-President of Wesleyan, City of Middletown mayor and land use director, and the Middlesex County Historical Society by email. A letter was sent by mail to the other owner of property in the district. Middletown is not a CLG. Letters supporting the nomination project were provided by the owner of 8 Knowles Avenue in 2023 and Wesleyan in 2022. No other letters were received. Dr. Jesse Nasta, Professor of African American studies at Wesleyan attended the meeting in support of the nomination. Dr. Sarah Croucher also attended to share information about the archaeological investigations within the district.

Mr. Wigren invited public comments. None were heard.

Mr. Wigren invited SRB comments.

Mr. Herzan shared that this area has been discussed for many years and thanked the historical society for their persistence in seeking recognition for it. He noted that the maps are legible and asked that non-contributing properties be shown on Figure 2.

Ms. Saunders opened discussion of the archaeological significance under Criterion D. She stated that the nomination is a wonderful opportunity to study a specific type of neighborhood and compare it to others. She raised concern about missing documentation for the four completed archaeological investigations. If Wesleyan keeps using the Triangle for excavations, it won't increase the study of the past if collections are not carried forward into the public domain. It may not fulfill the obligation of Criterion D.

Ms. Labadia clarified that no reports were completed for the investigations. There are field notes and the artifacts collected are still available. The research potential exists, but it takes a researcher to examine it. Not all the anomalies were fully excavated, so there is potential for future excavations.

Ms. Saunders stated that Middletown did not have sewer service until 1867, so there is a chunk of time to look for privy vaults in rear gardens.

Dr. Jesse Nasta introduced himself as the Executive Director of the Middlesex County Historical Society and Professor of the Practice in African American studies at Wesleyan University. He clarified that the archaeological reports are not finalized but students were working under close supervision of Dr. Sarah Crocher. Wesleyan retains all recovered materials as well as field reports. Final field analysis is waiting to be done. All of the material from the investigations is there in Wesleyan's collections, to be interpreted and studied.

Ms. Saunders suggested rewriting the nomination to clarify the archaeological work. Pharmaceutical bottles are ubiquitous in any dig. She requested that the word pits be changed to shovel tests.

Dr. Sarah Croucher shared that the excavations were completed under her supervision, while she was at Wesleyan. The anomalies and initial geophysics were not all closely tied to the period of interest in that neighborhood. For instance, the large deposit of pharmaceutical materials is at more of a transitional time in the neighborhood. The later units opened ranged from 1x1 to 4x4 with one larger area; the latter was hoped to be a privy but consisted of paved features with some fill. Deposits go very deep because of the swampy fill. There are pictures, with some dating to construction of a parking lot in 2007, that show the earlier nineteenth-century materials and how deep they are. There is some good preservation sealed underneath because of the depth of material. A single 1x1 behind Resource 7/Dingle House was the most recent excavation and had more promise for early 19th century materials in the rear of the house. Geophysical was done in the front of the house also and showed interest. There is good archaeological integrity. The trenches opened were carefully closed as well with clear markers. They just scratched the surface of archaeological potential at the site; when the work stopped, they were at the stage of pinning down the best locations to look for the earlier nineteenth century deposits. It is important to note the integrity and potential of the site for this nomination; the site showed real promise. All of the site notes, photos, and artifacts are at Wesleyan. Someone is to do the analysis, such as a PhD student.

Dr. Feder asked Dr. Croucher if she presented a paper on the Beman investigations. Dr. Croucher replied yes and noted that she has all the site notes and PowerPoints. Dr. Feder said there is proof of concept that there is archaeological potential at the site, which is Criterion D.

Mr. Herzan reiterated the comment about justifying Criterion D. An informed explanation of what's been documented and a good statement of potential is needed for the National Park Service.

Ms. Saunders suggested that Dr. Croucher could be interviewed and that information could be incorporated, along with one or two photos.

Mr. Wigren asked if an archaeologist helped with the nomination.

Ms. Labadia asked if Ms. Saunders had concerns about the way the significance statement was written up; Ms. Saunders had provided some notes on the nomination text.

Dr. Feder mentioned that the statements that there is no information could be cleaned up in the nomination.

Mr. Wigren stated that the name "Swamp Street" suggests this was less desirable land. The caption for Figure 6 indicated there were other black residents in same neighborhood; mention this in the nomination because it shows this was a remnant of once larger African American neighborhood.

The Board discussed options for conditional approval and the editing process, to allow for additions to the archaeological statements.

A motion was made by Mr. Barlow, second by Mr. Herzan, to recommend the Beman Historic District for listing in the National Register of Historic Places.

Mr. Barlow amended the motion, second by Ms. Saunders, to table the nomination pending additional work on the significance under Criterion D (Y-7, N-0, Abstained-0).

Board members voting yes: Mr. Barlow, Dr. Feder, Ms. Dyer-Carroll, Mr. Herzan, Ms. Panjwani, Ms. Saunders, Mr. Wigren

3. Chichester Historic District, New Canaan (Criteria A and C, local level)

Ms. Scofield summarized that the nomination is for a subdivision of six lots created by modernist architect John Black Lee that was restricted to the development of modern houses. The district contains 7 contributing buildings, and 3 non-contributing resources, 2 buildings and 1 structure. Staff recommend the district for listing under the Mid-Twentieth-Century Modern Residences in CT MPDF. The district meets Criterion A in the category of Social History; this has been used before for modernist enclaves. There was a network of architects living in area, producing ideas and proliferating modernism. It meets Criterion C in the category of Architecture for the modern house designs by Harrison DeSilver, James Evans, John Black Lee, Gary Lindstrom, Hugh Smallen Jr., and Paschall Campbell. The houses meet the MPDF Property Types F1 Box and F2 Geometric I. The period of significance extends from the purchase of land for the subdivision in 1954 through 1975, the construction date of the last contributing building, which is the Lindstrom-designed garage. A couple of the properties were recognized through the MPDF in 2010, but the district was not.

The nomination was initiated by the New Canaan Preservation Alliance (NCPA) in coordination with the property owners. There are 6 parcels and 11 owners. Notice was sent by mail to owners 30

days before, with notice to NCPA and the Town selectman and planner by email. New Canaan is not a CLG. No letters were received in response. James Sexton of AHS and several members of NCPA attended the meeting in support of the nomination.

Mr. Wigren invited public comments.

Susan Pollish introduced herself as an NCPA Board member and owner of the John Black Lee House. She met John in 1990 when she purchased the house and remained friends with him until his death in 2016. She shared that John would be proud of the nomination – he watched the whole neighborhood develop. The owners are happy with the nomination and are very attentive to their properties. The houses in the district are contiguous and architecturally pure to the period. This is the first district of Modern houses in New Canaan nominated for National Register listing.

Mr. Wigren invited SRB comments.

Mr. Barlow stated that there is no mention of the landscape in the description of the Lee House, but in the biography of Paschall Campbell, it is mentioned that he designed it. He asked if that landscape is extant. There is information about Campbell available in a *New York Times* obituary article. He requested that more attention be given to Nathaniel Becker, who is mentioned as an architectural planner on p. 18. Mr. Barlow requested clarification in the third paragraph on p. 21 regarding the description of interior open space vs. divisions. In the mentions of architects, Mr. Barlow asked for the names of the architectural firms that Harrison DeSilver (classmates' firm) and Gary Lindstrom (Greenwich firm) worked at. Mention that 160 Chichester is a highly developed landscape.

Mr. Herzan stated that this is a quality nomination. He requested to add addresses to the historic photos and the National Register listing date for 128 Chichester to the data table. There is a typo on p. 19 (capitalize John Black Lee).

Ms. Dyer-Carroll mentioned that there is a missing reference to Figure 4 or the references are not in numerical order. On p. 22, well-documented is listed twice and the statement about night classes at night is repetitive.

Dr. Feder asked if the Barnum mentioned has any relation to P.T. Barnum.

Mr. Wigren stated that in the footnote on p. 5, the design is credited to James Evans but John Black Lee may have been involved; Lee's involvement may not have been primary because Lee once because his designs were symmetrical. The System House description on p. 7 mentions 3 bedrooms on the upper level but the plan cited shows 4. Emphasize why it is called the System House. Mr. Wigren shared that there is a note at the New Canaan Historical Society saying Alan Goldberg "demolished" the Paschall Campbell House mentioned on p. 18. There is also an article about his renovation in *Fine Homebuilding* that describes Goldberg's remodeling of the house; the core of the original house is there, but the exterior walls were removed. He asked how affordable a \$32,000 house was in 1961 in reference to the mention of affordability on p. 21. Was that "affordability" aspirational? In the description of the house, mention whether the original wall surface (mass-produced ping-pong tabletops) is still there. Ms. Pollish confirmed the ping pong tables are still there.

A motion was made by Mr. Herzan, second by Ms. Dyer-Carroll, to recommend the Chichester Historic District for listing in the National Register of Historic Places (Y-7, N-0, Abstained-0).

Board members voting yes: Mr. Barlow, Ms. Dyer-Carroll, Dr. Feder, Mr. Herzan, Ms. Panjwani, Ms. Saunders, Mr. Wigren

4. Wiley-Tremaine House, Madison (Criteria A and C, local level)

Ms. Scofield summarized that the nomination is for the home of Emily Hall Tremaine and Burton G. Tremaine that includes a Colonial property modified with Modernist design by Philip Johnson to accommodate and display art and assert modernism. Staff recommend the property for listing under Criterion A and C at the local level. Under Criterion A, it meets Social History for the progressive artistic community who was influencing the proliferation of Modern art and as an expression of modernist thinking at the time. Under Criterion C for Architecture, it represents a juxtaposition of traditional and modern design that happens in Connecticut – the retention of Colonial house and incorporation of modern features/additions. It also represents tenets of Modern movement. The period of significance is from 1938-1970, the Colonial Revival additions through 1970 reworking of the entrance.

The Tremaine Foundation, the property owner, initiated the nomination. Notice of the meeting was sent by email to the owner, Town of Madison first selectman and planner and Madison Historical Society 30 days before. The Town is not a CLG and no letters were received in response. James Sexton of AHS and Michelle Knapik of the Tremaine Foundation attended the meeting in support of the nomination.

Mr. Wigren invited public comments.

Michelle Knapik introduced herself as president of the Emily Hall Tremaine Foundation. Apart from staff, it is a family foundation. The property remained in family ownership from 1938 until 1994, when it was sold out of the family. The third generation of the family didn't want to lose what they thought was a hidden gem when the property went into foreclosure. The Foundation received support from US Docomomo, local architects, Preservation Connecticut and Richard Kelly's daughter when they went through the local Planning and Zoning process. They want to continue using the property as an intersection of art, design, and architecture. They just created a digital archive of the Tremaine's art collection. The foundation wants to carry forward the architectural history of the property. A team from the Wadsworth is interested in co-programming. A sculpture gifted by the Tremaines will be on display at the Wadsworth; the Foundation shared photos of where it was originally sited. 2034 will be the 50th anniversary of the exhibit "Twentieth-Century Masters: The Spirit of Modernism" which was created with the Tremaine's collection.

Mr. Wigren invited SRB comments.

Mr. Barlow suggested using a different term for "designed interventions" under the site description. He asked what the material the paved area was and whether the long, narrow "swimming pool" was really designed for swimming because it's 4 feet and looks like a reflecting pool. Mr. Sexton and Ms. Knapik answered that the pool was not designed for swimming, but the grandchildren used it that way. On p. 9 rephrase the description of the fence from "horizontal wood fencing" to say "a fence with horizontal wood slats" instead. In the integrity statement, say a "designed landscape feature" instead of a "man-made landscape feature". Credit Johnson with the site and landscape design on p. 11. Correct the phrase on p. 24 about Johnson's use of Gore's license; that would have been unethical. Gore likely reviewed Johnson's plans, found them acceptable and stamped them himself. Mr Wigren added that Gores was his employee at that point.

Mr. Wigren stated that it's interesting that the Colonial Revival work was retained, which the modernists were not always respectful of, including the corner cupboards. He referenced the modification of the entry to hang artwork and asked where the lighting above and below the entry was installed. Kelly's lighting scheme mentioned on p. 24 involves lighting the landscape so the glass wall is not a mirror at nighttime and preserves the indoor/outdoor connection even at night; make that point more strongly. Also mention the light fixtures on the eve of the barn and on the terrace; there is an article about Kelly and Johnson's collaborative design process in *JSAH*.

Ms. Dyer-Carroll shared that she enjoyed that the architecture, art, and design history was all woven together. She noted that the reference to left and right in Photo 3 might be reversed.

Mr. Barlow referenced p. 13; in the mention of Homer and Alberta Pfeffer; add that Homer was an accomplished painter.

Ms. Saunders shared that the nomination is a great way to celebrate the family.

Mr. Herzan stated that he was impressed with how the story was woven together and recorded the commitment to the arts of the people involved. The property is spectacular.

A motion was made by Mr. Barlow, second by Mr. Herzan, to recommend the Wiley-Tremaine House for listing in the National Register of Historic Places (Y-7, N-0, Abstained-0).

Board members voting yes: Mr. Barlow, Ms. Dyer-Carroll, Dr. Feder, Mr. Herzan, Ms. Panjwani, Ms. Saunders, Mr. Wigren

[Mr. Herzan left the meeting]

V. Discussion/VI. New Business

Mr. Wigren mentioned that the SRB will review the bylaws for edits.

VI. SHPO Staff Report

Jonathan Kinney stated that SHPO's federal funding situation improved; FY25 funds were received. FY26 funds are still pending. In Congress, the House and Senate appropriations committees restored HPF funds in the proposed budget. He also shared that the draft statewide historic preservation plan draft was approved by the National Park Service and staff is working on revisions, then will share the draft with partners.

Board members discussed upcoming preservation events in the region.

VII. Adjournment

A motion was made by Mr. Barlow, second by Ms. Saunders, to adjourn the meeting. The meeting was adjourned at approximately 11:06 a.m. by unanimous vote.