Passion for Place

Connecticut Preservation Awards 2016

Historic Preservation truly is many different things. The projects chosen for this year’s Awards of Merit demonstrate the breadth and depth of preservation activity in Connecticut. Many of them celebrate the people and organizations who protect, rescue, or maintain historic places and who may not even have considered themselves preservationists. They range from a band of retiree do-it-yourselfers to small business owners to public-private-nonprofit partnerships, to skilled professionals, to those who assemble the complex interlocking webs of regulators, investors, designers and builders needed to carry off large-scale redevelopment projects, to the dwindling ranks of industrial workers who preserve the skills that built Connecticut’s manufacturing landmarks. What these people have in common is a conviction that significant places of the past won’t stay in the past. Thanks to their efforts, these places still have a role to play in our modern world.

Hartford, Wadsworth Atheneum
Wadsworth Atheneum; Smith Edwards McCoy Architects; Consigli Construction; CES Mechanical Engineers; Macchi Engineers; George Sexton Associates; Stephen Saitis Designs; Jack Design. Nomination: Kenton C. McCoy and Tyler Smith, Smith Edwards McCoy Architects

Our first award makes a high-profile statement about the value of historic preservation for a prominent institution seeking to meet its never-ending need for more space, better environmental controls, and of course more storage.

The Wadsworth Atheneum is the nation’s oldest continually operating art museum, housed in a complex of five interconnected buildings constructed between 1844 and 1968. In 2000 the Atheneum proposed demolishing one of these buildings for a new, cutting-edge structure. With its abstract roofline looming over the older sections, the design was quickly nicknamed “the Dustbuster,” and like many such ambitious proposals it went nowhere.

After regrouping, the museum embarked instead on a low-key program of repair, restoration, and repurposing. Beginning in 2008 it restored the exterior envelope first, repairing masonry and

continued on page 2
windows and reopening historic skylights. Then attention turned to the interior, where a new storage area was constructed in the basement and mechanical equipment was moved to the rooftop, opening up more space for new and renovated public galleries.

This approach actually yielded more gallery space than the Dustbuster scheme would have provided, yet remained within the existing footprint. Reopened in 2015, the Wadsworth demonstrates the power of preservation to revitalize a venerable cultural institution.

**Rockville, Loom City Lofts**

Loom City Lofts of Rockville, LP; Joseph Vallone Architects & Development Studio, LLC; Marc S. Levine Real Estate Interests; Enterprise Builders, Inc.; Green & Levine, LLP; Kestenbaum, Dannenberg & Klein, LLP; Imagineers LLC; Connecticut Housing Finance Authority; Connecticut Department of Housing; Connecticut Department of Economic & Community Development; Eversource; Town of Vernon. Nomination: Joseph V. Vallone, AIA

For decades, adaptive use, the conversion of existing buildings to new functions, has given new life to historic industrial complexes in Connecticut, but many still present daunting challenges.

One such challenge was the Roosevelt Mill in Rockville. Built in 1906, it was one of the first cast-concrete industrial buildings in Connecticut, and in the country. But severe contamination and location in a flood plain, among other things, seemed to make reuse impossible. By 2003 the Town of Vernon was seeking bids to demolish the building.

*continued on page 10*
From the Executive Director

Central features of Connecticut’s built landscape, religious structures are essential points of orientation in many communities and historic neighborhoods. As detailed elsewhere in this issue, historic religious properties throughout Connecticut are beneficiaries of the latest round of state grant funding for maintenance and repair projects. Administered by the Connecticut Trust on behalf of the State Historic Preservation Office and Department of Economic Development (DECD), the Maintenance and Repair grant program is a critical source of capital project funding for historic places of worship, sacred spaces and cemeteries. The Trust’s preservation services director, Jane Montanaro, and Grants Committee Chair Matt Peterson (Guilford) deserve much credit for a thorough review and administration of this year’s applications.

**A SLICE OF MODERNISM IN RURAL CONNECTICUT**

In mid-April, I joined the Temple Beth Israel Preservation Society and residents of the larger Danielson community to award a grant that will provide critical updates to the structure’s lighting and electrical systems. The check presentation followed the group’s annual interfaith community Passover Seder, a service and celebration that served as a wonderful window into the strength and story of the community.

The congregation’s history deserves highlighting. Jewish families, survivors of the Holocaust, arrived in the Danielson area in the late 1940s after their release from displaced persons camps in Europe. They joined a local Jewish community whose presence in Danielson dates to the 1920s.

Seeking together to build a permanent place of worship, the congregation committed to build a simple—yet surely for rural Connecticut, a fundamentally bold—temple of modernist design. Built in part from local stone, the austere yet warm sanctuary is full of light, and, like the congregation itself, welcoming. Built in stages from 1951 to 1955, the building was listed on the National Register of Historic Places in 2013.

Beyond Temple Beth Israel’s qualifications as a site of distinctive architecture, my time in fellowship during Passover Seder also conveyed that temple’s importance as a site of conscience, representing a remarkable story of Holocaust survival, relocation and resettlement, and the welcome of a new community.

The Trust is not alone in supporting the preservation of Temple Beth Israel. A 2014 grant from the Daughters of the American Revolution (DAR) awarded funds to assist with repairs of the upper terrace of the sanctuary’s main entrance. The Trust is pleased that our own support can further advance the preservation and continued use of this site.

**PRESERVATION LOSES UNIQUE AND ACCOMPLISHED VOICES**

The board and staff of the Connecticut Trust mourns the loss of two members, realtor Michael Blair of Stonington and architect Regina Winters of New Haven.

A single professional reference cannot begin to describe the depth and breadth of their respective involvement and influence in their communities, or their commitment to historic preservation and effective community design. The Connecticut Trust extends our heartfelt sympathies to their families and is thankful to have shared in services that memorialized and celebrated their lives.

**MOVING FORWARD, RENEWED**

We move forward by welcoming four new members to our board, as approved by a unanimous vote of the Trust board at our April 6th business meeting. Mary Catherine Curran (Hartford), Jeremy Frost (Southport), Peter Stockman ( Killingworth), and Erica Popick Kevrekian (West Hartford) each bring new talents and experience to our work, and extend the Trust’s presence in several

continued on page 15


**Grants for Planning and Repairs**

In March, the Connecticut Trust awarded $313,867 in Historic Preservation Technical Assistance Grants and Maintenance & Repair Grants to 28 municipalities and nonprofit organizations. These grant programs are supported by the Connecticut State Historic Preservation Office/Department of Economic and Community Development with funds from the Community Investment Act.

Branford, Stony Creek Church of Christ Congregational (1901; NR): $13,000 for exterior repairs and repainting.

Bristol, American Clock & Watch Museum: $5,250 for predevelopment planning for the adaptive reuse of the Quinlan House (1890; NR).

Burlington, Congregational Church of Burlington (1836; SR): $13,000 for exterior repair and painting.

Danbury, City of Danbury: $20,000 for feasibility study and condition assessment for rehabilitation of the Octagon House (1853; NR).

Danielson, Temple Beth El Preservation Society: $12,250 for electrical system upgrades for safety and capacity of the temple (1951; NR).

Darien, Darien Historical Society $3,500 for capital needs assessment of the Bates-Scofield House (mid-1700s; NR).

Darien, First Congregational Church (1837; NR): $10,175 for a capital needs assessment.

Enfield, Enfield Congregational Church (1849; NR): $10,000 for exterior carpentry repair and painting.

Farmington, First Church of Christ Congregational: $10,000 for exterior repairs and repainting at the meetinghouse (1771; NHL).

Groton, Groton Congregational Church (1902; NR): $8,925 for a conditions assessment.

Hampton, Connecticut Audubon Society: $19,265 for capital needs assessment and re-use plan for Trail Wood, the Edwin Way Teale Memorial Sanctuary (1806; SR pending).

Hartford, Episcopal Church of the Good Shepherd: $10,000 for stained glass window restoration at Caldwell Colt Memorial Parish House (1895; NHL).

Hartford, Faith Congregational Church: $9,000 for a condition assessment of the building, originally the Windsor Avenue Congregational Church (1872; NR).

Hartford, Holy Trinity Church: $15,000 repairs and repainting of the rectory (1898; NR).

A grant from the Connecticut Trust will help plan restoration of this Egyptian-style holding vault at the New Milford Cemetery. Built in Simsbury as a family mausoleum, it was moved to New Milford in 1921.

continued on page 18
Connecticut Trust Launches Revolving Loan Fund

The Connecticut Trust for Historic Preservation officially launched its Revolving Loan Fund on April 6. The fund, capitalized at $1 million, is intended to finance and transform underutilized historic buildings and assets that contribute to community character and have the potential to serve as catalysts for economic development. The Revolving Loan Fund will focus on development and investment in neighborhoods and communities that are distinctive and inspiring.

“At a time when public funding for historic preservation efforts is at such great risk, the Connecticut Trust is thrilled to introduce a new financial tool that will assist communities, developers, and historic property owners advance historic preservation at the local level,” stated Daniel Mackay, Executive Director of the Connecticut Trust. “We look forward to working with additional institutional partners and private philanthropists to build and develop this fund to serve as a transformative tool for municipalities and historic property owners throughout Connecticut.”

The launch of Revolving Fund would not be possible without technical and financial support from The 1772 Foundation of Newport, Rhode Island, which funded initial feasibility and planning studies and provided $300,000 of the capital invested in the fund.

“Revolving funds greatly increase the number of historic buildings that can be saved and put back into use by the community,” says Mary Anthony, the foundation’s Executive Director. “Unlike more traditional, reactive preservation models, these programs are proactive and robust; they move at the speed of the market, using the same tools and financing as for-profit developers. We are delighted to continue our long partnership with the Connecticut Trust as they grow their capacity to meet the historic preservation opportunities in Connecticut using this proven strategy.”

The Connecticut Trust’s Revolving Fund will offer three types of loans:

- **Construction Loans**: Short-term construction loans to assist with the repair and rehabilitation of historic buildings listed on the State or National Register of Historic Places.

- **Pre-Construction Loans**: Short-term loans to support project planning including feasibility studies, preservation consultant fees, architectural and engineering services, and nomination to the State or National Register of Historic Places.

- **Pre-Purchase Loans**: Short-term loans to assist with the cost of inspections, appraisals, and capital needs assessments prior to the purchase of historic properties.

Applications are currently accepted on a rolling basis with loan disbursements beginning July 1, 2016. Application materials are available on the Trust website (www.cttrust.org) or by request. For more information, please contact Gregory Farmer, Revolving Loan Fund Director, at (203) 464-7380 or by email to RLF@cttrust.org.
State Budget Update

The Community Investment Act (CIA), Connecticut’s primary source of funding for historic preservation, affordable housing, open space acquisition, and working farmland protection, has once again been targeted for sweeps of funding to address the state’s budget deficit. Funds generated for this account come from real estate recording fees—the account was set up to exist outside the political and fiscal vagaries of the general budget process. Through 2015, the CIA has funded 1,400 projects in 168 towns, totaling $153 million in activity—and leveraging more than an additional $153 million in local investments in the program’s goals.

Governor Dannel Malloy initially proposed sweeping $40 million in allegedly “unobligated” funds into the general budget to close out Fiscal Year 2015-16, an amount that was reduced to $9.25 million by House and Senate Democrats, and trimmed again to $6.25 million in negotiations with Republican legislators.

As of late April, the FY 2016-17 budget agreement is still not complete. The Governor has countered with an alternative to the legislature’s proposal that does not propose any additional CIA takings, but may require a counter-proposal from the Legislature that could once again threaten CIA funds.

The Connecticut Trust, the Community Investment Act coalition, and Connecticut Preservation Action are working diligently to document the success of Community Investment Act and prepare for a vigorous defense of this program in 2017. To see what the CIA has delivered for your community, visit http://www.communityinvestmentact.org/.

East Hampton. ▲

In March the town council voted down a plan to buy the Apollas Arnold house (1790 or earlier; NR) and demolish it to for parking. Preservationists successfully argued that the house, the oldest in the town center and part of the Belltown National Register district, should be preserved on its original site. They also reminded officials that the house was subject to the Connecticut Environmental Protection Act, which allows any citizen to sue to prevent the unreasonable demolition of National Register-listed structures. However, a new owner and use still must be found.

Fairfield. ▼

Over the years three small 19th-century buildings near the Southport railroad station housed various commercial and industrial uses, from a lumber and coal business to the Ruger firearms company. Now, owner SF Station Street LLC has renovated them, cleaning up contamination and fitting the interiors for modern office use while successfully maintaining their unpretentious exteriors. The buildings are part of the Southport National Register and local historic districts.
Around the State

Farmington.

More than 500 citizens took part in planning workshops in 2015, a remarkable level of participation. The workshops were part of a place-making project aimed at bolstering Farmington’s sense of place and creating an attractive gateway to the Farmington Center historic district (NR, LHD). The project came about in response to plans by the Connecticut Department of Transportation to improve Farmington Avenue (CT Route 4), a major transportation route through the town. Although it was not possible to modify DOT’s auto-centric plans, the report outlines preferred options for development to make the gateway area more pedestrian-friendly and more in harmony with the adjacent historic district. Road construction will start in the spring.

continued on page 8
Hartford. ►
The centerpiece of the Asylum Hill neighborhood, Sigourney Square Park (c.1895; NR), had been vandalized and had fallen into disrepair, an unwelcoming presence amid rehabilitated housing in the vicinity. To correct this situation, the City Department of Public Works and Friends of Sigourney Square Park worked with residents to renovate the park. Landscape architects TO Design LLC and contractor Misterscapes LLC reinforced the park’s simple original design—a square divided by two diagonal paths forming an X, with rolling topography, shade trees, and iron fence. They removed non-historic intrusions, added sensitively designed play facilities, repaired the fence, and pruned or replaced trees.

Hartford. ►
A once-blighted apartment building on Garden Street (1911; NR) has become Liberty Gardens, with renovated apartments, common spaces, and offices of Chrysalis Center, Inc., which provides supportive housing for homeless individuals and families. The biggest challenge to the renovation was designing an addition that respected the appearance of the original building, which had been vacant for more than twenty years. Financing included private gifts, state historic rehabilitation tax credits, and funding from the Connecticut Departments of Housing, Mental Health and Addiction Services, and Children and Families, as well as the City of Hartford Home Loans Fund.
around the state

- **New Canaan.**

Members of the New Canaan Historical Society and the New Canaan Preservation Alliance are working together to prevent demolition of the Hoyt-Burwell-Morse house (1735). When neighbors opposed builder Max Abel’s zoning application to build a new house on the property and keep the little saltbox as an auxiliary building, he felt he had no option but to demolish the old house. But with demolition on hold during a 90-day delay period, local preservationists are raising money to buy the property from Mr. Abel. If successful, they intend to place preservation protections in place and re-sell it. The Connecticut Trust is providing advice to the groups.

- **New Haven.**

In renovating the Greeley Memorial Laboratory, designed by Paul Rudolph (1959), the Yale School of Forestry and Environmental Science faced the twin challenges of undoing decades of unsympathetic alterations and fitting the eccentric concrete building for changed patterns of lab use. Christopher Williams Architects oversaw the upgrading of windows, and installation of supportive infrastructure including ductwork, HVAC, fume control hoods, energy recovery systems, lab equipment, and increased electrical service—all while removing elements that obscured Rudolph’s original open floor plans, wood paneling, and sculptural structural elements.

continued on page 14
Instead, the town agreed to sell Roosevelt Mill to Joseph Vallone Architects and Development Studio, and 12 years later the mill reopened as Loom City Lofts, containing 68 apartments (80 percent leased at affordable rates) plus 7,000 square feet of commercial space.

Construction lasted only a year. But it took eleven years to resolve the endless issues facing the site: title issues, contamination issues, floodplain issues, regulatory issues, political issues, investor issues, tax credit issues, lender issues, and design issues.

The list of participants is probably the longest ever submitted to the Trust for an award nomination—and the nomination was of the first to recognize the crucial role played by investors and public officials in bringing a preservation project to a successful conclusion. Loom City Lofts is a tribute to this wide-ranging team and to the developers’ tenacity in assembling it.

**Hartford, Spectra Boutique Apartments**

SCP LLC, a partnership of Girona Ventures and Wonder Works Construction & Development Corp.; Crosskey Architects, LLC; Wonder Works Construction Corp.; Elionart, Ltd.; FuturePast Preservation; James K. Grant Associates; S. Schwartz Engineering, PLLC. Nomination: William Crosskey II, Crosskey Architects

Another case of adaptive use involves the Hotel America, opened in 1964 as a part of Constitution Plaza, Hartford’s key downtown urban renewal project. The hotel is listed on the National Register of Historic Places for its role in urban development and its architectural and engineering significance, including the spectacular trusses that carry the building over Kinsley Street.

In 2011 the building was purchased by SCP LLC, a consortium headed by Girona Ventures and Wonder Works Construction and Development Corporation. They have converted it to the 190-unit Spectra Boutique Apartments.

The project is important because it gives Constitution Plaza something it was intended to have but never did: residents. The presence of 24-hour-a-day inhabitants promises to bring new life to the barren plaza, starting the process of transforming it from a project to a neighborhood.

At a time when many cities are demolishing urban renewal developments seen as incompatible with urban life, this project presents adaptive use as an alternative. It
shows that in some cases it’s possible to make significant urban renewal projects more livable without tearing everything down and starting over. We hope that owners of similar properties all across Connecticut will heed this lesson that historic designation and preservation can add value to their communities.

Greenwich, Ada’s Kitchen + Coffee
Ada’s Kitchen + Coffee; Moonlit Construction, LLC; Shoreline Design.
Nomination: Greenwich Preservation Trust

Large-scale, high-profile projects are valuable for turning a statewide spotlight on historic preservation. But smaller-scale jobs can have just as important an impact on maintaining the character of a community.

One of these small but important efforts involved a little building in the Riverside section of Greenwich. Originally the post office, in 1954 it became a candy store, known simply as Ada’s, for its owner, Ada Cantavaro, and beloved to generations of local kids. After Ada’s death, in 2008, the store passed to her relatives, the Romaniellos.

In 2014 the family embarked on renovating the building and converting it to a deli and café—with family members joining their architect and builder in the work. They removed aluminum siding to reveal the original Queen Anne clapboards and decorative shingles, replaced rotted elements, and repaired the old two-over-two windows.

Today, Ada’s mostly sells coffee and deli foods, but one corner is still dedicated to candy, just as it has been since 1954.

This hands-on, locally-driven preservation, often unnoticed outside its own neighborhood, strengthens the character, identity, and vitality of our communities. And, in the case of Ada’s, there’s always candy to sweeten the deal.

Old Lyme, Old Lyme Historical Society
Tuesday Morning Work Crew: Ellis Jewett, Arthur (Skip) Beebe, Kevin Cole, Ted Freeman; Stephen Joncus. Nomination: Mark Lander and Tim Griswold, Old Lyme Historical Society

It took years for the Old Lyme Historical Society to find a home. Eventually the society acquired the former Grange in the Old Lyme National Register district.

Since the purchase exhausted the society’s funds, a team of volunteers set about renovating it. The group included Ellis

continued on page 12
Jewett, a high school shop teacher for 40 years; Skip Beebe, a contractor and builder; Kevin Cole, another teacher and weekend carpenter; and Ted Freeman, who had fulfilled his lifelong dream of building his own house. Local architect Stephen Joncus contributed ongoing pro bono guidance.

The team renovated the main level to provide an historic setting for exhibits and events. Their most ambitious project was creating a storage facility for the society’s collections. After visiting other archives, they set about building one on the lower floor so as not to affect the structure’s historic character. Conceived as a room-within-a-room, the new facility is isolated from the exterior walls, to control temperature and humidity.

The Tuesday Morning Crew’s gift of their time, energy, and labor inspired other donations, particularly building materials given or steeply discounted. What they have done is also in keeping with the entrepreneurial spirit of the Grange itself, a fraternal organization founded in the 19th century to highlight and promote the accomplishments of local farmers. The do-it-yourself spirit is not dead, and still has much to contribute to the ongoing life of Connecticut’s historic places.

Fairfield County, Merritt Parkway Service Areas

Connecticut Department of Transportation; Project Service, LLC; Merritt Parkway Conservancy; David Scott Parker Architects, LLC; Newman Architects, PC; Carlyle Group.
Nomination: Jill Smyth, Merritt Parkway Conservancy

After decades of hard use, the Merritt Parkway service areas were in abysmal condition by 2007, when the Connecticut Department of Transportation began seeking new operators for all its highway rest areas. Even though the buildings are included in the Parkway’s National Register designation, DOT initially proposed replacing them with new structures.

The Merritt Parkway Conservancy and other preservationists soon convinced DOT to reuse the buildings. The he contract awarded to Project Service, LLC, in 2009, required that plans be reviewed by the Conservancy to maintain the service areas’ historic character.

Thoroughly committed to the historic buildings, Project Service set about restoring them, replacing inappropriate storefronts installed in the 1980s, redesigning traffic circulation, and resisting chain vendors’ obtrusive signage requirements.

Two Conservancy directors played special roles. Herbert Newman’s firm, Newman Architects, designed new, relocated gas canopies that no longer hide the buildings. The elegant design defers to the historic structures and landscape and integrates renewable energy with solar panels.

Another Conservancy director, David Scott Parker, provided guidance on crucial historical details including masonry restoration; trim profiles; and the importance of true divided-light windows.

The success of the project depended on the threefold partnership of public agency, private business, and nonprofit organization. Thanks to the contributions of each group, the service areas continue to meet the demands of present-day motorists while allowing Connecticut to present its best face to the traveling public. 

continued on page 19
2016 Connecticut Preservation Awards

A festive crowd gathered at Real Art Ways in Hartford on April 6 to celebrate preservation accomplishments around the state. Here are the recipients of the Awards of Merit. Please join us in congratulating them.

Executive Director Daniel Mackay presented certificates for these projects: Hotel America/Spectra Boutique Apartments, Hartford; Wadsworth Atheneum, Hartford; Brass Valley Project, Naugatuck Valley; Merritt Parkway Rest Areas; Old Lyme Historical Society Tuesday Morning Work Crew, Old Lyme; Ada’s Kitchen + Coffee, Greenwich; Roosevelt Mills/Loom City Lofts, Rockville.

Special thanks to our sponsors for the evening:

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Northeast Connecticut.

The Northeast Connecticut Council of Governments has unveiled a draft corridor management plan for Route 169, a National Scenic Byway running 32 miles through the towns of Lisbon, Canterbury, Brooklyn, Pomfret, and Woodstock. The plan has two main sections. The first suggests a signage program, including a new byway logo, and makes recommendations for a marketing strategy for the byway. The second section recommends best practices for preserving the byway’s scenic character through local regulations and guidance documents. In addition, the report recommends extending the byway at each end, to the Taftville section of Norwich at the south, and the Massachusetts town of Southbridge at the north. To read the full report, visit http://neccog.org.

Waterford.

The Day of New London reports that the State Department of Energy and Environmental Protection (DEEP) has nearly completed feasibility and marketing studies for a state park at The Seaside (1934; NR). Based on DEEP’s files, David Collins of The Day writes that “…the state is nearing a decision to issue a request for proposals from developers interested in restoring the…historic buildings.” Furthermore, Collins reports that a structural evaluation, not yet released, finds that the long-neglected buildings are up to new use. Mr. Collins quotes the report: “Despite [deterioration], the building foundations and majority of structural floor and roof systems remain in fair to good condition. All of the buildings can be restored to a functional condition sensitive to their historic significance.”

Westport.

In 1910, local citizens erected the Minute Man Monument to commemorate Westport’s resistance to a British incursion in 1779, during the Revolutionary War. After 100 years, the statue needed cleaning and the fence and stone foundation were deteriorating. When the Town replaced the fence in 2012 with a modern barrier, the insensitive design triggered public outcry and an eventual restoration of the monument to its original appearance. Overseen by the Westport Historic District Commission and Westport Arts Advisory Committee, ConservArt LLC repaired and cleaned the bronze statue and plaque, re-installed and repaired the original iron fence, and rebuilt the fieldstone foundation wall.
communities. Their commitment to the ever-evolving work of preservation in Connecticut is welcomed.

The service of several other board members must also be noted. Bob Faesy (Wilton), Natalie Ketcham (Redding) and Jeffrey Morgan (South Kent) each leave after two very active terms. We thank them for their contributions to our work, and for serving as the Trust’s eyes and ears in their respective regions of the state. Our departing and incoming board members each make an extraordinary commitment to preservation in Connecticut through their board service.

I will conclude by noting that the goals and work of the Connecticut Trust are shared among us all. Alone our vision is too narrow to see all that must be seen, and alone our strength too limited to do all that must be done. Yet together, our preservation vision widens and our preservation strength is renewed. So tell the Trust how we can partner with you, your community, your preservation vision, or your preservation need, to protect and preserve and renew what’s unique about Connecticut.

—Daniel Mackay
dmackay@cttrust.org

**Executive Director, cont’d from page 4**

Historic New England has restored the roof of Roseland Cottage (1845; NHL). Using instructions from the original architect, Joseph Collins Wells, and photographs from the 1880s, the organization followed a specific pattern with shingle corners clipped to create a scalloped appearance and also restored damaged and missing pinnacles and pendants. The result recaptures the roof’s prominence in the overall design of the historic Gothic Revival structure, an important contribution to its function as a museum.
**Groton Family Farm**

**Groton**

The Groton Family Farm is a six acre property (including 3.5 acres of pasture) located in the middle of the Town of Groton. It has been in the Burrows family ever since Silas Burrows in built the house in 1784. The large horse barn shown in the photograph was built by Calvin Burrows in 1892 upon his return from serving in the cavalry in the Civil War. His son, Warren Burrows, Attorney General of Connecticut from 1931 to 1935, subsequently lived there with his wife, Emily Avery Copp. For the past 11 years it has been a small working farm, where the family has raised free range chickens, Shetland sheep and grown organic fruits and vegetables. Both the house and the barn, although fully functional, need some significant repairs and restoration. It is the wish of the family that it be preserved as a property that will have lasting value for the town of Groton, either as an historical site and/or a functioning farm or park. The Burrows family would be happy to discuss possibilities with any interested parties. Rehabilitation may be eligible for historic tax credits.

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**Wepawaug House**

**Orange**

The Regional Water Authority will be selling the property at 499 Derby Ave. in Orange. The parcel contains a two-story, house of 2,700 square feet, built in the early 1800s, with a detached single-bay garage that was built in the 1990s. The lot is bounded by Derby Avenue on the south and a stock fence on the west and north boundaries. The Authority will retain a right-of-way through the parcel in order to access the land that it is retaining. There are other deed restrictions to protect the public water supply.

The property was associated with the Alling mill, an early local industry, and with the Alling family, prominent local businessmen linked to the Osutonic Water Company and dam which provided water power to fuel the industrial development of Derby and Shelton. The property is a good example of a late eighteenth- or early nineteenth-century dwelling with intact original details as well as significant later alterations from the Greek Revival, Italianate, and Aesthetic periods.

The property will be sold by a bid process with the minimum price set at $20,000. The buyer will be required to keep the house and bring it back to a livable condition. If a buyer cannot be found with these conditions in place, the property will then be sold by the same bid process and minimum price, but without the requirement to keep the house. However, the other deed restrictions to protect the public water supply would remain.

Inquiries can be sent to John Triana, Real Estate Manager, South Central Connecticut Regional Water Authority at (203) 401-2749 or jtriana1@rwater.com. Website: http://www.rwater.com
**Nassiff Building (c1940)**

**745 Main Street, Willimantic**

The building is centrally located in downtown Willimantic in what was formerly known as the F.W. Woolworth Block at the northwest corner of Main and North Streets. The district is commercially developed with multi-story buildings used for offices, restaurants, and small retail stores. Recognized for its Art Deco façade, the Nassiff building was used for retail sales of sporting goods under the name of Nassiff’s for Sports and prior to that, Woolworth’s department store. The Connecticut Trust provided grant funding for a Phase I environmental study in 2009. That report is available upon request. The property is listed on the National Register of Historic Places as a contributing resource in the Main Street Historic District. Rehabilitation of the property may be eligible for historic tax credits.

Contact: Richard K. Gold, Londregan Commercial Real Estate Group an affiliate of Paramount Partners, LLC P. O. Box 426 Old Saybrook, CT 06475 at (860) 227-9390 (direct) or rgold@paramountpartners.com

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**Groton Family Farm**


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Deadline for the next issue is June 10, 2016.

*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.
Hartford, Upper Albany Main Street Program: $2,000 for State Register nomination for the Stanley P. Rockwell Co. factory (1921).

Litchfield, East Litchfield Village Improvement Society: $7,750 for window repair at the East Litchfield Chapel (1868; SR).


Naugatuck, St. Michael’s Episcopal Church (1875; NR): $15,000 for stained glass window restoration.

New Haven, Westville Village Renaissance Alliance: $10,000 for pre-development planning for Lyric Hall (1913; NR).


New London, St. James Episcopal Church (1847; NR): $10,000 for plaster repair.

New Milford, New Milford Cemetery Association: $1,250 for structural engineering analysis of the holding vault (c.1880 and 1921; NR).

New Milford, New Milford Historical Society: $10,000 for Phase II structural analysis of the Knapp house (1770-1815; NR).

Norwich, Christ Episcopal Church (1849; NR): $13,000 for electrical system upgrades to address safety and fire hazards.

Stamford, Highland Green Foundation: $20,000 for condition assessment of First Presbyterian Church complex (1954-1957; NHL nomination pending).

Torrington, Northwest Connecticut Association for the Arts: $10,000 for capital needs assessment of the Warner Theater (1931; NR).

Windsor, Grace Episcopal Church: $15,000 for Phase II roof replacement at the Tuttle House (1865; NR).

Woodstock, First Congregational Church (1821; NR) $6,925 for steeple repair.

For more information on the Connecticut Trust’s Historic Preservation Technical Assistance Grants and Maintenance & Repair Grants, visit www.cttrust.org and click on “Grant Funding.”

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Naugatuck Valley, Brass Valley project

Emery Roth II; Lazlo Gyorsok.
Nomination: Emery Roth II

To produce his book Brass Valley: Fall of an American Industry, Emery Roth II and his colleague, Lazlo Gyorsok, spent several years photographing the brass mills and communities of the Naugatuck Valley, and particularly the last days of Ansonia Copper & Brass before it closed in 2013.

The images are unforgettable: grimy men working with patient skill in shadowy spaces filled with ominous machinery and lit by flashes of fire and glowing red-hot metal.

But Brass Valley is more than a photo essay. More vividly than any official survey or nomination, the book documents what it was like to work in these mills that produced products sent all over the world, that gave rise to whole communities, and that dominated the lives of thousands of people.

The first task of preservation is to know what to preserve and why. Brass Valley does just that. It shows us what the Naugatuck Valley's mill buildings were for and how they worked. It calls us to preserve these mills as a reminder of the forces that brought these communities into being and as a tribute to the people who devoted their lives to them. And it poses a special challenge: to preserve some sense of the gritty nature of these hard-working spaces as we find new uses for them. It’s up to preservationists to take up the task.

Connecticut Preservation Awards

Through Brass Valley: Fall of an American Industry Emery Roth II challenges us to preserve the remnants of Connecticut’s brass industry.

SHPO Documenting Cemeteries

Cemeteries are individually listed in the National Register, while others are listed as contributing elements to larger historic districts.

A cemetery specialist at R. Christopher Goodwin & Associates is developing an historic context statement for evaluating the National Register eligibility of Connecticut cemeteries. It will identify cemetery types, their developmental history, trends in marker materials and iconography, and landscape elements that contribute to cemetery settings. It also will include information about applying the National Register Criteria for evaluation.

The Goodwin team is applying those criteria to a National Register nomination for the Stonington Cemetery, a landscape that reveals national and local trends in cemetery design, from family plots to garden cemeteries to modern memorials.

A Stonington family initially buried family members in a plot on their homestead in the early nineteenth century. In 1849 town leaders purchased the land and plots to develop a municipal cemetery inspired by the movement to develop cemeteries as places for passive recreation as well as prayer and contemplation. Today the site is managed by the Stonington Cemetery Association.

“A listing on the National Register of Historic Places will underscore the significance of Stonington Cemetery’s role in our local history,” said Lynn Callahan, the cemetery association’s president. “It is one of our region’s most important cultural landscapes. We hope that public recognition and awareness of this will encourage more people to visit and enjoy the beauty of our grounds.”

The Goodwin team is also developing a free mobile app that will allow users to document cemeteries, markers, monuments, and landscapes. Information collected will be archived and made available to the public by SHPO.

Finally, Goodwin is developing guidelines for the long-term preservation and maintenance of historic cemetery markers and monuments. Preservation challenges for cemeteries include damage to markers from landscaping and lawn maintenance; crumbling marker materials; neglect; and loss of marker legibility from erosion. Rubbings to record marker information can further damage gravestone surfaces.

For more information on the cemetery projects, contact Kelly Sellers Wittie of R. Christopher Goodwin & Associates, Inc. at kwittie@rcgoodwin.com. For information on SHPO’s Hurricane Sandy programs, contact Doug Royalty at douglas.royalty@ct.gov.
After Sandy: Recovery & Preparedness
SHPO Documenting Cemeteries in Coastal Counties  
By Lindsay Hannah and Kelly Sellers Wittie

The State Historic Preservation Office (SHPO) is undertaking a series of projects to document historic cemeteries, identify their significance, and assist with resiliency planning in Connecticut’s coastal counties.

The projects include a history of cemetery development, a mobile app for documenting cemeteries, a National Register nomination in Stonington, and guidelines for the preservation of mortuary art. Consultants from R. Christopher Goodwin & Associates, Inc., are carrying out the work under SHPO’s Hurricane Sandy disaster relief program, which is funded by a grant from the National Park Service.

Connecticut has thousands of cemeteries, ranging from small family plots to municipal burial grounds. (While the precise number is unknown, a WPA survey in the 1930s identified more than 2,000.) The state’s history is reflected in these sites: Colonial graveyards were replaced with garden cemeteries and memorial parks, and the Puritan death’s head yielded to the weeping willow in mortuary art.

Cemeteries and burial grounds often are important to local residents or family members, but that is not sufficient justification for listing in the National Register of Historic Places. Cemeteries may be eligible for listing if they represent early settlement patterns or possess significant artistic works. Ten Connecticut continued on page 18