Spring at the Connecticut Trust is marked every year by the opportunity to celebrate the accomplishments of preservationists across the state through our annual Connecticut Preservation Awards. With a record-breaking 23 candidates for Merit Awards for 2017, the selection process was difficult, but also rewarding.

In addition to the Merit Awards, this year sees the return of the Harlan Griswold Award (presented in partnership with the State Historic Preservation Office) and the Janet Jainschigg Award for preservation professionals, neither of which was presented in 2016. Finally, the Trust inaugurated a new award, given to a young preservationist and named in honor of Mimi Findlay, a founder and former Board Chair of the Trust.

In sum, 2017 was marked by more awards given, which led to the addition of a second ceremony, and—we hope—increased attention to the skillful and innovative ways that people are protecting and reusing Connecticut’s historic assets. Many of the awards reflect years of planning and effort to bring projects to conclusion, and the dedication, commitment, and leadership required of advocates and developers. In short, the vision and perseverance of the awardees, not just their results, deserve acknowledgment.

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Circuit Riders Bring Preservation to Your Community

The mechanics of historic preservation can be complex and confusing. Novice (and even experienced) stewards of historic properties struggle to understand old buildings and communities that have developed over time in response to stimuli that are no longer readily knowable; to distinguish local, state, and national designations with overlapping but subtly different criteria; and to navigate the complexities of funding and regulations. What they need is a guide.

Since 2001 the Connecticut Trust’s field service staff, known as “Circuit Riders,” have been just that sort of guide. The term “Circuit Rider” originally referred to itinerant Methodist ministers who covered miles of wilderness on horseback in the 19th century, but it perfectly captures the essence of the modern Circuit Riders’ job. Lacking even a desk at the Trust’s headquarters, they spend almost all their working hours in the field.

The program began as a joint project with the National Trust for Historic Preservation, building on a pilot program in Vermont. The State Historic Preservation Office now provides full funding through the Community Investment Act, making possible one of the Trust’s most valued and effective collaborations with the State.

Today the program has grown to two Circuit Riders, both working part-time. Brad Schide has a background in urban planning and runs a real estate consulting business, which has given him extensive background in utilizing historic preservation funding programs.

Greg Farmer, a former planner and museum director, also provides preservation consulting services to museums, property owners and professionals. In addition, Jane Montanaro, Preservation Services Director, coordinates Circuit Riders’ activities and has overall responsibility for the grant programs that they help manage.

“Above all, the Circuit Riders do two things,” says Daniel Mackay, Executive Director of the Connecticut Trust. “They respond quickly, and they bring deep knowledge and experience directly to you and your site.” Although some preservation projects can stretch out for years, there are situations that require immediate action to avert a threat or take advantage of an incentive. Moreover, a quick response reinforces the basic message that historic places are important.

BUILDING RELATIONSHIPS

At the core of the Circuit Rider program is the commitment to increase local capacity for preservation and the desire to build long-term relationships with advocates across the state.

In Portland, Circuit Rider Brad Schide has been working with the town to guide development of the Elmcrest hospital site. Located at the gateway to town, the site contains three historic houses, part of the Marlborough Street National Register district. A Vibrant Communities Initiative grant from the Trust in 2014—which included intensive participation by the Circuit Rider throughout the project—produced guidelines for mixed-use development incorporating the houses. Since then, Brad has continued to advise Town officials. As a result, the Town and the developer signed a fixed-assessment agreement in March that provides tax relief for the developer based on preserving the houses.

First Selectwoman Susan Bransfield wrote that the Circuit Riders “demonstrate how historic preservation can be effectively used to enhance economic development.”

A long-term relationship on a different scale has developed since 2008 in Eastford, where the Circuit Riders have helped the Town and the local historical society stabilize and restore the Union Society of Phoenixville House (1806; NR), a meeting house historically used by a nondenominational Sunday School and community groups. Circuit Riders have helped the locals apply for grants to assess the building’s needs and plan and carry out phased restoration. Most recently, in December, Circuit Rider Greg Farmer met with officials and historical society members to discuss the scope of work and budget for the next phase.

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From the Executive Director

No time for introductions!
Let’s jump right in.

High-Speed Rail Planning
The Federal Railroad Administration (FRA) is expected to release a Record of Decision (ROD) on the NEC Future high-speed rail plan in late May or early June. While recent reporting by Ana Radalat at the CT Mirror indicates that our advocacy and outreach across Connecticut and Rhode Island has gained the attention of the FRA and Connecticut Department of Transportation (DOT), staff at the Trust are wary of just how the ROD will treat controversial and widely-opposed plans for new bypass routes, tunnels, or bridges in New London or Fairfield counties.

The Record of Decision and Final Environmental Impact Statement will complete a Tier 1 Environmental Impact Statement process. Any project or concept referenced in the ROD will be eligible for funding over the next three or four decades.

Therefore, we need to pitch a shut-out on this issue, not just eke out a win. We’ve asked Connecticut DOT and the FRA to eliminate any reference in the ROD to new bypasses as well as any new alignment for a bridge or tunnel across the Connecticut River. Stay tuned.

Lesley Mills Fund established to diversify Revolving Loan Fund
Senator Richard Blumenthal was in Fair Haven in mid-April to oppose the proposed elimination of the federal Community Development Block Grant (CDBG) program, which has been used by some Connecticut communities to promote economic development and neighborhood revitalization through reinvestment in historic structures.

In New Haven, Habitat for Humanity has partnered with the City of New Haven to use such funding to purchase and rehabilitate older and historic housing stock. The backdrop for the press conference was a dilapidated Greek Revival house which Habitat hopes to rehabilitate if it can be acquired from foreclosure.

How can the Connecticut Trust help meet such goals? A major gift from Lesley Mills of Milford to the Connecticut Trust’s Revolving Loan Fund is directed toward supporting immigrants, female heads of households, and labor union members to purchase and maintain historic homes in New Haven. To put these funds to effective work, the Trust is exploring new partnerships with Habitat and organizations such as New Reach and IRIS (Integrated Refugee & Immigrant Services). I look forward to sharing further details, but want to express the Trust’s gratitude to Lesley for her catalytic philanthropy, leading us to new partnerships and projects.

Transitions on the Connecticut Trust Board
Our annual meeting in April was a chance to welcome three new members to the Connecticut Trust board, each with significant skills and experience that will inform and shape our work. Ellen Gould, an accomplished art director, has been widely recognized for her work on the Fairfield Historic District Commission since settling in Connecticut in 2002. Elaine Stiles of Old Lyme is completing a Ph.D. in the history of architecture and urbanism at the University of California, Berkeley, and served as program officer at the National Trust’s San Francisco office. Anna Weber, now a designer at Pickard Chilton in New Haven, completed undergraduate and graduate studies in architecture in Poland.

Rejoining the board of the Trust are Charlie Janson of Darien, Bob Faesy of Wilton, and Adrienne Houel of Bridgeport. Departing from the board are Tom Nissley of New Canaan, John Toomey of Bolton, and Scott Jackson of Hamden. Each has uniquely informed and promoted the work of the Connecticut Trust.

—Daniel Mackay
dmackay@cttrust.org
The Circuit Riders also work with developers seeking to rehabilitate historic buildings, often for new uses. Marc Levine, one of the developers who converted the Minterburn Mill in Rockville (1906; NR) to apartments, said that “Connecticut Historic Rehabilitation Tax Credits provided an essential component of the overall financing package for the development, and the Connecticut Trust played a key role in enabling those credits to be fully utilized.”

**AVERTING THREATS**

Unfortunately, Circuit Rider contact with a community often begins a threat to an historic resource. The Circuit Rider tries to work with community members to find an alternative to demolition.

This process succeeded recently in Bridgewater, where town officials proposed tearing down the Bridgewater Grange (1854; NR) for a new town office building. With help from the Circuit Riders, the Town hired an engineer who determined that reusing the building was indeed feasible. The Town is now preparing to hire a preservation architect to flesh out reuse options.

Sometimes, threatened demolition can lead to legal action under the Connecticut Environmental Protection Act (CEPA), which allows any citizen to seek an injunction to prevent the unreasonable demolition of historic buildings listed on the National Register. Having this law available can often persuade owners to consider alternatives to demolition. Since the State Historic Preservation Office is required to be a neutral arbiter in potential CEPA cases, it often steers local preservationists to the Circuit Riders for guidance in preventing demolition.

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The Norwich City Council reversed its decision to demolish the Reid & Hughes building, thanks to local advocacy assisted by the Circuit Riders.

Circuit Riders helped Grace Episcopal Church in Windsor plan and carry out repairs to the slate roof of its rectory, built in 1865.

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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
In Norwich, Brad Schide has been working with community activists since last October, when the city council authorized funding to raze the long-vacant Reid and Hughes department store building (1868, 1898; NR), even though a developer was interested in it. Under threat of a CEPA lawsuit, the council reversed itself in March and has issued a request for redevelopment proposals.

Another potential CEPA case involves 130 Bank Street in New London (c.1830; NR). After the owner announced plans to tear down the building, Brad toured it and participated in talks with local preservationists and the City government, which invoked a 180-day delay of demolition in April.

**SHARING EXPERTISE**

The Circuit Riders offer one-stop shopping for many preservation issues. With their varied backgrounds, they can evaluate the significance, condition and integrity of properties as well as the viability of projects. They can recommend priorities and sequencing to help advance a project, and suggest qualified architects, engineers, builders, and preservation consultants. And they can provide connections to funding sources, including grants and tax credits administered by the State Historic Preservation Office as well as the Trust's own grant programs (including the maintenance and repair grants that the Trust administers on behalf of The 1772 Foundation) and the Trust's revolving loan fund.

One of the most distinctive features of the Trust's grant programs is the active involvement by the Circuit Riders in every stage of the process. Circuit Riders work with applicants to define projects, prepare applications, and carry out the work. The goal is to build local capacity. A local group that needs intensive help to fill out its first grant application will need less help for the second. As a board member for the Stanton-Davis homestead in Pawcatuck wrote, "planning grants from the Connecticut Trust allowed us to develop the drawings needed to apply for the State's Historic Restoration Fund Grant. With guidance from the Connecticut Trust Circuit Rider, the process of applying seemed less daunting."

In 2014, Marcia Hinckley, a member of Grace Episcopal Church in Windsor, wrote a gracious testimonial to the Circuit Rider program. While her letter referred to Greg Farmer, it echoes many other

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For 127 years, the New Canaan Historical Society has been collecting, studying, documenting, and protecting New Canaan’s history. For more than 30 of those years, Janet Lindstrom has been at the Society’s helm, where she has made preserving the town’s historic places an integral part of its mission.

When you’re dealing with an organization, it’s often impossible to credit accomplishments to a single person. Organizations exist precisely to do things that require more than one person to accomplish. But effective leadership is key to organizational successes, and under Janet’s leadership, the Historical Society has actively worked to preserve New Canaan’s significant historic and architectural resources.

First, as the steward of several historic properties. The Society’s main campus includes the Hanford-Davenport house, built in 1764; the Rock School, of 1799; New Canaan’s Town House, 1825; and the studio of sculptor John Rogers, a National Historic Landmark built in 1878. Janet has overseen the maintenance and use of these buildings, including the construction of a sympathetic addition in 1998 with approvals by the town historic district commission. “I think it’s great that we’re right in the center of the [local] historic district,” Janet has said. “By maintaining our own properties we help set an example.” Beyond the main campus, during Janet’s tenure the society acquired the Little Red School, built in 1868, and restored the Gores Pavilion, a pool house designed by Landis Gores, one of the seminal New Canaan Five Modernist architects.

In addition to caring for its own buildings, the Society has collected and spread knowledge about New Canaan’s other historic places. With the Town, it co-sponsored a survey of historic and architectural resources in 1987; it regularly mounts exhibitions about the town’s history and publishes articles about historic places in its annual; and it administers a plaque program to mark historic buildings.

Janet has led the Society in working with the Town to adopt preservation measures including a delay of demolition ordinance, to allow time to explore alternatives to demolishing historic buildings, and zoning incentives to encourage the reuse of historic barns and houses. She has been a member of the New Canaan Historic District Commission since 1986 and currently serves as its chair.

The Society’s most prominent preservation activity under Janet’s leadership has been associated with New Canaan’s Modernist architecture. Beginning with the five Harvard-trained architects (plus one Yale graduate) who landed in the town after World War II, New Canaan quickly became an influential hotbed of Modernism.

During Janet’s tenure, the Moderns, as the modernist buildings came to be known, became an important focus of the historical society’s activity. In 1992, an exhibition, “New Canaan Architects Revisited” explored the work of the town’s many resident architects. The Society co-sponsored two surveys of Modernist architecture, the second survey resulted in numerous listings on the National and State Registers. The Society also cooperated with the National Trust as it opened Philip Johnson’s Glass House estate as a museum house and obtained National Historic Landmark designation for it. Biennial Modern House Day events offer a rich and meaty combination of seminar and educational tours.

Not all historical societies count historic preservation as a primary mission.
We are pleased to present the Harlan H. Griswold Award this evening to the City of New Britain, which has shown how historic preservation can be an important tool for municipal development and revitalization.

Harlan H. Griswold was a founder of the Connecticut Trust and longtime chairman of the Connecticut Historical Commission—the predecessor to today’s State Historic Preservation Office. After his death, those two organizations established the Harlan H. Griswold Award in recognition of his outstanding contributions to historic preservation.

New Britain emerged in the mid-19th century as a center of hardware and tool manufacturing. Its thriving factories created great wealth and attracted immigrants, particularly from Eastern Europe. Today, the city still boasts an impressive built heritage.

Since 2000, preservation efforts have been on the rise in New Britain. One of the first involved Trinity United Methodist Church: in 2000 the dwindling congregation proposed demolishing its Richardsonian Romanesque building. In a community-wide effort, the building was purchased by a new nonprofit, listed on the National Register, and remade as a performing arts venue, Trinity-on-Main.

In the following years, the City pursued preservation on a larger scale. The Arch Walk Way, a multiyear project, redesigned streetscapes from Franklin Square to Walnut Hill Park. Employing public art, landscape, pedestrian amenities, and improved lighting, the Walk Way knits together historic buildings and landscapes to encourage pedestrian life.

Preservation planning got a boost in 2009 when the City received a Community Cultural Planning grant from the Connecticut Trust (funded through the State Historic Preservation Office with monies from the Community Investment Act). The project recommendations included nominating districts to the National Register; establishing local historic districts to protect neighborhoods; enacting a delay of demolition ordinance; drawing up design guidelines; and establishing a City historic preservation commission. Based on these recommendations, New Britain adopted a citywide preservation ordinance in 2011. The ordinance established a city Historic Preservation Commission to help property owners preserve and improve historic buildings.

A number of factors have contributed to New Britain’s increased preservation activity. The biggest, according to City Planner Steven Schiller, has been preservationists’ ability to convince the public that preservation brought benefits, rather than just restrictions. Key partnerships have played an important role, beginning with Central Connecticut State University’s public history program. Students working under the guidance of Associate Professor Leah Glaser prepared the National Register nomination for downtown.

The most important factor has been leadership—by elected officials, city employees, and concerned citizens. Their commitment accounts for hours of work needed to oversee projects, pass the preservation ordinance, and organize the Historic Preservation Commission.

Of course, New Britain still faces challenges, such as the wide gap between renovation costs and low property values. Neighborhoods and industrial sites still need revitalization.

Harlan Griswold Award: City of New Britain
Excerpts from remarks by State Historic Preservation Officer Kristina Newman-Scott

Presenting the Harlan H. Griswold Award. Left to right: Steven Schiller, New Britain City Planner; Kristina Newman-Scott, State Historic Preservation Officer; Michelle Malinowski, chair, New Britain Historic Preservation Commission; Daniel Mackay, Connecticut Trust; Jody Latina, assistant to the Mayor.
Connecticut Preservation Awards 2017

Mimi Findlay Award: Mandy Ranslow

From remarks by Mimi Findlay

Editor’s note: This year the Connecticut Trust established a new award: the Mimi Findlay Award for Young Preservationists. The award takes its name from Mimi Findlay of New Canaan, whose career has encompassed many aspects of the preservation movement at local, statewide, and national levels, including as a Trustee and chair of the Connecticut Trust. We are honored that Mimi has allowed the Trust to use her name and legacy to recognize young preservationists whose early achievements and future promise exemplify the dedication and accomplishments that Mimi has brought to her work.

The first recipient of the Mimi Findlay Award is Mandy Ranslow of Middletown. Officially, Mandy is a Transportation Planner in the Office of Environmental Review of the Connecticut Department of Transportation (CTDOT). What that means is that she is an archaeologist with responsibility for reviewing transportation projects for their potential effects on historic or cultural resources, particularly archaeological sites.

While most projects have no harmful impact on historic resources, some do. In those cases it is up to the Department to mitigate the harm—by redesigning the project, carrying out an excavation, or creating an exhibit or publication to preserve the information that is lost in the process.

This sharing of information is one of the hallmarks of Mandy’s work at CTDOT. Since arriving there she has worked consistently to make sure that any mitigation includes efforts to get information to the public, through means such as broader distribution of publications and increased use of websites to communicate about individual projects.

Mandy also promotes archaeology outside the office. Since high school, she has been a member of the Friends of the Office of the State Archaeologist, or FOSA, which exists to assist the office’s work through volunteer efforts. Currently President of FOSA, Mandy has led the organization in nominating five Archaeological Preserves, launching a social media presence, and organizing the annual Archaeology Fair.

The common theme that unites Mandy’s work and her volunteer activities is public outreach. She is constantly searching for ways to broaden public understanding of and participation in archaeology and preservation. At work, this is seen in conference papers where she explores ways of bringing the public into the often difficult-to-grasp review process, and through direct engagement with local historical and preservation societies, social media, and the public.

In nominating Mandy for this award, Catherine Labadia, archaeologist for the State Historic Preservation Office, writes of Mandy’s “depth of commitment to preservation not only as a job, but as a compass for how she lives her life. Professionally, she has given local preservation a powerful voice in state and federal projects. Personally, she has invigorated the archaeological community to do more and engage a wider audience.”

Mandy Ranslow (left) supplements her professional responsibilities with volunteer activities, including organizing an annual Archaeology Fair.
Awards of Merit

**Harral, Security, and Wheeler buildings, Bridgeport**

* BHV I Owner LLC; Bridgeport Historic Ventures LLC, a joint Venture of Spinnaker Real Estate Partners and Trefz Corp.; Beinfield Architecture; Crosskey Architects, LLC; Stantec Consulting; Pellicione & Associates, LLC; DeAngelis & Cabezas, LLC; HRP Associates, Inc.; Mystic Air Quality Consultant, Inc.; Nobis Engineering, Inc.; Consulting Architect, LLC; Viking Construction, Inc. Nomination: Nina Caruso, Crosskey Architects

Spinnaker Real Estate has redeveloped three adjoining buildings in downtown Bridgeport—the E. W. Harral, Security, and E. E. Wheeler Buildings (known collectively as HSW) with seventy residential units (eighteen affordable) as well as street-level retail and gallery spaces. This project expands the revitalized area in downtown Bridgeport, which previously had been concentrated in Downtown South. The HSW buildings’ improved streetscape and rehabbed storefronts have encouraged foot traffic and strengthened the area’s connection to the transit hub and commercial core to the south. The HSW buildings promise to encourage additional residential, commercial, and cultural activity as other developers reimagine the remaining buildings in Downtown North.

**Mueller Preserve, Greenwich**

* Greenwich Land Trust; Louise Mueller; Shoreline Design Group, LLC; Soundview Engineers: Auburn Landing, Inc. Nomination: Cameron Henry, Greenwich Land Trust

In 2012 Louise Mueller donated this 19th-century farmstead to the Greenwich Land Trust. The Land Trust renovated the farmhouse for offices and meeting spaces, removing later partitions, repairing original windows, doors, and finishes, and reconstructing the wraparound porch. The outbuildings have been repaired and are in active use. There’s a workshop in the chicken barn. In the potting shed and greenhouse, seedlings are sprouting, waiting to be planted outdoors come spring. Some conservationists see structures as

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Awards of Merit, cont’d from page 9

impediments to preserving land, but the Mueller Preserve shows that the intersection of landscape and buildings can enrich a land trust’s mission and serve the community.

777 Main Street, Hartford
777 Main LLC; Becker + Becker Associates; Crosskey Architects; DiSimone Engineers; LN Consulting; Jan Cunningham; VHB. Nomination: Bruce Becker, Becker + Becker Associates.

This landmark of 20th-century modernism, built in 1963 for Hartford National Bank, has become a model of 21st-century sustainable redevelopment. Once filled with offices, it now contains apartments, communal space, ground-floor retail, and a 250-car garage. 777 Main is LEED Platinum certified, a net-zero energy building that produces its own heat, hot water and electricity via a renewable fuel cell and photovoltaic array, without any fossil fuels. The site includes eleven electric car-charging stations, including the first fast-DC combo charger in Connecticut. Together the green-building strategies contribute to a 54-percent reduction in energy use as compared to the national average of a comparable new building.

Capewell Lofts, Hartford
Corporation for Independent Living; Crosskey Architects; TO Design; James K. Grant Associates; Van Zelm Engineers; Elyssa Schwendy. Nomination: Carissa Duhamel, Crosskey Architects.

For decades, the abandoned Capewell Horse Nail Factory, where George Capewell created a machine that processed steel into horseshoe nails with tremendous efficiency, defeated redevelopment proposals. Finally, the Corporation for Independent Living put together a project that successfully converted the factory to 72 apartments, plus community spaces. The developer managed to fit units into a grid of structural columns. High-efficiency mechanical and electrical systems earned LEED certification, and a website highlights the site’s history and offers information on sustainable living. Located between downtown Hartford and the Coltville national historic site, Capewell Lofts not only reuses a significant industrial site, but helps to knit Hartford’s neighborhoods together.
New Haven County Courthouse, New Haven

By 2000 the New Haven County Courthouse (1914; NR) was in sad shape, due to pollution, neglect, and unsympathetic alterations. In 2006 the State embarked on a multi-phase program of repairs. The first phase focused on the exterior. The challenges were many. Restoring marble walls and trim, bronze entry doors, and historic light fixtures demanded expert craftsmanship. Finding qualified subcontractors within the constraints of state bidding processes required carefully crafted bid documents. Carrying out work while the building remained in operation required careful planning and coordination. With Phase I complete, the courthouse once again proclaims the dignity of the state’s judiciary in downtown New Haven.

Yale Center for British Art, New Haven
Yale University: Yale Center for British Art, Office of Facilities; Knight Architecture; Turner Construction Company; Peter Inskip & Peter Jenkins Architects Ltd.; Wiss, Janney, Elstner Associates; BVH Integrated Services; Philip R. Sherman, P.E., Hefferan Partnership Lighting Design; Cavanaugh Toci Associates; Michael Morris, Metropolitan Museum of Art; Strong Cohen Graphic Design; LMB Facilities Solutions; Stephen Sattas Designs. Nomination: George Knight, Knight Architecture.

One of Connecticut’s—and the world’s—great architectural masterpieces, the Yale Center for British Art, by Louis Kahn, suffered from worn finishes, outmoded infrastructure systems, and spaces in need of re-thinking to meet current standards of conservation, teaching, and display. In response, the Center embarked on a multi-phase building conservation project. As impressive as the physical work is the creation of a conservation plan, the first known document of its type for an American building completed after World War II. This plan establishes policies for the ongoing care of the Center and sets a model for the stewards of other landmark buildings.

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Connecticut Preservation Awards 2017

Awards of Merit, cont’d from page 11

United Bank building, New Milford

Village Green Investments, LLC; Andrew Hennessy; Old Mill Builders; New Castle Homes; Heritage Resources. Nomination: Robert Burkhart, New Milford Trust for Historic Preservation.

Built in 1902 after a fire devastated downtown New Milford’s commercial district, the United Bank building (NR) was an imposing presence at the most prominent street corner in town. Village Green Investments has successfully rehabbed the long-vacant building as offices and event space. It has had an immediate effect on the community. The upstairs offices are fully tenanted, while the event spaces draw attendees that also swell downtown foot traffic. This is only the latest project for Village Green, whose other projects, including the Bank Street Theater, have played important roles in revitalizing downtown New Milford.
Connecticut Trust for Historic Preservation

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Connecticut Preservation Awards 2017

Mine Hill Distillery, Roxbury
Mine Hill Distillery; Clifford A. Cooper, Architect; Harrison Carpentry; Christopher Laux. Nomination: Roxbury Historic District Commission

For years, a cluster of neglected buildings marked the gateway to Roxbury’s Mine Hill. Recently, businessman Elliott Davis has converted them to a craft distillery. A former cigar factory now houses the distillery while preserving its historic framing, winch, and even nicotine stains on the floors. Part of the floor was removed to make room for equipment, but all the material was reused. Lumber and coal sheds are a barrel house and workshop respectively. The railroad station, deteriorated beyond repair, has been reconstructed, using salvaged pieces and recreating its long-lost platform and canopy. This once-blighted area is becoming a vibrant destination that celebrates Roxbury’s history. continued on page 14

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Awards of Merit, cont’d from page 13

Ferguson Library, Stamford
Ferguson Library; City of Stamford Historic Preservation Advisory Commission; Silver, Petrucelli & Associates; A. P. Construction; Kronenberger & Sons Restoration, Inc. Nomination: Bill Silver, Silver, Petrucelli & Associates

The dignified portico of the Ferguson Library (1909) is a landmark in the Downtown Stamford National Register district. When fire damaged one of the columns, the library board considered replacing them all with off-the-shelf fiberglass pillars. Eventually, the board opted instead to restore the building’s façade. Existing elements were repaired and a replacement column was crafted to match the surviving originals. The project also included restoring the roof balustrade, entablature, and marble steps, as well as replicating original entry doors. For a community that lost many historic resources to urban renewal, the finely-crafted restoration of the library makes an important statement.

Hubbard Mansion, Stamford
Pam Cunconan and Rebecca Shannonhouse; Elena Kalman; Heritage Resources; Renée Kahn; Emerson Construction; Milton Gregory Grew; Redniss & Mead; First County Bank; City of Stamford: Office of the Fire Marshal, Building Department, Land Use Bureau, Historic Preservation Advisory Commission. Nomination: Tod Bryant, Heritage Resources.

Everyone thought the Hubbard mansion (1869; NR) was doomed. Built by a New York merchant, it housed a Catholic girls’ school from 1945 to 2012, but once put up for sale, prospective buyers were more interested in its developable lot. Enter Pam Cunconan and Rebecca Shannonhouse, who lived around the corner. In an act that can only be described as heroic, they bought the house and set about rehabilitating it, though they had never done anything like that before. Now, another private school is using the rehabilitated building. Thanks to the determination of two self-confessed newbies, the Hubbard mansion continues to be the heart of the Hubbard Heights neighborhood.
Union Station clock tower, Waterbury

From any angle, the 240-foot clock tower of the former Waterbury railroad station (1909; NR), dominates the city's downtown. But eventually time and weather cracked the tower's brick and terra-cotta, and the structure was on its way to collapsing. American-Republican Incorporated, the station's longtime owner, found skilled engineers to assess the tower's condition and knit its masonry back together with stainless-steel helical ties and anchors. The tower serves no functional purpose for the company, but it remains a landmark and a symbol of Waterbury. This restoration project was truly a gift to the community from a local business.
Christ Episcopal Church, Parish House, and Tower (1845, 1931)
58 Main Street, North Canaan
Canaan Village Historic District, National Register of Historic Places

Dwindling congregation and funds have forced the closing of this church. Now a unique opportunity for another organization or individual to own this striking stone church attributed to the renowned architect Richard Upjohn. Features include magnificent stained-glass windows and spacious function, classroom, or meeting spaces. The property is located across the street from the Canaan’s Union Station and the Collins Diner. Richard Upjohn’s famous projects include Trinity Episcopal Church on Wall Street in New York City. The tower, added nearly 100 years later, was designed by his grandson, Hobart Upjohn. Rehabilitation may qualify for grants and historic tax credits. As with all listings, Connecticut Trust staff is available to work with prospective buyers.

Contact: Juliet Moore, Elyse Harney Real Estate at (860) 435-2200 x112

East River Reading Room (1874)
151 Boston Post Road, Madison

The East River Reading Room, Madison’s first library, is available for purchase. All proceeds and other assets will be donated to the E. C Scranton Memorial Library. Horace Washburn, who summered in Madison, built the East River Reading Room, located on Boston Post Road just west of the railway overpass, close to 150 years ago. The 1,530-square-foot building contains a stage and hall previously used for meetings and orchestra practice as well as a functional kitchen/prep room. Other features include a separate front foyer, wood floors, cathedral ceiling, fireplace, and bookshelves. The property is currently zoned for residential use, but with special exception, both club and nonprofit organizational uses are possible. Historic preservation deed restrictions will apply. Rehabilitation may be eligible for grants or historic tax credits. Photo courtesy of the Madison Historical Society.

Contact: Todd Gould, William Pitt Sotheby’s International at (203) 245-6700 or TGould@wpsir.com,

Deadline for the next issue is June 23, 2017.

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Ann Street Historic District, 
National Register of Historic Places

Hartford architect Milton E. Hayman designed this Georgian Revival structure located in downtown Hartford, near Bushnell Park and directly opposite Connecticut’s largest office building, City Place. Two-story brick church, one bay wide, with its gable end to the street, featuring +/-3,456 square feet on the main floor with 35-foot ceilings as well as +/-800 square feet on the second floor. The lower level contains +/-3,456 square feet of usable space with 13-foot ceilings. This building is suitable for retail, restaurant, or financial institution. Historic tax credits or grants may apply. Rehab must comply with City of Hartford Historic Preservation Ordinance.

Contact: Phillip Skrzypek, Keller Williams Pioneer Valley at (413) 231-2238.  
http://www.loopnet.com/Listing/19265483/215-Pearl-Street-Hartford-CT/

John Olds House (c.1800)  
Manchester, dismantled

In about 1800, John Olds built a Georgian-style center-hall dwelling measuring 30’ x 38’ against an existing 24’ x 28’ ell. Although now dismantled, the exterior retains its classical details. Ceilings height is 7’– 8.” Special features include a second-floor ballroom, six original fireplaces with surrounds, original doors, dentil cornices, wide hard-pine flooring, and staircases. Building is available for purchase and reconstruction on your site.


Harvey House (c.1840)  
Old Saybrook

Rumored to have been constructed by a ship’s captain, this circa 1840 Greek Revival house measures 30’ x 40’ with a small ell at the rear. The layout is typical for a center-chimney dwelling, with fireplaces on the first and second floors. On the first floor the ceiling height is 8’– 2” and 7’ – 10’ on the second floor. The house is very well preserved with all its interior Greek Revival features intact. Although standing, the building must be dismantled and moved.

Griswold Award, cont’d from page 7

But the City has laid a solid foundation of real achievements. Through individual projects such as Trinity-on-Main, streetscape improvements such as the Arch Walk Way, broader studies such as the National Register designation for Downtown, and the adoption of Connecticut’s second municipal preservation ordinance, New Britain has been a leader in recognizing the value of its historic places and harnessing that value for revitalization and development efforts.

Harlan Griswold once said, “To me, preservation is more about my grandchildren than about my grandparents.” The City of New Britain exemplifies that attitude: by fostering investment in its historic buildings and neighborhoods the City is helping to build a better future for its children and grandchildren. We are honored to present the Harlan H. Griswold Award to the City of New Britain for its outstanding contributions to preservation in Connecticut.

Circuit Riders, cont’d from page 5

comments made about the Circuit Riders.

“The Circuit Rider Program is simply almost too good to be true. Greg Farmer’s knowledge of preservation, the Secretary of the Interior’s standards, current materials and techniques appropriate for historic buildings, contractors and architects versed in historic preservation, etc. is encyclopedic. He has truly been a godsend to us at the church and to my husband and me with our 1800 house and outbuildings. Somehow he’s always able to reply by phone or email promptly, usually that day or the next. He’ll answer questions, help you triage your needs, hold your hand during the grant application process, and attend committee meetings and presentations to your governing body. He’ll find a way to make himself available for meetings during the day or evening. He does all this calmly and kindly. He clearly wants you to succeed in your preservation efforts.”

At the core, helping local efforts to succeed is what the Circuit Rider program is all about. By building relationships, averting threats, and sharing expertise, the Circuit Riders serve as a conduit that channels the resources and experience of the Trust and the State Historic Preservation Office to every community in Connecticut. And by doing so, the program also fulfills the goal of the Community Investment Act, to protect and preserve the beauty and unique character of the state for future generations.
Milford Parkway nomination, cont’d from page 20

on the bridges of the Milford Parkway are examples of this material on transportation infrastructure. In practice, the precast panels functioned as both formwork and decorative finish for the bridge. During construction, the precast panels would be assembled and braced to form a monumental wall. After the joints between the panels were sealed, structural concrete was poured behind them to form the bridge structure. The early use of this innovative material is historically significant to Connecticut and the nation as a whole.

Elements of the Milford Parkway were constructed under the Public Works Administration and contribute to the New Deal / Progressive era of the nation’s history. In recognition of this significance, the Department of Transportation will be preparing a National Register nomination for the Milford Parkway. The nomination also will serve as partial mitigation for DOT’s proposed demolition of the Wheeler Farms Road overpass.

Mark McMillan is a National Register Specialist in the Office of Environmental Planning of the Connecticut Department of Transportation.

Jainschigg Award, cont’d from page 6

But for Janet, historic preservation is an integral part of what the New Canaan Historical Society does. “It’s how we serve the community,” she says. “We use what we have to help make sure each place keeps its own history.”

The Jainschigg award commemorates Janet G. Jainschigg, a founder and benefactor of the Connecticut Trust as well as a regional leader in historic preservation. She was a mentor and inspiration to many and, although a volunteer herself, always insisted on the highest standards of professionalism. As historical society director and preservationist, Janet Lindstrom exemplifies the professional excellence that the Janet Jainschigg Award celebrates.

Upcoming Meetings

Connecticut Historic Preservation Council
June 7, 9:30 a.m.

July 5, 2017, 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

State Historic Preservation Board
June 23, 2017, 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
An overlooked gem of parkway design was recently evaluated by the Department of Transportation and State Historic Preservation Officer. Connecting the Wilbur Cross Parkway with Route 1 in Milford is the aptly-named Milford Parkway. The need for a connection between Route 15 and Route 1 was part of the original Merritt Parkway design. However, it was originally planned to follow the alignment of Nichols Avenue in Trumbull and Stratford. With the decision to construct the Wilbur Cross Parkway in 1939, the Merritt Highway Commission proposed to shift this connector to the eastern side of the Housatonic River in Milford.

Constructed between 1940 and 1942, the Milford Parkway provides a snapshot into highway design in the 1940s as well as work under the New Deal Program. It has many of the same engineers and designers as its better-known sister parkway, the Merritt. The pairs of north and southbound lanes are separated by a landscaped median, and there are five bridges along its three-mile length. Each bridge has a unique design, but they all are executed in Moderne style with a rich palette of geometric patterned formwork, integrated sculptural elements, and use of multi-colored concrete.

Several of the bridges are clad with pre-cast exposed-aggregate concrete—a technological innovation developed by John Joseph Earley of Washington, D.C. His patented process bridged science and sculpture to produce a stronger, more uniform concrete material that was available in a variety of decorative shapes, colors and textures.

One of the first companies to license craftsmen in the “Earley Process” was the Dextone Company of New Haven. In 1939, Dextone began producing the precast cladding under the name “Mo-Sai” Associates. While typically used as an architectural material, the precast panels...