

## Connecticut Preservation Awards

### Harlan H. Griswold Award: Guilford Preservation Alliance, Inc.

**H**istoric and natural resources in the town of Guilford have an effective and tireless champion in the Guilford Preservation Alliance (GPA). The GPA was formed in 1980 by a group that included architectural historian Betty Brown and former First Selectwoman Marjorie Schmidt, along with other passionate and committed residents. They recognized that development pressures

and lack of awareness could and would erode the character of a unique town that dates back to 1639 and comprised farmland, village center, and coastal habitat. Today, the volunteer board still carries out this mission in partnership with fellow citizens, related organizations, and local and state officials.

*continued on page 4*

J. Fiereck Photography



Left to right: Jane Montanaro, Connecticut Trust; Dennis Culliton, Guilford Preservation Alliance; Matthew Hoey, Guilford First Selectman; Shirley Girioni, Guilford Preservation Alliance; Elizabeth Shapiro, State Historic Preservation Office

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### Mimi Findlay Award: Cameron Henry

Cameron Henry grew up listening to the many stories of his family's centuries-old, antique-cluttered home in Maine. This house was lost to fire before he was born, but family memories ignited in him an abiding interest in history, not just in terms of dates and names, but also in material culture.

It was no surprise, then, that Cameron chose to study historic preservation at the University of Mary Washington, in Fredericksburg, Virginia. At Mary Washington, he served as president of the Historic Preservation Club and organized student trips to the annual conference of the National Trust for Historic Preservation and to tour the architecture of Newport, Rhode Island. In an internship for the Maine State Historic Preservation Commission, Cameron worked on an historic resource survey of Islesboro, Maine.

After graduation from Mary Washington, Cameron enrolled in architecture school at the University of Notre Dame, with the goal of learning about traditional architecture and urbanism. His master's thesis project combined adaptive-use designs for an early-19<sup>th</sup>-century arsenal complex at Augusta, Maine, with an analysis of the negative impacts of International Style Modernism on modern preservation practice.

Returning to New England, Cameron took a job with Charles Hilton Architects in Greenwich, a firm specializing in traditional design and renovation, and he soon joined the Greenwich Preservation Trust. One of his first contributions was to help design and install signs identifying Greenwich's historic districts.

For three consecutive years beginning in 2016, Cameron wrote successful nominations for the Connecticut Trust's Merit Awards: for Ada's Kitchen and Coffee, a beloved small business and community anchor; for the Mueller Preserve, an historic farmstead that the Greenwich Land Trust converted to programmatic



J. Fiereck Photography

Cameron Henry, 2019 recipient of the Mimi Findlay Award, with Mimi Findlay

will help ensure that the mill is recognized, stabilized, and restored as the property on which it is located comes up for sale.

Also in 2018, Cameron was asked to join the executive board of the GPT. He is currently helping organize the 2019 Preservation Leadership Award and serves on the committee that is making plans and raising funds to restore the Thomas Lyon house, built about 1695.

The Mimi Findlay award takes its name from Mimi Findlay of New Canaan, who has practiced preservation both professionally—as an historical society director and preservation consultant—and as a volunteer, including as a Trustee and chair of the Connecticut Trust. She has allowed the Trust to use her name to recognize young preservationists whose early achievements promise further accomplishments in the future.

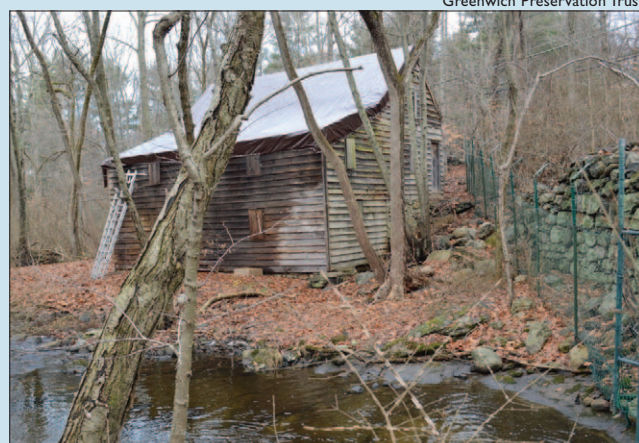
In a town like Greenwich, architects and citizens like Cameron Henry are vitally important to overcome the ferocious pressures to demolish anything that's old. Cameron has already demonstrated commitment and achievement. We at the Connecticut Trust look forward to working with him for many years to come. 🌿

spaces; and for Granoff Architects' conversion of a vacant CL&P building to grade-A office space. He also helped organize local preservation awards for the GPT.

Through these award programs, Cameron has demonstrated the judgement to recognize excellent projects, the ability to describe them clearly and concisely, and a passion for sharing them with wider audiences. By gaining recognition for these projects, Cameron has helped make the case for what preservation can accomplish.

In 2018, Cameron assisted preservation consultant Eric Brower in conducting a conditions assessment of the Sylvanus Selleck grist mill, an 18<sup>th</sup>-century structure listed on the National Register. This assessment

Cameron Henry helped produce a conditions assessment of the Sylvanus Selleck grist mill in Greenwich (c.1796).



Greenwich Preservation Trust



## From the Executive Director

The Trust's **Connecticut Preservation Awards** program, held the evening of April 4 at the Town and County Club in Hartford, was a joyous occasion as we celebrated the people who are protecting and enhancing Connecticut's historic places. Congratulations again to all the award recipients, whose accomplishments you can read about in this issue, and many thanks to our generous event sponsors, who are listed on page 13.

In April, the Connecticut Trust itself received an award, as the **Connecticut League of History Organizations** recognized the Trust's book, *Connecticut Architecture: Stories of 100 Places*, by Deputy Director Christopher Wigren. Chris is busily crisscrossing the state giving book talks; call or email him to schedule an event in your town.

Recent months have brought some changes to our Board of Trustees. **John Harrington** of Norwalk and **Robert Tierney** of Old Lyme joined the Board. They both bring valuable preservation experience to the Trust: John with the successful restoration of his 18<sup>th</sup>-century house, and Bob as former chair of the New York City Landmarks Commission. We said farewell to **Leslie King**, **Matthew Preston**, and **Myron Stachiw**, whose terms expired at the end of April, although we look forward to keeping in touch with them. Our officers were re-elected for the new year beginning May 1: **Sara Bronin**, chair; **Richard Wies**, vice-chair; **Caroline Sloat**, secretary; and **Tom Nissley**, treasurer.

The legislative session continues, and the Trust is an active presence at the

Capitol. While situations change daily, if not hourly, here are the major issues we're following:

We continue to advocate for the **Community Investment Act**: the governor's budget proposal calls for moving all CIA money to the general fund, which would make it more difficult to maintain consistent funding levels for preservation, affordable housing, open space, and farmland protection.

We continue to oppose **efforts to weaken the Connecticut Environmental Protection Act** and other preservation measures in reaction to preservationists' opposition to demolition of two historic buildings in Willimantic (see page 13). The most recent version of this dangerous proposal has been appended to SB1107, a bill to modify some membership provisions of the Trust's Board of Trustees.

For more up-to-date information, check our blog, [www.cttrust.org/blog](http://www.cttrust.org/blog), or follow the Trust on Facebook and Twitter. 🌿

—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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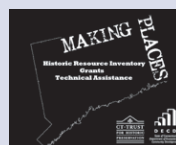
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## Upcoming Meetings

### Connecticut Historic Preservation Council June 5, 2019 at 9:30 a.m. Conference call

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

### July 3, 2019 at 9:30 a.m.

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

### State Historic Preservation Board June 21, 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

*Harlan H. Griswold Award*, cont'd from page 1

## Built Environment

The GPA's protection of the built environment began in 1981 with a survey of significant buildings. This initial inventory, encompassing 450 sites, was expanded in 2010 with a survey of barns, and again in 2014, with more than 200 additional sites. As a resource for officials and citizens, all 680-plus survey entries are posted on the GPA's website.

Based on these surveys, the GPA provided research and funding to list National Register districts at Meeting House Hill and Dudleytown and promoted the establishment of Guilford's two local historic districts, Guilford Center and Whitfield Street.

In 1988 the GPA rescued the Comfort Starr house, built in 1694, from demolition by buying the house and re-selling it with preservation restrictions. With the proceeds, the GPA established the Hugh McKay Jones fund, which makes loans or grants for projects such as restoration of the Chittenden bowling alley, and Women and Family Life Center, as well as the launch of the Dudley Farm Museum.

At Guilford's railroad station, the GPA has spearheaded efforts to stabilize and identify development opportunities at a brick water tower and engine house. With permission from Amtrak the group cleaned vines and debris from the structures and brought in professionals to evaluate restoration requirements. With donations from local citizens, the GPA has established a \$25,000 fund for stabilization of these endangered structures.

## Education

Education at all levels is central to the GPA's mission. Longstanding educational efforts include sponsorship of "Early Guilford Days" for fourth-graders, in partnership with the Guilford Keeping and Dorothy Whitfield Societies; and creating historical exhibits at the railroad station.

One of GPA's most recent partnerships has been sponsorship of the Witness Stones project in cooperation with town schools. Inspired by the *Stolpersteine*, or 'Stumbling Stones' used in Europe to mark the homes of Holocaust victims, the Witness Stones



A Witness Stone plaque at the Hyland house museum, in Guilford, commemorates Candace, a spinner and baker who lived in the house from 1773 until she was freed in 1793.

project trains students to research the lives of enslaved persons in Guilford and install small brass markers where they lived. The project has now spread to West Hartford, where the Noah Webster house museum is using the GPA's curriculum.

## Heritage Tourism

In 2013 the GPA hired a consultant to identify ways that Guilford could benefit from heritage tourism, initiating a program to encourage economic development that builds on the town's historic, cultural, and scenic resources. Results have included a new website to promote tourism within Guilford; heritage walking tours, some led by local high school students; markers for significant sites; and a Visitor's Center kiosk given and operated by the GPA.

## Natural and Scenic Resource Preservation

Recognizing that natural and scenic resources are intertwined with historic resources in determining town character, the GPA has long participated in preserving the natural environment, including helping write and pass ordinances to protect street trees and stone walls. Roads are key to historic and natural character, and so the GPA helped initiate State Scenic Roads legislation and participated in designating Routes 77 and 146 as scenic roads. The organization also worked with state representatives to pass legislation that allows towns to modify state DOT standards when reconstructing historic bridges.

In these and many other accomplishments three principles guide the work of the Guilford Preservation Alliance: First, that the mission of preservation is broad—encompassing not only historic buildings, but the landscapes, community histories, and cultural and natural resources that shape town character and sense of place.

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As part of its heritage tourism initiative, the Guilford Preservation Alliance recruited and trained high school students to lead tours.

Second, that education is crucial, for the sake of increasing knowledge as well as to build public support for preservation. Third, that almost every undertaking is a partnership with other entities.

Perhaps most remarkable is that for nearly 40 years the GPA has operated as a volunteer organization. The depth and

breadth of the GPA's accomplishments would never have been possible without the time, talent and energy of generations of committed volunteers—a testament to leadership, stewardship, partnership, and effort.

Harlan H. Griswold was a founder of the Connecticut Trust and longtime

chair of the Connecticut Historical Commission—predecessor to today's State Historic Preservation Office. After his death, those two organizations established the Harlan H. Griswold Award in his memory to recognize individuals, corporations, or organizations whose activities exemplify his leadership, vision, and dedication to preserving Connecticut's heritage.

Harlan Griswold once said, "To me, preservation is more about my grandchildren than about my grandparents." The Guilford Preservation Alliance exemplifies that attitude: by reaching beyond traditional preservation practices to encompass planning and natural resources conservation, the GPA is helping to build a better future for its children and grandchildren. The State Historic Preservation Office and the Connecticut Trust are honored to present the Harlan H. Griswold Award to the Guilford Preservation Alliance for its outstanding contributions to preservation in Connecticut. 🌿

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# Museum Musings with SHPO

By Marena Wisniewski, National Register Specialist/Architectural Historian

As spring blossoms across the Nutmeg State, the State Museums operated by the State Historic Preservation Office (SHPO) have been busy preparing for this year's visitors. Be sure to mark your calendars for **State Museum Sunday**, on the third Sunday of every month, offering free admission for Connecticut residents. Three of our museums, Old New-Gate Prison in East Granby, the Henry Whitfield House in Guilford, and the Prudence Crandall Museum in Canterbury, all will open their doors for the 2019 season in early May. The Eric Sloan Museum in Kent will be closed, but for a very exciting reason! Take a peek below for what's happening at each site, and visit [ct.gov/historic-preservation](http://ct.gov/historic-preservation) for hours, directions, and more. See you soon!

## Old New-Gate Prison

After an incredibly successful reopening last July, Old New-Gate will open for its first full season in over a decade May 9<sup>th</sup>. Site Manager Morgan Bengel has been busy in the off-season creating new signs and a new webpage, as well as scheduling special events. The popular Halloween at Old New-Gate will be back to close the season October 25–26, so mark your calendars.

Additionally, the copper mine welcomed three new winter residents this year: a Tri-Colored Bat and 2 additional Big Brown Bats, bringing the total number of hibernating bats to ten. The addition of the Tri-Colored Bat adds another endangered species to those wintering over in the mine.

Finally, with a new year comes a new gift shop. Responding to an overwhelming demand for all things New-Gate, Morgan has created a line of products with crossed keys and, of course, the

eponymous gate. Other products will feature the artwork of Richard Brunton, imprisoned at New-Gate for counterfeiting. Visitor favorites, including the mini-mineral mine, will be back, as will the bats!

## Henry Whitfield House

Constructed in 1639—the same year the Taj Mahal was under construction—the Henry Whitfield House is the oldest stone house in Connecticut. But, there is more to see than just the main house. The museum also features the visitor center (including gift shop, exhibit galleries, and research library); an 1870s barn repurposed as the Education Building; and the grounds, which are a State Archeological Preserve.

A featured exhibition this year is “For Wee Folk: Children’s Toys & Miniatures.” These fun items are highlighted throughout the Whitfield House as part of a joint exhibition at each of the five Historic Guilford Museums. See [visitguilfordct.com](http://visitguilfordct.com) for further information.

## Prudence Crandall Museum

2019 will be the first full season for Museum Curator Joan DiMartino, who has continued to open the museum through the winter season, giving themed tours, and hosting special events.

Of particular note, the museum’s newest exhibition, “The Story Will Outlive the Canvas,” received a 2019 Award of Merit from the Connecticut League of History Organizations. The installation, created by retired Prudence Crandall Museum curator Kazimiera Kozlowski and educator and author Kendall Smith, features Prudence Crandall’s portrait as a keystone artifact, with the exhibition following the timeline of Crandall’s academy for young African-American women and girls, then shifting to the anti-slavery movement, with a focus on the growing impact of women’s involvement. The exhibition will be on display through Labor Day 2019. Check out the Museum’s Facebook page for special events and happenings throughout the year: [facebook.com/PrudenceCrandallMuseum](https://facebook.com/PrudenceCrandallMuseum).



Joan DiMartino, curator at the Prudence Crandall Museum, helps out at Old New-Gate’s revamped gift shop.



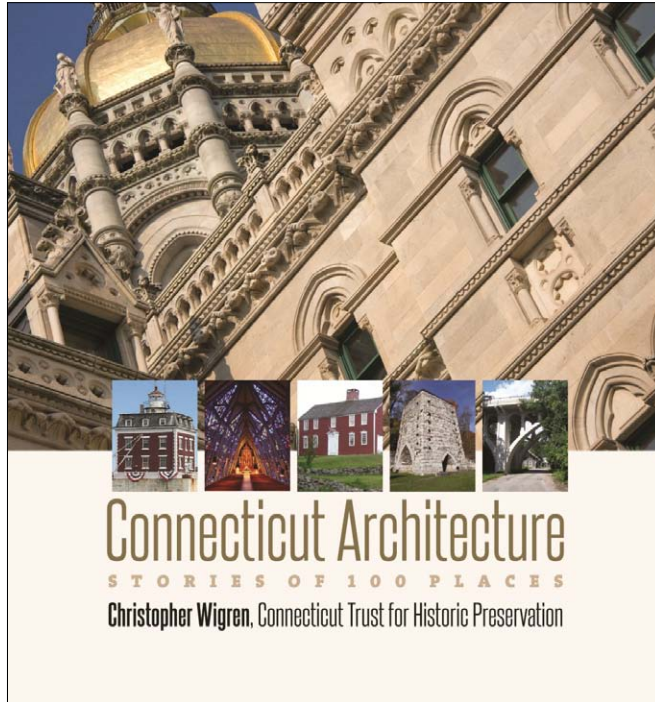
### Eric Sloan Museum

A testament to the life and work of author and artist Eric Sloan, the museum grounds also feature the ruins of the Kent Iron Furnace, a featured industrial site on the Connecticut Iron Trail.

The museum is now empty pending renovations that will begin in October. The museum's 50th birthday will be celebrated on Saturday, September 21 with live music, cake, and much more. Stop by to see how we're using our big empty museum this summer, and watch and learn as the Friends of the Eric Sloane Museum rebuild the Noah Blake Cabin using authentic 19<sup>th</sup>-century methods. Follow the project's progress on Facebook: [facebook.com/EricSloaneMuseum](https://facebook.com/EricSloaneMuseum). 🌿

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# Public Historians' Conference Focuses on "Repairing" History

By Elizabeth Correia

Between March 27 and 30, 956 public historians attended the 2019 Annual Meeting of the National Council on Public History in Hartford, Connecticut. They represented professionals, students, and scholars all interested in how public historians confront new challenges in their field and interpret difficult histories. Presenters provided examples of "repair work" being performed across the globe through historic preservation, museology, and tourism. Further discussions developed around workshops and working groups, while walking tours showcased the efforts of public historians in Connecticut to address contemporary issues in the state through historical interpretation.

Many sessions discussed the need to assist communities in telling their own histories. Pete Hodson, a postgraduate research student at Queen's University Belfast, Northern Ireland, pointed out that sites like the Titanic Quarter in Belfast have multiple contexts. Public historians must be wary of writing certain communities out of their own history by focusing on only one of these contexts.

Hodson used the Harland & Wolff marine engineering company in the Titanic Quarter as an example. In the 20<sup>th</sup> century, the company shipyard was the site of dangerous conflict between Protestant and Catholic workers. However, this history has been overshadowed by the memorialization of Harland & Wolff's most famous ship: the RMS *Titanic*. Workers and their families have also been displaced to make way for regeneration since 2005. There is

hope that public history can prevent the gentrification of industrial neighborhoods by tying working-class populations to their communities.

Digital platforms have been used by public historians to help communities tell their own stories. Caroline Klibanoff of

the MIT Museum presented on the Atlas of Southern Memory, a digital map that plots the location of public commemorations to the Confederacy, the civil rights movement, and national figures in the southern United States. Klibanoff is working on making the Atlas open to public participation, allowing anyone



Attendees at the Annual Meeting of the National Council on Public History listen to what the Coltsville National Historical Park can bring to Hartford.

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to add or annotate material. This creates a place where individuals in the South can debate how contentious pieces of their history are remembered. Digital history offers communities, no matter how small, the opportunity to be heard worldwide.

This year's NCPH Annual Meeting also provided the opportunity to discuss how Connecticut can process difficult histories. The Coltsville National Historical Park in Hartford was a focal point of this discussion. It is the site of the Colt Armory and the neighborhood where Colt employees lived. It is also located in a city that has been greatly affected by gun violence.

At a public plenary, historians, Hartford community activists, and National Park Service representatives led the discussion on where Coltsville fits into Hartford's

complicated history. Panelists suggested that Coltsville host programs on healing the trauma of gun violence. However, the focus of the plenary was on dealing with crime and racism in the whole city. Coltsville should spark plans to bring hope to city residents, especially youth, and prevent them from turning to violence or crime. But, as one panelist, the Rev. Henry Brown, pointed out, all responsibility doesn't have to be placed on Hartford; the entire state of Connecticut needs to be willing to support the youth of Hartford and all its cities. The creation of the Coltsville National Historical Park has started to bring people together in this repair work.

Other sessions and events discussed the oftentimes overlooked history of LGBTQ, Native American, African American, and

immigrant communities. The conference also provided practical advice in site nomination, collections management, podcasting, digital media, oral history, and historical consulting. Altogether the 2019 Annual Meeting of NCPH defined what it means to be a public historian. Public historians put history to work for the public through a variety of mechanisms. They designate and interpret historic sites in ways that celebrate the lives of the people who existed there in the past and are there in the present. They encourage individuals and groups to share their unique stories with the world. They help communities come to grips with past trauma and move forward in a positive way. 🌸

*Elizabeth Correia is a graduate student in the Public History program at Central Connecticut State University and Laboratory Specialist at Heritage Consultants, LLC. She is serving an internship at the Connecticut Trust this semester.*

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### Awards of Merit

The Connecticut Trust's merit awards for 2019 recognize the grit, sweat, brains, and investment of the individuals behind the rescue, re-use or recycling of six historic Connecticut places. At the awards presentation, we celebrated these far-ranging efforts and their results: volunteers empowered, jobs and homes created, justice delivered, and communities strengthened.

#### Fairfield: Greenfield Hill cemetery restoration

*Project team: Jeff Taylor; Brian Hommel; Town of Fairfield; The Greenfield Hill Congregational Church; Greenfield Hill Conservancy; Eunice Dennie Burr Chapter, Daughters of the American Revolution; Grinning Graves.com; Community volunteers.*

Most preservation projects require large teams of workers. But even so, a single person can get things rolling. That was the case with the Greenfield Hill cemetery in Fairfield. Listed on the National Register, the cemetery is the resting place of early settlers, Revolutionary War soldiers, and community leaders. Over the years weather, erosion, or careless maintenance had damaged many of its gravestones and shifted them from their original tidy rows.

Since 2016 Jeffrey Taylor has made it his mission to restore the cemetery. After

researching its history, he obtained permission from the Town, signed up for training with conservator Jonathan Appell, and personally bought needed equipment. Along the way he was joined by a host of volunteers: friends, neighbors, strangers, Daughters of the American Revolution, and Boy Scouts. Together they have cleaned, restored, and re-set 300 of the cemetery's 900 gravestones, which can weigh between 160 and 1,000 pounds. As a final touch, Jeff created a new foundation, "Grinning Graves," to support ongoing work.

#### Glastonbury: J. B. Williams Company office building

*Project team: Interpreters and Translators, Inc.; Crosskey Architects, LLC; Acorn Consulting Engineers, Inc.; Construction Resources, Inc.; Harper & Whitfield, P.C.; Wood Window Restoration by Historic House Guy; Rogerson Masonry, Inc.; Innerglass Window Systems; Webster Bank; Connecticut State Historic Preservation Office*

The J. B. Williams Company, maker of shaving soaps, shampoos, and Aqua Vela lotion, built this Georgian Revival office building in 1909 near its factory—both now part of a National Register district. After housing the Glastonbury Board of Education for many years, the building

has been renovated for Interpreters and Translators, Inc.

Reusing the Williams building is consistent with Glastonbury's town plan of conservation and development, which calls for protecting and preserving historic buildings and neighborhoods. The project brought 25 new jobs to Glastonbury, and, with room to grow, the potential for more.

By rehabilitating an existing building of architectural and historical significance, this project conserves resources. It also illustrates a basic tenet of the Secretary's Standards for Rehabilitation, which call for continuing a building's historic purpose or choosing a new purpose that requires minimal change. The lesson: sometimes a light touch is best.

#### Greenwich: Greenwich Historical Society reimagined campus

*Project team: Greenwich Historical Society; David Scott Parker Architects; A. P. Construction; Peter Malkin*

A more robust approach was taken in Greenwich, where Cos Cob Landing is recognized as the "Cradle of American Impressionism," its bucolic setting having provided inspiration to artists summering at the Bush-Holley house. In the mid-20<sup>th</sup> century the Greenwich Historical Society

Katie Hinkle

Greenfield Hill cemetery



Crosskey Architects

J. B. Williams Company office





restored the house, now a National Historic Landmark, as their headquarters. Since then, the society has expanded its mission and its campus for more active engagement with the community.

Recently, art created on the site has inspired restoration of the setting that affected Greenwich and American art history. "Toby's Tavern," immortalized by artist Childe Hassam, has been restored to its historic appearance for use as a visitor center, and a new archives and gallery complex has been built, its design inspired by former outbuildings. The new and restored structures help buffer the Bush-Holley House from Interstate 95, as well as furthering the historical society's mission, improving accessibility, and revitalizing a place that inspired a generation of American art.

### **New Haven: Richard C. Lee Federal Courthouse exterior restoration**

*Project team: United States General Services Administration; Oak Point Associates; Building Conservation Associates; Kronenberger & Sons Restoration, Inc.; AAIS Corp.; Barrett, Inc.; Birdmaster, Inc.; Massey's Plate Glass and Aluminum, Inc.; Safeway Services LLC; JE Shea Electrical, Inc.; Schall and Staub Enterprises/Christoph Henning*



Richard C. Lee federal courthouse

With finely crafted limestone and metalwork and a massive Corinthian portico, the Richard C. Lee federal courthouse, completed in 1919, is a monumental presence facing the New Haven green. Now that presence has been enhanced through exterior restoration.

Contractors cleaned, repaired, and repointed limestone; rehabilitated mahogany and metal window systems and doorways; repainted the window surrounds their original striking blue; and added ballistic window glass for security. Because

*continued on page 12*

Durston Saylor Photograph

Greenwich Historical Society





# Connecticut Preservation Awards 2019

Onekey, LLC

## Awards of Merit, cont'd from page 11

the courts continued to operate, work had to be done without causing noise, odors, or vibrations that could interfere with legal proceedings—under penalty of arrest.

Restoration of the courthouse is noteworthy not only in terms of scale, workmanship, and difficult logistics but also for its civic implications. Only fifty years ago the building was threatened with demolition; only four years ago was it finally listed on the National Register. At long last, this work publicly reaffirms the importance of the justice system in the heart of New Haven.

### Norwich: Ponemah Mill Phase I rehabilitation

*Project team: Onekey, LLC; National Development Council; Jose Carballo Architectural Group P.C.; Epsilon; City of Norwich; Norwich Community Development Corporation*

When it opened in 1871, Mill 1 at Ponemah Mills was claimed to be the largest cotton mill in the United States. Vacant since 2007, the massive mill, five stories tall and 750 feet long, is being converted to modern apartments by developer Onekey LLC.

Phase I, completed in 2018, created 116 loft-style units in several sizes, with ten-foot-tall windows and original brick and timber left exposed—notably the timber trusses of the fifth floor. At the same time, the exterior was restored, with accurate windows, and dormers and other details visible only from a distance in fiberglass.

Phase II is now underway, and Phase III is in predevelopment; when completed, they will bring the total to 314 units. In addition, Onekey is redeveloping the former company store for neighborhood services.

Historic rehabilitation tax credits and other federal, state, and local programs are vital to making this major revitalization project possible, but it would not have happened without Onekey's vision and endurance.



Ponemah Mill Number One

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Pavilion Hall,  
New Preston



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## Washington/New Preston: Pavilion Hall

*Project team: Plain Goods; Brent Benner; Ponders Hollow Custom Millwork; Stillwater Services; Stone Walls by George; Bendheim Architectural Glass; Cook's Antique Lumber; Jim D'Aprile Painting; South 7 Electric, LLC; Jared Stein, LLC; Hanlon's Plumbing Company, LLC; Siddall Heating & Cooling, LLC; WestWay Construction, LLC; Tom*

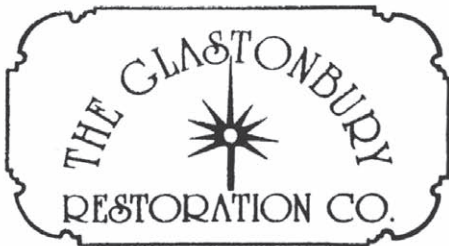
*Witt; Brian Rogers; Robert Butts; Town of Washington; Sarah Griswold*

The most visible building in the village of New Preston, Pavilion Hall was built in 1897 to provide entertainment. The town of Washington acquired the hall in 1940 for a community center but it gradually fell vacant, and in 2018 the town sold the beloved but seemingly unusable building to

two local business owners.

They made very few changes to the historic fabric of the building, and none of the changes are irreversible. Where original or period materials were not available, reproductions replicating originals were made, including large store windows custom built to replace modern fire doors and small windows on either side of the main entrance. In the auditorium on the upper level of the building, the stage was left in place but screened off with three large vintage windows.

The restored building anchors the historic village and enhances the other buildings around it, as well as serving as a model for how a sensitive adaptive use can be managed.



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# Briefly Noted

## Avon. ►

Archaeologists working at a Department of Transportation (DOT) construction site earlier this year uncovered the earliest evidence of humans in Connecticut. DOT is replacing the bridge that carries Old Farms Road over the Farmington River, and construction will impact the site. To glean as much information as possible before construction, the site was excavated by the archaeological and consulting firm AHS, Inc., of Storrs, contractors to DOT. Radiocarbon dating indicates the site was occupied as much as 12,500 years ago, in the Paleoindian period. There was evidence of stone tool-making using stone from as far away as New Hampshire and Pennsylvania. With excavation completed, the site is closed to the public for construction. It also will take some time to process and analyze the findings, but CTDOT and SHPO plan eventually to have an exhibit at or near the site to explain its significance.



C. Wigen

## Bridgeport. ►

Planning for efforts to address flooding from sea level rise in the South End are continuing. In January, the Department of Housing released a draft Environmental Impact Evaluation for two projects, one for a storm water park at the former Marina Village site, and one to elevate University Avenue and build flood walls parallel to Main Street. A third component would contribute to restoration of the Mary and Eliza Freeman houses (c.1848; NR) for a resiliency center. At a hearing in February, residents of Seaside Village (1918-19; NR) expressed disappointment that the storm water park did not address flooding in their housing complex and asked that a proposed pumping station to be built in the park have enough capacity so that Seaside Village could hook into it in the future. Along Main Street, residents and representatives of the Freeman houses urged that the plans be shaped to enhance other revitalization efforts. Also of concern is the impact of the street elevation on the landscape of Seaside Park (1865ff.; NR; pictured). For more information, visit [www.resilientbridgeport.com](http://www.resilientbridgeport.com).



Resilient Bridgeport

[www.resilientbridgeport.com](http://www.resilientbridgeport.com) 33



## Fairfield. ►

The Southport School has renovated the former Southport Savings Bank (1863; NR) to house its music and arts programs. The project required extensive abatement of hazardous materials and replacement of many of the original bricks, which were soft and crumbling. While the exterior remains virtually unchanged, it now houses a bright and colorful environment for the students. Unfortunately, the massively constructed two-story vault was removed, although its door was retained as an artifact. For headmaster Ben Powers, renovating an existing historic building parallels the school's approach of helping students to be their best while encouraging their individuality.



Olson Photographic, LLC



Connecticut Circuit Rider



Making Places



## ◀ New Canaan.

Efforts to save an early petroleum distribution structure came to an end in April when the town began demolishing the building, known as the Mead Park barn. Constructed in 1911 by Standard Oil, it served as a distribution center for petroleum products and contained stalls for horses, place for a delivery wagon, and space to store oil and kerosene. When the area became a park in 1933, the building housed community groups and activities. Since demolition was first proposed in 2010, the New Canaan Preservation Alliance urged reusing the building. The group nominated the structure to the State Register and offered to lease and renovate it as offices and community space, but the town turned down the offer, in response to officials and some neighbors who considered the building an eyesore that blocked views into the park.

## ◀ Stonington.

Two early industrial buildings in Pawcatuck were demolished recently. In March, contractors took down a factory constructed about 1855 for Cottrell & Babcock, manufacturers of machine tools and printing presses; it was part of the Mechanic Street National Register district. A marketing study commissioned by the Connecticut Trust's Making Places program recommended that the wooden structure be "the focal point of the property." However, a spokesperson for the owners, Phoenix Investors, of Milwaukee, told The Day of New London that the building was taken down "for safety and aesthetic reasons." Since Stonington has no delay of demolition ordinance, there was no opportunity for preservationists to convince the owners that the building could be used.

Second was the Stillmanville Mill (1848), notable for its decorative brickwork and as the former nucleus of a larger woolen manufacturing and worker-housing complex straddling the Pawcatuck River. For several years, the Trust had been working with town officials and a potential buyer to facilitate redevelopment of the mill. However, one corner collapsed during a storm in April, and the building was taken down under orders of the town building official.

*continued on page 18*



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## Claudius R. Hayward House (1868)

**361 Barnum Avenue, Bridgeport**

This grand Second Empire brick residence with center tower and mansard roof was designed by Abram Skaats, architect. Located across from historic Washington Park, the property is a contributing resource in the East Bridgeport National Register Historic District. It features 20 rooms in over 7,600 square feet, with many original interior architectural features. The property is in foreclosure and in need of sympathetic repairs and updates; thanks to National Register status it could qualify for historic rehabilitation tax credits. Centrally located in the East Side, with off-street parking, this house is a short drive from downtown, Metro North, and Steel Pointe.



Contact: Sal Spadaccino, Spadaccino Realty Team LLC, cell (203) 218-6878.

## Ballouville Mill (c.1825 with later additions)

**244 Ballouville Road, Killingly**

The Attawaugan Manufacturing Company's stone Ballouville Mill in Killingly was built c.1825 along the Five Mile River to produce cotton textiles. In the 20<sup>th</sup> century the Attawaugan firm failed and sold its properties to the Powdrell and Alexander Co., which made curtains. This distinctive mill is the defining building of the State Register Historic District of Ballouville, the village that grew up around it. In 2017 a redevelopment feasibility study together with a residential concept plan for the vacant mill was completed for the Town of Killingly under a Connecticut Trust Technical Assistance Consultancy. Redevelopment could qualify for state historic tax credits.

For additional information, contact Ann-Marie Aubrey, Director of Planning & Development for Killingly at 860-779-5311.



**Deadline for the March/April issue is June 14, 2019.**

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## St. Paul's Church (1855)

125 Market Street, Hartford

This plain brownstone Gothic Revival church was built as an Episcopal church mission to serve the immigrant community in Hartford. Within two years, in 1857, it became a parish. Since that time, it has been a Lutheran church for German immigrants (1880-1897) and a Catholic church for Italian immigrants (1898-present). The northeast corner of the church is the location of the grave of an 18<sup>th</sup>-century doctor, Normand Morison, protected by deed as decreed in his will. The church is in the Historic Downtown Hartford National Register District, and could qualify for historic preservation tax credits or, for a nonprofit owner, grants.

Contact: Alexis Augsberger, CBRE New England, 860-525-9171



## Lawton Mills Corp. (1905; 1911)

20 Reservoir Avenue, Plainfield

The 19<sup>th</sup>-century entrepreneur Harold Lawton learned the cotton textile trade in several Rhode Island and eastern Connecticut mills before buying land in 1905 in Plainfield to build a steam-powered mill to produce fine cotton goods. The mill was doubled in size in 1911, both constructions designed by the Boston firm of Lockwood, Greene and Co. The mill is the anchor for the Lawton Mills National Register Historic District which also includes worker housing. And although the northern half of the mill burned down in 2005,

the remaining structure has over 580,000 livable square feet. The Town of Plainfield is working toward redevelopment of the site, for which a 2016 Environmental Site Assessment was conducted by BL Companies; rehab could qualify for federal and/or state historic tax credits.

Contacts: Plainfield Town Planner Mary Ann Chinatti at 860-230-3028, or owner representative Attorney Mark Zimmerman, of Updike Kelly Spellacy (860-548-2624; mzimmerman@uks.com).





*News from Around the State*, cont'd from page 15

### Torrington. ►

Visitors to the Hotchkiss-Fyler house (1897; NR) will get a glimpse into the 1950s, thanks to restoration of Gertrude Hotchkiss' bedroom recently completed by the Torrington Historical Society, which owns the house. The work included uncovering and restoring French-inspired wall paintings, recreating wallpaper, reupholstering furniture, and replacing carpet and curtains. The result is an example of mid-20<sup>th</sup>-century traditionalist taste, something covered by few house museums. Funding for the project included an Historic Preservation Technical Assistance Grant from the Connecticut Trust for a mural restoration plan by a painting conservator. The society also received a Good to Great grant from the Department of Economic and Community Development, a program that provides funding to arts, cultural, and historical organizations to enhance visitors' experience of an arts/cultural venue and/or historic site, particularly for developing new means of sharing and telling the stories of Connecticut's history and culture.



Connecticut Circuit Rider

### Windham. ►

In March, the Historic Preservation Council voted to ask the Attorney General to take action under the Connecticut Environmental Protection Act to block demolition of the Hale and Hooker Hotels in Willimantic (1920, 1886; NR). The Act allows lawsuits to prevent the unreasonable demolition of buildings listed on the National Register. As CPN goes to press, members of the AG's office are attempting to meet with the would-be developer, Martin Kelly of RUC Holdings, LLC, to avoid litigation. An engineer's report commissioned by the Trust shows that, while the buildings have some structural problems, renovating them would be feasible.



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*Janet Jainschigg Award*, cont'd from page 20

she could explain the economic and cultural benefits of preservation and help them explore alternatives to demolition.

Beyond processing applications, Carol helped the town carry out preservation through other programs, including updating the Historic Resources Inventory—the basic list of historic resources in the town—and initiating and helping guide the creation of additional Local Historic Districts and Properties, as well as new listings on the State and National Registers of Historic Places.

As Westport explored enhancements to its central business district, Carol made sure that preservation was included. She suggested applying to the Connecticut Trust's Vibrant Communities Initiative. With that grant Westport commissioned a National Register nomination for the downtown and created a Village District overlay zone with design guidelines to protect and enhance the area's character and attractiveness.

Two examples illustrate how Carol's attention averted losses to historic resources.

In answering an inquiry about the John Sherwood house on Church Lane, Carol noticed that its legal address was on the Post Road. So, when a demolition notice came in listing the Post Road address, she realized which building was at stake. After discussions with the developer, the house was renovated as a restaurant.

When workers removed the historic fence around Westport's trademark Minuteman Statue—featured on the town flag—Carol worked with the First Selectman to bring the fence back and helped find grants to restore it.

Westport isn't always an easy place for preservationists; a few years ago, a local

news website began highlighting development pressures through a feature called "Teardown of the Day." In that atmosphere, Carol's most important contribution was to fulfill the promise Westport made when it established a permanent municipal position to support historic preservation. With her retirement, a new staff person is carrying on that commitment.

The Jainschigg award commemorates Janet Jainschigg, a founder and benefactor of the Connecticut Trust as well as a regional leader in historic preservation who, although a volunteer, always insisted on high professional standards. As a preservationist in the public realm, Carol Leahy exemplifies the excellence that the Janet Jainschigg Award celebrates. 🌿

Bob Weingarten



Carol Leahy helped ensure the restoration of the original fence surrounding Westport's Minuteman statue—an integral part of the town's most well-known monument

## West River Restoration



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## Connecticut Preservation Awards

### Janet Jainschigg Award: Carol Leahy

**F**or twenty-two years, Carol Leahy dedicated her professional skills and personal talents to protecting historic places in Westport. Until her retirement in December, Carol was the town's first Historic District Commission Staff Administrator and Certified Local Government Coordinator. She defined this position and set a pattern of supporting efforts to preserve Westport's character.

Carol began her work for the Town of Westport as a part-time assistant in the selectmen's office. With no formal training in preservation but an interest in art and old buildings, she took on clerical duties for the historic district commission—typing minutes, sending out notices, and fostering communications between the commission and other town departments. Over the years, she became an authority to whom commissioners and citizens could turn on preservation matters. After a hiatus in the early 2000s, Carol returned as full-time Historic District Commission Administrator and Certified Local Government Coordinator.

Westport's historic district commission oversees six local historic districts and eighteen local historic properties. Its primary responsibility is to approve requests for exterior alterations visible from a public way. In addition, the commission serves an advisory role, sharing its expertise with other town departments.

Carol's job was to make sure that commission members had the information they needed to carry out their responsibilities and to keep them informed and closely connected to the rest of the Town administration, to state and federal agencies, and to private preservation organizations.



Carol Leahy, 2019 recipient of the Janet Jainschigg Award, with Jane Montanaro of the Trust, and Senator Tony Hwang, who presented a citation from the State.

In a more general sense, Carol was the public face for preservation on a daily basis. She was the first person to meet with property owners and developers seeking to work on historic sites and guided applicants through the unfamiliar approval process. The successes, she reports, were not always dramatic, but with an opportunity to talk with applicants,

*continued on page 19*