Over the years, the State of Connecticut has built or acquired a wide range of buildings, structures, objects and landscapes to further its operations and serve its citizens. From the Capitol to the Merritt Parkway to numerous structures found in state parks, many of these places are integral and valuable assets to Connecticut’s identity.

Yet an alarming number of State-owned historic resources face deterioration, inappropriate changes, or outright demolition. These threats arise from two major issues—inadequate funding and personnel, and policies that put a low priority on preservation of historic resources. Looking at this inventory gives us an opportunity to consider ways in which these places can continue to serve the people, either through the State ownership or adaptation to other uses. They also present opportunities to reassess the State’s attitudes and policies toward its own historic heritage. 

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Hurricane Sandy crashed into southern New England on October 29, 2012, causing serious damage to historic resources along the Connecticut coast. In response to the devastation, Congress appropriated money specifically for historic preservation projects related to the consequences of Hurricane Sandy.

The Connecticut State Historic Preservation Office (SHPO) allotted its portion of the funding to two purposes: to provide disaster relief repairs and to prepare for future storm events. In the years following the storm, our office created and began taking applications for the Disaster Relief Assistance Grant program intended to provide technical assistance and repairs to historic resources located in the four coastal counties. The grant was open to private homeowners, nonprofit groups, and municipalities. Our office is proud to be able to provide funding to repair damage sustained by such projects as the Greenwich Historical Society’s buildings in the Strickland Road National Register district, structures used by the Inspiration nonprofit organization serving the homeless in Stamford’s South End National Register district, the National Register-listed Cove Island House used by the educational nonprofit group SoundWaters, and the Fayerweather Island Lighthouse, owned by the City of Bridgeport, to name a few.

Many of our private homeowner grantees are located in newly identified historic districts that had not been given significant prior recognition or documentation by preservationists. Coastal Connecticut is made up of many distinct neighborhoods with distinct characteristics but which shared a common history as summer-only communities intended as escapes for the burgeoning middle class in the 19th and 20th centuries. Now recognized as a diminishing resource in our state, these neighborhoods are vulnerable to both economic pressures and natural disasters. Hurricane Sandy shined a light on these communities, and they have become a high priority for survey and documentation by SHPO.

Hurricane Sandy also demonstrated the need for resiliency planning. As a result, SHPO plans to use the remaining funding to document historic properties, assess the impact of previous storms on historic properties, and plan for future storms that may impact historic properties. To assist us, our office engaged the cultural resources management company R. Christopher Goodwin & Associates, Inc. They bring with them extensive historic preservation experience with disaster recovery, restoration, mitigation, and planning gained in the aftermath of Hurricane Katrina. They will be assisted, as needed, by leading experts in the region, including Dewberry, Towers Golde, the Mashantucket Pequot Museum & Research Center, and the Graduate School of Oceanography at the University of Rhode Island.

Federal funding is limited to use in the four coastal counties, but will cover a large variety of tasks. The Goodwin team will be preparing National Register nominations, conducting neighborhood-wide historic resources inventories, creating a searchable database of State Register-listed properties, providing resiliency planning as part of the next Statewide Preservation Plan, completing an inventory of historic dams, conducting archeological surveys, and implementing the first comprehensive survey of Connecticut’s submerged cultural resources.

Resiliency planning in historic preservation begins with knowing what resources exist and where they exist. The inventories and database development undertaken in this project will allow our office to develop and provide guidance to municipalities and the many stewards of historic resources throughout the state. We will be able to respond faster and with better information. For example, historic dams are being removed at an alarming rate because many are failing and unsafe, but without knowing the nature and distribution of these resources, it is difficult to create a treatment protocol. The same is true of submerged cultural resources. We know that they exist, but we do not know what or where. The planned nautical survey will become a planning document for our office and other federal or state agencies that complete or permit projects that may impact these important resources.

The surveys will contribute significantly to the function of this office, as well as historic preservation in Connecticut in general. We hope to provide updates as the projects move forward. For more information, please contact Mary Dunne, Deputy SHPO, at mary.dunne@ct.gov, or Kelly Sellers Wittie, of R. Christopher Goodwin & Associates, Inc., at kwittie@rcgoodwin.com.
From the Executive Director

Three months along in my position as Executive Director of the Connecticut Trust, I am thrilled by the diverse communities and landscapes in the state where I now work, as well as the network of committed advocates and craftspeople, and the leadership of government officials whom I’ve met. My initial assessment: there’s growing recognition that Connecticut’s historic and cultural resources are critical components of efforts to drive community revitalization and economic growth. The challenge: implementing this vision on a consistent, state-wide basis.

Our state will not be able to truly sustain economic development and community renewal unless our public and private investments work together to protect and enhance what is unique and authentic about Connecticut. Our historic built environment and cultural landscapes are elemental components of our state’s ability to attract and retain investment and creative talent as well as provide improved quality of life for residents. Our success in further promoting and achieving such goals is dependent on nimble and innovative partnerships among community advocates, businesses and government.

As you already know through your membership and participation in our programming, the Trust has a deeply capable and experienced staff. To walk in the door each day knowing that the Trust is providing a remarkable range of tools and services that advance preservation throughout the state leaves me humbled about my responsibility to support and steward our organization’s nationally-recognized capabilities.

Our circuit riders and consultants spend a minimum of sixty hours per week in the field, providing technical services and strategic advice in face-to-face meetings and community forums. Due to welcome private and public funding support, our grant programs address a wide portfolio of historic preservation needs. Our special projects are inventorying and promoting reuse and recognition for historic mills and industrial sites as well as the homes and studios of the artists and literary figures that have shaped Connecticut’s creative influences. Through publication of a guide to Connecticut architecture and efforts to develop new membership and communications initiatives, we are pushing awareness of the Trust’s services and programs and our state’s historic resources to new communities and audiences.

Since June, Trust staff has had several meetings with the Connecticut State Historic Preservation Office (SHPO), including a joint meeting of the full staff in early August. Coordination and communication between the SHPO and the Trust is a high priority for both organizations as we seek to advance shared preservation goals via our respective capabilities. You’ll note that there is a SHPO-authored column in this newsletter, to be a regular feature for CPN going forward. And our next joint staff meeting will be in six months rather than duplicate our now-past eight-year hiatus. My thanks to SHPO Dan Forrest and Kristina Newman-Scott, Director of Culture for the Department of Economic and Community Development for supporting this higher level of coordination and communication between the Trust and DECD. I expect great results, even as news breaks about Dan’s imminent departure from SHPO.

The Trust is hosting a preservation conference this fall, “Old Roots/New Routes,” and details will be forthcoming on our website, www.cttrust.org (see also page 19). I hope you join us for a mix of sessions and speakers that represent new energy, new perspectives, and an intriguing departure from the “standard” preservation conference agenda. Historic preservation needs to cover new ground and connect with new audiences in the years ahead, and we are hopeful our fall conference will play a role in catalyzing just that.

I hope to meet you there.

—Daniel Mackay
Makerspaces: New Ideas in Old Spaces
By Wes Haynes, Project Director, Making Places

What is the next social innovation that can fuel the redevelopment and reuse of historic mills? Makerspaces. Makerspaces are places where people with similar interests gather to work on common creative endeavors and make things, sharing space, tools and other resources. In Connecticut, for example, some public libraries are currently developing makerspaces with high-quality equipment for patrons to write and produce books, archive paper documents, or manage digital information. Expert advisors are often available, but more often users learn from one another. Makerspaces are thus places of both education and production, and can serve any technology-driven pursuit.

I recently visited three makerspaces in Somerville, Massachusetts, with representatives from the Connecticut Department of Economic and Community Development and the State Historic Preservation Office on a tour arranged by The Congress for the New Urbanism, New England Chapter. Located 3.5 miles outside Boston, Somerville, like many Connecticut cities, never fully recovered from the disappearance of its industrial-based economy. Housed in three warehouse buildings of the former Ames Safety Envelope complex, which had been vacant since the 1990s, these makerspaces are re-energizing Somerville’s industrial core.

Our first stop was Greentown Labs (GL), one of the country’s biggest incubator spaces for energy-sector entrepreneurs. Since 2010, GL has grown quickly from four start-ups sharing affordable but rough workspace in Cambridge into a nonprofit staffed by ten people supporting nearly fifty energy and clean technology organizations. GL fulfills its mission “to enable a vibrant community of entrepreneurs to work on their visions” by renting space at below-market rates, purchasing and maintaining a community machine shop, and providing back-up administrative support. GL subsidizes rents and operating costs through grants from energy sector business partners who have front-row access to the new technologies.

GL relocated to Somerville in 2013. Given the educational and production uses within its 33,000-square-foot building, the interior gestalt is part campus center, part machine shop, and part bullpen corporate office. The one-story building is divided into five functional...
areas, beginning with a modest lobby. The co-working office area is a large open-plan room occupied by closely-spaced desk stations with no clear definition among the fifty businesses beyond an occasional taped-down logo. Monthly rents derive from the number of desks a start-up needs.

Beyond the office area is an open event space adjacent to a kitchen staffed during mealtimes by a food concession. A community machine shop divides the event space from the prototyping lab. Sealed off as clean space from the rest of the building, the lab is subdivided into a diverse array of shops and labs rented on a square-foot basis to GL’s member companies.

Next door, in a separate former warehouse, is Artisan’s Asylum, Inc. (AA), which describes itself as “a non-profit community fabrication center” that “supports and promotes the teaching, learning and practicing of design and fabrication.” Where GL is a close-focused center of innovation supported by industry, AA is an open community supported by members. Like its neighbor, AA’s 40,000 square feet includes shared reception and meeting/event areas, but otherwise resembles GL’s prototype lab area on a larger scale. Its shop areas offer equipment for welding, woodworking, machining, making electronics and robotics, jewelry making, screen printing, bicycle making and repair, and fiber arts. A rapid prototyping lab and design center equipped with a 3D printer and laser cutter is a recent addition under construction. AA, which owns the machinery and equipment, supports itself through affordable dues, fees for courses on topics like oxy-acetylene welding and robot control systems, and equipment rentals to members, craftspeople, and small-batch manufacturers.

These two core nonprofit makerspaces are attracting private investment to the site. Our third stop was Aeronaut Brewery, a year-old start-up occupying the loading bay of a third former Ames warehouse. The microbrewery is the centerpiece of a 12,000-square-foot “food incubator” under development called the Foods Hub. This growing consortium of like-minded food concerns is developing a shared kitchen facility and includes a coffee roaster, chocolatier, and farmers’ market delivery service. A bistro serving locavore cuisine was set to open in June.

A fourth Ames warehouse is now home to a new climbing gym called Brooklyn Boulders. The brewery and the gym are frequented by makerspaces members.

Beyond the quality of the makerspaces themselves, factors driving redevelopment in the Ames complex are rising rents in Boston’s Innovation District, which pushed GL out, and enlightened municipal leadership, which invited GL and AA in. Mayor Curtatone hopes that rebranding Somerville as a new innovation city will spark an economic upturn. To that end, The City sealed the deal with a $300,000 working capital loan to GL.

Makerspaces like these hold promise as models for compatible adaptive re-use of many of Connecticut’s historic industrial buildings, especially one-story production shed buildings which are difficult to adapt readily to other income-producing use.
Funding and personnel
As this year’s budget process made clear, the State’s resources are increasingly strained. The State Historic Preservation Office (SHPO), an office of the Department of Economic and Community Development (DECD), fared well in recent years, thanks to the Community Investment Act (CIA). This statute provides funding for historic preservation, open space, affordable housing, farmland preservation, and dairy farm support through a fee attached to land-record filings. By avoiding the biennial appropriations process, the CIA has ensured a stable and adequate funding stream for preservation and other activities. That stability ended with the retirement last year of the act’s original champion, Senator Donald Williams, which left it vulnerable to attacks by the governor and legislature. With great effort supporters managed to fight off the governor’s proposal to sweep all CIA funding to the general budget. However, the 50-percent compromise still means a significant and damaging reduction in funding for preservation for the next two years.

Furthermore, because of the way CIA funds are allocated, what was announced as a 50-percent cut actually will reduce funding to the State Historic Preservation Office by nearly 70 percent. This will significantly hurt SHPO’s ability to make grants for preservation. One casualty is the Historic Restoration Fund, which provides grants for bricks-and-mortar restoration projects; the 2015 and 2016 rounds have been suspended. This will mean less construction activity and lost jobs.

The SHPO also has been hampered in meeting its responsibilities by staff shortages, with some vacancies going back several years. The good news is that SHPO recently got approval to fill three positions, which should help to bring staff workloads to a more reasonable level. But restoring full CIA funding must be a priority if SHPO is to regain its effectiveness; it will be a goal of the Trust’s legislative advocacy in 2016.

Other departments face equally drastic cuts. The Department of Energy and Environmental Protection (DEEP), in
particular, has stewardship over hundreds of historic buildings, structures, landscapes, and other resources in state parks and on open space land, many of which are not needed for DEEP’s own activities. For years, the department has struggled to maintain and find appropriate uses for a long list of these buildings. In 2010 the department attempted to set up a program of resident curatorships—long-term leases of historic buildings in exchange for restoring and maintaining them. Unfortunately, it was unable to find tenants for the buildings offered. The reason, in the eyes of some preservationists, was that the first buildings chosen for the program were some of the hardest cases. Now, the agency is pursuing plans to demolish as many as fifty unused historic buildings in state parks, in the name of cost-cutting.

The Ebenezer Avery house, in Groton (1750, SR), is a slightly different case. Although located in Fort Griswold State Park, the house is owned and managed by the Avery Memorial Association. Under an agreement with the State, DEEP is responsible for maintaining the exterior of the house. However, in the face of departmental inaction, the association itself has raised money for needed repairs and repainting.

Policy priorities
Ensuring the preservation of historic State-owned properties does not always seem to be a priority. Treatment of open-space land typically takes the idea of ‘open space’ literally; buildings are to be removed, and cleared land allowed to revert to forest. The result has been the loss of historic buildings and agricultural landscapes. In addition to their scenic and historic significance, cleared lands constitute ecosystems which, although based on human activity, nonetheless support types of plant and animal life that have become characteristic of the Connecticut landscape.

One such property is the Auer Farm, in Bloomfield, part of a model farm once owned and operated by Beatrice Fox Auerbach, president of the G. Fox department store in Hartford and a noted philanthropist. A family member recently donated 40 acres of the farm to the State for open space; the land includes prime farmland, grasslands, and orchards, as well as historic farm buildings that DEEP plans to demolish. In contrast, the 4-H, which owns an adjoining portion of the Auer Farm, actively uses historic farm structures on its land.

Further exacerbating the problem of priorities is the lack of meaningful consultation by property-managing agencies with the State Historic Preservation Office. In the DEEP demolition proposals, for instance, SHPO’s statutory role is only to review DEEP’s proposals; it has no role in formulating them. Likewise, it has no role in guiding the ongoing care of buildings. Coordination with SHPO might have made it possible to secure buildings and determine alternatives for reusing and preserving them, instead of tearing them down.

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State-owned health-care and treatment facilities have suffered notable losses over the past twenty years, affecting properties such as Connecticut Valley Hospital, in Middletown; Norwich State Hospital, in Norwich and Preston; Southbury Training School; Mansfield Training School; Fairfield Hills Hospital, in Newtown (all listed on the State or National Register). These facilities represent a substantial investment in taxpayer dollars over the years. Many boast impressive architecture, and in many cases they contributed significantly to the development of health care practices. As treatments have changed, use of these sites has declined, and the State reduced maintenance and initiated efforts to sell of several of them.

Disposition of State-owned property takes years, and in the meantime there is no adequate provision for mothballing and maintaining structures, so that when new owners finally take possession, many historic buildings have deteriorated to the point where using them is not feasible. Even where buildings do remain usable, the State rarely, if ever, imposes preservation restrictions on them, no matter how significant the site. Indications are that the next facility to be closed will be the Southbury Training School (1938, NR), where programs have been declining for years. Instead of waiting for closure and hoping for the best, there’s an opportunity now to begin planning to ensure the school’s preservation and reuse.

Another policy question relates to the Merritt Parkway (1934-1940; NR), where the Department of Transportation continues clear-cutting trees along the right-of-way to improve safety. The cutting has wiped out stretches of the parkway’s historic landscape, but careful redesign of the roadsides could restore the historic character. While DOT is clear that it intends to do this, the department has not begun to draw up plans or identify funding sources, work that could be taken in-house by current staff. In the meantime, invasive weeds are overrunning the cleared areas.

Sometimes decision-making for historic properties bypasses preservation planning procedures. Twice, governors halted the process of selling the Seaside Sanatorium, in Waterford (1931-34, NR), to a developer for reuse, deciding to make the site a state park instead. While the sanatorium’s location on Long Island Sound would make a splendid park, neither time was any thought given to how the historic buildings on the site would be used as part of a park. DEEP is currently working on a master plan for the park, and has been convinced to study the possibility of using the buildings, but that came only after surveys revealed strong public support for reusing the site’s handsome buildings. In the meantime, the structures continue to deteriorate.

A smaller matter, but indicative of inattention to the details of historic preservation, has been the unsightly and unnecessary air conditioning units installed on the roof of the Governor’s mansion (1908, NR). Under Hartford’s preservation ordinance, such alterations would be subject to approval by the city historic preservation commission—approval that certainly would not have been given. There are other ways to engineer air conditioning to historic buildings. But the State is not subject to local ordinances. Nonetheless, the units are clearly inconsistent with State policy of preserving its own historic properties; the process set a bad example for neighboring property owners.

Recommendations

The Connecticut Environmental Policy Act (Connecticut General Statutes Section

The Avery Memorial Association has done repairs on the Ebenezer Avery house, located in Fort Griswold State Park, Groton
22a, Chapter 439) requires review of any proposed State-funded activity for its effect on historic resources. The law says, “[It is the continuing responsibility of the state government to…preserve important historic, cultural, and natural aspects of our Connecticut heritage, and maintain, wherever possible, an environment which supports diversity and variety of individual choice…” However, it only applies to positive actions; negative actions, such as lack of maintenance, for instance, aren’t explicitly covered.

Nonetheless, this law sets a clear standard for the State’s treatment of historic properties. In order to uphold this standard, we offer the following recommendations:

• Restore full funding for the Community Investment Act and establish policies to prevent future raids.
• Revise guidelines for disposing of state-owned properties to provide adequate maintenance of buildings during the disposal process.
• Impose preservation restrictions on significant historic properties that the State sells to private owners.
• Revise guidelines and management plans for open-space land to encourage reuse and preservation of historic buildings as well as cleared landscapes that have historic, scenic, or conservation value.
• Renew efforts to establish a resident curatorship program within DEEP and expand it to include significant buildings owned by other state agencies.
• Increase requirements for the State Historic Preservation Office to advise other agencies on the maintenance, use, and treatment of historic properties.

Countless development plans, surveys, and marketing campaigns have shown that Connecticut’s historic character and resources are among the state’s most valuable assets. As the steward of a wide range of significant historic places, the State of Connecticut has an opportunity to use them wisely to enrich the lives of its citizens. Doing so will also set a good model for municipal and private owners.  

Southbury Training School could soon face closure; now is the time to plan for preserving it.

Tree-cutting threatens the historic Merritt Parkway landscape.

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Briefly Noted

Danbury. The Octagon house (1852, NR) will become a Unified Neighborhood Inspection Team (UNIT) office, according to an announcement by Mayor Mark Boughton in July. Renovating the long-vacant house will not only preserve an historic structure, but also is intended as a first step in revitalizing the Spring Street neighborhood. In addition to UNIT, the house will contain a new police substation; a community garden is also envisioned for the property. Built in 1852 for Daniel Starr, the house embodies the octagonal design and concrete construction promoted by the 19th-century writer Orson Squire Fowler.

Farmington. Berkshire Bank is moving ahead with plans to raze the Phinehas Lewis house (1798) and construct a new branch on its Farmington Avenue site; the bank maintains that demolition is necessary to make room for a drive-in window. As mitigation, the bank has agreed to fund professional documentation of the house’s history and architecture, to donate salvaged architectural elements to the Farmington Historical Society, and to install an outdoor exhibit about the house on the property. The contract for the documentation was awarded to the Connecticut Trust. In addition, the town has begun a broader planning effort for Farmington Avenue, which functions as a gateway to the Farmington National Register historic district and also as a major commuter route.
**Haddam.**
In July the town adopted a delay of demolition ordinance, which provides a 120-day waiting period before the demolition of structures that are at least fifty years old and have been designated as significant. The ordinance is intended to provide an opportunity to explore alternatives to demolition. The need for an ordinance was recently demonstrated when a developer proposed dismantling the Shailer-Banning house (1810; pictured). Although the First Selectman and members of the historical society convinced the developer to incorporate the house in the new development, the project has fallen through, and the house’s future remains uncertain.

**Hartford.**
After years of efforts and several failed plans, rehabilitation of the Capewell Horse Nail Company factory (1902, NR) is officially underway. The Corporation for Independent Living has been at work for a year to convert the long-vacant factory to 72 apartments and 5,000 square feet of commercial space, at a cost of $26 million, but with financing finally in place the organization held a formal groundbreaking. In addition to CIL’s own money and a brownfields cleanup loan from the Department of Economic and Community Development, the financing package includes a first mortgage with InsurBank and Guilford Savings Bank, as well as federal and state historic rehabilitation tax credits. In a nod to the site’s history, dignitaries tossed gold-colored horseshoes instead of digging with shovels.

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News from Around the State

Hartford. ▶
The Department of Administrative Services has announced a complete renovation of the State Office Building (1931, NR). The project entails reconfiguration of most of the interior, new systems, and a new parking garage. The estimated price, $254 million, includes $124 million for actual renovation, plus planning fees, hazardous materials cleanup, and new equipment and telecommunications systems. This has raised eyebrows, as it comes in higher than the average cost for building new Class A office space. As justification, officials cite the savings that will result from moving workers out of leased space, as well as the building’s solidity and architectural quality.

Litchfield. ▶
The Litchfield Historic District Commission recently approved exterior plans for the conversion of the Litchfield jail to commercial and residential space. Located at the heart of the downtown historic district (1812, 1846, 1890; NR), the jail closed in 1992 and was sold to developer Russell Barton through a State bidding process. Among the commission’s conditions, the developer will retain iron bars on the windows and reduce the width of a new elevated walkway that will provide access to shops. Some details still must be reviewed and approved.

New Haven.
Demolition by neglect has claimed an historic building on a prominent downtown corner. On August 16, bricks began falling off the Dwight Building (1845, 1910; NR). The city building official cordoned off the area and called in the bulldozers. By the next morning, only a pile of rubble remained of the structure. According to news reports, the building had been long neglected, and portions of the roof had collapsed, pushing out a wall. The owners, developers Paul Denz and Chris Vigilanti, told reporters they were planning to demolish it anyhow.

NHL: National Historic Landmark
NR: National Register of Historic Places
SR: State Register of Historic Places
**News from Around the State**

**New Haven.**
In June developer Forest City opened Winchester Lofts, 158 new apartments in renovated buildings of the former Winchester Repeating Arms Company factory (1900-1915; NR). Financing for the reuse project included federal and state historic rehabilitation tax credits, as well as a grant from the Department of Economic and Community Development’s Competitive Housing Assistance for Multifamily Properties program, under which 32 of the apartments are reserved as affordable units. One of New Haven’s largest industrial complexes, the Winchester property has been gradually transformed as finance and high-tech offices since 1983; now, residences have been added to the mix. Forest City plans to start construction on a second phase, with 200 more apartments, next year.

**Portland.**
The town Board of Selectmen unanimously endorsed a market study and concept plan for the Elmcrest Hospital property (NR), developed with a Vibrant Communities Initiative (VCI) grant from the Connecticut Trust. The plan reviews three development alternatives and, while it finds no clear favorite among them, lists the characteristics sought by the community: a mix of retail and residential uses, village scale, and, importantly, preserving all three historic houses on the site. The report notes, “One of the great benefits of retaining the three homes is related to the site and open space planning. The three homes are positioned perfectly to create a well-proportioned and scaled open space with frontage on Marlborough Street”—public space that Portland currently lacks. The plan is available at www.elmcrest-portlandct.com.
SteepleS, Domes, and Minarets
Maintenance & Repair (M&R) Grant for Sacred Places

Sacred places are visual, cultural and social centers which provide community services beyond religion. The Connecticut Trust’s M&R grant supports their physical presence in the community.

Program details

Maximum Grant Award: $15,000 and projects must be completed within one year. This program offers 1:1 matching grants of up to $15,000 for historic religious sites that are listed or eligible for listing on the State Register of Historic Places. Grants of up to $15,000 per project are available for critical historic preservation needs:

- Steeple repair
- Exterior restoration and painting
- Roof repair or replacement
- Window repair or restoration
- Structural sill repair or replacement
- Masonry foundation, wall or chimney re-pointing

Grants must be matched by an equal amount in cash from non-State sources. All work must comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (36 CFR Part 68).

To demonstrate the sustainability of historic properties, applicants will be required to submit a cyclical maintenance plan, condition assessment, restoration plan or stewardship plan that has been prepared or updated within the last five years.

Eligible religious organizations who wish to be considered should contact: Jane Montanaro, Director of Preservation Services at jmontanaro@cttrust.org or call (203) 562-6312.

Pre-Application deadline: October 15, 2015
Full Application deadline: December 1, 2015

Holy Ghost Russian Orthodox Church, Bridgeport

Upcoming Meetings
Connecticut Historic Preservation Council

October 7, 2015, at 9:30 a.m.
at the State Historic Preservation Office Department of Economic and Community Development
Main Conference Room
1 Constitution Plaza, 2nd Floor, Hartford, Connecticut

November 4, 2015, at 9:30 a.m.
Conference call
To participate contact Todd Levine
(860) 256-2759 Todd.Levine@ct.gov
For more information call (860) 256-2800

Funding for Preservation
Connecticut Trust Grant Deadlines

Historic Preservation Technical Assistance
Grants (HPTAG)
Maintenance & Repair Grants (M&R)
Pre-Application due October 15, 2015
Full Application due December 1, 2015
Contact Jane Montanaro at jmontanaro@cttrust.org

Making Places Technical Assistance Consultancies (TAC)
Inquiries accepted on a rolling basis.
Contact Wes Haynes at weshaynes@outlook.net
In August, The 1772 Foundation and the Connecticut Trust announced $190,000 in grants to 21 local historical societies, museums, and non-profits. This is the fifth year of a granting partnership between the Foundation and the Trust. Since the partnership began in 2011, the Foundation has distributed $955,000 for 91 projects at historical societies and museums across the state—by far the most any private foundation has committed to the preservation of Connecticut’s heritage sites.

The Connecticut Trust Circuit Riders vet the applications by making site visits to all prospective grant recipients. Many of the organizations have received earlier planning grants through the Trust’s Historic Preservation Technical Assistance Grants program, which help inform an appropriate scope of work for each project. The slate of projects approved by the board of trustees of The 1772 Foundation at their quarterly meeting in July is as follows:

Bethel Historical Society: $3,150 for window stabilization, Second Meeting House (1842)
Bristol Historical Society: $15,000 for window restoration, Bristol High School (1890, NR)
Coventry, Booth and Dimock Memorial Library, $2,330 for repairs to clock tower, Booth & Dimock Memorial Library (1913; NR)
Deep River Historical Society: $4,200 for masonry and carpentry repairs, Stone House (1840)
Groton, Avery-Copp house: $3,500 for exterior paint, Avery-Copp house (c.1800, NR)
Guilford, Dorothy Whitfield Historical Society: $5,000 for sill repair and replacement, Strong Family Farm barn (19th century, NR)
Guilford Keeping Society: $15,000 for exterior repair and paint, Medad Stone tavern (c.1803, NR)
Kent Historical Society: $15,000 for clapboard siding and trim, Seven Hearths (1751, NR)
Madison, The Deacon John Grave Foundation: $4,550 for exterior repair and paint, Deacon John Grave barn (19th century, NR)
Milford Historical Society: $9,750 for window repair, Clark-Stockade house (c.1780)
New Haven Museum: $15,000 for window restoration, New Haven Colony Historical Society building (1929, NR)
New Milford, Weantinoge Heritage Land Trust: $8,500 for exterior paint, Smyrski Farm “Red Barn” (late 19th century, SR)
Pomfret Historical Society: $7,000 for sill repair and replacement, Old Town House (c.1840, NR)
Portland Historical Society: $10,000 for exterior paint, White-Overton-Callander house (c.1714, NR)
Preston Historical Society: $14,500 for structural repairs, Long Society Meeting House (1817-1818, NR)
Ridgefield Veterans’ Community Center: $15,000 for exterior paint, porch repair, Lounsbury house (1896, NR)
Sharon Historical Society: $12,950, exterior paint plus roof, porch, and foundation repairs, Gay-Hoyt house (1775, NR)
Thompson Historical Society: $5,000 for repairs to doors and windows, Ellen Larned Memorial Building (1902, NR)
Vernon, Strong Family Farm: $10,220 for window repair, Strong Family Farm barn (1917, SR)
Wethersfield Historical Society: $6,450 for flashing, repointing brick, Hurlbut-Dunham house (1780s, NR)
Woodbridge, Amity-Woodbridge Historical Society: $7,900 for window repair, Thomas Darling house (c.1772, NR)
“Tiny Houses” (1870s)
200 Strawberry Hill Road, Stamford
Two cottages built to house staff of grand estates during Stamford’s 19th-century heyday as a fashionable resort must be relocated or salvaged for the planned conversion of the former Sacred Heart Academy. The City-owned cottages are being offered for $1 for removal from the site or as salvage. Buyer is responsible for the haul-away. If you are interested, please submit your proposal in writing to City of Stamford at the contact below. The criteria for selection are financial resources, ability to meet the project schedule, and ability to comply with the City’s requirements. Once the sales agreement has been executed between the City of Stamford and the buyer, the cottages’ relocation or salvage shall be completed no more than 60 days after documentation to Historic American Buildings Survey (HABS) or similar standards has been completed by the City. The south cottage is a moisture-damaged but very well preserved Stick Style cottage (700 SF). The north cottage (1,080 SF) was inhabited until the fall of 2014 and has many original interior features. Both cottages are 1.5 stories in height. Houses would be suitable for a small urban lot or use as guest cottages. The houses are offered without any restrictions once removed from the site. Pre-demolition environmental assessment report prepared for the two cottages is available upon request.

Contact: Jill Smyth at 203-962-2291 and/or David W Woods AIA, Culpen & Woods Architects, LLC, Office 203-969-1444 x 301 or Cell 203-912-4147. To submit proposal or request a site visit, contact Domenic Tramontozzi, City of Stamford – Engineering, 203-977-4863, or e-mail at DTramontozzi@StamfordCT.gov on or before November 30, 2015.

Christ Episcopal Church
(1845, bell tower 1931)
58 Main Street, North Canaan
A unique opportunity to own a gorgeous stone church with bell tower, and a parish hall. Features include magnificent stained-glass windows and function, classroom or meeting spaces. Located in the Canaan Village National Register Historic District, across the street from the historic train station, the church is often attributed to Richard Upjohn but Upjohn biography concludes that is probably not the case. However, his grandson, Hobart Upjohn, did design the tower, according to a now-defunct church website. Redundant, underutilized and vacant church buildings have been increasing. Rehabilitation may qualify for grants or historic tax credits.

Contact: Juliet Moore (860) 435-2200 x 112
J Dudley House (c.1720)
566 Boston Post Road, Madison

Long believed to be the oldest home in Madison (c.1675) recent research reveals the possibility of a slightly later birthdate, (c.1720). Add your own history to this property in the Madison Green National Register Historic District on a 1.3 acre site. A great example of the Colonial saltbox style, this house has been featured in many books and articles on period homes. During the spring of 1776 the house was operated as a tavern, and the Dudley family reputedly hosted George Washington. For the purist, there is plenty to love: original fireplaces, corner cupboards, wide plank floors, paneling, beams, and hand wrought hardware. Be a part of the New England village experience — you are only steps to all that downtown has to offer. Walkable to everything, including Long Island Sound. The property is listed on the National Register as a contributing resource in the Madison Green Historic District, but it is not included in the local historic district, and as such is vulnerable to demolition.

Contact: Margaret Muir, William Pitt Sotheby’s (203) 738-0202

Shailer-Banning House (c.1810, 1840)
85 Bridge Road, Tylerville (Haddam)

Local officials and preservationists are eager to see this property preserved and re-used! An antique building with commercial space on first floor and 3 bedroom apartment upstairs, its potential uses may include retail, office, business, bed & breakfast, and more. Great location! Located on a desirable commercial area of Rt. 82 near East Haddam swing bridge over the Connecticut River. Built around 1810, the 2-1/2 story Federal-style Shailer-Banning House originally had a gable roof, which was altered to the current hip roof around 1840. At that time, the house is believed to have been stuccoed on the exterior. Property has been under threat of demolition for commercial redevelopment. Rehabilitation of the property may qualify for historic tax credits or grants.

Contact: Owner (860) 304-0995 or Connecticut Trust (203) 562-6312

Field Family Farmstead
30 S. Montowese Street (Rt. 146), Branford

A bit of Branford history, this three-bedroom farmhouse is filled with character and charm. Situated on 2+ acres this property offers main house, English barn, carriage barn and corn crib – plus an in-ground pool all situated adjacent to a beautiful tidal salt marsh. The house has spacious rooms with high ceilings. A large family room with vaulted ceiling opens to private deck overlooking the pool. Barns are included in the Historic Barns of Connecticut database (http://connecticutbarns.org/find/details/id-12287). The desirable waterfront location increases the threat of development or demolition, particularly to the barns.

Contact: Stephanie Dorman REMAX Alliance (203) 488-1641 x205

Deadline for submission to the November/December 2015 issue is October 19, 2015.
Redding. ▶
The Town of Redding filed foreclosure papers on the Gilbert & Bennett wire mill (1874 ff., NR), in the Georgetown section of town, in July. The Georgetown Land Development Company, which has been trying unsuccessfully to develop the property for more than a decade, owes millions of dollars in unpaid taxes. First Selectwoman Julia Pemberton told the Danbury News-Times that other developers are interested in the property, but cannot acquire it because of the outstanding debt. The Town has been studying redevelopment possibilities for the mill with two Vibrant Communities Initiative grants from the Connecticut Trust. The Trust will take part in a community meeting in September.

Waterbury. ▶
Vacant for more than twenty years, with its roof collapsed and its interior nearly gutted, the Carroll Building (1910, NR; at left in photo) posed a particularly difficult challenge to preservationists. In 2005 Connecticut Preservation News reported that neighbors wanted the building demolished for a pocket park. But demolition never took place; now developer Harold Foley, III, of Nashville, is renovating the Carroll. As reported in the Waterbury Republican-American, he plans to restore the imposing exterior and reconstruct the interior. There will be 35 units, including four handicapped-accessible units and one for hearing- or vision-impaired tenants. Funding includes private loans as well federal affordable-housing and historic rehabilitation tax credits. Completion is scheduled for the fall of 2016.

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LGBTQ sites, cont’d from page 20

and the Stonington home of poet James Merrill and his partner, David Jackson.

The Rainbow Heritage Network, an independent national coalition of preservationists and gay-rights activists, also is searching out LGBTQ sites for preservation. Its website currently lists two Connecticut sites that represent events and trends in LGBTQ history.

In Bridgeport, the Bloodroot Collective began about 1974 as a bookstore and restaurant established by lesbian feminists seeking to create their own institutions and organizations independent of what they experienced as male domination. Known for its vegetarian and vegan cuisine, Bloodroot is still run by two of the original members of the collective, Selma Miriam and Noel Furie.

Hendrie Hall, at Yale University in New Haven, was built in 1894 and 1899 for the university’s law school. In the late 1970s the building housed student organizations, including LGBTQ groups such as Yalesbians, the New Haven Gay Alliance, the New Haven Gay Coffeehouse, and the New Haven Gay Switchboard. Hendrie Hall is currently being renovated.

What other Connecticut sites contribute to LGBTQ history? Send suggestions to Christopher Wigren at the Trust, cwigren@cttrust.org.

For more information:
Rainbow Heritage Network:
http://www.rainbowheritagenetwork.org/
National Park Service LGBTQ Heritage Initiative: http://www.nps.gov/history/heritageinitiatives/LGBThistory/

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Old Roots / New Routes
Connecticut Preservation Conference 2015: Moving Forward in Preservation

Friday October 16, 2015
8:30 am-9:00 am Registration • Conference ends at 3:30 pm
The Center for Energy & Environment at UCONN School of Law at Starr Hall
55 Elizabeth Street, Hartford, CT 06105
To register and check for agenda and further details please visit:
http://cttrust.org/page/2015-conference

Please remember the Connecticut Trust in your will or estate plan. We are incredibly grateful for the visionary donors who have given to us.
This summer’s federal Supreme Court ruling recognizing same-sex marriage has brought new attention to the history of lesbian, gay, bisexual, transgender, and queer (LGBTQ) people in the United States. With its beginning in the 1950s, LGBTQ activism was part of the broader civil rights movement of the 20th century that also included African-Americans, women, and other minority or marginalized groups who sought greater freedom and participation in American society.

Last year, the National Park Service launched its LGBTQ Heritage Initiative to recognize, preserve, and interpret places associated with LGBTQ history. The initiative offers background information, resources, and steps for identifying and designating significant sites. A map on its web page shows places identified to date. Some of these are sites associated with events, organizations or people from the gay-rights movement. Others are the homes of LGBTQ individuals who were significant in other fields. In Connecticut the second group include New Canaan’s Glass House, home to architect Philip Johnson and his partner, David Whitney;