



# Connecticut Preservation News

July/August 2015

Volume XXXVIII, No. 4

E. Marchitto

## Window Restoration Diary

By Jane Montanaro,  
Director of Preservation Services

Repairing and maintaining good old historic wood windows is not as intimidating as it might seem. With some instruction and proper tools, anyone can achieve impressive results, as I learned while attending a window repair workshop in March.

Greg Farmer, Connecticut Circuit Rider, and Judy L. Hayward, executive director of Windsor Preservation Education Institute in Vermont, arranged to bring this workshop to Connecticut, funded by a grant from the Connecticut State Historic Preservation Office, Department of Economic and Community Development. The Connecticut Trust had been working with the Town of Waterford and town historian Bob Nye to plan for the preservation of its picturesque vernacular Nevins Tenant Cottage (c.1890), so this was a great subject house for the workshop. Instructor Sally Fishburn, of S. A. Fishburn, Inc., an historic preservation and custom cabinetry firm located in northern Vermont, brought her expertise and incredible passion for window restoration to the program.

*continued on page 8*

No need to replace this window—it can be repaired. Jane Montanaro learned how at a Connecticut Trust workshop.

### In This Issue...

Got Mill?	2
Around the State	10
Historic Properties Exchange	16
Connecticut Close-Ups	20

# Got Mill?

## Resources for Revitalizing Historic Industrial Properties

By Renée Tribert, Project Manager, Making Places

Since November 2014, the Connecticut Trust for Historic Preservation has been creating a statewide inventory of historic industrial complexes through its Making Places program. The goal of the program is to document surviving structures and neighborhoods in which the many industries in the state operated. It is part of a larger statewide initiative through the Department of Economic and Community Development (DECD) to help return underutilized mills to productive use. Making Places is funded through the Community Investment Act and the State Historic Preservation Office, DECD.

Making Places has already identified approximately one thousand facilities, from single buildings to multi-structure complexes, some two hundred of which are vacant or only partially occupied. Each underutilized mill property presents challenges and, without intervention, could be lost to neglect or demolition. Distressed buildings like these provoke opposing visions within communities: should they

wager that clearing the site will increase their tax base in the future, or should they remake this liability into an asset working with what they have? Physical condition, environmental contamination, zoning, accessibility, code and flood plain issues factor into the discussion.

Many historic mills in Connecticut and New England have already been adapted to new uses, addressing the inherent challenges with a variety of tools and incentives. The Trust has assembled case studies of successful projects in *Got Mill?*, an illustrated presentation for municipalities, communities, and developers to help them see the potential in their physical industrial heritage.

In one of the *Got Mill?* case studies, the Corporation for Independent Living (CIL) transformed a factory complex in the Kensington section of Berlin into residential condominiums—a type of reuse familiar to preservationists. Such projects



*Got Mill?* is the Connecticut Trust's new presentation on possibilities and resources for redeveloping historic industrial sites.

often avail themselves of funding incentives for affordable housing; here, however, CIL did not use those incentives.

The factory complex was begun by the American Paper Goods Company with its founding in 1893; additions were constructed through 1914 resulting in 100,000 square feet of space. The company made envelopes, waxed paper bags, and cups. In 1959, under the Sherwood Tool Company (later Sherwood Industries),

*continued on page 14*

The Corporation for Independent Living converted the American Paper Goods factory, in Berlin, to condominiums called the Lofts at Sherwood Falls.

Funding for the Lofts at Sherwood Falls included bonds for environmental remediation and historic rehabilitation tax credits.



C. Wigren



courtesy CIL

## From the Editor

This year's legislative session brought many challenges to the preservation community. Governor Malloy proposed a 100-percent sweep of Community Investment Act (CIA) funds from January 1, 2016, to June 30, 2017, and in his deficiency bill he proposed an additional sweep of \$15 million. The budget approved Wednesday, June 3, added back fifty percent of the cut that begins on January 1, and eliminated the additional \$15 million sweep. Approximately \$48 million of committed and uncommitted funds is still in the CIA account at the current time; that remains available for all four sectors that receive moneys under the act—agriculture, affordable housing, open space, and historic preservation.

During budget negotiations, the Trust's separate line item, which funds our Maintenance and Repair grants to municipi-



Left: Connecticut Trust members and friends at Pints for Preservation.



Right: Cyclists leave for Preservation Pedal.

palities and religious organizations, was cut to \$180,000 and then eliminated altogether. As CPN goes to press, we're still working with legislative leaders to get the money added back through the implementer bills.

We thank all of you for your advocacy with your local legislators. Special thanks go to our partners from all four sectors covered by the Community Investment Act—housing, agriculture, and open space, in addition to historic preservation—who worked so hard to save CIA funds. Now we

will need to start the effort to restore full funding to the Community Investment Act starting July, 2017. Stay tuned!

Through all this, the Trust's other work continued. **Making Places** has enjoyed broad exposure as staffers Wes Haynes and Renée Tribert took the project on the road. They spoke at the Society for Industrial Archaeology's New England chapter conference, in March, and the Torrington Historic Preservation Trust's conference, "Where There's a Mill There's a Way," in May, and appeared on "Where We Live," on Connecticut Public Radio, in June. Now, they're making bookings for "Got Mill?"—an illustrated presentation to help municipal officials and developers understand the possibilities and resources for reusing historic industrial sites (see page 2).

Celebrations of the Trust's 40<sup>th</sup> Anniversary have drawn enthusiastic crowds. In New London, 50-some people joined in our Pints for Preservation pub crawl, visiting five historic bars along Bank and State streets. And twenty followed Renée Tribert on Preservation Pedal, a bicycle tour of historic sights in Ivoryton, Essex, and Deep River. Watch the Trust's website and social media pages for upcoming events.

June closed with a bittersweet farewell to Executive Director **Helen Higgins**, who retired at the end of the month after nearly eighteen years with the Trust. Before that, however, more than 100 people gathered at the former Connecticut Savings Bank building, in New Haven, to give Helen a joyous sendoff. We'll miss her. At the same time we welcome Daniel Mackay as the new Executive Director; see page 4. 🌸

—Christopher Wigren

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, *Trumbull*  
John B. Toomey, Jr., *Bolton*  
Elizabeth Torres, *New Haven*  
Marye Wagner, *Clinton*  
Gregory T. Waterman, *West Hartford*  
Damaris Whittaker, *Marlborough*  
Regina Winters, *New Haven*  
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

Daniel Mackay, *Executive Director*  
Christopher Wigren, *Deputy Director*  
Brad Schide, *Connecticut Circuit Rider*  
Gregory Farmer, *Connecticut Circuit Rider and Director, Revolving Fund*  
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*  
Wes Haynes, *Project Director, Making 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

## Welcome, Daniel Mackay!

The Connecticut Trust for Historic Preservation has hired Daniel Mackay to serve as the organization's new Executive Director, effective July 1. He succeeds retiring Executive Director Helen Higgins.

Daniel will be responsible for furthering the Connecticut Trust's mission of preserving, protecting and promoting buildings, sites, structures and landscapes that contribute to the heritage and vitality of Connecticut communities.

"We are fortunate in bringing Daniel Mackay to the Trust," said Board Chairman Charlie Janson. "Daniel has tremendous experience, vision and passion for historic preservation. We also know that he will nurture the relationships of the Trust with the Governor's office, our legislature, Connecticut's Congressional delegation and the many organizations with which we partner. We are very excited for a bright future."

Daniel assumes the position after fifteen years with the Preservation League of New York State. As Director of Public Policy, he was lead advocate for implementation and expansion of the New York State Rehabilitation Tax Credit program and other legislation to advance historic preservation as a community and economic development tool. That state's rehabilitation tax credit program has served as a catalyst to drive private and public reinvest-



ment back to municipal business cores and older historic neighborhoods.

He was also lead author of extensive revisions and expansion of New York State's model historic preservation law for local municipalities between 2012 and 2014, in partnership with the New York State Historic Preservation Office. His work with the New York Congressional delegation secured strong, delegation-wide

support for annual funding appropriations to the NY SHPO and for an expanded and enhanced federal rehabilitation tax credit program.

Before joining the Preservation League, Daniel worked for the New York League of Conservation Voters and several local land trusts. He holds an undergraduate degree in Geography from the University of Chicago and a Master's in Environmental Education from the Audubon Institute and Lesley College. He was twice elected as a Councilman on the Town Board in New Scotland, New York, winning election after leading a grassroots campaign against big-box-centered development in that rural community. He will relocate to Connecticut with his wife, Jean Mackay, Director of Communications at the Erie Canalway National Heritage Area, and two college-aged sons. 🌿



### The 12th oldest house in New Haven

This 1806 Colonial was built for James Chaplin by James Hillhouse on the corner of Trumbull and Temple Street. In 1822 the house was rented to Samuel F. B. Morse, a contributor to the invention of a single-wire telegraph and co-developer of the Morse code, and later by two successive deans of the Yale School of Fine Arts: John F. Wier and William S. Kendall.

In 1824, the Hillhouse Avenue house was moved by James Hillhouse to where a schoolroom was attached for the widowed Mrs. Aphthorp, who wanted to open a girls' school. It remained there until 1838 when the house, without the schoolroom, was moved to its current location at 58 Trumbull Street.

Around 1940, the house was sold to Dr. Seabury who divided it up into its current use as both his residence and offices. When he died, his widow Mabel rented his former office space to psychiatrists.

The house has beautifully worn wide-plank floors, high ceilings, plaster walls and gentle arches. The portico and mantels are considered outstanding and recorded in a study in the New Haven Historical Society papers. The house was written up and illustrated in Harper's Bazaar in 1900 when J. F. Weir was its owner, and in the Saturday Chronicle on March 28, 1903.

**List Price: \$795,000**

5,706 sq ft  
3 BRs, 4 Full / 2 Half Baths  
0.29 acre lot  
2 car garage / 9 off street parking

Ray Baldelli  
Wojtek Borowski  
Ph: 203.776.1899



www.EdgehillRealtors.hpearce.com



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

[www.oldwoodworkshop.com](http://www.oldwoodworkshop.com)

*Giving old wood new life...*

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

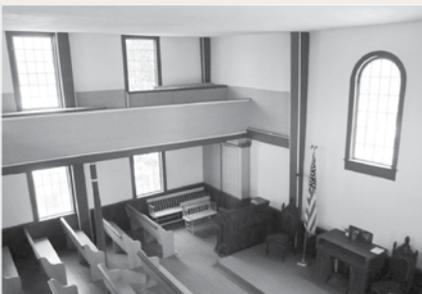
*"Open by chance or appointment"*



**40<sup>th</sup> Anniversary Events!**

**Old Roots / New Routes:  
Statewide Historic  
Preservation Conference**

On Friday, October 16, join the Connecticut Trust to celebrate the achievements of historic preservation and chart the future of Connecticut's historic cities, towns, mill villages, rural landscapes, and memory sites. The statewide gathering of leaders, advocates, and practitioners will highlight the role of preservation in promoting economic vitality, livable communities, and environmental sustainability. Lively panels will bring out the best new thinking on tapping Connecticut's rich heritage to build a stronger and more diverse economy.



**Private Access Tour:  
Long Society Meeting  
House, Preston**

Come behind the scenes to tour the Long Society Meeting House. This is an exclusive tour for Connecticut Trust members to see the restoration of the 1817 building and learn about the findings of the archaeological dig happening right now! Date and time to be announced.

For details about these and other upcoming events visit [www.cttrust.org](http://www.cttrust.org) or follow the Trust on Facebook or Twitter.

**New Trustees  
Join the Board**

The Connecticut Trust welcomed two new members to its Board of Trustees, as of May 1.

The career of **Jane Grant** has taken her from the built environment to finance and management, and back to the built environment. As an assistant to the Features Editor of *House and Garden* magazine, she reviewed international publications and prepared rooms for photography. From there, she went on to earn a Master's of Business Administration and work for Chase Manhattan Bank and Moody's Investor Service. After studying architecture, Ms. Grant opened her own practice in Clinton, where she has planned the restoration of a church from the 1870s, an addition to a house from the 1890s, and renovations of a store facade, as well as other projects in Milford and New York City.

A resident of Trumbull, **Maisa Tisdale's** experience has included work as a data analyst, a Realtor, and a clinician/tutor who teaches students with Autism Spectrum Disorders and other neurological impairments. Ms. Tisdale currently is President of the Mary and Eliza Freeman Center for History and Community, in Bridgeport, which owns, and is restoring, the Mary and Eliza Freeman houses as a museum, education, and digital humanities center. The houses are the last extant surviving elements of Little Liberia, an antebellum community of free African Americans.



Jane Grant

courtesy of Jane Grant



Marisa Tisdale

courtesy of Maisa Tisdale

**West River Restoration**



18<sup>th</sup> and early 19<sup>th</sup> 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."*



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

**Tom Nissley 203-322-1400**

[tnissley@bhhsNE.com](mailto:tnissley@bhhsNE.com)  
Berkshire Hathaway HS  
New England Properties



Licensed in CT #RES.0763363

## New Listings on the National Register of Historic Places

**F**ive Connecticut sites have recently been added to the National Register of Historic Places. Two of them are urban industrial neighborhoods with a mix of housing, stores, and factories. Another urban site is an historic high school campus which included both academic and vocational and technical education. The final two sites represent distant ends of the historic housing spectrum. One is an 18<sup>th</sup>-century farmhouse that became home to one of the artists attracted to the Connecticut landscape. The other is a public housing tower produced by New Haven's urban renewal program and designed by a national leader in Modernist architecture. In addition to documentation and recognition, all these places now qualify for incentives such as historic rehabilitation tax credits to encourage their preservation and reuse.

**Parkville Industrial historic district, Hartford.** Located on the city's western edge, this neighborhood rapidly changed from rural to urban between 1870 and 1920. This growth followed the extension of the city's primary industrial core from the area near the Capitol westward across the Park River. Some of the era's most notable manufacturers established plants in Parkville, including the Pope Manufacturing Company, Hartford Rubber Works Company, Gray Pay Telephone Company, Whitney Manufacturing Company, Hart Manufacturing Company, and Underwood Computing Machine Company, among others.

The industrial boom set off the construction of housing and businesses oriented to the needs of the largely working-class population. Streets quickly filled with multi-family houses and small apartment blocks interspersed with commercial or mixed-use buildings, as well

A mix of housing and factories in the Parkville industrial historic district, Hartford.



Typical two-family houses line a street in New Haven's Winchester Repeating Arms historic district.

as churches and schools that served the population.

### **Winchester Repeating Arms historic district, New Haven, boundary increase.**

Originally listed in 1988, the district encompassed the Winchester rifle factory plus nearby residential areas developed for employees at Winchester or earlier enterprises. A new nomination expands the district by more than 1,200 additional contributing resources. This new area adds to the story of industry-fueled development in the growth of New Haven.

Buildings in the boundary increase area are predominantly residential, both two- and three-family houses and small

apartment buildings. Standing among them are such neighborhood amenities as schools, churches, and small shop buildings. An important element of the district is a transportation corridor, constructed in the 1820s as the Farmington Canal and converted to a railroad line in the 1840s. The interplay of factories, housing, and transportation gives the district its distinctive character.

Neighborhood Housing Services of New Haven initiated the nomination, in order to use State historic rehabilitation tax credits in renovating housing in the area.

**New Britain Public High School Campus.** Public high schools appeared in the late 19<sup>th</sup> century to prepare students



Lucas Karmazinas



The Art Moderne design of the State Trade School (1939), part of the New Britain Public High School Campus, reflects the city's commitment to secondary education.



The Sturges-Wright house, Westport, home to artist George Hand Wright.

for college or employment. New Britain's high school, opened in 1896, was one of the first in Connecticut and the object of considerable local pride. Additions over the years included expansion of the academic department (1929) plus construction of facilities for vocational (1915) and trade schools (1923, 1939), to create a campus that housed all the city's secondary education programs until 1961.

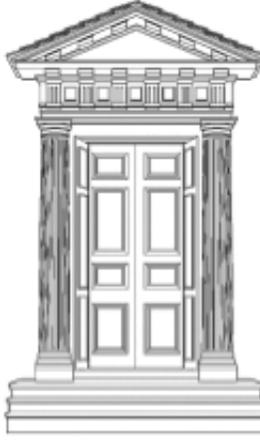
The architectural styles of the structures vary from Renaissance Revival to different versions of Collegiate Gothic to Moderne, but all the buildings reflect New Britain's willingness to invest in public education—not just the academic department, but also the vocational and trade schools that provided skilled workers for the city's industries and businesses.

The high school campus was converted to housing in the 1970s, an early example of adaptive use as a preservation strategy. The City of New Britain commissioned the National Register nomination now in order to qualify for assistance in renovating the complex.

**Sturges-Wright house, Westport.** Looking for rural peace with easy access to the galleries and publishers of New York,

many artists and writers settled in Fairfield County in the early 20<sup>th</sup> century. One of the pioneers was George Hand Wright (1872-1951), a leading book and magazine illustrator and also known for his watercolors, pastels, and award-winning etchings.

In 1907 Wright bought this 18<sup>th</sup>-century farmhouse, which he proceeded to enlarge and remodel into a Colonial Revival saltbox. In Westport, Wright focused on fine art, rather than illustration, and served as the *continued on page 18*



# 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**

### March 30, the evening before.

Attended the two-hour lecture at Shaw Mansion in New London. Historic windows are character-defining features, and with proper maintenance and TLC can be brought back to life. Lesson: you can repair windows yourself or at least be able to identify a contractor who can do it properly, and not just install new windows.

### March 31, morning. Condition Assessment.

Overview of the cottage, window anatomy, the schedule for the three-day workshop, and Lead-Safe Practices. Lead-Safe Practices, in a nutshell, are designed to protect people and the environment from lead dust that will be created during the work process. It is assumed that the c.1890 cottage contains lead paint (tests later confirmed that a minimal amount was present in the window paint), so all participants donned protective clothing and the work area was isolated. No eating or drinking in the work area.

The first task: condition assessment of all the windows at the cottage. Each participant was assigned one or two windows to inspect and evaluate. Each window received individual consideration and treatment. Areas of rot, broken or missing pieces, peeling paint or other signs of water damage were all noted. Comparing your window to another's often offered clues, especially if seeking to identify original windows versus more recent, but still old, replacement windows. As a group, the windows were ranked to identify the worst ones, needing immediate attention. Eventually, the Town of Waterford will repair all the windows to the degree possible, replacing broken or missing components in-kind when necessary, per Secretary of the Interior's Standards.

### March 31, afternoon. Remove the windows.

Remove the side stop by checking for screws or nails along the strip and extracting them. Gently pry the side stop loose with a putty knife, being careful not to split it. Bow it out at the middle, lift the

bottom out, then the top. Label it. (Label everything!) With a partner, remove the lower sash by lifting it up and swinging one side out of the frame. Remove cord or chain, if present. Remove parting bead, which holds the upper sash in place—probably the most delicate task because of accumulated layers of paint and fragility of the piece of wood. Remove upper sash similarly to lower sash. Label both sashes and parting bead.

Now you can get a better look at the condition of all the elements of the window. Plan repairs (which will be done by Sally). Clean the work area, by sweeping and vacuuming all the paint chips and dust. Board up empty windows with plywood.

In the Nevins Cottage shed, Sally set up a custom-made steam box to be used to assist in the removal of paint and putty from the window sashes. Simply a large box with a garment steam iron attached to it, the steam box provides a low cost, portable, reusable, chemical-free, dust-free, way. If outside temp is too cold (like it was in Waterford that week, about 45 degrees) then it will take a long time for paint to soften. Commercially made steam boxes can be purchased.

As we waited for the steam to take effect on the sash, the group visited with a reporter from The Day of New London,

Tess Townsend, whose article can be found in the paper's April 3 edition.

No real progress was made with the steam box that afternoon. We cleaned the work area, removed protective clothing and secured the site for the night.

### April 1, morning. Remove paint and putty, clean glass.

In the shed, we fired up the steam box again. Wearing our protective clothing back inside the cottage, we worked with infrared heating units to soften the paint and putty. Success! The paint and putty softened quickly—so we had to be vigilant not to overheat the wood and scorch it, overheat the glass and crack it, and avoid fire dangers in general. As the paint and putty became soft and pliable, we scraped paint off the wood surfaces and removed putty from the window and glass, being careful not to break the glass. We labelled the panes to be reused and discarded broken, unsalvageable pieces. All of the pieces of glass were scraped clean and wet-washed, both sides.

After several hours of periodically checking the steam box, the paint finally started to show signs of softening. However, as we worked to scrape the paint from the steamed sash, we discovered the downside to being steamed for that length

E. Marchitto



Right: Scraping off old paint and putty, after they were softened in a steam box.

Far right: Applying new putty to a repaired window sash.

of time. The wood fibers will begin to thread or rip during the scraping process, creating an uneven and unsightly finish.

Cleaned the work area.

**April 1, afternoon.  
Make repairs, condition wood,  
construct easels.**

Minor repairs were made to broken muntins, chipped or split bottom rails, or other needed repairs for Sally to make during the evening break. Replacement glass, where needed, was cut to size. Linseed oil was applied to the sash to condition the wood. When finished, we were careful to lay flat or hang all of the rags to dry—spontaneous combustion possible!

Cleaned the work area. Assembled easels to be used the following day for glazing and painting. Removed protective clothing.

**April 2, morning.  
Re-glazing.**

Sally demonstrated glazing basics and different qualities of certain brands of putty. She uses Allback organic linseed-oil putty (from Sweden) for a number of reasons but basically because it's environmentally friendly and easy to work with. Advantageously, you may paint with Allback linseed oil paint immediately afterwards without waiting for the glazing to

E. Marchitto



dry. We applied shellac onto the glazing grooves before applying any glazing, to prevent the oil in the glazing from drying out.

At the worktable, using a putty knife, we applied a thin film of putty to the muntin where the glass rests, set the pane of glass into the opening, and tapped in diamond points to hold the glass in place. Then we moved the sash to the easel to begin puttying along the rabbit using putty knives. We discovered that beginners tend to leave a lot of unnecessary putty on the window, as Sally trimmed a lot of excess material from each of our windows! To remove oily residue left behind by all the excess putty, lightly brush on small amounts of chalk (whiting) to soak it up.

Cleaned the work area.

**April 2, afternoon.  
Painting.**

Applied first coat of paint (Allback) being careful not to apply paint to sides of the sash (moveable).

We cleaned the work area and then admired the handiwork of all the partici-

**Resources for  
Repairing Windows**

**Textbook:** *John Leeke, Save America's Windows* (Historic Home Works, revised 2013); available from [www.HistoricHomeWorks.com](http://www.HistoricHomeWorks.com).

**Watch a video of the  
Window Repair lecture:**  
<https://www.youtube.com/watch?v=XVoc9HnHtCA&feature=youtu.be>

**Allback organic putty and paints,**  
[www.solventfreepaint.com](http://www.solventfreepaint.com)

**Connecticut contractors trained  
by John Leeke:**  
R.J. Aley, Westport;  
Marlowe Restoration, Northford

pants. It was extremely satisfying for a diverse group of homeowners, contractors, and other preservation-minded attendees to see how great the repaired windows looked knowing that they will be good for at least another 30 years. 🌿



*Preserving the Past...  
Preparing for the Future*



**REAL ESTATE SOLUTIONS**

Consultants in the development of historic properties using federal and state historic tax credits and/or Low Income Housing Tax Credits.

**Serving Connecticut Developers for 24 years**

Mixed Use · Multi-Family · Office · Financial Feasibility · Historic Tax Credit (HRT) Applications · CT Historic Structures Rehab Tax Credit Applications · Low Income Housing Tax Credit Applications · Full Development Assistance Services

MaryBeth McNerney Matta  
Owner & Managing Director  
[mbm@therochegroup.com](mailto:mbm@therochegroup.com)

C. R. Callahan  
Director of Finance  
[ccallahan@therochegroup.com](mailto:ccallahan@therochegroup.com)

(203) 426-8200  
[www.therochegroup.com](http://www.therochegroup.com)  
75 Glen Road, Suite 3, Newtown, CT 06482

# Briefly Noted

## Bridgeport. ▶

Internet viewers can see a sunken historic barge in Bridgeport harbor thanks to video documentation done by Squalus Marine Divers in May. Three barges, the Elmer S. Dailey (1915), the Priscilla Dailey (1929), and the Berkshire No. 7 (1935), all sank in 1974. They were listed on the National Register in 1978—the only shipwrecks listed in Connecticut (photo, 1973). The Elmer Dailey is believed to be the last remaining Erie Canal boat in the country. The State of Connecticut owns the barges and gave permission for filming the barge, provided the divers touched nothing. To watch the video, visit [www.squalusmarine.com](http://www.squalusmarine.com).



National Register of Historic Places, Mark Velkey, 1973

## Hartford. ▶

In May, developer Sheldon Oak Central unveiled the newly-renovated Vine Street apartment buildings (1922-24, NR) in the Upper Albany Avenue neighborhood. Before renovation, four of the nine buildings were vacant and condemned; one had been severely damaged in a fire. Now, they contain 74 apartments; residents include 23 families who lived in the complex before work began. The renovation used state historic rehabilitation and housing tax credits, funded through Eversource.



Emily Rivera, Sheldon Oak Central

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

## 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

SINCE 1983

### 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](http://www.conservepoxy.com)

City of Hartford



◀ **Hartford.**

The federal government has designated a large section of the city's North End as a Promise Zone, under a program designed to help revitalize some of the hardest-hit urban neighborhoods in the country. The program offers coordinated federal aid in lowering crime, creating jobs, developing affordable housing, and improving education and health care. In Hartford, transformation of the M. Swift & Sons factory (NR; pictured) into a community service and employment center will be a priority.

◀ **Madison.**

The Madison Land Conservation Trust and members of the Woodsy Club at Daniel Hand High School are working to preserve the remains of a Civilian Conservation Corps (CCC) camp. Camp Hadley, which operated from 1935 to 1941, was one of 23 camps in Connecticut where unemployed young men received housing, food, and income during the Great Depression while carrying out public works projects. The volunteers have identified remains of camp buildings, cleared overgrowth, and installed an interpretive sign. For the students, it's also been an opportunity to learn about 20th-century American history. Directions to the camp can be found at [www.madisonlandtrust.org](http://www.madisonlandtrust.org).

*continued on page 12*

Ben Diebold, Madison Land Conservation Trust



**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](http://www.stormwindows.com)

**New London** ▶

A new zoning overlay for the Coit Street historic district (NR) allows owners to subdivide buildings, construct garages, or operate businesses out of residences, in exchange for rehabilitation that follows the Secretary of the Interior's Standards, the basic federal guidelines for the treatment of historic properties. Developer Tony Silvestri proposed the change based on his efforts to revitalize buildings within the district. "This gives the financial ability for anybody in the neighborhood to take advantage of these zoning enhancements, which in turn would increase their property values," Mr. Silvestri told *The Day* of New London.

**South Windsor** ▶

Town officials are working with Scannell Properties to preserve the Increase Clapp house (1808), located at the busy intersection of Sullivan Avenue and Route 5, where Scannell is building a distribution center. Several possibilities are under review, including moving the house, developing it as part of the commercial project, or renovating it for office or town use.



M. Scott



G. Farmer

**Upcoming Meetings**

**Connecticut Historic Preservation Council**

August 5, 2015, at 9:30 a.m.  
September 2, 2015, at 9:30 a.m.

**State Historic Preservation Board**

September 21, 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

**We Restore and Improve the Energy Efficiency of Historic Wood Windows**

**RESTORED • DOUBLE-PANED  
• WEATHER STRIPPED**

See How It's Done!  
2 minute video on our website:  
[www.ctbiglass.com](http://www.ctbiglass.com)

**BI-GLASS**  
of CONNECTICUT, Inc.

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

C. Wigren



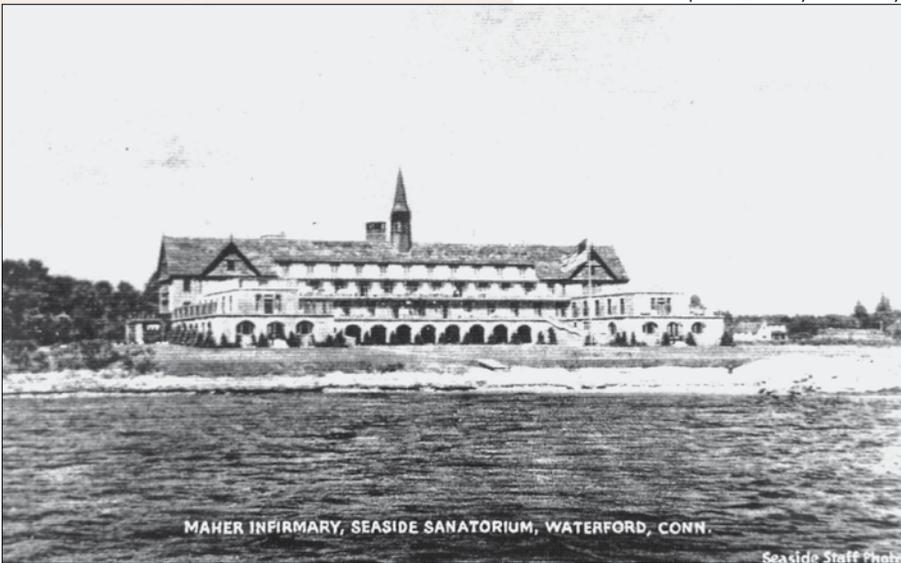
◀ **Southington.**

Town officials hope newly-passed tax incentives will attract brewers or distillers to invest in unused industrial buildings. The incentive offers three years of tax breaks to breweries or distilleries that locate in industrial buildings that have been vacant or more than half-vacant for ten years or longer. Approximately a half-dozen buildings qualify, including the Clark Brothers Bolt Company plant, in Milldale (1911-1918; NR). Since 2012, a change in state laws governing beer sales and distribution has made it easier to open craft breweries.

◀ **Waterford.**

A survey commissioned by the Department of Energy and Environmental Protection (DEEP) shows significant support for preserving historic buildings at the Seaside Sanatorium (1934; NR), which Governor Dannel Malloy has proposed making into a state park. Out of nearly 400 people responding to a question about Concept A, "Destination Park," 79.9 percent said they wanted to preserve the historic buildings. Only twelve percent supported removing all buildings from the site. As of early June, DEEP has not yet released the draft master plan for the park, originally scheduled to come out in late April.

postcard, courtesy of Robert Nye





**JOHNSON**  
MILLWORK  
INC.  
EST. 1950

**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**

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**

## Got Mill?, cont'd from page 2

machine tools for the paper industry were added to the product line. The firm manufactured the iconic blue Grecian design cup synonymous with diner coffee and known as the Sherri Cup, but closed in 2004.

CIL purchased the vacant property in 2008. The town of Berlin supported the project with \$1.1 million in Tax Increment Financing (TIF); the funds were raised through 15-year bonds and were used by CIL to conduct environmental remediation at the site. The town calculated an increase of \$240,000 a year in tax revenues on the property upon project completion; for the duration of the bonds, \$119,000 a year would be used toward bond payment, with all taxes thereafter accruing to the town. In addition, because the redevelopment work was done in accordance with the Secretary of the Interior's Standards for Rehabilitation, the project qualified for \$2.7 million in State historic rehabilitation tax credits, which were purchased by CL&P (now Eversource) providing funds for construction. Completed in 2011, the Lofts at Sherwood Falls offer exposed brick walls, heavy timber beams, cast iron



The Remington Rand factory, in Middletown, now houses commercial and light industrial tenants.

brackets, high ceilings, and double plank floors.

Another case study, in Middletown, shows how a municipality reclaimed a blighted historic mill property to create affordable space for small light industrial and commercial companies. The Remington Rand factory is an elegant 184,000 square foot linear brick facility, largely dating to 1896-97. Built for the Keating Wheel Company, which produced a motorized bicycle, it was occupied from 1909 to the early 1970s by variants of the Remington Rand Corporation, manufacturers of typewriters and other office machines. By the 1990s, 65 percent of

the available space at the site was vacant, the remaining 35 percent was occupied by tenants engaged in illegal or polluting activities. More than \$350,000 was owed in back taxes, and building issues included code violations and PCB containing materials. The City of Middletown took ownership through foreclosure in 1999. It proceeded to gut and clean out the building, invest in new utilities, properly dispose of PCBs, and identify a private company as responsible party for much of the environmental clean-up at the site.

The city has used a variety of funding sources throughout the redevelopment of the property. A DECD Community

**DESCHENES  
& COOPER**



ARCHITECTURAL MILLWORK LLC

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

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

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

Design Services, Finishing & Installation

*Over 1000 Historic Molding Profiles*



**Gulick & Co.**  
Renovation Contractors

Madison, Connecticut  
203-996-6151

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

gulickcompany.com



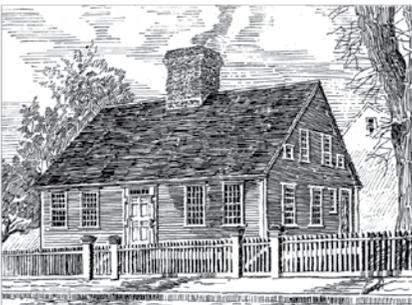
Funding for Remington Rand included Community Development Block Grants and money from the Urban Sites Remedial Action Program, among other things.

Development Block Grant provided \$250,000 for initial acquisition in 1999, at which time the site was also enrolled in the Urban Sites Remedial Action Program, making it eligible for public funds for environmental assessment and remediation. A \$756,000 DECD grant was used for new water and sewer line connections; a DEEP grant covered the disposal of PCBs; and \$600,000 in Brownfields funds have been allocated for clean-up of pollution not associated with the responsible party. The project has also benefited from a \$213,000 Department of Energy Economic Community Development Block Grant for solar panels, and a \$200,000 loan from

DECD. Remedial and renovation activities underwritten with these funds continue, but income generated from rentals has more than doubled, and the town nets four times what it received in taxes in the 1990s. Incubator spaces, a brewery, coffee roasters, fitness companies, a mail-sorting business and custom auto-painting have replaced the chop shops, fighting-dog breeders and drug dealers of the 1990s.

The Lofts at Sherwood Falls and Remington Rand are two examples from *Got Mill?* showing how historic industrial buildings have been repurposed to economic benefit and a renewed pride of place. *Got Mill?* can be previewed at the Trust's website, [www.cttrust.org](http://www.cttrust.org). To find out more or to schedule a presentation tailored to your community, contact Renée Tribert, Project Manager, Making Places at [rtribert@cttrust.org](mailto:rtribert@cttrust.org) or (203) 562-6312. 🌸

**Leonard J. Baum Architect**  
401 941-1650 [www.LJBArch.com](http://www.LJBArch.com)



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

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



**HUDSON VALLEY  
P R E S E R V A T I O N**

**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](http://www.hvpcorp.com)

**Dream. Design. Build. Preserve.**

William Pitt Sotheby's



William Pitt Sotheby's



## Sylvanus Griswold House (1750)

16 East Society Road, East Lyme

Listed on the State Register of Historic Places, the Sylvanus Griswold house retains much of its historic character, including wide plank flooring, hand-hewn beams, paneling and fireplace surrounds. The house features four bedrooms, 3.1 bathrooms, 6 fireplaces, eat-in kitchen, dining room, living room, full basement, and full attic with plenty of headroom and light. Lovely landscaping surrounds this house including rare copper beech trees, maples, and gardens. Kitchen patio has a stone grill for outdoor cooking. Property is located close to I-95, buffered by light vegetation.

**Contact:** Deb Boyd, William Pitt Sotheby's (860) 287-2782 or dboyd@wpsir.com

## Coe Mansion (1875) 39 Oregon Road, Meriden

Located on the corner of Brownstone Ridge/Oregon Road and Coe Avenue, this is one of the last premier low-density pieces of land in Meriden. New owner to renovate this historic 19th-century brownstone mansion and opportunity to build up to 4 more custom homes on the property. Approved and on the land records, with ample time left to break ground. Project Site Vicinity Maps are on file with the City Planning Office. Take a tour back in time through this Historic Brownstone Mansion featuring multiple pocket doors, banister stairway, and fireplaces in most rooms. Full span walkup attic that can be used as a Master Bedroom, Art Studio, Photography Studio.

**Contact:** Edward Siebert, Century 21 All Points Realty, (203) 634-1876 Ext. 2913



## 596-598 Dwight Street, New Haven

This property, a contributing resource in the Dwight Street National Register Historic District, is owned by Yale New Haven Hospital and is slated for demolition. Friends of Dwight Street Historic District, a local advocacy group, is working with New Haven Preservation Trust, to promote the preservation of this building. This district is adjacent to Downtown New Haven. This home was the office of Dr. Bernard Conte and his wife, Dr. Marianne Beatrice—both attending physicians at Yale-New Haven Hospital and St. Raphael's Hospital and well-known obstetricians in New Haven for more than 40 years. Yale-New Haven Hospital would like the property to be used as a residential apartments. The property has unique brick details and adequate parking. Rehabilitation may qualify for historic preservation grants and tax credits.

**Contact:** Olivia Marston, Friends of the Dwight Historic District, friendsofdwright@gmail.com



## Justus Humiston House (1769)

### 1715 Whitney Avenue, Hamden

If you're looking for a blend of historic and modern, this is the house! In the 1769 Justus Humiston house, find beautiful fireplaces, lots of original woodwork and floors, romantic spaces and cozy rooms. The adjoining more recent addition has a huge family room with slate floors, lots of light and a separate entrance. The lower level is finished for any use. All on a rolling .62 acre lot, with a charming brick patio and a bubbling stream running the length of the property. A separate building could be a studio, office or playhouse. Loads of history, loads of charm, and loads of possibilities!

**Contact:** Katherine Bennett, Betsy Grauer Realty, Inc.  
(203) 787-3434 Ext. 118  
[http://www.realtor.com/realestateandhomes-detail/1715-Whitney-Ave-Hamden\\_CT\\_06517\\_M40061-08123](http://www.realtor.com/realestateandhomes-detail/1715-Whitney-Ave-Hamden_CT_06517_M40061-08123)



## Charter Oak Firehouse (1876)

### 105 Hanover Street, Meriden

Commercial investment opportunity: office, retail, mixed use. Located in the Central Business District near the court house, this two story former fire house with 4 story tower is suitable for many potential uses. Listed on the National Register of Historic Places in 1994, rehabilitation of the fire house may qualify for historic preservation grants or tax credits.

**Contact:** Stephen Press or Anthony Solarino at Press/Cuozzo Realtors  
(203) 288-1900 or [spress@presscuozzo.com](mailto:spress@presscuozzo.com), [asolarino@presscuozzo.com](mailto:asolarino@presscuozzo.com)



## Shadrack Trumbull House (1779)

### 423 South Main Street, Suffield

Located in the Suffield National Register District, this house is looking for the right person, one who wants a piece of history and has the desire to restore it. A local restoration contractor was amazed by so many authentic features in this house, such as beautiful wide board floors, paneling and moldings. Three fireplaces are not working but can be put back to working order. Sold as is. Restoration may qualify for Connecticut Historic Homes Rehabilitation Tax Credit.

**Contact:** Nancy Svenberg, Realty Link LLC, (860) 668-8884



**Deadline for submission to the September/October 2015 issue is August 21, 2015.**

*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](mailto:jmontanaro@cttrust.org) or call 203-562-6312.

National Register, cont'd from page 7

dean of the art colony that grew up in the town offering instruction and advice to younger artists.

The house was first built for Eliphalet Sturges about 1765, later enlarged, and updated with new trim in the early 19th century. Wright further enlarged and elaborated the structure while leaving many original elements unchanged. He also constructed a studio on the property.

**Crawford Manor, New Haven.** Completed in 1966, this boldly sculptural residential tower represents the ambitious reach of New Haven's nationally known urban renewal program, which aimed to replace outdated and substandard tenements with gleaming new housing. Demand for elderly housing was particularly high; in 1962 the City received more than 400 applications for 219 available units. This led to the decision to build a high-rise, subsidized with federal urban renewal funds and named for the city's retired Corporation Council, George W. Crawford.

The architect was Paul Rudolph (1918-1997), chairman of Yale's Architecture department and a leader of a new phase of Modernism that employed monumental forms and the rugged texture of undisguised concrete to produce dramatic effects. The movement's name, Brutalism, came from the French *béton brut*, meaning 'rough-cast concrete,' but it unintentionally expressed one common reaction to the movement's buildings. Nonetheless, Crawford Manor's alternating balconies and sensitive planning have made the building an enduring landmark on the New Haven skyline. 🌿



Alternating balconies enliven Crawford Manor, in New Haven.

# 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](http://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.

## Plainville Campgrounds, cont'd from page 20

The cottages follow a model developed on Martha's Vineyard: toy-like frame buildings with their narrow end to the front and double doors opening to a front porch or deck. They evolved from tents used at earlier camp meetings, which were erected on platforms and opened up during the daytime, and which often bore decorative trim. In their small size, light construction, and plentiful but fragile ornament, the cottages echo not only the plan and decoration of the tents, but also their insubstantiality. The porches and wide-open doors, as well as the tightly-packed plan, fostered social interaction—above all, camp meetings were and are communal events. Secular vacationers soon copied the form, and similar cottages can be found at many of Connecticut's 19<sup>th</sup>-century lakeside and seaside resorts.

Most of the Plainville cottages were built between about 1880 and 1910, with a few as late as 1925. Notable ones include "Much Room" (16 Meriden Ave.), also known as the Mushroom Cottage for its unusual cutout porch; the sinuous curves have an Art Nouveau flavor rarely found in Connecticut architecture. Round-arched door and windows distinguish 16 Hartford Avenue. More typical is 11 Meriden Avenue, with its two-story porch under the low roof. The wooded setting is important as well; camp meeting planners typically chose groves for their cooling shade and their sense of enclosure and intimacy.

Like most of its peers, the Plainville Campgrounds gradually became secularized. By 1901 it also offered Chautauquas—educational and cultural programs that did not necessarily have religious connections. In 1957, the Methodists sold the property to a nondenominational association which holds the land and leases lots to cottage owners. The association forbids year-round occupancy of the cottages, a rule which has preserved them from being drastically altered, or even replaced, as has happened at other campgrounds. 🌸

*The Plainville Campgrounds, listed on the National Register of Historic Places, is located at 320 Camp Street, Plainville. The public is welcomed at summer worship services; for more information see <http://plainvillecampgrounds.org>.*

Campground cottages were designed to foster social interaction.



National Register of Historic Places, from the collection of the Plainville Campground Library.



**Connecticut Trust for Historic Preservation**

940 Whitney Avenue  
Hamden, CT 06517-4002

Phone: (203) 562-6312  
Fax: (203) 773-0107  
Email: [web@cttrust.org](mailto:web@cttrust.org)  
Web: [www.cttrust.org](http://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 *Close-ups*



© Whigren



## **A Holy Retreat: Plainville Campgrounds, Plainville**

**E**ven though suburban houses crowd around it, the Plainville Campgrounds feel like a peaceful retreat from the busy world. Sounds are muffled on the narrow, unpaved roads. Tiny gingerbread cottages look good enough to eat. Tall trees cast a peaceful shade that feels cool on the hottest summer day.

Founded in 1865 by the New Haven District of the Methodist Episcopal Church, the campground traces its lineage to revival meetings held on the western frontier at the close of the 18<sup>th</sup> century, and to the first New England camp-meeting ground, established on Martha's Vineyard in 1835. Although

camp meetings were overtly religious events, they also provided opportunities to escape daily routines: for city dwellers, a retreat to Nature; for isolated rural folk, rare fellowship.

At the center of the Plainville campground is the Auditorium (1902), an open pavilion where worship services and other gatherings are held. Large cottages, built by congregations and other church groups, form a circle around the Auditorium, while smaller cottages line "avenues" (scarcely wider than footpaths, actually) radiating out from it.

*continued on page 19*