Active local involvement is often the key to preserving historic sites for continued use. Two Connecticut towns recently re-learned that fact as each faced the threatened demolition of a significant 18th-century house.

continued on page 6
State Tax Credits at Work

For the second year in a row, the Connecticut Historic Rehabilitation Tax Credit Program (C.G.S. §10-416c) has reached the annual cap of $31.7 million for which tax credits can be reserved for the rehabilitation of certified historic structures. The benefits of the historic tax credit to the State are clear: it creates jobs and market rate and affordable housing, it adds to revenue to the state and local tax base and, most importantly, the tax credit program enhances communities through the preservation of local landmarks.

Fifty-seven historic Connecticut buildings were improved last year as a result of the historic rehabilitation tax credits. These 57 buildings will help feed the state’s economy through job creation, taxes and place-making.

The reuse of these buildings will serve to enhance the communities of New Britain, New Haven, Waterbury, Bristol, Bridgeport, Hartford, Simsbury, New Milford, Willimantic, Norwich, Norwalk, Stamford, and Westbrook.

For more information on the Connecticut Historic Rehabilitation Tax Credit, visit www.cultureandtourism.org.

BY THE NUMBERS

In State Fiscal Year 2015 (July 1, 2014–June 30, 2015):
• The State Historic Preservation Office accepted 57 new tax credit applications.
• The State Historic Preservation Office approved projects that generated more than $95.6 million in rehabilitation work.

Tax credit projects created:
• 134,353 square feet of nonresidential space
• 768 units of housing
• 342 units of affordable housing

Top: Old Middletown high school, Middletown, converted to affordable housing in the 1970s, it received needed renovations.
Middle right: U.S. Rubber warehouse, Hartford, renovated as a community center and supportive housing for Hands on Hartford.
Bottom right: Loom City Lofts (Roosevelt Mill), Rockville, converted to market-rate and affordable apartments.
Below: Captain Spencer house, Westbrook, converted to housing for persons with disabilities.
As I write this column, I am one day shy of my first year in this role. My thoughts are torn between reflection and anticipation. The Connecticut Trust has undergone a significant transition in the past year, but we’ve continued to respond effectively to a wide range of preservation challenges throughout the state. The staff of the Connecticut Trust deserves high praise for all that has been accomplished.

We’ve debuted new incentives, such as our Revolving Loan Fund, to provide new capital for rehabilitation projects in Connecticut. We’ve staved off threats to new capital for rehabilitation projects in Connecticut. We've staved off threats to the Community Investment Act of 1975. Working with local preservation groups and individuals as well as statewide organizations, it encourages, advocates and facilitates historic preservation throughout Connecticut.

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.

From the Executive Director

Two 18th-century homes were saved from demolition this past spring, and we profile the community intervention at the root of these successes elsewhere in this issue of CPN. Central to efforts in both South Windsor and New Canaan were the demolition delay ordinances already adopted by the towns. Although the State passed enabling legislation in 1983, still only fifty municipalities around Connecticut have established this basic protection in local law.

Does your community have a demolition delay ordinance? If not, Trust staff can help you to establish such protections. You’ll find a model ordinance on our website, and staff here are ready to assist you in efforts to introduce and pass this fundamental protection in your community.

This past legislative session, Senator Bob Duff (D-Norwalk) secured enhancements to this state enabling legislation. Now, municipalities can require owners to wait until a demolition permit is issued before starting asbestos abatement and other site remediation work that might render a structure too damaged or compromised to re-market, transfer, or sell in an effort to save it. The Trust will pursue further improvements to this law in the coming year, including a push to establish a statewide clearinghouse of properties proposed for demolition so that expertise and resources at both the state and local level can be brought to bear to avert demolition threats.

Also ahead will be a full-out effort to protect the Community Investment Act from being stripped of allocations to balance general revenue shortfalls. Earlier this year, as much as $42 million was to be taken from the fund; a statewide coalition of organizations was persuasive in limiting the “sweep” to $1 million. This program protects what is unique about Connecticut, advancing preservation of historic resources, open space, and working farmland, as well as providing opportunities for affordable housing. Connecticut cannot afford to lose momentum in advancing these goals.

In early fall, we will debut a new e-advocacy program that will allow you to easily communicate with state and federal legislators, Governor Malloy, Connecticut state agencies, and local officials in a timely fashion on budgetary, legislative, and policy issues that are central to preservation policy in our state. I look forward to your joining us in that advocacy effort.

In early June, the board of the Connecticut Trust—joined by five new or returning members—approved an ambitious work plan and accompanying budget that aims to make the Trust an even more effective and influential organization in Connecticut. We need your support and participation to meet those goals. If you’re not yet a member, please become one. Equally important to me and our staff, please be in touch about how the Trust can support your work to advance preservation in your local community or partner to advance historic preservation throughout our state.

—Daniel Mackay
dmackay@cttrust.org
Grants Aid Historic Sites

Grants administered by the Connecticut Trust will help municipalities and nonprofit organizations across the state preserve historic places.

The latest round of Historic Preservation Technical Assistance Grants (HPTAG), announced in June, includes fourteen grants for a total of $126,400 for preservation planning. Funding for the grants comes from the Connecticut Department of Economic and Community Development, State Historic Preservation Office, through the Community Investment Act.

In addition, The 1772 Foundation has awarded Maintenance and Repair grants for 23 projects, totaling $189,996. The Connecticut Trust administers these grants for the Newport, Rhode Island, based foundation.

Historic Preservation Technical Assistance Grants

Avon Congregational Church (1819; NR): $12,500 for condition assessment and historic structure report

Friends of Worthington Meeting House, Berlin: $10,000 for pre-development planning for Worthington Meeting House (1774; NR)

Bridgewater: $500 Circuit Rider mini-grant for structural evaluation of the Bridgewater Grange (1854; NR)

Bristol Historical Society: $7,500 for parking and accessibility plans for the former Bristol High School (1890; NR)

Town of Brookfield: $10,000 for master plan for preservation and reuse of the Gurski Homestead (19th century; SR)

Town of East Lyme: $9,650 for Phase II archaeological and historical research at the Samuel Smith house (1685; NR)

Avery-Copp Museum, Groton: $15,000 for cultural landscape assessment and preservation plan at the Avery-Copp house (c.1800 and later; NR)

Town of Haddam: $5,500 for pre-development planning for the Old Schoolhouse Meeting Place (1866; NR)

Liberty Christian Center, Hartford: $7,500 for condition assessment of the former Horace Bushnell Congregational Church (1914; NR)

Madison Land Trust: $750 for engineering survey of Rettich Barn (1828)

Weston Historical Society: $15,000 for capital needs assessment and preservation plan for the Coley house (c.1841; SR)

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Towns of Windsor Locks and Suffield: $20,000 for capital needs assessment and feasibility study for hydroelectric power use of Enfield Falls Canal (1827-29; NR)

United Church of Christ, Woodbridge (1832; NR): $10,000 for structural assessment of the steeple

1772 Foundation Maintenance and Repair grants

Auer Farm, Bloomfield: $15,000 for roof repairs to the Mushroom Barn (1919; SR)

Branford Historical Society: $7,650 for repairs and painting for the Harrison house (1724; NR)

American Clock & Watch Museum, Bristol: $10,000 for exterior paint for the Quinlan house (c.1890; NR)

Enfield Historical Society: $13,000 for window restoration of the Martha Parsons house (1782; NR)

Essex Historical Society: $2,500 for window and masonry repair to Hill's Academy (1832; NR)

Fairfield Museum and History Center: $5,000 for window and sill repair at the Ogden house (18th century; NR)

Dudley Foundation, Guilford: $10,000 for foundation and sill repair for the farmhouse (1844) and “Big Barn” (19th century)

Haddam Historical Society: $4,500 for exterior repairs and window restoration at the Thankful Arnold house (1794, 1810; NR)

Deacon John Graves Foundation, Madison: $10,000 for exterior paint and window repair at the Deacon John Graves house (c.1685 and later; NR)

The 1772 Foundation works to ensure the safe passage of our historic buildings and farmland to future generations.

www.1772foundation.org

The 1772 Foundation – Preserving America’s Historical Treasures

2016 Connecticut Matching Grants

The 1772 Foundation provides funding in the form of 1:1 matching grants of up to $15,000 will be made available for the following historic preservation projects: exterior painting; finishes and surface restoration; fire detection, lightning protection and security systems; porch, roof and window repair/restoration; structural foundation and sill repair/replacement; and chimney and masonry repointing.

This is the sixth year of a granting partnership between The 1772 Foundation and the Connecticut Trust for Historic Preservation. Since the partnership began in 2011, the Foundation has distributed $955,000 for 93 projects at historical societies and museums across the state, by far the most any private foundation has committed to the preservation of Connecticut’s heritage sites.

“The 1772 Foundation is the largest private funder of historic preservation grants in Connecticut, and their commitment to advancing historic preservation efforts in our state is deeply appreciated, particularly at a time when state funding for preservation grant programs is so significantly threatened by sweeps from Connecticut’s Community Investment Act,” said Daniel Mackay, Executive Director of the Connecticut Trust. “These funds make possible preservation of Connecticut’s diverse and unique range of historic assets in every corner of the state.”

Organizations must submit letters of inquiry and await invitations to submit full grant applications.

For more information, contact Jane Montanaro, (203) 562-6312; jmontanaro@cttrust.org

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

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continued on page 18
In South Windsor, a pair of neighbors who also renovate historic houses saved the Asahel Olcott house from destruction by stepping in to buy it. Built in 1782, it’s part of the Windsor Farms National Register district on Main Street and is notable for a small projection on one side. Called a Beverly jog, after the Massachusetts town where it was first identified, this feature is common in the area north of Boston but is almost completely unknown in Connecticut. The unusual roofline created by the jog makes the house a distinctive presence in the historic district.

In January the Olcott house faced almost-certain destruction. A new owner said that the house needed structural repairs resulting from years of neglect. The owner listed uneven floors, rotting support beams, a bowed foundation, and deteriorating chimney. He said contractors he had consulted weren’t sure the building would even survive renovation work. The owner’s plan was to construct a new dwelling on the same lot.

Following the provisions of its demolition delay ordinance, the town imposed a delay of 180 days, based on the structure’s documented historic significance. During the delay period, neighbors tried to find ways to save the Olcott house. They feared that razing it would establish a precedent, leading to the loss of other historic buildings along Main Street.

Local interest in preservation had been sharpened through a Vibrant Communities Initiative (VCI) grant from the Connecticut Trust to the town in 2014. The grant funded a study of ways to protect the historic character of the Main Street corridor, which includes two adjacent National Register districts. The VCI study recommended that the Town adopt Village District Zoning, which would have given it greater say over demolition of historic structures like the Olcott house. However, the Town had not acted on that recommendation.

Connecticut Trust Circuit Riders Brad Schide and Greg Farmer helped the community organize a petition drive and provided contacts with the State Historic Preservation Office (SHPO). However, they were unsuccessful in their attempts to bring in a structural engineer with expertise in evaluating historic buildings to provide a second opinion on the house’s condition. The State Historic Preservation Office also stepped in. With support from the neighbors, the office began to lay the groundwork for action under the Connecticut Environmental Protection Act (CEPA). This law allows any citizen to sue to prevent the unreasonable demolition of buildings listed on or under consideration for the National Register of Historic Places.

State Historic Preservation Office staff asked the owner to attend the May meeting of the Historic Preservation Council to explain his reasons for demolishing the house. If not satisfied that his demolition plans were reasonable, the Council could request that the Attorney General file suit under CEPA.

Fortunately, a lawsuit never was necessary. On May 2—two days before the Historic Preservation Council meeting—
South Windsor residents Ed and Linda Sunderland bought the Olcott house. The Sunderlands, who operate a construction business that specializes in Colonial-era buildings, plan to renovate the house and re-sell it.

While South Windsor was mobilizing to save the Olcott house, a similar story was unfolding in New Canaan, where local builder Max Abel bought the Hoyt-Burwell-Morse house, in 2013. Built about 1735, the saltbox had ties to one of New Canaan’s founding families. Later owners, in the late 19th and early 20th centuries, were instrumental in the town’s transformation from a declining rural area to a fashionable suburb. Although expanded over the years, the house remains modest in both size and appearance. The house had no official historical designation, although it was recognized within the community for its age and history.

Realizing that the Hoyt house was a tough sell in New Canaan’s high-priced real estate market, Mr. Abel developed a plan to build a new main house on the property, keeping the older building as an accessory structure. However, a zoning variance, needed to allow excess lot coverage, ran into opposition from the neighbors. Mr. Abel withdrew the application and tried to sell the property, but with no purchasers coming forward he reluctantly decided to raze the house for new construction. He filed for a demolition permit in March.

Once the application was filed, New Canaan’s delay of demolition ordinance kicked in, postponing further action for 90 days. This allowed time for an ad hoc group of historians and preservationists to form. Calling themselves the 8 Ferris Hill Group, they included Janet Lindstrom and Mark Markiewicz of the New Canaan Historical Society, Lesley Cousley and Rose Scott Long of the New Canaan Preservation Alliance, and Tom Nissley, a local realtor, Advisor to the New Canaan Preservation Alliance, and Trustee of the Connecticut Trust.

Mr. Abel offered to donate the house to the historical society or preservation alliance, if they would move it to another site. Neither organization was able to accept his offer, and the 8 Ferris Hill Group preferred to concentrate on keeping the house on its original site if possible. Among other things, moving would mean the loss of the massive original stone chimney at the heart of the house.

The 8 Ferris Hill Group offered to help Mr. Abel with marketing the property. At the same time, they began to explore ways of buying it themselves, with the intention of putting preservation protections in place and then re-selling it.

Fundraising went slowly. On June 1, just as the demolition delay was set to expire, the State Historic Preservation Council approved listing the property on the State Register of Historic Places. A few days later, Tom Nissley and his wife, Emily, bought the house from Mr. Abel. Preservationists immediately celebrated by converging on the house to clean, repair broken windows, and clear brush.

As CPN goes to press, the Nissleys have donated a preservation easement to the Connecticut Trust, ensuring its long-term protection. They are preparing to transfer the property to a limited liability corporation which will do some basic repairs and put it on the market again. The organizers of the LLC realize that they may lose money in the process, but they feel that preserving the Hoyt house will be worth it.

Everyone involved lauded the outcome. “In record time, the town preservationist community organized a campaign to save 8 Ferris Hill,” Max Abel told NewCanaaniane.com. “In the face of an almost impossible deadline, they pulled it together. I doubt if such a success can be replicated anywhere.
else. Where else on this planet can you find such an amazing group of activists with so much commitment and dedication?

At almost the same time, Tom Nissley told the New Canaan Advertiser, “Max and his wife have been extremely cooperative. I am really grateful for their interest in protecting history. The saving (of the house) was done by Max, not by us.”

Taken together, the stories of the Olcott and Hoyt houses reinforce the basic preservation lesson that it’s crucial to have as many tools in place before a threat strikes. In both cases preservationists were able to build on groundwork that had been laid—in some cases, decades before.

At its most basic, historic designation—listing on the State or National Register of Historic Places—helps preserve properties by recognizing their significance. Listing also makes properties eligible for incentives such as tax credits and code flexibility that can make redevelopment more attractive and feasible.

In the case of the National Register, listing provides coverage under the Connecticut Environmental Protection Act. Recent cases in Wallingford, Southington and Milford have established a precedent that the existence of a willing buyer for the threatened property is enough to show that the proposed demolition is unreasonable.

In New Canaan, the Ferris Hill Group prepared a State Register nomination for the Hoyt house, but having designation already in place would have speeded the process by providing official recognition of its importance and allowing them to focus more time and energy on the preservation effort instead of documentation and designation. Moreover, property owners are not always willing to cooperate with designation efforts when in the midst of a preservation battle.

The Olcott house was already listed on the National Register, and the possibility of a CEPA lawsuit helped convince the owner to talk to preservationists. It often is not necessary actually to initiate a lawsuit. The existence of the law, and the potential for a suit, often is enough to bring a property owner to the table.

Town delay of demolition ordinances give preservationists time to negotiate with property owners to explore alternatives to demolition. In both South Windsor and New Canaan, securing this time was crucial to successfully preserving the houses.

However, historic designation or demolition delay by themselves accomplish nothing. Someone has to do something during the delay period. Outsiders can help, but it’s usually local involvement that makes the difference between failure and success. Voters and taxpayers are often more persuasive to local officials, and they usually have a bigger stake in the outcome.

In both South Windsor and New Canaan,
residents were motivated by concern not only for the fate of the individual houses, but for the houses’ place in larger neighborhood or community. The Olcott house is part of a National Register district in which the density of historic structures and landscapes creates a whole that is greater than the sum of its parts. Losing pieces of that whole and replacing them with modern structures can erode the character of the district, reducing the historic value of all its properties—and, potentially, their monetary value as well.

The Hoyt house in New Canaan is not part of an historic district, but members of the 8 Ferris Hill Group cited the house as an expression of the town’s historic and architectural identity which continues to attract residents. The Hoyt house benefited from advocacy by two established and experienced organizations with a commitment to preserving the town’s history: the New Canaan Historical Society and the New Canaan Preservation Alliance. Their working together in this case offers hope for a stronger preservation presence in New Canaan in the future.

In the end, both houses were saved by the old-fashioned preservation strategy of private purchase. As far back as 1834, when Uriah Levy bought the dilapidated home of his hero Thomas Jefferson, countless historic properties have survived thanks to individuals who put up the money to buy them. Sometimes they gained a gracious home, sometimes they made a profit, sometimes they had only the satisfaction of contributing to the public good. The Sunderlands, the Nissleys, and the neighbors and townspeople who supported them are only the latest in this tradition.
News From Around the State

Briefly Noted

**Bridgewater.**
A vote by the town meeting in May authorizes the Selectmen to use up to $312,000 either to restore or replace the Bridgewater Grange building (1854; NR). Originally constructed as a school, the Greek Revival structure stands in the center of town and at the heart of the Bridgewater National Register district. It has been closed since 2014 due to structural problems. One proposal calls for replacing the Grange with a one-story building of similar design for town use. The language of the measure means that the Selectmen can decide the next step themselves, without further authorization. Connecticut Trust representatives have met with the First Selectman to urge serious consideration of the potential for repairs rather than replacement.

**Essex.**
One of Connecticut’s lesser-known industries gained visibility in May when The Essex Historical Society and the Valley Railroad Company reopened the newly restored Yellow Label Mill. The mill was built in 1915 for processing birch oil by the E. D. Dickinson Company, which at one time produced more than half of the witch hazel used in the world, as well as other medicinal extracts. Valley Railroad oversaw the replacement of the roof, windows and deteriorated structural elements as well as general cleaning and painting while the Historical Society oversaw the refurbishment of the signs and installation of a Dickinson history exhibit. Located on Valley Railroad’s grounds, the mill is now open to the public.
**Glastonbury.**
The Glastonbury Historical Society has one year to come up with a plan for preserving the historic walls of the former Hopewell Woolen Mill. The ten-foot-high walls are all that remains of the historic mill, which produced woolens and aircraft parts beginning in 1836. The town bought the property in 2007 for a park and demolished most of the structures, leaving the foundation walls and the chimney (which was restored last year). In January, the town council voted to take the remaining walls down to just 18-24 inches. However, in May the body delayed demolition at the historical society’s request. The organization hopes to create plans and identify funding for stabilizing the ruins and construct an open pavilion to protect them from the elements.

**Hartford.**
Work toward establishing the Coltsville National Historical Park continues. In May the National Park Service reported progress on two important conditions outlined in the authorizing legislation. The first is an agreement with the City of Hartford to ensure that publicly-owned property—primarily Colt Park—within the Park boundaries will be managed consistently with National Park status. The second is an agreement with Colt Gateway LLC, the owner of the Colt Armory, to secure the donation of space within the Armory for a visitor center. Both agreements are nearing completion; the actual transfer will take longer, due to a complicated title. The space to be donated will be in the two surviving wings of the original 1850s Armory building. (Most of the Armory burned in 1864 and was subsequently rebuilt.) Jane Montanaro, the Connecticut Trust’s Director of Preservation Services, is serving on the board of the Coltsville Heritage Partnership, a newly founded friends group.

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Hartford.
As CPN went to press on June 29, word came that the Old State House has closed due to changes in the State budget. Since 2008 the National Historic Landmark had been operated by the Office of Legislative Management (OLM), which oversees the Capitol and Legislative Office Building, under a management contract with Connecticut Public Affairs Network (CPAN). The new budget, which took effect July 1, transferred the building to the Department of Energy and Environmental Protection. At the same time, the operating budget was sharply reduced and the contract with CPAN cancelled. With uncertain funding and no time for DEEP to create transition plan, the Old State House closed its doors “until further notice.”

Hartford. ►
The Connecticut chapter of the American Society of Landscape Architects presented an Award of Excellence for the renovation of the plaza of the Phoenix Life Insurance building (1963, NR). A landmark of Hartford’s urban renewal program, the building is one of the city’s most recognized sights. Landscape architects Towers|Golde LLC, working with Hoffman Architects, respected the building’s original Modernist design while reducing paving area and bringing a more human scale to the plaza.

Mansfield. ►
Joshua’s Tract Conservation and Historic Trust celebrates its 50th anniversary this year. Created through a joint initiative of the Mansfield Historical Society and the Mansfield Conservation Commission, Joshua’s Trust currently administers properties in thirteen northeast Connecticut towns, protecting more than 4,000 acres through ownership and conservation easements. It also owns two historic sites, the Gurleyville grist mill and the Atwood farm, both in Mansfield.

“What was unique about the trust was that it was founded on a regional concept of conservation,” says Rudy Favretti of Mansfield, a board member who has recently written a history of the organization. This regional orientation, as well as its focus on both history and nature, make Joshua’s Trust a model for preserving and enhancing Connecticut’s sense of place.
Norwich.
Renovation of Ponemah Mills (1867ff.; NR) started on May 10, as Onekey, LLC, broke ground on the Lofts at Ponemah Mills, a new apartment development in the mammoth former cotton mill. The Hackensack, New Jersey, developer is beginning work on Phase I, which will convert the southern half of the mill into 116 one- and two-bedroom apartments; work is expected to take 14-18 months to complete. Funding for the project includes federal and state historic rehabilitation tax credits as well as state low income housing credits. About 60 percent of the units will be priced as affordable housing.

Norwalk.
The Lucille Lortel and Waldo Mayo White Barn Foundation has until August 1 to buy the former White Barn Theatre (photo 1950s'). Founded by actress and producer Lucille Lortel in 1947 and housed in a former barn on her estate, the theater presented experimental plays. After her death in 1999, the theater passed to a foundation; the last production was in 2002. In 2006 the property was sold to a developer who has approvals to demolish the barn/theater and build fifteen houses on the fifteen-acre property, while preserving much of the land with conservation easements. However, in an agreement negotiated in March, the developer gave the foundation, headed by Ms. Lortel’s grandson nephew Waldo Mayo, until August 1 to buy the property. According to its website, the group is applying for a conservation loan to cover eighty percent of the $5.2 million price but must raise pledges for the remainder. For information visit www.whitebarntheatre.org.

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Westport.

The Connecticut Department of Transportation (DOT) released a study in early June recommending that the Saugatuck Swing Bridge (1884; NR) either be replaced or undergo major rehabilitation. According to DOT, the span—the oldest movable bridge in the state—is in “critical condition” with failing structural members and deteriorated concrete piers. In addition, it is narrower than recommended by modern guidelines and has substandard guiderails. Either option would involve closing the bridge for several years and would result in a wider and higher span—prompting concerns that it would attract additional traffic to an already busy area. The cost of a new bridge is estimated at $35.8 million, versus $19.8 million for rehabilitation; long-term costs are nearly identical. Further study is recommended before a course of action is decided. In the meantime, the Westport Historic District Commission accepted a separate report recommending the establishment of a local historic district including the bridge and adjacent properties. DOT has said it will oppose any attempt at local designation.

Around the State

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 thrifty 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
New Members of the Board of Trustees

Four new members joined the Board of the Connecticut Trust as of May 1. They bring new talents and interests to the Trust.

Mary Catherine Curran (Hartford) is an attorney specializing in land use and litigation. She holds degrees from Manhattanville College and the Quinnipiac University School of Law. In addition, Ms. Curran has studied cabinet- and furniture-making at the North Bennet Street School in Boston. Ms. Curran is past president of the Knox Parks Foundation and a member of the Junior League of Hartford and the Society for American Period Furniture Makers.

Erica Popick Kevrekian (West Hartford) works as a real estate agent for Berkshire Hathaway Home Services, with experience in property management, and investment properties. She holds Bachelor’s and Master’s degrees from the University of Connecticut. Ms. Kevrekian’s professional affiliations include the National Association of Realtors and the Greater Hartford Association of Realtors. Her community involvement includes the Hartford Preservation Alliance, Hartford Young Professionals and Entrepreneurs, Sunshine Kids, and the ASPCA.

Jeremy Frost (Southport) is a photographer and partner in Frostedworks, based in Southport. His works have won an Honorable Mention in the Banff International Photography Competition and twice Best Landscape from the Connecticut Association of Photographers. Mr. Frost formerly managed construction for Ferris and Franzen Associates Architects and was a Partner in Blackwatch, Inc., general contractors, with a specialty in historic renovation. He was also a licensed antiques appraiser and auctioneer. A graduate of Union College, he serves as ex officio Chair of the Southport Conservancy and on the board of the Merritt Parkway Conservancy, among others.

Peter Stockman (Killingworth) is a partner with Deep River Group where he advises banks on issues related to risk management, business strategy, and performance improvement. Mr. Stockman holds degrees from Reed College and the University of Chicago Booth School of Business. He also has a life-long interest in historic preservation. As a young architectural photographer, he documented historic structures in Rhode Island and Pennsylvania and prepared two National Register nominations for Brockerhoff Mill and the Aaronsburg Historic District.

At its annual meeting in April, the Board also elected officers for 2016-2017. Garry Leonard took the reins as Chairman, with Sara Bronin as Vice-Chair. Edith Pestana continues as Secretary, and Edmund Munster as Treasurer. Former chairman Charles Janson will be Assistant Treasurer.

Please remember the Connecticut Trust in your will or estate plan. We are incredibly grateful for the visionary donors who have given to us.
The U.S. General Services Administration (GSA) announces the public sale of three lighthouses in Connecticut, as part of the National Historic Lighthouse Preservation Act (NHLPA) program. All the lighthouses are listed on the National Register of Historic Places and may be eligible for historic tax credits and grants.

**Southwest Ledge Light**
(Top left)
Built in 1876, this light is situated offshore, at the east side of the entrance to New Haven Harbor in Connecticut. It is a 45-foot, eight-sided cast-iron structure with an unusual two-story mansard roof detailed in Second Empire style. The light will remain an active aid to navigation after the sale.

**Penfield Reef Light**
(Top right)
Located off the coast of Fairfield in western Long Island Sound at the south side of the entrance to Black Rock Harbor in Connecticut. The light, built in 1874, is a 51-foot, octagonal wood-and-granite structure with a black lantern and two-floor keeper’s quarters within. This lighthouse was greatly damaged during Hurricane Sandy in 2012. Since then, the USCG has worked diligently to restore it so it can be sold at auction.

**Greens Ledge Light**
(Below)
Constructed in 1901, the lighthouse is located on Long Island Sound near Norwalk. This sparkplug-style offshore light consists of a 39-foot circular foundation pier; four-story circular former keeper’s...
Proceeds from the public sales go back into the USCG’s aid to navigation fund, a fund that pays for the equipment, maintenance, and resources (fog horns, lights, battery cells, solar panels, etc.) to continue preservation and maintenance of lighthouses that are still active. Interested bidders need to complete an online registration form and submit a registration deposit. These lighthouses occupy submerged lands owned by the state of Connecticut. Prior to conveyance of the lighthouse the purchaser must sign a Lease Agreement with the state.

“Every year GSA has the privilege to announce the sale of our maritime treasures to capable owners and stewards” said Robert Zarnetske, GSA New England Regional Administrator. “Listed on the National Register of Historic Places, these lighthouses offer a unique view into our coastal history and should remain preserved for years to come.”

Since 2000, GSA has managed the NHLPA with its partners, Department of the Interior- National Park Service (NPS) and USCG. To date, more than 121 lighthouses have been sold or transferred out of federal ownership—68 stewardships and 53 sales—saving taxpayers millions of dollars. GSA with the USCG and NPS partners have completed 91 lighthouse transfers in coastal states and great lakes region (NY, NJ, PR, New England, and the Great Lakes).

For information on the auction, visit realestatesales.gov.

Shepherd of the Sea Chapel (1966) & Naval Housing Community Center (1975)
231 Gungywamp Road, Groton

Also available from the federal government, the U.S. Navy and the U.S. General Services Administration (GSA) are currently auctioning off the Shepherd of the Sea Chapel and Community Center. The Chapel is an A-frame mid-century modern design with striking exposed interior wood framing and detailing. It has strong Cold War cultural ties. The property offers classrooms, offices, kitchens, restrooms, multi-purpose rooms, storage, nurseries and playgrounds. The existing furnishings, fixtures, and equipment are included in the sale.

The property is located in a residential area at the Nautilus Park III. The property is located between two Navy housing complexes and the Navy Federal Credit Union to the western property line and has good access to Interstate 95 (I-95) and the city center.

The Chapel has been determined eligible for listing with the National Register of Historic Places which may provide eligibility for historic tax credits and grants.

For status on the auction, visit http://gsaauctions.gov/gsaauctions/audsclnk?sl=BOSTN115014001.
Grants, cont’d from page 5

Joshua’s Trust, Mansfield: $6,000 for exterior paint at the Atwood Farm Homestead (1840 and later)

Institute Library, New Haven: $15,000 for roof repairs, security and fire alarm systems, and roof repairs to the Institute Library (1878; NR)

New Milford Historical Society: $15,000 for roof and structural repairs to the Levi Knapp house (1770-1815; NR)

Weyanoke Heritage Land Trust, New Milford: $5,000 for structural repairs to the Smyrski Farm “Red Barn” (19th century; SR)

Old Lyme Historical Society: $1,600 for security and fire alarm systems for the Old Lyme Grange #162 (c.1895; NR)

Simsbury Historical Society: $2,700 for fire protection to the Ellsworth Visitor Center and Fus Exhibit Building (1962)

Mystic Seaport, Stonington: $10,000 for exterior paint for the George H. Stone store (1850), and the Edmonson house (1850s)

Railroad Museum of New England, Thomaston: $2,500 for carpenry repairs to the Thomaston railroad station (1881; SR)

Tolland Historical Society: $10,000 for roof and structural repairs to the Daniel Benton homestead (c.1720; SR)

Vista Life Innovations, Westbrook: $8,790 for exterior repairs and paint at the Capt. John Spencer house (c.1850)

Ward-Heitmann Museum, West Haven: $13,500 for roof replacement at the Ward-Heitmann house (c.1725; NR)

Weston Historical Society: $10,000 for roof replacement and repairs at the Coley farm house (c.1841; SR)

Friends of Lachat, Weston: $2,256 for window restoration and fire and security systems at the Daniel Godfrey homestead (c.1770)

Amity & Woodbridge Historical Society, Woodbridge: $10,000 for window restoration at the Thomas Darling house (1772; NR)

For more information on grants from the Connecticut Trust, visit www.cttrust.org.

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

Upcoming Meetings

Connecticut Historic Preservation Council
August 3, 2016, 9:30 a.m.
Conference call
To participate contact Todd Levine (860) 256-2759 Todd.Levine@ct.gov

Connecticut Historic Preservation Council
September 7, 2016, 9:30 a.m.
State Historic Preservation Board
September 14, 2016, 9:30 a.m.
at the State Historic Preservation Office, Department of Economic and Community Development
Main Conference Room
1 Constitution Plaza, 2nd Floor
Hartford, Connecticut
For more information call (860) 256-2800

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Sasaki Associates held public meetings and carried out an online survey, which indicated strong support for preserving and reusing the historic buildings.

The final piece of the plan was a feasibility study by PKF Consulting USA, which looked at reusing the buildings as a privately-operated boutique hotel. The study, released in May, concludes that demand exists for a hotel containing approximately 100 guest rooms, as well as a restaurant, meeting rooms, and spa. Most of these facilities would be located in the hospital and dormitory buildings, with the possibility of meeting spaces or deluxe rooms in the smaller structures. Guests could include visitors, business meetings, visitors to Mystic and New London, and attendees at weddings held at Harkness State Park, also in Waterford.

In its report PKF assumes that the State would be responsible for hazardous material abatement and exterior rehabilitation for the buildings—essentially creating stable shells which the hotel operator would then complete to its own specifications. PKF estimates the cost of renovation at approximately $18 million, of which about $10 million would be for the exterior rehabilitation and $8 million for interiors. One restoration architect privately doubts this figure is realistic and notes that it does not include abatement.

The State would retain ownership of the property and recover its costs through ground rent paid by the hotel developer. However, in the version of the report released to the public, the anticipated amount of rent is blacked out.

Deputy Commissioner Susan Whalen of DEEP told The Day newspaper that state parks already offer lodging opportunities in campsites and cabins, a practice that a hotel would build on. However, in the version of the report released to the public, the anticipated amount of rent is blacked out.

Deputy Commissioner Susan Whalen of DEEP told The Day newspaper that state parks already offer lodging opportunities in campsites and cabins, a practice that a hotel would build on. Furthermore, PKF’s plan is very similar to one proposed by developer Mark Steiner before Governor Malloy terminated the state’s contract with him—confirming that the site has potential for private development. And, public opinion has supported reuse of the historic buildings.

It all hinges on whether PKF’s numbers are realistic and whether the State will be able or willing to invest more than $10 million in Seaside. On one level, it certainly ought to. The buildings are a public asset, created with taxpayer dollars, and their poor condition now is the result of deliberate neglect. But as the State’s financial conditions continue to deteriorate, funding park development ahead of more pressing needs would be an uphill battle, if it is even justifiable. To succeed, it will require an extraordinary level of public advocacy. Perhaps the best solution would be to go back to the private development option that the governor abandoned.

To read the full feasibility study and view a summary of the master plan, visit www.ct.gov/deep/seaside.
In May, the Connecticut Department of Energy and Environmental Protection released its long-awaited master plan for a state park at the Seaside sanitarium in Waterford.

The State of Connecticut developed the site in the 1930s as a tuberculosis sanitarium for children with a large hospital building, a nurses’ dormitory—both designed by Cass Gilbert—and two smaller staff residences. The entire site is listed on the National Register of Historic Places for its importance in the history of medical treatment and its architectural significance.

The sanitarium closed in 1958, and the facility was used for other healthcare purposes until it closed for good in 1996. Since then it has sat empty and uncared for while the State considered reuse possibilities. Sale of the property to a private developer was moving ahead—albeit slowly—until Governor Dannell Malloy halted it to make Seaside a state park instead.

Plans for the park include beach access, a fishing pier, a kayak launch, trail, and birdwatching platforms. The biggest issue, though, has been the fate of the buildings. During the planning process, consultants led by