

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

WEDNESDAY, May 4, 2016

9:30 A.M.

**ONE CONSTITUTION PLAZA, SECOND FLOOR
HARTFORD, CONNECTICUT**

DRAFT MINUTES

PRESENT: Dr. Margaret Faber, Sara Nelson, Karyn Gilvarg, Katherine Kane, Kathy Maher,
Dr. Brian Jones

STAFF: Mary Dunne, Deborah Gaston, Todd Levine, Jenny Scofield, Kristina Newman-
Scott, Kathy Labadia

1. Call To Order

The meeting was called to order by Chairman Nelson at 9:33 a.m.

2. Review of Public Comment Procedures

Chairperson Nelson read the public comment procedures.

3. Code of Conduct/Conflict of Interest

Todd Levine identified a conflict with agenda number 9-C-1 as he serves as Chair as the Hamden Historical Properties Commission and he will recuse himself from this agenda item.

Sara Nelson identified a conflict with agenda number 9-D-1 as Nelson Edwards Company Architects is the architect of record for the historic roof replacement. She will recuse herself and turn the meeting over to Vice-Chair Karyn Gilvarg.

4. Review and Approval of the April 6, 2016 Meeting Minutes

Ms. Maher made a motion to table the April minutes until the June meeting. (Y-5, N-0, Abstaining – Nelson)

5. Report of Committees

None at this time

6. Nominations to the State Register

A. *State Register Nomination for the Boese, Peppard & Company Lace Mill, Norwalk, Connecticut*

On a motion by Ms. Gilvarg, second Ms. Maher the Historic Preservation Council approves to list the Boese Peppard & Company at 2 Merritt Place in Norwalk on the State Register of Historic Places. (Y-5, N-0, Abstaining – Nelson)

Ms. Scofield noted this is a nomination for a single industrial site in Norwalk and the building was constructed at the turn of the century in 1904 and is recommended eligible under criteria one (1) and two (2) at the local level for its historic significance in industry and design. It is a compact site and this building represented a booming early 20th century farming industry in Norwalk which was a major theme in the town – it is one of five known buildings left from this particular industrial era. It was utilized for the manufacturing of cotton, silk, lace handkerchiefs and embroidered products. It is also eligible for its historic significance in design because of its representation of fire resistant construction through masonry and reduction of cavities in the ceilings and walls which would result in a slower burn in the event of a fire.

Tod Bryant, Consultant for Heritage Resources addressed the Council. This is a beautiful loft building which is typical of its period. Norwalk, in the late 1900's and early 20th century was the center of the garment manufacturers which was led by the hat industry and the manufacturing of shirts and under garments. The R&G Corset Company and the JJ Cash Company existed as well as other types of support industries that kept the garment industry thriving.

Plans for this building will be repurposed to a housing shelter with traditional housing on the second floor and a medical and job training facility on the first floor.

B. *Connecticut Light and Power, Greenwich Service Station, Greenwich, CT*

On a motion by Ms. Maher, second by Dr. Jones, the Historic Preservation Council approves to list Connecticut Light and Power Greenwich Service Station at 330 Railroad Avenue in Greenwich, on the State Register of Historic Places. (Y-5, N-0, Abstaining – Nelson)

Ms. Scofield noted this building is a modest example of an art deco building built in 1928 specifically to support the maintenance of power lines that served residential development in Southwestern Connecticut. The United Gas Improvement Company built the building 10 years after Connecticut Light & Power (CL&P) was established. The interesting dynamic between these two energy conglomerates and their relationships working together to establish service were service didn't exist. This is the earliest of the twenty (20) service centers built and this building's primary function was to store equipment and to serve as a distribution of their maintenance trucks.

It is also eligible at the local level under criteria number two (2) for its modest example of art deco style. There were very few art deco industrial buildings built in Connecticut. The consultant for this project was Rachel Kiley and owner of the property is Jeff Mendel.

7. **Historic Districts/Properties**

A. **Local Historic Property study report, Golden Shadows Mansion, Westport**

Pursuant to CGS §77-147 q (c), the Historic Preservation Council votes to recommend approval of the proposed ordinance and of the boundaries of the proposed historic property Golden Shadows Mansion, 68 Compo Road South, the guest house, 70 Compo Road South and the carriage house, 72 Compo Road South, which together are one parcel known as 60 Compo Road South, as presented by the Westport Historic District Commission in the report dated March 2016.

Staff Notes:

The study report for this property is technically complete. However; while interesting and informative over half of what is included is not pertinent to Council business. The council should disregard information that pertains to the interior of the properties as well as objects, illustrations and paintings because these are not addressed in the enabling statues for historic districts and properties.

In addition, because the entire parcel will be subjected to review by the Westport Historic District Commission, information about the carriage house along with photographs must be added to the report.

Prior to reading the motion Chairman Nelson mentioned it was agreed at last month's meeting to add dates of the study report to the motions so we can tie the report into something and that she would therefore add the date of the report to the motion.

Ms. Dunne mention Dr. Glaser's Public History class was in attendance at the meeting. This nomination is coming from a local studies report. The local historic district or properties commission has review over the exterior of designated properties. The report included interior features which are not relevant to the business here. The garage and carriage house are not listed. This project is the result of a grant to the town of Westport. C.C. Saunders is the consultant on this project and is not present. There are three parcels on this property, the carriage house's address is not on this report.

Dr. Faber asked if the carriage house had been researched. Ms. Dunne responded she was not sure but will have the questioned addressed.

Ms. Maher believes previous use of the house as a warehouse for Westport Library.

Chairman Nelson asked if there was going to be a resubmission of the study report with all collected materials.

*** Insertion - Addendum to May 2016 Minutes.**

B. Nike Missile Radar Site, Westport

Pursuant to CGS §7-147 q (c), the Historic Preservation Council votes to recommend approval of the proposed ordinance and of the boundaries of the proposed historic property Nike Missile Radar Site, 182 Bayberry Lane, as presented by the Westport Historic District Commission. The above named property will be added to the State Register of Historic Places.

Motion by Ms. Kathleen Maher second Dr. Brian Jones. (Y-5, N-0, Abstaining – Nelson)

Ms. Maher mention she had no idea the site was there considering she travels the area and that it was that it was used for defense is extraordinary. Max Shulman, the author of “**Rally Around Site Boys**” which was turned into a movie starring Paul Newman and he has lived in Westport ever since until his passing both help put this site on the map.

Daniel Mackay, CT Trust mentioned he is very excited about the Niki Missile Radar Site and is thrilled that preservation is catching up.

C. Norfolk Historic District Expansion

Pursuant to CGS §7-147 b and 7-147 c (b), the Historic Preservation Council votes to recommend approval of the proposed ordinance and of the boundaries of the proposed expansion of the Norfolk Historic District, as presented by the Norfolk Historic District Commission, in report dated March 22, 2016. The above named property will be added to the State Register of Historic Places.

Motion Dr. Farber second Ms. Maher. (Y-5, N-0, Abstaining – Nelson)

Julie Sharper was present to speak if anyone had any questions

8. Program Review and Development

None at this time

9. State Historic Preservation Grants

- A. Historic Restoration Fund – none at this time.
- B. Endangered Properties Fund – none at this time.

C. Certified Local Government Grants - Town of Hamden-Condition Assessment and Feasibility Study for two historic structures

Mr. Levine recused himself from the meeting.

The Historic Preservation Council votes to recommend the award of a Certified Local Government Historic Preservation Enhancement Grant, funded by the Historic Preservation Fund of the Department of the Interior, to the Town of Hamden in the amount of \$32,421.53 for Feasibility Studies for two (2) historic structures in Whitneyville. 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 recommends the application for funding.

Motion Ms. Kathleen Maher second Dr. Brian Jones. (Y-5, N-0, Abstaining – Nelson)

Ms. Dunne mentioned this project is federally funded and is very important to the town of Hamden. **Deirdre Dolan, Whitneyville Cultural Commons** mentioned she is excited these building will serve the community well upon the completion of this project.

Mr. Levine returned to the meeting.

D. Survey and Planning Grants – Norwich Free Academy

Chair Nelson recused herself and turned the meeting over to the Vice-Chair Ms. Gilvarg.

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 Norwich Free Academy in the amount of \$20,000 for Consulting Services of a CFR-Qualified Historical Architect to development plans and specifications for restoration of Slater Memorial Building roof. 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.

Motion Ms. Katherine Kane second Ms. Kathleen Maher. (Y-4, N-0, Abstaining – Gilvarg)

Ms. Dunne mentioned this application is the result of a recommendation a condition assessment in restoration of the roof.

Chairman Nelson returned to the meeting and resumed her position as Chair.

Survey and Planning Grant – Town of Southington

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 Town of Southington in the amount of \$30,000.00 for consulting services to update 1986 Historic Resources Inventory. 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.

Motion Ms. Kathleen Maher second Ms. Karyn Gilvarg. (Y-4, N-0, Abstaining – Nelson & Faber)

Staff Notes:

Staff recommends approval of this application. The new information gathered from updating the 1986 Historic Resources Inventory will be used to inform a road map for any future town development, taking into consideration the town's historic resources. Methodology for the updated survey will follow guidelines found in *National Register Bulletin #49, Guidelines for Local Surveys: A Basis for Preservation Planning*.

Dr. Faber had a few concerns including the statement in the narrative that the Town was looking to reduce the number of properties chosen. Ms. Dunne has had several conversations with Southington for clarity. This survey will be used as a spring board as the town moves forward with development. The survey is 30 years old and this is the reason for an update and is looking to add agricultural resources to the survey.

Chairman Nelson mentioned a concern that the Council has seen the political impact preservation studies in other places and Ms. Dunne clarified that a Board of Selectman or Planning and Zoning Commission does not vote to approve or not approve a survey so they will not influence the consultant's recommendation.

- E. Basic Operational Support Grant – none at this time.
- F. Partners in Preservation Grant – none at this time.
- G. Creative Arts Promoting Preservation Grants – none at this time.

10. Threatened Properties Update

None at this time.

11. Preservation Restrictions

None at this time.

12. Archaeological Preserves

None at this time.

13. Report on Museum Properties

Note at this time.

14. Report on State Historic Preservation Office Activities – Kristina Newman-Scott

New council member nominations have been in the Governor's office since last August. Please send letters or e-mails to see what the delay is. Chairman Nelson asked if the submission of the appointment questionnaire was the cause of the delay. People who were recommended were not chosen or on the council list. Existing council forms need to be in. Ms. Labadia mentioned letters from the Governor to request membership to the HPC have gone out.

The Good to Great Program/ Rhonda Olisky is going well. When the program was created we knew it could not be annual because it was a pilot program. Bond funding and the legal process was very time consuming for the organization and staff.

Stratford Stage Group's grant was rescinded due to incomplete paperwork. Will email list. Salem Historic Society and Glass house are next on the list for funding. Salem Historic Society has not responded yet. There is \$125,000 available. Bond funding has been released and will not affect client in the future. Ms. Maher wanted to make sure they were not being put in a financial hardship situation. Mr. Levine mentioned money is in a pot and has to be requested.

CT Humanities line item has been moved to DECD and will be receiving \$1.7 million.

Ms. Maher mentioned the Old State House being moved out of Capitol Securities and is going under DEEP.

Due to hiring freezes the State cannot hire seasonal employees to staff the museums. Museums will be open on a limited schedule. Ms. Labadia mentioned students attending the meeting can apply for internships.

The SHPO has received approval to refill the two (2) vacant positions and will start the process for re-hire. The SHPO/ Museum Director positions will be merged into one position which is still vacant.

Ms. Labadia mentioned the Newgate guard house repairs are completed except for the handicap ramp and retaining wall, and should be completed by the end of the month. DAS's construction division will help with the repairs. Prudence Crandall's underground oil tank will be replaced and roof repairs.

The Olcott House in South Windsor was recently saved from demolition. The house was previously purchased by owners who wanted to tear it down. CT Trust, SHPO and local residents have helped to save it. A new owner closed on the house this past Monday. A

letter from the new owner was read by Daniel Mackay describing the house, what has been and what needs to be done.

Ms. Maher asked about the status of the Gurski Farm in Brookfield as she recalls the Town was to provide an update to Council as to their progress in March. Ms. Carmelich mentioned she received an e-mail from Alice Dew saying they were going to complete the drainage and the electrical panel and had applied to the CT Trust for a HPTAG grant.

Chairman Nelson mentioned we can request the progress in writing.

Ms. Gilvarg asked for photos.

15. **General Discussion**

None at this time.

16. **Liaison with Public and Private Agencies**

Mr. Mackay from the CT Trust mentioned funding was cut from \$42 million to \$1 million and thanked Ms. Dunne and staff for help on the numbers.

New Haven and CT Trust plan to celebrate the 50th anniversary of the National Preservation Act celebration the last two weeks in October in New Haven. Will inform of an exact date.

There were concerns about the impact of the high speed rail running along the 95 corridor on historic areas including those of Old Lyme and Old Saybrook. High speed rail will have a negative impact on the 95 corridor, and as a result alternate plans were identified to construct a tunnel between Old Saybrook and Old Lyme or to shift the rail line through the central portion of the state Meriden, Danbury, Waterbury, Wallingford, Hartford Providence and Worcester.

Mr. Schide mentioned the saving of the Olcott House in South Windsor as-well-as a positive example of people working together to save a resource; the house was purchased and one week later a demo permit was applied for. The town rallied together to save the house. The town has a 180-day delay of demolition so all resources can be exhausted to save the house. The wife of the new owner stepped up to save the house. Thank you to CT Trust, SHPO, the Environmental Protection Act and the resident to saving this house. (A letter from new owners describing the condition of the house was read). Bill Hosley posted this issue on his FB page which was instrumental in publishing the potential demolition.

19. **Adjournment**

Motion to adjourn Ms. Kane second Ms. Maher