

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
STATE HISTORIC PRESERVATION COUNCIL

Historic Preservation Council
January 7, 2015

Department of Economic and Community Development
One Constitution Plaza, 2nd Floor
Hartford, CT

MINUTES

Present: Chair Nelson, Ms. Kane, Dr. Woodward, Dr. Jones, Ms. Faber, Ms. Maher, Ms. Gilvarg

Absent: Dr. Harris

Staff: Dan Forrest, Todd Levine, Laura Mancuso, Jenny Scofield, Doug Royalty, Julie Carmelich, Mary Dunne, Karin Peterson

1. **CALL TO ORDER**

The meeting was called to order at 9:30 am.

Changes to the agenda include reorder of the action items to place 9A10 before 9A1 and in the interest of time, elimination of items 4 (minutes) and 5 (report of sub-committees.)

2. **REVIEW OF PUBLIC COMMENT PROCEDURES**

We had no visitors for public participation therefore the public comment procedures were not reviewed.

3. **CODE OF CONDUCT/CONFLICT OF INTEREST**

Chair Nelson read the code of conduct and ethics statement. The following conflict of interest was reported:

Katherine Kane	Item: 9A-10 Harriet Beecher Stowe Center, window restoration, climate control, fire suppression, Hartford. Council member is employed by applicant.
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Karyn Gilvarg	Item: 9A-3 Trinity Episcopal Church, front stair replacement, New Haven. Council member knows church members.
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4. REVIEW AND APPROVAL OF MINUTES

The minutes of December 3, 2014 meeting were not available. They will be reviewed and approved at the February HPC meeting.

5. REPORT OF COMMITTEES

6. NOMINATIONS TO THE STATE REGISTER

7. HISTORIC DISTRICT/PROPERTIES

8. PROGRAM REVIEW AND DEVELOPMENT

9. STATE HISTORIC PRESERVATION GRANTS

A. Historic Restoration Fund

10. Harriet Beecher Stowe Center, Hartford

Ms. Kane leaves the room 9:35 am.

Motion by Ms. Maher, seconded by Dr. Faber

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

SHPO review and approve additional information regarding the proposed window treatments and storm windows; vinyl storms are not approved. SHPO must also review and approve additional information regarding the treatment of the walls and ceilings for the fire suppression system.

**Applicant: Harriet Beecher Stowe Center, Inc.
Project: Fire Suppression, HVAC Upgrades and Window Restoration
Amount: \$200,000**

Sub-committee Comments: Very well thought out proposal. Most of the questions that the sub-committee had were answered positively. A general Council concern was raised regarding proposed relative humidity levels, design of existing building envelope and management of vapor migration within the existing envelope. It was noted that the application describes implementation of a system that provides temperature, relative humidity, and reduced seasonal wing for collections needs but that the design specifications do not give Basis of Design information for temperature/relative humidity or describe the existing building envelope. Council asked that SHPO staff review design intent and management strategies with the applicant /project design team to avoid unintended damage to the building envelope. Sub-committee recommends for funding with modification to the motion for review of relative humidity and envelope design

A motion was made by Ms. Maher, and approved by the Council, to amend the motion.

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

SHPO review and approve additional information regarding the proposed window treatments and storm windows; vinyl storms are not approved. SHPO must also review and approve additional information regarding the treatment of the walls and ceilings for the fire suppression system. *Council requests the owner and their design team to review the design of the building envelope with a proposed relative humidity levels.*

**Applicant: Harriet Beecher Stowe Center, Inc.
Project: Fire Suppression, HVAC Upgrades and Window Restoration
Amount: \$200,000**

(Y-5; N-0; Abstain: Chair)

Ms. Kane returns to the room 9:53 am.

1. The Norfolk Library, Norfolk

Motion by Ms. Maher, seconded by Dr. Jones

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of

Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

The roof over the children's wing addition is not replaced with clay tiles, but is replaced with another material to differentiate between the original building and the new addition according to the Secretary of the Interior's Standards.

**Applicant: The Norfolk Library
Project: Exterior Restoration of the Norfolk Library
Amount: \$200,000**

Sub-committee Comments: This building is amazing and worthy of restoration. Sub-committee was particularly impressed by architect's plans and specifications; very thorough in terms of the mockups and the subcontractor qualifications. Sub-committee raised a philosophical issue with regard to Secretary of the Interior's Standards: if a building addition is already a separate mass and has unique detailing (side walls, roof shape, construction detailing) does every element need to be different to comply with the Secretary of the Interior's Standards? The sub-committee's concern was to make sure that the differentness requested in the staff notes section does serve to draw attention to the addition at the expense of the principal structure. The sub-committee recommends the application for funding and suggests that roof materials be considered that harmonize with the color of the pan tiles such as red slate or flat tiles.

(Y-6; N-0; Abstain: Chair)

2. Mystic Seaport Museum, Mystic

Motion by Ms. Maher, seconded by Dr. Faber

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

Mystic Seaport Museum, Inc. has further consultation with SHPO before and during the project to ensure the project meets the Secretary of the Interior’s Standards for Historic Vessel Preservation Projects.

Applicant: Mystic Seaport Museum, Inc.
Project: Restoration of Sabino
Amount: \$172,125

Sub-Committee Comments: We all agree that it is an important vessel. It’s a National Historic Landmark so there’s not much more to say. Council requested clarification on the sole sourcing. Sole sourcing granted as there are no other institutions capable of performing the work and the Mystic project director wrote the defining book on marine restoration. The Seaport has permission from DEEP as well as a letter from Commissioner Catherine Smith waiving all procurement requirements. Sub-committee recommends for funding.

(Y-6; N-0; Abstain: Chair)

3. Trinity Episcopal Church, New Haven

Ms. Gilvarg leaves the room at 10:09 am.

Motion by Ms. Maher, seconded by Dr. Jones

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

The main stairs are replaced with brownstone and a material other than granite is used on the side stair cases. SHPO must review and approve a revised budget, revised plans and specifications before the Assistance Agreements are developed. SHPO must also review and approve a mock up of the wood trim before it is installed.

Applicant: Trinity Episcopal Church, New Haven
Project: Front Stair Replacement
Amount: \$117,465

Sub-Committee Comments: As a National Historic Landmark we feel strongly that the Secretary of Interior Design standards should be strictly followed. In terms of the steps, we want to make

sure that all attempts to repair have been made. If steps need to be replaced, they should all be replaced with brownstone and restored to their original material and no aluminum edge be used. A discussion ensued regarding sourcing of brownstone, reuse of historic brownstone material turned upside down to expose unweathered faces, and suitable replacement materials other than granite. Concern was raised over experience of the design professional for this type of work. Council noted proposed handrail location should be reviewed with local code official. Sub-committee recommends for funding with modification to the motion for material preference.

A motion was made by Dr. Jones, and approved by the council, to amend the motion:

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

The main stairs are replaced with brownstone and a material other than granite is used on the side stair cases *with a preference for brownstone*. SHPO must review and approve a revised budget, revised plans and specifications before the Assistance Agreements are developed. SHPO must also review and approve a mock up of the wood trim before it is installed.

**Applicant: Trinity Episcopal Church, New Haven
Project: Front Stair Replacement
Amount: \$117,465**

(Y-5; N-0; Abstain: Chair)

Ms. Gilvarg returns to the room at 10:27 am.

Dr. Woodward leaves the meeting at 10:30 am.

4. The Congregational Church of Plainville, Plainville

Motion by Ms. Maher, seconded by Dr. Jones.

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of

Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding.

**Applicant: The Congregational Church of Plainville
Project: Roof Replacement and Window Restoration
Amount: \$40,550**

Sub-Committee Comments: No additional comments and recommends for funding.

(Y-6; N-0; Abstain: Chair)

5. Town of Hebron, Hebron

Motion by Ms. Kane, seconded by Dr. Faber

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

SHPO reviews and approves the additional information on the proposed railing and stair treatments, the basement windows, the bulkhead and the new proposed framing. In addition, batt insulation, not blown insulation, should be used.

**Applicant: The Town of Hebron
Project: Peter's House Interior Restoration
Amount: \$29,936**

Sub-Committee Comments: A lot of elimination of spaces that were add-ons – demolition appears to be done to remove modernizations. The applicant is trying to reclaim a lot of historic integrity of the building fabric. The building has great community relevance. Council questioned use of Stainless steel finish hardware throughout the building, use of pine for exterior doors, and noted the lack of material specifications for exterior carpentry. Council

also noted that the concrete slab in the basement was the third proposed bid alternate which, depending on town bidding requirements (that vary by town) may mean that the first two alternates are selected prior to the third. If so this might mean that the issue of water vapor is not addressed. Discussion of a concrete slab raised a related concern of damage to sub-surface artifacts. Staff reports that the basement areas have had significant prior work and are unlikely to yield additional material. Sub-committee recommends for funding with modification to the motion:

A motion was made by Dr. Jones, and approved by the council, to amend the motion.

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

SHPO reviews and approves the additional information on the proposed railing and stair treatments, the basement windows, the bulkhead and the new proposed framing and further review of exterior materials. In addition, batt insulation, not blown insulation, should be used. *Archaeological assessment may be required should there be an excavation of soils from the earth basement.*

**Applicant: The Town of Hebron
Project: Peter's House Interior Restoration
Amount: \$30,000**

(Y-5; N-0; Abstain: Chair)

6. Vista Vocational & Life Skills Center Inc., Westbrook

A motion made by Dr. Faber, seconded by Ms. Kane

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

All historic trim is retained and reinstalled.

Applicant: Vista Vocational & Life Skills Center, Inc.
Project: ADA Upgrades at the Captain Joseph Spencer House
Amount: \$200,000

Sub-Committee Comments: Staff Conditions made sense. ADA steps important for current and future clients and the different phases seemed very thoughtful. Sub-committee recommends the application for funding. Council questioned the prior preservation experience of the design team, noted that some specifications included in the submission did not relate to this project (stone masonry) and asked if SHPO now permitted composite materials?

A motion was made by Ms. Kane, approved by the Council, to amend the motion.

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

All historic trim is retained and reinstalled and *a comprehensive review of exterior materials will be conducted.*

Applicant: Vista Vocational & Life Skills Center, Inc.
Project: ADA Upgrades at the Captain Joseph Spencer House
Amount: \$200,000

(Y-4; N-0; Abstain: Chair and Ms. Maher)

7. Metropolitan AME Zion Church, Hartford

Motion made by Ms. Kane, seconded by Ms. Maher

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

SHPO reviews and approves additional information on the treatments of windows 13 and 14, treatment of the masonry, and the window trim. In addition, mock-ups must be required for the masonry.

**Applicant: Metropolitan AME Zion Church
Project: Window Restoration and Replacement
Amount: \$51,176**

Sub-Committee Comments: Very delighted to see the windows restored. A wonderful project and sub-committee recommends funding.

(Y-5; N-0; Abstain: Chair)

8. The First Church of Christ in New Haven – Center Church on the Green

Motion made by Ms. Maher, seconded by Dr. Faber

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

SHPO reviews and approves more detailed plans and specifications on the project.

**Applicant: First Church of Christ in New Haven – Center Church on the Green
Project: Steeple Restoration and Roof Replacement
Amount: \$200,000**

Sub-Committee Comments: Good financials. Sub-committee questioned the lack of specificity about restoration scope but through discussion came to realize that due to the height of the steeple, actual conditions cannot be verified and restoration work finalized, until the building is scaffolded. Sub-committee recommends funding.

(Y-5; N-0; Abstain: Chair)

9. Northwest CT Association for the Arts, Inc. Warner Theatre, Torrington

Motion was made by Ms. Maher, seconded by Dr. Faber.

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

SHPO receives photographs of the existing conditions of the roof and additional information regarding the treatment of the masonry.

**Applicant: Northwest CT Association for the Arts, Inc. Warner Theatre
Project: Roof Replacement
Amount: \$20,377**

Sub-Committee Comments: Impressed by the amount of people that attend the theatre on an annual basis; a portion of the ticket sales goes towards a restoration fund. Strong letters of support from the town's mayor and state representative. Submitted design documents and team credentials were not strong and sub-committee recommends that staff meet with the owner and design team to review project specifications.

A motion made by Dr. Jones, and approved by the Council, to amend the motion.

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

SHPO receives photographs of the existing conditions of the roof and additional information regarding the treatment of the masonry. *Owners, architects/engineers should meet with SHPO staff to review specifications in detail.*

**Applicant: Northwest CT Association for the Arts, Inc. Warner Theatre
Project: Roof Replacement
Amount: \$20,377**

(Y-5; N-0; Abstain: Chair)

11. Historic Restoration Stanton-Davis Homestead Museum, Inc., Stonington

Motion made by Ms. Maher, seconded by Dr Faber

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

SHPO reviews and approves updated plans and specifications for this project.

**Applicant: Stanton-Davis Homestead Museum, Inc.
Project: First Floor Stabilization
Amount: \$37,500**

Sub-Committee Comments: It's a great project. On a positive, they are really salvaging as much historic material as possible. This application documents were confusing from the standpoint of making clear what this grant is paying versus future work packages (for example, the foundation work). The property is a phenomenal part of Connecticut's history and has been farmed by the same family and is also a place of tremendous significance for all of the Southern New England tribes. It is a huge archaeological significance for the materials there. Sub-committee recommends for funding.

(Y-5; N-0; Abstain: Chair)

12. Congregational Church in Killingworth, Killingworth

Motion made by Dr. Maher, seconded by Dr. Jones

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding.

**Applicant: The Congregational Church in Killingworth
Project: Parish Hall Roof Replacement
Amount: \$12,114**

Sub-Committee Comments: Easy application to read. Minor concerns and all were answered by staff during review process. Sub-committee recommends for funding.

(Y-5; N-0; Abstain: Chair)

13. City of Norwich, Norwich

Motion made by Dr. Faber, seconded by Ms. Maher

The Historic Preservation Council votes to approve a Historic Restoration Fund Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding on the following conditions:

SHPO reviews and approves additional documentation on the existing wood flooring.

**Applicant: The City of Norwich
Project: Norwich City Hall Floor Restoration
Amount: \$90,000**

Sub-Committee Comments: Sub-committee shares staff concern/question as to whether the uncovered floor surface is the historic finish floor and concurs that additional information is required. Council asks if there is currently a restriction in place which there is. Sub-Committee recommends for funding.

(Y-5; N-0; Abstain: Chair)

The meeting recessed at 11:31 am.

The meeting resumed at 11:43 am.

D. Survey and Planning Grants

1. Connecticut Landmark - Hempsted Houses, New London

Motion by Dr. Jones, seconded by Dr. Faber

The Historic Preservation Council votes to approve a Survey and Planning Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding.

**Applicant: Connecticut Landmarks
Project: Conditions Assessment for the Hempsted Houses
Amount: \$15,000**

Comments: It's an amazing property. They are doing real programming; seems like they should be supported.

(Y-5; N-0; Abstain: Chair)

2. Polish American Foundation of Connecticut, Inc., New Britain

Motion by Dr. Faber, seconded by Ms. Maher

The Historic Preservation Council votes to approve a Survey and Planning Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding.

Applicant: Polish American Foundation of Connecticut, Inc.
Project: Conditions Assessment for Sloper-Wesoly House
Amount: \$10,000

Comments: No additional comments.

(Y-5; N-0; Abstain: Chair)

3. Great Mountain Forest, Falls Village

Motion by Ms Gilvarg, seconded by Ms. Maher

The Historic Preservation Council votes to approve a Survey and Planning Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding.

Applicant: Great Mountain Forest
Project: Conditions Assessment of the Childs Center, 200 Canaan Mountain Road
Amount: \$20,000

Comments: No additional comments.

(Y-5; N-0; Abstain: Chair)

F. Partners in Preservation Grant

Motion by Ms. Maher, seconded by Dr. Jones

Connecticut Explored, SHPO advertising

The Historic Preservation Council votes to approve a Partners in Preservation Grant, funded by the Community Investment Act and administered by the Department of Economic and Community Development, to the below-listed applicant in the amount shown below.

All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant administered by the Department of Economic and Community Development.

Staff recommends the application for funding.

Applicant: Connecticut Explored Magazine
Project: Funding of historic preservation topics through "Site Lines" and "Spotlight" feature in 8 issues of the magazine *Connecticut Explored*
Amount: \$17,000 over 2 years

Comments: It's a great resource and investment to get the word out. They always do excellent research work.

(Y-5; N-0; Abstain: Chair)

10. THREATENED PROPERTIES UPDATE

11. PRESERVATION RESTRICTIONS

12. ARCHAEOLOGICAL PRESERVES

13. REPORT ON MUSEUM PROPERTIES

Please see report submitted by Karin Peterson.

14. REPORT ON STATE HISTORIC PRESERVATION OFFICE ACTIVITIES

Dan introduced Douglas Royalty, the latest addition to the SHPO staff. Doug was hired to manage the Hurricane Sandy program. Doug will work very closely with the rest of the SHPO staff. We hope to give the HPC a progress update at the next meeting.

Dan also reported that with all the recent changes in the legislative leadership, about 80% of our appointments to the Advisory Committee are now technically expired. This will not directly affect the refill of vacancies and reappointments for HPC except to the extent that there is an intent to get a greater interconnection between the Advisory Committee and HPC, the Arts Council and the Tourism Council. They are likely to be co-appointments so that HPC is directly represented in the Advisory Committee.

In addition, rather than having the names and suggestions that are passed on to the legislative leaders and the Governor's office for appointments, there is going to be a subcommittee formed in order to produce those names. The representation that has been discussed is that the chairs of each of the councils as well as the chair of the Advisory Committee will be working with Kip, Randy and I on those names and appointments. This has been elevated to a major priority for this office.

Regarding the Department of Environmental Protection, we have had a few meetings with them and we are going forward to fund a major update of their historic property assessments and identification. SHPO last funded this over twenty years ago to identify all the historic buildings on DEEP managed properties. Currently they have approximately 908 buildings that are subject to review. They have an acknowledgement that they need to include planning for physical maintenance on the properties as well as a willingness on their part to engage in discussions about reviving the Resident Curator's Program and long term leases to third parties where the agency itself doesn't have immediate need for the buildings but where some else might occupy and help maintain the property in the long term.

In addition, we have been working with the Division of Construction Services which is part of Department of Administrative Services. There's a new program to increase energy efficiency for all state owned buildings . That program is going to result in lots of alterations to buildings and many of them are historic. Window replacement, window rehab, storm windows, and renewable energy are part of the state's effort to reduce its energy footprint and increase the use of renewable energy. Unfortunately, one of the first projects they sent us was for full window replacement to a National Historic Landmark which is the Agricultural Experiment Station. They did a window replacement in consultation with SHPO fifteen years ago; this project was unfortunately poorly executed. They had problems with the contractor and the majority of those wood windows have failed. We have agreed in our consultations that we will bring funding for the library which is the oldest of the buildings on that campus so they can do appropriately specked repair and rehab of existing windows and a higher specked replacement unit for those that might not be able to be rehabbed.

We are working with DEEP regarding some historic buildings that they feel need to be demolished. Getting DEEP's upper management from Hartford out to the state park properties to see these situations has given them a better understanding of what has led to the degradation of these historic properties.

Regarding Seaside Regional Center since the decision has been made not to transfer the property but to retain it and turn it into a state park we are now directly involved in a series of public meetings and coordinating with other state agencies. Deep is the lead since they will be controlling the property. The Governor has set a very tight timeline for coming up with the master plan for the property. We will be getting the finished and more comprehensive structural assessment for all of the buildings. The hope is that DEEP will have the funding to undertake some of the rehab work as part of the conversion to the state park. The dates for

the next public meetings will be sent to the council.

15. GENERAL DISCUSSION

Chair Nelson did a quick recap or if there were any suggestions on the new system of subcommittees and different way of processing HRF grants. Dr. Jones suggested having a list of the subcommittee's email addresses upfront for easy access. Council members were very pleased with the new process.

16. LIAISON WITH PUBIC AND PRIVATE AGENCIES

17. OLD BUSINESS

18. NEW BUSINESS

Chair Nelson reported that council member Charlene Cutler was unable to continue to serve past her present term (which ended yesterday) due to the responsibilities of her new job. Ms. Cutler sent her most sincere regards to the council for giving her the opportunity to be part of this council. Chair Nelson requested that a resolution be prepared for Ms. Cutler to recognize her service.

Todd Levine will email to the HPC members a list of the meeting dates for 2015.

Chair Nelson thanked the council members and the staff for their work this month in reviewing the HRF grants.

19. ADJOURNMENT

A motion was made by Ms. Gilvarg to adjourn the meeting.

The meeting adjourned at 12:11 pm. The next Historic Preservation Council meeting is scheduled for February 4, 2015 at 9:30 am, One Constitution Plaza, Hartford, CT.

Respectfully submitted by:

Lourdes Rivera
Administrative Assistant