

## Things Fall Apart

We have all seen vacant houses and unused barns that are left to decay. First a hole develops in the roof, then the rain and snow get in, the frame slowly starts to sag, the windows fall out, and eventually (sometimes after many years), the structure collapses into a pile of rubble.

All building materials deteriorate over time and normal maintenance is required to prevent deterioration from reaching a critical point. Sometimes owners are not aware of

the severity of the problem. They may not have the money to fix it or it may not be a priority to them. Some owners might even prefer a slow collapse under the mistaken impression that it's cheaper than demolition.

Withholding or deferring minimum maintenance is sometimes called "demolition by neglect"—a loaded term that presumes to know the owner's intention. In fact, situations may be more complicated than they appear. There can be different kinds of neglect.

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C. Wigren

William Mason house, Thompson,



In many cases, neglect occurs when owners do not have the money to maintain a property, do not understand the property's maintenance needs, or simply don't consider it a priority. Some owners have a vision that exceeds their means yet are unwilling to sell the property to someone who can care for it properly.

For many years, neighbors and preservationists worried about the steady deterioration of the William H. Mason house in Thompson. The Gothic Revival dwelling was built in about 1845 for a local millowner and sits at a prominent corner overlooking the Thompson Hill common in a National Register district. In 1992 the famed interior designer Mario Buatta bought the house and began renovating it. However, work soon stopped and since then the house has sat vacant and decaying.

The Connecticut Trust listed the Mason house as one of the state's most important threatened historic places in 2004. In subsequent conversations with Buatta it became clear to Helen Higgins, the Trust's executive director at the time, that the owner, who lived in New York City, was not able to oversee work on the property or even ensure the maintenance of the house. Yet he also was unwilling to sell it, insisting that he would get the work done eventually. Buatta died in 2018; the house remains empty.

Very different from neglect caused by inadequate resources or abilities is the

intentional withholding of maintenance in order to get around preservation requirements or popular support for an historic site. With a bit of patience, this amounts to slow-motion demolition. "It fell into disrepair," owners say, when in fact it was *pushed* into disrepair.

The difficulty with labeling this 'demolition by neglect' is in knowing the inner workings of the owner's mind—the intentions. For instance, when the Quinnipiac Brewery in New Haven (1882-1916; NR) was converted to apartments in the 1980s, one small building was left unfinished. Built about 1890 as an office, the building was called the Gatehouse on account of its gateway location at a major intersection. In a financial agreement with the city in 2014, the property owners, Brewery Square Gatehouse Limited Partnership (a separate entity formed by Bruner/Cott, the architectural firm that did the original conversion) agreed to create a renovation plan for the gatehouse.

No plan was ever submitted, and in 2018 the owners applied to the local historic district commission for

approval to raze the building, citing collapsed sections of the roof and interior framing which made the building unsafe. The commission ruled against the application because it saw no evidence that the owners had explored alternatives to demolition. Within days, however, the City building department issued an order requiring that the Gatehouse be demolished or shored up, and in December the building was torn down.

Was the Gatehouse a victim of deliberate neglect? The owners argued that reusing the building was not financially viable, and that they simply had put off the inevitable demolition. However, they produced no documentation for that claim, and the building clearly had seen no upkeep in many years.

Whether or not neglect is deliberate, it poses one of the most frustrating threats to preservation. Every time a building is lost to neglect, there follow inevitable calls to do something about it. This is difficult, first of all because it is difficult to determine an owner's intentions. Second, requiring mainte-

*continued on page 6*

Close-ups of some of the neglect at the William Mason house.



C. Wigren



The Gatehouse at Brewery Square Apartments in New Haven was demolished in December because it had become unsafe due to extended neglect.

New Haven Preservation Trust



## From the Executive Director

In spite of winter snow, sleet, rain, and cold, staff and board of the Connecticut Trust have been busy around the state. On February 1, the Trust embarked on a new partnership with Capital for Change (C4C), the largest full-service Community Development Financial Institution in Connecticut. By investing capital, we will gain their expertise in processing loans while continuing to provide much-needed funding for preservation projects. Circuit Riders and Trust staff will have a role in facilitating these projects.

It's the legislative season in Hartford, and Trust staff, board members, and lobbyists are often to be found at the Capitol. The situation changes daily, but as of late February, we're working to oppose House Bill 6552, a bill that would strip historic properties in distressed communities of preservation protections. This bill

arises from a situation in Willimantic (see page 18) but would have statewide consequences. We were grateful for Norwich town historian Dale Plummer who in his testimony against the bill pointed to two successful rehab projects—the Wauregan Hotel and the Reid & Hughes building—which without the same preservation protections would now be vacant lots disfiguring downtown Norwich.

As always, the budget is of special concern. Governor Lamont's budget proposal called for diverting all monies from the Community Investment Act to the general fund, and providing for the CIA's programs of preservation, affordable housing, farmland protection, and open space acquisition through line items rather than guaranteed allotments through the CIA. Even before the budget proposal was released, representatives from the Trust had begun conversations with key legislators

about the importance of protecting the CIA for enhancing Connecticut as a good place to live and work.

Sadly, we are saying farewell to a valued staff member. Since 2006, Greg Farmer has been one of the Connecticut Trust's Circuit Riders, in which capacity his wealth of knowledge and broad experience in preservation, museums, and community planning enriched the Trust's work. In addition to visiting every corner of Connecticut, Greg worked intensely with local historic district commissions and launched the Connecticut Trust Revolving Loan Fund. He is leaving the Trust in mid-March to devote full time to his historic preservation consulting firm, Agricola Corporation. We'll miss his wisdom, his thoughtfulness, and his understated sense of humor but we count on continuing to see him though his consulting work and so we wish him all the best.

Finally, as I write this, we're reviewing nominations for our annual Connecticut Preservation Awards. It's always inspiring to see the creative ways people are plugging into our state's historic places to build a better Connecticut for future generations. We hope you'll plan to join us on April 4 as we present the awards at the Town and County Club in Hartford. You'll be inspired, too! 🌿

—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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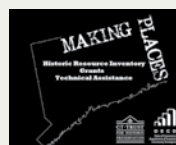
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## Upcoming Meetings

### Connecticut Historic Preservation Council April 3, 2019 at 9:30 a.m. Conference call

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

### May 1, 2019 at 9:30 a.m.

at the  
State Historic Preservation Office, Department  
of Economic and Community Development  
450 Columbus Boulevard,  
Hartford, Connecticut

For more information call (860) 500-2343



# New on the National Register

**F**ive individual historic sites and one historic district have recently been added to the National Register of Historic Places for Connecticut. Listing provides official designation and allows properties to qualify for preservation incentives such as restoration grants (for nonprofit and municipal owners) or historic rehabilitation tax credits. It also makes historical information about the properties available to the public and broadens our knowledge of the variety of Connecticut's history and character.

The newly designated places span nearly 200 years of history and represent topics ranging from farming to education, shipbuilding, recreation, urban renewal, religion, and ethnic diversity.



Hubbell Carter house, Clinton

The **Hubbell Carter house**, in Clinton, probably built between 1775 and 1787, is a representative example of a one-story house (popularly called a "Cape Cod house") that was widely built in Connecticut in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Special features include a planked frame—with wide planks instead of studs for the walls—and shallow hewn overhangs on the gable ends, both of which are characteristic of the shoreline towns at the time. Many interior elements are more characteristic of the Federal era, suggesting that the house was not completed until then or was

remodeled to reflect changing tastes. Carter's descendants continued to live in the house until 1952.

The **Burrall-Belden house**, in Canaan, was home to several generations of a prominent local family which numbered lawyers, elected officials, postmasters, and leading businessmen among its members. In the early 20<sup>th</sup> century, the influential photographer Clarence H. White bought the house as a summer home and used it for summer sessions of his school of photography, which played an important role in the development

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Burrall-Belden house, Canaan

National Register of Historic Places, Tod Bryant





Hezekiah Child house, Higganum Landing historic district, Haddam

of American art photography. The house's elegant Federal façade makes a fitting counterpart for the South Canaan meeting house (1804; NR) across the road.

Thanks to a natural harbor at a bend in the Connecticut River, the **Higganum Landing historic district**, in the town of Haddam, thrived for more than a century as a center of shipbuilding, maritime trade, and related commercial activities. Vessels produced at the largest shipyard, operated by the Child family, traveled to the West Indies, Europe, and China for trade or fought in the

Revolutionary War and the War of 1812. By the 1860s, commerce and industrial activity moved to Higganum Village, and the Landing became primarily residential. The district's architecture is comfortable but not lavish and chiefly dates from the prosperous period between the 1790s and the 1830s.

The former **Bristol High School** (also known as Memorial Boulevard School), completed in 1923, exemplified the latest in high school design of its time: visually impressive and outfitted with up-to-date

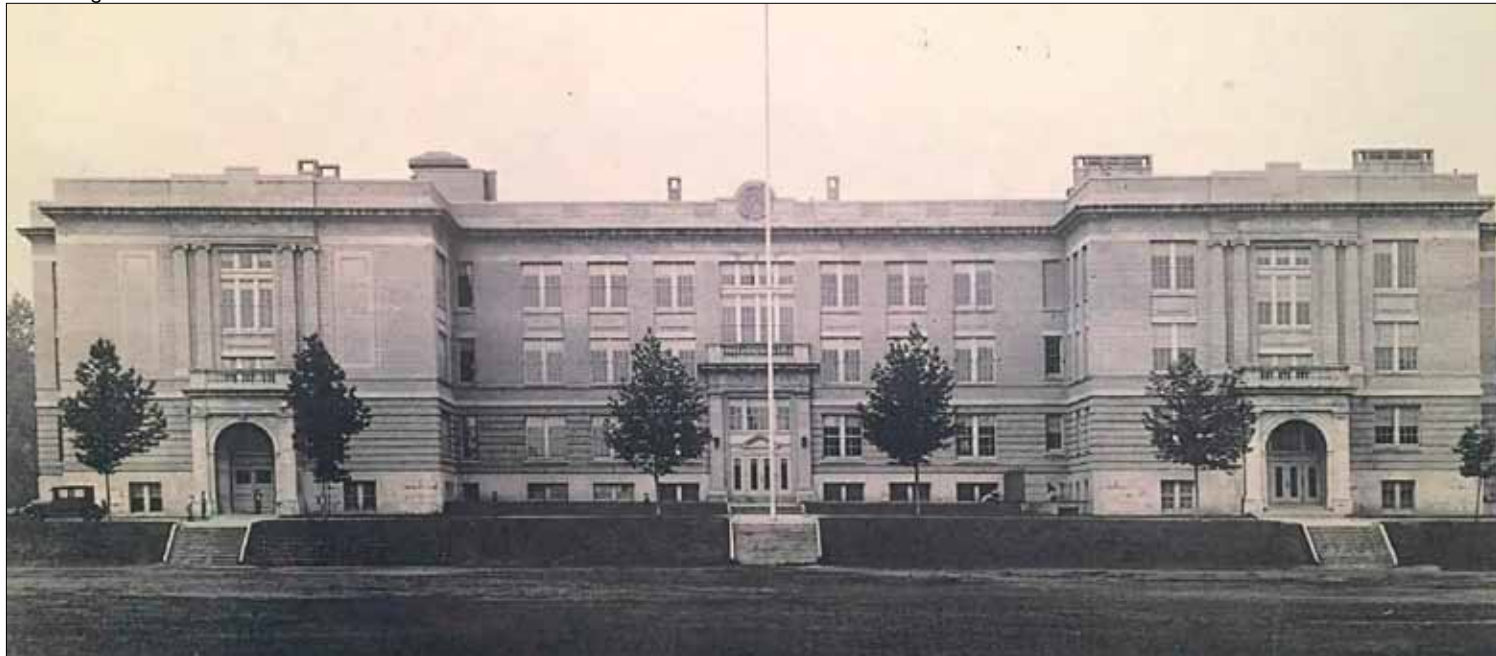
facilities for a modern curriculum that included vocational and practical subjects as well as academic ones, and athletics. It was designed by the New York architect Wilson Potter, who was known for schools and libraries throughout New York, Pennsylvania, and Connecticut. The school's civic importance is highlighted by its prominent location on Memorial Boulevard, a City Beautiful parkway that leads to downtown. The City of Bristol is currently pursuing plans to reuse the building as an arts magnet school.

The **Laurel Beach Casino**, in Milford, was built as a community facility in Laurel Beach, a shorefront resort community developed beginning in 1899. The current building, constructed in 1929, replaced an earlier casino that burned. In the 19<sup>th</sup> and early 20<sup>th</sup> centuries, the term "casino" referred not to a gambling facility, but rather to a more general place of entertainment, used for dances, concerts, and other social gatherings. Typical of the type, the Laurel Beach casino contains a large hall with a stage, plus a bowling alley, a wrap-around veranda, and service facilities including a kitchen, storage, and restrooms.

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Bristol High School

National Register of Historic Places, from Bristol History Room, Bristol Public Library





nance beyond the most basic requirements for public safety runs afoul of American attitudes about the rights of property ownership. Nonetheless, there are already some measures that may help towns and cities forestall neglect.

**Unsafe notices:** When a neglected building reaches the point where it presents a threat to public safety, the local building official issues an order requiring owners to correct the danger. Unfortunately, the correction almost always takes the form of demolition. Preservationists might pursue ways of working with building officials to point owners to repair instead.

**The Connecticut Environmental Protection Act** (CEPA) allows any citizen to sue to prevent the unreasonable demolition of historic resources listed on the National Register. To date, this law has only been applied in reaction to an actual demolition permit. However, several years ago, Thompson resident Dawna Sirard urged that CEPA be used to stop what she and many others considered the unreasonable demolition of the Mason house by neglect. In response, the State Historic Preservation Office attempted to contact Mario Buatta, but he was unresponsive and the question of whether CEPA could be used in this way never was settled.

**Blight ordinances** allow municipalities to levy fines on owners who allow properties to sit unmaintained. New London recently expanded its blight ordinance, but officials warned that the changes were not likely to make much difference; the city is seeking additional incentives to complement the blight ordinance. In addition, New Milford is considering revisions to its building and property nuisances ordinance, which covers blight. However, many towns find that enforcing these ordinances is time-consuming and expensive and are reluctant to use them.

**Municipal preservation ordinances.** Connecticut Public Act 13-181, Section 10(F) allows municipalities to "protect the character" of buildings that are listed on the State or National Register of Historic Places. This enabling legislation makes possible a wide range of preservation efforts. Beginning with Hartford, some towns and cities have used the law to adopt

municipal preservation ordinances which require review and approval of alterations to historic buildings, including demolition, similar to the requirements of local historic districts. However, as the fate of the Brewery Square Gatehouse shows, even inclusion in a local historic district is not a guarantee against neglect. The law does grant municipalities wide leeway to explore other ways of encouraging maintenance of historic structures.

One form of encouragement might be through **incentives for maintenance**. Two other state laws allow towns and cities to offer tax abatements for owners who commit to maintaining historic buildings: CGS 12-27A allows municipalities to

offer a property tax abatement for historic buildings in exchange for preservation or restoration, while PA 14-101 allows them to provide tax abatements on historic agricultural buildings in exchange for a preservation easement. These agreements would provide a solid way to ensure adequate maintenance and forestall neglect. Of course, agreements of this sort would be most attractive to owners who are likely to maintain their properties anyhow, not to those who might purposely neglect a property. Yet subsequent owners who might not be as interested in preservation would be restrained by such an agreement. To date, no municipalities are known to offer these abatements, but the Connecticut Circuit Riders are ready to provide guidance. 🌱

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Laurel Beach Casino



Dixwell Avenue Congregational United Church of Christ

*New on the National Register*, cont'd from page 5

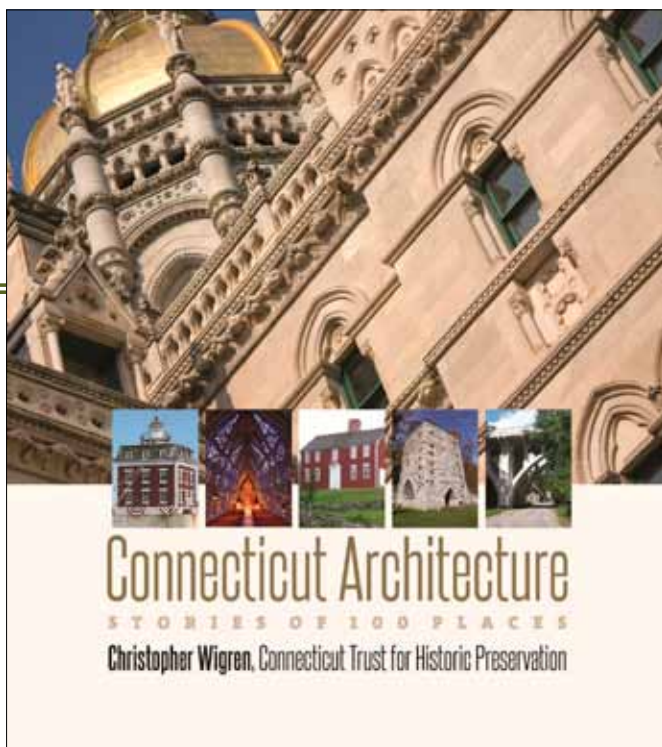
Such casinos could be found throughout the state. At one time there were seven in Milford's beach communities; today, only the Laurel Beach Casino survives.

The **Dixwell Avenue Congregational United Church of Christ**, in New Haven, houses the oldest African American Congregational church in the world,

founded in 1820. A longtime institutional leader in the Dixwell neighborhood, the congregation constructed a new building in 1968, as the area was dramatically reshaped by New Haven's redevelopment agency. The new location, on a plaza with a community service organization and across the street from a shopping center, placed the congregation physically at the heart of the community. The building, designed by the renowned Modernist architect John Johansen, is one of the most prominent products of the city's nationally influential urban renewal program. The monumental structure appears solid from the exterior, but strategically placed windows, including a rooftop monitor, flood the interior with light. 🌿

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# Briefly Noted

## Chester. ►

The Constance Baker Motley house and preserve were added to the Connecticut Freedom Trail in December. Born and raised in New Haven, Judge Motley (1921-2005) and her family used the property as a seasonal home from 1965 to 2005. She came to prominence as an attorney who litigated more than 200 desegregation cases enforcing the Supreme Court's *Brown vs. Board of Education* decision as well as representing civil rights activists. She also served in the New York State Senate, as president of the Manhattan Borough Council, and as a federal district judge and federal Chief Judge—in each case the first African American woman to do so. Her childhood home in New Haven is already on the Freedom Trail. A dedication is planned for the spring.



Chester Historical Society, 1982

## East Haddam and Stonington. ►

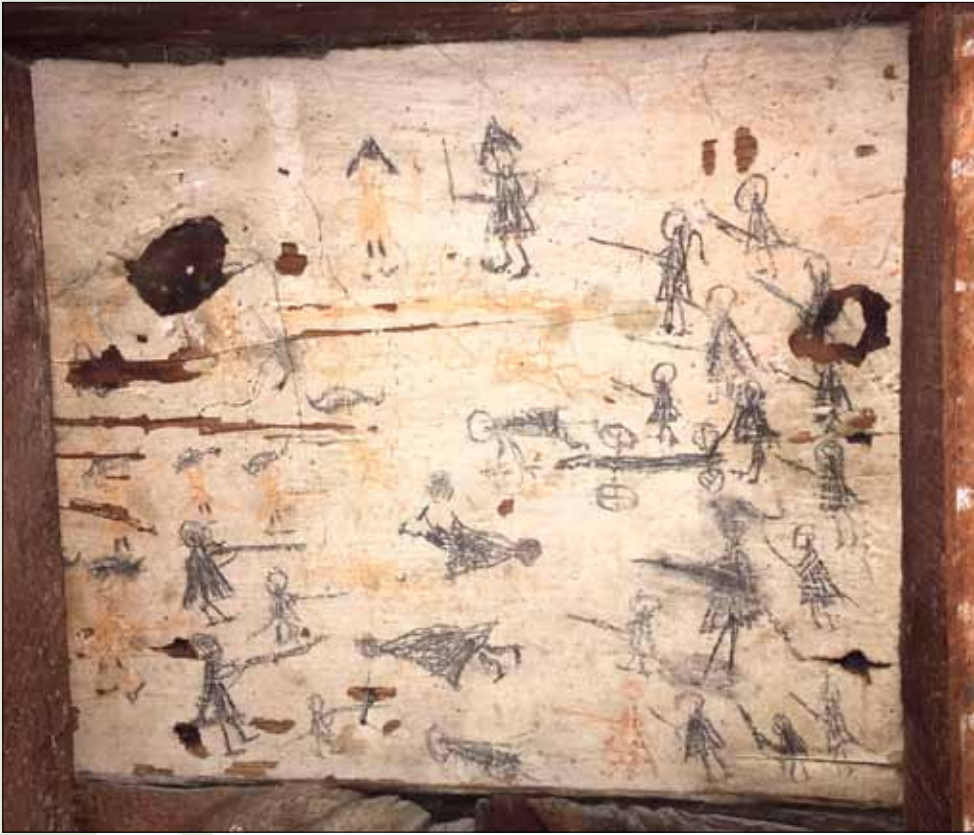
The State Attorney General's office has concluded that Connecticut Landmarks did not misuse funds given for the care of two properties, Forge Farm (c.1750; SR) in Stonington and the Palmer-Warner house (c.1738; NR) in East Haddam (see CPN, September-October 2018). This conclusion came after an investigation prompted by concerns about the poor condition of the properties. According to the report, released January 4, "We found no evidence of misappropriation of charitable funds, but have identified areas where we would like to see Connecticut Landmarks better address donor intent and the management and preservation of both its real and personal property." Landmarks' website reports that repairs are underway. At Forge Farm, historically accurate replacement windows are being installed; at Palmer-Warner, a collapsing barn has been partly dismantled, repaired, and re-erected (pictured). For updates, visit [ct.landmarks.org](http://ct.landmarks.org).



Connecticut Landmarks



Steve Bielitz



#### ◀ East Hartford.

While dismantling the Hills house on High Street, workers from the Glastonbury Restoration Company recently uncovered a five-foot-long drawing of a battle scene. Although primitive in execution, the scene is complex, depicting three distinct groups of combatants—possibly English, French, and Native Americans. The figures carry a variety of weapons and have inflicted considerable carnage. When discovered, the board had been reused as exterior sheathing underneath the house's clapboards. Dendrochronology tests commissioned by Steve Bielitz, owner of the restoration company, determined that the house was built in 1693 and expanded in 1742. David Hills (1724-1785), an occupant of the house, served in the French and Indian War, and it is likely that the drawing reflects his experience. Goodwin College bought the property in 2015 and brought Mr. Bielitz in to dismantle the house; a Hills descendant plans to re-erect it in a National Register district out of state.

Connecticut Circuit Rider



#### ◀ Groton.

The city of Groton is seeking a new user for the Mother Bailey house (1782; NR). The building is famous as the home of Dr. Amos Prentice, who tended the wounded after the 1781 Battle of Groton Heights. In 1805 it became home to Elijah and Anna Bailey; Elijah had fought in the battle and Anna helped Dr. Prentice, gaining the nickname "Mother Bailey." The city acquired the property in 2010 and has been seeking users to preserve it. In 2016 Groton voters defeated a bond measure to fund stabilization, and in 2017 a group called the Friends of the Mother Bailey house was formed to convert the house to a visitor and historical center; however, the group has had little luck raising money. The city council voted in January to declare the house surplus property and will seek proposals for "the sale of the property to a responsible and qualified entity, preferably with experience in adaptive reuse of historic properties."

*continued on next page*



C. Wigen

**Litchfield. ▲**

Voters rejected a proposal to spend \$7.6 million to renovate the Litchfield Courthouse (1888; NR) as a new town hall in December. No longer needed by the courts, the building reverted in 2017 to the heirs of the donors who leased the land to the state in 1803; they in turn donated it to the Greater Litchfield Preservation Trust. The Trust offered the building to the town and commissioned preliminary plans to show how it could work as a town hall. The Town Hall Review Committee recommended adoption of the proposal. However, four of the town's five selectmen opposed it; they prefer an all-new building, even at a higher estimated price. In the aftermath, the Litchfield trust once again is considering the courthouse's future; representatives of the organization have said they would rather not have the building be put to commercial use. In the same referendum, town voters also defeated a proposal to sell the former Bantam School, designed in 1953 by Modernist architect Marcel Breuer, to the Litchfield Housing Trust. The town has not identified an alternative for the school.

Jane Cable

**Norwich. ▲**

In February the United War Veterans Grand Army of the Republic Buckingham Memorial Association unveiled the newly renovated library at the William A. Buckingham house (1847; NR). An early leader in the Republican party, Buckingham was Connecticut's governor throughout the Civil War. The United War Veterans bought the house in 1898; since the 1970s the City of Norwich has used the building for government and social service offices. Volunteers cleaned, repaired, and redecorated the house's library, filling it with period furniture and collections of Civil War records, artifacts, and local history materials. These will be available for researchers. In addition, said president Jane Cable, the group is planning to host events such as concerts, teas, and lectures. The goal is to completely restore the house, room by room.





Courtesy of Torrington Savings Bank



### Stratford. ▼

The American Shakespeare Theatre (1955; NR) was destroyed by fire in January. Conceived by Lawrence Langner, co-founder of The Theatre Guild and the Westport Country Playhouse, the theater presented productions of Shakespeare works by such leading theatrical lights as John Houseman, Katharine Hepburn, and James Earl Jones. It closed after the 1982 season, and the State took ownership in 1983. Numerous attempts to re-open the theater followed but none achieved lasting success. The Town of Stratford acquired the property in 2005 and is exploring future uses for the 14-acre riverfront property. A deed restriction requires that the property remain accessible to the public.

CTHP files



### Torrington. ▲

The Torrington Savings Bank reopened its main office (1938; NR) in December, following a three-month renovation. Work included restoration of historic architectural detailing and lighting fixtures, along with a new teller area and offices. According to the bank's president, John E. Janco. "Our approach to the project has been to preserve as much of the beautiful, historic attributes of the building as possible, while also modernizing it to provide additional efficiency, privacy and comfort."

*continued on page 18*

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March/April 2019



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Contact: Joel Witkiewicz, Advance Realty, LLC (860) 585-5635  
<https://www.loopnet.com/Listing/7-Maple-St-Tariffville-CT/13607729/>



## Captain James Francis House (1793)

120 Hartford Avenue, Wethersfield

Wethersfield Historical Society has announced that the Captain James Francis House at 120 Hartford Avenue, which has been in its care since 1969, will be offered for public sale beginning April 2, 2019. The house has been meticulously restored and maintained by the society and has been open to the public on an irregular basis for the past 50 years.

The house was built in 1793 by Captain James Francis for his family. Francis was a master builder in the late 18th and early 19th centuries, well-known for his elegant doorways and fancy interior



trim. These features are still evident in many houses in the historic district including the Deming-Standish House, now Lucky Lou's restaurant in the village center.

The house is listed on the National Register of Historic Places and is part of a local historic district and subject to the regulations of the Wethersfield Historic District Commission. The Historic Homeowners Tax Credit program may be available for repairs.

Contact: Dick Peplau of Coldwell Banker. [dick.peplau@coldwellbankermoves.com](mailto:dick.peplau@coldwellbankermoves.com)  
<https://www.facebook.com/WethersfieldHistory/photos/a.194886782528/10156540303072529/?type=3&theater>

### Deadline for the May/June issue is April 26, 2019.

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## Lustron House (1949)

25 Collett Street, North Haven.

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## Frederick Penny House (1899)

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### *News from Aroind the State*, cont'd from page 11

#### **Willimantic.** ►

Local and state preservationists are opposing the demolition of the former Hooker and Hale hotels (1886, 1920; NR) on Main Street. Previous attempts to renovate the historic buildings have failed. Now, a developer wants to raze them to build new apartments, although no plans have been submitted. Town officials support the redevelopment, and in February Rep. Susan Johnson, who represents Willimantic, introduced a bill that would exempt the buildings from action under the Connecticut Environmental Protection Act, which allows lawsuits to prevent the unreasonable demolition of buildings listed on the National Register. The Trust and the State Historic Preservation Office are working to encourage reuse of the buildings and oppose the bill.



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## 2019 CONNECTICUT PRESERVATION AWARDS

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*Tackling Difficult Stories*, cont'd from page 20

Elizabeth instructed that the magnificent Colt mansion, known as Armsmear, be converted into a retirement home for women, with the majority of the grounds donated to the city of Hartford for use as a public park. Additionally, she also bequeathed \$50,000 dollars for the construction of the Colt Memorial Wing of the Wadsworth Athenaeum, the first public art museum in the country (1842), along with almost 1,000 objects with which to fill it.

Though Coltsville is a testament to the innovation and technological progress of the 19<sup>th</sup> century, it also represents a conflicting legacy. Adopted as the standard military-issued revolver in 1873, the Colt Single Action Army pistol was utilized by the U.S. military in seven wars, perhaps most notably in the American Indian Wars, and know as the “gun that won the west” (a title also claimed by another Connecticut-made gun, the Winchester repeating rifle). This phrase is itself emblematic of the difficulty in addressing traumatic pasts. The National Park Service, in developing interpretation methods for the site, continues to struggle with the legacy of gun violence that began at end of the Colt assembly line.

The dozens of sessions, tours and workshop scheduled over the course of the conference will help address complex issues at historic sites like Coltsville, not only to redress and repair, but also to heal. 🌱

*The annual meeting of the National Council on Public History will take place March 27-30, 2019 at the Connecticut Convention Center in Hartford. More info can be found at [www.ncph.org](http://www.ncph.org)*



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## NEWS FROM THE STATE HISTORIC PRESERVATION OFFICE

# Tackling Difficult Stories

By Marena Wisniewski,  
*National Register Specialist/Architectural Historian*

**I**n the spirit of our new Statewide Plan, *Shared Stewardship*, the Connecticut State Historic Preservation Office (SHPO) has been working hard to reach beyond the circle of traditional preservation and connect with organizations that share an interest in preserving places. This year, the National Council on Public History (NCPH) will be hosting its annual meeting in our capital city, with a specific focus on reappraising and mending difficult historical narratives.

The theme, “Repair Work,” aims to reflect on the role of the public historian in conserving, not just tangible artifacts, but also the intangible narratives associated with historic places. As the President of NCPH, Marla Miller, writes in her welcome letter, “Our theme...invites us to consider the various ways in which public historians labor to mend, to rebuild and reclaim, and to heal.”

As a location, Hartford more than lends itself to the discussion, a tangible example of complex and contested histories, urban decay and renaissance, all taking place within truly outstanding historic fabric. Over 20 percent of properties within the city are listed on the National Register of Historic Places, including seven National Historic Landmarks.

Taking center stage in discussion at NCPH is one such landmark, and soon-to-be National Historic Park, Coltsville. Encompassing the Colt factory, worker housing, church, and residences associated with Samuel Colt and his wife, Elizabeth Jarvis Colt, the area was designed by Colt to be a utopian workers’ paradise. He instituted revolutionary



Todd Levine

Hartford’s Colt Armory is a monument of industrial achievement, but the factory also produced weapons used to wrest the American West from its native inhabitants.

policies and utilities meant to streamline and improve working conditions, including a ten-hour work day, washing stations in the factory, a mandatory one-hour lunch break, and construction of a social hall for employees to enjoy after hours. Following his premature death in 1862, Elizabeth maintained a controlling interest over the Colt Manufacturing Company, successfully overseeing the company until its sale in 1901.

It could be argued that Elizabeth left a larger physical impression on Hartford than her husband. In 1867, after managing the rebuilding of the Armory after a fire in 1864, she commissioned the polychrome Gothic Revival Church of the Good Shepherd in memory of her late husband and children, open to all inhabitants of Hartford’s South Meadow neighborhood. A matching parish house was constructed according to her instructions in 1896. Upon her death in 1905,

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