

Easements Protect Rural Green and Modern House

Two remarkable historic places—the Lebanon town green and the Noyes house in New Canaan—will be assured of long-term protection thanks to preservation easements recently signed. Preservation easements are private legal agreements in which a property owner gives a preservation organization the right to oversee the stewardship of an historic property. Typically, the agreement requires that the property be maintained adequately and that the owner obtain permission before making changes to significant historic features. The Connecticut Trust holds preservation easements on more than thirty properties across the state, ranging from Colonial farmsteads to mills to downtown commercial buildings.

continued on page 2

In This Issue:

Funding for Preservation: grants and loans for historic places	5
Preservation Notes: news from around the state	10
Tour Connecticut: ideas for summer explorations	12
Connecticut closeup: Brooklawn Park, Fairfield	20

Preservation easements will protect the Lebanon Town Green; seen here, the view northward from the Library.



The family of Modernist architect Eliot Noyes have donated a preservation easement on their house in New Canaan.

Easements, cont'd from page 1

Nearly a mile long and largely unimproved, Lebanon's town green is one of the most memorable and renowned public spaces in Connecticut. The land was conveyed to the town's original proprietors in 1692 and the green laid out as the Town Street in 1749. Over the years, it has been a roadway as well as the site of the Congregational meeting house, town hall, library, schools, and even stores. During the Revolutionary War, French troops camping nearby over the winter of 1780-1781 used the green for drilling and built bread ovens on it.

Today, the green remains Lebanon's symbolic and institutional center and the core of the Lebanon Green National Register district, listed in 1979. It is surrounded by buildings dating from the 18th to the 20th centuries, including the Jonathan Trumbull house and War Office; the First Congregational Church, designed

by artist John Trumbull; and the homes of local and state leaders including William Williams, a signer of the Declaration of Independence; as well as farms. Because of its size and location, much of the green has remained largely unimproved. Neighboring farmers still cut hay on part of the green, a

shared use of common land that has survived nowhere else in Connecticut.

Legally, the green remained the property of the heirs of the proprietors, although after 300 years it became impossible to identify those heirs. Consequently, when the Town applied for a state grant to enlarge the library, a few years ago, it could not prove title to the land on which the library stood, a requirement for the grant.

To solve this problem, legal action was initiated to transfer ownership of the green from those unknown heirs to the Town of Lebanon, the First Congregational Church, and private landowners. As part of the legal action, known as a quiet title action, preservation easements are being set up to protect the green's historic character and landscape.

In March, title for two of the four parcels that make up the



The Town Hall and monuments at the southern end of the Lebanon green.

Fred Noyes, son of Eliot and Molly Noyes, signs the preservation easement on his family's house with Jane Montanaro, Executive Director of the Connecticut Trust.

green—the areas containing the town hall and the Trumbull Memorial Library—was granted to the Town. The process is still underway for the two remaining parcels, one containing the First Congregation Church and one, called the Northern Parcel, which includes the remainder of the green as well as the roadway of West Town Street and setbacks for private landowners along West Town Street.

While the easements are being held by the Lebanon Historical Society, the Connecticut Trust has helped with documentation and will provide training in easement administration and enforcement. In addition, the Trust is listed in the agreements as a secondary easement holder, with full rights to administer and enforce the easements if the historical society requests or is unable to do so.

Funding for the quiet title action and the easements has included money from the Hugh Leander Adams, Mary Trumbull and Hugh Trumbull Adams Town Memorial Fund (or Trumbull Trust), a generous supporter of historical activities in Lebanon.

In contrast to the vernacular agricultural landscape of the Lebanon Green, the Noyes house in New Canaan stands as a landmark of the Modernist movement in the United States. The house was designed by and built for Eliot Noyes (1910-1977), one of five prominent Harvard-trained Modernist architects who settled in New Canaan after World War II and established prominent practices. In addition to buildings, Noyes is known for his industrial design work, particularly for Mobil and IBM. Noyes' wife, Molly, also trained as an architect, worked on interior design for some of his projects and contributed to furnishing the house.

The house was designed to merge into its natural setting in a pine grove crisscrossed with stone walls and overlooking a stream. Heavy stone walls enclose two wings, one public and one private, with glass walls looking out into the landscape. A courtyard lies between the wings, with a covered outdoor walkway linking them.



Noyes' son Frederick (himself an architect) said in an interview, "In my opinion one of the very best houses of the early modern era, it is provocative (outdoor separation between public and private—in snowy Connecticut!), melds seamlessly with the landscape, is rigorous in concept, and contrasts materials (stone/glass) to exploit the weight of one against the fragility of the other. Yet the house presents itself with understated elegance, its unpretentious and comfortable spaces geared to accept the turmoil of real family life." As for the outdoor walkway, he added, "But really that walk outside was no big deal—short, covered, and from one radiant-heated stone floor to the other."

The Noyes house has long been recognized as a classic design of its time, and a prominent example of Noyes' work. Since it was completed in 1955 it has been widely published in both architectural and popular publications and received an award of merit from the American Institute of Architects in 1957. In 2008 it was listed on the National Register.

The preservation easement was donated to the Connecticut Trust by

Frederick Noyes and his three siblings, who are exploring possibilities of creating a nonprofit educational center to take possession of and operate in the house. Whether or not they are able to fulfill that dream, the house is assured of protection.

Together, the Lebanon green and the Noyes house illustrate the flexibility of preservation easements as a tool for protecting a variety of historic places—ranging from a vernacular landscape to a high-style Modernist house; with owners that include private citizens, nonprofit institutions, and municipal governments; and with coverage tailored to balance historic significance with the needs of everyday life in a particular place. Moreover, because easements are private voluntary agreements they are not subject to some of the regulations that govern municipal activities such as zoning, local historic districts, or local historic properties. 🌱

For more information about preservation easements, visit www.cttrust.org/steward or call the Trust at (203) 562-6312.

From the Executive Director

In June, the Trust's Board elected a new Trustee, **Mary Jean Agostini** of Berlin. As a real estate agent for over thirty years, MJ brings valuable experience to the Trust, in addition to her volunteer experience with Berlin's Historic and Economic Development commissions and other philanthropic activities. The Board also elected an assistant treasurer, **Henry Griggs** of Madison, and assistant secretary, **Greg Waterman** of Wethersfield. In addition, former Trustee **John Toomey** of Bolton has agreed to join the Trust's Advisory Council.

The Trust's outreach into every corner of Connecticut has been augmented with two new Circuit Riders, who mounted their trusty steeds in May, **Michael Forino** and **Stacey Vairo**. Both are old friends: Mike was project manager for the Trust's Making Places project before leaving to work on a Ph.D. at the University of Delaware (he's still working on his dissertation). Stacey has both public- and private-sector preservation

experience—as a former National and State Register coordinator at the State Historic Preservation Office and a consultant for Scheller Preservation Associates LLC and Archaeological and Historical Service, Inc.

Also in June, the General Assembly wrapped up its **2019 legislative session**. The budget, of course, was on everyone's mind, and we are happy that the Community Investment Act, which funds historic preservation, affordable housing, open space acquisition, and farmland protection, survived with \$1.5 million per year designated for additional agricultural programming. With the Connecticut Attorney General's successful negotiation of an agreement in Willimantic (see page 15), a bill to weaken preservation protections afforded by the Connecticut Environmental Protection Act in some distressed communities was withdrawn. In addition, a bill that would have limited the ability of utility companies to invest in historic rehabilitation

tax credits was averted; if passed that legislation likely would have significantly reduced the viability of the tax credits.

As always, the Trust's lobbyists from **Halloran & Sage Government Affairs**, led by Bill Malitsky, were invaluable in keeping us informed and in the right place at the right time to make sure preservation was represented in legislative deliberations. Board members and staff from the Trust testified and lobbied legislators on many of the issues before the legislature. We thank all of you who took the time to call or write your senators and representatives.

The Trust partnered with the State Historic Preservation Office on three training workshops for **local historic district commissions**. They were held in New London, Woodstock, and Westport. More are being planned; let the Trust know if you'd like to have one in your town.

Mark your calendars for **Saving Faith: Preserving Historic Black Churches in the 21st Century**, a workshop to be held on October 7 at the Wadsworth Atheneum in Hartford. A partnership between the Trust and the Amistad Center for Art and Culture, the program will provide an opportunity for congregants and preservationists to have a robust discussion of the challenges and opportunities facing these historic sites.

Finally, congratulations to **Liz Shapiro**, who has been named permanent Director of Arts, Preservation, and Museums at the Department of Economic and Community Development.

—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.

Board of Trustees Officers

Sara Bronin, Chair, *Hartford*
Richard Wies, Vice Chair, *Branford*
Caroline Sloat, Secretary, *Thompson*
Gregory Waterman, Assistant Secretary,
Wethersfield
Tom Nissley, Treasurer, *New Canaan*
Henry Griggs, Assistant Treasurer,
Madison

Gubernatorial Appointees

Sara Bronin, *Hartford*
The Hon. Catherine Osten, *Sprague*
Olivia White, *Essex*

Additional Members of the Board of Trustees

Mary Jean Agostini, *Berlin and Niantic*
Cristina Aguirre-Ross, *New Canaan*
Mary Catherine Curran, *Hartford*
Jeremy Frost, *Southport*
Edward F. Gerber, *Westport*
Ellen Gould, *Southport*
John Harrington, *Norwalk*
Garrett Heher, *Centerbrook*
Charles Janson, *Darien*
Erica Popick Kevrekian, *West Hartford*
Garry Leonard, *Madison*
Edith Pestana, *Hartford*
Elaine Stiles, *Old Lyme*
Christina Smith, *Bridgeport*
Peter Stockman, *Killingworth*
Robert Tierney, *Old Lyme*

Advisory Council

Martha Alexander, *New Haven*
J. Barclay Collins, *Sharon*
William Crowe, *Canton*
Jared Edwards, *FAIA, West Hartford*

Inger Elliott, *Stonington*
Theodore F. Ells, *Branford*
Robert Faesy, *Wilton*
Gerald Farrell, Jr., *Wallingford*
Walter Fiederowicz, *Litchfield*
Mimi Findlay, *New Canaan*
Glenn Geathers, *Hartford*
John Herzan, *Branford*
Lee G. Kuckro, *Wethersfield*
Stephen S. Lash, *Stonington*
Charles T. Lee, *Greenwich*
Peter Malkin, *Greenwich*
Jeffrey Morgan, *Kent*
Cesar Pelli, *FAIA, New Haven*
George Schoellkopf, *Washington*
John W. Shannahan, *Suffield*
John B. Toomey, *Bolton*

Staff

Jane Montanaro, Executive Director
Christopher Wigren, Deputy Director
Brad Schide, Connecticut Circuit Rider
Michael Forino, Connecticut Circuit Rider
Stacey Vairo, Connecticut Circuit Rider
Jordan Sorensen, Development &
Special Projects Manager
Erin Fink, Communications &
Advocacy Manager
Renée Tribert, Making Places & Preservation
Services
Kristen J. Hopewood, Development &
Administrative Assistant

Connecticut Preservation News

Editor: Christopher Wigren
Editor, *Historic Properties Exchange*:
Renée Tribert
Advertising Manager: Erin Fink
Design: David Wolfram, *Middletown*
Printing: Kramer Printing,
West Haven

Connecticut Preservation News is published bimonthly by the Connecticut Trust for Historic Preservation, 940 Whitney Avenue, Hamden, Connecticut 06517. Publication is made possible by support of the members of the Connecticut Trust for Historic Preservation and by funds provided through the Community Investment Act in the State of Connecticut. The contents and opinions stated herein do not necessarily reflect the views and policies of the State of Connecticut. Advertisements do not reflect the views or opinions of the Connecticut Trust for Historic Preservation. The Connecticut Trust for Historic Preservation does not endorse advertisers and assumes no responsibility for advertisements.

© 2019, Connecticut Trust for Historic Preservation. All rights reserved.
ISSN 1084-189X



Connecticut
still revolutionary

West River Restoration

18th and early 19th century structural repair, restoration and recreation.

Doors, windows, trim, siding, period rooms, floors, sills, framing, fireplaces, masonry, kitchens, baths, and barns.

Thomas Linskey

350 Middle Haddam Rd.
Portland, CT 06486

860-342-2289 860-463-1185

"An old house craftsman dedicated to perpetuating early Connecticut architecture, one job at a time, large or small, for individuals and organizations."

Community Development Loans through Capital for Change

The Connecticut Trust has made a five-year capital investment of \$250,000 with Capital for Change (C4C), a Hartford-based Community Development Financial Institution. This funding will help finance the renovation of properties listed on the National, State or local Registers of Historic Places, or any building placed into service prior to 1936, by providing loans for affordable housing and community development activities.

The W. L. Hatch building in New Britain will receive rehabilitation funding through a new partnership between the Trust and Capital for Change.

The investment stems from the Trust's Revolving Fund which was established to provide loans for underutilized or endangered properties in order to stabilize neighborhoods and promote vibrant communities. Under the new agree-




ment, signed in January, C4C will take over direct loan functions for the Trust. However, the Connecticut Circuit Riders will remain active in the program by referring properties to Capital for Change, and Capital for Change will actively promote the partnership.

The first loan under this agreement was made to Plain Goods, in New Preston, for its restoration of Pavilion Hall (1897), which received a 2019 Connecticut Preservation Award. A second loan has been made to Quantum of Washington Street, LLC to bridge its \$741,000 historic tax credit allocation. The developer is doing a complete historic renovation of the W. L. Hatch building in New Britain (1929; NR), which will be leased as office space.

Two Revolving Fund projects are outstanding: a loan of \$150,000 to the Women's Institute for stabilization of the Reid and Hughes building in Norwich, and a loan of \$50,000 to the Middle Haddam Association for the renovation of the Middle Haddam School. When these loans are repaid, the Trust's Revolving Fund legal entity will wind down. 🌱

For information on funding for historic properties through Capital for Change, call or write the Connecticut Circuit Riders, (203) 562-6312 or circuitrider@cttrust.org.

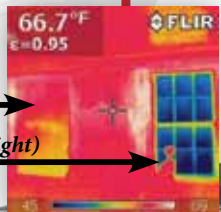
Infrared Proof: Our Storm Windows Save Energy!




Innerglass Interior Storm Windows keep the building **warm** in the winter without sacrificing the charm and beauty of **existing** historic windows.

Noise reduction better than replacement windows.

Compression-fits to ANY window, no matter how crooked!





Innerglass Window Systems, LLC
 15 Herman Drive • Simsbury, CT
 1-800-743-6207 • www.stormwindows.com

FUNDING FOR PRESERVATION

Trust Awards Maintenance & Repair Grants for Houses of Worship

In June, the Connecticut Trust's board authorized \$50,000 in Maintenance & Repair grants. Seven from a large pool of interested religious organizations were invited to apply for grants of up to \$15,000 each. The total request was \$99,400, nearly twice the available funding, and four grants were awarded. The grants require a minimum one-to-one cash match, and will make possible over \$150,000 in restoration and repair work.

The Maintenance & Repair grants are funded by the State Historic Preservation Office of the Department of Economic and Community Development, using moneys generated by the Community Investment Act. For several years, the Trust has earmarked funds for religious organizations, for which preservation resources are sometimes limited. Factors considered in reviewing requests include urgency of the need, the organization's capacity to match the grant and carry out the work, and the organization's community engagement.

The recipients are:

South Congregational Church, Granby
(1917; NR): \$15,000 for steeple repairs

Saint Justin-Saint Michael Catholic Church, Hartford (1931): \$10,600 for an electrical systems upgrade

South Congregational Church, New Britain (1865; NR): \$15,000 for roof repair

First Congregational Church of Woodstock, UCC (1821; NR): \$9,400 for roof replacement

For more information on the Maintenance & Repair grants from the Connecticut Trust, visit <https://www.cttrust.org/current-funding> or contact the Circuit Riders at (203) 562-6312.



The First Congregational Church of Woodstock will receive a grant to replace its roof.



R.J. ALEY^{LLC}

The Old House Experts

Serving Greenwich, CT to New Haven, CT

CT Trust for Historic Preservation Member

NAHB Certified Green Builder

CT Lic. # 570003

(203) 226-9933
rjaley.com

Bathrooms & Kitchens ● Additions & Remodeling ● Carpentry & Repair Work
Porch Repair & Rebuilding ● Historic Preservation ● Wood Window Restoration
Wood Storm Windows & Screens ● Plaster Repair & Restoration
Energy Efficient Upgrades ● ENERGY STAR® Home Builders

1772 Foundation Awards Grants in Connecticut

The 1772 Foundation has awarded 23 restoration grants to Connecticut organizations, totaling \$202,426. For the ninth year, the Connecticut Trust is working with the Foundation to vet projects and manage the grants, a partnership that matches the Foundation's funding resources with the Trust's knowledge of the needs of Connecticut's heritage organizations.

Grants were provided for painting, surface restoration, fire/security systems, repairs to/restoration of porches, roofs and windows, repairs to foundations and sills, and chimney and masonry repointing.

This year, applicants were asked to outline measures they are taking to address climate change and sea level rise. The 1772 Foundation and the Trust both encourage local groups to plan, mitigate, and adapt their historic sites to prevent the loss of important cultural and heritage assets.



The Winchester Center Historical Association will be able to repair the foundation of the Chapel in thanks to a grant from The 1772 Foundation.

According to Mary Anthony, the foundation's executive director, "Preservation work should be focused on the future."

The pool of applicants this year included 37 museums and historical organizations in 32 communities, representing a total need of more than \$436,672 in capital repair projects. The 23 grants awarded will leverage

more than \$405,000 in additional private funding and help ensure continued access to community-based heritage.

The 2019 recipients are:

Ball & Socket Arts Foundation, Cheshire: \$5,000 to restore the entrance bay of the Ball & Socket factory office building (c.1919; SR)

continued on page 8

indow

**MODERN COMFORT
ORIGINAL CHARM**
WINDOW INSERTS THAT INSTALL
WITH NO MOUNTING BRACKETS.

Keep the comfort inside.

stugrantwindows.com | 860.916.9494

**THE GLASTONBURY
RESTORATION CO.**

**Total Restoration Services
for the Period Home**

Restoration Carpentry, Framing Repair,
Period Porch Repair-Replication,
Doorways, Architectural Millwork,
House Painting, Antique Window Repair,
Siding, and Wood Roofs

**Antique Building
Materials:**

- wide board flooring
- mantels
- complete dismantled houses available

860-212-3750 www.glastonburyrestoration.com
Facebook: Glastonbury Restoration LLC Stevebielitz@yahoo.com

Adam Stanton House, Clinton:

\$7,500 for repairs to the porch and front door of the Stanton house (c.1791; NR)

Bill Memorial Library, Groton

(1890, 1907; NR): \$5,000 for roof repairs

Whitneyville Cultural Commons, Hamden:

\$14,726 for roof replacement to the former Whitneyville Congregational Church (1834; NR)

Harriet Beecher Stowe Center, Hartford:

\$10,000 for porch repairs to the Katherine Seymour Day house (1884; NR)

Mark Twain House Museum, Hartford:

\$10,000 for roof repairs to the Twain house (1873; NHL)

Kent Land Trust:

\$10,000 for roof and gutter repairs to the former Girl Scout lodge (1901)

Weantinoge Heritage Land Trust, Kent:

\$8,000 for exterior repairs and painting to the dairy barn (SR)

Joshua's Tract Conservation and Historic Trust, Mansfield:

\$10,000 for structural repairs for the Gurleyville grist mill (c.1750 and later; NR)

Art League of New Britain:

\$5,000 for interior storm windows at the Art League barn (c.1870; NR)

The Institute Library, New Haven

(1878; NR): \$10,000 for masonry repairs

New Haven Museum

(1930; NR): \$10,000 for Phase VI window repair and restoration

New Milford Historical Society:

\$5,000 for exterior repairs and repainting at the Knapp house (c.1770 and later; NR)

Katherine Hepburn Cultural Arts Center, Old Saybrook:

\$5,000 for window repair and restoration at the center, the former Town Hall (1910; NR)

Preston Historical Society:

\$10,000 for structural repairs to the Long Society meeting house (1818; NR)



A grant from The 1772 Foundation will fund gutter and cornice repairs at the Oliver Ellsworth homestead in Windsor.

Keeler Tavern Museum, Ridgefield:

\$5,000 for window and door repairs and restoration to the Brick House visitor center (1937; NR)

Heritage Land Preservation Trust, Torrington:

\$6,500 for masonry repair, window installation, and other repairs to the gate house at the Coe Brass mill pond (1904; SR)

Strong Family Farm, Vernon:

\$9,000 for repairs and painting of the Yellow Barn (1917; SR)

Waterford Historical Society:

\$10,000 for roof replacement at the Jordan school house (1758; NR)

Friends of Lachat Farm, Weston:

\$10,000 to replace the roof of the Lachat carriage barn (1840s; SR)

Weston Historical Society:

\$10,000 for structural repairs to the Coley Farmhouse (c.1841; SR)

Winchester Center Historical Association:

\$10,000 for foundation repair for the Chapel building (c.1815)

Ellsworth Memorial Association, Ellington:

\$10,000 for gutter and cornice repairs to the Oliver Ellsworth homestead, Windsor (1781; NHL)

For more information on grants from The 1772 Foundation, contact the Connecticut Trust Circuit Riders, or visit <https://www.cttrust.org/current-funding>.



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

Tom Nissley 203-322-1400

tnissley@bhhsNE.com
Berkshire Hathaway HS
New England Properties



Licensed in CT #RES.0763363

Condos, Co-ops, and the Historic Homes Rehabilitation Tax Credit

The Connecticut Historic Homes Rehabilitation Tax Credit (HHRTC) offers valuable assistance to private homeowners for renovation of historic owner-occupied residences. The program provides a 30 percent tax credit, up to \$30,000 per dwelling unit, for the rehabilitation of one- to four-family buildings listed on the State or National Register of Historic Places. However, for some time it has been unclear whether condominiums or cooperatives could qualify for the credit.

Through consultation with in-house legal counsel at the Department of Economic and Community Development, the State Historic Preservation Office has determined that condominiums (i.e. condos) are eligible for the HHRTC. This includes condos that comprise single, standalone structures which contain, in total, between one and four dwelling units. This also includes condo complexes that comprise multiple structures that in total contain more than four dwelling units. In this latter instance, only those structures within the complex that contain one to four dwelling units as a standalone structure or when separated by a party wall are eligible.

The eligible number of units is outlined in the program's statutes (Sec. 10-416), which define a "historic home" as a building that: (A) Will contain one to four dwelling units..." In both examples,

the condo association is eligible to apply for exterior work and work carried out in common areas. The association can only have one application open at a time. Individual unit owners are eligible to apply for work in their respective units. Each owner can also only have one application open at a time. An association and a unit owner, or multiple unit holders, can apply simultaneously.

Historic condominiums with no more than four units per building can qualify for the Connecticut Historic Homes Rehabilitation Tax Credit, according to the State Historic Preservation Office. Pictured here is one of the buildings in the Norwich Historic Rowhouses condominiums in Norwich.

T. Levine



SHPO Programs on Hold

Due to a current staffing shortage, the Connecticut State Historic Preservation Office (SHPO) has temporarily suspended two programs.

No new applications to the **Historic Restoration Fund Grant** will be accepted. Existing grants with active contracts will be processed as usual. For questions or additional information, please email HRFgrants@ct.gov.

Also suspended is the **Historic Homes Rehabilitation Tax Credit** program. New applications to the program will not be accepted. Applications will be processed as usual for property owners with a previously approved Part 2 application and active tax credit reservation. For questions or additional information, please email Homestaxcredits@ct.gov.

Thank you for your patience, SHPO hopes to restart the programs in Fall 2019.

Cooperatives (i.e. co-ops) are not eligible for the Historic Homes Rehabilitation Tax Credit program. The reason for this is that the real property is owned by the co-op association, not the unit occupants. Instead, the unit occupants are shareholders or members of the association. For the definition of a cooperative, see: <https://portal.ct.gov/DCP/Consumer/Condominium-FAQs>.

The HHRTC program statutes (Sec. 10-416) dictate that the "owner" must occupy the "historic home" (see Sec. 10-416(h)) and defines "owner" as a "taxpayer filing a state of Connecticut tax return who possesses title to an historic home, or prospective title to an historic home in the form of a purchase agreement or option to purchase, or a nonprofit corporation that possesses such title or prospective title" (Sec. 10-416(a)(4)). 🌱

While the Historic Homes Rehabilitation Tax Credits program has been suspended temporarily due to staff shortages, interested parties could begin planning by visiting the State Historic Preservation Office website, <https://portal.ct.gov/DECD/Services/Historic-Preservation>.

Briefly Noted

Groton. ►

The University of Connecticut's Maritime Studies Department recently launched the Blue Heritage Trail. Currently in its planning stage, the trail will provide an interactive travel experience for sites related to Connecticut's maritime culture and history, similar to Impressionist, wine, and beer trails, already established in the state. The creators, U.Conn. staff and students, have received a National Park Service grant to create signs for the trail, which now is focused on the Thames River area. With guidance from a travel phone app, the public can be led to sites like the Avery Point Lighthouse, Branford House (pictured, in an historic photograph), Pine Island, Fort Trumbull, Norwich Harbor, and Harkness Memorial Park, among several others. Connecticut Trust staff have joined the project advisory board.

H. Reis, courtesy of the University of Connecticut Avery Point Campus



Middletown. ►

A former dormitory for nursing students at Connecticut Valley Hospital (c.1925; NR) is now the Shepherd Home, providing housing for 32 homeless or at-risk veterans. From 1989 to 2014 the building housed a transitional housing program run by Mercy Housing and Shelter Corporation. It then sat empty for two years as the city of Middletown considered possible uses. Homelessness among veterans emerged as a key concern, and Columbus House was chosen as developer, with partners that included DeMarco Management, Enterprise Builders, Northeast Collaborative Architects, St. Vincent de Paul Middletown, and Circuit Rider Brad Schide in his private consulting capacity. Renovation created 32 apartments plus common areas and a community room. Work included masonry and trim repairs, restoring side porches, and creating a new accessible entry.

E. Fink





◀ Ridgefield.

The Schlumberger Research Center administration building (1951) received a Design Citation of Merit from Docomomo, the international organization for the documentation and preservation of the Modern Movement. Architect Philip Johnson's first non-residential work had been vacant for several years when the town of Ridgefield acquired it in 2012. The town leased the building to the New Canaan-based design firm BassamFellows, Inc., which carried out the renovation in consultation with Docomomo's New York/Tri-state chapter. The steel-glass-and brick structure is organized around a central courtyard and, while in poor condition, had not been significantly altered. Docomomo described the project as "as much a story about advocacy as it is about... restoration." The building now serves as BassamFellows' headquarters, design center, and showroom.

Connecticut Circuit Rider

Westport. ▶

The Historic District Commission (HDC) and Planning and Zoning Commission (P&Z) have reached a compromise agreement with Morningside Drive Homes for redevelopment of the 20-26 Morningside Drive South local historic district. The district, created in 2007, contains an Italianate farmhouse and a studio formerly owned by artists Walter and Naiad Einsel. The agreement allows the developer to divide the two parcels that make up the district into four parcels, with new houses to be built on three of them and the historic farmhouse and relocated studio on the fourth.

The process had been long and convoluted. The HDC turned down an initial proposal for a new house in front of the studio as inappropriate to the character of the district. Following this, the developers proposed a different subdivision. When P&Z denied this, they came back with a plan to demolish both buildings and construct nineteen townhouses under Section 8-30g of Connecticut General Statutes. This provision severely limits the ability of town land-use commis-



sions to deny applications for affordable housing. While some argue that the law does not apply to historic districts, which regulate design rather than land use, the commissions were reluctant to risk losing the entire district, and so they decided to settle with the developers. Although local

historic district or property ordinances are considered among the strongest protections available for historic places, this case demonstrates that they too have their limitations.

continued on page 15

Mobile App Offers Tours of Connecticut

By Gregg Mangan, *Connecticut Humanities*

Connecticut Humanities is proud to announce the launch of our new mobile app, ConnTours. ConnTours serves as a mobile-friendly guide to unique and interesting places that make up the Connecticut landscape. The app is piloted with four theme-based tours which explore sites connected to notable women, Connecticut's role in the American Revolution, its unique architectural landmarks, and its complicated relationship to slavery.

In addition to our theme-based tours, ConnTours also offers more localized town- and city-based tours that will allow users to get out of their cars and better explore the communities where so much history took place. The app provides short introductions to the history of each stop, images, maps, links to social media, directions to each stop, and links to resources that will allow users the opportunity to plan their visit. For users interested in learning more about particular topics, subject-specific links are provided to Connecticut Humanities' award-winning digital history project, ConnecticutHistory.org, as well as to resources housed at libraries, museums, and cultural institutions throughout the state.

Not interested in following one of our tours? ConnTours offers users the opportunity to create their own by tagging sites near their current location or sites of particular interest to them. These tagged sites will then show up in a list of "Favorites" that can be accessed at any time, allowing users to explore Connecticut's unique historic and cultural sites at their own pace and on their own schedules.

Much of the initial content found on ConnTours was made possible through collaborations with partners throughout the state. This list includes the State Historic Preservation Office within the Connecticut State Department of Economic and Community Development, the Connecticut Office of Tourism, the Litchfield Historical Society, the Connecticut Historical Society, the Connecticut Women's Hall of Fame,

the Groton Public Library, the Ridgefield Historical Society, and many more.

The development of new tours is ongoing, as is the addition of new sites to existing tours, so we encourage you to check back regularly. By visiting the app store on your mobile device and downloading the free ConnTours app, we hope you will be inspired to get out and explore all the interesting and distinctive places that shape the history and culture of Connecticut.

Since 1974, Connecticut Humanities (the nonprofit state affiliate of the National Endowment for the Humanities) has encouraged curiosity, understanding, and critical thinking through grants, partnerships, and collaborative programs. Included among these are ConnecticutHistory.org, Teach It, the Connecticut Center for the Book, Book Voyagers, and our competitive granting program. Together with ConnTours, all of these initiatives have worked in unison to help further our vision of an engaged and informed Connecticut. 🌿



If your town or organization is interested in sharing local stories through ConnTours, please contact Gregg Mangan at connecticuthistory@cthumanities.org.

We help to:

Secure and maintain funding for the...

COMMUNITY INVESTMENT ACT

Work to expand...

STATE HISTORIC TAX CREDITS

Allowing millions of dollars more to go towards supporting historic preservation projects in Connecticut.



**CONNECTICUT
PRESERVATION
ACTION**

THE PRESERVATION COMMUNITY'S
UNIFIED VOICE IN HARTFORD SINCE 1980

To learn more please visit:

WWW.CTPRESERVATIONACTION.ORG

“What I Did on My Summer Vacation...”

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

In Connecticut, the word “summer” often conjures up images of warm sunny days, breezy beaches, and hot, buttery lobster rolls. While it may be tempting to spend the season becoming a human clambake, the longer days also provide a perfect opportunity to explore some of the state’s far-flung historic resources, and those recognized for their importance to recreation. Here are just a few (publicly accessible!) properties to inspire some Yankee wanderlust:

The Gam, Ocean Beach Park, 98 Neptune Avenue, New London. Listed on the *State Register of Historic Places*, the Gam building in Ocean Beach Park is the primary public recreational facility in New London. The building is one of the few remaining resources associated with the initial 1939-1940 period of construction at the park and has seen a variety of uses, including concession stand, dance hall, arcade, and fire substation. Designed in the Streamline Moderne style, the Gam is also an unusual example of the style in Connecticut and New England as a whole. This choice certainly helps it stand out along the coast as a landmark of Connecticut recreation.

Soapstone Quarry, People’s State Forest, Park Road, Barkhamsted. The Soapstone Quarry is an approximately 26-acre site that was designated an *Archeological Preserve* in 2015. It is primarily associated with the Native American production of soapstone bowls during the Terminal Archaic Period (3,700–2,700 years ago). The quarry remained hidden under thick vegetation until 1996, when it was discovered by hikers. During multiple archaeological investigations, four unfinished soapstone (steatite) bowls, associated debitage (waste from the manufacturing process), quarrying tools, and a quartzite workshop and cache were identified. Soapstone outcroppings and bowl impressions are visible in the forest, but as an archaeological preserve the site is legally protected from any disturbance, collection, or damage, so leave your shovels at home.

Lighthouse Point Carousel, Lighthouse Point Park, Lighthouse Avenue, New Haven. Listed on the *National Register of Historic Places* in 1983, the carousel was constructed in 1916 as part of Lighthouse Point Park. Located at the end of a trolley line, the park was easily accessible to working-class families seeking to enjoy a day at the shore. In an era of the six-day work week, recreation parks provided a much-needed respite from city life, yet were conveniently close by. The craftsmanship of the carousel is also a sight to behold, with each wooden figure

continued on page 15

Walt Landgraf



Soapstone quarry tools

Todd Levine



Lighthouse Point Carousel

Caring for our elders and our heritage



*Home is 1,700 square feet of memories,
8 rooms of family gatherings, and a
backyard with dozens of birthday parties.*



*We give people the help they need
to live in the place they love.™*



Delivered with heart.™

If you need in-home, non-medical assistance we can help.
Call 203 776-2273 and we'll connect you to your closest of 7 offices.

GriswoldHomeCare.com

© 2016 Griswold International, LLC

Hoyt-Burwell-Morse House

8 Ferris Hill Road, New Canaan, Connecticut 06840
MLS #141863 \$950,000

Bedrooms: 3
Sq. Ft.: 1,902
Lot: 2.14 acres

Full Baths: 3
Style: Antique



The Hoyt-Burwell-Morse House is one of the oldest and finest antique homes in New Canaan. History happened here in the Time Before Now. Built by the Hoyt family, sold to the Burwell and Carter family, later owned by the Morse family, and other distinguished citizens of the town. Faithfully upgraded in mid-twentieth century. An amazing chimney stack anchors the structure. Because of its historic significance, the house must be made available for visits by the public once each year. The documentation of its placement on the National Register of Historic Places is fully available. Changes to the exterior of the house as it is seen from the road are not allowed. However, the house could be expanded towards the rear of the property, and/or a barn could be added.



Berkshire Hathaway HomeServices New England Properties

Tom Nissley
30 Oenoke Lane
New Canaan, CT 06840
203-322-1400
tnissley@bhhsne.com

Connecticut Department of Transportation



Willimantic. ▲

In a compromise reached among the Town of Windham, developer Martin Kelly of RUC Holdings LLC, and Attorney General William Tong, on behalf of the State Historic Preservation Office, the Nathan Hale Hotel (1920) will be renovated as part of Kelly's planned new apartment project. However, the adjoining Hooker Hotel (1886; photo from old postcard) will be demolished. The compromise came after the Historic Preservation Council asked the Attorney General to take action under the Connecticut Environmental Protection Act (CEPA) to block demolition of both buildings, which are contributing resources in the Downtown Willimantic National Register district. The Attorney General's office was able to lead negotiations with the town, the developer, and the State Historic Preservation Office. Although both buildings are in disrepair, an engineer's report concluded that renovating both would be feasible. However, the Hooker Hotel is strongly identified with a heroin epidemic that plagued Willimantic in the early 2000s, and town officials seem to have felt its demolition was symbolically important. The compromise forestalled a legislative attempt to get around CEPA (see page 4).

Summer Vacation, cont'd from page 13

unique, some retaining their original paint. At the time of its listing, the carousel was only one of nine early-20th-century carousels in Connecticut, seven of which were functioning. Today, it has been restored and is a popular special events venue.

Sleeping Giant Tower, 200 Mount Carmel Avenue, Hamden. The rustic Romanesque Sleeping Giant Tower was listed on the National Register in 1986 as part of the Connecticut State Park and Forest Depression-Era Federal Work Relief Programs Structures *Thematic Resource*. Under this theme, fourteen individual structures—including the tower—and one complex were listed in fourteen towns throughout the state. The park was officially created in 1925, a donation by local citizens who wanted to preserve the mountain for public use and protect it from quarrying. The fireproof tower was completed by the Works Progress Administration in 1937, after the original log cabin on the site burned in

1935. It was the most ambitious of the three major mountaintop observation towers in the state park system, having not only an observation desk, but comfort stations, and interior rooms with fireplaces.

We hope these sites encourage you to get to know your state a little better, and maybe inspire some new summer stories to tell by the campfire. 🌿

To find out more about the designation programs these properties and thousands more are listed under, visit DECD.org/historicpreservation



Built Rite Carpentry
Rick Gallagher
Litchfield, CT

Period house and barn structural repairs, building disassembler, post and beam restoration, sash and door restoration, wood roofing.

Email: builtriterestoration@gmail.com
Phone: (860) 919-6982

HISTORIC PROPERTIES EXCHANGE

Threatened Buildings Available

July/August 2019



1912 view

David Baldwin House (c.1750; enlarged 1810)

Available for dismantling and reconstruction

Beautiful framing in oak and chestnut with large hewn summer beam construction in the four principal rooms of the first and second floors. Outstanding attic purlin and purlin post construction. Paneled walls, mantels, most floors, beaded hand planed boards and corner cupboard have been removed and placed in storage. While some twelve over twelve window sash were replaced in the 19th century, many early sash survive in the back of the house. It must be dismantled and moved from its current location.

Please call or email for more information:
Steve Bielitz, Glastonbury Restoration Company,
(860) 212-3750, stevebielitz@yahoo.com.

213 Danbury Road, Wilton (c.1850 with addition)

The property fronts Route 7 and is to be redeveloped commercially without the house. The Wilton Historic District Commission seeks interested parties who may wish to disassemble and repurpose the building, which is protected by a demolition delay until August 4.

Please address inquiries to: Alan Brandies at
Jarmel Kizel Architects and Engineers Inc., 973-994-9669,
abrandies@jkarch.com.



316 Washington Street, Middletown (c.1880)

A contributing resource to the Washington Street Historic District (as 322), this single-family home was used by Wesleyan University as a dormitory and is being sold through the university's Renovation Program on the open market *as is*. Three finished levels, in need of rehab, in mixed use zone along high car count road. At the north end of and an easy walk to the Wesleyan campus and downtown. May not qualify for traditional financing due to condition.
Contact: Sterling Realtors, 860-343-3820

Brownell and Co. (1844, c.1870s, c.1940) 423 East Haddam-Moodus Road, East Haddam

The entire mill complex is for sale, and the listing highlights the more recent warehouse and office space. But tucked between dwellings along East Haddam-Moodus Road to the south and the 20th century office and warehouse complex to the north stand the surviving 19th century mill buildings. The wood frame mill was built by Edward Brownell in 1844 to produce cotton twine; space in the basement was used to grind grain for the family and workers. The brick picker house was built by the next generation, Charles Brownell, in the 1870s for insurance coverage. The company continued under the leadership of the third generation, Crary Brownell, who kept it viable with a transition to synthetic twine in the 1930s. The mill is listed on the State Register, making it potentially eligible for state historic tax credits for rehab work important to its preservation and reuse.

Contact: Eric Reisner, Lyman Real Estate Brokerage & Development, 860-887-5000, eric@lymanre.com.

Deadline for the September/October issue is August 23, 2019.

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 Renée Tribert at rtribert@cttrust.org or call (203) 562-6312.

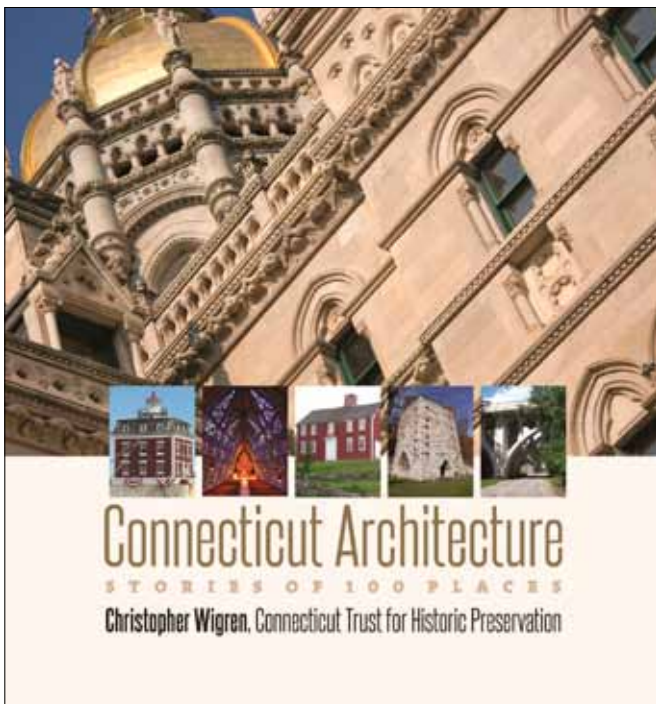




Please remember the Connecticut Trust in your will or estate plan. We are incredibly grateful to the visionary donors who have given to us.

GET YOUR COPY NOW!

"...intrigues the eye and mind in a journey through centuries of Connecticut history and architecture." —David K. Leff, town historian, Canton



Order at www.cttrust.org/book or www.wesleyan.edu/wespress

Capt. Abraham Benson House

131 South Benson Road



18th Century Preservation Gem FAIRFIELD, CT

Burned by the British and rebuilt in 1779. 4BR Colonial. with high ceilings, 8 fpls., 3295sf, amazing original detail. Owned by the same family since 1812! Once a tavern, with notable guests. This beauty sits on 0.44 acre in town center.

MUST SEE! A real treat!!

Contact:
Sherri Steeneck, Realtor
The Higgins Group R.E.
203-395-2737



Preservation Circle

- ☐ Chairman's Circle \$ 1,000
- ☐ Preservation Patron \$ 500
- ☐ Circuit Rider Sponsor \$ 250
- ☐ Heritage Partner \$ 100

Basic Membership

- ☐ Business \$ 100
- ☐ Non-profit/Municipal \$ 75
- ☐ Family \$ 50
- ☐ Individual \$ 40



You can join the Connecticut Trust online too, at
www.cttrust.org

JOIN THE CONNECTICUT TRUST!

Name ☐ Mr. ☐ Mrs. ☐ Ms. ☐ Miss _____

Street _____

City _____ State _____ Zip _____

Telephone (_____) _____

Email _____

Employer (for matching gift program) _____

☐ Check enclosed (payable to "Connecticut Trust for Historic Preservation") Charge my: ☐ Mastercard ☐ Visa ☐ American Express

Card Number _____ Exp. Date ____/____/____

Signature _____

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

Brooklawn, cont'd from page 20

Ari Burling



239 Collingwood Avenue, 1915
Notable Owner: John Field

“Well, that’s it. Old man DeVer is dead, that old cad. If I never saw him with the same woman or the same drink in his hand twice, I’ll be damned. I wonder who will take the reins now? Warner is in trouble.”

It was John Field, Yale graduate and DeVer Werner’s son-in-law. Field became chief executive of Warner Brothers, as the Bridgeport corset company was then called, just in time. The first order of business was to stave off an imminent bankruptcy with a revamped product line. Necessity being the mother of invention, Warner’s “Two-Way-One-Way Girdle” put the company back on its feet. The “Two-Way” was an elastic garment that wrapped around the body yet allowed a full range of movement. It was wildly popular, and Warner saw a solid decade of growth throughout the 1940s, selling girdles, bras, and corselets, with revenues growing at three times the national average.

As businesses expand, so too they contract. Perhaps Warner grew too quickly. Perhaps its executives became arrogant or lazy. It’s hard to keep up the frenetic pace of a runaway success story. By the 1950s, it was obvious that Warner was once again in trouble. Sales were down—way down. Competitors had caught up or surpassed them. The company didn’t—or couldn’t—adapt to the times. Change was in order. A younger man at the helm was needed, and it was John Field’s son, John Field, Jr., who took action.

Behind closed doors, Field Jr. convinced the board of directors to oust his father. Perhaps the old man knew, or perhaps he never saw it coming. Either way, the authoritarian days at Warner Brothers were over. A new era of progressive management was about to begin. 🌱

Upcoming Meetings

Connecticut Historic Preservation Council

August 7, 2019 at 9:30 a.m.
Conference call

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

September 4, 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

September 20, 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

Connecticut Trust for Historic Preservation

940 Whitney Avenue
Hamden, CT 06517-4002

Phone: (203) 562-6312

Email: contact@cttrust.org

Web: www.cttrust.org

Address Service Requested
Forwarding and Return Postage Guaranteed

NON-PROFIT ORG.
U.S. POSTAGE
PAID
NEW HAVEN, CT
PERMIT NO. 72

CONNECTICUT
Close-ups

Brooklawn

A Walk in the Park

By Ari Burling

Fairfield's Brooklawn Park neighborhood developed as an outgrowth of the industrial revolution, a specially designed enclave for business leaders in neighboring Bridgeport. Photographer Ari Burling has been exploring this neighborhood, capturing its unique landscape and architecture and writing historical vignettes about original owners and their businesses. Here are two examples.

101 Park Drive, 1920

Notable Owner: Judge Jonathan Grout

The two men shook hands at the net. Dressed in sporting white, they had just competed in the third round of the city tennis tournament held at Brooklawn Country Club. Dr. R.H.W. Strang held out his hand and offered condolences to the loser, Judge Jonathan Grout. It was a day of thorough beatings and this match was no different. Strang emerged the victor: 6—2, 6—1. Still, the two men exchanged pleasantries as onlookers clapped in appreciation for a fine spring day of whacking a ball back-and-forth on the court.

Later that day, after the match, Judge Grout retired to his handsome Brooklawn home. He kept himself busy revising an



Ari Burling

opinion he would address this coming workweek. As it was, he felt his insights lacked their usual clarity. He pored over what he had written so far, seeking to extract any extraneous words or language.

Often these types of cases were best handled by finding the common ground between litigants.

Tact, dignity, and patience. Indeed. And there it was: strike through this paragraph here; add a contextualizing circumstance there; in the end, a mutually advantageous settlement offer. He put down the pen and stood up.

Now, to work on that backhand.

continued on page 19