



TOWN OF HAMDEN

THE HISTORIC PROPERTIES COMMISSION

Minutes: *The Historic Properties Commission Town of Hamden held a regular meeting on Wednesday, October 19, 2016 at 7:00 p.m., at the Lockkeepers House 3908 Whitney Ave, Hamden CT. The following issues were discussed:*

Attending: Giovanna Coppola, Daniel Ioime, Todd Levine, Kenneth Minkema,

Absent: Peter Haller, Brian Murphy

Guest: Tony Griego – Friends of the State Street Cemetery
Karlee Etter, 530 Gaylord Mt. Road
Richard Inzero, 1253 Dunbar Hill Road

CALL TO ORDER

Chairman Levine the meeting to order at 7:06 p.m.

Approval of Minutes – Chairman Levine entertained a motion to approve the minutes of the meeting of September 21, 2015. Mr. Ioime motioned to approve the minutes with the following corrections as noted. On page 1 under Call to Order, Public Session, on page 2 the third paragraph, Committee Reports and on page 3, Ives Street House Mr. Ioime should be Chairman Levine. Add after the word read “by Anthony Griego. State Street Cemetery Mr. Levine should be Mr. Ioime and on line 3 the figure of \$100,000 should be \$10, 000. Unfinished Business item a, the word deed should be plot. Ms. Coppola seconded the motion. ***The motion carried unanimously.***

Public Hearing

None at this time!

Public Session

Nothing at this time!

CHAIR REPORT/CORRESPONDENCE

A lengthy discussion ensued with Chairman Levine advising the members and the guest that he sent an email to Mr. Sal Filardi, Vice President, Facilities and Capital Planning with options for other uses of the proposed demolition of homes on Whitney Avenue.

Hi Sal,

Please see below to discuss with your board. I'll send out an official letter when I hear back from you.

1) Mini-grant (\$500, no match) to hire a structural engineer to conduct an initial assessment of the buildings. This first phase will be no cost to the University and will give us an idea of what we can do going forward.

2) HPTAG (1:1 match) to prepare a capital needs assessment and a feasibility study for adaptive reuse or relocation. This second phase will allow the University to develop costs and investigate potential uses of one or more of the buildings. There is a possibility that the Historic Properties Commission can assist financially.

3) Historic Properties Exchange (HPX) and social media outreach to market the buildings to a preservation-minded buyer. We can begin this immediately.

4) Revolving Loan Fund support for pre-development activities. This third phase can help the University with upfront costs, but would have to be repaid.

5) Revolving Loan Fund support for state tax credits or grants. This third phase can help the University with actual costs.

Thanks for your consideration,
~T~

Todd Levine
Historian
Environmental Reviewer
Freedom Trail & W3R Coordinator
State Historic Preservation Office
Department of Economic & Community Development
1 Constitution Plaza, 2nd floor
Hartford, CT 06103

To date Chairman Levine has not had a response from Mr. Filardi. One of the homes marked for Demolition is the Todd House and that it is on the National Register of Historic Places and this house has some protection. The Connecticut Environmental Protection Act states that anyone can file suit to halt demolition of a National Register building if they can prove that there are prudent and feasible alternatives. The Commission has not been provided access to the home but they were by advised that the interior of the home is not in very good condition.

Ms. Etter asked if Quinnipiac University has come forward with any suggestions. Chairman Levine stated no but that he was going to reach out to Mr. Filardi again. The question of the original demolition date was asked and it is November 30, 2017 so the clock is ticking as they meet.

Mr. Inzero stated the University is steam rolling the town and he is very wary of them due to their past record. Mr. Inzero stated the Commission should come up with proposals to put pressure on the University.

Chairman Levine noted that if any kind of aggressive action is indicated the University could just go ahead and demolish the homes. Except for the Todd House as they own them. Chairman Levine feels good will and continuous dialogue may bring a satisfactory outcome for all parties.

Mr. Minkema motioned to request the CT Trust support exploring possibility to evoke the Protection Act or any other Act to save the properties, seconded by Mr. Ioime. A discussion ensued.

Mr. Minkema stated the Historical Society is meeting with the CT Trust and will propose they help in this. Mr. Minkema stated we have to work together on this.

It was noted that Choate Rosemary Hall in Wallingford was faced with the same situation and they intergraded the local homes they purchased.

Ms. Etter stated she currently has 375 signatures on the online petition. Chairman Levine ask that Ms. Etter send this on to his office and it will be assigned to a staff member as he is recusing himself as he runs the office.

The motion on the floor is voted on as follows, 3 in favor and 1 abstain. *The motion carried unanimously.*

COMMITTEE REPORT

Nothing at this time!

Unfinished Business

- a. Hamden Cemeteries – Mr. Ioime recently visited the Cemetery and found the rear of the Cemetery was recently cleaned up and also a new sign has been installed. He provided photos of the sign and indicated that the Commission is very thankful for he sign, it is dedicated to someone but that the address of the Cemetery is wrong. The web site will be up and running in November and the purpose of the web site is to bring awareness to the Cemetery and find some possible plot owners. If plot owners are found the possibility of reestablishing an Association providing perpetual care. Mr. Ioime is also checking to see if Hamden was provided with the \$2,000 grant provided by the state for abandon cemeteries. The Commission would like to that Mr. Griego and the Friends of the State Street Cemetery for the cleanup work they have been doing for the last two years. This has made such a difference. There will be another clean up in November.
- b. Local Register Properties – Chairman Levine advised the members that the RFP for the Survey work along with questions was provided to Ms. Smith. He will reach out to her for a follow up.
- c. Ives House – Chairman Levine is still waiting to hear from the RWA (Regional Water Authority) and will follow up with them again.

Other Business

Mr. Minkema brought to the meeting a copy of the last survey and stated 150 buildings can be covered with \$25,000 of the grant money. Mr. Ioime inquired if the materials were scanned and Mr. Minkema noted unfortunately not. Mr. Ioime has volunteered to have the materials scanned as it will make the survey work easier when you have information easily available.

New Business

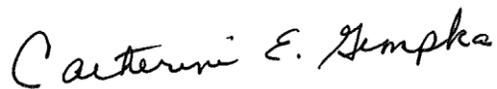
- a. Review and approval of meeting dates for 2017 – Mr. Ioime noted one incorrect date as did the clerk. Mr. Ioime motioned to approve the meeting schedule with the corrections, sectioned by Mr. Minkema. *The motion carried unanimously.*
- b.

Adjournment

At 8:05 p.m. Ms. Coppola motioned to adjourn, seconded by Mr. Ioime. *The motion carried unanimously.*

The next regular meeting will be Wednesday, November 16, 2016 at the 7:00 p.m., in the Third Floor Conference Room, Government Center, 2750 Dixwell Ave. Hamden CT

Recorded by,



Catherine E. Gempka
Commission Clerk