

OPPORTUNITIES FOR PRESERVATION

A Needed Update: Historic Resource Inventory in Hamden

Ending in May, three Connecticut Trust staff members—Erin Fink, Jordan Sorensen, and Renée Tribert—worked as private consultants to complete a Phase II historic resources inventory for Hamden. This project was undertaken for the Hamden Historic Properties Commission and funded by the State Historic Preservation Office.

In 1985, historians Bruce Clouette and Matthew Roth documented 459 buildings in a first-phase survey.

continued on page 5

In This Issue

Sometimes it's useful to look again at some of the fundamentals of preserving historic places. In this issue of *Connecticut Preservation News*, we revisit two basic preservation strategies, identification and tax credits, with articles from our summer interns.

The starting point of all preservation is identification—you have to know what you have before you can know what you want to preserve. A recently completed Phase II historic resource inventory by three Connecticut Trust staff members shows that a second look at an already-surveyed town can turn up new and exciting information (page 1). And in an overview history of New Britain's Puerto Rican community, Barbara Sternal demonstrates some of the richness that can be uncovered by studying groups whose stories haven't yet made it into the preservation mainstream (page 6).

The success of many preservation projects depends on financial assistance through historic rehabilitation tax credits from the State of Connecticut. Stefon Danczuk analyzes the economic impact of the tax credits and makes the case for expanding the program (page 8), while Anna Merin offers tips on getting the most benefit from the tax credit (page 10).

Old New-Gate: Open for Business!

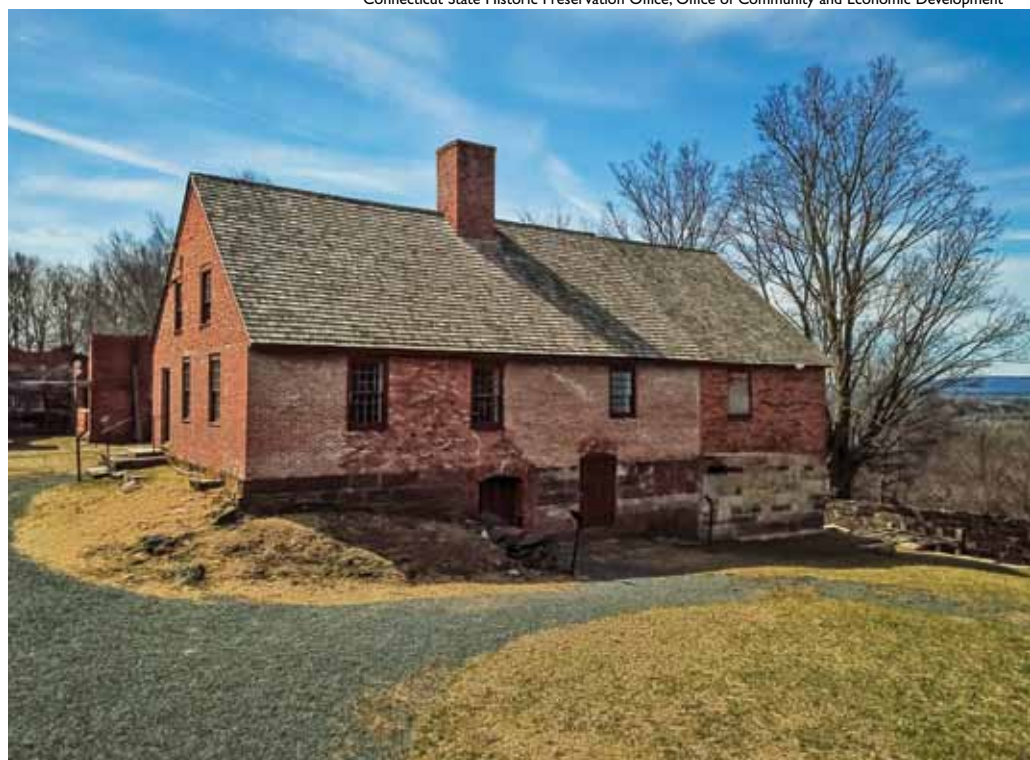
*By Marena Wisniewski,
Architectural Historian*

Closed for almost a decade, Old New-Gate Prison and Copper Mine celebrated its grand reopening in style on July 14th. Both a National Historic Landmark and a State Archaeological Preserve, the museum is the oldest surviving state prison in the nation and one of the earliest prisons established on the North American continent. The museum's 45-acre grounds exemplify a spectrum of 18th-century penal philosophy, from simply confining those who had offended, to providing rudimentary skill training and an opportunity at rehabilitation.

The copper mine, first chartered in 1705, was acquired by the Colony of Connecticut for use as a workhouse in 1773 and was named New-Gate the notorious London prison. Though unprofitable as a mine, the miles of tunnels were well-suited as shelter for those incarcerated. Prisoners were roused at daybreak to journey above ground to manufacture goods such as nails and shoes.

After a series of escapes (including the escape of New-Gate's first prisoner, John Hinson, who managed to be held for only eighteen days), the twelve-foot masonry wall was built in 1802; later, a guardhouse was constructed over the entrance to the mine, in a further attempt to prevent escapes.

The repeated attempts at escape, though dangerous, seemed a better option for inmates than remaining at New-Gate. Life within the prison was one of drudgery. Within the confines of the mine, 100 prisoners slept together in a squirming mass underneath the constant dripping of water, infested with lice, fleas, and pestilence. In an attempt to modernize the prison and improve its reputation, a four-story cell block was constructed by 1824. Yet brutal, backbreaking labor was still a requirement as repayment to society. Perhaps the most infamous assignment was the wheel, which



The oldest state prison on the country, Old New-Gate Prison and Copper Mine in East Granby reopened in July after structural repairs.

accommodated up to 22 men pushing the wheel from the inside to grind grain.

Still, New-Gate's reputation continued to be a thorn in the side of the General Assembly, which in 1827 officially shuttered the prison, relocating inmates to a new, modern penitentiary in Wethersfield. The site, now vacant, became a tourist attraction, with the guardhouse being rented out as a dance hall. In 1968, the State reacquired the site and began to operate it as Old New-Gate Prison and Copper Mine.

Closed to the public from 2009 to 2017 for structural repairs, Old New-Gate was reopened on a limited basis in 2017 and opened on a regular seasonal basis on July 14th of this year. More than 1,000 people enjoyed tours of the grounds and mines, local craft goods, children's activities, and a performance by the Governor's Foot Guard with fife and drums.

In addition to offering a variety of self-guided and guided tours, the site is also being used as a community space in creative new ways. The museum currently offers sunset yoga, evening concerts, and the always-popular reenactments of life at New-Gate. In October, the museum will host its annual *Halloween at New-Gate*, which last year drew more than 1,200 attendees over nine hours.

With the momentum of opening day strong, plans are continuing to expand the experience at New-Gate. Viets' Tavern, the mid-18th century home of the first prison warden, Captain John Viets, and his wife, Lois, is currently undergoing restoration, with long-term plans to reopen it as part of the museum.

When asked why Old New-Gate garnered such interest in the public consciousness, site administrator Morgan Bengel responded, "Old New-Gate is a unique and authentic place to explore history, including the darker elements not normally showcased at historic sites. It is a place to reflect on our history and think about it in new ways." There is certainly no other site like Old New-Gate, and, given the enthusiastic response, it will continue to inspire the public. 🌿

Old New-Gate Prison and Copper Mine, located at 115 Newgate Road in East Granby, is open Fridays 1:00 p.m. to 5:00 p.m. and Saturdays and Sundays 10:00 a.m. to 5:00 p.m. until October 29.

For further information, check out the Old New-Gate Facebook page: www.facebook.com/Old-New-Gate-Prison-Copper-Mine and the Connecticut Museum Website: www.cultureandtourism.org—click on "Museums."

From the Executive Director

Summer has been a busy time at the Connecticut Trust. In July we welcomed Preservation Circle members at the John Whittlesey, Jr., house in Old Saybrook. Graciously hosted by Carol and Stephen Huber, guests enjoyed a tour of the c.1750 house and estimated 1693 ell individually listed on the National Register, and as an additional treat viewed their collection of mid-17th to mid-19th century samplers and silk embroideries.

In August, members and the public gathered at the home of trustee Jeffry Muthersbaugh for an Open House Talk. Guests enjoyed tours of the well-appointed Nehemiah Brainerd House (1765), also listed on the National Register. Both houses are available for purchase. Please contact the Connecticut Trust for more information.



Trustees Garret Heher, Sara Bronin, and Ed Gerber enjoy themselves at the Whittlesey house in Old Saybrook.

Kristina Newman-Scott, Director of Culture and State Historic Preservation Officer and a gubernatorial appointee to the Trust's board, accepted a position as president of BRIC., a nonprofit arts hub in Brooklyn, New York, and begins her new life there in September. We wish her much success and happiness in her new role and thank her for her leadership and support of the Connecticut Trust. SHPO/DECD plan



Guests Dian and James Grant, Judy Munster, and Cynthia Tun, also at the Whittlesey house.

to fill her position this fall and will begin a national search shortly.

Our summer interns have completed their projects and we are pleased to share their work with you in this issue. Anna Merin, Barbara Sternal, and Stefon Danczuk are smart, self-motivated individuals, and we are grateful that they dedicated their time to us. Also in this issue, Connecticut Trust staff members Erin Fink, Jordan Sorensen, and Renée Tribert detail survey work that they performed for the Hamden Historic Properties Commission.

In addition to tending to daily preservation issues and requests for service, staff has been diligently working with development consultant Sarah Shrewsbury of Vineyard Consulting and working with trustees and a consultant on a new website design. All the board committees met over the summer, and the Advisory Council is gathering in September. 🌻

Jane Montanaro
Executive Director

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.

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October 3, 2018 at 9:30 a.m.
Conference call

To participate contact Liz Shapiro
(860) 500-2360; Elizabeth.Shapiro@ct.gov

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The second phase identified an additional 333 properties, totaling 792 documented buildings covering a period from the 18th century through 1971.

The two phases differed in their goals. In the 1980s, consultants focused on 18th, 19th and early 20th century buildings with high architectural integrity. In Phase II, the goal was broadened to cover 20th-century buildings, including Modern styles, and buildings which have met the fifty-year threshold for historic designation in the intervening thirty years.

The team chose to investigate neighborhoods underrepresented in 1985. Stylistically, domestic designs tend to be variants of the Colonial Revival, Tudor Revival, and Arts and Crafts, but the occasional Italian Renaissance Revival also showed up, as well as post-World War II Capes and Modernist designs. The consultants also documented multi-family housing types beyond the common double-decker, as well as notable institutional buildings.

Comparing residents in the differing building types and neighborhoods offers a window into the cultural history of Hamden and the town's relationship with New Haven. The Amore family, who built a house in the Whitneyville neighborhood, went on to own a dry-cleaning business in New Haven for three generations—and counting.

Early 20th-century residents of single-family homes in Spring Glen and Whitneyville were likely to be New Haven professionals or Yale faculty. Multi-family houses in Hamden Plains tended to be home to workers at factories such as New Haven's Winchester Repeating Arms Company and Hamden's Safety Car Heating & Lighting Company, while occupants in Whitneyville multi-family homes were more often engineers, chemists, or managers for such companies.

The Phase II survey also identified significant architectural designs. The



57 Swarthmore Street was designed by Alice Washburn, one of Connecticut's first woman architects.

Church of the Ascension, built in 1968, is an inspiring Catholic church designed by J.G. Phelan and constructed of precast concrete panels alternating with window strips in a spiraling design. Mill Rock, a hill overlooking New Haven, has an enclave of distinctive Modernist houses designed by architects such as Robert Coolidge, Howard Barnstone, and Paul Mitarachi. And Alice Washburn designed many Colonial Revival dwellings in Spring Glen and Whitneyville in the 1920s and '30s. As she is generally unknown outside the New Haven area, the survey aimed to illuminate her career as a woman architect at a time when there were few.

In some cases, the survey identified the homes of prominent persons. Historian Joan Ridder, who was appointed by President Clinton as chair of the National Commission on Libraries and Information Science and served as Director of media giant Knight Ridder, Inc., lived in Whitneyville. E. W. Edwards, of Spring Glen, was renowned for his tempered bamboo fly rods, considered the best of their kind. And Dr. Bessie Lee Gambrill of Armory Street was the first woman to earn a tenured post at Yale in a subject other than nursing.

Historic resource inventories serve different purposes in different communities; some add surveyed buildings to their demolition delay properties, while others simply document their historic resources. Hamden sought recommendations for National Register listing. The Phase II report identified six potential districts and five individual properties out of those inventoried.

It is essential that towns continue to conduct and update surveys, as they provide baseline information to protect and preserve local historic resources. Even if a survey exists, there may be good reasons to pursue a second phase. Because National Register designation hinges upon buildings' being fifty years old, additional structures become eligible every year. And, with the passage of time and the benefit of new research, our appreciation of historical significance broadens to include sites not previously recognized.

The State Historic Preservation Office offers grants for surveys and can provide a list of qualified architectural historians. For more information contact Mary Dunne, Certified Local Government & Grants Coordinator at (860) 500-2356 or Mary.Dunne@ct.gov. 🌿

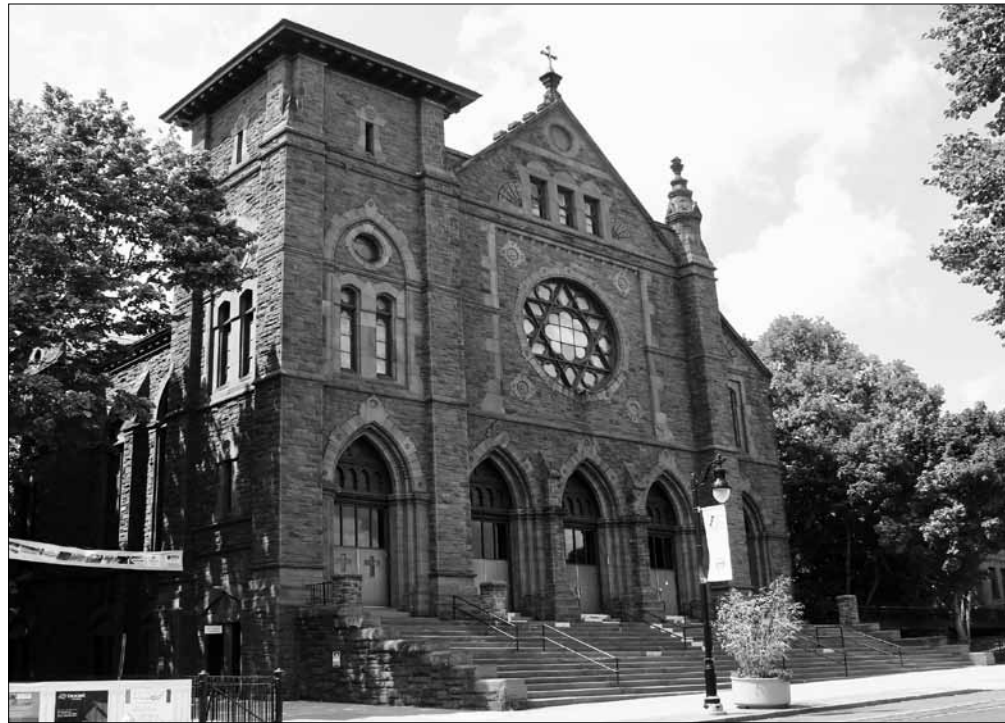
Broadening the Scope of Preservation: Puerto Ricans in New Britain

By Barbara Sternal

The histories of European immigrants who contributed to the growth and prosperity of many cities in the 19th and early 20th centuries have been well documented in many State and National Register nominations. However, this is not usually the case for immigrants from places other than Europe or communities that were formed more recently. One example is the Puerto Rican community in New Britain, which became established in the second half of the 20th century.

New Britain is known for its industrial past, and its factories saw many different cultural groups pass through, including Puerto Ricans. However, the path to New Britain from the island was initially not a direct one. After World War II, Puerto Ricans were recruited to fill a labor shortage on the tobacco farms located between Hartford and Springfield, Massachusetts. Agricultural workers had been difficult to find on the mainland since many people preferred to work in higher-paying factory jobs. Puerto Rico had suffered a depression since before the war, and jobs were scarce. Puerto Rico's Department of Labor and private companies recruited workers travel to the mainland. Those who came to Connecticut were often married men from lower-income areas who sent money back to the island to their families.

Working on tobacco farms was difficult and living conditions were poor. The men slept in barns, sometimes with no bathroom facilities, and could be fired for any reason and left without compensation. Frequently, there was insufficient food, and the pay was far less than what contracts had stated.



New Britain's oldest Catholic parish, Saint Mary's Church held the first Spanish-language mass in the city in 1962. It also was the original home of the Spanish Speaking Center, an important community social service resource for many decades.

Because of these issues, many workers left the farms and moved to cities to find better work and higher pay, most often in factories. Sometimes industrial recruiters would even travel to the farms to poach workers for city jobs. These new recruits would then convince others whom they knew to join them in the city, or they would reach back to the island to encourage family and friends to migrate. Factory recruiters also traveled to Puerto Rico to find workers.

New Britain was one of the cities that attracted these workers. Many Puerto Ricans worked in the local tool factories and initially settled in the neighborhood of Washington and Lafayette streets. Others came directly from the island or from New York City, Hartford, and other urban areas.

By the late 1950s and early 1960s, the size of the Puerto Rican community in New Britain was significant enough that the city completed a study to assess its needs. This study concluded that the community consisted of approximately 2,000 people who came from various urban parts of the island and primarily arrived in the city to seek work that they had heard about by word of mouth. They were predominantly Catholic, and many came from lower-income sectors society with the intention of attaining a better life

and opportunities for themselves and their families.

To help new residents adjust to living in New Britain, the city published a Spanish-language booklet. Titled *Bienvenidos a New Britain: Un Guía*, it provided advice on various aspects of living in New Britain, including getting acclimated to cold winters and obtaining a car and housing. It also provided a list of agencies and organizations that would provide assistance to the newcomers.

The Puerto Rican community generally settled near the factories, taking over apartments that immigrants from other ethnic groups had left. Another city report, completed in 1958 in preparation for urban renewal projects, indicated that the Puerto Rican community "has concentrated in the downtown and present and potential redevelopment areas..." These were families who generally had lower income and intended to stay in New Britain, rather than coming for seasonal work and moving back to the island.

During the following decade, urban renewal projects and highway construction targeted parts of the downtown area. Industrial work also began its decline, and the influx from the island slowed. It was also during this time that Puerto Ricans formed ties with some prominent city

Barbara Sternal



Iglesia Cristiana Pentecostal occupies the former First Baptist Church, located in both the Walnut Hill and the Downtown National Register districts.

institutions. Since the community was predominantly Catholic, religion was an important way to strengthen ties and carry on traditions. After some requests from the community, Saint Mary's Church, the oldest Catholic church in New Britain, began to hold mass in Spanish and still does so to this day. Saint Mary's was also the first location of the Spanish Speaking Center, founded in 1964 in the church basement to provide translation assistance, job training, and other services.

Over time, the Puerto Rican community spread north and west from down-

town and by 1971 was estimated to be 8,000 to 10,000 strong, consisting of many recently arrived individuals. That same year, Iglesia Cristiana Pentecostal was founded in a storefront. In 1975, this primarily Puerto Rican congregation purchased a vacant historic church, which it still occupies.

The changing nature of New Britain's Puerto Rican population, from migrant workers to permanent residents to young recent arrivals, made it difficult to track and to count accurately. Various sources suggest that official numbers grossly underestimated the size of the population. During the 1980s, the U.S. census indicated that the Puerto Rican population in New Britain doubled, from approximately 6,000 to 12,000, while some estimated that the figure was actually closer to 18,000, citing the language barrier and mobility of the population as reasons for the inaccuracy in the numbers. Regardless of the exact count, the Puerto Rican community grew significantly during the 1980s. Today Puerto Ricans account for approximately one-third of the city's population.

This is just one example of the many communities whose history is underrepresented in the State and National Registers of Historic Places. What cultural groups are in your local community? Is their history being overlooked or preserved? 🌿

Barbara Sternal is a graduate student in Public History at Central Connecticut State University. She researched the history of Puerto Ricans in New Britain as a Connecticut Trust intern this summer.

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State Historic Rehabilitation Tax Credit Impact Analysis

By Stefon Danczuk

Since 2008, the State of Connecticut has offered tax credits for the rehabilitation of historic buildings listed on the State or National Register of Historic Places. The program has been a success, with upwards of 100 projects completed, and more are in the works. What does Connecticut get for its investment? Do projects generate enough tax revenue to make up for the credits? Do they spur further economic activity beyond the boundaries of the construction projects?

The historic rehabilitation tax credit offers a twenty-five percent tax voucher for rehab costs directly related to work on the structure. In residential projects where at least twenty percent of units are classified as affordable the credit is raised to thirty percent. Each project is capped at \$4.5 million per voucher, and \$31.7 million in tax credit reservations are available each fiscal year.

To measure the impact these tax credits have on Connecticut's economy and communities, seven projects were chosen, with both quantitative data and anecdotal evidence collected. Two projects, the New Milford Telephone Building and 777 Main in Hartford, will be highlighted in this article.

The most compelling evidence came from an economic input/output multiplier provided by Connecticut Main Street Center (CMSC). By using variables such as community size, total construction costs, number of housing units, average rent, square footage of retail or office space, and assessed taxable value, it generates quantitative impact figures for construction and subsequent economic activity. The one-time construction impact shows the number of direct jobs a project generates along with the associated return to the State in the form of income tax from

workers and tax revenue from materials purchased. The annual impact is based on spending by residents, as well as the potential jobs created by retail or office space. Combining these dollar amounts with success stories from the tax credits will help cement the positive impact these projects can have.

The New Milford Telephone Building, which now houses the design company AMEICO, shows the potential that revitalizing a once derelict property can

have. AMEICO sells contemporary and reproduction designer products chosen for their aesthetics and utility—the same standard the company applied in selecting its building. AMEICO received \$232,500 in tax credits after investing about \$2 million in rehabilitating this building. According to CMSC's multiplier, construction generated about \$817,900 in labor wages or \$49,000 in income tax. As a retail store and an importer and distributor, AMEICO averages \$3 million in annual revenue,

Tod Bryant



Design company AMEICO rehabilitated this once-derelict building in New Milford using State historic rehabilitation tax credits.

Courtesy of 777 Main



Retail businesses in 777 Main generate economic activity that benefits Hartford and the State.

which would return at least \$180,000 in tax revenue to the State yearly.

Another project where historic tax credits were a key component to reuse is 777 Main located in Hartford. Once the home of the Hartford National Bank and Trust, the building became largely vacant in the 1990s and remained that way until it was rehabilitated by Becker + Becker into apartments for Hartford's growing pool of young professionals. With its 285 apartments almost all filled, the building is giving back to the community in a number of ways. For each apartment, about \$26,400 is spent each year on rent, food, travel, services, etc. If every apartment is filled and its occupants average this annual spending, 777 Main generates \$7,532,800 in spending each year. Its 35,000 square feet of retail space, according to the input/output multiplier, could generate 140 jobs with \$11 million in sales and about \$4.5 million in employee earnings each year. In a downtown location like Main Street Hartford, much of that money would continue to circulate within the community and generate additional tax revenue for the State. The 777 Main project received \$5 million in tax credit vouchers. Looking at its one-time construction impact, the project generated about \$32 million in construction wages which would equal about \$2 million in income taxes before the voucher was even issued. Added to the annual taxes the State makes on the building and tenants—both residents and retail—the State will easily make back its initial investment within a matter of years if not sooner.

These historic rehabilitation tax credits represent an investment by the State in economic and community growth, and one which provides quick payoff. Just from one-time construction expenditures, the State can generally expect recapture thirty to forty percent of its money through income taxes on construction worker's wages, not to mention sales taxes on construction materials. Additionally, the tax credit is an incentive to generate growth in the community. The tax credit only applies to qualified rehabilitation expenditures, and as such does not always show the full scope of investment going into some of these projects. Totalling all seven projects profiled in the study,


the State has invested \$19,755,300 in tax credits for the completed projects. However, the total construction costs for all seven projects is about \$227,100,000. That makes the State's investment only 8.7 percent in these historic preservation projects, making possible \$207 million in private investment to the community. Translate that on a larger scale, for the \$31.7 million dollars available each year in historic rehabilitation tax credits private investors would spend \$332 million on redevelopment.

For the past four years, the \$31.7 million cap has been reached well before the end of the fiscal year—a clear indication of the robustness of the tax incentive. Other projects have to wait until the next year to get started. This delays, and

occasionally halts, projects whose investors rely upon the return from the tax credit.

An increase in the annual cap on the Historic Rehabilitation Tax Credit would lead to increased investment in Connecticut's historic buildings and in the Connecticut economy. For that reason, the Connecticut Trust and Connecticut Preservation Action are seeking to lobby for an increase in the tax credit capacity to help facilitate more redevelopment of Connecticut's historic resources. 🌿




Stefon Danczuk is a graduate student in Public History at Central Connecticut State University. He studied the economic impact of state historic rehabilitation tax credits as a Connecticut Trust intern this summer.







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Making the Most of Rehabilitation Tax Credits

By Anna Merin

The federal and state governments provide incentives for developers to redevelop historic structures instead of demolishing them to preserve and protect the nation's historic and cultural heritage as defined in the Historic Preservation Act of 1966. These incentives, in the form of tax credits, are administered by the State Historic Preservation Office. For a developer to derive the maximum benefit of the state tax credits, a nonprofit partner is required. In Connecticut, that partner is the Connecticut Trust, but comparable nonprofit organizations in Maine, New York and Massachusetts have also developed programs. The Connecticut Trust contracts with developers to facilitate the acceptance and transfer of the tax credit voucher. In exchange, the Trust charges the developer a fee.

This program is a vital stewardship program of the Connecticut Trust because it assists developers in obtaining maximum investment for historic sites. In doing so, these historic sites continue to benefit our communities. To date, the Trust has contracted with developers on twelve projects in seven cities, providing one of the many financing components that make preservation viable.

Case Study: Loom City Lofts, Rockville

The five-story Minterburn Mill, also known as Roosevelt Mill, was one of the first reinforced-concrete industrial buildings in Connecticut. Built in 1906, the mill is listed on the National Register of Historic Places. Before development, the mill was endangered and plagued by a long list of complex issues, including severe contamination and location in a flood plain.



Loom City Lofts, in Rockville

Despite these challenges, the developers converted the mill into the Loom City Lofts, consisting of 68 rental apartments and commercial space. To accomplish this transformation, the developers partnered with the Connecticut Trust to participate in the tax credit loan program and maximize their credits.

Upon completion of the project, the manager of Loom City Lofts stated, "The proceeds of this loan were essential to our ability to finish the Loom City Lofts project. We are delighted to participate with the Trust in this instance to preserve an example of Connecticut's historic architecture."

Case Study: Hubbard Mansion, Stamford

Everyone thought the Hubbard Mansion was doomed. Built in 1869 by wealthy New York merchant William Hubbard, the mansion passed through several private owners before it was converted into the Mother of God Academy, a Ukrainian Catholic girls' school, in 1945. The school, its students, and the nuns who administered it became beloved neighborhood fixtures. The nuns hosted neighborhood events in the school auditorium and distributed sought-after babka during the holidays. In return, the neighborhood association made donations

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Tod Bryant



Hubbard Mansion, Stamford

to the school and helped maintain its grounds. Both the Academy and Saint Ann's Nursery School had closed by early 2012, and the nuns put the building up for sale.

Most prospective buyers were more interested in the land, a large lot in the prestigious Hubbard Heights neighborhood, than the building. The neighbors feared they would lose the historic building, until two of them, Rebecca Shannonhouse and Pam Cunconan, decided they had to do something. In an act that can only be described as heroic, they purchased the building and set about rehabilitating it.

Rebecca and Pam entered into a partnership with the Connecticut Trust to take advantage of the tax credit loan program, through which the Connecticut Trust facilitated the sale of the credits. The proceeds of this sale allowed them to fund the rehabilitation and also hold on to the building when they lost their tenant. Now, part of the building is occupied by a preschool and the rest is ready for another school to come in and pick up where the nuns left off six years ago. 🌻

Anna Merin is a student at Quinnipiac University School of Law. She analyzed the Connecticut Trust's tax credit voucher program as an intern this summer.



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Tax Credit Workshops

Throughout September, the State Historic Preservation Office (SHPO) will be hosting workshops about the Historic Homes Rehabilitation Tax Credit program. The tax credit provides for a 30 percent return on expenses associated with rehabilitating owner-occupied one- to four-family homes listed on the State or National Register of Historic Places. These hour-and-a-half workshops will detail the program's benefits, qualifying work, and application process. Join SHPO to learn more about this unique funding opportunity for private homeowners and help the office spread the word in your community! For questions, you can contact Alyssa Lozupone, Architectural Preservationist at the SHPO: alyssa.lozupone@ct.gov and (860) 500-2426.

September 19, 6:30 p.m.
St. John's Lutheran Church
295 Arch Street, New Britain

September 24, 6:00 p.m.
Woodstock Town Hall
415 CT-169, Woodstock

October 3, 5:30 p.m.
Litchfield Historical Society
7 South Street, Litchfield

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Committees Advise on Transportation Projects

Connecticut Department of Transportation

The Connecticut Department of Transportation (CDOT) has formed project advisory committees for two upcoming projects in New Haven and Westport, as part of the environmental review process mandated by the Connecticut Environmental Policy Act and the National Environmental Policy Act. These laws require that projects that receive state or federal funding be evaluated for their potential impact on natural or historic resources.

The New Haven project involves the West Rock Tunnel, also known as the Heroes' Tunnel (1949), which carries the Wilbur Cross Parkway through West Rock Ridge. After nearly 70 years in service, the tunnel needs repairs. However, closing it for work would cause extensive traffic problems. CDOT is proposing to build a third tube to accommodate traffic while repairs are done, and to provide additional capacity.

In Westport, the Cribari Bridge (1884; NR), locally known as the Bridge Street Bridge, carries Route 136 over the Saugatuck River. It is the oldest movable-span bridge in the state. The bridge has been substantially renovated several times. After the last renovation, in 1991, the trusses no longer have a structural function, but they remain as evidence of the original design. An inspection carried out in June revealed structural deficiencies in both the substructure and the trusses, according to CDOT. A report completed in 2016



The West Rock Tunnel on the Wilbur Cross Parkway, New Haven

For more information:

Heroes' Tunnel: www.heroestunnelproject.com/

Saugatuck Swing Bridge: www.ct.gov/dot/cribari-bridge

recommended a complete replacement, which CDOT believes would be safer and more reliable while accommodating more traffic, including a bike lane. However, local preservationists are pushing to retain and repair the historic bridge. In addition, residents fear that a wider bridge will draw unacceptable levels of traffic to surrounding neighborhoods.

The Connecticut Trust will be participating on both advisory committees. 🌿



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Progress for the Freeman Houses

Action to protect and preserve the Freeman houses (1848, NR) has continued since they were named to the National Trust for Historic Preservation's list of America's 11 Most Endangered Historic Places in June. The last standing remnants of Little Liberia, a once-thriving antebellum community of free African Americans and Native Americans in what is now Bridgeport's South End neighborhood, the houses are owned and managed by the Mary and Eliza Freeman Center for History and Community. (The July issue of CPN incorrectly reported that the houses were owned by Action for Bridgeport Community Development, Inc. In fact, the Freeman Center took ownership of them in 2010 and has spearheaded their preservation and related educational programming since 2009.)

According to Maisa Tisdale, President and CEO of the Freeman Center, "Our vision is to not only restore these two houses, but

Grants from Connecticut Humanities and the National Trust for Historic Preservation will support preservation of Bridgeport's Freeman houses.



C. Wigren

also to reimagine the entire neighborhood in ways that empower urban residents, promote environmental justice, restore mixed-income housing in the South End, and increase public engagement."

Two grants will make it possible for the Freeman Center to take the next steps toward making its vision a reality. On June 26, Connecticut Humanities announced a \$9,999 capacity-building grant to the organization to create its first ever strategic plan and to digitally store and preserve its institutional records. These are integral first steps to capturing and preserving key elements of the community's history and making it available to a global audience. The Freeman Center

has launched an online fundraising effort to provide the required match for the grant.

A second grant followed in July, when the National Trust for Historic Preservation announced a \$50,000 grant from the inaugural round of the new African American Cultural Heritage Action Fund. The award is one of sixteen granted from a field of more than 800 applications submitted in February. According to the National Trust's website, "The Action Fund is a \$25 million multi-year national initiative aimed at uplifting the largely overlooked contributions of African Americans by protecting and restoring African American historic sites and uncovering hidden stories of African Americans connected to historic sites across the nation."

The Freeman Center will use the Action Fund grant for immediate stabilization work and architectural services necessary for complete restoration of the houses. Though still far from the estimated \$1.6 million needed to put the buildings back into use, the grant is crucial to preventing further deterioration and laying the groundwork for future restoration.

The Connecticut Trust anticipated serving as fiscal agent for the grants; however, the Freeman Center received approval of its 501(c)(3) status in August. 🌻

Contributions to the Mary and Eliza Freeman Center can be made through the Connecticut Trust or online at www.gofundme.com/unlock-the-freeman-houses.



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Briefly Noted

Statewide. ►

The Connecticut Department of Transportation (CDOT) is finalizing arrangements to deliver brownstone salvaged from the New Haven-to-Springfield rail project to seven towns for reuse. The stone comes from historic bridges and culverts demolished for rail expansion; CDOT salvaged the stone as mitigation. Towns receiving brownstone and proposed uses are: Fairfield: town green (1639, NR) and park improvements; Farmington, Phineas Lewis (1798) and Elijah Lewis (c.1790; NR) houses; Hebron, Peters house (c.1750, c.1790, SR); Norfolk, town hall (1892, NR; pictured); Portland, new park; Rocky Hill, future projects; and South Windsor, new welcome sign.

Bridgeport. ►

Bridgeport residents, community activists, and city officials are leading an effort to find a new use for the former West End branch library (1922). A gateway building at the intersection of State Street and Fairfield Avenue, the building has been a bank and a youth center since the library closed in the 1990s. It's also near the Cherry Street Lofts, a conversion project currently underway in former factory buildings on Railroad Avenue. The current owner, Bridgeport Triangle LLC of Woodbury, announced plans to demolish it in preparation for sale, but preservationists have launched conversations to find a workable alternative. As CPN goes to press, one proposal is to find a nearby parcel to swap with the owner. Advocates are looking into possible State or National Register listing.

Hamden. ►

One of Connecticut's most influential architecture firms, Kevin Roche John Dinkeloo and Associates (Roche Dinkeloo), announced in July that it will close after completing its current projects. The firm was an outgrowth of Eero Saarinen and Associates; after Saarinen's death in 1961 Kevin Roche and John Dinkeloo took over the practice to oversee uncompleted projects. They formally established the new firm in 1966 and built an international reputation for corporate headquarters and institutional buildings whose designs were based on complex analyses of internal organization. The firm's Connecticut commissions include prominent works such as Richard Lee high school (1964-67) and the Knights of Columbus headquarters (1967-69) in New Haven, the Wesleyan University Center for the Arts in Middletown (1965-73, pictured), and the Union Carbide headquarters in Danbury (1976-82).



Town hall, Norfolk

The George F. Landegger Collection of Connecticut Photographs in the Carol M. Highsmith's America, Library of Congress, Prints and Photographs Division.



West End library, Bridgeport



Wesleyan Center for the Arts, Middletown

C. Wigren

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State Historic Preservation Office



Bank Street, New London

◀ New London.

In response to the successful Connecticut Environmental Protection Act action to stop demolition of two buildings on Bank Street, along with fears that more demolitions could be coming, the Connecticut Trust, New London Landmarks, property owners, City staff, New London Main Street, and the State Historic Preservation Office are considering more effective preservation protections for downtown New London. Options include village district zoning, as recently enacted in Norwich (see below); a local historic district; or a municipal preservation ordinance. A group of stakeholders will continue to seek enactment of one or more of these tools. Circuit Rider Brad Schide is creating a comparative matrix of the options and organizing a follow-up meeting to decide on a direction to pursue.

City of Norwich



Norwichtown, Norwich

Norwich. ▲

In July the City Council approved village district zoning for the Norwichtown section. Under the new ordinance, new construction and exterior renovations, parking lots, signs, lighting, and landscaping must follow design guidelines intended to preserve the area's historic and architectural character. The effort came partly in response to a proposal by Burger King to demolish three early 20th-century houses on Town Street for a new restaurant. Since Burger King's plan was submitted before the village district was enacted, it will be reviewed under previous regulations. However, newspaper reports indicate that the proposed design seems to be consistent with the guidelines. In public information sessions, City officials expressed the hope of establishing other village districts in Norwich.

LaRosa Building Group



Reid & Hughes building, Norwich

Norwich. ▲

The Women's Institute for Housing and Economic Development took ownership of the Reid & Hughes building on July 30, formalizing the conversion of the former department store to apartments. In 2016 the City approved funds to demolish the long-vacant structure, but it accepted a bid from the Women's Institute in the face of opposition from preservationists. Even before the formal transfer, stabilization work had begun, including shoring up sagging walls and floors and patching holes in the roof. Funding for the stabilization included loans from the City and from the Connecticut Trust for Historic Preservation Revolving Loan Fund.

continued on page 18

HISTORIC PROPERTIES EXCHANGE

Threatened Buildings Available

September/October 2018



Bishop House

Woodstock

The Ebenezer Bishop House offers an opportunity to own and care for a unique piece of New England's disappearing past. Situated on a hill overlooking the English Neighborhood Brook, the Bishop House is a local example of Federal-era architecture with a highly intact interior that retains both Georgian- and Federal-period features. The 2.54 acre property maintains its historic context, including open fields, stone walls, a nineteenth-century carriage shed, and a twentieth-century barn.

Family tradition holds that the Bishop House was constructed before c. 1780 and then enlarged by Dr. Bishop c. 1800. Nearly a century later, a descendent also named Ebenezer Bishop left his family farm as a young man to join the First Connecticut Calvary in 1861 at the beginning of the Civil War. During the War, he was a part of several battles and was eventually captured in Virginia. He was imprisoned at Andersonville, Georgia, which he survived. His diary, knapsack, and canteen from this period survive and are part of Historic New England's collection.

During the early part of the twentieth century, the Bishop family ran a modest dairying operation at the site. After 1910, the house was only used seasonally and it saw few aesthetic improvements or additions of modern conveniences. Given its historic significance, the Bishop family donated the property to Historic New England in 2017 to assure its long-term preservation.

Historic New England plans to permanently protect the Bishop House through its Preservation Easement Program, which currently protects over 100 privately-owned properties throughout New England.

More info: <https://www.historicnewengland.org/ebenezer-bishop-house-sale-woodstock-connecticut/>

Contact: Stephanie Gosselin, Berkshire Hathaway Home Services, POB 366, South Woodstock, CT 06267; 860-428-5960



Connecticut Barn

For relocation

A Central Connecticut circa 1850 English saltbox bank barn measuring across the front 36'-3" by 40'-5" deep is available for purchase. The hardwood brace frame is hewn and crosscut sawn. Hewn purlins support sawn rafters under both main and lean-to roofs. The first floor frame, carrying the original decking, is comprised of massive hewn and sawn timbers and logs. The barn, in excellent condition, is currently standing but must be removed from its site.

Contact: William Gould Architectural Preservation LLC, preservation1@mindspring.com, 860-974-3448

For additional info and photographs, visit www.historic-architecture.com.



Pratt Read & Co., Electric Soldering Iron Co (ESICO), (c.1856, 1911 with modern additions)

112 West Elm Street
Deep River

Historic industrial/manufacturing mill building in Deep River is available for purchase. The site was once one of the world's largest producers of ivory products, including combs, collar buttons, tooth picks, and piano and organ keyboards and later as ESICO made soldering irons and early 'health ray lamp.'

Two floors total 12,472+/-sf with usable space in the attic and basement. Ceilings are 11'-12' high. Additional features include municipal water and on-site septic, a lower level loading dock, and old-fashioned elevator (pictured) and a dumb waiter.

This property is located in a Village Industrial District and included in the Connecticut Trust's Mills: Making Places of Connecticut industrial survey. The property may be eligible for listing on the State Register of Historic Places to obtain grants and historic rehabilitation tax credits.

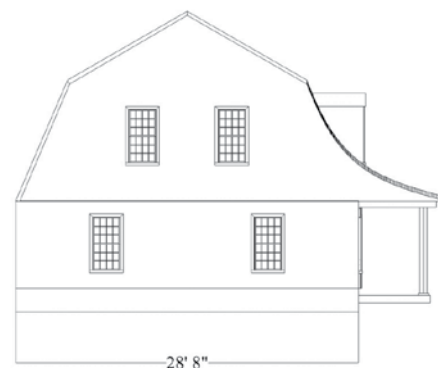
Contact: Judy Walsh at (860) 447-9570 ex 153, jwalsh@pequotcommercial.com. For additional information, visit <https://connecticutmills.org/find/details/pratt-read-co>.



Connecticut Cottage For relocation

Circa 1780 Connecticut gambrel roof cottage with "Dutch" eave and columns. Building is to be dismantled and moved to new location - available now for purchase. Second floor is currently open with large loft space or could be partitioned. Dimensions: 31'-0" wide, 28'-8" deep, 24'-0" high. Beautiful lines. Rendering is suggested exterior restoration. Other period buildings are available for purchase, call for details.

Contact: Glastonbury Restoration Company (860) 212-3750 or email stevebielitz@yahoo.com.



Deadline for the next issue is October 10, 2018.

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 at jmontanaro@cttrust.org or call 203-562-6312.

Forge Farm, Stonington

**Stonington. ▲**

Connecticut Landmarks (CTL) is making repairs to the Gallup farm, also known as Forge Farm (c.1750; SR). CTL, which operates nine house museums across the state, received the farm as a bequest in 1983 but decided it was not suitable for museum use. After a four-year restoration,

the property was used for staff housing and then rented until 2016. The current work comes after a series of articles in The Day of New London newspaper called attention to the farm's declining condition and questioned CTL's stewardship of it and other properties. The house now has a new

wood-shingle roof, and repairs have been made to a modern barn and a 19th-century corn crib on the property. Work still to be completed includes replacing inappropriate vinyl windows in the house, as well as renovating the kitchen and bathrooms so the property can be rented.

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The second new easement covers the **Oliver West house** in East Hampton. Built between 1801 and 1818, the West house is much more modest than the Stanton house, reflecting Oliver West's status as a carpenter, lumberman, stonecutter, and farmer. He also supplied lumber to shipbuilders in the nearby river port of Middle Haddam. A State Register nomination is being prepared.

In the 20th century, the house was bought and restored by Charles and Violet Murphy. Mrs. Murphy's estate donated the property to the Connecticut Trust Revolving Loan Fund, at the generous recommendation of the National Trust for Historic Preservation. In August the Revolving Fund sold the house to a private owner who is enthusiastically looking forward to making needed repairs and upgrades with the Trust's guidance.

A preservation easement is a legal agreement that grants a limited right to an organization like the Trust to protect a property from changes which are not in keeping with its historic, architectural, or natural character while retaining title, use, and control of the property.

The easements on the Stanton and West houses apply only to the exteriors of the buildings. They require that the owners keep the buildings in good repair and obtain approval from the Trust for any changes to the exteriors. In addition, the Trust's staff provides technical assistance in preserving the property. Owners of properties covered by preservation easements are also eligible to borrow from the Trust's Revolving Loan Fund. 🌿

For more information about preservation easements, visit <https://cttrust.org/cttrust/page/easements1> or call the Connecticut Trust at (203) 562-6312.



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\$75, students with ID; \$150, Historic New England members; \$200, nonmembers. Registration includes breakfast snacks, box lunch, beverages, and refreshments; lodging and transportation not included. Limited to 22 participants. Registration is required.

For more information or to register, please visit HistoricNewEngland.org or call Senior Preservation Services Manager Sally Zimmerman at (617) 994-6644.



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Easements Protect Historic Houses

Two historic Connecticut houses are ensured of permanent protection thanks to preservation easements recently donated to the Connecticut Trust.

The **Adam Stanton house** in Clinton is one of Connecticut's oldest house museums. Built in 1791 by a prosperous merchant, the house is large and imposing, featuring a center hall with hinged partitions that open to the front rooms on either side. The side ell housed a store, while a rear ell and outbuildings accommodated service functions. The house is located in the Clinton Village National Register district.

In 1916 Adam Stanton's descendants left the property in trust to be a museum. After 100 years the bank that administered the trust transferred the property to the newly-formed Adam Stanton House, Incorporated (ASH), which will be better able to raise funds, maintain the property, and operate the museum. The Trust has advised ASH during the transfer and is represented on the organization's board. The easement will help ASH continue to fulfill the Stanton family's goal of preserving the property.

continued on page 19



Adam Stanton house, Clinton

C. Wigren



Oliver West house, East Hampton

E. Fink