Downtown Hartford is undergoing a housing revival, and historic buildings have taken center stage, complementing other economic development projects such as the University of Connecticut campus, minor-league baseball stadium, and the Front Street redevelopment. With their strategic location, these historic buildings have long been potential amenities, but private financing alone was not able to cover the full cost of renovating them. Only with new and expanded public funding can developers close the financing gap.

In Hartford, money from three sources has helped make up the difference between financing and finished projects: Federal and State Historic Rehabilitation Tax Credits, the State Department of Economic and Community Development (DECD), and the Capital Region Development Authority (CRDA). This article will show how these gap funds made possible the reuse of four historic downtown buildings.

All four projects used Federal and State Historic Rehabilitation Tax Credits. The Federal

continued on page 6
The Connecticut chapter of the American Institute of Architects (AIA) recognized a number of projects involving historic buildings in its 2015 design awards. Three of the awards specifically honored preservation projects, while several other projects involving historic buildings were honored in other categories.

In the Historic Preservation category, the long-vacant Cheney Mill Dye House, in Manchester (1914; NHL), was converted to apartments by Crosskey Architects. They repaired the deteriorated roof, cleaned and restored masonry, and replaced rotted windows with close replicas. The major challenges were cleaning contaminants and fitting apartments efficiently into the high-ceilinged spaces. The awards jury commented: “This is an entirely sensible adaptive reuse project, a wonderful way to preserve the 20th century urban, industrial fabric. It is a way to make positive the attributes of an otherwise derelict building.”

Kevin Roche John Dinkeloo and Associates renovated Yale University’s Ingalls Hockey Rink, designed by Eero Saarinen (1957; SR). The building was updated to meet current codes and improve energy efficiency, while additional facilities were provided in an underground addition that preserves the original appearance. According to the jury, “This is a beautiful renovation of a modernist icon with technical virtuosity. A light hand was used. The low impact, recessive addition defers to the original building.”

In Westport, Paul Bailey Architect restored and expanded the Saugatuck Congregational Church (1832, 1950s) after a devastating fire. In the process of undoing the damage, the congregation was able to restore the original sanctuary, improve access and fire safety, and expand its facilities, allowing the church to continue as a landmark in the community. The jury said, “This is a skillful and diligent restoration of a lost community landmark. It recaptures the original austerity and purity of the religious building. The sensible addition is almost invisible.”

In the category “Architecture the Encompassing Art” this year’s award went to the Merritt Parkway gas station canopies designed by Newman Architects. According to the architects’ website, the design moves the canopies and pumps away from the station buildings for functional and safety reasons and allows the restored stations to be experienced as they were meant to be. The jury praised the canopies as “functional, whimsical and elegant without being sentimental.”

Among the projects recognized in the general “Built Design” category was Charney Architects’ expansion of the Central power plant (1917) at Yale. The addition matches the size and scale of the original building, and employs a similar Collegiate Gothic vocabulary. The jury’s comment: “The elegant use of the appropriate 20th century industrial aesthetic and vocabulary allows the power plant to fit comfortably within the city.”

New gas canopies at the Merritt Parkway rest areas, designed by Newman Architecture, received an award from AIA Connecticut.
From the Executive Director

There’s likely no other person in the nation on the staff of a historic preservation organization who shares with me my graduate school alma mater: the Audubon Expedition Institute.

Headquartered in Maine and accredited by Lesley College in Massachusetts, this program offered a two-year immersion in environmental studies and environmental education through a field-based, experiential education approach.

My fellow students and I roamed North America in a converted school bus laden with backpacking gear, slept under big skies every night, and chased down resource management work. I used my time “on the bus” to also push us to old-growth forests and big wilderness experiences. While National Parks course needs across a range of environmental education approaches.

...@

This last month, I’ve had the opportunity to tour several communities. The opportunity to experience a community and its priorities through local eyes has great value for me as the Trust’s new director.

In New London, developer Tony Silvestri is investing in historic residential building stock in downtown neighborhoods, providing a catalyst for community revitalization and homeownership in a neighborhood to the north of Bank Street. His house-by-house approach to rehabilitation offers steady work to a skilled crew and emphasizes energy efficiency and affordability for potential homeowners. It’s a scale, pace and process of development that appears to hold great benefit as a model for other communities across Connecticut.

My hosts for a wide-ranging day in Bridgeport were Maisa Tisdale, Adrienne Farrar-Houel, and Liz Torres whose collective tour of the Park City took me from Seaside Village and the Bishop Cottages to Little Liberia—focusing on ongoing Sandy-recovery efforts at historic Walters African Methodist Episcopal Zion Church—through the Stratfield Historic District and Washington Square Park. The strategic investments of the Bridgeport Neighborhood Trust (BNT) can be seen throughout the city. BNT has nearly 25 years of experience with historic building rehabilitation work, historically-compatible new construction, and initiatives that create affordable housing and support first-time homeowners.

Finally, in Stamford, Historic Preservation Advisory Commission Chair Lynn Drobbin and newly named Historic Neighborhood Preservation executive director Jill Smyth revealed for me that urban Stamford is an intriguing community of neighborhoods, with a variety of character otherwise unimagined from a quick stop downtown. Growth in Stamford is creating both challenges and opportunities, from the forced relocation of the city’s oldest extant residence, the Hoyt Barnum House, to reuse of the former Sacred Heart Academy. While the high-tech renovation of Kayak.com’s new headquarters and loft apartments at the former Yale and Towne industrial complex signal the economic feasibility of larger historic preservation projects, local advocates seek further support and encouragement to successfully advance appropriate reuse and reinvestment of smaller scale projects throughout the community. My day also included an extensive tour of Orient Lodge in North Stamford, a 2009 Connecticut Trust award winner for residential rehabilitation, where the owner’s passion for preservation and

continued on page 18

---

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 Keetcham, Redding
Edith Pestana, Hartford
Edmund Schecter, Darien
Additional Members of the Board of Trustees
Margaret Anderson, Marion
Michael J. Blair, Stonington
Sara Brann, Hartford
Francis Chiaramonte, Horwinton
Robert Faesy, Wilton
Jane Grant, Clinton
Mary Ann Handley, Manchester
Garrett W. Heber, Essex
Adrienne Farrar Houel, Bridgeport
Henry Griggs, Madison
Scott Jackson, Hamden
Leslie King, Hamden
Jeffrey Morgan, South Kent
Jeffrey Muthersbaugh, Haddam
Thomas W. Nisleley, New Canaan
Matthew Peterson, Guilford
George Schoenloph, Washington
Caroline Sloat, Thompson
Myron Stachiw, East Woodstock
Robert Svensk, Southport
Maisa Tisdale, Trumbull
John B. Toohey, Jr., Bolton
Elizabeth Torrey, New Haven
Marye Wagner, Clinton
Gregory T. Waterman, West Hartford
Damaris Whitaker, 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. Ellis, Branford
Gerald Farrell, Jr., Wallingford
Walter Fiedrowicz, Litchfield
Mini 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 Wigran, 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
Erie Marchitto, Communications Manager
Kristen Niering, Project Manager; Creative Places
Charlotte Hitchcock, Researcher, Creative Places
Wes Haynes, Project Director, Making Places
Renée Tibbitt, Project Manager, Making Places

Connecticut Preservation News
Editor: Christopher Wigran
Editor, Historic Properties Exchange: Jane Montanaro
Advertising Manager: Erie 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 1084-199X

At the Trust

Connecticut Preservation News, November/December 2015

3
Many towns and cities in Connecticut have empty storefronts and buildings in their historic downtowns or vacant mill properties that may have served as the town’s economic engine in decades past. Though architecturally or historically interesting, these properties may be sources of visual and economic blight for their community. They generate little or no tax revenue for the municipality, and local market forces are often so weak that redevelopment of these types of properties will not occur without incentives.

One of the economic tools that can be used by state agencies and municipalities to finance improvement projects and encourage private sector development in such areas is Tax Increment Financing (TIF). TIF is enabled by state legislation and adopted on a town by town basis. It is based on the expectation that redevelopment results in rising property values and therefore increased tax revenues. The tax “increment” is the difference between the revenue collected on the unimproved property and the amount collected after redevelopment. This increment is the basis for funding the economic development activity.

In order to take advantage of Tax Increment Financing, a municipality starts by establishing a TIF district, which can be a single parcel, or a group of parcels, not necessarily all contiguous. The properties within the TIF district are distressed, underutilized or vacant. The municipality also creates a district master plan, which includes a financial plan showing how the establishment of the TIF district will result in economic growth. The process entails both local legislative review and public hearings.

With a TIF district and plan in place, a municipality can fund economic development by borrowing against the future value of a finished project in the TIF district, often by issuing bonds.

Connecticut has allowed Tax Increment Financing for many years. The program has mostly been used for large-scale, state-sponsored development projects such as The Meadows Music Theatre in Hartford, which often involve demolition and construction from the ground up. It has seldom been used for smaller redevelopment of existing buildings along Main Streets, old empty factories, or neighborhoods.

The Connecticut Main Street Center (CMSC) commissioned a report on TIFs from the Community and Economic Development Clinic, Yale Law School, in March 2015. The study, which identified a number of deterrents to TIF and looked at successful TIF programs in several other states, led to revised legislation.
In June, the General Assembly approved changes to make TIF easier and more effective: Public Act 15-57, “An Act Establishing Tax Increment Financing Districts.” On September 11, CMSC presented information on the act, which took effect October 1, at the Downtown Revitalization Institute in Berlin.

Attorney Michael Andreana, of Pullman & Comley, the principal drafter of the new TIF legislation, identified the following key changes in Connecticut’s TIF statute:

- Municipalities no longer need approval from state agencies for TIF districts and projects. All planning, public hearings, financing and approvals occur at the local level.
- If a TIF project on one or more properties within the TIF district raises property values across the district, the tax increment revenue stream from the entire district may now be used.
- The use of TIF revenues is no longer restricted to debt payment on the redevelopment project. Municipalities have discretion to direct up to 50 percent of that revenue to infrastructure within the district or to economic development expenses associated with it. In other words, the TIF revenues may now go in part to a project developer and in part to the town for such district improvements as sewer upgrades or new sidewalks.

With the new municipal authority in PA 15-57, it is important that TIF programs be developed within the context of broader town planning with buy-in from a full range of potential stakeholders, from residents to existing property owners to developers. The assessor is critical to the TIF process by providing thorough valuations and projections. A redevelopment project that does not result in increased taxes will only add to a town’s debt burden.

Tax Increment Financing can be one piece in a complex mix of financing that makes a redevelopment project economically viable for a town or a private developer. More importantly for historic preservation, city planners now can use TIF as a tool to revitalize the existing buildings in their historic downtowns and mill neighborhoods that define the community’s character and sense of place.

Funding for Preservation

Changes to Tax Increment Financing regulations offer a an improved tool for revitalizing historic sites like the former Smith and Griggs brass factory, in Waterbury.

The Chidsey-Linsley house was built about 1790 across from the East Haven Green, where General Lafayette and his troops camped during the Revolution. The 1½-story, center-chimney Cape is notable for its unusual flaring roof, which swoops out to wide eaves front and back—a feature common in Dutch houses on nearby Long Island but extremely rare in Connecticut. The builders thriftily re-used parts from an older house, which still can be seen in the basement. They even reused an older foundation, which may account for the double front door and the side door—both features typically seen only on larger dwellings. Owned for many years by an architectural historian, the Chidsey-Linsley house retains its original layout and most of the original exterior clapboards. Interior floors, trim, and paneling remain in pristine condition. Listed on the National Register of Historic Places, the house is eligible for Connecticut’s Historic Homes Rehabilitation Tax Credit. Within walking distance are shops and restaurants, Long Island Sound, and scenic salt marshes.

$199,500

Katherine Bennett, Betsy Grauer Realty, (203) 787-3434; katherine@betsygrauerrealty.com

The Expert’s Wood Conservation System

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

West River Restoration

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

Doors, windows, trim, siding, period rooms, floors, stairs, 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.
credit offers a twenty percent credit against federal tax liability on eligible rehab expenses, and the State credit offers a thirty percent credit on eligible rehab expenses for a mixed-use, affordable housing complex or a twenty-five percent credit on rehab expenses on a single-use building. The credits are sold to investors who in turn provide equity at the front end of a project. These tax credit programs are available for eligible buildings undergoing a qualified rehabilitation, as approved by the State Historic Preservation Office (SHPO).

Loans and grants from DECD provide another source of financing. The Office of Brownfields Remediation funds cleanup of environmental hazards. Until DECD initiated this program, there was no public source of money for cleanups, which owners were required to do but lenders and investors were reluctant to fund. In addition, the agency supports affordable housing projects through its Competitive Housing Assistance for Multi-family Properties (CHAMP) program, which offers grants or loans in exchange for including affordable housing in a project—the requirement usually is twenty percent of the units.

The final source of gap funds is the Capital Region Development Authority (CRDA), a quasi-public agency which oversees economic development initiatives such as the Convention Center, Front Street, and the XL Center. The agency, whose board of directors includes the mayor of Hartford and the commissioner of DECD, has broad authority to carry out its development projects. In 2012 the General Assembly appropriated $60 million for CRDA to create downtown housing in Hartford. In cooperation with DECD, private lenders, investors and the City, CRDA made long-term loans or equity investments to fill close funding gaps in all the projects described below.

To see how much of this gap funding was used by developers, we looked at four buildings, the first significant projects funded by CRDA.

**Capewell Horsenail Factory.** This $26 million, 72-unit renovation, which broke ground in July, is using approximately $9 million in state and federal historic rehabilitation tax credit equity, $2 million from a DECD Brownfields loan, and a $5 million CRDA second mortgage loan. In all, approximately $16 million, or 62 percent, of the project’s budget is coming from these three gap sources.

**179 Allyn Street, the former Judd and Root Building.** There are 63 new residential units and about 10,000 square feet of ground-floor retail space. Construction is complete, and all units are occupied. The $15.5 million renovation included $5.3 million in state and federal historic tax credit equity, plus a $6.5 million loan/equity participation from CRDA. Historic credits and CRDA funding comprise 76 percent of the total development costs.

*continued on page 14*
Recent changes to the Historic Homes Rehabilitation Tax Credit program are making it available to more users and getting back to the spirit of protecting and preserving Connecticut’s architecturally diverse building stock.

The program provides a tax credit of thirty percent of qualified expenditures for the rehabilitation of an owner-occupied home listed in the State or National Registers of Historic Places. Qualified rehabilitation expenditures are any costs incurred for the physical construction involved in the rehabilitation of an historic home. It does not include site work or soft costs, such as architectural, legal and financing fees. The credit is capped at $30,000 per dwelling unit of a owner-occupied home of one to four units.

A significant change to the program is the elimination of the requirement that the home be located in a “targeted program area,” defined as a federally designated “qualified census tract” (in which seventy percent or more of the families have a median income of eighty percent or less of the state-wide median family income), or an urban and regional center as identified in the Connecticut Conservation and Development Policies Plan. Effective July 1, 2015, anyone who owns a home listed on the State or National register, regardless of where the home is located in Connecticut, can apply to the program.

The program also lowers the minimum project expenditures requirement from $25,000 to $15,000. This is especially helpful to many homeowners who just need to replace a roof or repair windows, both of which are projects that are important for the long-term preservation of a home, but may not require a substantial investment of dollars. In addition, non-profit housing development corporations enjoy an increase from $30,000 to $50,000 in the per-unit cap for their projects.

We hope these changes will make the program more accessible to a broader range of users and projects.

In addition to the statutory changes, the State Historic Preservation Office recently implemented a policy change (effective March 26, 2015) designed to emphasize the importance of preserving historic building materials and craftsmanship. As a result, at least sixty-five percent of the rehabilitation plan’s eligible project costs must contribute to the long-term preservation of historic building fabric and character-defining features, rather than extensive replacement and modern updating. SHPO is excited to introduce this policy to help homeowners focus on what makes their homes unique and architecturally noteworthy.

Currently, SHPO can issue up to $3,000,000 in tax credit reservations per fiscal year. During the first quarter of this fiscal year the office received 37 applications and reserved close to $1,000,000 in reservations. A majority of the applications are still from New Haven and Hartford. However, as a result of expanding the location eligibility, about twenty percent of the applications received were from areas of the state that were previously ineligible.

For more information as well as the instructions and application, please visit the SHPO website at www.cultureandtourism.org.

Expanding the Historic Homes Tax Credit
By Mary Dunne, Deputy State Historic Preservation Officer

Neighborhood Housing Services of New Haven used the Historic Homes Tax Credit to renovate this house in the Winchester National Register district.
Briefly Noted

Bridgeport.
Revitalization of several derelict factories in the Railroad Avenue National Register district began in earnest in September when developers Corvus Capital Partners and Bhagya Realty Holding broke ground on the Cherry Street Lofts. Phase One of the project will create 157 apartments, a charter school, and recreational space; a second phase will include 154 more units and a grocery store. Putting the complex deal together has taken two years and included clearing up title to some of the properties, environmental cleanup (aided by a Brownfields grant from the Department of Economic and Community Development), and laying the groundwork for historic rehabilitation tax credits. Located between the railroad tracks and Interstate 95, the factories, which once housed the American Graphophone Company, the Bridgeport Organ Company (pictured), and Dictaphone, telegraphed a message of blight and decay to train and highway travelers. Their revitalization will give Bridgeport a more hopeful face to the world.

Bristol.
The City Council approved the formation of a nonprofit organization to oversee redevelopment of the Memorial Boulevard School (1921) as a community cultural center. The new Memorial Boulevard Community Cultural Center, Inc. will have four main responsibilities: to renovate and operate the school; to serve as stewards for the preservation of the building; to provide cultural enrichment for the public; and to encourage and nurture aspiring artists. In the meantime, a separate committee is working to assess rehabilitation needs for the school.

Brooklyn.
The State of Connecticut has granted $2 million to renovate two multifamily residential buildings at Tiffany Place (1869; NR). Originally constructed as worker housing for the nearby Quinebaug Mills, the buildings had been bought by the Brooklyn Housing Authority in the late 1980s, renovated, and operated as affordable housing until poor conditions forced them to be closed, about four years ago. The town had been seeking to sell the buildings, without success. The grant is part of a ten-year program to revitalize affordable housing, jointly administered by the Department of Housing and the Connecticut Housing Finance Authority.
Fairfield County.
In September, The Merritt Parkway Conservancy celebrated the 75th anniversary of the Parkway’s completion. Department of Transportation Commissioner James P. Redeker, the keynote speaker, reiterated DOT’s commitment to preserving the Parkway. He noted that the situations facing Connecticut today are in many ways similar to those of the 1930s when the Merritt was first built: congestion, the need for economic revitalization, and stress. He praised the Parkway as a “best in class” solution to those problems and called on Connecticut to re-ignite the spark that created it. “We did it before; we will do it again.” That same week, Governor Dannel Malloy expressed support for building a bicycle/pedestrian trail in the Merritt right-of-way, even though DOT has not yet completed its study of the trail’s feasibility and potential effect on the Parkway landscape.

Farmington.
The Connecticut Department of Transportation announced in September that it will fund construction of a segment of the Farmington Canal Greenway in Farmington and Plainville. This marks the first time that DOT will wholly fund a section of the trail, which eventually will extend from New Haven to Northampton, Massachusetts, along the path of the former Farmington Canal (1825-28; NR) and the Canal Line Railroad that succeeded it. Up to now, segments have been built with a mix of federal and local dollars, a piecemeal approach that has slowed progress. The work will be part of a statewide initiative for bicycle and pedestrian trails.

Hartford.
The Wadsworth Atheneum completed a five-year renovation in September. While most press coverage is going to the reorganized exhibits, the project also included extensive work on the Atheneum’s historic building (1842-1968; NR), such as repairs to the façade and roof, improvements to accessibility, lighting, and climate control, and the re-opening of galleries that for years had been used for storage. One special detail was the stained-glass laylight in the Morgan building (pictured). Coming after the Wadsworth considered an expensive and controversial addition (nicknamed “the Dust Buster” for its shape) or expansion into the nearby Hartford Times building, the completed work shows that sometimes smaller can be better—a valuable lesson for any steward of an historic building.

continued on page 10
Long Island Sound. ▶
The New London Maritime Society took ownership of the New London Ledge Light (1909; NR) in July, and in September, the U.S. General Services Administration announced the sales of the Peck Ledge and Saybrook Breakwater lights. The Saybrook light (1888; NR), located off the coast of Fenwick, was sold to Frank J. Sciame, Jr., for $290,000; its image appears on the state’s “Preserve the Sound” license plates. The Peck Ledge lighthouse (1906; NR; pictured) guards the Norwalk Islands; it too was sold to a private owner. Since 2000, the GSA has sold 41 lighthouses, offering them first to nonprofit preservation groups and then the general public. Buyers are required to maintain and preserve the structures; the Coast Guard will continue to operate them as aids to navigation. The Maritime Society will open the Ledge Light to the public; the organization also owns the New London Harbor and Race Rock lights.

Manchester. ▶
Over the summer, school officials and the State Historic Preservation Office reached agreement on a plan to renovate the Cheney Building (1926; originally a trade school) and an adjacent boiler plant (1915) as part of the Bennet Academy. Both structures are contributing resources in the Cheney Brothers National Historic Landmark district. The town originally proposed demolishing the boiler plant, then considered retaining only its façade. Under the approved plan, by Tai Soo Kim Partners architects, the façade and side walls will be reused, a new connector will join the buildings, and the interiors will be reworked to include ordinary and special-purpose classrooms plus offices, while retaining as much historic material as possible. The boiler plant’s chimney, a neighborhood landmark, will be capped and repaired.
Soon after the Yale-Harvard game is over, on November 21, Yale University intends to begin work on alterations to the Yale Bowl (1913-14; NHL). University officials announced in August that they will replace the grass field with artificial turf to ease maintenance. Yale claims that maintaining grass in the sunken field has become prohibitively expensive. The University also intends to construct a removable bubble roof, allowing year-round use; the roof would only be put up outside of football season. Writing in the New Haven Register, six Yale-affiliated health professionals, among them Nancy Alderman, a former Trustee of the Connecticut Trust, called the alterations "a bad idea"—because of health problems associated with artificial turf as well as the potential loss of historic integrity. The first of its kind, the Bowl served as a model for many other stadia, including the Rose Bowl.

### New London

The City of New London is considering four proposals for redeveloping the Lighthouse Inn (1902; NR). Originally built as a waterfront estate, the inn has been vacant since 2008 and is rapidly deteriorating. Finding a buyer has been difficult: a tax auction in 2013 attracted no bidders, and the only response to a 2014 request for proposals was far below the minimum bid. Of the current proposals, two call for renovating the building for continued operation as an inn; the others call for converting it to residential units and constructing additional dwellings on the property. A fifth proposal, which called for demolishing the inn, was eliminated. The proposals include a wide range of purchase prices offered and tax breaks requested. As CPN goes to press, the city council is considering the proposals.

### Pawcatuck

In September, Doris (1905; NR), an historic racing yacht from the renowned Herreshoff Manufacturing Company, made the trip from New London to Pawcatuck by land, but once restoration is complete, she’ll be able to sail again. Since a previous restoration project fell through in 1989, Doris languished at Crocker’s Boat Yard, in New London, until this year, when a buyer (who remains anonymous) finally was found. In Pawcatuck, Taylor & Snediker Yacht Restoration will rebuild the 78-foot yacht, a project estimated to take nine workers five years to complete. Original plans will guide the work, and builders will be able to reuse original pieces rescued from a dumpster. David Snediker praised Crocker’s Boatyard for its patience in holding on to the boat despite decades’ worth of unpaid storage fees. To help clear the title, the Connecticut Trust formally released a Revolving Fund loan it made for the restoration in 1987 and had written off long ago.

---

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

continued on page 12
Ridgefield. Town blight ordinances are useful preservation tools, but they’re powerless against the federal government. The Postal Service, which has a 50-year lease on the house at 28 Catoonah Street (c.1815) in the Ridgefield Center National Register district, has boarded up the house and left it to decay amid overgrown weeds and brush. It is now in considerably worse condition than shown in the photograph, taken in 2008. The town has unsuccessfully asked the Post Office to maintain the property, or allow the town itself to dismantle the house, but to no avail. The federal government is not subject to local laws, and since no direct actions are being taken, there is no call for federal reviews.

Waterford. In the latest step in its plans to redevelop the former Seaside Sanatorium (1934; NR) as a state park, the Department of Energy and Environmental Protection announced in October that it had hired PKF Consulting USA to do further analysis of the economic viability of and market demand for reusing the historic Sanatorium buildings. The study follows engineering reports and public comment that was overwhelmingly in favor of reusing the structures. When the study is completed next spring, DEEP plans to hold a final public meeting. In the meantime, the department has been removing invasive plants and further securing the buildings, and will soon begin interior clean-up and abatement work.
Westport.

The Department of Transportation is studying options for repairing or replacing the Bridge Street bridge (1884; NR) over the Saugatuck River. According to DOT, the bridge needs extensive structural repairs. It also is “functionally obsolete,” meaning that it doesn’t meet modern design standards. That rating alone does not mean that it is unsafe or inadequate—merely that it wouldn’t be built that way today. In October, the Representative Town Meeting authorized the formation of a study committee to consider the Bridge Street bridge for designation as a local historic property. DOT would have to consent to such a designation, and says it will not do so. Nonetheless, the vote was seen as a means of indicating how important the bridge is to the community and building a case for its preservation. In 1989 DOT repaired the bridge, rather than replacing it, in response to protests from the town; the department expects its study to be completed in April.

continued on page 14
Willimantic.

Lawn signs saying “If this house could talk” popped up around the Prospect Hill neighborhood (NR) in June and again in October, offering tidbits of information about area homes and their inhabitants. Initiated by historian Bev York and sponsored and installed by the Willimantic Victorian Neighborhood Association, the signs collected local history and historical anecdotes, involved residents in celebrating their history, and educated and entertained passers-by. Among the stories: A house moved by ox sled in 1890, the home of a former slave who became a successful stonemason, a letter of apology from Woodrow Wilson, and a house where the filming of a Super Bowl commercial with former U.Conn. basketball coach Jim Calhoun took place.

5 Constitution Plaza, the former Sonesta Hotel. This former hotel has been converted to 193 residential units. Construction is complete and marketing has commenced. The developer received approximately $9 million in state and federal historic tax credit equity, $4 million in DECD CHAMP funds, and $2 million from CRDA for a bridge loan. So, approximately $15 million, or 54 percent of its total $28 million budget came from the same three sources.

777 Main Street, the former Hartford National Bank building. This 26-story tower, strategically located across from the Old State House, contains 285 residential units, plus ground-floor commercial or retail space. Construction is nearly complete. The developer received approximately $19 million in federal and state historic credit equity, $17 million from CRDA and $3.9 million from DECD CHAMP. Approximately $40 million, or 51 percent, of the overall $79 million cost came from gap sources.

As these projects show, a significant amount of these three gap funds were needed to complete the projects and no single funding source could supply enough by itself. Much of this funding was not available prior to 2012. Without all these funding sources, particularly CRDA, the buildings would likely remain vacant and vulnerable to demolition.

In the 1960s and 1970s taxpayers paid for the wide-scale demolition of downtown buildings, creating a series of scattered and disconnected vacant lots, some of which have never been built upon. With these funds, public money is making it possible to reuse historic structures and build on the city’s infrastructure and other assets. As these buildings and others come on line and the market strengthens, the need for gap funding will decrease. But for now these three gap sources remain critical to early reinvestments to reshape Hartford’s housing market, and historic buildings are leading the way.
Volunteer Opportunity:
Connecticut Committee on the Preservation of Architectural Records (COPAR)

The Connecticut Committee on the Preservation of Architectural Records (CT/COPAR) needs a new chair and committee members. Part of a national effort to collect and preserve architectural records, CT/COPAR has focused on being a clearinghouse for information on Connecticut architects and their records. The group does not maintain an archive; instead, it has focused on developing an Internet database on Connecticut architects and their buildings.

Currently the database contains information on more than 355 individual architects, 169 firms, 91 record locations, and 4,000 buildings. It remains a work in progress. Other sources to be explored include current firm archives, institutions with collections, and architectural historians and similar sources.

From the beginning, CT/COPAR has been a volunteer effort. Roy Gilley, III, AIA, chaired it for many years. Since 2009 Alan Eddy, of Yalesville, has been the chair—and only volunteer. As a librarian, archivist, and records manager, Mr. Eddy has performed a valuable service in organizing the data. Now, he is moving on to other pursuits, and CT/COPAR needs a new chair, as well as committee members, preferably some with experience in architecture and preservation.

Within COPAR’s objectives of helping retiring architects find a home for their papers and helping scholars and building renovators locate architectural records, the chair and committee can set their own agenda. If you’re interested in volunteering for this effort to identify and protect Connecticut’s architectural legacy, call or write Christopher Wigren at the Trust (203) 562-6312; cwigren@cttrust.org.

CONNECTICUT PRESERVATION AWARDS · 2016


The 2016 Awards will be presented in early April.

DESCRIPTION

Connecticut Preservation Awards honor exemplary efforts in the preservation and enhancement of historic places throughout Connecticut, with the goal of inspiring others to do likewise.

Connecticut Preservation Awards recognize:
• restoration, maintenance, preservation or adaptive use of historic buildings, structures, complexes, neighborhoods, cultural landscapes or landscape features
• studies, documentation or plans for preservation, enhancement, or revitalization of historic places
• individuals or organizations that have demonstrated effective leadership in community, regional, or statewide preservation efforts

Connecticut Preservation Awards are presented to:
• individuals
• nonprofit organizations
• private property owners
• municipalities or other governmental bodies

GENERAL INSTRUCTIONS

Any individual, organization, or project involved in historic preservation in Connecticut is eligible to receive a Connecticut Preservation Award. Nominated projects must have been completed since January 1, 2013.

Nominations may be made without the knowledge of the nominee. Nominations must be made by members of the Connecticut Trust.

Trustees and staff of the Connecticut Trust are not eligible for Connecticut Preservation Awards during the period of their active service.

NOMINATION PROCEDURE

For forms and further information, visit www.cttrust.org or call (203) 562-6312 or email cwigren@cttrust.org.

Nominations must be received by 4:00 p.m. on Friday, February 19, 2016.
Woodford Newell Strong House (1666)
1 Waterville Road, Farmington

Historic commercial property available for redevelopment. Currently vacant, this two-story professional office building located at the intersection of Route 4 and Route 10 in Farmington may be eligible for rehabilitation using historic tax credits. Highly visible and desirable site with documented 28,000 per day motor vehicle traffic count.

As reported by The Hartford Courant, Town Planner William Warner said that although the property owner does not have a tenant, there is a proposal in place that would involve removing the 1666 Woodford House and surrounding structures — but not the attached building known as the Newell House. The Connecticut Trust and local preservation groups were unsuccessful in saving the 1798 Phinehas Lewis, Jr., House just a short distance away. Farmington cannot afford to lose this property too.

Contact: Dan Garafolo, Reno Properties
http://www.loopnet.com/Listing/15640198/1-Waterville-Road-Farmington-CT/

“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 a 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.
**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. Although buffered by light vegetation, the property is situated close to I-95 and an access road to new residential and commercial development.

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

**Center barn**

Connecticut

Available for assembly on your site: A mid-19th century Connecticut four-bent bank barn measuring 37'-6" wide by 42'-4" deep and framed with hewn oak and chestnut timbers. Center aisle is 14'-0" high (from floor to loft) by 11'-6" wide. The purlin posts are continuous from floor to purlin. At the ridge, the rafters engage a hewn ridgepole. Beneath the barn are original timbers. Barn is still standing.

**Contact:** William Gould, William Gould Architectural Preservation (www.historic-buildings.com) for information on this and other barns available.

---

Submissions to the next issue of Historic Properties Exchange are due by December 15, 2015.

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

To list a property, learn about properties listed or to subscribe, contact Jane Montanaro, Director of Preservation Services, at jmontanaro@cttrust.org or call 203-562-6312.
design is evident throughout the home and grounds of the property.

I’d welcome an invitation to see your community, both its challenges and successes, in similar fashion. Please be in touch so that the work and goals of the Connecticut Trust will be further informed by your community’s needs and aspirations regarding its historic resources and landscapes.

—Daniel Mackay

--

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

JOIN THE CONNECTICUT TRUST!

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.
Manchester’s architect was a fellow Wesleyan faculty member, John Martin, a committed modernist with interests including daylighting and solar energy. The house, constructed in 1968, sits on the crest of a low ridge with its private spaces facing southeast into a small valley and grove of shade trees. Like many Modernist houses, the private spaces are lit by expansive glazing overlooking a triangular deck that leads to lush gardens, allowing inside and outside to flow seamlessly. The public side emphasizes privacy, with the house approached up the hill by a long driveway passing a grove of old orchard trees.

In Manchester’s case, the desire for privacy was sharpened by the public attention focused on the writer during a period of conflict with the Kennedy family over production of the book. William Manchester had first gotten to know John Kennedy when both were recovering from war injuries, and had written an earlier book, Portrait of a President, in 1962, which had created a trusting relationship with the Kennedy family. The trust was strained by Jacqueline Kennedy’s sensitivity over personal details appearing in print and fears that serialization in a popular magazine would cheapen or commercialize the Kennedy story. Ultimately Manchester, his agent, and the Kennedys resolved the issues, and publication went forward. It left William Manchester with an aversion to being in the public eye, and the façade of the house expresses the sense of a fortified refuge.

The solid expanse of shingle siding to the left of the entrance shields the writer’s personal study, while a massive fieldstone wall to the south conceals the carport from view, deftly masking the primacy of the car in late twentieth-century life. Peeking over the flat roof of the one-story house, however, is a clue to the magical space beyond—a hip-roofed clerestory.

Inside, the front hall and living room beyond are lit from above by the three-sided clerestory which washes the interior walls with light while the ceiling appears to float in the space. Walls of glass open to the deck and gardens, with cantilevered sunshades protecting the glazing from solar heat in summer. In the perimeter bedrooms and study, splayed walls direct views out to the landscape. A lower level is earth-sheltered on three sides and opens to the landscape on the downhill southeast exposure. The house captured the spirit of California style with its generous glazing and the rustic shingle and stone textures, while anticipating themes that have become popular today with the emphasis on energy conservation and solar design.

William Manchester wrote a series of biographies of such figures as General Douglas MacArthur and Sir Winston Churchill and was known for his command of well-researched detail and nuanced portraits of his subjects. He continued his association with Wesleyan University throughout his lifetime. At his death in 2004, he donated the house to the university. It was sold through a lottery process to a faculty family, and thus came to its current owners and custodians, Andrew Curran and Jennifer Mayo Curran, who have made a few changes including replacing the electric radiant heat with a more efficient heat pump system and giving up the brilliant blue kitchen counters in favor of a more neutral color, while taking care to preserve their Mid-Century gem, one of Connecticut’s literary landmarks.

—Charlotte Hitchcock
The House that Kennedy Built:
William Manchester house, Middletown

William Manchester, Wesleyan University writer-in-residence and respected biographer, earned an exceptional fee from Look magazine, for the serialization rights to his 1967 book The Death of a President on the assassination of John F. Kennedy. With some of the proceeds, Manchester and his wife were able to build their dream house on former farmland on the outskirts of Middletown. The house and its prominent first owner came to the attention of the Connecticut Trust’s Creative Places project staff, as one of our most remarkable finds.

continued on page 19