

PRESERVATION CONNECTICUT NEWS



John Canning & Company, recipients of this year's Janet Jainschigg award, restored the historic decoration of the Cathedral of Saint Patrick in Norwich.

Robert Benson

Connecticut Preservation Awards 2021

Although the coronavirus pandemic has put much of our daily life on hold, the value of historic places remains undiminished. Lockdowns have awakened new appreciation for places we once took for granted. Social distancing measures have forced us to reconsider how we use the buildings, neighborhoods, and landscapes that surround us. Revelations of social inequities have underlined the need to assist and affirm vulnerable or neglected members of our society. And the uncertainty of living amid constantly

changing conditions has made us crave surroundings that can give us a sense of rootedness and security.

We at Preservation Connecticut are honored to recognize the projects and people that make clear the many ways historic places contribute to the life and vitality of Connecticut communities. We look forward to the time when we can visit these places freely and celebrate in person with the guardians and champions we must recognize remotely today.

Harlan H. Griswold Award: New London Landmarks

Since 1975, New London Landmarks has been at the forefront of preservation activity in New London, advocating for historic buildings, neighborhoods, and landscapes; carrying out surveys and planning studies; providing advice and information to city officials; renovating buildings; and building appreciation for a wide array of important places in the city.

The Connecticut State Historic Preservation Office and Preservation Connecticut are pleased to present the Harlan H. Griswold Award to New London Landmarks. Named for the long-time chair of the Connecticut Historical Commission and a founder of Preservation Connecticut, the award honors outstanding contributions to the preservation and revitalization of Connecticut's historic places.

Advocacy is basic to preservation, and Landmarks has led many important preservation battles in New London. The organization was founded in 1975 to oppose the demolition of eight buildings along Bank Street, one of the two principal vectors that define downtown New London. In the 1990s Landmarks was instrumental in saving the Hygienic Building from demolition for a parking lot; rehabbed as artists' lofts and gallery, the building is a thriving hub of New London art life.

After merging with the Union Railroad Station Trust in 1976, Landmarks has championed H. H. Richardson's landmark railroad station, most recently calling for revisions to a proposed pedestrian bridge that would have loomed over the station. In 2010, the group led opposition to the proposed sale of Riverside Park. And in 2017 Landmarks initiated a successful lawsuit—in partnership with Preservation Connecticut and the State—to block demolition of 116 and 130 Bank Street, which form a crucial part of the streetscape.

Surveys provide a firm foundation for advocacy, gathering historical information and

New London preservationists and artists celebrated the rescue of the Hygienic Building in 1997.

laying the groundwork for historic designation. In the 1980s Landmarks surveyed and prepared National Register nominations for eleven neighborhoods throughout the city, as well as numerous individual sites. These surveys still provide valuable information used to judge historic significance and make the case for preservation. Just last year, survey material helped 38 Green Street qualify for rehabilitation tax credits.

Preservation planning can grow from surveys as well. As part of its advocacy for Riverside Park, Landmarks received a placemaking grant for the park and the adjacent Hodges Square neighborhood. The grant funded neighborhood charettes and master plans for neighborhood and park—carried out with Peter Miniutti of the University of Connecticut and landscape architects Kent + Frost. The master plans are gradually being implemented,

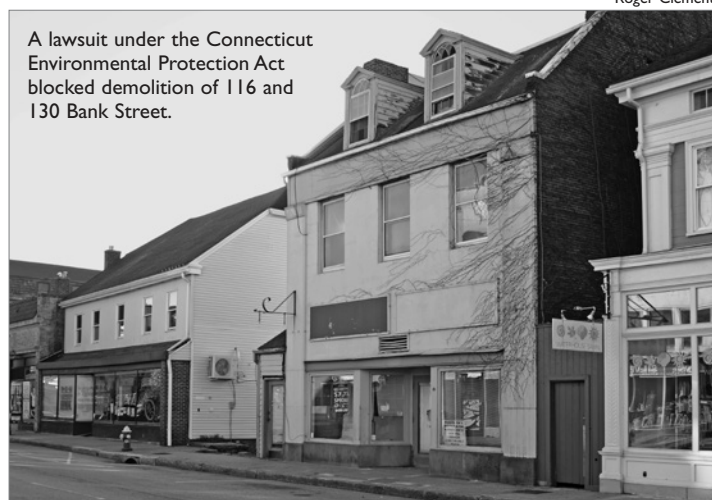
bringing needed attention to this historic working-class neighborhood.

Over the years, New London Landmarks has been a valuable resource for the City government. In 2003, the organization developed a Delay of Demolition ordinance which the city adopted. The ordinance has provided valuable opportunities to work with building owners to offer alternatives to demolition. Landmarks also crafted design guidelines for City officials to use with potential developers and coordinated conservation of two public statues. To encourage commercial life in preserved buildings, the organization was instrumental in bringing the Main Street program to New London.

An underlying theme of Landmarks' work over the decades has been building public appreciation for an ever-wider array of significant places. Starting young, it created a local history curriculum for use in City schools in 1987. Currently, the group is creating a Black History Heritage Trail under contract with the City. Fifteen sites have been identified and researched to tell stories of



James Stidfole



A lawsuit under the Connecticut Environmental Protection Act blocked demolition of 116 and 130 Bank Street.

Roger Clements

continued on page 9

MESSAGE FROM THE EXECUTIVE DIRECTOR

May is the time of year we pause to recognize all the amazing work being done around the state in preservation, by presenting our Connecticut Preservation Awards. The event was virtual again this year, but that means if you missed it, or want to see it again, you can view it on our YouTube channel. The link can be found on our website homepage.

Beyond our staff and Trustees, many people helped make the awards possible this year. We're grateful for the generosity of our sponsors: 42 businesses and individuals supported the event this year, contributing over \$15,000. We owe a special thanks to Lucy Nalpathanchil of WNPR radio for providing the narration for the merit awards video.

We look forward to hosting a live event next year, as the New Haven Country Club has been holding onto our reservation. Thank you to all, and congratulations to this year's winners!

May 1 marks the start of a new year for our board members. Officers re-elected to serve are: Caroline Sloat, Chair; Tom Nissley, Vice-Chair; Peter Stockman,

Treasurer; Mary Jean Agostini, Secretary. Rejoining the board after serving a year as Assistant Treasurer is Garrett Heher.

In another change, Charlie Janson is moving to our esteemed Advisory Board after eleven years as a Trustee. During that time, Charlie served as board Chair and Vice Chair, on our Revolving Fund board, was an ardent supporter of our book *Connecticut Architecture: Stories of 100 Places*. He is one of Connecticut's National Trust advisors and an active member of Preservation Action, Connecticut Preservation Action, and many other organizations. More than just filling positions, though, Charlie has always been generous with his observations, advice, and enthusiasm. We're grateful for all he has done and look forward to his continuing support and assistance for many years to come.

I am pleased to announce that Circuit Rider Mike Forino is now a full-time employee, taking on additional duties involved in administration of the more than 100 preservation restrictions held by the State Historic Preservation Office. This

role supports the core work of the Circuit Rider program by providing face to face interaction with the stewards of historic properties, guiding their upkeep and building capacity.

On May 18, I will join Rhone O'Hara, graduate student at Brown University, and Mary Falvey, director at Hartford Preservation Alliance, for a virtual program hosted by the Connecticut Old State House, "Conversations at Noon Celebrates Preservation Month." We'll discuss the importance of diversity, equity, and inclusion in preservation and reveal recent research conducted by Rhone.

Be sure to check out our photography show, "Picturing History: Historic Barns of Connecticut," now on display at Hartford Fine Art and Framing in East Hartford through May 31. The gallery is open to the public Monday through Friday from 9:30 to 5:30. Appointments are encouraged due to limited space in the building and COVID restrictions. You can register for a time slot at (860) 528-1409. 🌿

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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Upcoming Meetings

Connecticut Historic Preservation Council

June 2, 2021 at 9:30 a.m.

— Virtual Meeting

July 7, 2021 at 9:30 a.m.

— Virtual Meeting

To participate contact Jonathan Kinney
(860) 500-2380; Jonathan.Kinney@ct.gov

State Historic Preservation Board

June 18, 2021 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

Survey to document Olmsted heritage and landscapes in Connecticut

Preservation Connecticut

To recognize the 200th anniversary of Frederick Law Olmsted, Sr.'s birth in 2022, the State Historic Preservation Office (SHPO) and Preservation Connecticut (PCT) are launching a project to document the Olmsted heritage in Connecticut.

One of Connecticut's most famous citizens, Olmsted was the father of American landscape architecture and the founder of a firm which was a national leader in the profession. Connecticut played an influential role in this history, as the place of Olmsted's birth, early inspiration, education, societal network, and burial; and the state accounts for nearly 300 of the Olmsted firm's commissions. Yet amid the huge amount of material about Olmsted and his firm, there is little specifically about Connecticut's place in the Olmsted heritage.

The project, funded through the Connecticut Community Investment Act, has two parts. The first is a statewide historical context report that directly addresses Connecticut's contributions to Frederick Law Olmsted, Sr., the Olmsted firm, and the development of landscape architecture. The second part is fieldwork and analysis to establish a more complete record of existing Olmsted landscapes in Connecticut and their condition.

SHPO and PCT hope this project will call attention to the importance of landscapes for health, quality of life, and democracy—all essential Olmsted themes—and make the case for preserving not only landscapes associated with the Olmsted firm, but also historic landscapes in general.

It is expected that work will be underway by early summer. Follow Preservation Connecticut's website and social media accounts for updates. 🌱



A native of Hartford, Frederick Law Olmsted is buried in the family vault at Old North Cemetery.

PRESERVATION CONNECTICUT

EDWARD F. GERBER'S LEGACY

"My entire life, I've been passionate about preserving historic buildings and places. I felt compelled to join Preservation Connecticut's Legacy Society, as well as contribute during my lifetime, because Preservation Connecticut is the only statewide preservation organization and it needs individuals like me to support it. The Legacy Society allows me to be flexible in my estate planning by donating outright today and from my estate further down the road."

What will your legacy be?

INTERESTED IN LEARNING MORE? PLEASE CONTACT JORDAN SORENSEN: JSORENSEN@PRESERVATIONCT.ORG OR 203-562-6312

This land(scape) is your land

By Marena Wisniewski, Connecticut State Historic Preservation Office

When considering the historic built environment, many people think only of buildings. But cultural landscapes are an important category for preservation and are increasingly recognized for their historic significance. Whether they are meticulously planned or appreciated for their natural qualities, landscapes are an integral part of our history. With warm weather arriving, now is the perfect time to explore some of Connecticut's historic outdoor resources.

Eolia, Harkness Memorial State Park, 275 Great Neck Road, Waterford

Listed on the National Register in 1986, Eolia, the summer retreat of Mary and Edward Harkness, is an outstanding example of a Gilded Age estate. The main house, a Renaissance Revival palazzo, was designed by the architecture firm of Lord & Hewett and begun in 1906, is impressive, but the gardens and plantings that surround it are even more so. The overall plan for the 220-acre estate, as well as the original design of the formal West Garden, were made by the landscape firm of Brett & Hall, who had trained under Frederick Law

Olmstead. In 1919, Beatrix Farrand instituted a new planting schema for the West Garden and created the East Garden, filled with informal plantings that complimented Mary Harkness' collection of Asian statuary. Bequeathed to the State of Connecticut upon Mary's death in 1950, Eolia is now Harkness Memorial State Park. The grounds are open every day.

Elizabeth Park, Asylum Avenue, Hartford

Straddling the border between Hartford and West Hartford, Elizabeth Park's 101 acres are the former grounds of the Pond estate. Charles M. Pond gave the park to the City of Hartford in 1897, in memory of his wife, Elizabeth. The city developed the site as a highly ordered landscape, based on a design by the Superintendent of Parks, Theodore Wirth. Flower beds, trees, lawns, and the former estate outbuildings are carefully arranged around a central lake and accessed by a meandering drive. Perhaps the most well-known and most striking feature of the park is the Rose Garden, laid out by Wirth in 1903. Today, the beds are filled with more than 100 varieties of roses. The park is open every day from dawn 'til dusk.

Red Mountain Shelter, Mohawk Mountain State Forest State Park, 20 Mohawk Mountain Road, Goshen

Constructed in 1934 by the Civilian Conservation Corps, the Red Mountain Shelter sits alongside what was the original alignment of the Appalachian Trail in Connecticut. Between 1933 and 1942, CCC crews constructed trails, shelters, and camp sites throughout the state, furthering recreational opportunities. The notched log shelter is one of only three left in state forests, and is a popular rest stop along what is now called Mohawk Trail, a 24-mile Blue Blaze trail located within the larger Mohawk Mountain State Forest State Park. The shelter is still in active use, often as an overnight stopover for hikers. The park gates are open dawn to dusk April to November for hiking and camping.

Stonington Cemetery, 345 North Main Street, Stonington

In addition to being the resting place of some of Stonington's most notable residents since the 1750s, Stonington Cemetery is also a veritable outdoor sculpture garden dedicated to outstanding examples of funerary art, as well as naturalistic and formal landscaping. Among the approximately 2,500 markers are representations from several periods of funerary art, including the 18th-century marker of Ann Hancox, with a winged head motif, and the Billings Family Mausoleum, constructed in the 1880s in the Gothic Revival style. Still an active cemetery, it is open during the day and asks that visitors be respectful of those who call it their permanent home. 🌿

C. Wigen

In addition to its famous rose garden, Hartford's Elizabeth Park has display gardens for perennials (seen here), medicinal plants, and shade plants.



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Janet Jainschigg Award for Preservation Professionals: John Canning & Company

From the dazzling Connecticut State Capitol to the star-spangled ceiling of Grand Central Station, historic places gain color, excitement, and meaning from decorative finishes. John Canning & Company has built a nationwide reputation for excellence in conserving, restoring, or re-creating painting, stenciling, gilding, and plasterwork at historic buildings in Connecticut and around the country. Founded by John Canning, a Scottish immigrant trained in art history and the decorative trades, the company is nationally known for its dedication to exemplary craftsmanship, to historic preservation, and to disseminating knowledge to produce capable professionals and educated clients.

An early project, and one of John Canning's favorites, was the restoration of the Connecticut State Capitol in the 1980s. The original painted decoration was laid out by a single artist, William James McPherson, giving the building an unusual consistency of design and palette. The restoration work was a combination of conservation of what survived and replication of what had been lost.

John understands that modern technology can achieve impressive results, but he encourages clients to employ historic materials and techniques wherever possible. On one recent job, he used "black lead" to refinish an iron fireplace surround that others wanted to sandblast. Not lead but rather an historic polish made of graphite and wax, the compound was a traditionally used on cast-iron stoves and fireboxes. In fact, John himself as a child used black lead on




his mother's grate. "Everyone wants to reinvent the wheel," he says, "when there are perfectly good techniques that have been forgotten."

Yet John Canning & Company does more than painting. David Riccio, a firm principal, points out that the company has evolved from painting and decoration to broader preservation work. One example is the restoration of the Council Chambers at

New London's City Hall. There, the firm conserved and repaired deteriorated plaster before restoring the historic painted decoration. At the First Congregational Church of West Haven, where Canning and Company re-attached a collapsing historic plaster ceiling, the work was not just decorative, but a life safety issue.

Another way the firm expanded was by establishing its liturgical division in 2015, which provides congregations with a broad range of design services. John's original training was in church decoration, and the firm had always worked on churches, but they were not a principal focus. David explains that one inspiration for the division was a discussion with a priest about creating some furniture for an historic church. The priest asked, "People can still do this?" He didn't realize the craftsmanship still existed. So, a goal became to show that, yes, people *can* still do this kind of work. For David, liturgical work serves a higher purpose. "People find the renewed spaces

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John Canning & Co. conserved historic plaster and restored the historic painted decoration of the Council Chambers of New London City Hall.

inspirational,” he says. “When we finish the work, we often find that attendance increases.”

One project, the Cathedral of St. Patrick in Norwich, shows John Canning & Company’s approach on several levels. The 19th-century church had largely been stripped of ornament in the 1950s, and

the firm initially was asked to create a new decorative scheme for it. However, physical investigation and archival research showed that it was possible to restore or recreate the building’s historic stenciling and murals. One new element needed was a focal point in place of the historic altarpiece, ripped out in the ‘50s. Adding a stained-glass window wasn’t feasible, so the firm created a false window instead, using translucent stains over aluminum leaf, which reflects light as glass would. And, as John Canning adds, it’s a technique that has been around since the 1880s. Most important, perhaps, was engaging the imagination of the client. The project received a merit award in 2014.

In addition to the hands-on preservation work, the company generously shares its expertise. Apprentices work on many projects and go on to found their own companies. Dorothea Canning Hennessey, another firm principal, speaks of the satisfaction of collaborating with them on projects around the country. Company leaders teach educational sessions—through university preservation programs, conferences and workshops, and professional continuing education programs. And, the company’s website features articles and resource guides to all aspects of their work, from paint analysis to writing specifications for plaster repair.

The Jainschigg award commemorates Janet G. Jainschigg, a founder and benefactor of Preservation Connecticut as well as a regional leader in historic preservation. Although a volunteer herself, she always insisted on the highest standards of professionalism. For the quality and sheer beauty of its work, for its championing of traditional techniques, for its dedication to knowledge sharing and development, and for its contributions to countless landmarks in Connecticut and across the nation, John Canning & Company exemplifies the professional excellence that the Janet Jainschigg Award celebrates. 🌿



John Canning & Company received the Janet Jainschigg Award for Preservation Professionals.



Stops on the Freedom Trail

Austin F. Williams house, Farmington

Connecticut Freedom Trail

One of the most compelling stories of African Americans in Connecticut is that of the Mende Africans who seized control of the Spanish ship *La Amistad* in 1839 to avoid being sold into slavery. After the U.S. Supreme Court confirmed their status as free, in 1841, the Mende were sent to Farmington to live while funds were raised to return home to what is now Sierra Leone.

Farmington abolitionist Austin F. Williams erected this building as a dormitory for the Mende men. After they left, Williams built a house for himself on the property and converted the dormitory to a carriage house. Legend has it that the building also housed fugitives on the Underground Railroad. The Austin Williams house and carriage house have been designated a National Historic Landmark. 🌿

The Austin Williams house is located on Main Street in Farmington. The property is privately owned and not open to the public. For more information on the Connecticut Freedom Trail, visit ctfreedomtrail.org. For some of the Wesleyan research, visit beman-triangle.research.wesleyan.edu.



Austin Williams carriage house, Farmington

Editor's note: The Connecticut Freedom Trail documents and designates sites that embody the struggle toward freedom and human dignity of the state's African American community, that celebrate their accomplishments, and that promote heritage tourism. In 2021 each issue of Preservation Connecticut News will feature one of the stops on the Freedom Trail.



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African Americans in New London, from colonial times to the 1960s. Plaques will be installed this summer.

Although it generally operates in the background, Landmarks has renovated key historic buildings. In 1979 it bought and rehabbed the Elias Jennison house on Hempstead Street. The David Bishop house, on Washington Street, was bought in 1988 and renovated in partnership with Habitat for Humanity; today the building houses Landmarks' offices plus two apartments. Currently, the organization is renovating 23 Franklin Street, a Greek Revival

house in a National Register district that is also significant as the home of the local civil rights activist Linwood Bland, Jr. For a small nonprofit, it's a risky project, but it is bringing a derelict building back to life. What's more, by putting its own skin in the game, Landmarks gains credibility with developers.

During this pandemic year, Landmarks has documented residents' experiences through an oral history program called "New London Speaks." More than 70 New Londoners have shared their experiences of living through Covid-19 with stories,

photos, artwork, videos and more, all posted on Landmarks' website.

Harlan Griswold once said, "To me, preservation is more about my grandchildren than about my grandparents." Through its preservation work, New London Landmarks is helping to build a better future for our children and grandchildren. The State Historic Preservation Office and Preservation Connecticut are honored to present the Harlan H. Griswold Award to New London Landmarks for its outstanding and ongoing contributions to preservation in Connecticut. 🌱

R. Christopher Goodwin & Associates, National Register of Historic Places



A management plan is revitalizing the Hodgdes Square neighborhood.

New London Landmarks



New London Landmarks is restoring 23 Franklin Street, home to New London civil rights leader Linwood Bland, Jr.

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Awards of Merit

Merit awards recognize notable preservation projects and the people and organizations who maintain, reuse, and rehabilitate historic places throughout Connecticut. Nominated by members of Preservation Connecticut, their hard work makes important contributions to the preservation of our state's historic built environment. The Trustees and staff of Preservation Connecticut congratulate them all.

East Haven: The Tyler, East Haven (East Haven High School)

WinnDevelopment; WinnResidential; The Architectural Team; Keith Construction, Inc.; MacRostie Historic Advisors, LLC; Steven Winter Associates, Inc.; Connecticut Department of Housing; Connecticut Housing Finance Authority; Connecticut State Historic Preservation Office; Mayor Joseph Carfora; Representative Joseph H. Zullo. Nominated by Adam Stein, WinnDevelopment.

Built in 1936 under the Works Project Administration, the East Haven High School was a major fixture in the lives of residents until it closed in 1997. WinnCompanies transformed the vacant Colonial Revival school into 70 mixed-income apartments for seniors—fourteen of them set aside for people formerly homeless or at risk of homelessness.

The Tyler is the first multifamily project in the nation to utilize historic rehabilitation tax credits and also meet stringent Passive House sustainability standards. Attaining this high degree of environmental sensitivity begins, of course, with the reuse of an existing building, and continues with the retention of historic millwork and façade—as well as the use of energy-efficient windows and appliances. Federal and State historic rehabilitation tax credits helped make it affordable. Once and for all, this project should make it clear that preserving historic buildings can achieve a high level of sustainability.

Hartford: ImmaCare (Church of the Immaculate Conception)

ImmaCare Inc.; Paul B. Bailey Architect, LLC; To Design, LLC; Morrissey Engineering, LLC; Acorn Consulting Engineering, Inc.; Montagno Construction, Inc.; Connecticut Department of Housing. Nominated by Paul Bailey.

On a bitterly cold morning in 1981, a priest at Immaculate Conception Church discovered a homeless man frozen to death near the church steps. ImmaCare, started in response, eventually became an independent organization that remained in the building even after the church closed in 2000 and evolved from a shelter dealing with symptoms of homelessness to

an organization that has provided permanent solutions to thousands of people.

Renovation equipped the former church, built in 1894 and listed on the National Register, with modernized spaces, improved accessibility, and new facilities for expanded services. In the shelter area, new mechanical, electrical, and plumbing systems were installed, along with modernized accessible bathrooms and a commercial kitchen. Upstairs, Gothic columns and restored frescoes still create an uplifting atmosphere, while small “buildings-within-a-building” house offices. This creative use of an historic structure shows how unused churches can continue to serve their communities.

Gregg Shupe, Shupe Studios



Richard Cadan Photography



Hartford: Neiditz Building

SPECTRA III, LLC; Crosskey Architects LLC; Long Consulting, LLC; James K. Grant Associates; Freeman Companies, LLC; Wonder Works Construction; Girona Ventures; Connecticut State Historic Preservation Office; National Park Service; Capital Region Development Authority; Capital for Change; Peoples United Bank; Eversource Energy; CohnReznick; PNC Bank. Nominated by Crosskey Architects.

Opened in 1946, after years of depression and war, the Neiditz Building marked the reawakening of economic activity in downtown Hartford. In a sign of that revitalization, the building showcased modern design, amenities,

and materials—particularly mass-produced architectural elements. In recognition of its place in Hartford's economic and architectural history, the building was listed on the National Register.

Today, the Neiditz Building has been renovated for a mix of residential and commercial uses, using both Federal and State historic rehabilitation tax credits. The exterior retains its horizontal ribbon windows, as well catalogue products such as Zourite aluminum storefront panels and Kawneer storefront windows and doors. In the lobby, visitors are still greeted by original terrazzo, marble, and bronze and nickel-silver plated elevator doors. Exemplifying the new trend for downtown

living, the Neiditz Building is once again a catalyst for revival.

Hartford: Parkville Market

Parkville Market, LLC; BETA Group, Inc.; Lifecare Design Inc.; The ArtFitters, LLC. Nominated by Najib Habesch.

Twenty-five years ago, Parkville resident Carlos Mouta bought three buildings built in 1914 and 1921 for a lumber company in this former industrial neighborhood now listed on the National Register. When a FastTrack bus terminal opened nearby, Parkville saw new redevelopment opportunities, and Parkville Market was born.

The central building, a former warehouse, is the first to be developed. Remade as a food hall, it offers space for eighteen vendors as well as dining areas, meeting rooms, and event space. Sustainable design and cooperation with local nonprofits played important roles in the conversion.

Although the market opened amid the pandemic, all segments of the community have happily come to eat, drink, work on their laptops, and play in the courtyard. By highlighting Hartford's diverse population and its food culture, Parkville Market has been embraced by its neighbors, not seen as a foothold for gentrification.

continued on next page



Neiditz Building, Hartford

Crosskey Architects LLC



Parkville Market, Hartford

Parkville Market Management

Awards of Merit *continued from page 11*

New Britain: Courtland Arms

Chrysalis Center, Inc.; Housing Enterprises Inc.; Paul B. Bailey Architect, LLC; PAC Group, LLC; Civil I, Inc.; To Design, LLC; Morrissey Engineering, LLC; Aztech Engineers, Inc.; MaGrann Associates; James Sexton, Ph.D. Nominated by Paul Bailey.

The Courtland Arms stood derelict and abandoned for twenty-five years before extensive renovation made it a showpiece once again. During those years, the 1915 apartment building suffered neglect and vandalism, yet despite these indignities, maintained a stately presence in the Walnut Hill National Register district. After several developers failed to obtain financing, Chrysalis Center Real Estate acquired the building. Chrysalis, which specializes in renovating historic structures as housing for people trying to rebuild their lives, leveraged state and federal historic tax credits for the job.

Although the Courtland Arms contained just twenty-four modest apartments, it was handsome and well-appointed, with classical planning and detailing, and marble and terrazzo finishes. Many of these features were restored and still contribute to building's character. Derelict no more, the Courtland Arms once again is a home, serving twenty families with modest incomes as well as four formerly homeless veterans.

Norwalk: The Lodges

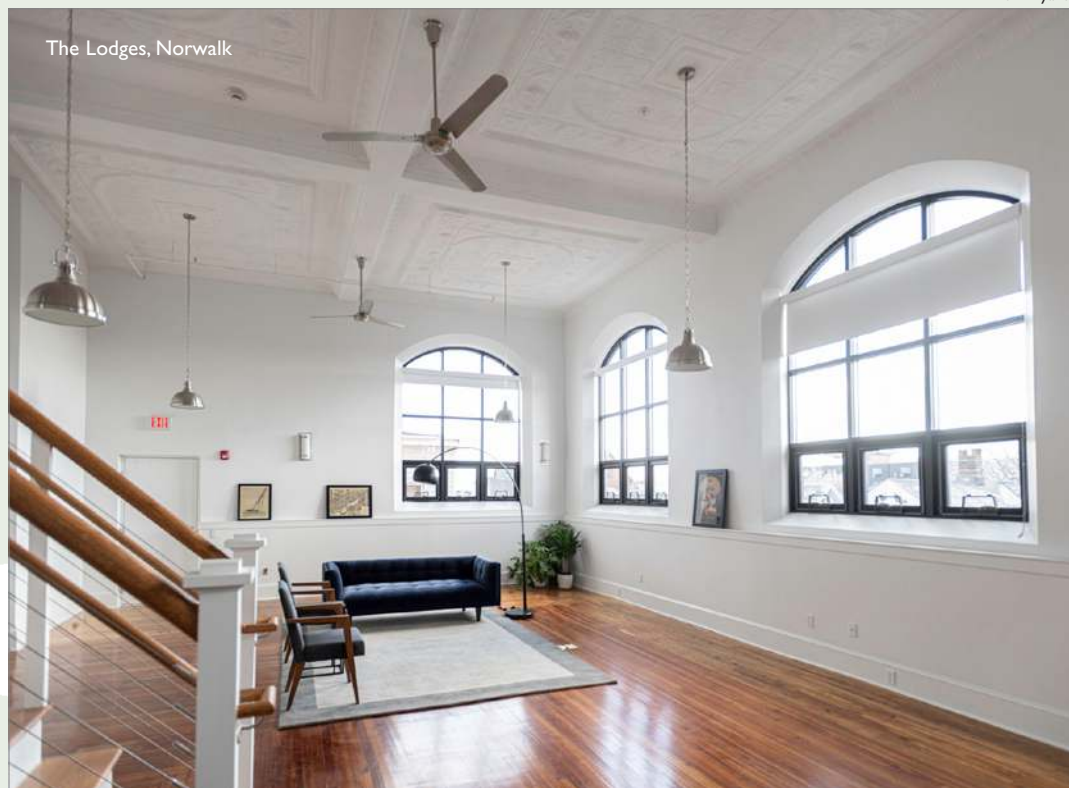
Sonoson LLC; Sono Lodges; Heritage Resources; Gill & Gill Architects, LLC; GNCB Consulting Engineers, P.C.; Carmody Torrance Sandak & Hennessey LLP; Michael Ganino, CPA, CFE; Eversource Energy. Nominated by Tod Bryant.

American fraternal organizations proliferated in the late nineteenth and early twentieth centuries, when "the Lodge" offered rituals and symbols, fantasy and drama for ordinary citizens. In Norwalk, two such buildings, the Loyal Order of Moose Lodge (1932) and the Independent Order of Odd Fellows building (1923) had been vacant or underused for decades until Bob Barton decided to make them a vibrant part of the community again by using state and federal historic rehabilitation tax credits. In the Odd Fellows building, existing commercial spaces were rehabilitated, and five apartments were created—one a double-height live-work space in the former meeting hall (pictured). The Moose Lodge now contains offices and apartments and retains its Moose-themed murals. These buildings provide housing for diverse tenants as well as jobs in eleven minority-owned small businesses, some of which remained in place during renovation, achieving revitalization without displacement.



Courtland Arms, New Britain

Tod Bryant



The Lodges, Norwalk

Orange Historical Society



Bryan-Andrew house, Orange

Orange: Bryan-Andrew house

Orange Historical Society; Ashford Restoration; Jason Byun; Miles O'Sullivan; David Briggs; Joe Carney; Town of Orange; Mitch Goldblatt. Nominated by the Orange Historical Society.

Home to nineteen families since the eighteenth century, the Bryan-Andrew house has been restored in a partnership between the Town of Orange, which bought the house, and the Orange Historical Society, which restored and operates it. Accomplished in many phases, restoration included making structural repairs, undoing twentieth-century alterations, rebuilding a stair that had been removed, and repairing the kitchen fireplace and oven for hearth-cooked meals.

Volunteers contributed to the effort, scouring antique shows and shops for appropriate furnishings and household items based on family inventories, and raising funds. Two Eagle Scout candidates organized the construction of retaining walls on the property.

The Bryan-Andrew house, listed on the National Register, is open to the public as a testimony to the endurance of colonial Orange. It's also a testimony to the persistence of a small volunteer organization which has devoted twenty years to celebrating their community's history.

Jane Anderson Vercelli



William Mason house, Thompson

Thompson: William Mason house

Kenneth Loiselle and Kelly Jones; Orchard Products; Sunset Nurseries; Custom Curved Moldings; Hancock Forest Products; Tim's Carpentry; Northeast Newsreel; Frank Racette Antiquity; Rayla Hardscape Design; Trudeau Electric; Silva's Fine Painting; RAMPCO Construction; Faux Real Decorative Painting; Shawn Morgan Painting and Wallcovering; Joshua Edwards Masonry; Jarrod Falke Plumbing and Heating; The Airbrush Shack; Country Sheet Metal; Desmaris Excavation; Brian Fournier; Elena Cabot; Joanna Sullivan; Steve Ayers. Nominated by Jane Anderson Vercelli.

Built in 1845, the William Mason house is one of Connecticut's best examples of Gothic Revival design, included in a National Register district as well as a local historic district. Yet no designation could protect it from neglect. Abandoned by its owner, the house sat vacant for more than twenty years, damaged by burst water pipes, and weather. In 2004 Preservation Connecticut listed it as one of the most important threatened historic places in the state.

After that owner died in 2018, the house finally went on the market, and in 2020 Kenneth Loiselle and Kelly Jones bought it. They have restored the exterior, repairing rotted trim and repainting in historic colors, and are rapidly completing the interior. The plan is to open as a country inn and wedding venue in the fall. This once sad story now has a happy ending.

continued on next page

Awards of Merit *continued from page 13*

Westport: 70 Turkey Hill Road South

Rahul Ghai and Priyanka Singh; Christopher Pagliaro Architects; Fletcher Development LLC; Town of Westport; Westport Museum for History and Culture. Nominated by Bob Weingarten.

This farmhouse, built in 1892, easily could have been demolished—a too-common fate for modest historic buildings on big lots in prosperous Fairfield County. In 2008, the owners obtained a demolition permit to build a larger house, but the project halted until the property sold in 2019. After consulting with a Connecticut Circuit Rider, Rahul Ghai and Priyanka Singh chose to preserve and restore the much-altered house. Vinyl siding and asphalt shingles came off, replaced with clapboards and cedar, the front porch was re-opened, a side porch reconstructed, and new windows installed.

This change in plans was made possible by Westport zoning regulations, which grant relief to certain zoning restraints if owners preserve an historic structure. In this case, the historic house will be joined by a new main residence—something that ordinarily would not be permitted in a single-family zone.

Volunteer Award: Michael Carroll and Rediscovering History

Nominated by Margaret Faber.

Historical researcher Michael Carroll often finds useful information in cemeteries. As he tells it, “In 2020, a gentleman in charge of a Norwich cemetery invited me to see a cemetery on his property in Salem. It was the Miner Cemetery and was in desperate need of restoration and cleanup. The vines were twenty feet thick. He stated that no one had looked after it for many years. Instantly, a lightbulb went off—I knew that I could help!”

Michael recruited some helpers and began cleaning up cemeteries in southeastern Connecticut. The group, called Rediscovering History, identifies neglected burial grounds and obtains permission to clear brush and clean and repair gravestones. To date they have worked on cemeteries in Salem, Sterling, Preston, North Stonington, and more. For the volunteers—including high school students gaining community service hours—it’s an opportunity to get face-to-face with history. For the public, it makes cemeteries more visible and appreciated.



Bob Weingarten

70 Turkey Hill Road South, Westport



Michael Carroll

Michael Carroll and Rediscovering History volunteers



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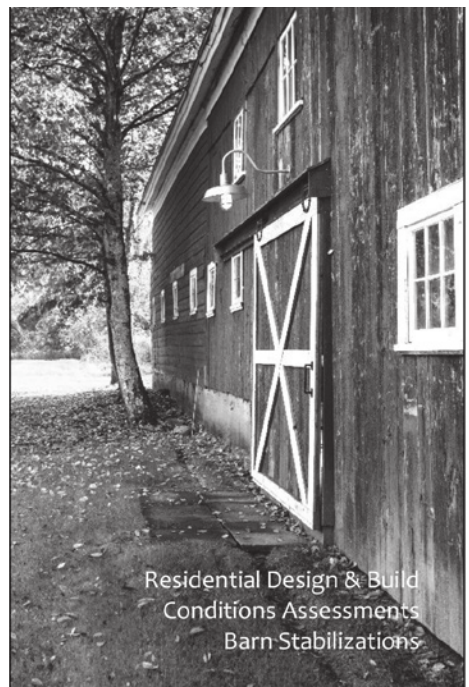
Historic Memorial Church
in Jamestown, Virginia
Jonathan Appell performing
conservation on "The Knight's Tomb"
~1627

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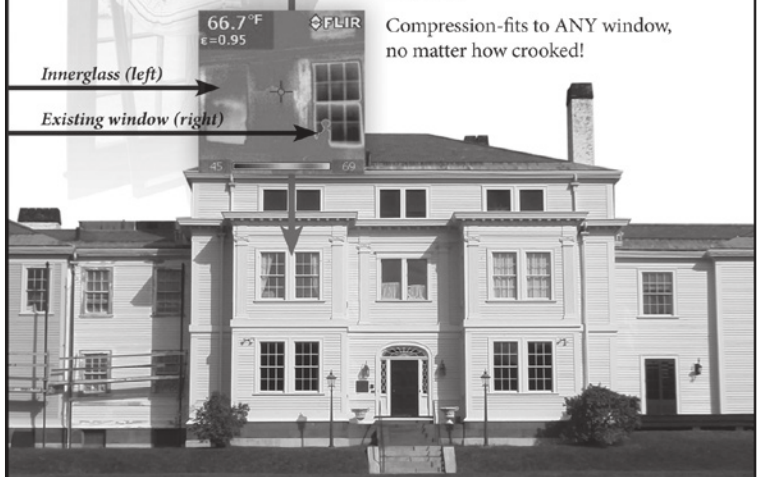
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HISTORIC PROPERTIES EXCHANGE

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Penfield Reef Lighthouse (1874)

Long Island Sound, Bridgeport

Opportunity to own Second Empire style lighthouse mounted on granite pier off the coast of Bridgeport. Measuring 1,568 square feet, the square keeper's quarters has two stories with the first floor consisting of sitting room, kitchen and supply room; second floor has four bedrooms. Wood-framed light tower above with octagonal watch-room and lantern. Includes boat dock. Weatherized and restored in 2015. Listed on the National Register of Historic Places. Being sold via online auction beginning June 21st.

Contact: Sonia Allon-Singh, U.S. General Services Administration, 617-306-8615, Sonia.allon-singh@gsa.gov



Photo courtesy of Keller Williams Realty

10 West Road (1880)

Colchester

\$322,000

New England Farmhouse on over 9 acres available in Colchester. Front porch showcases decorative turned posts and carved columns and brackets. Interior is 1,568 square feet and includes three bedrooms and attached mudroom/storage area at the rear. Property includes classic gambrel barn, originally built for beef cattle, and the mostly level land has been used for haying or vegetable growing. Both house and barn in need of updating and house foundation needs repair. Property zoned Future Development or Residential. Rehab loan or cash only.

Contact: Jodi Lisitano, Keller Williams Realty, 860-301-2032, jodi.lisitano@kw.com



Photo courtesy of SH Properties

176 South Street (1700s)

Plymouth

\$335,000

Restoration opportunity in 18th century post and beam house on 25 acres with views across the valley. First floor includes two bedrooms and full bath and second floor is loft; 1056 square feet of livable space. Exposed timber framing, beautiful wide board flooring, stone fireplace and foundation. Kitchen in midst of renovations, has some rotted floor joists. Water damage in basement due to flooding. Property includes detached four-car garage. Listing references salvage opportunities, so time may be running out!

Contact: Susan Holway, SH Properties, 860-601-8217, sue@sehulway.com



Deadline for the next issue is June 20, 2021

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has expanded into designing and recommending preservation treatment methods and performing conditions assessments, as well as business development, and preservation advocacy. Today, as Director of Historic Preservation, Nina oversees much of the preservation work that makes up a large portion of the firm's practice. In addition, she provides a valuable link between the firm and the Connecticut State Historic Preservation Office and the National Park Service, which must process and approve tax credit projects, and, as the firm's qualified expert, she often makes presentations on the Federal and Connecticut Historic Rehabilitation Tax Credit programs, historic preservation and sustainability, and heritage landscapes.

Key preservation projects on which Nina has worked at Crosskey include:

- **Spectra Boutique Apartments**, Hartford: the Hotel America in Constitution Plaza, built in 1964 and adapted to overcome some of its urban-renewal shortcomings.
- **Wheeler, Security, and Harral Buildings** in downtown Bridgeport: apartments and retail spaces woven through three early-twentieth-century commercial buildings.
- **Capitol Lofts**, Hartford: the former Pratt and Whitney Machine Shop from the 1890s, a high-profile apartment conversion, just a block from the State Capitol.

- **J.R. Montgomery Mill** in Windsor Locks: a big factory with sections built in 1904 and 1920 overlooking the Connecticut River, converted to 160 apartments.
- **Capewell Lofts**, Hartford: a challenging project to convert the long-vacant Capewell Horse Nail Factory of 1903 to residential use.
- And, the **Neiditz Building**, Hartford (see page 11). In addition to design and tax credit work, Nina wrote the National Register nomination for the building.

In addition to earning historic rehabilitation tax credits, every one of these projects received a Merit Award from Preservation Connecticut, through a nomination which Nina prepared. Not only does she help shape successful rehabilitation projects—she can craft compelling nominations, too.

In addition to her day-to-day work, Nina is the Vice President of Connecticut Preservation Action, the preservation community's unified voice at the State Capital. She has been the Secretary of the Bloomfield Historic District Committee since 2019 and she serves on the Southington YMCA Property Committee. She is also passionate about cultural landscape preservation and has led interpretive tours

at Camp Santanoni, a National Historic Landmark and New York State Historic Site.

Nina has already accomplished a great deal in her short career, and she aspires to continue working in historic preservation for many years to come. She is currently seeking additional experience in the practice of architecture in hopes of one day becoming a Certified Historical Architect. We look forward to many more great things from her. 🌱

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Wheeler, Security, and Harral Buildings, in downtown Bridgeport.

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In addition to these companies, Elizabeth Dupuy, Edward F. Gerber, James Grant, and Mary Waldron provided generous support.

CONNECTICUT PRESERVATION AWARDS 2021

Mimi Findlay Award for Young Preservationists: Nina Caruso

Sensitive architectural design is widely recognized as a crucial to preserving historic buildings and adapting them to new uses. But architects can't do it on their own; among many kinds of support, they need help to understand the significance and context of the structures they work on, and to negotiate the bureaucratic processes of approvals and certification—particularly for the tax credits which often make preservation projects economically viable.

This year's recipient of the Mimi Findlay Award for Young Preservationists does just that. She is Nina Caruso, Director of Historic Preservation for Crosskey Architects in Hartford. Nina joined Crosskey Architects in 2014, applying for the job at the urging of her predecessor in the position, with whom she had worked as a high-school intern.

The Mimi Findlay Award takes its name from Mimi Findlay of New Canaan, whose career has encompassed many aspects of the preservation movement—professionally, as an historical society director and preservation consultant, and personally as a board member and volunteer for national, statewide, and local preservation organizations, including as a Trustee and chair of Preservation Connecticut (then known as the Connecticut Trust). She has

allowed PCT to use her name and legacy to recognize young preservationists whose early achievements and future promise exemplify the dedication and accomplishments that Mimi has brought to her work.

Nina began by working on historic tax credit applications, and over the years her role

continued on page 18

Crosskey Architects LLC



Nina Caruso received the Mimi Findlay Award for Young Preservationists

Crosskey Architects LLC

Massive trusses at the Spectra Boutique Apartments, Hartford.

