

**TOWN OF HEBRON
HISTORIC PROPERTIES COMMISSION
PUBLIC HEARING
RUSSELL MERCIER SENIOR CENTER
JANUARY 14, 2009
7:00p.m.**

RECEIVED

2009 JAN 22 P 1:05

Carl A. Thompson
HEBRON TOWN CLERK

Members Present: D. Watson, D. McCalla, L. Bordick and M.A. Foote

Members Absent: R. Cassatta

Alternates Absent: Peter Moon

Guest Present: Sue Morin, 142 Church Street

Staff Present: Jillene B. Woodmansee, Board Clerk

1. CALL PUBLIC HEARING TO ORDER

D. Watson called the Public Hearing to order at 7:08p.m.

2. RECOGNITION OF GUESTS

D. Watson recognized the guest, Sue Morin, of 142 Church Street.

3. PURPOSE: TO DISCUSS AMENDING ORDINANCE 94-1 TO ESTABLISH 150 EAST STREET AS AN HISTORIC PROPERTY

D. Watson reviewed the statutory requirements to obtain local designation by an amendment to local ordinance 94-1 and that said statutory requirements are designed to protect the neighbors of the property and allow for public input. She explained that after the Public Hearing the BOS will vote to accept the local designation and enact an Amendment to the local ordinance 94-1 to add a section stating that the subject property has been locally designated.

4. HISTORIC DESIGNATION CHARGE OF THE HPC

D. Watson stated that the HPC conducted research in order to determine that 150 East Street was appropriate for local designation. She reviewed the steps that had been taken to designate the property in conjunction with 2 other properties and then again after the BOS requested that 150 East Street be taken out and done separately.

5. SUMMARY OF STUDY AND RECOMMENDATION

D. McCalla noted that the 150 East Street property was purchased by the town in August of 2004 as part of an open space land acquisition. She reviewed the reports which were

obtained utilizing grants including those of Robert Hurd and John Obed Curtis. She noted that the Curtis report referenced the homes unique features including: the built-in chest; the dental moldings; the staircase; and, that the Elle was built in 1775 which would make it consistent with the abduction of the Caesar and Lois. She also referenced the Bruce Clouette documentary study which concluded the property was home to Jon Peters, brother of Samuel Peters.

D. McCalla summarized the report prepared by the Peters House Use Study Committee which looked into possible different uses for the property. She noted that this Committee found that the house was historically, architecturally and culturally significant and that it was worthy of local designation. She also noted that Dr. Alfred Marter will soon personally recommend the Peters house for Freedom Trail status and that the State is funding an independent film about the property which will begin shooting in May, 2009.

D. Bordick read a letter into the record dated December 4, 2008, from Mary Dunne, the local government grants coordinator for the Historic Preservation Council Division of the CT Commission on Culture and Tourism which stated that the Commission reviewed the study report submitted by the HPC and recommended approval for local designation.

M.A. Foote read a letter into the record dated November 4, 2008, from the Mike O'Leary, Town Planner, in which he stated that the Hebron Planning and Zoning Commission unanimously voted to recommend local designation for 150 East Street.

D. Watson stated that the BOS have scheduled a Public Hearing regarding the local designation of 150 East Street for February 5, 2009 at 7:00p.m.

6. PUBLIC QUESTIONS AND COMMENTS


Guest, Sue Morin, stated that when she drives by the property located at 150 East Street and sees its current condition she thinks that it is a shame.

L. Bordick reviewed the statutory requirements of C.G.S. 7-147q. Sue Morin questioned what happens after the local designation. D. McCalla explained that local designation remains with the property and not the owner, that it requires that the owner keep the façade of the home looking historical and, that any additions or alterations to the home which require a building permit and/or review by the Planning and Zoning Commission also require review and approval of the HPC. Members and guests discussed recent renovations to previously designated properties.

7. PUBLIC HEARING ADJOURNMENT

D. Watson closed the Public Hearing at 7:41p.m.

Respectfully submitted:


Jillene B. Woodmansee
Board Clerk

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2009 JAN 22 P 1:05

HEBRON TOWN CLERK

**TOWN OF HEBRON
HISTORIC PROPERTIES COMMISSION
REGULAR MEETING
RUSSELL MERCIER SENIOR CENTER
JANUARY 14, 2009
7:30p.m.**

RECEIVED

2009 JAN 22 P 1:05

W. A. Woodmansee
HEBRON TOWN CLERK

Members Present: D. Watson, D. McCalla, L. Bordick and M.A. Foote

Members Absent: R. Cassatta

Alternates Absent: Peter Moon

Guest Present: Sue Morin, 142 Church Street

Staff Present: Jillene B. Woodmansee, Board Clerk

1. CALL TO ORDER

D. Watson called the Regular Meeting of the Hebron Historic Properties Commission to order at 7:43p.m.

2. APPROVAL OF MINUTES (DECEMBER 10, 2008)

It was noted that throughout the December 10, 2008 minutes "Peter's" should be corrected to "Peters." In addition, on Page 2 under the heading of Old Business, HPEG3: Approved by the CT Commission, Consideration of Properties for Designation, "the 1906 Victorian on the corner of Gilead and Hardy" should be changed to "780 Gilead Street." It was also noted that on Page 2, under the heading of Status of Inventory, in the second paragraph, the second sentence should read, "Members also discussed being able to add geographic locations, latitude and longitude, for future mapping purposes and being able to scan documents such as letters..."

Motion:

M.A. Foote moved to accept the December 10, 2008 minutes as amended. L. Bordick seconded and the motion passed unanimously (4-0-0).

3. OLD BUSINESS

a. FEBRUARY WORKSHOP

D. Watson reported that she had been in contact with Todd Levine of the CT Trust for Historic Preservation and that the workshop will be held on Monday, February 2nd from 5:30p.m. – 7:30p.m. L. Bordick stated that she would be notifying the P&ZC and the

BOS. Members discussed that the towns of Bolton, Andover, Colchester, Columbia, Marlborough and, Windham should also be invited.

a. ANY OTHER OLD BUSINESS

HPTAG

D. Watson stated that the final report for the HPTAG Grant was due to Todd Levine and that the final report consists of a form that needs to be downloaded and completed so that she can hand deliver it to Todd at the upcoming workshop.

Properties to be considered for Local Designation

D. Watson stated that Carla Pomproicz suggested that the synagogue be added to the list of properties for the HPC to consider for local designation and that Irlene Synder may be a good resource.

Members discussed that L. Bordick will begin the research on Hope Valley Church and assist M.A. Foote with 44 Porter, M.A. Foote will start 780 Gilead Street and, that D. McCalla will start the synagogue and do the penny and 1869 maps.

Motion:

M.A. Foote moved to start the research to look into local historic designation for the properties of 44 Porter, 780 Gilead Street, Hope Valley Church and the Synagogue located at 10 Church Street.

Members discussed 110 West Street and decided that it can be added at the later date.

L. Bordick seconded the motion and it passed unanimously (4-0-0).

HPEG3

D. Watson reported that the application and contract for HPEG3 is now available on the website. L. Bordick reported there are now available funds for 2 years of hosting and that the contract with the current hosting service provider will expire in February. Members agreed upon hebronhpc.org as the domain name. Members and L. Bordick discussed security of the website once it is transferred to the new hosting service and L. Bordick explained that the new hosting service will provide security and the security that she built into the website will remain.

Freedom Trail

D. McCalla reported that the Amistad Committee has revised the Freedom Trail Strategic Plan and that the State is working aggressively to identify sites to include in driving maps.

4. NEW BUSINESS

a. BOS PUBLIC HEARING SCHEDULE

D. Watson reported that the BOS will hold a public hearing on local designation for 150 East Street on February 5th.

b. PETERS HOUSE OVERSIGHT – DISCUSSION OF POSSIBLE ACTION

Members discussed the action of the BOS to dissolve the Peters House Use Study Committee and the charge of the HPC as the Oversight Committee for stabilization only during the town's ownership. Members reviewed the five (5) recommendations made by the Peters House Use Study Committee in their final report to the BOS. L. Bordick requested information regarding the process in which funds for stabilization could be allocated and obtained. Members discussed the budget process, building maintenance fund and how to ensure funds for stabilization get included in the budget.

Members discussed the possibility of using volunteers for stabilization work on the Peters house. D. McCalla reported that any volunteers would be covered under the insurance of the Historical Society for medical only.

D. Watson stated that she requested from the BOS that a liaison be assigned to the HPC and that Will Moorcroft has been assigned. She suggested that all members review and be familiar with the recommendation report prepared by the Peters House Use Study Committee. D. McCalla stated that she would email members the letter from the Peters House Use Study Committee in which five (5) items of stabilization were identified. D. Watson noted that a plan of action needs to be developed sooner rather than later.

M.A. Foote suggested using the website to track the status of the stabilization and advertize for volunteers.

Members discussed how they would be obtaining a key to the property.

c. ANY OTHER NEW BUSINESS

D. Watson reported that at their January 8th meeting the BOS voted to dissolve the Peters House Use Study Committee and recognized its members for their efforts.

D. Watson reported that at the same meeting the BOS made a resolution to authorize the application of a STEAP Grant for the Peters house in the amount of \$439,835.00. D.

McCalla reviewed the steps which occurred when the availability of the grant became known and the extremely tight deadline which had to be met. Members discussed that if the grant were to be awarded the BOS can vote to either approve the funds or not accept them. D. Watson stated that the grant is an opportunity for the Peters house and that further neglect under town ownership should not occur. She stated that it is important not to delay and that the HPC and P&ZC have been and remain in favor of the town keeping the house and that the HPC has provided the appropriate information on the house in order for the BOS to make an informed decision regarding the future of the property yet they want to hold a public hearing regarding the future of the property in May.

D. McCalla reviewed that the legislature set aside 20 million in 2007 and 20 million for 2008 in STEAP funds and that 112 towns are eligible to receive these funds which will be awarded at the end of February.

L. Bordick discussed the charge of the HPC to explain the STEAP Grant to the public and to provide the BOS with the information to be included in the presentation. She stated that it may be beneficial to come up with a list of questions for the BOS to be prepared to answer from the public.

Members reviewed the concerns voiced by a member of the BOS with regard to the application of the STEAP Grant. Members agreed to obtain a copy of the last Facilities Study.

5. CORRESPONDENCE

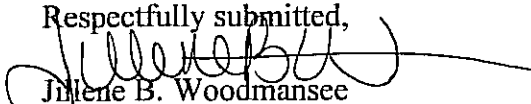
L. Bordick reported that she wrote a letter to Jared Clark and received an email response from him which she reviewed portions of with members. Members reviewed the history behind the purchase of the property and some key things which have occurred since. Members agreed to contact their liaison to prepare him for the public hearing and discussed some possible questions to include.

6. ADJOURNMENT

Motion:

M.A. Foote moved to adjourn the Regular Meeting at 9:50p.m. L. Bordick seconded and the motion passed unanimously (4-0-0)

Respectfully submitted,


Jillene B. Woodmansee
Board Clerk