

PRESERVATION CONNECTICUT NEWS

Awards recognize the architecture of preservation

Sometimes, preservation projects not only respect and revitalize historic architecture of the past, but also create noteworthy new designs. To recognize work that accomplishes this dual purpose, Preservation Connecticut (PCT) and the Connecticut chapter of the American Institute of Architects (AIA Connecticut) inaugurated a new joint award in 2019. The award bears the name of the architectural historian and preservationist Elizabeth Mills Brown, who awakened Connecticut residents to the state's architectural riches and the need to protect them.

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As part of its campus re-imagining, the Greenwich Historical Society restored Toby's Tavern to its 19th-century appearance, reconstructing a lost third story.

Durston Saylor Photography

For the first round of the annual awards, AIA Connecticut and PCT assembled a distinguished jury comprising:

- Frederick A. Bland, FAIA, AICP, of Branford, managing partner, Beyer Blinder Belle architects;
- Garry S. Leonard, AIA, of Madison, former partner, Kevin Roche John Dinkeloo and Associates, and PCT Trustee; and
- Robert B. Tierney of Old Lyme, former chair, New York City Landmarks Preservation Commission, and PCT Trustee.

Out of thirteen entries, the jury conferred two awards of excellence and three awards of merit.

AWARDS OF EXCELLENCE

Greenwich Historical Society Reimagined Campus, Greenwich David Scott Parker Architects, LLC

In the late 19th and early 20th centuries the Bush-Holley House attracted Impressionist artists who drew inspiration from its bucolic surroundings. In the 20th century the house became the headquarters of the Greenwich Historical Society and a National Historic Landmark, but changing demographics, development, highway construction severely impacted its historic context.

Expanding its mission beyond the one historic house museum, the Society has also expanded its campus to restore “Toby’s Tavern”—immortalized by artist Childe Hassam—and construct a new archives-and-gallery inspired by former dependencies. Works by art colonists provided information to reestablish and interpret the setting that inspired and significantly affected the history of Greenwich and of American art.

18th-Century Homestead Reclamation, Montville Rob Sanders Architects LLC

Foreclosed and nearly condemned, the Hillhouse-Sallembien residence, built by William Hillhouse in 1765, was notable both for its architectural character and as the homestead of a prominent Connecticut family.



Restoration of the Hillhouse-Sallembien residence in Montville included creating a modern kitchen in an historic space.

Nelson Edwards Company Architects LLC and Petra Construction Corporation



Restoring a hand-laid tile roof with its irregular lines was key to rehabbing this classroom building at Avon Old Farms School. (see page 4).

Seeking a home in the area where her family originated, Sara Sallembien discovered that William Hillhouse was her ancestor, making restoration of the dilapidated house a higher calling. The architect and contractor guided a ‘re-imaginative’ restoration—peeling away discordant modern finishes and using traces of framing, molding outlines, and

paint analysis to restore the house’s original character. The result is a landmark that stands as a record of the region’s early growth and its residents’ contributions to the state and early nation.

continued on next page

Crosskey Architects



Built as part of an urban renewal project, the Hotel America once again is contributing to Hartford's revitalization, this time as apartments.

Robert Benson Photography



Architects incorporated historic boiler doors into the design of the Cheney Bennet Academy in Manchester.

AWARDS OF MERIT

Avon Old Farms School Roof Restoration, Avon

Nelson Edwards Company Architects, LLC, S.L.A.M. Collaborative, Petra Construction Corporation

At Avon Old Farms School, Theodate Pope, Connecticut's first female licensed architect, employed 16th-century construction techniques and materials gathered from the site, as seen in the Barnes building with its roof of terracotta tile set in mortar. Recent work on the building combined two initially separate projects: roof restoration (by Nelson Edwards Company Architects), and conversion of a classroom for future offices (by S.L.A.M. Collaborative.) Both projects had to address infrastructure needs and meet modern codes. Petra Construction Corporation acted as construction manager and provided preconstruction services as well as contracting and oversight.

Spectra Boutique Apartments, Hartford Crosskey Architects, LLC

The Hotel America, designed by noted New Orleans architects Curtis & Davis and completed in 1964, was a major component of Constitution Plaza, Hartford's first major urban renewal project, built on the site of the flattened East Side neighborhood. As such it marks an important moment in American architectural and urban history. After standing vacant for many years, the twelve-story structure was converted in 2015 to 190 boutique apartments, plus amenity space, live/work units, and a café. Now called Spectra Plaza, this urban renewal pioneer is once again contributing to Hartford's revitalization.

Cheney-Bennet Academy, Manchester TSKP Studio

Manchester's sixth-grade Bennet Academy was to be expanded to include fifth grade. To accommodate the expansion, the town proposed renovating the Cheney building, built in 1926 as a technical school, and razing a boiler building, built in 1916—both listed on the National Register but considered blighted. By working with the Board of Education, Building Committee, Cheney Brothers National Historic District Commission, and State Historic Preservation Office, both structures were repurposed—the Cheney building returned to its original educational function, and the boiler building now also part of the school. The result maintains an important part of Manchester's industrial past.

More AIA awards for preservation

In addition to the Elizabeth Mills Brown awards, AIA Connecticut presented several other preservation-related awards in December. To learn more about them, visit aiact.org.

Built Awards, Adaptive Re-Use

Excellence: **Greenwich Historical Society Campus, Greenwich**. David Scott Parker Architects

Public Service Awards

Excellence: **David Barkin, AIA**, Chief Architect, Connecticut Department of Administrative Services

Merit: **Hon. Marcia Leclerc**, Mayor, East Hartford

Merit: **New Haven Preservation Trust**, New Haven

Alice Washburn Awards, Additions/Renovations

Excellence: **Connecticut Farmhouse**, New Canaan. David D. Harlan Architects, LLC

Merit: **Norman Cottage**, Reese Owens Architects

Alice Washburn Awards, Special Commendation for Sensitivity to Preservation

Gores Pavilion, New Canaan. William D. Earls, AIA, Architect

Business Architecture Awards, Businesses employing fewer than 50 people

Excellence: **GBX Showroom**, Hartford. Maier Design Group, LLC

Connecticut Treasures

Green Farms Academy (Robert Thurlow Vanderbilt house), Westport. Harrie T. Lindberg.

CONNECTICUT PRESERVATION AWARDS • 2020

Connecticut Preservation Awards honor exemplary efforts in the preservation and enhancement of historic buildings, landscapes, and communities throughout Connecticut, including:

- significant efforts in the restoration, preservation or adaptive use of historic resources
- steady, consistent stewardship of historic places over time
- excellence in sustainability of historic places
- effective leadership in preservation
- young preservationists who demonstrate involvement, achievement, or potential—the Mimi Findlay Award

Any individual, organization, or project involved in historic preservation in Connecticut is eligible to receive a Connecticut Preservation Award. Nominated projects must have been completed since January 1, 2014. Nominations must be made by members of Preservation Connecticut. Trustees and staff of Preservation Connecticut are not eligible for awards during the period of their active service.



NOMINATION PROCEDURE

For forms and further information, visit www.preservationct.org or call (203) 562-6312 or email cwigren@preservationct.org.

Nominations must be received by 4:00 p.m. Friday, March 6, 2020.

Awards will be presented May 6, 2020, in Hamden.

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FROM THE EXECUTIVE DIRECTOR

Happy New Year, and **welcome to Preservation Connecticut!**

Our new name and new logo officially kicked in on January 1, allowing us to start our 46th year with a fresh face. But our commitment to supporting Connecticut's communities by protecting and enhancing their historic places remains unchanged.

We're beginning the new year at an important conference, "**Historic & Green: A New Climate Agenda**," presented at the University of Connecticut School of Law on January 24 and co-sponsored with the Connecticut State Historic Preservation Office, Carmody Torrance Sendak & Hennessey LLP, and the Connecticut chapter of the American Planning Association. Preservationists know of the inherent beneficial environmental qualities of historic construction. Yet, Connecticut's historic places face unprecedented threats, including climate change and needless demolition. The conference will aim to craft a statewide policy agenda that recognizes preservation as a fundamental environmental value. Please join us!



Registration materials are available online at www.preservationct.org.

Another program for the new year is our **Connecticut Preservation Awards**. This year, nominations are due March 6, and we will present awards on May 6 at the New Haven Country Club in Hamden. For information and entry forms, see page 5, and visit our website, www.preservationct.org.

The end of 2019 saw some comings and goings. In December, the Board accepted the resignation of **Christina Smith** of

Bridgeport, due to her demanding schedule. The Board also voted in two new Trustees. **Deb Cohen**, of West Hartford, is a newly licensed real estate agent and owner of The Front Door Project, a brand and a social media site that engages 70,000-plus followers in historic architecture, nature, travels, and exploration. She is a VisitCT.com ambassador, and recently wrote an article on the Connecticut Barns Trails. Deb is a former finance leader and Certified Public Accountant, previously serving as chief financial officer for the Mark Twain House. Deb is a graduate of The College of William and Mary and sits on the West Hartford historic district commission.

Jonathan Wharton, of New Haven, is associate professor of Political Science and Urban Affairs at Southern Connecticut State University. His research interests lie in state and local government, public policy (with emphasis on the legislative process), urban politics (urban development and gentrification), coalition/racial politics, and United States political history. Jonathan earned a doctorate in Political Science at Howard University and is an alternate commissioner on the New Haven city plan commission. He's also a legacy Trustee, the son of LouBertha McKenzie-Wharton who served from 1998 to 2002.

Also in December, we bade a bittersweet farewell to Communications and Advocacy Manager **Erin Fink**, who accepted a position as Architectural Preservationist at the State Historic Preservation Office. There, she will oversee the Historic Restoration Fund and the Historic Homeowner Tax Credits. In her six years at Preservation Connecticut, Erin significantly boosted our social media presence, helped staff keep up with technology, managed grants, coordinated advocacy for the Community Investment Act and other preservation measures at the State Capitol, and produced must-watch videos for the annual preservation awards—with voice-overs by her husband, Justin. We look forward to working with Erin in her new position administering two very important preservation programs for the State. Congratulations and good luck!

—Jane Montanaro

Preservation Connecticut is a statewide nonprofit membership organization established as the Connecticut Trust for Historic Preservation 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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Connecticut
still revolutionary

Preservation easements for artist's home in Westport and inventor's home in Derby

Tod Bryant, National Register of Historic Places



C. Wigren



Two historic Connecticut houses are assured of long-term protection thanks to preservation easements donated to Preservation Connecticut at the close of 2019. In November, Edward F. Gerber signed an easement on the Sturges-Wright house in Westport, followed in December by an agreement with the Derby Historical Society for the John I. Howe house in Derby.

The preservation easements are private legal agreements between the owners and Preservation Connecticut which will run with the properties. Under the agreements, present and future owners must keep the houses in good repair and must obtain permission from PCT before making any exterior alterations, which must preserve the significant historic and architectural features of the structures.

Built in 1764 by Eliphalet Sturges, the Sturges-Wright house was home to several generations of farmers before it was bought in 1907 by George Hand Wright (1872-1951), one of the many artists drawn to Fairfield County in the early 20th century in search of rural peace with easy access to the galleries and publishers of New York. In Westport, Wright, a leading book and magazine illustrator, began to focus instead on pastels, watercolors, and, finally, etchings. He also served as the dean of the art colony that grew up in the town, offering instruction and advice—and sometimes financial assistance—to younger artists. Wright enlarged and remodeled the 18th-century farmhouse into a Colonial Revival saltbox, while leaving many original elements unchanged. He also constructed a studio on the property.

The Sturges-Wright house is individually listed on the National Register of Historic Places, a primarily honorific designation which brings little in the way of protections. In addition, the property is

continued next page

TOP: From the Sturges-Wright house, George Hand Wright presided over Westport's art colony in the early 20th century.

LEFT: Home to a pioneering inventor, the John I. Howe house, is an important part of Connecticut's industrial history.

a Westport local historic property, meaning that alterations to the exterior which are visible from a public way must be approved by the town historic district commission.

Unlike local designation, the easement applies to the entire exterior of all buildings, not just the parts visible from the street; it also forbids subdivision of the property and has a provision that allows PCT to enter the property and make repairs if necessary.

"As a member of Preservation Connecticut's board of trustees, I have had all too many opportunities to learn about demolitions of historic resources in Connecticut," said Mr. Gerber. "For me, Preservation Connecticut's preservation easement program provides the perfect solution to preserving my house in perpetuity." (See the sidebar for more from Mr. Gerber about why he chose to place a preservation easement on his property.)

The Derby house was built in 1844 by Dr. John I. Howe (1793-1876), a prime mover in American industrial history. Between 1830 and 1842, Howe invented and perfected an automated pin-making machine and organized the Howe Manufacturing Company, moving it to Derby in 1838. With Howe's machinery and processes, American pin makers were able to outstrip their English competitors.

As expanded in about 1850 and about 1870, the house is an exceptionally well-constructed masonry residence, built of granite by a local stonemason, Lucius Hubbell. With its solid walls, unusual cruciform plan, and finely detailed porches, the house is a prominent presence among the nineteenth-century buildings of Caroline Street in downtown Derby. Like the Sturges-Wright house, the Howe house is individually listed on the National Register.

Because of its significance, the Derby Historical Society bought the Howe house in the 1980s with the intention of operating it as a museum to recognize Derby's industrial history. The society did some restoration, most notably reconstructing the two-story porch that Howe added to the house in the 1860s or '70s. However, the museum plan never came to fruition. After several years, the society determined that the best course of action was to sell the house for private development with a preservation easement to ensure its protection. The expectation is that the house will be renovated for multi-family occupancy,

in keeping with the character of the surrounding neighborhood. Thanks to the easement, PCT will be able to guide the renovation.

With the Sturges-Wright and Howe houses, Preservation Connecticut's easement program provides protection and stewardship guidance for 39 properties across Connecticut, containing historic structures that range from an

Art Deco office building in New Haven to Colonial-era farmsteads in Ashford and Ledyard, as well as more than 122 acres of land. 🌿

For additional information about preservation easements, please visit preservationct.org/steward or contact Christopher Wigren at (203) 562-6321 or cwigren@preservationct.org.

An owner's perspective: Why an easement?

By Edward F. Gerber

I am often asked why I donated a preservation easement on my 1760s house (and outbuildings), commonly referred to as the Sturges-Wright house in Westport. Had I taken leave of my senses? My answer is always quite simple. This property is an integral part of my life, having been the longtime home of my godparents, who were heirs of the artist George Hand Wright. I spent some of the happiest moments of my life in this special house, which even now continues to fascinate me.

Shortly after purchasing the house in 2010, I began to think about its future after I can no longer care for it. I had it locally designated as a Westport local historic property and placed it on the State and National Registers, but still I felt I needed to do more. Shortly after joining the Board of Preservation Connecticut, I began to study its extensive easement program. I liked what I read and what I observed in Board meetings.

Preservation Connecticut's easements are stricter than local designation, and yet not designed to wrap the house in gauze and turn it into a museum. The Trust will allow alterations in keeping with the design and style of the house, after review. Of special interest is the requirement that if the property falls into disrepair, Preservation Connecticut will have the power to make necessary repairs with appropriate liens on the property, thus preventing all too common demolition by neglect.

I have been heartened by the universal applause that Preservation Connecticut and I have received from Westporters who are pleased that this action ensures the preservation of one of the town's most significant pre-revolutionary structures.

Edward F. Gerber owns the Sturges-Wright house in Westport. He has been a Trustee of Preservation Connecticut since 2018.

Ed Gerber signs the easement agreement for his house as PCT Executive Director Jane Montanaro looks on.



S.Vairo

Archaeologists excavate ancient Native American campsite in Avon

By C. Scott Speal, Connecticut Department of Transportation

Around the end of the last Ice Age—about 12,470 years ago—a group of nomadic individuals set up camp and built a fire on the sandy banks of an upland watershed in what would eventually become the town of Avon. A few of them broke out a kit of stone implements and began working, or rather reworking, the cutting tools they carried with them.

Quality stone was scarce in these parts, so the toolmakers used the material they had carefully. There was little room for waste. They made repeated use of small stone scrapers, pointed graters, and a very distinctive form of lance-shaped projectile point with a long groove, or ‘fluted’ channel, that rose up from the base of the blade. For reasons that are not clear, these people used relatively little locally available stone—such as quartzite—instead preferring rhyolite from present-day northern New Hampshire, jasper from eastern Pennsylvania, and chert/flint from along the Hudson River in upstate New York.

This group appears to have been among the first to populate the region we recognize today as southern New England, and the watercourse they camped by is now called the Farmington River. People of the region revisited the site several times over the next couple thousand years, a time archaeologists refer to as the ‘PaleoIndian’ Period.

The encampment eventually became deeply buried as alluvial sands were washed up over the riverbanks by floods. For whatever reason, the spot became less attractive over the following millennia until a nearby area was again occupied briefly during the Middle Woodland Period about 2,000 to 1,200 years ago.

How do we know about this ancient campsite? Recent archaeological investigations conducted in preparation for a Connecticut Department of Transportation (CTDOT) project, funded in part by the Federal Highway Administration (FHWA), encountered the deeply buried site just ahead of the construction of footings for a new bridge on Old Farms Road near Route 10. The cultural resource consultant firm

Radiocarbon analysis of samples found in a suspected fire-pit suggests that a Native American campsite in Avon represents the earliest documented human occupation to date in what is now Connecticut.

David Leslie, AHS



that investigated the site, Archaeological and Historical Services (AHS) of Storrs, worked throughout the winter of 2019 to excavate the affected area without major disruption to the project schedule.

AHS discovered the remnants of suspected hearth features and associated artifacts at some six feet below the present

ground surface. More than 15,000 artifacts were recovered from the site, many of which are characteristic of the Early and Middle Paleoindian periods.

The recovered artifacts are almost exclusively lithic (stone), as organic material tends not to preserve from this great age, and pottery

continued next page

West River Restoration

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

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had not yet been invented in this part of the world. The lithic collection includes projectile point and biface fragments, small thumbnail-sized scrapers, pointed graters, and 'channel flakes'—by-products removed from fluted points characteristic of the early Paleoindian Period—as well as numerous other small waste chips produced from stone tool manufacture or resharpening.

In addition to the artifacts, at least 27 cultural features, including hearths and postmoulds thought to represent imprints from short-term shelters were also found. The estimated date of the site comes from a carbon sample obtained from burned wood found in one of the suspected fire-pits. Radiocarbon analysis results suggest that the site represents the earliest documented human occupation to date of the area now making up the state of Connecticut.

As part of the effort to resolve adverse effects to this significant historic property as mandated by Section 106 of the National Historic Preservation Act, FHWA and CTDOT intend to perform in-depth scientific analysis and reporting of the site and its contents to further our knowledge about this remote period of North American history. Consultation with stakeholders, including the Town of Avon, the State Historic Preservation Office, and modern Native American Tribal authorities, also led to an agreement to develop public educational displays about the site. After full analysis, the collection itself will for the most part remain with the Office of the State Archaeologist at the University of Connecticut for students to use in future archaeological research.

Archaeological excavations like the one in Avon are expensive undertakings, and there often isn't private funding available for them. Instead, much important archaeological research is publicly funded, thanks to federal and state preservation laws requiring that historic resources affected by government activities be identified and adverse effects from those activities be mitigated. ❖

C. Scott Speal is a National Register Specialist, Archaeology in the Cultural Resources & Environmental Documents Unit of the Office of Environmental Planning of the Connecticut Department of Transportation



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Briefly Noted

▼ Middletown.

The Eckersley-Hall Senior Center (1929; SR) earned LEED Silver certification (Leadership in Energy and Environmental Design) from the U.S. Green Building Council. The building, which served as a public and then a parochial school, opened as a senior center in 2015. LEED certification measures energy efficiency and environmental design; among other features, the senior center now uses a ground-source heat pump installation for heating and cooling. Renovation was partly funded with a State Historic Restoration Fund grant. In addition to the environmental features, the renovation included providing ADA-compliant access and restoration of a WPA mural.

In memoriam.

Dawn Maddox, Deputy State Historic Preservation Officer (DSHPO) of the Connecticut Historical Commission from 1982 to 2002, died October 18, 2019. Dr. Maddox served in the U.S. Navy before earning an M.A. in museum administration and a Ph.D. in the history of architecture. She then became the first architectural historian for the Mississippi SHPO, and later the DSHPO, as well as working for the SHPO offices in North Dakota and Washington. In Connecticut, she oversaw publications, innovative projects, and a high volume of tax credit projects, grants, and environmental reviews, while supporting other staff members. Dr. Maddox's high professional standards, technical expertise, and dedication to the protection of Connecticut's historic resources are reflected in hundreds of impeccably written and edited nominations to the National Register of Historic Places, the building blocks of our field.

—Mary M. Donohue

Bryan Page, Page Photography






▲ **Hamden.**

A new business incubator, Borough 496, opened in November in the former Newhall School (1917 and later; SR). Developed by the Hamden Economic Development Corporation (HEDC), the incubator offers

below-market rents and shared services, including onsite business mentors, to small-business startups. Built as a neighborhood school and later used for town offices, the building was closed in 2001 because of site contamination and sat vacant until the HEDC was able to start renovation, with funding that included historic rehabilitation tax credits. For Dale Kroop, Hamden's economic development director, Borough

496's primary mission is not just starting businesses but developing the potential of Hamden residents. The school is "a community asset you can't get back if you destroy it," he told the New Haven Register. "This was a positive thing that involves entrepreneurship, job creation and you can't get much better than that."



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Mystic. ▲

The Town of Stonington and the State Historic Preservation Office (SHPO) reached agreement on plans for a new park & public boathouse on the Mystic River. The town initially proposed to raze two buildings in the Rossie Velvet Mill National Register district for a modern-style boathouse designed to reflect the industrial character of the mill. The buildings are a house (c.1902) and a garage (c.1920). Under the agreement, the garage will be demolished but documented; the house will be relocated and rehabbed following the Secretary of the Interior's Standards. The boathouse will be designed to resemble a barn attached to the house. The park will be designed to celebrate its industrial connection to the Rossie Velvet Mill. SHPO had a role in the project because state funding will be used for environmental cleanup.

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Connecticut Circuit Riders helped complete the process to add Vine Cottage (c.1859) to the New Canaan local historic district. The Gothic Revival house with Queen Anne additions had housed town offices since 1997. Now, the town plans to sell the building, which sits at the gateway from the business district to the more residential historic district around God's Acre, the town green. Adding the house to the existing district will help ensure its preservation by requiring historic district commission approval for exterior alterations or new construction on the property.



Elizabeth Holt



New Haven. ▲

Demolition of the former First Federal Savings & Loan building (most recently Webster Bank) began in November. Constructed in 1948, the Moderne bank building was built around and incorporated an older structure, the Gothic Revival St.

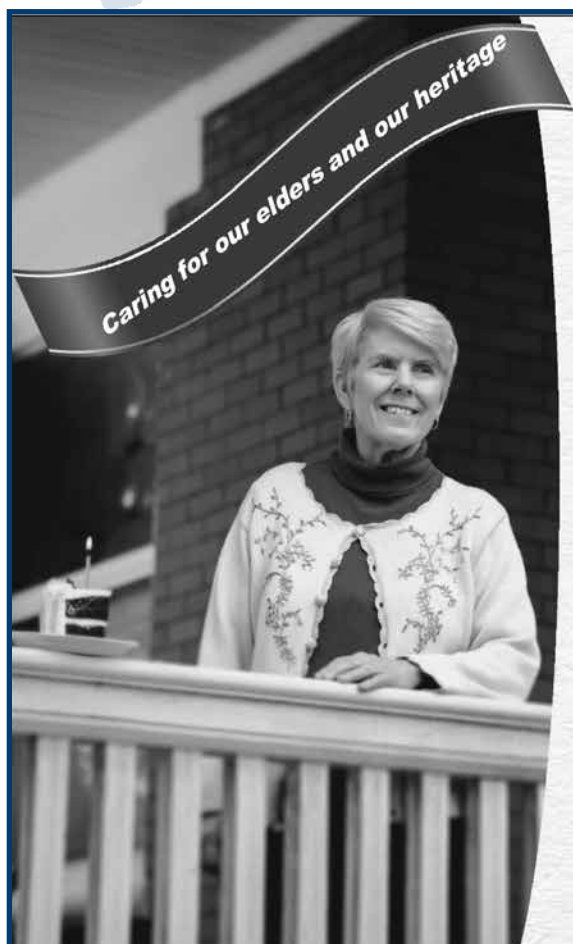
Thomas' Episcopal Church, begun in 1854. A Hilton hotel is planned for the site; the developers, Spinnaker Real Estate Partners of Stamford, refused to consider preservationists' suggestion that the banking hall would make an ideal hotel lobby. In light of this loss and other development pressures

facing central New Haven, some residents are proposing that the city adopt a preservation ordinance like those in Hartford or New Britain. Circuit Rider Brad Schide has met with community groups to provide information on such ordinances.

Ridgefield. ►

In November, the planning and zoning commission approved plans for a nine-unit housing project that will entail demolishing a Queen-Anne style house (c.1890) in the Titicus Hill National Register district. The developer invoked Section 8-30g, which allows affordable housing developments to override most local land-use regulations. In response to comments from the town architectural advisory committee, the developer agreed to move the building closer to the street and redesigned its façade to resemble the house. Several commissioners considered the revised plan a good example of affordable housing designed in cooperation with the community. However, preservationists think reasonable development—including affordable units—could be accomplished without razing the historic house. To reach that goal, one option might be invoking the Connecticut Environmental Protection Act (CEPA), which allows lawsuits to prevent the unreasonable destruction of buildings listed on the National Register. In that case, it's uncertain whether CEPA or Section 8-30g would take precedence.

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HISTORIC PROPERTIES EXCHANGE

Threatened Buildings Available — January/February 2020



William H. Mason house (1845) 20 Chase Road, Thompson

Listed on the National Register of Historic Places, this Gothic Revival house was built in 1845 for a prominent mill owner. Now the long-neglected house awaits restoration. The central gable's carved vergeboards and slender finial with drop pendant are echoed on the smaller dormers, and these and the broad Gothic veranda demonstrate the elegant and spiky details characteristic of the style. Other historic features include a side porch leading to a little gazebo, a granite foundation, steep gables, windows with diamond-shaped panes or stained glass, and terra-cotta chimney pots. The interior boasts 13 rooms with high ceilings, 8-plus fireplaces—some framed in marble—hardwood floors, and more. Desirably located on the historic Thompson Common, the 3-acre parcel also features a carriage house, a 3-bedroom guest house, and an outbuilding. Price: \$500,000.

Contact: Jane Austin, Johnston & Associates Real Estate, (860) 886-3106; Jane.Austin1024@gmail.com or Dianne Barrett, (860) 933-2391; ladybarrett63@gmail.com



Pease-Caulkins house (circa 1660s-1700s), 232 West Town Street, Norwich

As of December, an online listing for this property described it as "Retail-Pad." But the Pease-Caulkins house is one of the few houses remaining in Norwich with connections to the original settlers of the town. Located at the western boundary of the original town plot, the house belonged to John Pease, then passed to Hugh Caulkins, grandson of Norwich founder Deacon Hugh Caulkins. The house dates to the early 18th century. It is 1-1/2 stories high and has a massive central chimney, a gambrel roof, and a leanto.

Located in the Bean Hill National Register district, the house has seen modernizations over the years and is in disrepair but could be restored using state and/or federal historic rehabilitation tax credits. Prior use was residential, but there is a possibility to convert the building to commercial use since the parcel is zoned commercial. 3 bedrooms, 1 bath; 2,731 sq. ft; 0.54 acres. List price, \$150,000.

Listing agent: Hugh Schnip, NAI Elite, LLC; (877) 327-3755 x 208; hschnip@naielite.com

continued on next page



Preservation easements protect the historic character of old buildings, structures and landscapes. The Connecticut Trust holds easements on properties throughout the state; three are currently on the market. To learn how to safeguard your property for future generations through an easement, explore Stewardship on our website, preservationct.org/steward, or contact Christopher Wigren, Deputy Director.



Hoyt-Burwell Morse House **8 Ferris Hill Road, New Canaan, CT** **06840** **\$850,000**

One of the oldest and finest antique homes in New Canaan, built by the Hoyt family, sold to the Burwell and Carter family, later owned by the Morse family and other distinguished citizens. Faithfully upgraded in mid-20th century. An amazing chimney stack anchors the structure. The documentation of its placement on the National Register of Historic Places is fully available. Changes to exterior of house must be approved by the Connecticut Trust for Historic Preservation. However, the house could be expanded toward the rear of the property, and/or a barn could be added. 3 bedrooms; 3 baths, 1,90s sq. ft.; 2.14 acres.

Contact: Tom Nissley, Berkshire Hathaway HomeServices New England Properties, (203) 322-1400, tnissley@bhhsne.com



Perro House **29 Hollow Road, Woodbury, CT 06798** **\$339,000 FOR SALE OR LEASE**

Charming c.1850 Greek Revival home in Woodbury's picturesque Local and National Register Historic District #1. Updated kitchen and bath, hardwood floors, open floor plan and walk up attic. One car garage and a garden shed offer extra convenience. Fantastic location within walking distance to Hollow Park and center of town, museums, numerous restaurants and brew pub. 3 bedrooms; 1 bath; 1,457 sq. ft.; 0.91 acre.

Contact: Lisa Titcomb, William Pitt Sotheby's, (203)419-5959, ltitcomb@wpsir.com





Marlborough House

226 Grove Street, Bristol, CT 06010

\$659,900

Beautiful Georgian Revival house in the historic Federal Hill neighborhood. Listed on the National Register of Historic Places, designed by Richard Henry Dana, and built in 1929 for Edward Ingraham, member of leading Bristol clockmaking family. Beautifully appointed house has intricate woodwork, 9 fireplaces, and large bay windows for abundant light. Remodeled kitchen with high-end appliances. Master suite with fireplace, dressing room, and bath. Four more bedrooms, with adjoining baths, on second level, plus recreation room/office. Four bedrooms and common space on third floor. Full basement with two-bay garage and entertainment space. Many closets, tennis court, patio, 3-car garage, and apartment. 9 bedrooms; 9 baths; 8,749 sq. ft.; 2.00 acres.

Contact: Chloe White, White Door Group, Keller Williams Agency, (860) 302-7717, chloe.whitedoor@gmail.com



New listing

Bailey Manufacturing Company

(1888, c.1920, post-1947)

207 Church Street, Wethersfield

This historic industrial building was constructed for the Bailey Manufacturing Company, which made patented letter-copying machines and copying pads. Later occupants included the National Machine Company (printing presses), the Gra-Rock Company (ginger ale), and the Clearinghouse Auction Gallery. Preservation Connecticut's Making Places industrial heritage project identified the property as potentially eligible for listing on the State Register of Historic Places, which would allow it to qualify for historic rehabilitation tax credits. Unfortunately, the online listing announces, "Property is NOT in the historic district" and suggests "Existing can be renovated or demolished." Building area is 21,510 sq.ft.; 0.88 acres; zoned Mixed Use. List price, \$1,200,000.

Listing agent: John Zubretsky, Jr., Weichert, (860) 263-2121 x 101.

Deadline for the next issue is
February 10, 2020

Historic Properties Exchange is published to advertise endangered properties in Connecticut by Preservation Connecticut, 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.

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Upcoming Meetings

Connecticut Historic Preservation Council

February 5, 2019 at 9:30 a.m.
Conference call

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

March 4, 2020 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

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

March 27, 2019 at 9:30 a.m.

For more information call (860) 500-2343

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History in the countryside

Three rural sites—a village school, a beach community, and a great estate—have recently been added to the National Register of Historic Places in Connecticut. Together, they represent some of the ways people lived in the state's countryside, either on an everyday basis or for summertime getaways.

The **Middle Haddam school**, in the town of East Hampton, was built in 1931, at a time when one-room rural schools increasingly were being consolidated. The introduction of buses for transport made this process possible and resulted in new, larger schools, in which students could be divided into grades for instruction at a more individual level.

School consolidation was a widespread process which produced substantial literature outlining requirements for buildings conducive to providing a well-rounded education. As designed by the Hartford firm of Haynes & Mason, the Middle Haddam school exhibits many of the traits recommended for consolidated rural schools in the early 20th century, including:

- a well-drained site with shade trees, a reliable water supply, and space for playing fields;
- classrooms providing at least 15 square feet of space for each pupil, with cloakrooms, high ceilings, and durable maple flooring;
- windows with glass surface about one-fifth of the floor space of each classroom, for light and ventilation; and
- spacious halls for easy circulation.

The school was expanded in 1949, but enrollment declined beginning in the 1950s, as further consolidation created even larger, more centrally located schools. It was closed in 1980 and, after sitting vacant for more than thirty years, is now being



The Middle Haddam school was built in 1931, when consolidation of rural schools was a widespread educational trend.

renovated by the Middle Haddam Association.

Beginning in the 1860s, the **Short Beach historic district** in Branford emerged as one of many summer colonies along the Connecticut shoreline. Easily accessed by trolley, the district grew up as a tightly packed enclave with four small sandy beaches located between rocky outcroppings and peninsulas. In addition to common recreational pastimes such as swimming, boating, and fishing, Short Beach's residents engaged in cultural activities—soirees, poetry readings, and musicales—featuring visiting or resident artists, musicians and writers. Leading many events was the poet and author Ella Wheeler Wilcox (1850-1919), who became a driving force in Short Beach and attracted other creative folk to the community. Wilcox and her husband, Robert, also encouraged Short Beach's physical development. In addition to their cottage, The Bungalow, they built or renovated several buildings as rental properties.

While hotels eventually were built in Short Beach in the early 20th century, most vacationers stayed in cottages. One unusual feature of the community is its secondary cottages, smaller dwellings constructed at the rear of deep lots. These could house guests or be rented out.

continued next page

R. Christopher Goodwin & Associates, Inc.



Secondary cottages in back yards—as seen at the left—are a distinctive feature of the summer colony at Short Beach in Branford.



In contrast to Short Beach is **Waveny**, in New Canaan, a significant gentleman's farm of the Country Place Era. In this movement, lasting from the 1890s to the 1930s, rich land-owners built stately homes set in expansive landscapes designed for farming and leisure activities.

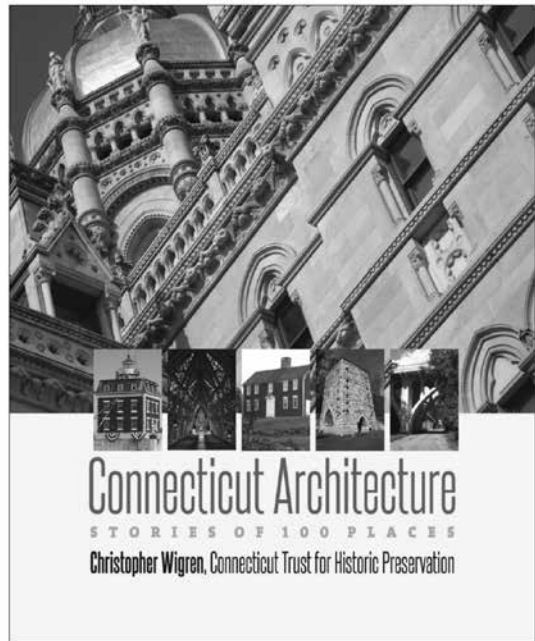
In 1895, Thomas Hall, a wealthy leather dealer, assembled 175 acres that he called Prospect Farm. A big Colonial Revival house stood at its center, while outbuildings served the farm. Hall sold the property in 1904 to Lewis Lapham, another New York businessman, who renamed the estate Waveny. Lapham continued to farm but on a more elaborate scale, eventually expanding the property to 480 acres, replacing Hall's house with a much grander Tudor Revival mansion, and hiring Olmsted Brothers, the nation's premier landscape architects, to design the landscape.

Waveny survived the Depression and World Wars but like most estates it became increasingly untenable by mid-century. In 1967, Lapham's daughter Ruth Lapham Lloyd donated parts of the estate and sold others (at bargain price) to the town of New Canaan. The town has built a school and a nursing home on the property, but the mansion, farm buildings, and much of the landscape remain as a park. 🌿

In addition to the honor of recognition, National Register listing provides benefits for preserving historic properties, including eligibility for grants and rehabilitation tax credits, flexibility in meeting code requirements, and extra review of the effects of federal or state-funded projects. For more information on the National Register, visit the Connecticut State Historic Preservation Office website, <https://portal.ct.gov/DECD> and click on "Historic Preservation."

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