

PRESERVATION CONNECTICUT NEWS

Preservation Connecticut celebrates 45 years of service

Since it was founded in 1975, Preservation Connecticut (originally the Connecticut Trust for Historic Preservation) has worked in many ways to rescue, celebrate, protect, and revitalize the historic places that make Connecticut unique and enrich the lives of its residents. In observance of PCT's anniversary, we present a timeline highlighting activities over the past 45 years, beginning on page 4.

For photo identifications and credits, see pages 4-9



Preservation under lockdown

Like other segments of society, preservationists have been staying at home during the coronavirus pandemic. Offices are closed, events have been postponed or cancelled, and field visits put on hold. Yet, also like other segments of society, we have been searching for ways to stay active and in touch.

To keep government operating safely, Governor Lamont issued a series of executive orders aimed at reducing person-to-person contact. Under the orders:

- local preservation commissions are allowed to meet virtually or by telephone;
- timelines for commissions to make decisions are extended to 90 days;
- requirements for newspaper, posted, and in-person notification are eliminated;
- electronic signing of petitions is allowed;
- the demolition delay period for properties within local historic districts is extended from 90 to 180 days (this does not apply to local historic *properties*, an omission which preservationists seek to correct).

For the full provisions of the Executive Orders 7B and 7I, visit <https://portal.ct.gov/Office-of-the-Governor/Governors-Actions/Executive-Orders/Governor-Lamonts-Executive-Orders>.

Putting these measures into effect, the State Historic Preservation Office is only accepting electronic applications for grant applications, tax credit applications, and requests for environmental review. The office is closed, and staff are not making field visits. The SHPO's museums, like other historical sites, have increased their online programming.

On a nationwide level, the Heritage Emergency National Task Force (HENTF) has published a COVID-19 Resource Hub, a web portal to resources that can help the cultural heritage and creative communities respond to and recover from the pandemic, at <https://culturalrescue.si.edu/hentf/major-disasters/current-disasters>.



Since March, Preservation Connecticut staff have been meeting by Zoom.

Historic sites and historical organizations have bolstered their online presence. When Weir Farm, Connecticut's only national park, closed, it added photo galleries, essays, and virtual tours to its website. The New Britain Industrial Museum sends a weekly e-newsletter with a "What's This?" feature, while the Torrington Historical Society offers a downloadable coloring book.

Looking to the day when the lockdown is lifted, the Connecticut Historical Society has begun recording the history of the Covid-19 pandemic in the state. The society has created an online portal for residents to give first-hand accounts of how life has changed since the crisis started. Stories can be posted on chs.org/covidinct.

Increased social media postings have been another way to stay active. The New Haven Preservation Trust is re-posting videos of past lectures as well as oral history interviews from its New Haven Modern project. A group of Yale graduates has created a YouTube page with videos of lectures by the late architectural historian Vincent Scully.

Online video conferencing has offered face-to-face engagement at a safe distance. The Connecticut chapter of the American Institute of Architects is presenting webinars on architectural and preservation topics. Preservation Connecticut organized an online version of its Connecticut Women in Preservation gatherings.

One thing is certain: when the lockdown ends, the world will be changed in ways that we cannot foresee. We can expect

online and virtual activity to continue at higher levels than before the pandemic. To allow for this, organizations should review their bylaws to make sure they allow for virtual meetings.

The economic consequences of the pandemic will not go away quickly. Many people are out of work, and many businesses are hurting. We can expect that historic places will experience that two-sided process of neglect that, on the one hand, reduces pressure to alter or destroy buildings but, on the other, sees them suffer from lack of maintenance.

Funding for preservation will likely be hit, as economic hardship reduces the charitable giving that many historical and preservation organizations depend on. Governments will face reduced tax revenues, plus the need to pay for emergency measures to address the crisis.

There have been suggestions that the pandemic may fuel an exodus from cities, where density is perceived as aiding the spread of disease, to suburban or rural communities. While current reports indicate that the pandemic also affects those areas, the perception of safety still could drive population to the countryside. If so, this could have preservation consequences, for both cities—where disinvestment and population loss would make it harder to find economically viable uses for historic structures and neighborhoods—and rural places, which will experience increased development pressures. Preservationists will need to promote adaptive use and sensitive infill.

continued on page 14

FROM THE EXECUTIVE DIRECTOR

My how things have changed since the last issue! We are in week six of dealing head on with the **coronavirus pandemic** in Connecticut. At the onset, Preservation Connecticut staff and board quickly transitioned into working remotely and closed the boarding house, except for occasional brief visits by individual staff to collect mail or consult essential files.

Staff has remained employed at full capacity. We continue our weekly meetings where there is still much to discuss: ongoing preservation issues statewide, fee for service projects, website maintenance, newsletter production, and communications with partners and members.

As this is written, we're making plans to host **online chat sessions** with our Circuit Riders (inspired by our colleagues at Preservation Massachusetts). Staff also plan to participate in a webinar sponsored by the Connecticut chapter of the AIA—follow our website and social media for dates and times.

Another effect of the pandemic and shutdown has been a drop in giving. Our

usually active spring fundraising and events schedule has been erased while our Connecticut Preservation Awards has been postponed until September 9, 2020. To help meet the shortfall that the disruption in fundraising has caused, we applied for, and will receive, a **CARES Act loan**, part of the federal economic stimulus assistance offered to small businesses and nonprofits. Under the act, loan funds used for salaries or other essential expenses, such as utilities, can be forgiven.

In April, the Board held its annual meeting (remotely) to elect members and officers for the coming year. Please welcome our new officers: **Caroline Sloat**, chair; **Tom Nissley**, vice-chair; **Olivia White**, secretary; **Peter Stockman**, treasurer; and **Garrett Heher**, assistant treasurer. Many thanks to **Sara Bronin** and **Rick Wies**, who completed terms as chair and vice-chair, respectively, and will remain on the board.

In addition, four new trustees joined our board: **Deb Cohen**, West Hartford, is a real estate agent with Coldwell

Banker and blogs about historic houses at The Front Door Project. **Regan Miner**, Norwich, is executive director of the Norwich Historical Society and tourism project coordinator for the City of Norwich. **James Quinn**, Uncasville, is an archaeologist and Tribal Historic Preservation Officer for the Mohegan Tribe. **Jonathan Wharton**, New Haven, is associate professor of Political Science at Southern Connecticut State University. And, sadly, we bade farewell to Board member **Mary Catherine Curran**, whose term had expired.

The July issue of *Preservation Connecticut News* will feature our annual roundup of **Great Preservation Opportunities**. We ask your help: what are the historic sites ripe for renovation and repurposing—maybe even for rescue? What are the exciting tools and approaches that have potential to further our significant places? What are the new possibilities and challenges that arise from changes wrought by the coronavirus pandemic? Send them to us.

Most importantly, we hope that you are doing well during this difficult period of self-isolation. We at Preservation Connecticut are a community that cares for one another. Please reach out to us. We are always here to help. 🌿

—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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Preservation Connecticut News

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

Preservation Connecticut News is published bimonthly by the Connecticut Trust for Historic Preservation, doing business as Preservation Connecticut, 940 Whitney Avenue, Hamden, Connecticut 06517. Publication is made possible by support of the members of Preservation Connecticut 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 necessarily reflect the views or opinions of Preservation Connecticut. Preservation Connecticut does not endorse advertisers and assumes no liability for advertisements.

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Connecticut
still revolutionary

Upcoming Meetings

Connecticut Historic Preservation Council

June 3, 2020 at 9:30 a.m.
Virtual Meeting

July 1, 2020 at 9:30 a.m.
Virtual Meeting

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

State Historic Preservation Board

June 12, 2020 at 9:30 a.m.
Virtual Meeting

To participate contact Jenny Scofield
(860) 500-2343; Jenny.Scofield@ct.gov

For more information call (860) 500-2343

Preservation Connecticut: a timeline of 45 years

1975

1975

A group of concerned preservationists meets in January with the idea of forming a statewide trust for historic preservation to complement the work of the Connecticut Historical Commission—the State Historic Preservation Office. On July 3, Governor Ella Grasso signs Special Act 75-93, An Act Creating a Connecticut Trust for Historic Preservation. The act states, “The general assembly finds that the historical and architectural heritage of Connecticut is a unique and irreplaceable cultural resource as well as a significant economic resource available for all to enjoy and use...”

1977

The Connecticut Trust provides a grant to avert demolition of Lincoln House in Waterbury for a parking lot. The building, designed by the prominent architect Cass Gilbert for local for charitable organizations, is renovated for office and residential use and protected by an easement for twenty years.

1978

The Trust's newsletter makes its first appearance. Today, the newsletter remains a principal means of providing news and information about preservation throughout the state and, in the process, increasing PCT's visibility. In addition to members, the newsletter is sent to libraries and legislators; it also is available online and is supplemented by blog and social media posts.

1979

The Connecticut Trust and other groups incorporate Connecticut Preservation Action as a lobbying arm of the preservation movement. Through CPA and on its own, Preservation Connecticut continues to maintain a presence at the State Capitol. Through the years, PCT has lobbied in support of measures such as the Community Investment Act, which provides stable funding for preservation, affordable housing, open space acquisition, and farmland protection, and against efforts to weaken preservation programs, most recently a bill that would have exempted certain areas from protection under the Connecticut Environmental Protection Act.



PCT file

1980

1982

“Vital Signs—Connecticut,” a traveling photo exhibition created by the Connecticut Trust, opens at the Old State House in Hartford. Subtitled “Communities working for the future through preservation,” the exhibition and an accompanying booklet focus on five distinctive environments of the Connecticut landscape—down-towns, urban neighborhoods, suburbs, maritime communities, and rural villages. For each environment a few selected communities are chosen to highlight shared characteristics of people, buildings, and history as well as preservation trends and possibilities. Over the next three years the exhibition travels to 18 locales around Connecticut.

1983

The Trust completes a survey of historic theaters for the Connecticut Association of Historic Theaters. Surveys have been an important part of PCT's work, identifying what is significant and should be preserved.

1984

The Trust publishes *A Handbook of Historic Preservation Law in Connecticut*. A newsletter insert proclaims, “Preservation laws provide an opportunity for communities to achieve their preservation goals; they need not be perceived as a tangle of regulatory excess. By promoting the enforcement of federal and state laws, and by adopting a range of local preservation ordinances, Connecticut communities can arrest the widespread erosion of their historic resources and replace the raze-and-rebuilt approach with more thoughtful alternatives.”



PCT file

Left: Lincoln House, Waterbury; grant recipient, 1977.

Above: “Vital Signs—Connecticut” exhibition, 1982.

1985**1985**

The Trust launches the Connecticut Endangered Properties Fund, a revolving fund for preservation projects. Capitalized with state bond funds matched by private donations, the CEPF will fund short-term loans for protection of historic properties as well as acquisition of properties for rehabilitation and resale.

The revolving fund concept had been central to the Trust from the first. Janice Elliott, the fund's director, observes, "Endangered buildings are by their very nature problem buildings: because of their location, condition or configuration, they present difficult challenges to preservation efforts. Still, the nonprofit nature of the CEPF allows it to go where the private marketplace will not, foregoing a maximum dollar profit in exchange for the social profit of protecting an important historic resource." The fund shuts down after losing money in the economic downturn of the early 1990s.

1986

A revolving fund loan of \$100,000 allows the Trust for Public Land to purchase options on three key parcels of Weir Farm in Wilton, the home of the American Impressionist artist J. Alden Weir. The property is transferred to the State in 1988 and in 1990 becomes Connecticut's first National Park.

1988

A special issue of *Connecticut Preservation News* presents "Landmarks of the Constitution," commemorating the 200th anniversary of the ratification of the United States Constitution. The issue contains two maps, one identifying places associated with the writing and ratification of the Constitution and the other, sites associated with the ongoing work of the Federal government. Posters based on the maps are distributed, along with teaching guides, to social studies teachers, libraries, museums, historical societies, and other educational institutions.

Courtesy of Doris and Sperry Andrews

**1990****1989**

The Trust buys the Whitney boarding house from the South Central Regional Water Authority. Built about 1827, the building housed workers at Eli Whitney's rifle factory and later became a rental property. It is renovated as the Trust's offices.

The Trust's first awards honor rehabilitation of historic houses. Over the years the awards program is expanded to recognize a wide range of outstanding achievements in building renovation and reuse, organizational activity, and individual achievement, while providing models of good preservation for the public.

1990

The Trust completes a zoning study for the Great Lawn in Manchester, the historic setting for homes of the silk manufacturing Cheney family. Development schemes threaten to fill the lawn with new construction, and the study, by landscape architect Patricia O'Donnell, provides guidelines for integrating new construction with the historic landscape with a minimum of disruption. Although the development plans fell victim to an economic downturn, the study is a step toward the Town of Manchester's eventual purchase of part of the space.

The Merritt Parkway tops the first list of Most Important Threatened Historic Places. In what will become an annual feature, such lists are used by many preservation organizations to call attention to endangered historic resources. In 2007 the Trust reconceives the list as Great Preservation Opportunities, showcasing not only threats but also important tools, methods, and concepts for preservation.

continued on page 6

PCT file



Left: Weir Farm, Wilton: purchased with a revolving fund loan, 1986.

Above: Whitney boarding house, Hamden: the Connecticut Trust's headquarters, 1989.

1990

1991

The Connecticut Trust launches its survey of town greens, which eventually will document 171 of these characteristic landscapes across the state. In 2001, a website, towngreens.com, brings this information to the public.

1992

Dorothy Church Zaring donates a preservation easement on the Church Farm, in Ashford. Earlier easements (see Lincoln House, 1977) were tied to investments in historic properties and expired after a set term. Beginning in 1983, the Trust also accepted easements in perpetuity. The Church Farm easement notably protects not only the house and outbuildings, but also the historic agricultural landscape surrounding them. As of 2020, PCT holds easements on 39 properties.

"Historic Sites in the Settlement of African Americans in Connecticut" is published as a poster and the centerpiece of *Connecticut Preservation News*. A forerunner to the State Historic Preservation Office's Freedom Trail, the map identifies churches, neighborhoods, and other sites connected with African American history, as well as routes believed to have been used by the Underground Railroad.

1994

Through much of the 1990s, preservation planning is a major focus of the Trust, largely promoted through workshops and conferences, including "Between City & Country: Preservation and the Suburbs," "Designing Roads and Bridges to Preserve Community Character," "Managing Change: Preserving Small Towns and Rural Areas," and "Alternatives to Sprawl."

Below: "Historic Sites in the settlement of African Americans in Connecticut," published 1992.

Below Right: Eno mansion, Westport: Historic Properties Exchange, 1996.

1995

1995

The Connecticut Department of Transportation and the Trust receive a National Trust honor award for leadership in preserving and enhancing the Merritt Parkway. From 1990 to the present, protecting the Merritt is a major initiative of the Trust, which campaigned against its widening, successfully nominated the Parkway to the National Register of Historic Places, and sponsored the formation of the Merritt Parkway Conservancy. PCT continues to participate in the Department of Transportation's Merritt Parkway Advisory Committee

1996

The Trust's telephones are overwhelmed by calls when the Historic Properties Exchange (HPE) advertises the Eno mansion, a Colonial Revival house in Westport that is being offered for one dollar. Unfortunately, most callers don't realize that the stately house must be moved. In the end, it is demolished.

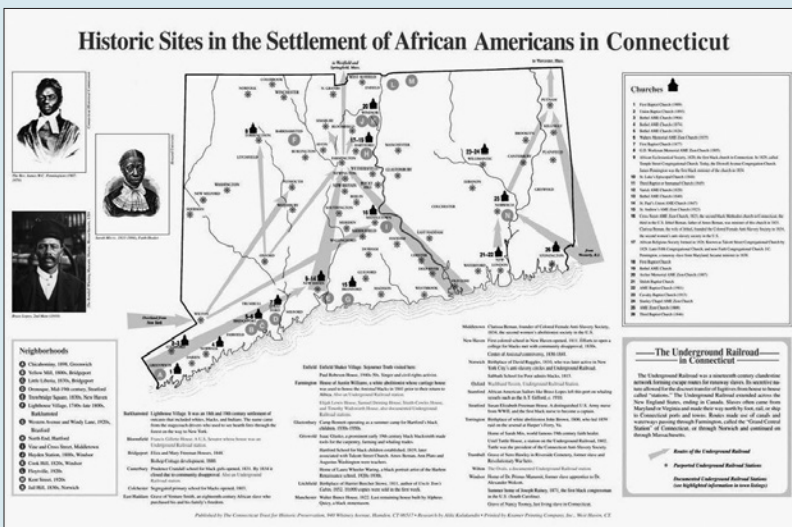
Begun in 1989, HPE offers free advertising for threatened historic properties. Today, it also offers free advertising for properties protected with preservation easements, as well as posting municipal requests for proposals for historic properties.

1998

The Trust presents a series of workshops with restoration expert John Leeke. Titled "What to do when you don't know what to do with your old house," the workshops offer lectures followed by on-site discussions of restoration issues facing historic houses. For several years, *Connecticut Preservation News* also carries Leeke's column on historic house maintenance and restoration.

1999

The Trust publishes its expanded *Restoration Services Directory* sponsored by the Middlesex Mutual Assurance Company. In the 2000s the directory will go online.



2000

2005

2001

The Connecticut Circuit Rider program sends preservation professionals into the field to work directly with local officials, community groups, and private owners. Based on a model developed by the Preservation Trust of Vermont and the National Trust, the Connecticut program begins with one person, Brad Schide, working in the Hartford area and quickly expands to statewide coverage and adding second, and then a third, Circuit Rider. Circuit Riders help with organizing and advocacy, supply information on sources of funding, and manage grants. Currently, the program is funded by the State Historic Preservation Office.

2002

Connecticut Preservation News publishes "Vinyl Siding: The Real Issues," by preservation consultant Jan Cunningham. Also offered as a separate booklet, it outlines alternatives to artificial siding on historic buildings and instructions for a long-lasting paint job.

2003

The Trust offers its first Historic Preservation Technical Assistance Grants (HPTAGs) with funding from the Connecticut Humanities Council. The grants support preservation studies and planning. Over the years, funding also comes from the State Historic Preservation Office and the Connecticut Community Investment Act. In 2011, the Trust begins administering grants for The 1772 Foundation. Having money to offer gives the Trust access to situations where it might not otherwise have a voice. Circuit Riders work closely with recipients through the application process and project execution, greatly increasing the effectiveness of the grant programs.

2004

Circuit Rider Nina Harkrader provides research that leads to adoption of a municipal preservation ordinance for Hartford in 2005. When statewide enabling legislation is enacted, the Trust prepares a model ordinance for other communities to use.

2005

The Trust is accredited as a real estate school, allowing it to offer continuing education courses in architectural history and historic preservation to real estate agents so they can more effectively market historic properties.

2006

The Historic Building Financing Fund, a partnership between the Trust and community development financial institutions, offers gap loans for historic rehabilitation projects. The first loans go to projects in Hartford and Middletown.

2007

Dozens of volunteers from historical, agricultural, and other community groups take part in the Trust's survey of historic barns; a series of workshops introduces them to barn types and categories as well as trains them in survey methods. Results are posted on the Historic Barns of Connecticut website. The survey also nominates barns to the State Register, provides rehabilitation grants, and creates a statewide barns trail and app.

continued on page 8

Below Left: Maple Farm, Bozrah: HPTAG check presentation, 2008.

Below: Mansuy & Smith automobile showroom, Hartford: HBFF loan, 2006.

PCT file



B. Schide



2005

2009

The Trust awards Community Cultural Planning and Action Grants for preservation planning in Danbury, New Britain, and New London. The program is soon renamed Vibrant Communities Initiative and runs for several more years until state funding dries up. Among the recipients, the City of New Britain commissions a National Register nomination for its downtown and passes the state's second municipal preservation ordinance.

2010

The Trust produces a Connecticut panel for "The Preservation Movement Then and Now," a traveling exhibition created by Historic New England, and sponsors its installation at New Haven City Hall, in partnership with the New Haven Preservation Trust.



T. Levine



G. Farmer

Top: Thompson: volunteers participate in the barns survey, 2007.
Above: Andrews-Olney house, Southington: CEPA lawsuit, 2012..

2010

2011

The Connecticut Trust commissions a study of the economic impact of local historic districts in four Connecticut towns. Funded by the Department of Economic and Community Development and written by the consulting firm PlaceEconomics, the study concludes, "Not only do local historic districts not reduce property values, but in most cases provide a 'historic premium' to the houses within the district... What local historic districts do is maintain the character and quality of the neighborhood—the major reason people bought there to begin with."

2012

The Connecticut Trust sues under the Connecticut Environmental Protection Act (CEPA) to prevent demolition of the Andrews-Olney house, in Southington. The case is settled in 2013 with an injunction to protect the house. The Trust has participated in several lawsuits seeking to prevent the unreasonable demolition of buildings listed on the National Register, as provided in CEPA. For cases filed by the Attorney General or local preservationists in Wallingford (2011), Milford (2012), and New London (2018), the Trust participates as a friend of the court; in Southington it is a plaintiff.

2013

Lillian Hardy of New York donates the Thomas Lyman house in Durham to the Connecticut Trust. The imposing center-hall house, built about 1790, is sold with a preservation easement in place; proceeds are invested in the Trust's revolving loan fund.

The Trust begins two new survey projects. Making Places is a survey and predevelopment program for historic industrial sites. In addition to identifying historic mills and mill communities across the state, the program offers grants to support pre-development activities, plus professional consultation on specific technical issues. A website, connecticutmills.org, provides access to the survey material as well as information for visiting mills and resources for preservation and reuse. The second project, Creative Places, documents sites associated with 20th-century artists and writers. As part of that project, several sites are added to the State Register; an associated website will go live in 2020.

2014

The Trust launches a new revolving loan fund. Grants from The 1772 Foundation support planning and provide the first capital. The first loan is for Gaffney Place in Waterbury, a ten-unit affordable housing development in five historic houses renovated by the Mutual Housing Association of South Central Connecticut.

In 2019, the Trust invests most of its revolving fund money with Capital for Change (C4C) a community development financial institution that will process and administer loans for the renovation of properties listed on the National, State, or local registers of historic places. C4C's first loan is for Pavilion Hall in New Preston.

2015

2015

“Repairing and maintaining historic wood windows is not as intimidating as it might seem,” reports Director of Preservation Services (now Executive Director) Jane Montanaro after attending a window repair workshop presented by the Trust with the Windsor Preservation Education Institute of Windsor, Vermont. Attendees spend three days learning to assess, repair, re-glaze, and repaint wood windows.



B. Schide



Top: Making Places program, website connecticutmills.org

Above: Gaffney Place, Waterbury, revolving loan fund loan, 2014.

Right: Freeman Houses, Bridgeport: National Trust for Historic Preservation 11 Most Endangered List, 2018.

2020

2016

The Trust installs solar photovoltaic panels on the Whitney Boarding House, demonstrating that energy efficiency measures are compatible with historic buildings. Earlier efforts included an energy assessment for the building in 2008. This is followed in 2011 by improvements including blown-in insulation, storm windows, and more efficient HVAC and lighting fixtures.

Environmental concerns already featured in the Trust's work: in 1980 newsletter articles calculated the gallons of gasoline necessary to replace demolished historic buildings, and in 2009 HPTAG grants funded energy audits of historic municipal buildings.

2018

The Trust and the Mary and Eliza Freeman Center successfully nominate the Freeman houses in Bridgeport to the National Trust's Eleven Most Endangered list. Listing gains nationwide attention for the houses, the last surviving remnants of Little Liberia, an African American neighborhood that thrived in the antebellum era. The Trust has promoted the houses' preservation since at least 1994 and provided technical assistance to the Freeman Center, including grant administration.

2019

Connecticut Trust staff provides rehabilitation tax credit consulting for the Clarence Bingham and Clara O'Connell schools in Bristol. Both are being converted to senior apartments.

2020

The Connecticut Trust becomes Preservation Connecticut (PCT).

Read more: "Meet Preservation Connecticut" appeared in the Spring 2020 issue of Connecticut Explored; subscribe at www.ctexplored.org. The article also is posted at preservationct.org/45th-birthday.



PCT file

Briefly Noted

Statewide. ►

Sarah Sportman, Connecticut's new State Archaeologist, started work in March, succeeding Brian Jones, who died in 2019. According to the Friends of the State Archaeologist website, she has worked as an archaeologist for twenty years, most recently as Senior Archaeologist for AHS, Inc./PAST, Inc. The position of State Archaeologist and the Office of State Archaeology were established in 1987 to work with federal, state and local governments in the preservation of Connecticut's archaeological and historical heritage. "My goals as State Archaeologist," she said, "are to make our diverse cultural heritage more accessible to both researchers and the public and to strengthen the relationship between Connecticut's archaeological and historical communities to tell richer stories about Connecticut's past."



Courtesy of AHS, Inc

Colchester. ►

A plan has emerged to save the Coggshele Robinson house (c.1800-1816; NR) on its original site. After the owner began dismantling the Georgian house last year, Circuit Rider Brad Schide and the State Historic Preservation Office stepped in to explore alternatives. They helped identify a developer who plans to renovate the house and construct 87 units of affordable housing behind it. A conceptual design has support from town officials; next steps include applying for zoning and site plan approval and securing funding.



Connecticut Circuit Rider

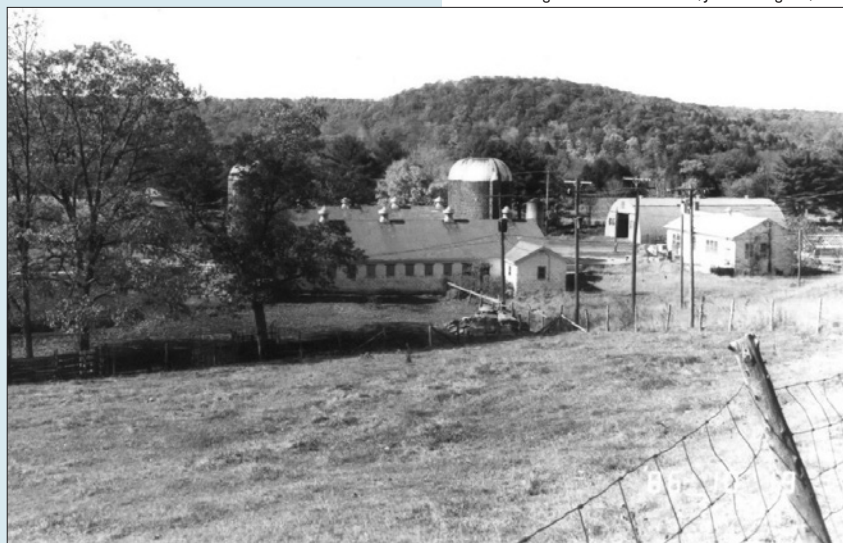
East Lyme. ►

The Flowers house and barn (1862) face demolition for commercial development, likely a Dollar General store. Originally part of a farm, the property later was home to the beloved owner of a local general store and in recent years housed an antiques business. Residents seeking reuse of the house launched an online petition; a peaceful on-site protest was cancelled in the face of anonymous online threats. Linares Land Capital, formed by former state senator Art Linares, Jr., offered the town Historic Properties Commission a chance to salvage some elements of the house.

The expansion of dollar stores echoes that of chain drug stores in the 1990s. At that time, the National Trust negotiated an agreement with several chains not to demolish buildings listed on the National Register to erect stores. While a similar agreement would not save the Flowers house—which has no historic designation—it could provide needed relief in other communities.



Town of East Lyme, Assessor



Phil Esser



B. Schide



◀ Mansfield.

The University of Connecticut is proposing to demolish several farm buildings formerly part of the Mansfield Training School—a slaughterhouse, livestock barn, greenhouse, dairy processing house, and a dairy barn with two silos. Constructed to provide food for the school and work for its residents, all are listed on the National Register. The University cites the buildings' dilapidated condition to justify razing them. Discussions with the State Historic Preservation Office are ongoing and may save some of the buildings. However, this situation raises again the need for legislation to protect surplus historic state properties under disposition, including internal transfers to entities like UCONN. Although the University created a preservation plan for historic properties in its central campus in 2016, it has no plan to protect or use historic buildings outside the center. Perhaps to mitigate the loss of these buildings, UCONN could undertake a preservation plan for the training school campus.

◀ Ridgefield.

A new demolition delay ordinance, which took effect in March, allows townspeople to seek alternate solutions for threatened historic buildings. The ordinance applies to structures "built before 1950 or...otherwise historically, architecturally or culturally significant." If anyone applies for a demolition permit, there is a waiting period of 30 days in which a written objection may be filed with the building department, triggering a 90-day delay, provided either the historic district commission or the historical society confirm the structure's significance. In itself, the ordinance does not protect historic structures; it merely provides time for citizens to negotiate with property owners. The ordinance was inspired by past losses, including the planned destruction this year of a house in the Titicus Hill National Register district (pictured).

◀ Stamford.

Building and Land Technology (BLT) is pursuing demolition of the former Blickensderfer Manufacturing Company typewriter factory (1896 and later; pictured) and two 19th-century houses, all in the South End National Register district, for new development. With booming businesses (at least pre-epidemic) and proximity to the railroad station, the South End has faced growing development pressures for several years. BLT first proposed razing several historic houses in 2016; now, the developer claims that demolition is necessary for road-widening to provide access for a planned high-rise residential tower. Preservationists argue that the tower can be built without any demolition; moreover, they say they have identified a developer for the historic buildings.

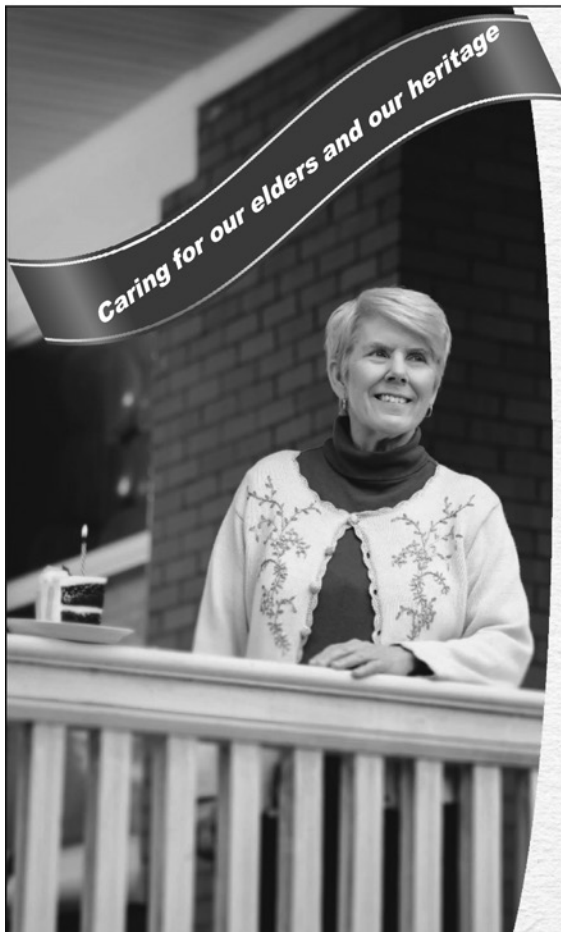
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cont'd from page 11

Michael Begnal

Waterbury. ►

Standing at the entry to Riverside Cemetery (1853; NR), the Hall Memorial Chapel is a structure built in 1885. Its two-toned granite, slate roof, and sturdy steeple make the building a suitable gateway to the cemetery's naturalistic landscape, where winding paths, ponds, and ornamental trees frame the monuments of brass barons, political leaders, and other prominent citizens. Today, the chapel is in dire need of repair. The gable walls are pulling away from the structure, creating a gap at the roof line that allows water to damage the masonry, and there is a significant bulge in the spire. To raise funds for the cemetery, Friends of Riverside Cemetery was established in 2019 and is seeking grants and donations for repairing the chapel. For information, visit riverside-cemeteryct.org.



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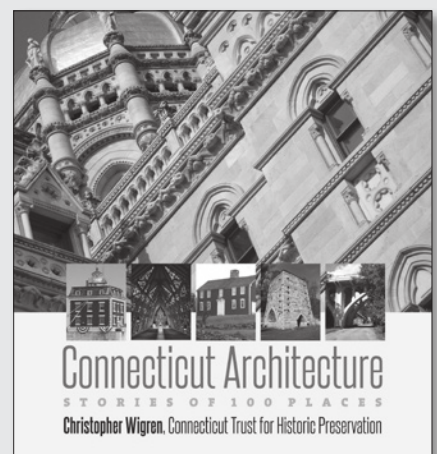
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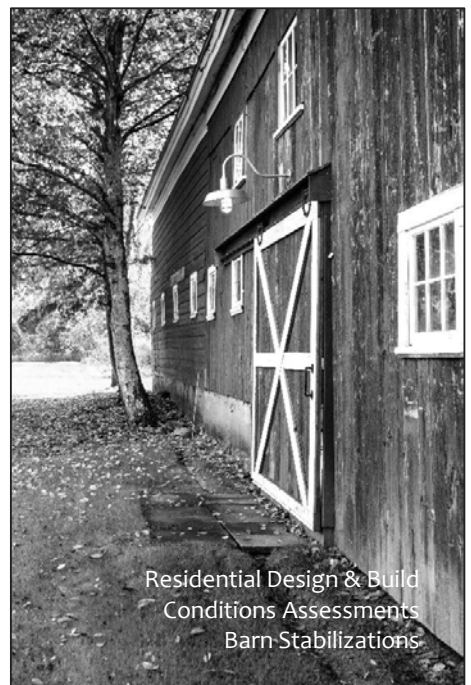
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Finally, the lingering effects of disease and isolation will have the potential to change what we choose to preserve, and for what purposes. For instance, will we want to renew places for reviving public gatherings or increasingly hunker down at home?

In January—which now seems a very long time ago—Preservation Connecticut unveiled its new name and logo with the tagline “Preservation for People.” That aim will remain central to the preservation movement, but what will it *mean*, post-pandemic? For the moment, stopping the spread of Covid-19 remains the top priority. But, soon, we’ll have to consider some of these other questions as well. 🌿



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Historic Memorial Church in Jamestown, Virginia
Jonathan Appell performing conservation on "The Knight's Tomb" ~1627

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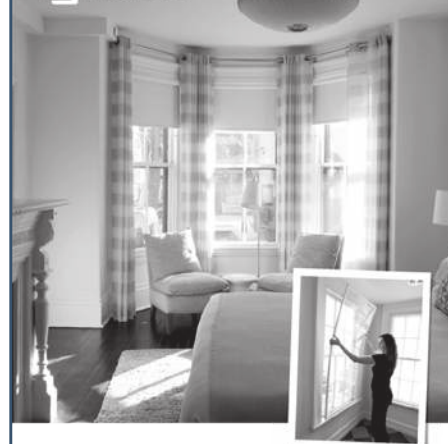
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Threatened Buildings and Easement Properties Available — May/June 2020

Preservation easements protect the historic character of old buildings, structures and landscapes and require approval of proposed changes. When one of the many properties throughout the state on which Preservation Connecticut holds easements is on the market, we may list it here. 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 (18th century)

8 Ferris Hill Road, New Canaan
\$850,000

Preservation Connecticut Easement

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. A central chimney stack anchors the structure. The documentation of its placement on the National Register of Historic Places is fully available. Easement protects the exterior, wall and landscape elements. 3 bedrooms, 3 baths; 1,900 square feet on 2.14 acres.

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



Marlborough House (1929)

226 Grove Street, Bristol
\$659,900

Preservation Connecticut Easement

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 for Edward Ingraham, member of leading Bristol clockmaking family. Well appointed house has intricate woodwork, 9 fireplaces, and large bay windows for abundant light. Remodeled kitchen with high end appliances, master suite, recreation room, office, entertainment space, full basement. Tennis court, patio, 3-car garage and apartment. Easement protects the exterior, garden terraces, walls, garden pavilion and open space. 9 bedrooms, 9 baths; 8,749 square feet on 2.00 acres.

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



Photos courtesy US Properties



Capitol Theatre (1921)

35-41 Bank Street, New London, CT

\$799,500

Once an entertainment mecca for vaudeville performances, this landmark theatre is a contributing resource to the historic Downtown New London National Register district, close to train and ferry lines. The elaborate façade has a graceful, expansive arched opening at the ground floor; above it, Palladian inspired windows are framed by giant pilasters and an applied entablature. The interior, though in need of restoration, retains distinctive details such as proscenium surround, ceiling moldings, and box seats. Vacant since 1974, the theatre was reroofed in 2010. With 11,000 square feet on both basement and ground levels and a 3,500 square foot mezzanine, it has the potential for reuse as a theatre venue or new adaptive uses. Project may be eligible for both federal and state historic rehabilitation tax credits, with a premium on state credits as the property is located in an Opportunity Zone.

Contact: Connie Howard at US Properties, 860-437-0101; chowardusp@gmail.com

Quonset Style House (c.1948)

8 Howd Avenue, Branford

First manufactured for the military during World War II, Quonset huts were lightweight corrugated steel prefabricated structures that could be quickly set up without skilled labor. Stony Creek was at one time home to six or seven, and this is one of only a few that now survive. Though the main footprint of this house is a standard Quonset hut size at 16 ft x 36 ft (576 sq ft), it has been modified with an alternate sheathing, dormers and small front porch and main entry additions. This building is available at no cost, though an interested party would be responsible for deconstruction and move to new location.

For additional information contact Nick Fischer, 203-710-2010 or fischerexcavating@comcast.net

Deadline for the next issue is June 15, 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.

Neither advertisers nor Preservation Connecticut are responsible or liable for any misinformation, misprints, or typographical errors contained in Historic Properties Exchange. To list a property or learn about properties listed, contact Renée Tribert, Preservation Services, at rtribert@preservationct.org, or call (203) 562-6312.



- Chester Historical Society: \$5,000 for roof and cupola repairs to the C.L. Griswold Mill (c.1870).
- Killingly, Temple Beth Israel Preservation Society, Danielson: \$9,000 for structural repairs to Temple Beth Israel (1950; NR).
- Deep River Historical Society: \$9,000 for repairs to a 19th-century ivory-bleaching house.
- Fairfield Museum: \$3,335 to repair shingles on the David Ogden House (c.1750; NR, LHP).
- Ansonia, Beacon Preservation, Inc.: \$9,000 for exterior renovation of the Southwest Ledge Lighthouse (1877; NR) in New Haven Harbor.
- Norwich Historical Society: \$10,000 for window restoration in the David Greenleaf house (c.1763; NR, LHD).
- State Grange Foundation: \$9,000 for window restoration in the Simsbury Grange (1925).
- South Windsor, Wood Memorial Library (1927; NR): \$9,000 for roof and chimney repairs.
- Wallingford, Gaylord Hospital, Inc. \$9,000 for façade restoration of the Alaric Eli Persky Building (1931; SR).
- West Hartford, Noah Webster House, Inc. (ca. 1720; NHL): \$10,000 for exterior restoration.
- Woodbury, Flanders Nature Center & Land Trust: \$7,665 for entryway restoration at the Van Vleck House (1786; SR).

Deep River Historical Society



The Deep River Historical Society will receive a 1772 Foundation grant to restore this bleach house, a rare survivor of the town's ivory industry.

For more information on funding for historic places in Connecticut, visit preservationct.org/fund.

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Thanks to our awards sponsors

Due to the coronavirus pandemic, the 2020 Connecticut Preservation Awards have been postponed until September 9. In the meantime, we want to thank the sponsors who make the program possible. We look forward to seeing them—and you—in September.

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Preservation grants total \$145,000

This spring, Preservation Connecticut processed \$145,000 in grants to help recipients carry out the basic repairs and maintenance that are crucial to continuing the educational, institutional, and religious activities that serve Connecticut communities.

The Church of the Good Shepherd, in Hartford, will replace its sacristy roof using a Maintenance and Repair grant from Preservation Connecticut.

Church of the Good Shepherd

FUNDING FOR PRESERVATION

Maintenance and Repair grants

Since 2013, Preservation Connecticut has awarded \$611,426 in Maintenance and Repair grants. This funding, which is made possible through the support of the State Historic Preservation Office with moneys generated by the Community Investment Act, has helped more than 60 groups address critical issues with their historic buildings over the last six years. The following three organizations received grants in the current round:

- Hartford, Church of the Good Shepherd (1867; NHL): \$15,000 to re-roof its sacristy.
- Norwich: First Congregational Church of Norwich, Norwichtown (1801; NR, LHD): \$15,000 to paint the exterior and repair windows.
- Old Saybrook, First Church of Christ (1840; NR): \$15,000 for repainting.

1772 Foundation grants

For the tenth consecutive year, Preservation Connecticut has partnered with The 1772 Foundation on the foundation's Historic Preservation Matching Grants for nonprofit organizations making capital improvements to historic buildings.

Demand was extremely high this year, with 73 groups in 54 communities requesting a total of \$595,365. Twelve applicants were selected to receive the available \$100,000, making possible nearly \$260,000 in total investment. The following organizations received grants:

- Bristol Historical Society: \$10,000 for masonry repairs to the Bristol High School (1890; NR).