



Connecticut Preservation News

May/June 2015

Volume XXXVIII, No. 3

Harlan Griswold Award 2015 The Hartford Courant

Remarks by Helen Higgins,
Executive Director of the Connecticut Trust.

We are happy to present the Harlan H. Griswold Award this evening to The Hartford Courant, which has furthered the goals of historic preservation in Connecticut by its reporting, opinion pieces, and editorials promoting preservation as central to our state's economic development and self-identity.

Harlan H. Griswold was an incorporator of the Connecticut Trust and longtime chair of the Connecticut Historical Commission. After his death, those two organizations established the Harlan H. Griswold Award in recognition of his outstanding contributions to historic preservation over a lifetime of service to the cause.

continued on page 8



Carolyn Lumsden, Tom Condon, and Rick Daniels, of the Hartford Courant, receive the Harlan Griswold Award. Flanking them are State Historic Preservation Officer Daniel Forrest and Helen Higgins, of the Connecticut Trust.

Hartford Courant.
courant.com

In This Issue...

Awards of Merit	2
Funding for Preservation	4
Around the State	10
Historic Properties Exchange	14

Awards of Merit

Historic Preservation truly is many different things. The projects chosen for this year's Awards of Merit demonstrate the breadth and depth of preservation activity in Connecticut. This year, most of the projects selected weren't about the traditional preservation idea of carefully restoring a single building. While that's still important, the Trust wanted to focus on broader community-building or economic revitalization efforts involving historic places. The awards celebrate last-minute rescues and re-use of endangered building types. They demonstrate the value of historic buildings for affordable housing and innovative educational approaches. They show us grassroots efforts, and restoration work that preserves not only objects but also traditional craft skills. They highlight the importance and joys of historic places in our lives, be they barns or post offices or entire communities. These places make our lives richer, and the Trust is honored to recognize some of the people who have made that possible.

Branford: Stony Creek Village District

Stony Creek Association; Town of Branford; Robert Orr & Associates. Nominated by Ted Ells and Betsy Wieland.

Thanks to its eclectic history of fishing, quarrying, and summer vacationing, Stony Creek is a desirable place to live. So, when several houses in the National Register-district village were razed for bigger replacements, the Stony Creek Association recommended creating a village district, a zoning tool with historic preser-

vation provisions. With a grant from the Connecticut Trust, the association drafted design guidelines and zoning regulations with the Town Planner. The zone was approved in November and took effect on February 1. The successful establishment of the Stony Creek village district shows how a community organization and a town government can work together to plan for future development that enhances historic character.

RH Greenwich: renovation of the Greenwich Post Office

Greenwich Retail, LLC; Restoration Hardware; Bracken, Gillam & Kroeger Architects; Granoff Architects; Beyer Blinder Belle Architects & Planners. Nominated by Peter Malkin.

The Greenwich Post Office, completed in 1917, features monumental Corinthian columns in a sweeping façade and is listed on the National Register of Historic Places. When the U.S. Postal Service decided to sell the building, Greenwich Retail, LLC, led by Peter and Anthony Malkin, purchased it. Working within the requirements of a preservation covenant, they joined forces with Restoration Hardware to transform the building into a showcase for RH's designs. The revitalization of the Greenwich Post Office offers a model solution to a growing national preservation concern, as the Postal Service decommissions and sells historic buildings in significant downtown locations throughout the country.



The Forlorn Soldier, Hartford

The Forlorn Soldier, Hartford

Matthew Warshauer; Anthony Roy; Peter G. Kelly family; Francis Miller. Nominated by Leah Glaser.

For years this brownstone statue stood crumbling and forgotten on Airport Road, until Matthew Warshauer, a history professor at Central Connecticut State University and co-chair of the Connecticut Civil War Commemoration Commission, initiated a project to research and preserve the statue. Anthony Roy, a CCSU master's student, researched its history; conservator Francis Miller halted the deterioration of the stone. The Peter Kelly family, which owned the statue, donated it to the State, and it has been moved to the State Capitol. It was nearly too late: the statue couldn't have survived much longer out

continued on page 16

Robert Orr & Associates



Stony Creek

Mark Hug/RH



Restoration Hardware, in the former Greenwich Post Office

From the Board Chairman

A big change is coming to the Connecticut Trust. Helen Higgins, the Trust's Executive Director, has announced her retirement, effective July 1. Since Helen took the job, in 1997, the Trust has greatly expanded its reach and its reputation as an effective and influential voice for Connecticut's historic buildings, landscapes, and communities.

Under Helen's leadership the Trust has reached out to support and assist local preservation efforts, primarily through the Circuit Rider program, which puts the Trust on the streets in communities across the state. Supplementing the Circuit Riders' work the Trust has built a wide-ranging grants program, offering technical assistance grants, Vibrant Communities Initiative grants, barn grants, and maintenance and repair grants. One of the latest ventures is a new revolving fund to provide

gap financing for preservation projects and acquire options on threatened buildings. A common thread in all this work has been planning ahead for preservation, rather than waiting to fight threats when they arise.

Under Helen's leadership, the Trust survey and documentation projects to identify and recognize historic resources such as barns, industrial sites, and sites associated with 20th-century artists and writers. A growing online presence has brought this information to the public through three generations of Trust websites, plus special websites devoted to town greens and barns, and local historic districts.

Much of this growth has been possible because of the relationships Helen has built and maintained with preservationists and others who share many of the Trust's goals. Under the guidance of her friend Bruce Fraser, the late Executive Director of the

Connecticut Humanities Council, Helen has become a visible and effective presence at the State Capitol. Working with legislators and advocates from a wide range of disciplines, she helped secure passage of new state historic rehabilitation tax credits, the Community Investment Act, authorization for local historic preservation ordinances, and line-item funding for the Trust, while also serving as an advocate for the State Historic Preservation Office through a series of mergers and threatened budget cuts. At this very moment, when she might be winding down her work, Helen is still spending much of her time in Hartford, fighting off yet another proposal to cut state funding for historic preservation (see page 5).

Although Helen came to the Trust with little direct background in preservation, her commitment to the cause quickly developed into unfailing professionalism. The staff has grown and flourished under her collegial working style, and her insight and good humor win friends for the Trust wherever she goes.

The search for a new Executive Director is underway, led by Board member Jeffrey Muthersbaugh. It seems an impossible task. We will miss Helen very much, but thanks to her hard work the Connecticut Trust is well prepared to face the next phase of its history. I hope you all will join me in thanking her for her leadership and wishing her a long and happy retirement. 🌿

 — Charles Janson

The Connecticut Trust for Historic Preservation is a nonprofit statewide membership organization established by a special act of the State Legislature in 1975. Working with local preservation groups and individuals as well as statewide organizations, it encourages, advocates and facilitates historic preservation throughout Connecticut.

Board of Trustees

Officers

Charles Janson, Chairman, *Darien*
Garry S. Leonard, Vice-Chairman, *Madison*
Edith Pestana, Secretary, *Hartford*
Edward W. Munster, Treasurer, *Haddam*
Robert Svensk, Assistant Treasurer, *Southport*

Gubernatorial Appointees

Natalie Ketcham, *Redding*
Edith Pestana, *Hartford*
Edmund Schmidt, *Darien*

Additional Members of the Board of Trustees

Margaret Anderson, *Marion*
Michael J. H. Blair, *Stonington*
Sara Bronin, *Hartford*
Francis Chiamonte, *Harwinton*
Robert Faesy, *Wilton*
Jane Grant, *Clinton*
Mary Ann Handley, *Manchester*
Garrett W. Heher, *Essex*
Adrienne Farrar Houel, *Bridgeport*
Henry Griggs, *Madison*
Scott Jackson, *Hamden*
Leslie King, *Hamden*
Jeffrey Morgan, *South Kent*
Jeffrey Muthersbaugh, *Haddam*
Thomas W. Nissley, *New Canaan*
Matthew Peterson, *Guilford*
George Schoellkopf, *Washington*
Caroline Sloat, *Thompson*
Myron Stachiw, *East Woodstock*
Robert Svensk, *Southport*
Maisa Tisdale, *Bridgeport*
John B. Toomey, Jr., *Bolton*
Elizabeth Torres, *New Haven*
Marye Wagner, *Clinton*
Gregory T. Waterman, *West Hartford*
Damaris Whittaker, *Marlborough*
Regina Winters, *New Haven*
Patrick Zailckas, *Waterbury*
Richard N. Wies, *Branford*

Advisory Council

Martha Alexander, *New Haven*
J. Barclay Collins, *Sharon*
William R. Crowe, *Canton*
Jared Edwards, FAIA, *West Hartford*
Inger Elliott, *Stonington*
Theodore F. Ells, *Branford*
Gerald Farrell, Jr., *Wallingford*
Walter Fiederowicz, *Litchfield*
Mimi Findlay, *New Canaan*
Lynn Friedman, *Woodbury*
Glenn Geathers, *Hartford*
Lee Kuckro, *Wethersfield*
Stephen S. Lash, *Stonington*
Charles T. Lee, *Greenwich*
Peter Malkin, *Greenwich*
Cesar Pelli, FAIA, *New Haven*
John W. Shannahan, *Suffield*

Staff

Helen Higgins, *Executive Director*
Christopher Wigren, *Deputy Director*
Brad Schide, *Connecticut Circuit Rider*
Gregory Farmer, *Connecticut Circuit Rider and Director, Revolving Fund*
Wes Haynes, *Connecticut Circuit Rider and Director, Making Places*
Jane Montanaro, *Director of Preservation Services*
Jordan Sorensen, *Membership and Office Manager*
Erin Marchitto, *Communications Manager*
Kristen Nietering, *Project Manager, Creative Places*
Charlotte Hitchcock, *Researcher, Creative Places*
Renée Tribert, *Project Manager, Making Places*

Connecticut Preservation News

Editor: Christopher Wigren
Editor, *Historic Properties Exchange*:
Jane Montanaro
Advertising Manager: Erin Marchitto
Design: David Wolfram, *Middletown*
Printing: Kramer Printing,
West Haven

Connecticut Preservation News is published bimonthly by the Connecticut Trust for Historic Preservation, 940 Whitney Avenue, Hamden, Connecticut 06517. Publication is made possible by support of the members of the Connecticut Trust for Historic Preservation and by funds provided through the Community Investment Act in the State of Connecticut. The contents and opinions stated herein do not necessarily reflect the views and policies of the State of Connecticut. Advertisements do not reflect the views or opinions of the Connecticut Trust for Historic Preservation. The Connecticut Trust for Historic Preservation does not endorse advertisers and assumes no responsibility for advertisements.

© 2015, Connecticut Trust for Historic Preservation. All rights reserved.
ISSN 1084-189X



Connecticut
still revolutionary

Upcoming Meetings

Connecticut Historic Preservation Council

June 3, 2015, at 9:30 a.m.

July 1, 2015, at 9:30 a.m.

State Historic Preservation Board

June 22, 2015, at 9:30 a.m.

Meetings take place at the State Historic Preservation Office Department of Economic and Community Development
Main Conference Room
1 Constitution Plaza, 2nd Floor
Hartford, Connecticut

For more information call (860) 256-2800

C. Wigren



C. Wigren



As of July 1, these houses, in the Canaan Village and Somers National Register districts, will be able to qualify for the State Historic Homes Rehabilitation Tax Credits, along with owner-occupied historic dwellings in every other part of Connecticut.

Historic Homes Tax Credit Expanded

As of July 1, the Connecticut Historic Homes Rehabilitation Tax Credit will be expanded to cover the entire state. Originally established in 2000, the program offers a 30-percent tax credit to owner-occupants who renovate historic dwellings of up to four units located in targeted low-income areas. In the ensuing fifteen years, the program has proved valuable in encouraging buyers, assisting homeowners in maintaining or renovating historic properties and stimulating urban reinvestment.

The expansion removes the geographical restriction, so that homeowners in all parts of the state can qualify. The minimum expenditure has been reduced from \$25,000 to \$15,000. And, for nonprofit developers, who use the credit to provide affordable housing, the credit has been increased to \$50,000 per unit. As before, the credit can be applied to owner-occupied buildings with not more than four units and listed on either the State or National Register of Historic Places, and all work must meet the Secretary of the Interior's Standards for Rehabilitation and be approved before construction starts.

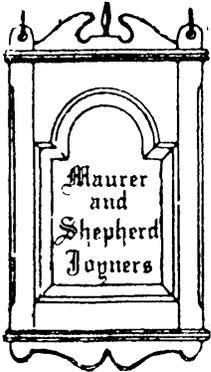
Also unchanged, the credit can be applied only to corporate income taxes, which means that homeowners must find a qualifying corporation to purchase the credit from them. Eversource Energy, (formerly CL&P), has been a reliable

buyer of tax credits.

For more information on the Historic Homes Tax Credit, call or write Julie Carmelich at the State Historic Preservation Office, Department of

Economic and Community Development, (860) 256-2762; julie.carmelich@ct.gov. Regulations and application materials can be found at www.cultureandtourism.org, under "Historic Preservation." ❁

**17th and 18th Century
Millwork**



- Windows
- Doors & Entryways
- Raised-Panel Walls
- Old Glass
- Moldings
- Wide Pine Flooring
- Beaded & Feather-Edge Boards
- Custom Woodworking

**Maurer & Shepherd
Joyners**

... is under new ownership.

We are now part of a larger team, providing design & finishing services with the same quality craftsmanship you've trusted for years!

860-633-2383
To learn more, visit us at
www.thecoopergroupct.com

DESCHENES
& COOPER



ARCHITECTURAL MILLWORK
LLC

25 WHITE ROCK ROAD
PAWCATUCK, CT 06379
(860) 599-2481
THECOOPERGROUPECT.COM

Combining time-honored traditions with the latest technology to produce high quality custom architectural millwork.

Full Exterior & Interior Trim Packages
Windows • Doors • Entrancesways
Cabinetry • Staircases • Libraries

Design Services, Finishing & Installation

Over 1000 Historic Molding Profiles



Message from Helen Higgins, Executive Director, Connecticut Trust for Historic Preservation:

As many of you know, Governor Malloy's proposed two-year budget (for FY 2015-17) **eliminates state investment in heritage and cultural organizations, in open space and farmland protection programs and in affordable housing programs.**

- The Governor's budget sweeps Community Investment Act (CIA) funding for 18 months. Once these funds, which support historic preservation, affordable housing, open space and land protection, and dairy farmers, are eliminated, they will never return.
 - **This means almost 85% of the granting programs from the State Historic Preservation Office, some of which are passed through the Connecticut Trust to your communities. This is catastrophic.**
- The Governor's budget eliminates two-thirds of the budget of **CTHumanities** and 60 percent of the **Connecticut League of History Organization's** budget.
- The Governor's budget eliminates **Connecticut Trust for Historic Preservation's** granting fund for repairs and maintenance on historic structures. This fund has been one of the most successful grant lines the Trust has. Each \$15,000 grant, matched by cash, is used to fix leaking roofs, rotted sills, teetering steeples and paint failures, among other capital expenses.

The Connecticut Trust, in partnership with advocates from the four sectors affected by the CIA sweep as well as with CTHumanities, is working aggressively to oppose cuts to institutions and programs **that protect and preserve the quality of life in our state and stimulate vibrant communities that entice new businesses, young residents, and tourists.**

Two websites that give more detail on the cuts:

- The Community Investment Act website is www.communityinvestmentact.org
- The CTHumanities website is www.ctplacesmatter.org

At both sites you can get tips on advocacy, read editorials and op-eds, and gain access to information on your state legislators.

We ask that you contact your state senator and state representative directly to oppose these cuts.

Thank you for your support for the Connecticut Trust and for Historic Preservation and History.

Trust Makes Grants for Preservation

In March, the Connecticut Trust approved a total of \$337,400 in grants to Connecticut towns and nonprofit organizations for preservation planning, maintenance and repairs, and technical assistance on industrial sites. With matches where required, the grants will make possible more than \$500,000 in total economic investment in historic sites around Connecticut.

The grants are part of the Trust's technical assistance programs and its Making Places program for historic industrial sites, in collaboration with and with generous funding from the Connecticut General Assembly and the State Historic Preservation Office, Department of Economic and Community Development, through the Community Investment Act (CIA).

As CPN goes to press, the future of the CIA remains in doubt; if its monies are indeed diverted to the general fund, the Trust's grant programs will not be able to operate.

In the list that follows, NR indicates sites on the National Register of Historic Places and SR indicates State Register.

Historic Preservation Technical Assistance Grants Awarded (HPTAG): \$136,100 for preservation planning

Town of Bloomfield and Ironwood Community Partners: \$8,500 for a feasibility study for re-use of three farm structures at the Oliver Filley farmstead (c.1835, NR)



C. Wigren

Ledyard up-and-down sawmill



R. Tribert

Turshen mill, Amston

Ellington, Friends of the Pinney House: \$2,500 to plan interior restoration of the Eleazer Pinney house (c.1785, NR)

Hartford, Asylum Hill Congregational Church (1865, NR): \$18,200 for a capital needs assessment

New Britain Industrial Museum, a division of New Britain Institute: \$12,600 for pre-development planning for the W. L. Hatch Building (1929, NR in progress)

New Haven, First & Summerfield United Methodist Church (1849, SR): \$16,000 for capital needs assessment

New Haven, Young Men's Institute Library: \$20,000 for capital needs assessment (1878, NR)

New Milford Historical Society: \$5,000 for structural assessment of the Levi Knapp house (1770, 1815, NR)

New Milford, Village Center for the Arts: \$3,000 to plan renovations and accessibility at Village Hardware building (1837, NR)

Norwich, Slater Memorial Museum/ Norwich Free Academy: \$20,000 to plan conservation of the roof at Slater Memorial Hall (1884-86, NR)

Waterbury, Girls, Incorporated: \$10,000 for condition assessment of the Elisha Leavenworth house (1845, NR)

Westport, Merritt Parkway Conservancy: \$3,500 for a condition assessment and restoration plan for the Clinton Avenue bridge (1940, NR)

First Church in Windsor: \$11,000 for long-term maintenance planning for its buildings (all NR): First Church meetinghouse (1793-95), Russell house (1755), parish house (1955), and Pierson house (1900)

Old Woodbury Historical Society: \$5,800 for structural engineering at Hurd house (1680, NR)

Maintenance and Repair Grants: \$65,300 for basic structural repairs

Hartford, Faith Assembly of God: \$7,500 for roof repairs at 846 Prospect Avenue (1911, NR)



Owning an old house is the best way to create historic preservation...

Tom Nissley 203-322-1400

tnissley@bhhsNE.com
Berkshire Hathaway HS
New England Properties



Licensed in CT #RES.0763363



Levi Knapp house, New Milford

Hartford, Liberty Christian Center: \$14,000 to repair the steeple of Horace Bushnell Congregational Church (1850, 1914, NR)

Town of Ledyard: \$2,500 for repairs to the Ledyard up-and-down sawmill (c.1860, NR)

New Haven, Church of God and Saints in Christ (c.1869, NR): \$7,500 for roof repair

Town of Prospect: \$4,800 for roof replacement and repairs to Prospect Center school (1865, NR)

Town of Rocky Hill: \$7,000 for repairs to Academy Hall (1803, NR)

Town of West Hartford: \$7,000 for repairs to the Sarah Whitman Hooker house (1715-1720, NR)

Windsor, Grace Episcopal Church: \$15,000 for slate roof repair and replacement at Grace Church Rectory/Tuttle House (c.1865, NR)

Making Places grants: \$136,000 for preservation planning at historic industrial sites

Town of Hebron: \$35,500 for the Turshen mill (1927), Amston

Borough of Naugatuck: \$27,750 for UniRoyal warehouse (1954)

Norwich Community Development Corporation: \$23,000 for the Granite Mill at Uncas Leap (1837, NR)

Town of Old Saybrook: \$49,750 for the Shoreline Electric Railway power plant (1908-10)



40th Anniversary Events!

**Pints for Preservation
Historic Building
Bar Crawl**

Thursday, May 21
6:00 p.m.–10:00 p.m.
Downtown
New London



**Preservation Pedal
Bicycle Tour**

Saturday, June 13
10:00 a.m.–2:00 p.m.
Deep River-Essex-
Old Saybrook



Tentatively scheduled dates.

*Check our Facebook page and
www.cttrust.org for confirmed dates
and details.*

Leonard J. Baum Architect
401 941-1650 www.LJBArch.com



Restorations, Reconstructions, Additions, & Reproductions for the 18th Century Purist

CT Lic. HIC.0533694

PL.

Suffolk County Lic. 30262-H

MOUNTZOURES
INC.
Since 1982
HOUSEWRIGHT
860-434-9540
RENOVATIONS • RESTORATIONS

WWW.PLMOUNTZOURES.COM PLMOUNTZOURES@YAHOO.COM

The award recognizes individuals, corporations, or organizations whose activities exemplify Harlan's leadership, vision and dedication to preserving Connecticut's heritage and who by deed or example have made our state a better place to live for all of its citizens.

According to Deputy Editorial Page Editor Tom Condon, the Courant's interest in historic preservation represents the confluence of two streams. As a reporter on the City Desk in the 1970s and '80s, Tom gradually became aware that Hartford's history and artifacts were disappearing at a frightening pace. This was the era when even a major landmark like the Old State House was threatened. But saving Old State Houses was comparatively easy. Much more difficult was convincing people how important background buildings were to the city.

Tom's preservation education continued in the '80s, as developers gutted the Goodwin Hotel, and in the '90s, when he wrote an investigative piece uncovering the tangled ownership of the Colt Armory. Digging into the finances and history of the quickly-emptying complex gave him a greater understanding of preservation's potential as an engine for economic development.

That was one stream—the reporter's-eye view. The second stream flowed through the editorial board. At the same time that Tom Condon

was digging into Coltsville, former editorial writer Daryl Perch also was getting interested in it. And in 2000, Jack Davis became the Courant's president, publisher, and CEO, bringing his own interest in economic growth, regional planning, land use, and urban design.

One expression of this converging interest was the launch, in 2003, of *Place*, a special opinion section focusing on planning, land use, transportation, and historic

preservation. Carolyn Lumsden started *Place* and was its first editor, succeeded by Tom Condon, whose move to the editorial board brought together the Courant's two streams of preservation advocacy.

Place started out with two full pages every Sunday, a remarkable commitment of space, particularly at a time when the internet was already beginning to upset the newspaper industry. Even though it has shrunk in size, the spirit of *Place* continues to exemplify the Courant's point of view.

One of the great strengths of *Place* has been the variety of voices and viewpoints it presents. Architects and planners; bureaucrats and activists; ministers, politicians, poets, and, of course, preservationists; all have joined the paper's own writers in exploring the qualities that make Connecticut unique and livable.

All the while, the Courant's reporting and editorials have consistently supported the appreciation and preservation of historic places in Hartford and beyond, among them Mike Swift's reporting on Hartford history and historic places and former Associate Editor David Fink's graphic feature *Cranes and Scaffolds*, which tracks the progress or lack thereof in the city's redevelopment projects.

The Courant's *Place* feature has been a long-running and influential forum for preservation, land use, and planning matters.

PLACE
COMMENTARY ABOUT WHERE WE LIVE

THE FORMER CARMICHAEL'S RESTAURANT on Wethersfield Avenue in Hartford would be demolished under a plan to build a CVS.

Another Pointless Loss

If you've been around Hartford for any length of time, you've probably seen in the building at the corner of Wethersfield Avenue and Airport Road. It was the legendary Figgle's Italian Restaurant from 1968 to 1983, then it became Carmichael's. It closed over the summer.

A developer now proposes to demolish it, and the three residential buildings immediately to its south, to build a small suburban-style strip mall anchored, no surprise here, by a CVS Pharmacy. Here we go again: Hartford selling its

Wethersfield Avenue has been mucked up over the years with inconsistent commercial architecture. But that shouldn't be a license to make it worse.

Colvest Group of Windsor, told me he tried "every which way" to save the Carmichael's building. "It would have required parking in the back, and CVS didn't want that." The drive through will be in the back.

The two restaurants managed to survive for 45 years with parking in the back and on the south side of the building. Colicchio said he's building a second structure on the south side of the Carmichael's building, and that there wouldn't be room for parking there.

Chain pharmacies have become the scourge of good urban design in this country. For the past decade, chain

5,000 truckloads to remove much of the 400-foot-high hill. There's no other commercial space in Glastonbury?

Doesn't anyone at these pharmacy companies have a conscience? It's hard to believe that the developers and CVS can't get everything they want and still save the Carmichael's building. Colicchio would be met with the neighborhood revitalization zone committee, and acceded to some of their suggestions about landscaping and a sidewalk along the Airport Road side of the building. The city got them to build another brick building. They drive a hard bargain.

I don't dislike the development. The mix of tenants — Colicchio has letters of intent from Quiznos and Starbucks as well as a commitment from CVS — is first rate. But the overall impact would be improved if the saved and reused the Carmichael's building. If that were the anchor and there were a second building that matched it, the neighborhood would be enhanced. So what

TOM CONDON

We Restore and Improve the Energy Efficiency of Historic Wood Windows

Restore Don't Replace!

- RESTORED • DOUBLE-PANED
- WEATHER STRIPPED

See How It's Done!
2 minute video on our website:
www.ctbiglass.com

BI-GLASS
of CONNECTICUT, Inc.

"When Only The Original Will Do!" 1-888-966-3937

Restore
Deteriorated Wood
With Epoxies

- Extend the useful life of wood elements
- Replace only deteriorated areas
- Avoid massive disruption
- Save time and money
- Preserve our built environment

CSE
Since 1982
CONSERV EPOXY LLC
The Expert's Wood Conservation System

P.O. Box 454, Northford, CT 06472
phone: 203-484-4123 fax: 203-484-2398
paul@conservepoxy.com
www.conservepoxy.com

The paper has decried the senseless demolition of significant historic buildings such as the former Carmichael's restaurant on Wethersfield Avenue, a handsome Italianate commercial block that was demolished for a suburban-style strip mall, or important state buildings left to crumble, such as Norwich State Hospital or the Seaside Sanatorium in Waterford. The Courant has also cheered the reuse of historic buildings like Cigna's Wilde Building, in Bloomfield, a landmark of post-World War II corporate Modernism, which survived threats of demolition and has been renovated to continue serving the company that built it.

As important as these individual sites may be, the Courant's advocacy for broader revitalization and planning that protect and enhance historic character has been even more important. Smart growth—development that takes advantage of existing infrastructure, reduces reliance on automobiles, and promotes the unique character of places that have developed through time—has been a central focus, and has encouraged preservation and reuse of historic places. The Community Investment Act has been “the best anti-sprawl tool we’ve come up with so far,” in Tom Condon’s words, and the paper has come out strongly against the current proposal to divert the CIA funding from its intended purposes.

Similarly, the Courant actively



The Courant has been an outspoken proponent of Coltsville for decades, culminating in the recent decision to make the area a National Park.

As redevelopment proceeded, it was joined by a more ambitious goal: to see Coltsville become a national park, in recognition not only of Samuel Colt's invention and production of his signature revolvers, but also of the culture of industrial innovation that Colt's company epitomized. The Courant devoted more column-inches to Coltsville than any other local development topic since perhaps urban renewal, and the paper deserves a good portion of the credit for Congress' vote, in December, to create the Coltsville National Historical Park.

Education and shaping public opinion are key to historic preservation—if we can't convince people of the value of old and historic places we're doomed to failure. That's why having the Hartford Courant as a strong and consistent ally has been one of the greatest things that preservationists in Connecticut could hope for. And it's a natural fit: the Courant, America's oldest continuously published daily newspaper and 250 years old, is itself historic.

Harlan Griswold once said, “To me, preservation is more about my grandchildren than about my grandparents.” The Hartford Courant exemplifies that attitude: by championing investment in Connecticut's historic buildings and neighborhoods it is helping to build a better future for our children and grandchildren. We are honored to present the Harlan H. Griswold Award to the Hartford Courant for its outstanding contributions to preservation in Connecticut and we in the preservation world look forward to working with publisher Rick Daniels and his team for many years to come. 🌿

promoted the creation of Hartford's citywide preservation ordinance, the first of its kind in the state and a model taken up by other cities since then.

Rising above everything else is the blue dome of Coltsville. For decades the Courant has tracked the district's ups and downs, through the transfer of the Armory to more responsible developers and the gradual transformation of its vacant buildings to apartments and offices and schools. Editorials by Daryl Perch and others supplemented ongoing reporting.



Gulick & Co.

Renovation Contractors

Madison, Connecticut
203-996-6151

From repairs to complete restorations on historic homes from the 17th century thru the mid 20th century

gulickcompany.com

Briefly Noted

Hartford. ▶

With funding from Aetna, the City of Hartford, and state historic rehabilitation tax credits, Northside Institutions Neighborhood Alliance rehabbed a much-abused Italianate house with easy access to jobs and the new CTfastrak corridor—a successful combination of historic preservation and transit-oriented development. Removing vinyl siding exposed paint scars that allowed builders to recreate lost brackets and window caps.

Hartford. ▶

The cupola of the Old State House (1796; NHL) has been restored, including work to repair damage done in the restoration of 1920. Workers removed lead-based paint—up to 18 layers in places—consolidated wood trim, installed new copper sheathing on the dome, and re-gilded the dome and its crowning statue of Lady Justice. The work is part of a multi-phase restoration of Connecticut's former capitol building.

Milford.

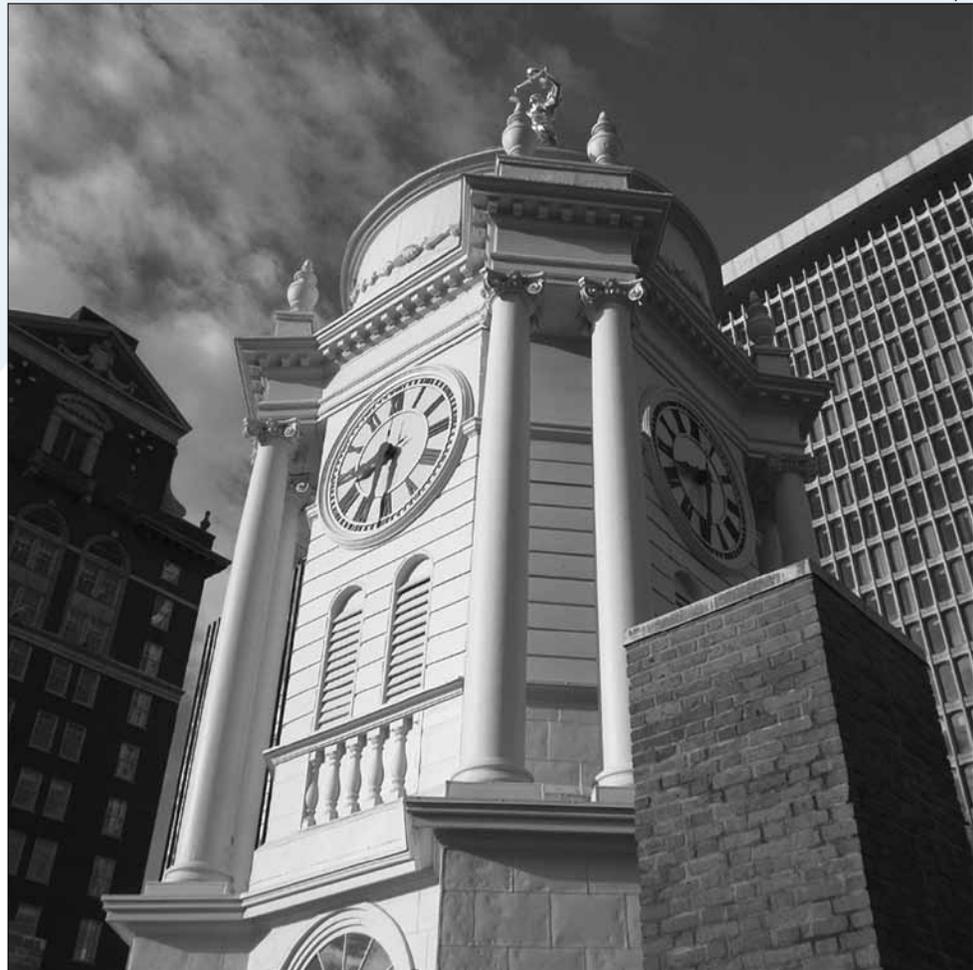
On March 2, Milford became the latest Connecticut municipality to adopt a preservation ordinance. The new ordinance establishes a citywide historic preservation commission to foster knowledge and appreciation of local history, provide information to property owners, and review and approve alterations to buildings listed on or under consideration for the State or National Register of Historic Places and outside the two existing local historic districts.

NHL: National Historic Landmark
 NR: National Register of Historic Places
 SR: State Register of Historic Places

David Corrigan, NINA



Tecton Architects, p.c.



Rob Sanders Architects



Montville. ▲

A descendant of the original owner has rescued the William Hillhouse house (c.1765) from foreclosure and possible condemnation. The owners removed later partitions and wall coverings to restore the original floor plan and re-created paneling based on surviving fragments and molding lines. Site restoration included rebuilding stone walls and stabilizing a barn and creamery built about 1900.

New Haven. ►

A New York oyster barge, considered the last in existence, is returning to Brooklyn after an eighty-year sojourn in Connecticut. Built in the 1850s, the barge operated as a floating processing plant. Oystermen would unload from their boats into the rear, workers inside would shuck the oysters, which then were unloaded through the front. With decline of oystering, the barge was moved to New Haven in 1921 and housed a restaurant and bar until 1987. It might have been demolished long ago but for Lisa Fitch, owner of the marina where the barge was located. She stubbornly held onto the old vessel until April, when Alex and Miles Pincus dismantled the barge for return to Brooklyn. The brothers have yet to determine a use, but they already run a restaurant on a wooden schooner in New York.

New London. ►

Supplementing available funds with donated materials and volunteer labor, the New London Maritime Society made repairing the New London Harbor Light (1801; NR) a community effort. The society acquired the lighthouse in 2009 through the Lighthouse Protection Act, which allows the federal government to transfer ownership to owners who will maintain the structures in keeping with preservation easements and provide public access. Work included repointing masonry, installing an ADA-compliant walkway, and repainting the structure.

continued on page 12

Rick Wies



New London Maritime Society



New Milford. ▶

The town has received a grant to assess the condition of the Boardman bridge (NR) and estimate costs of restoring it for foot and bicycle traffic. Built in 1888 over the Housatonic River, the bridge is one of only three surviving examples in Connecticut of the distinctive lenticular truss devised by the Berlin Iron Bridge Company, of East Berlin. It has been closed since the 1980s. The town has established a fund to receive donations for restoring the bridge.



Stamford. ▶

Mayor David Martin is proposing that the Hoyt-Barnum house (1699; NR) be moved to make room for a new police headquarters. The house, owned by the Stamford Historical Society, sees few visitors, and its surroundings have changed drastically since it was built. However, moving the structure to the society's headquarters would require partial disassembly and the loss of much historic fabric.

In addition, moving from its original site almost certainly would cost the house its National Register status. Preservationists are weighing the conflicting advantages of a less urban setting versus having a visible reminder of Stamford's early history in the middle of downtown.

Wes Haynes



Connecticut Department of Energy and Environmental Protection



Concept A: Destination Park	Concept B: Ecological Park	Concept C: Passive Park
Active uses	Passive uses	Passive uses
Constructed shoreline	Living shoreline	Constructed shoreline (existing)
Revenue and job-generating model	Environmental conservation model	Reduced investment
Maximizes adaptive reuse potential	Balances adaptive reuse with conservation	Little or no adaptive reuse
\$46M – 60M total development cost estimate*	\$10.5M – 24.1M Total development cost estimate*	\$3.2M Total development cost estimate*
*Preliminary estimate – still in development		

Richard Cadan

◀ **Waterford.**

Consultants for the Department of Energy and Environmental Protection have released a draft study outlining concepts for the proposed Seaside State Park, on the site of the Seaside Sanatorium (1934; NR). The study, posted at www.ct.gov/deep/seaside, outlines three potential approaches: Destination Park, featuring active uses and the historic buildings rehabbed as privately-operated lodges; Ecological Park, featuring uses related to ecological education or appreciation and historic buildings stabilized as ruins; and Passive Park, with passive uses and the historic buildings demolished.

◀ **Westport.**

Saugatuck Congregational Church rededicated its building in March, more than three years after fire damaged the church’s meeting house (1832) and devastated its classroom wing (1950 ff.). In the process of undoing the damage the congregation was able to restore the original sanctuary, improve access and fire safety, and expand its facilities, allowing the church to continue as a landmark in the community.



G. Farmer



ALL ABOUT WINDOWS

Historic window expert Sally Fishburn, of Danville, Vermont, demonstrates techniques for repairing historic wooden windows at one of four workshops presented by the Connecticut Trust and the Preservation Education Institute of Historic Windsor (Vermont) in March and April, along with a three-day course for professionals in March and April. Watch for a more detailed report in an upcoming issue of CPN.

auktion.com



Goodwin Square—Goodwin Hotel (1881), Office Tower (1989) 225 Asylum Street, Hartford

Auction.com and Colliers International present the opportunity to purchase through online auction Goodwin Square, ideally located in the central business district in downtown Hartford. This architectural icon of the Hartford skyline includes a 30 story office tower built over a 7 story, 302 car garage. Also included in the offering is the historic Goodwin Hotel property. Closed since 2009, the hotel includes 124 rooms and suites, meeting space, conference areas, a restaurant and bar, and was long considered the top hotel in the Hartford market.

The office tower, designed by Skidmore, Owings & Merrill, cost more than \$100 Million to build. The hotel, listed on the National Register of Historic Places, retains the historic brick and terra cotta façade of the original 1881 apartment building that was once the home of banker J.P. Morgan.

Auction is scheduled to begin May 11, 2015 with the minimum starting bid set at \$5.5M. Visit auktion.com for details.

Vernet-Lee House (1809), 118 Washington Street, Norwich

This house is a contributing resource in the Chelsea Parade National Historic District. The 2-1/2 story Federal style house was built in 1809 by John Vernet. Born in France, the aristocratic Vernet fled the French Revolution and settled first in Martinique and later in Norwich on Washington Street. Washington Street is one the more prominent streets in the area, with its large historic buildings like the Vernet-Lee House, set back from the street on large lots. According to tradition, the Vernet-Lee House was a stop on the Underground Railroad. Edith Carow Roosevelt, second wife of Theodore Roosevelt and First Lady of the United States from 1901-1909, was born in the house in 1861. In 1920, the house became the Rectory of Christ Episcopal Church but became a private residence again in 1959. Rehabilitation of the property may qualify for historic tax credits.

G. Farmer



Contact: David Silverman at dsilverman6@tampabay.rr.com

Old Riverton Inn, Riverton

Unlimited possibilities — Corporate Retreat, Fishing Lodge, Gallery/Retail, Family Compound, Farm to Table — or bring your own ideas to this classic property. Currently a turnkey sale with 12 guest rooms, 120-seat restaurant, tavern. All furnishings, fixtures, and equipment included.

The Old Riverton Inn was originally opened in 1796 by Jesse Ives and was then known on the post route between Hartford and Albany as the Ives' Tavern. The Inn was restored in 1937 and expanded in 1940. The inn features an enclosed terrace with flooring made of grindstones which, according to the original records, were quarried in Nova Scotia and sent by ship to Long Island Sound, then up the Connecticut River to Hartford. They were then hauled by oxen to Collinsville where they were used in the making of axes and machetes. Harper Lee, the author of *To Kill a Mockingbird*, was a frequent guest, claiming she enjoyed visiting the area as a place to write.

Contact: Dave Taylor, Elyse Harney Real Estate, 11 East Main Street, Salisbury (860) 435-2200 <http://www.harneyre.com/real-estate-property/riverton-inn-litchfield-county-ct/>

harneyre.com



John T. Earle House (1853), 21 Spring Street, Danbury

Local plumber John Earle built this unique octagonal house. One of only about a dozen left in the state, it is considered the best octagon house of those that survive. The structure is a reminder of a fad started by author Orson Squire Fowler, *A Home for All*, who believed that eight-sided buildings were healthier and more affordable. Currently vacant, a new owner may qualify for historic preservation tax credits or grants for rehabilitation.

Contact: Shawn Stillman, Office of Neighborhood Assistance, Unified Neighborhood Inspection Team (UNIT), at j.preston@danbury-ct.gov



J. Montanaro

Corn crib, Essex

Available for relocation to your site, this historic corn crib once belonged to the original Pratt family farm on River Road in Essex where it was likely a storage facility for holding and drying field corn in the ear, which was then used for animal feed. More recently, the corn crib had been converted to a finished office space. The structure is now in need of repair. Owners will donate the corn crib to a party willing to use it and care for it appropriately.

Contact: Jane Siris and Peter Coombs, Siris/Coombs Architects, 860-58-8223.



lighthouse-news.com



Connecticut Lighthouses

Saybrook Breakwater Light (1886), Old Saybrook and Peck Ledge Light (1906), Norwalk

Saybrook Breakwater Light is a 49 foot white conical cast-iron tower with four main floors, a watch room, and lantern room. Its diameter is 15 feet. The light sits offshore in Long Island Sound at the end of a U. S. Army Corps of Engineers breakwater. Shown here with the elegant cottages of Fenwick and Lynde Point Lighthouse in the background.

Peck Ledge Light is located on Long Island Sound at the northeast end of the Norwalk Islands. The 54 foot cast-iron spark plug style lighthouse features three stories of living space and 30 degree views from its circular deck. The light is protected by riprap and is accessible by boat.

Both lighthouses are listed on the National Register of Historic Places. The U.S General Services Administration will auction both this summer at www.realestatesales.gov.

newenglandlighthouses.net



Deadline for submission to the July/August 2015 issue is July 1, 2014.

Historic Properties Exchange is published to advertise endangered properties in Connecticut by the Connecticut Trust for Historic Preservation, a state-wide nonprofit organization located at 940 Whitney Avenue, Hamden, Connecticut 06517. Real estate advertised in this publication is subject to the Federal Housing Act of 1968. Neither advertisers nor the Connecticut Trust are responsible or liable for any misinformation, misprints, or typographical errors contained in *Historic Properties Exchange*.

To list a property, learn about properties listed or to subscribe, contact Jane Montanaro, Director of Preservation Services, at jmontanaro@cttrust.org or call 203-562-6312.

Virginia Bush Suttman



Stuart Farm apartments, Kent

Awards of Merit, cont'd from page 2

in the elements. Fortunately for it, and for the people of Connecticut, it has been conserved as a permanent legacy of the state's observance of the Civil War sesquicentennial.

Stuart Farm Apartments, Kent

Kent Affordable Housing, Inc.; Stephen Lasar Architects; Haynes Construction; Brian Neff; Silva Associates; GT Consulting Engineers; Fuss & O'Neill EnviroScience; Housing Enterprises, Inc. Nominated by Stephen Lasar.

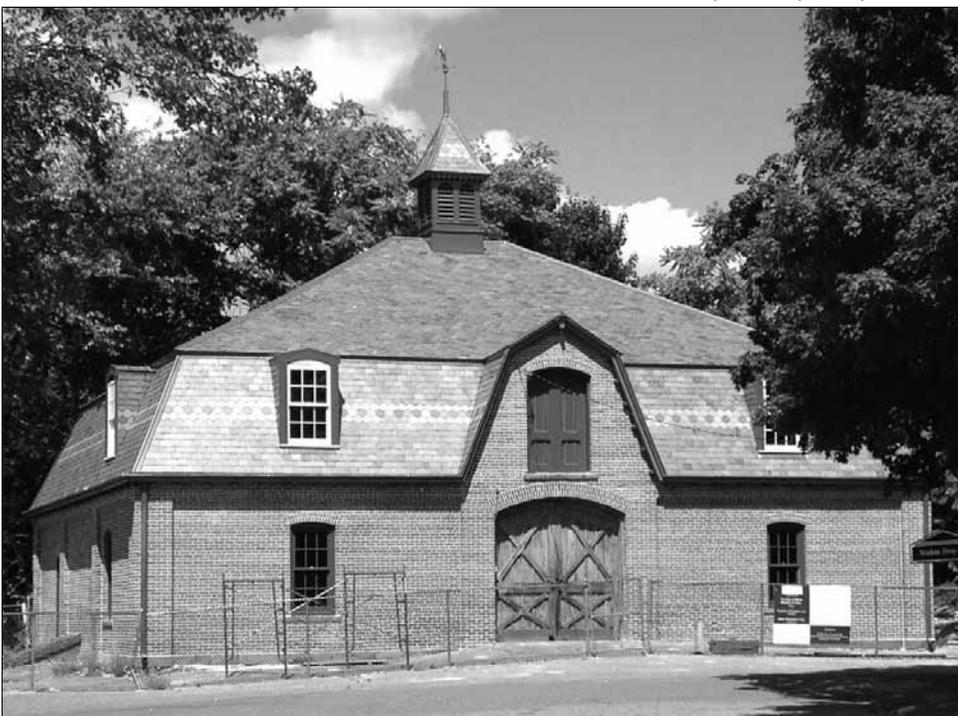
When Kent Affordable Housing (KAH) bought the Stuart house in 2009, the old farmhouse had suffered decades of neglect, yet the chestnut frame, erected in 1828, stood firm. The group transformed the historic property in a community asset with five units of affordable housing. KAH and its team showed vision, energy, and persistence in carrying out this project, and their success is visible in the pride that the new tenants take in their units. Their effort has demonstrated that adaptive use could transform a blighted property, help satisfy the need for affordable housing, and maintain the community's rural character.

Lauralton Hall carriage house, Milford

Academy of Our Lady of Mercy, Lauralton Hall; Crosskey Architects LLC; James K. Grant Associates; Kronenberger & Sons Restoration; Alden Bailey Restoration. Nominated by Lisa Hottin, Lauralton Hall.

Built in 1864 and enlarged in the 1890s, Lauralton Hall has served since 1905 as a Catholic girls' school. The carriage house, part of the original estate, contains stalls and feeding bins for horses, as well as a tack room, livery closet, and space for carriages. In 2008, the school's Trustees voted to demolish the decaying structure as a safety measure. But, facing a groundswell of alumnae support, the board decided instead to reuse the building. Exterior restoration has included restoration of the brickwork and slate roof and replication of the cupola and wooden trim. Work to finish the carriage house as the school's Center for the Arts continues. But the crucial thing was the decision to reuse this building which holds deep meaning for many alumnae.

Academy of Our Lady of Mercy, Lauralton Hall



Lauralton Hall carriage house, Milford



Sam Paletsky barn, Morris

Sam Paletsky barn, Morris

Benjamin Paletsky; Clifford A. Cooper Architecture; Harrison Carpentry, Anvil Artistry, Juegler Associates, Seaborn Electric, Berkshire Alarm, G&S Construction, Marchetti Engineering, Warden's Welding, Martin Plumbing and Heating, TNT Refrigeration, New England Building Products, L&L Contracting, Contractor Products, Quality Glass, Connecticut Post and Beam. Nominated by Benjamin Paletsky.

Since 2010 Ben Paletsky has been revitalizing his family's fourth-generation farm and its centerpiece, the former dairy barn. After doing basic stabilization and planning, he has made a portion of the barn a venue for weddings and community and cultural events. The effort required making structural repairs and meeting code requirements. Still, care was taken to reclaim key features and materials; visitors can find original framing and

siding, as well as accents crafted from salvaged materials and farm equipment. Ben Paletsky has not only saved a barn, but also demonstrated that preservation built around business is an investment with sustainable positive return.

continued on page 19



R.J. ALEY LLC

The Old House Experts

Serving Greenwich, CT to New Haven, CT

CT Trust for Historic Preservation Member

NAHB Certified Green Builder
CT Lic. # 570003

(203) 226-9933
rjaley.com

Bathrooms & Kitchens ● Additions & Remodeling ● Carpentry & Repair Work
Porch Repair & Rebuilding ● Historic Preservation ● Wood Window Restoration
Wood Storm Windows & Screens ● Plaster Repair & Restoration
Energy Efficient Upgrades ● ENERGY STAR® Home Builders



PRODUCING CUSTOM MILLWORK FOR
CONNECTICUT CONTRACTORS AND
HOMEOWNERS FOR OVER FIFTY YEARS

SPECIALIZING IN PERIOD WOODWORK
WINDOWS • DOORS • ENTRANCES
MOLDINGS • BALUSTRADES
PANELING • TURNING • CARVING

222 QUARRY HILL ROAD
HADDAM NECK
EAST HAMPTON, CT 06424
PHONE: 860 267-4693
FAX: 860 267-1611

WWW.JOHNSONMILLWORK.COM



HUDSON VALLEY PRESERVATION

Our Comprehensive Historic Preservation Services Include:

- Conditions Assessments
- Feasibility Studies
- Historic Design & Restoration
- Relocation & Stabilization
- Barn Assessment & Restoration
- Grant Writing
- House Histories
- State/National Register Nominations
- Tax Credit (RITC) Applications

860.355.0906
www.hvpcorp.com

Dream. Design. Build. Preserve.

*Please remember the
Connecticut Trust in your
will or estate plan.
We are incredibly grateful
for the visionary donors
who have given to us.*

West River Restoration

18th and early 19th century structural
repair, restoration and recreation.

Doors, windows, trim, siding, period rooms,
floors, sills, framing, fireplaces, masonry,
kitchens, baths, and barns.

Thomas Linskey

350 Middle Haddam Rd.
Portland, CT 06486
860-342-2289 860-463-1185

*"An old house craftsman dedicated to perpetuating
early Connecticut architecture, one job at a time,
large or small, for individuals and organizations."*

The Perfect Storm!

Innerglass® Interior Storm Windows:

- Maintain the charm and beauty of your existing windows
- Significantly reduce heating and cooling bills
- Compression-Fit to eliminate drafts completely
- Greatly reduce outside noise
- Are perfect for enclosing screen porches
- Save energy, save money and save history!



Innerglass®

Window Systems, LLC
The Compression-Fit Advantage

1-800-743-6207 • www.stormwindows.com

OLD WOOD WORKSHOP

- ◆ Antique Flooring ◆
- ◆ Vintage Building Materials ◆
- ◆ Architectural Antiques ◆

www.oldwoodworkshop.com

Giving old wood new life...

THOMAS CAMPBELL
193 Hampton Road, Pomfret Center, CT 06259
860-655-5259

"Open by chance or appointment"

JOIN THE CONNECTICUT TRUST!

Preservation Circle

- Chairman's Circle \$ 1,000
- Preservation Patron \$ 500
- Circuit Rider Sponsor \$ 250
- Heritage Partner \$ 100

Basic Membership

- Business \$ 100
- Non-profit/Municipal \$ 75
- Family \$ 50
- Individual \$ 40



You can join the Connecticut
Trust online too, at
www.cttrust.org

Name Mr. Mrs. Ms. Miss _____

Street _____

City _____ State _____ Zip _____

Telephone (_____) _____

Email _____

Employer (for matching gift program) _____

Check enclosed (payable to "Connecticut Trust for Historic Preservation") Charge my: Mastercard Visa American Express

Card Number _____ Exp. Date ____/____/____

Signature _____

Mail to:

940 Whitney Avenue, Hamden, CT 06517-4002 Telephone: (203) 562-6312 All contributions are tax deductible.

Awards of Merit, cont'd from page 17

Preserve New Fairfield: Hubbell house and Parsonage

Preserve New Fairfield. Nominated by Susan Monshaw.

In 2006, a New York builder snatched up these historic houses and prepared to demolish them. Enter a group of preservation-minded residents who formed Preserve New Fairfield (PNF) and struck a deal with the developer to remove and relocate the houses instead of razing them. With the first-ever grant from the Connecticut Endangered Properties Fund, the houses were moved and restored, opening in August of last year. Drawing on a wide range of community talent, PNF quickly built a 250-member organization. This has been truly a grassroots effort.

NewHavenModern.org, New Haven

New Haven Preservation Trust; Blenderbox website design. Nominated by Duo Dickinson.

Surveys of historic sites are only valuable if the information they contain is accessible. NewHavenModern.org, a website created by the New Haven Preservation Trust, puts a wealth of information about New Haven's remarkable Modernist architecture at the fingertips of anyone with a



The Parsonage and the Hubbell house, New Fairfield

computer. The website, which went live in January, 2014, offers a comprehensive overview of New Haven's involvement with Modernism and is designed to be an ever-growing hub of information. By presenting this information in an attractive and accessible format, the Trust can educate community members, inform discussions, and encourage broader involvement in

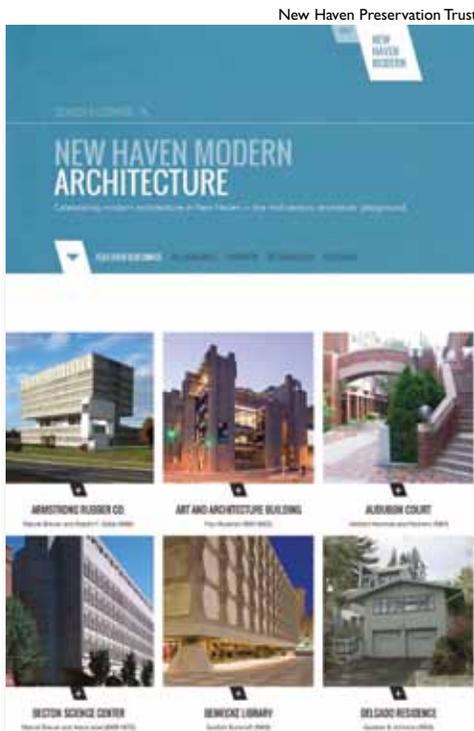
the preservation of New Haven's Modernist heritage.

Saybrook College gates, Yale University, New Haven

Yale University; Christopher Williams Architects LLC; Hammersmith Studios; Exactitude, Inc., Babbidge Construction Co. Nominated by Christopher Williams.

Samuel Yellin was an exceptional artisan who created artistic ironwork for many Yale buildings, including the gates at Saybrook College. Because Yale's colleges are conceived as self-contained units, their portals are important for establishing individual identity. After decades of daily use and multiple repairs of varying quality, the Saybrook gates were in poor condition. Skilled craft workers patched and refinished the wooden parts and cleaned, repaired and, where needed, replicated ironwork. A card-swipe entry system provides security and easy access for those with disabilities. For students, faculty, service personnel, and visitors who pass through them, the restored gates offer a chance to touch history every day.

continued on page 20



NewHavenModern.org



Saybrook College gates, New Haven

Connecticut Trust for Historic Preservation

940 Whitney Avenue
Hamden, CT 06517-4002

Phone: (203) 562-6312

Fax: (203) 773-0107

Email: web@cttrust.org

Web: www.cttrust.org

Address Service Requested
Forwarding and Return Postage Guaranteed

NON-PROFIT ORG.
U.S. POSTAGE
PAID
NEW HAVEN, CT
PERMIT NO. 72

CONNECTICUT PRESERVATION AWARDS 2015

Awards of Merit, cont'd from page 19

Article starts on page 2.

Path Academy: Renovation of the Willimantic YMCA

Path Academy, Our Piece of the Pie; Crosskey Architects, LLC; Construction Resources, Inc.; TO Design, LLC; Flynn & Cyr Land Surveying, LLC; James K. Grant Associates; Acorn Consulting Engineers, Inc. Nominated by William Crosskey.

This was the ugliest building in Willimantic—but two historic structures lurked behind the pierced-block façade: the original YMCA, built in 1912, and the neighboring Gem Theater, taken over by the Y in 1964. Converting the buildings into Path Academy, a non-traditional high school for at-risk youth, began with removing the pierced block. Builders then restored the YMCA's historic façade and re-created the theater's to give the school an inviting face. Inside, the gymnasium, now a learning center, keeps its high ceiling, painted sign, and basketball hoops. No longer ugly, the old YMCA now serves 200 students who are gaining skills that will improve their lives.

Path Academy, in the former Willimantic YMCA

Crosskey Architects