

PRESERVATION CONNECTICUT NEWS

2019-2020 ANNUAL REPORT

Preservation Matters

This issue of Preservation Connecticut News presents our annual report for the fiscal year 2019-2020. In the pages to follow you can read about our efforts to make a big impact around Connecticut; to engage and inspire preservationists and citizens of every stripe in every community; and to build a stronger, more effective organization to recognize, protect, and make the most of Connecticut's historic places.

The First Church of Christ in Old Saybrook repainted its church building thanks in part to a Maintenance & Repair grant from Preservation Connecticut.

The First Church of Christ

MESSAGE FROM THE CHAIR AND EXECUTIVE DIRECTOR

As we approach the holiday season, we hope that you are doing well and staying safe. In this issue we reflect on the past year and provide our Fiscal Year 2019-2020 Annual Report, formatted to align with our Strategic Plan.

The year 2020 certainly has been a tumultuous one. Beginning on a bright and optimistic note, the Connecticut Trust for Historic Preservation publicly became Preservation Connecticut on January 1. The change came after extensive conversations with our constituencies to develop an inclusive vision of service and to streamline our website and communications, and we were buoyed by the enthusiastic response.

This energy carried us through March, and then into the new world of social distancing and on-line meetings. Plans for our Annual Awards evening included a full slate of awardees (featured in the September/October issue of *Preservation News*) and generous sponsors who stayed with us through postponement and then our inspiring Zoom event in the fall. We are grateful to the 1772 Foundation for

The coronavirus lockdown does not deter Preservation Connecticut staff, who remain active and in touch through online conferencing.

renewing its commitment to regranters for historical societies and museums. Our first-ever photography contest, Picturing Historic Barns, drew entries and votes and embarked on a statewide tour. It opened at the Art League of New Britain in October and now can be seen at the Woodstock Academy Loos Center through January, with more locations planned for 2021. Developers continue to engage in rehab work to take advantage of

our expertise and tax credit program assistance. Thanks also to our members and donors for their continuing commitment.

On the staff side, the transition to remote work was seamless. Construction was defined as an essential service, and incoming calls kept pace. Through technology we were able to keep in touch with and address community concerns. Local Historic District trainings were given on-line, and we introduced the Zoom series, "Talking about Preservation," a one-hour weekly conversation. This platform enables us to showcase the diversity of our work and interests. With the recorded programs are available on the website, we are gradually building a library about the nuts and bolts of preservation today.

New to us is a commitment to programs relating to Black and Indigenous communities to combat racism by increasing awareness of how it is linked to land use. And this brings us to our other transition this year, when Sara Bronin of Hartford stepped down as chair to devote herself to Desegregate Connecticut using her knowledge and experience as an architect, lawyer and teacher to advocate for zoning reform. We welcomed long-time board member Caroline Sloat of Thompson as our new chair.

Although we must work remotely, these are exciting times for preservation in Connecticut. We hope you will work with us—as members and donors—as champions of Connecticut places. Together, we can be part of the economic engine that preservation work represents. 🌿

Caroline Sloat
Caroline Sloat, Chair

Jane Montanaro
Jane Montanaro, Executive Director



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

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Connecticut
still revolutionary

MAKE A BIG IMPACT Strategic Plan Goal #1

From July 2019 to June 2020, Preservation Connecticut made a significant impact on Connecticut's communities.

Circuit Riders by the numbers:

- 167 visits to help homeowners, organizations, municipalities, and developers with their preservation needs
- 83 communities covering all of Connecticut's 8 counties
- 7 technical consultancies

Grants by the numbers:

- 92 inquiries totaling \$846,815
- 44 formal applications totaling \$334,531
- 15 awarded totaling \$145,000

Preservation easements by the numbers:

- 2 new preservation easements

Offering Preservation Guidance Statewide

When facing critical stewardship decisions, you know you can count on our three Circuit Riders to provide expert guidance.

The Circuit Rider program was established in 2001 with funding from the National Trust for Historic Preservation. Since 2010, support has come primarily from the State Historic Preservation Office, through the Community Investment Act

Preservation Connecticut stays on the front lines of preservation around the State, thanks to our robust Circuit Rider program.

Our Circuit Riders provide immediate, on-site, no-cost assistance to historical societies, property owners, developers, elected officials, and local preservation commissions across Connecticut. They offer 4 important services:

- Technical assistance to help identify planning and capital needs and to suggest appropriate preservation techniques
- Financial guidance to provide and identify appropriate grants and loans
- Leadership in convening and negotiating among stakeholders
- Policy and legal support, to empower communities to tailor-make laws to protect their assets

In providing these services, the Circuit Riders aim both to ensure that historic places are repaired, rehabilitated, and reused, and to increase local capacity for stewardship and good policy-making.

In 2020, Circuit Riders answered 167 calls for help with site visits and community meetings, traveling to 83 towns in all eight Connecticut counties.

Funding preservation through grants

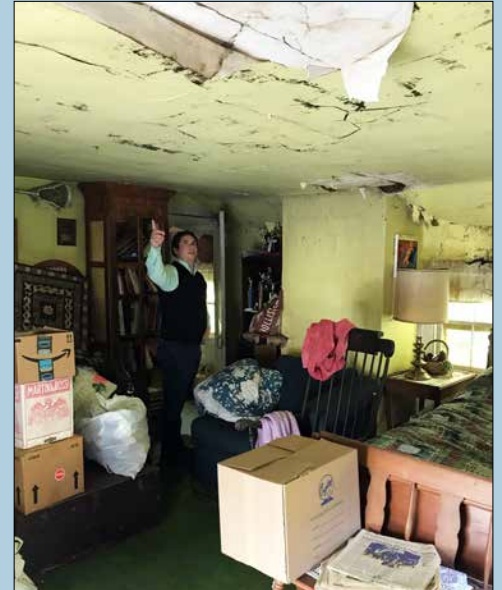
Since 2003, Preservation Connecticut has helped distribute over \$6.8 million in matching grants to local governments, nonprofit organizations, and private property owners. Our matching grants have provided recipients with funding for community planning, maintenance, repairs, architectural design, and engineering studies.

1772 Connecticut Historic Preservation Grants

For the tenth year, Preservation Connecticut has partnered with the 1772 Foundation to distribute maintenance and repair grants to nonprofit organizations. This year, the partnership granted \$100,000 to repair 12 historic places. Applications—from 39 museums and historical organizations in 32 communities—demonstrated a capital repair need of more than \$298,779 in work. Grants were awarded to:

- Bristol, Bristol Historical Society: \$10,000 for masonry repair at Bristol High School
- Chester, Chester Historical Society: \$5,000 for C.L. Griswold Mill cupola and roof repair
- Danielson, Temple Beth Israel Preservation Society: \$9,000 for structural repair
- Deep River, Deep River Historical Society: \$9,000 for bleach house window repair

Stacey Vairo



Circuit Rider Mike Forino helps homeowners figure out where to begin with repairs

Beacon Preservation



Beacon Preservation: 1772 Foundation grant to repaint the Southwest Ledge Light, New Haven

Deep River Historical Society



Deep River Historical Society: 1772 Foundation grant for repairs to a unique ivory-bleaching house



C. Wigren

Church of the Good Shepherd, Hartford: Maintenance & Repair grant for roof work.



R. Tribert

Marvelwood School barn, Kent: Technical Assistance Consultancy for structural assessment



C. Wigren

John I. Howe house, Derby: preservation easement donated by the Derby Historical Society

- Fairfield, Fairfield Museum: \$3,335 for Ogden House shingle repair
- New Haven, Beacon Preservation, Inc: \$9,000 for Southwest Ledge lighthouse exterior painting
- Norwich, Norwich Historical Society: \$10,000 for David Greenleaf house window restoration and exterior painting
- Simsbury, State Grange Foundation: \$9,000 for Simsbury Grange #197 window restoration
- South Windsor, Wood Memorial Library Association: \$9,000 for roof repair
- Wallingford, Gaylord Hospital, Inc: \$9,000 for Persky Building façade restoration
- West Hartford, Noah Webster House, Inc.: \$10,000 for exterior paint and repairs
- Woodbury, Flanders Nature Center & Land Trust: \$7,665 for Van Vleck house entryway restoration

Maintenance & Repair Grants

Historic religious buildings are often the most important architectural landmarks in a community. Preservation Connecticut maintains one of the only programs in Connecticut to help religious institutions with their maintenance and repair needs. Our grants are funded by the State Historic Preservation Office of the Department of Economic and Community Development, using money generated by the Community Investment Act. We review the urgency of the need, the organization's capacity to match the grant and carry out the work, and the organization's community engagement. Our 2020 recipients were:

- Church of the Good Shepherd, Hartford: \$15,000 for roof repair
- First Congregational Church, Norwich: \$15,000 for painting and window repairs
- First Church of Christ, Old Saybrook: \$15,000 for painting

Circuit Rider Technical Assistance Consultancies

What happens when a small grant can make a big difference at a critical time? The Circuit Riders can offer direct technical consultancies provided by qualified professionals for emergency structural, architectural, code, or other evaluations valued at \$500 to \$1,500. The evaluations are intended to spur further investment in stabilizing and reusing historic sites. In 2020, we provided technical consultancies to seven worthy projects:

- Branford, Stony Creek Museum. Fuss & O'Neill conducted mold and air testing.
- Coventry, Booth & Dimock Memorial Library. Cirrus Engineering performed a structural assessment.
- Kent, Marvelwood School. James K. Grant Associates conducted a structural assessment of the Marvelwood barn.
- Scotland, Huntington Homestead Museum. James K. Grant Associates conducted a conditions assessment of the concrete dairy barn.
- Middlebury, Peck-Nichols house. DeStefano & Chamberlain Inc performed a structural evaluation.
- Southington, Andrews-Olney house. GNCB Consulting Engineers, P.C. reviewed conditions.
- Westport, Westport Historical Society. Cirrus Engineering performed a structural assessment.

The success of this program is due to the extraordinary professional team of consultants listed above who offer their expertise at a reduced rate and provide a quick response time.

Protecting legacies through easements

Preservation Connecticut provides stewardship for Connecticut's historic treasures with our monitored easement program, ensuring the maintenance of the buildings and owners' legacies are continued in the future.

Preservation easements are legal agreements that grant Preservation Connecticut a limited right to protect a property from changes that are not in keeping with its historic,

architectural, or natural character. By granting an easement to us, the property owner retains title, use, and control of the property. Our easements guide specific future changes to the property, such as subdivision, alterations, and additions. They run in perpetuity, binding future owners. The terms of our easements are flexible, to fit specific situations, and in some cases can qualify for a federal income tax deduction.

Preservation Connecticut has operated a preservation easement program for nearly forty years. Our easement properties include office buildings in New Haven, condominium complexes in Norwich and New Milford, several single-family houses, and open land that provides historic settings for early farmhouses in Ledyard and Ashford. In 2019-2020, we accepted two new historic properties into our easement portfolio, bringing the number of protected historic places to 38.

- **John I. Howe House, Derby:** The Derby Historical Society donated a preservation easement to protect the Howe house, built in 1844 for Dr. John I. Howe, a prime mover in American industrial history.
- **Sturges-Wright House, Westport:** Built in 1764, the Sturges-Wright house was home to several generations of farmers before it was bought in 1907 by George Hand Wright, one of the first artists drawn to Fairfield County in the 20th century. The easement was donated by Trustee Edward F. Gerber.

Fee-for-service work

Preservation Connecticut staff provides consulting services such as preparation of historic designation nominations and historic tax credit applications.

- **Hilliard Mill Building #4, Manchester:** Preservation Connecticut staff assisted the developer of the Hilliard Mill complex in applying for state tax credits to rehabilitate the long vacant former dye house (c.1902 and 1923) on the property. The dye house is part of a textile mill complex dating to 1834. Construction is now underway to reuse the building as a three-season event space in an authentic industrial setting.
- **Bingham School, Bristol:** Preservation Connecticut helped the developer of the former Clarence A. Bingham School (1916) apply for state and federal tax credits to transform the school into housing. The National Register-listed building once served immigrant families drawn to Bristol's factories for employment. In addition to repurposing an important historic resource, the project incorporated solar and geothermal systems to reduce energy consumption for future residents.

Expanding partnerships

Working with many partners helps Preservation Connecticut maximize its impact on Connecticut communities. This year, we expanded one longstanding partnership and added an important new partner.

Together with our longtime allies at the *American Institute of Architects, Connecticut chapter*, Preservation Connecticut presented the first annual Elizabeth Mills Brown Awards to recognize projects that are noteworthy both as respectful preservation of historic places and as excellent architectural designs.

Preservation Connecticut's Renée Tribert serves on the board of the newly established *Eastern Connecticut Land Bank*. The Land Bank will work with municipalities in eastern Connecticut to support the return of distressed, underutilized, blighted, brownfield and historic properties to productive uses consistent with local Plans of Conservation and Development.

This marks 40 years of partnership with *Connecticut Preservation Action*, the preservation advocacy group which provides a unified voice at the State Capitol and Washington, D.C. in defending historic preservation policies and funding. In Connecticut, CPA defends the Community Investment Act, historic tax credits, and the Connecticut Environmental Protection Act, among others.

We have had several opportunities to work with colleagues from the *Central Connecticut State University Public History Graduate Program*. We currently have an intern, Andy Cain, helping with our easement program.



Sturges-Wright house, Westport: preservation easement donated by Edward F. Gerber

B. Schide



Bingham School, Bristol: fee for service work

J. Sorensen



Hilliard Mill Building #4, Manchester: fee for service work

Robert Sanders



Hillhouse-Sallembien house, Montville: Elizabeth Mills Brown Award

ENGAGE & INSPIRE Strategic plan goal #2



Gull Cottage, Clinton: Open House Talk

Eva Weber



Henry Smith house, East Hampton: Open House Talk

Spencer A. Sloan Photography



"Historic and Green: A New Climate Agenda": conference, UConn School of Law

Henry Griggs



Connecticut Architecture book talk, Madison

Preservation Connecticut aims to engage and inspire new and more diverse audiences to support preservation. As described in this Annual Report, we spent the 2019-2020 fiscal year leading exciting public programs, advocating for strong policies protecting our heritage, and celebrating preservation excellence through our annual awards. In the process, we embraced dozens of partner organizations and hundreds of new audience members.

Creating exciting public programs

We offer public programs that connect local people with historic places in our communities.

This year, Preservation Connecticut sponsored 40 events around the state.

In Clinton and East Hampton, we held Open House Talks. These events, presented in partnership with local real estate agents, promote historic houses that are for sale. The series began in 2017 and has proven a popular way for our members and potential buyers to see fantastic private houses. We also educate the owners about preservation tools and engage with local heritage organizations to reach a wider audience.

Deputy Director Christopher Wigren toured the state discussing his book, *Connecticut Architecture: Stories of 100 Places*. This past year, the book tour took him to more than 19 venues. *Connecticut Architecture* also received the Bruce Fraser "Spirit of Connecticut" Award from the Connecticut Center for the Book.

Preservation Connecticut hosted a Private Access Tour at Philip Johnson's Glass House in New Canaan. Members paid a discounted rate for a private tour of the Glass House (1949) and surrounding landscape.

In January, Preservation Connecticut co-sponsored the conference "Historic and Green: A New Climate Agenda" at the University of Connecticut School of Law. By bringing together representatives of environmental, legal, and business interests in addition to preservationists, the conference opened the way to building new alliances for protecting natural and historic resources from the effects of climate change.

Inspired by the governor's "Stay Safe, Stay Home" order, we launched a new series of virtual webinars: "Talking About Preservation." These are weekly noontime conversations that cover a variety of topics related to preservation.

In partnership with the State Historic Preservation Office we offered five training workshops for local historic district commissions. In-person workshops were held in Newtown and Woodbury and three virtual trainings occurred statewide. Each session was open to the public and multiple commissions.

We launched our Creative Places online database. Through the Creative Places survey, we documented places across Connecticut that are significant in the creation of 20th-century visual art and literature, collecting data on more than 450 artists and writers of that period with strong connections to Connecticut. Now, information about the artists and their associated places is publicly available on this new website: www.connecticutcreativeplaces.org.

Advocating for our historic heritage

We champion preservation of Connecticut's historic places. In FY2019-2020 Preservation Connecticut advocated for the Great American Outdoors Act and for protection and preservation of the Merritt Parkway.

Joining the National Trust for Historic Preservation and 780 other organizations, Preservation Connecticut signed onto a letter advocating for the passage of the Great American Outdoors Act which fully and permanently funds the Land and Water Conservation Fund. This \$900 million fund supports the \$887-billion outdoor recreation industry and protects natural areas from development. LWCF is a critical tool to protect landscapes, recreation areas, wetlands, and wildlife refuges in Connecticut and has funded

over \$60 million in conservation projects across the state since the program's creation in 1965. The bill also creates a new fund, the National Parks and Public Land Legacy Restoration Fund, to address facilities and infrastructure projects. This bill will help address the deferred maintenance backlog of \$2.3 million at Connecticut's National Park sites, like Weir Farm National Historic Site in Ridgefield/Wilton.

Preservation Connecticut also supported the Merritt Parkway Conservancy in its negotiations with the Connecticut Department of Transportation pertaining to sensitivity to architectural features in bridge repairs.

Celebrating preservation excellence

Preservation Connecticut's 2020 Annual Awards celebrated the accomplishments of people who made our state a better place to live by preserving our historic places. Our awards recognize the grit, sweat, brains, and investment of the individuals behind the rescue, re-use and/or recycling of eleven historic Connecticut places. We also recognized the state-wide achievement of Resiliency Planning for Preservation and awarded the Harlan Griswold Award—the highest honor in preservation in Connecticut, presented with the State Historic Preservation Office—to the Merritt Parkway Conservancy. These awardees empowered volunteers, created jobs and homes, proclaimed civic values, and strengthened communities. Although they weren't presented with their awards until Fiscal Year 2021, they are the outstanding individuals of 2020.

Awards of Merit:

- James Blackstone Memorial Library, Branford
- Lake Avenue Bridge, Merritt Parkway, Greenwich
- Borough496 (Newhall Street School), Hamden
- Mahogany Suite, Mark Twain House, Hartford
- Smilow Center (Boese, Peppard Company lace mill), Norwalk
- Café Otis (Otis Library), Norwich
- Bassam Fellows Headquarters (Schlumberger Research Center administration building), Ridgefield
- Joseph R. Ensign house, Simsbury
- Resiliency Planning for Preservation, statewide
- First Congregational Church of West Haven, West Haven
- Montgomery Mill Apartments (J. R. Montgomery Company mill), Windsor Locks
- Thomas Bevins house, Woodbridge

Janet Jainschigg Award: Bruce Clouette, for professional excellence over 45 years as an historian and preservation consultant.

Harlan H. Griswold Award (presented jointly with the Connecticut State Historic Preservation Office): Merritt Parkway Conservancy, for actively championing Connecticut's historic parkway as a private partner assisting the Connecticut Department of Transportation.

J. Sorensen



Glass House, New Canaan: private members' tour

Dale Kroop



Borough496, Hamden (Newhall Street School): merit award

R. Christopher Goodwin & Associates, Inc.



Statewide Resiliency Planning: merit award

Courtesy of AHS, Inc.



Bruce Clouette: Janet Jainschigg Award

STRENGTHEN THE ORGANIZATION Strategic plan goal #3

Merritt Parkway Conservancy



Merritt Parkway Conservancy:
Harlan H. Griswold Award



Creative Places online database, launched in June 2020

Preservation Connecticut is acting to ensure that it remains a strong organization.

One of the key goals of our 2018 Strategic Plan is to strengthen our organization. We have undertaken numerous projects over the past few years toward this goal like diversifying our board of trustees, embarking on a development plan to increase our revenue, growing our work on fee for service contracts, and seeking planned gifts for the endowment.

In 2020 we celebrated our 45th anniversary and with that came our rebirth as Preservation Connecticut. Although our message and mission remain the same, our new name and branding offer a new, fresh image for the future.

Although the pandemic hit during the last quarter affecting our membership, corporate, event and other donations, our focus on providing fee for service work, such as historic tax credit application assistance, helped weather the storm. Additionally, we applied for and received a CARES Act Paycheck Protection Program loan through our banking partner, Peoples Bank. Preservation Connecticut continues to work with at Merrill Lynch continues to slowly grow thanks to , although more investment in this fund, through a planned giving campaign, is critically needed to ensure future stability of the organization. These uncertain times have made that all too clear.

With that in mind, Preservation Connecticut has been providing donors with more information about how including us in your will or estate plans could make a significant impact on historic preservation in Connecticut. We launched our Legacy Society for the opportunity to honor those who include us in their estate plans. If you have questions, please contact Jordan Sorensen, jsorensen@preservationct.org.

Being a strong organization also means taking a hard look at how we can improve to meet our future fiscal goals. Preservation Connecticut continues to maintain a strong relationship with the State Historic Preservation Office, with State funding this year accounting for 62 percent of our overall budget. While we value this partnership, we know that we must diversify our sources of revenue. This year, we continued to work with an outside development consultant to assess and improve our development efforts. We have heard from many that while you love what we do, we need to a better job explaining our value to the world. As a result, we also engaged a marketing firm to help us better communicate with our supporters.

We undertook numerous development efforts, including offering our supporters new giving opportunities:

- **Endangered Properties Fund:** We frequently learn of historic places in immediate danger of demolition. Every one of these is an urgent call to action. We dispatch our Circuit Riders to the scene, investigate the site's significance and draw up a plan. The Endangered Properties Fund allows us to meet these needs so we can respond quickly with proven rapid response activities such as legal action, National Register nominations, or stabilization.
- **Engagement Champions Fund:** We must get the word out that historic preservation is necessary for Connecticut's long-term prosperity. This requires more investment in marketing and development to build successful partnerships among preservationists, developers, green innovators, and community planners. The Engagement Champions Fund will help stakeholders see and support preservation as one of the best bets for Connecticut's strong economy and sustainable future.

The minimum gift amount for these opportunities is \$5,000. You can contact Jordan Sorensen at jsorensen@preservationct.org if you are interested in learning more.

These efforts have already borne fruit, and we hope that our progress continues. We will be reaching out to you to ask for your support in this effort!

Finally, it's the people who make Preservation Connecticut run. Our staff and Board of Trustees have never been stronger. We are pleased to have appointed four new members to the Board: Deb Cohen, West Hartford; Regan Miner, Norwich; James Quinn, Uncasville; and Jonathan Wharton, Branford. In May the Board elected a new slate of officers: Caroline Sloat, chair; Tom Nissley, vice-chair; Olivia White, secretary; Peter Stockman, treasurer; and Garrett Heher, assistant treasurer.

Income Statement June 30, 2020

Operating Revenue

■ Corporations and Foundations	\$143,140	14%
■ Individual and Organizations	\$136,367	13%
■ Government Statutory Grant	\$380,000	
■ Other Government Grants	\$238,541	62% (all govt. grants)
■ Program Services	\$106,062	11%
Total Revenue net	\$1,004,110	100%

Operating Expenses

■ Program Services	\$529,531	56%
■ Grants	\$184,462	20%
■ Development/Fundraising	\$105,880	11%
■ Administration	\$117,823	13%
Total Expenses	\$937,696	100%

Balance Sheet

June 30, 2020

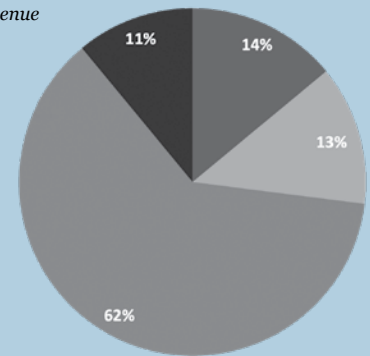
Current Assets

Cash and Cash Equivalents	\$189,335
Operating Investments	\$1,262,641
Other Current Assets	\$55,919
Restricted Assets	\$0
Property and Equipment, Net	\$191,537
Total Assets	\$1,699,432

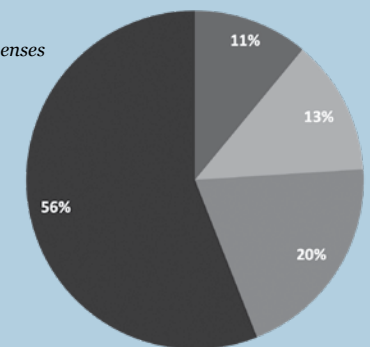
Accounts Payable	\$77,424
Other Current Liabilities	281,528
Total Liabilities	\$358,952

Total Liabilities and Net Assets	\$2,058,384
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Revenue



Expenses



Thank You to Our Supporters in 2019-2020!

Donors July 1, 2019 through June 30, 2020

Great care has been taken to ensure that all donations are accurately acknowledged. If an error has been made, please notify our office.

Preservation Easement Donors

Derby Historical Society
Edward F. Gerber
Town of Lebanon

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Chairman's Circle \$100,000 and above

The 1772 Foundation
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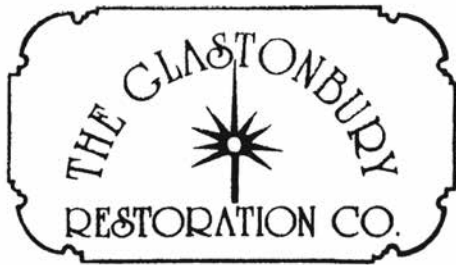
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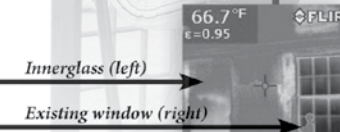
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Elizabeth Mills Brown Awards recognize architectural excellence in preservation

Michael Fein Photography

The Connecticut Chapter of the American Institute of Architects and Preservation Connecticut presented the second annual round of Elizabeth Mills Brown awards in an online event on November 12.

The awards recognize preservation work that is outstanding for its architectural excellence, a matter of utmost importance to Elizabeth Mills Brown, an architectural historian and preservationist who died in 2008.

This year's recipients were selected by a jury of leading architects and preservationists gathered by the Preservation Alliance for Greater Philadelphia:

- **Paul Steinke**, Executive Director, Preservation Alliance for Greater Philadelphia
- **Ian Smith, AIA, R.A., NCARB, LEED-AP**, Principal, Ian Smith Design Group LLC, Philadelphia
- **Janice Woodcock, AIA, LEED-AP**, President, Woodcock Design Inc., Philadelphia

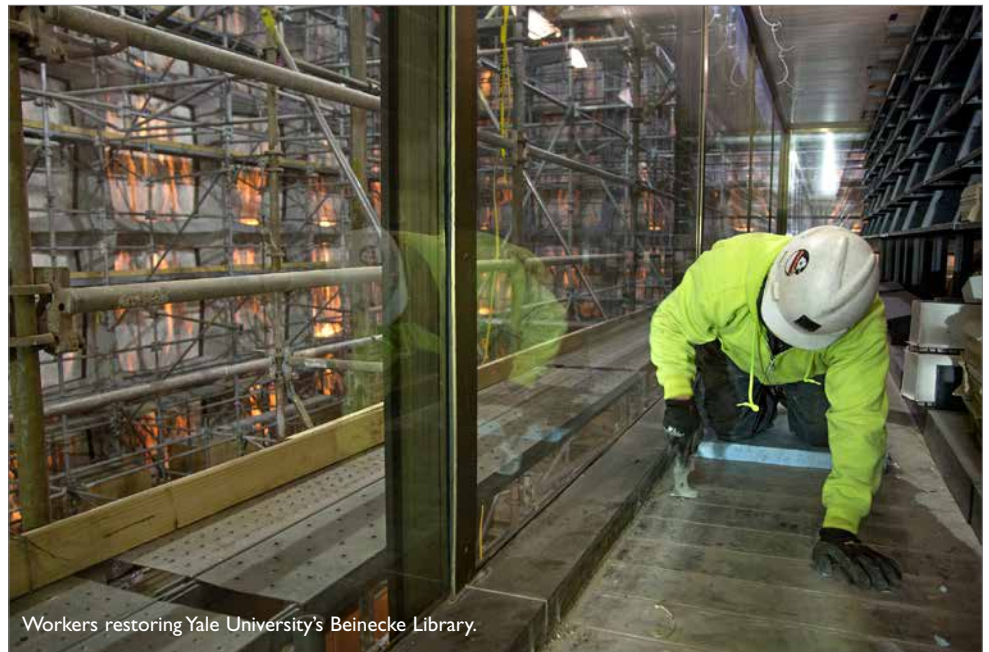
EXCELLENCE AWARDS

Beinecke Library renovation, New Haven: Newman Architects

Renovation of the Beinecke included replacement of mechanical, security, and lighting systems, restoration of interior and exterior building finishes, creation of additional study rooms and reconfiguration of back-of-house facilities. The jury commented, "We can see that it is part adaptive reuse, and mostly restoration, with the original mid-century feel restored to key spaces."

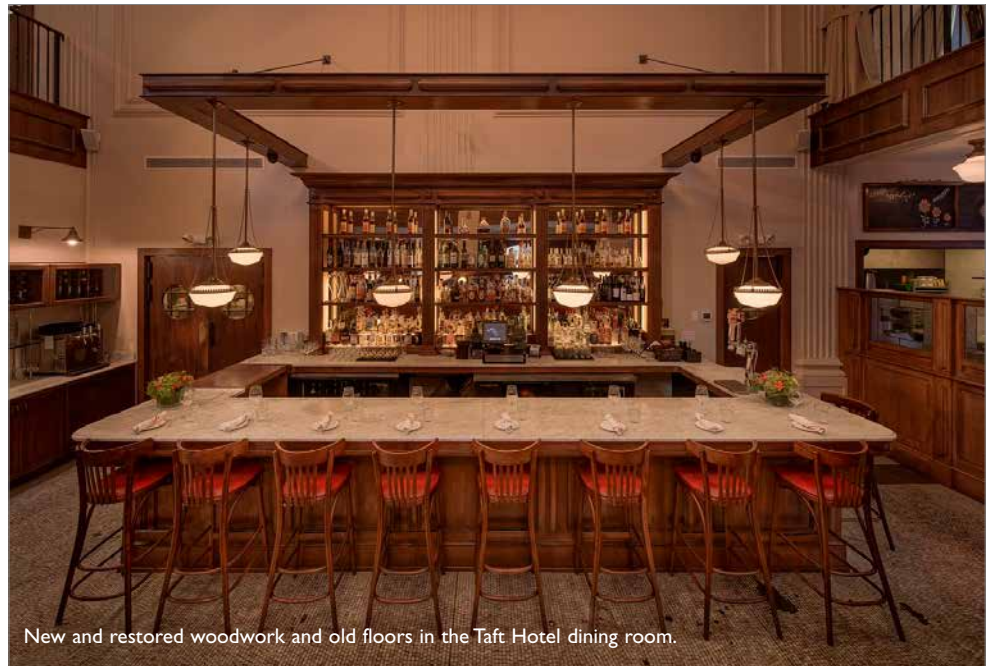
Taft Hotel dining room, New Haven: Patriquin Architects

The new owners of the space brought back the detailing of the original dining room to create Roia, a modern bistro with historic flavor. The jury commented, "This project... creates a wonderful feeling of being in an historic place where the passage of time is not only noted but celebrated."



Workers restoring Yale University's Beinecke Library.

Ian Christmann



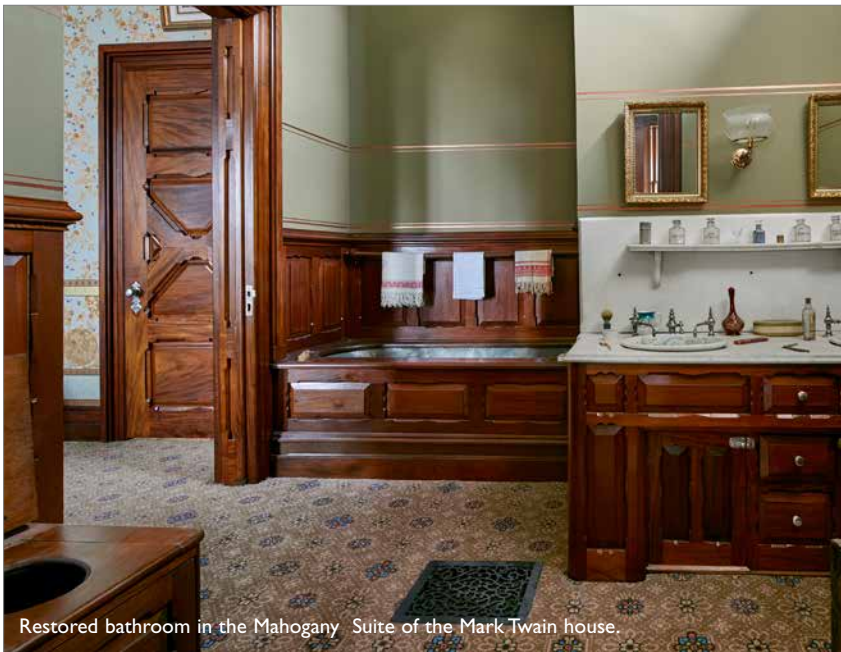
New and restored woodwork and old floors in the Taft Hotel dining room.

Mark Twain House Mahogany Suite, Hartford: David Scott Parker Architects, LLC

The painstaking restoration of the Mahogany Suite in 2016 reestablished its appearance as redecorated by Associated Artists in 1881. The jury commented, "The Twain project was a much more complex

interior restoration project because of the lack of original documentation. Impressive combination of research, scholarship, and respect for authenticity."

Robert Benson Photography



Restored bathroom in the Mahogany Suite of the Mark Twain house.

MERIT AWARDS

Moses Bulkley house, Southport:

J. P. Franzen Associates Architects, P.C.

Original exterior features were repaired and maintained, while the interior was necessarily gutted due to extensive damage, but original millwork and flooring components were either left in place or repaired and re-installed.

Ridgefield Library addition, Ridgefield:

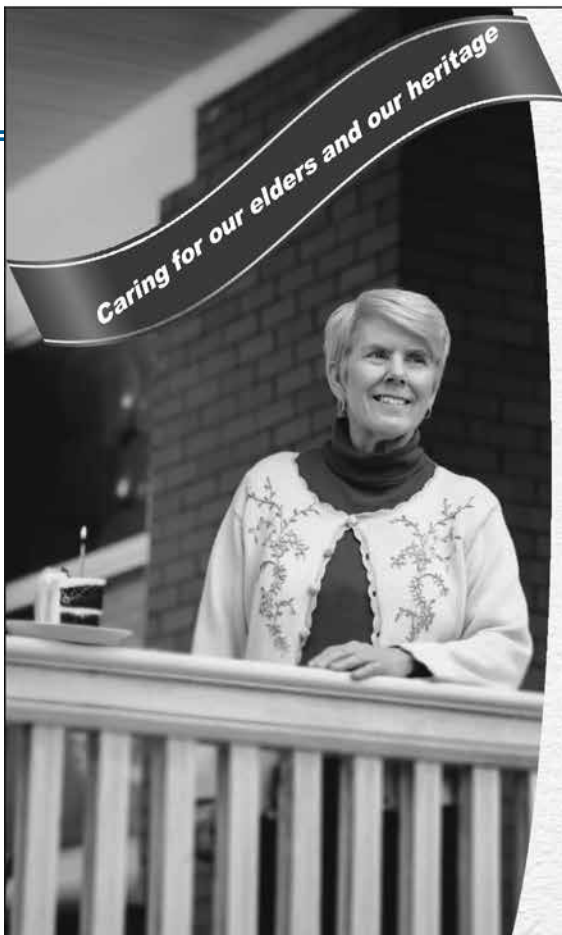
Newman Architects

As a public resource, the original library needed to be functionally integrated with the rest of the building. The addition balances the desire for clear articulation between the new and the old with the need for continuity between them.

Two Roads Brewing, Stratford: Neil Hauck Architects

This project involved the careful rehabilitation of an abandoned factory building to serve as a craft brewery. The character of the original factory was celebrated, and the building was given a new life.

For more, visit <https://aiact.org/elizabeth-mills-brown-award/>.



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Briefly Noted

East Haven. ►

The former East Haven high school (1936, 1964, 1973; NR) formally reopened in October as The Tyler, an affordable apartment complex for seniors. WinnCompanies of Boston was chosen by town officials to redevelop the former school, which had been vacant for twenty-some years. The building now contains seventy units, set at varying income levels, including fourteen for households that currently are homeless or at risk for homelessness. Several new residents attended school in the building. The project was designed for a high level of energy efficiency, and according to Winn is the first adaptive use project in the nation to seek certification under the Passive House Institute's rigorous EnerPHit Standard (with applicable historic exclusions).



WinnCompanies

Greenwich. ►

The Greenwich Historical Society received the Trustees Emeritus Award for Excellence in the Stewardship of Historic Sites at the National Trust for Historic Preservation's online conference in October. The award recognizes success and innovation in historic preservation, management, and programming at historic sites. The stories embodied in the historical society's newly reimagined campus highlight a wide range of historical topics, from Northern slavery to Impressionist painters' colonies, immigration, and women's suffrage. According to the National Trust, "Through the preservation of historic buildings and of creative programming, the Greenwich Historical Society is providing the Greenwich community with a needed connection to its rich history."



Greenwich Historical Society

Groton and New Haven. ►

Preservation Connecticut has awarded Vibrant Communities Initiative grants to support preservation planning in two Connecticut cities. The grants, using Historic Preservation Technical Assistance Grant funding from the State Historic Preservation Office through the Community Investment Act, are aimed at helping communities produce action plans for underutilized cultural and historic assets. Groton will use the grant to undertake community visioning for revitalizing the Thames Street neighborhood, part of the Groton Bank National Register district. In New Haven, the grant will produce a feasibility study and identify potential developers for the former Horace H. Strong School, a major institutional landmark in the Fair Haven section (1915; NR; pictured). Circuit Rider Brad Schide will continue to work with both communities to refine and carry out the projects.



City of New Haven



◀ **New Britain.**

The Andrews building (1903; NR) recently reopened as apartments, the latest residential adaptive use project in downtown New Britain. Formerly commercial space, the building has been renovated with twenty one-bedroom apartments by the locally-based JASKO Development. Avner Krohn, managing partner of JASKO, told the New Britain Herald that the units will appeal to individuals seeking “luxury” housing featuring high-end, distinctive finishes and other touches. The five-story Beaux-Arts building features limestone and terra cotta trim outside, and hardwood floors, fireplaces and high ceilings inside. The ground-floor will remain commercial but has not yet found a tenant. With demand for housing strong, construction in downtown New Britain has continued despite the coronavirus pandemic; at least four other residential projects are currently underway.

◀ **Newtown and Thomaston.**

Breweries continue to spark reuse of historic buildings, even during the pandemic. In August, NewSylum Brewing Company opened in Stratford Hall, the former staff dining hall at the Fairfield Hills Hospital in Newtown (1933; NR). The hospital closed in the 1990s and was bought by the town, which has gradually redeveloped some buildings. NewSylum’s opening was delayed from May due to shutdowns, but it is offering outdoor service on weekends. In Thomaston, Clocktown Brewing Company opened in October in a part of the former Seth Thomas clock factory (1915; pictured).

continued on page 22

Clocktown Brewing Company





HISTORIC PROPERTIES EXCHANGE

Threatened Buildings and Easement Properties Available — November/December 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.

Pratt Read & Co., Electric Soldering Iron Co (ESICO) (c. 1856, 1911 with modern additions)

112 West Elm Street, Deep River
\$499,000

Historic industrial/manufacturing mill building in Deep River is available for purchase. The site was once one of the world's largest producers of ivory products, including combs, collar buttons, tooth picks, and piano and organ keyboards and later as ESICO made soldering irons and early 'health ray lamp.'

Two floors total 12,472+/-sf with usable space in the attic and basement. Ceilings are 11'-12' high. Additional features include municipal water and on-site septic, a lower level loading dock, an old-fashioned elevator (pictured) and a dumb waiter.

This property is located in a Village Industrial District and included in the Connecticut Trust's Mills: Making Places of Connecticut industrial survey. The property may be eligible for listing on the State Register of Historic Places to obtain grants and historic rehabilitation tax credits.

Contact: Penny Parker, Lyman Real Estate, (860) 575-1855, pennyp@lymanre.com. For additional information, visit <https://connecticutmills.org/find/details/pratt-read-co>.



4 Camps Flat Road, South Kent (c.1740)

\$235,000

Opportunity to own and restore Pre-Revolutionary War 19' x 19' land grant cabin with several additions. House has served as general store, post office and antique shop as well as home to artists Hugh Tyler and Larry Coultrip. 2066 square feet includes living room, three bedrooms, and two bathrooms. Exposed timber framing and early plaster throughout. Along

with the house come a collection of antique farm tools, hardware and original cabin paneling. The house has the potential to be listed on the State or National Register of Historic Places and may qualify for Historic Home Rehabilitation Tax Credits.

Contact: David Bain, Bain Real Estate, (860) 488-4006





Capitol Theater (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, US Properties, (860) 437-0101, chowardusp@gmail.com
(photos courtesy US Properties)**



Hoyt-Burwell Morse House (c. 1735 with 20th century modifications)

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

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Norwich. ►

Ellis Ruley Memorial Park was added to the Connecticut Freedom Trail in September—one of 146 sites associated with the history of African Americans in Connecticut. The outsider artist Ellis Ruley bought the property in 1933 and lived and painted here until his mysterious death in 1959. The house burned in 1961, destroying many of Ruley's paintings. "What better new addition than the Ellis Walter Ruley site, the man whose story is literally the struggle for freedom and equity," said Todd Levine, Freedom Trail coordinator for the State Historic Preservation Office. "His dad escaped slavery through the Underground Railroad to come here to Norwich. And here Ellis made a life for himself as an artist, as a folk artist. But it didn't stop there. He took his art to another level with his use of color and the dreamlike qualities of his composition for his work now to be in places like the Smithsonian." The park is located at 28 Hammond Avenue.



Stamford. ►

The Connecticut Historic Preservation Council voted in October to request assistance by the Attorney General's office to prevent demolition of three buildings in the South End National Register district. Two late-19th-century houses and a portion of the Blickensderfer typewriter factory (1896 and later; pictured) are threatened with demolition by developer Building and Land Technology (BLT). The company claims that it needs to raze the houses for street widening to accommodate new residential towers, and that as much as half the factory must be removed to clean up contamination on the site, which includes polychlorinated biphenyls (PCBs). At the Council hearing, preservationists argued that the street widening is unnecessary, and suggested that the factory's concrete floors might adequately encapsulate the contaminants. The Connecticut Environmental Protection Act allows lawsuits to prevent the unreasonable demolition of buildings listed on the National Register. The Attorney General's office is reviewing the matter. Preservation Connecticut has been working with local preservationists to organize community support for the buildings and identify a possible developer for the houses.



B. Schide

The show is a part of Preservation Connecticut's ongoing work to preserve the state's agricultural heritage. Since 2006, that effort has produced a survey of more than 8,400 barns, with funding from the State Historic Preservation Office; an online database, at www.connecticutbarns.org; 200 nominations to the State Register; and a statewide barns trail.

After appearing in New Britain, the photos will be exhibited from November 23 through January 8 at the Loos Center for the Arts at The Woodstock Academy, in Woodstock. For appointments and other details visit www.loos.woodstockacademy.org. Other venues are being explored; follow Preservation Connecticut on the web and social media for updates. 🌿

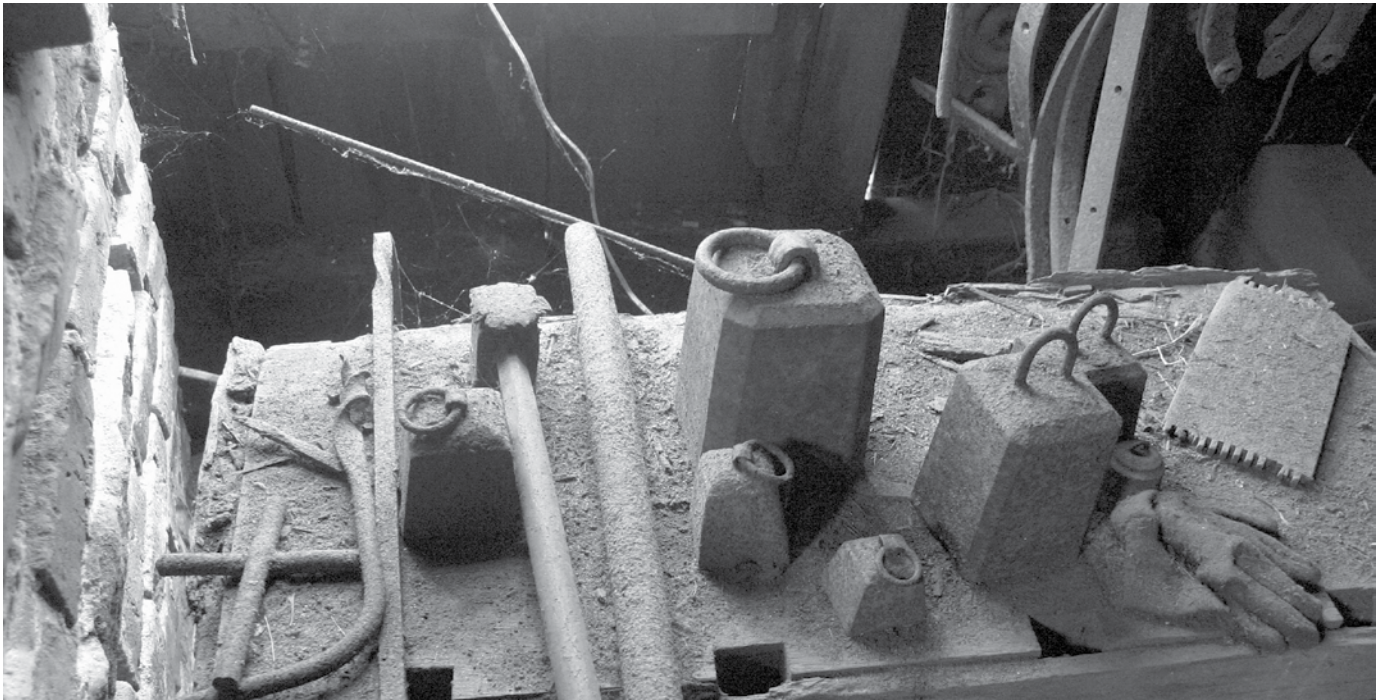
Right: Best in Show winner Connie Mendolia with Executive Director Jane Montanaro

Below: Black-and-white photo: "Workbench, blacksmith shop, New Hartford," by James Grant, Collinsville



J Sorensen

James Grant



Built Rite Carpentry

Rick Gallagher Litchfield, CT

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

Email: builtriterestoration@gmail.com

Phone: (860) 919-6982

Upcoming Meetings

Connecticut Historic Preservation Council

November X, 2020 at 9:30 a.m. — Virtual Meeting

December X, 2020 at 9:30 a.m. — Virtual Meeting

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

State Historic Preservation Board

November X, 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

Barns Featured in Photo Contest

Preservation Connecticut's first photography contest, "Picturing History: Historic Barns of Connecticut," opened at the Art League of New Britain on October 3. The show featured 39 images of Connecticut

barns in four categories: black and white, color, detail, and smartphone.

Out of 112 entries, a jury chose 35 to be displayed, with Connie Mendolia's "Tobacco Barn at Harvest Time,

Glastonbury CT" designated Best in Show. The exhibition also includes four Viewer's Choice photos, selected by visitors to the contest website.

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Connie Mendolia



Best in Show: "Tobacco barn at harvest time, Glastonbury, CT," by Connie Mendolia, West Hartford