

# PRESERVATION CONNECTICUT NEWS

ANNUAL REPORT 2020-2021

## Preservation Matters

**T**his issue of Preservation Connecticut News presents our annual report for the fiscal year 2020-2021. In the pages that follow you can read about how we strive 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.



Department of Economic and Community Development **Connecticut** still revolutionary

*With special thanks to:*  
The State Historic Preservation Office  
Valley Restoration, LLC  
Richard N. Wies, AIA

**PRESERVATION MEANS  
JOBS IN YOUR COMMUNITY**

The rehabilitation of Eli Whitney Boarding House, which is listed on the National Register of Historic Places, is funded by a matching grant from the Connecticut Community Investment Act's Historic Restoration Fund.

State of Connecticut  
The Honorable  
Ned Lamont  
Governor

**ADMINISTERED BY:**  
State Historic Preservation Office  
Department of Economic and Community Development  
David Lehman, Commissioner

Preservation begins at home. This year, Preservation Connecticut made repairs and repainted its headquarters, the Eli Whitney boarding house in Hamden, thanks in part to an Historic Restoration Fund grant from the State Historic Preservation Office



## FROM THE CHAIR AND THE EXECUTIVE DIRECTOR

As we entered our second year of work during a pandemic, like you, we wondered what 2021 would hold. Could we sustain the momentum exhibited in the first few months after the pivot to virtual? We are pleased to report that, guided by our strategic plan, we have an active year of challenges, resolutions, and accomplishments to share.

The year-end issue of *Preservation News* is traditionally our annual report, “Preservation Matters.” It describes the work of our staff, made possible as statutory partners of the State Historic Preservation Office (SHPO) and our generous members and supporters. We would be remiss to overlook the forgiveness of the Paycheck Protection loan, now a grant on our books. Work toward our strategic goal of being a strong organization with a big impact that engages and inspires is possible even in a lingering pandemic.

Calls for Circuit Riders continued unabated. Our team assisted communities all over the state with preservation strategies—logging in 280 site visits. Of note are numerous hours of community organizing through Vibrant Communities grants to

develop plans for the Strong School in New Haven and for strengthening ties to the Groton waterfront. Both projects are ongoing, and we look forward to the final reports and exciting results. Demand remains high for financial assistance for nonprofit stewards of historic properties. The number of requests for capital grants through our Maintenance and Repair grant program for religious sites and similar grants for historical societies and museums through our partnership with The 1772 Foundation topped \$1.4 million—twice the total for 2020! Alas, limited resources allowed only a fraction of those worthy projects to be funded.

Our staff works directly with owners and development teams to provide nominations for historic designations and applications for historic rehabilitation tax credits. This year, our team participated in three projects: William and Mary Ward House, Middletown; Hilliard Mill, Manchester; Taylor-Atkins Company Factory, East Hartford.

We are delighted that our partnership with the SHPO continues to grow. This year we added the monitoring and reporting of SHPO preservation restrictions to our duties.

We are working together on the “Olmsted in Connecticut” survey. We continue to address the need to save targeted properties from unreasonable demolition under the Connecticut Environmental Protection Act (CEPA). We amplify the word about preservation through local historic district trainings and educational programs through our Talking About Preservation series—the latter now available virtually through Zoom. Other partnerships that were strengthened this year include, but are not limited to, Connecticut Preservation Action, American Institute of Architects, Connecticut Chapter, Eastern Connecticut Landbank, DesegregateCT, Sustainable CT, Connecticut Department of Energy and Environmental Protection, and Central Connecticut State University’s Public History Program.

We were able to sponsor 35 events. The traveling photography show “Picturing History: Historic Barns of Connecticut” stopped at four galleries and closes the year at the Pequot Library in Southport. Talking About Preservation presented 25 sessions, and our awards program honored 13 project teams and individuals, with both a well-attended virtual event and with several smaller in-person presentations.

We were grateful to receive a generous bequest for our endowment from the Edward A. Currie Trust. We are also pleased that member engagement and support is up.

Our strategic plan challenges us to strive to do better. We can do more to build on equity, social, and environmental justice. To serve you and achieve the goals laid out in our strategic plan we are pushed to build on our strengths and identify opportunities for growth. The following pages provide details about Preservation Connecticut at work.

Enjoy reflecting on the accomplishments of this past year and share our pride in Preservation Connecticut’s adaptation to these unexpected times. It is only with your support that this work is possible. We are grateful and wish you and yours warm greetings for the holiday season and a Happy New Year. 🌿

—Caroline Sloat, Chair

—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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Renée Tribert, *Making Places & Preservation Services Manager*  
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#### Preservation Connecticut News

Editor: Christopher Wigren  
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**Connecticut**  
still revolutionary

## MAKE A BIG IMPACT Strategic Plan Goal #1

*From July 2020 to June 2021 Preservation Connecticut made a significant impact on Connecticut's communities.*

### Circuit Riders by the numbers:

- 280 visits to help homeowners, organizations, municipalities, and developers with their preservation needs
- 90 communities covering all of Connecticut's 8 counties
- 2 technical consultancies
- 2 threatened properties referred to the Attorney General under CEPA
- 3 threatened properties previously referred to the AG, ongoing technical support provided

- 1 threatened property successfully negotiated without referral to the AG
- 30 easement inspections made to sites with SHPO preservation restrictions

### Grants by the numbers:

- 129 requests for funding totaling \$1,410,383
- 31 formal applications totaling \$558,475
- 18 awarded totaling \$196,325

### Preservation easements by the numbers:

- 1 new preservation easement

## Offering Preservation Guidance Statewide

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

Preservation Connecticut stays on the front lines of preservation around the State, thanks to our robust Circuit Rider program, established in 2001. Since 2010, it has been supported by the State Historic Preservation Office, through the Community Investment Act.

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 four 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 protect their assets

In providing these services, the Circuit Riders aim both to protect and reuse historic places and to increase local capacity for stewardship and good policy-making.

*In 2021, Circuit Riders answered 280 calls for help with site visits and community meetings, traveling to 90 towns in all Connecticut counties.*

## Funding preservation through grants

*Since 2003, Preservation Connecticut has helped distribute over \$7 million in matching grants to local governments, nonprofit organizations, and private property owners. These grants have provided funding for community planning, maintenance, repairs, architectural design, and engineering studies.*

### The 1772 Foundation Connecticut Historic Preservation Grants.

For the eleventh 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 twelve historic places. Inquiries—from 87 museums and historical organizations in 54 communities—demonstrated a capital repair need of more than \$600,000 in work. Grants were awarded to:

- Branford, Pine Orchard Union Chapel Association: \$6,000 for exterior painting
- Clinton, Adam Stanton House, Inc: \$10,000 for roof replacement
- Farmington, Farmington Land Trust, Inc: \$10,000 for window restoration at the Wilcox-Bushley house

Jordan Sorensen



Webb-Deane-Stevens Museum, Wethersfield:  
Circuit Rider visit

Dale Moore, Adam Stanton House Museum



Adam Stanton House, Clinton:  
1772 Foundation grant

The Hotchkiss Library



Hotchkiss Library, Sharon:  
1772 Foundation grant





Calvary Church, Stonington:  
Maintenance & Repair grant



Renée Tribert

Somersville Mill, Somers:  
Technical Assistance Consultancy



C. Wigren

Daniel Hooker house, Wethersfield:  
preservation easement



Jordan Sorensen

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

- Guilford Keeping Society: \$5,000 for exterior painting at the Thomas Griswold house
- Hartford, Connecticut Landmarks: \$9,000 for window restoration at the Isham-Terry house
- Hebron Historical Society: \$2,000 for cupola repair at the Old Town Hall
- New Haven Museum: \$9,000 for roof replacement at the Pardee-Morris house
- New Haven, Neighborhood Housing Services: \$10,000 for exterior painting at the Charles Wells Blakeslee Jr. house
- Ridgefield, Keeler Tavern Museum & History Center: \$9,000 for exterior painting
- Hotchkiss Library of Sharon, Inc: \$10,000 for masonry repointing
- Torrington Historical Society: \$10,000 for porch repair at the Hotchkiss-Fyler house
- Woodbridge, Amity & Woodbridge Historical Society: \$10,000 for exterior painting at the Thomas Darling house
- Danielson, Temple Beth Israel Preservation Society: \$9,000 for structural repair
- Deep River, Deep River Historical Society: \$9,000 for bleach house window repair

### ***Maintenance & Repair Grants.***

Historic religious buildings are prominent landmarks in any 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 meticulously review the urgency of each project, the organization's capacity to match the grant and carry out the work, and the organization's level of community engagement. Our 2021 recipients were:

- South Congregational Church, New Britain: \$5,325 for roof repair
- Ridgebury Congregational Church, Ridgefield: \$15,000 for painting
- Calvary Episcopal Church, Stonington: \$9,000 for painting
- First Congregational Church, Woodstock: \$15,000 for painting

### ***Vibrant Communities Initiative Grants.***

These grants, using Technical Assistance Grant funding from the State Historic Preservation Office through the Community Investment Act, help communities produce action plans for underutilized cultural and historic assets.

- Groton: \$25,000 to undertake community visioning for revitalizing the Thames Street neighborhood, part of the Groton Bank National Register district.
- New Haven: \$27,000 to produce a feasibility study and identify potential developers for the former Horace H. Strong School (1915), an institutional landmark in the Fair Haven neighborhood.

### ***Circuit Rider Technical Assistance Consultancies.***

Often, a small grant can make a big difference at a critical time. The Circuit Riders offer direct technical consultancies by qualified professionals for emergency structural, architectural, code, or other evaluations. The evaluations, valued between \$500 and \$1,500, are intended to spur further investment in historic sites. In 2021, we provided technical consultancies to two worthy projects:

- Somers, Somersville Manufacturing Company. GNCB Structural Engineers and Triton Environmental reviewed conditions.
- Norwich, Yantic Street Rowhouses. Cirrus Structural Engineering investigated roof leak.

The success of this program is due to the generosity of professional consultants 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 of care for future generations.

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 character while the property owner retains title, use, and control of the property. Our easements guide specific future changes to the property and run in perpetuity, binding future owners. Terms can be tailored to particular situations, and in some cases can qualify for a federal tax deduction.

Preservation Connecticut has operated a preservation easement program for more than forty years. Our easement properties include office buildings, condominium complexes, single-family houses, and open land that provides historic settings for early farmhouses. In 2020-2021, we accepted one property into our easement portfolio, bringing the number of protected historic places to 39.

- **Dr. Daniel Hooker house, Wethersfield:** Built about 1725, this is one of the oldest surviving brick structures in Connecticut. The easement was donated by Lee Kuckro, a member of PCT's Advisory Council.

## Fee-for-service work

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

- **William and Mary Ward house, Middletown:** Staff wrote a National Register nomination for this house, built in 1964 for a professor of theatre and design at Wesleyan University. The house is one of a several commissions by local architect John Martin, a colleague of Ward's on the Wesleyan faculty.
- **Hilliard Mill Buildings #2 and #4, Manchester:** Staff continues to assist the developer of this historic mill complex in applying for state tax credits to rehabilitate two buildings on site: the former dye house, as an event space, and a wood-frame textile manufacturing building as mixed-use business space.
- **Taylor-Atkins Company factory, East Hartford:** In preparation for submission under the Historic Rehabilitation Tax Credit program, staff wrote a nomination to the State Register of Historic Places for this late 19th-century paper mill.

## Expanding partnerships

Working with diverse partners helps Preservation Connecticut maximize its impact. 2021 marked 41 years of partnership with *Connecticut Preservation Action*, the preservation advocacy group which provides a unified voice at the State Capitol and Washington, D.C. to defend and promote historic preservation policies and funding. In Connecticut, CPA defends the Community Investment Act, historic rehabilitation tax credits, and the Connecticut Environmental Protection Act, among other things.

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

PCT is represented on the board of the *Eastern Connecticut Land Bank*, which works with eastern Connecticut municipalities to support the return of distressed, blighted, brownfield, and historic properties to productive uses consistent with local plans of conservation and development.

In recognition of the upcoming 200<sup>th</sup> anniversary of Frederick Law Olmsted's birth, in 2022, Preservation Connecticut, along with the State Historic Preservation Office, kicked off the *Olmsted in Connecticut landscape documentation project*, to be undertaken by the Red Bridge Group. The work will explore and document the unique connection of Connecticut to Olmsted himself and the Olmsted landscape architecture firm.

Seeing linkages to the revitalization of historic neighborhoods, PCT supported *DesegregateCT* in its efforts to enact zoning reforms that reduce economic and racial segregation in the state.

Staff worked with *SustainableCT*, supporting inclusive, resilient, and vibrant Connecticut municipalities by providing comment and review of sustainability actions in historic preservation

We successfully completed a small scale salvage project in Hamden with the *Connecticut Department of Energy and Environmental Protection* to save and reuse historic building fabric and limit waste being dumped into landfills.

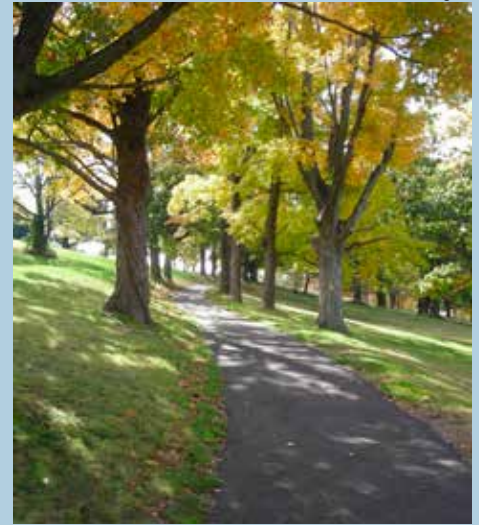
We have had several opportunities to work with colleagues from the *Central Connecticut State University Public History program*. Most recently, student intern Patricia Wallace helped with our Olmsted in Connecticut survey.

Jordan Sorensen



William and Mary Ward house, Middletown:  
fee-for-service work

C. Wigren



Walnut Hill park, New Britain:  
Olmsted in Connecticut documentation project

Renée Tribert



Hamden:  
building material salvage with DEEP



## ENGAGE & INSPIRE Strategic plan goal #2



"Picturing History: Historic Barns of Connecticut" exhibit



Opening reception for "Picturing History: Historic Barns of Connecticut" at the New Britain Art League



The Tyler, East Haven (former East Haven high school): merit award

Preservation Connecticut aims to engage and inspire new and more diverse audiences to support preservation. As described in this Annual Report, we spent the 2020-2021 fiscal year leading exciting public programs, advocating for strong policies to protect 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 35 events around the state.

As part of our commitment to the Connecticut barn, we held our first juried photography contest, "Picturing History: Historic Barns of Connecticut." Judges chose 35 photos from more than 100 entries to make up the exhibit which debuted at the Art League of New Britain. The exhibit made stops at Woodstock Academy, Hartford Fine Art, and Hunt Hill Farm in New Milford. As of December, the show is at its final location, the Pequot Library in Southport.

We continued our online "Talking About Preservation" programs, presenting sessions on more than 25 topics. Inspired by the governor's "Stay Safe, Stay Home" order of March of 2020, these virtual noontime conversations give us the opportunity to share happenings in the world of preservation as well as engage community members.

In partnership with the State Historic Preservation Office, we offered six training workshops for local historic district commissions in Cheshire, Woodbury, Manchester, Lakeville, Ridgefield, and Washington.

In celebration of the U.S. Postal Service's issuance of a new set of barn postcard stamps, we participated in "Stamp Out Barn Loss" with our fellow northeastern state preservation organizations. The virtual event included a breakout session for Connecticut residents to discuss what old barns mean to communities and the trends in barn preservation.

Preservation Connecticut's Deputy Director, Christopher Wigren, virtually toured the state discussing his book, *Connecticut Architecture: Stories of 100 Places*, which also reached its two-year anniversary of publication.

### Advocating for our historic heritage

*We champion preservation of Connecticut's historic places. In FY2020-2021 Preservation Connecticut advocated for improved land use practices, building upon statewide preservation tools, and strengthening of the federal historic tax credit program.*

Preservation Connecticut joined with 70 other organizations and many individuals to advocate for more equitable zoning practices. Led by DesegregateCT, Public Act 21-29 (HB 6107), An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and a Commission on Connecticut's Development, was passed. Elements that align with preservation practices include support of transit-oriented development, walkable neighborhoods, and the reasonable consideration of the state's historic, tribal, cultural, and environmental resources.

Also passed during the legislative session was Special Act 21-13 in which DECD is charged with convening and chairing a working group to develop a plan for supporting and facilitating efforts by municipalities, historical societies, and other nonprofit entities whose purpose includes historic preservation. Preservation Connecticut is participating in the discussions which will result in a report to legislators to provide a statewide preservation toolkit and framework for a revolving fund.

On the national scene, Preservation Connecticut has been working with local advocates, including Connecticut Preservation Action and the National Trust for Historic Preservation, in reaching out to the Connecticut congressional delegation to build support for the Historic Tax Credit Growth and Opportunity Act (HTC-GO) which will strengthen the federal historic tax credit program.

## Celebrating preservation excellence

Preservation Connecticut's 2021 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 nine historic Connecticut places. We also recognized the achievement of Michael Carroll and his organization, Rediscovering History, and awarded the Harlan Griswold Award—the highest honor in preservation in Connecticut, selected with the State Historic Preservation Office—to New London Landmarks. These awardees empowered volunteers, created jobs and homes, proclaimed civic values, and strengthened communities.

### *Awards of Merit:*

- The Tyler (East Haven high school), East Haven
- ImmaCare (Church of the Immaculate Conception), Hartford
- Neiditz Building, Hartford
- Parkville Market, Hartford
- Courtland Arms, New Britain
- The Lodges, South Norwalk
- Bryan-Andrew house, Orange
- William Mason house, Thompson
- Residence, 70 Turkey Hill Road South, Westport
- Michael Carroll and Rediscovering History cemetery group, volunteer award

**Janet Jainschigg Award:** to John Canning & Company, for 45 years of professional excellence in conserving, restoring, and re-creating historic painting, stenciling, gilding and plasterwork in Connecticut and around the country.

### *Harlan H. Griswold Award*

(presented jointly with the Connecticut State Historic Preservation Office): to New London Landmarks, for being at the forefront of preservation activity in New London, advocating for historic buildings, neighborhoods, and landscapes, as well as renovating buildings, carrying out survey and planning studies, providing advice and information to city officials, and increasing appreciation for a wide array of important places in the city.

**Mimi Findlay Award for Young Preservationists:** to Nina Caruso, Director of Historic Preservation at Crosskey Architects, for her unrivaled enthusiasm for historic structures and places along with a passionate dedication to preserving the built environment.



Mimi Findlay award recipient:  
Nina Caruso

Crosskey Architects, LLC



William H. Mason house, Thompson:  
merit award

Jane Anderson Vercelli



John Canning & Company:  
Janet Jainschigg award

John Canning & Company



New London Landmarks:  
Harlan H. Griswold award

New London Landmarks



# STRENGTHEN THE ORGANIZATION

## Strategic plan goal #3

*As outlined in our Strategic Plan, Preservation Connecticut must ensure that it remains a strong organization with regard to four key areas: finances, membership, staff, and board.*

**Finances.** The value and visibility of Preservation Connecticut's work attracts financial support from a wide range of sources, and a growing endowment supports our programs and projects.

Public sources remain the largest segment of support, demonstrating that our status as a statutory partner of the Connecticut State Historic Preservation Office is strong and fruitful for both parties, and for Connecticut.

Preservation Connecticut's endowment is critical to the long-term viability of the organization. This past year we were fortunate to receive a bequest from The Edward A. Currie Trust for \$363,000. Mr. Currie was a longtime supporter of Preservation Connecticut and other local and regional historical organizations. His thoughtful planning will carry his legacy for generations. In keeping with our development plan to secure additional planned giving gifts like this, Preservation Connecticut has been marketing our Legacy Society, with Trustee Edward F. Gerber serving as its chair and an outspoken advocate.

**Membership.** The people who join Preservation Connecticut not only provide financial support. They also are often our "boots on the ground" to keep staff updated on preservation efforts, and threats, in all Connecticut communities. Our membership grows and becomes engaged. Despite the ongoing pandemic, the number of members stayed consistent this year, with some new members joining us after viewing one of our online "Talking about Preservation" sessions. In fact, about fifteen percent of our members this year were new to our organization!

**Staff.** The professionals who carry out our day-to-day work remain one of the most knowledgeable, effective, and able groups of preservationists in the United States. One benefit of the pandemic has been the wide array of virtual training opportunities available. During the past year, Preservation Connecticut staff have honed their skills and expanded their interests through virtual conferences and training events such as the National Trust for Historic Preservation's PastForward conference, #DismantlePreservation, nonprofit training for effective digital communication, and even some trades workshops on masonry.

We also collaborated with Yale's Social Impact Club, whose students helped us reach new audiences and make our website more user friendly. Alongside other nonprofit leaders from Greater New Haven, Executive Director Jane Montanaro has been attending classes at the University of New Haven toward a graduate certificate in Nonprofit Leadership, Innovation, and Organizational Sustainability. Out in the field, Circuit Rider Mike Forino has been perfecting his drone operating skills, earning his Drone Operator License, and using the drone on Circuit Rider site visits and easement inspections.

**Board.** The Board of Trustees flourishes with increasingly diverse perspectives and backgrounds. Our board is made up of 21 dedicated preservationists from around the state, 50 percent of them women, and 20 percent representing Latino, African American, and/or Native American backgrounds. The board not only provides governance and financial oversight, but members also are wonderfully engaged. They participate in programs like "Talking about Preservation" and get in the field riding along with Circuit Riders, making easement inspections, presenting awards, speaking out at legislative hearings, and attending events like gallery openings for our travelling exhibit, "Picturing History: Historic Barns of Connecticut."

City of Groton



Thames Street, Groton:  
Vibrant Communities Initiative grant

Ian Christmann



Taft Hotel dining room, New Haven:  
Elizabeth Mills Brown award

C. Wigre



Union Mills factory, Plainfield:  
Eastern Connecticut Land Bank



**Income Statement** June 30, 2021**Operating Revenue**

Corporations and foundations	\$137,140	14%
Individuals and organizations	\$144,247	14%
Government statutory grant	\$380,000	} 61%
Other government grants	\$235,600	
Program services	\$112,994	11%
<b>Total revenue</b>	<b>\$1,010,273</b>	<b>100%</b>

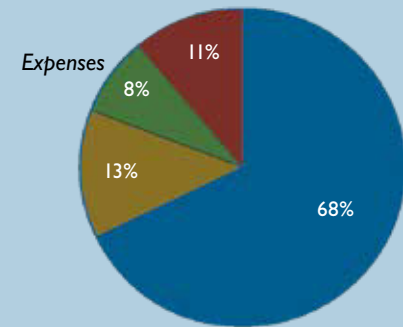
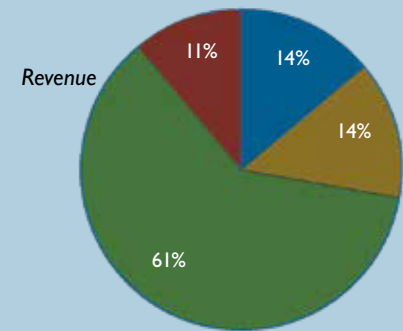
**Operating expenses**

Program services	\$609,820	68%
Grants	\$114,335	13%
Development/fundraising	\$70,118	8%
Administration	\$90,730	11%
<b>Total expenses</b>	<b>\$915,003</b>	<b>100%</b>

**Balance sheet**

June 30, 2021

Cash and cash equivalents	\$105,222
Operating investments	\$1,972,244
Other current assets	\$239,723
Restricted assets	\$0
Property and equipment, net	\$195,620
<b>Total assets</b>	<b>\$2,792,239</b>
Accounts payable	\$214,040
Other current liabilities	\$85,282
<b>Total liabilities</b>	<b>\$385,719</b>
<b>Total liabilities and net assets</b>	<b>\$2,792,239</b>



## Thank You to Our Supporters!

### Donors July 1, 2020 through June 30, 2021

*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

Lee G. Kuckro

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Community Development

##### Chairman's Circle \$10,000 and above

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Don't see your local preservation or historical society? Make a gift of membership by contacting Kristen Hopewood at Preservation Connecticut.

\*Gifts made in memory of  
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You can join the Preservation Connecticut online too, at  
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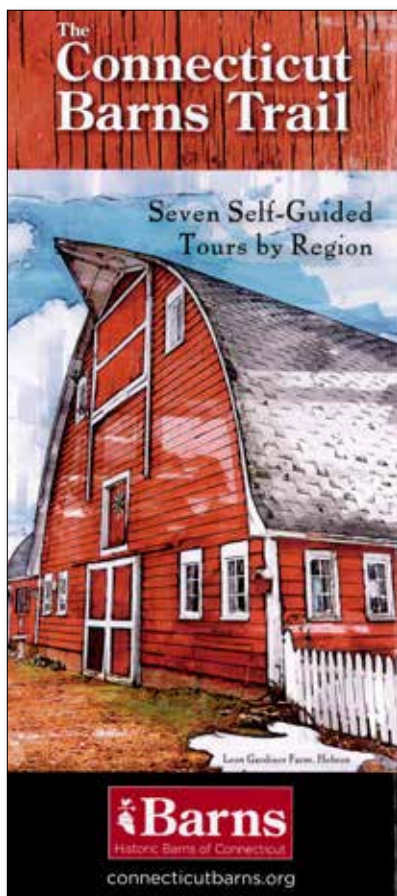


# New and upcoming from Preservation Connecticut

## Connecticut barns trail updated.

Preservation Connecticut has updated and reprinted its Connecticut Barns Trail map. First created as part of PCT's Historic Barns of Connecticut project, a survey of more than 8,400 historic barns across the state, the trail offers seven self-guided tours by region, highlighting historic barns that are open to the public, as museums, farm markets, or other businesses. Sidebars explain historic barn types and functions and identify visitor amenities along the trail. In addition, users can consult the Connecticut Barns website to learn about barns that are not open to the public but are visible along the route.

Download a copy of the *Connecticut Barns Trail* at [ConnecticutBarns.org/barns-trail](http://ConnecticutBarns.org/barns-trail), or request one at [barns@preservationct.org](mailto:barns@preservationct.org) or (203) 562-6312.



## Photo contest to feature historic landscapes.

Get your cameras ready for the next Preservation Connecticut photo contest. In celebration of Frederick Law Olmsted's 200<sup>th</sup> birthday in 2022, we are looking for photographs of Connecticut's historic landscapes—that is, landscapes that have been shaped by human involvement, such as residential gardens and community parks;

scenic highways; rural communities; institutional grounds; cemeteries; battlefields; and zoological gardens. Submissions will be accepted beginning in January 2022, but anything taken in the past two years is eligible.

Find out more at [www.preservationct.org/picturing-history-landscapes](http://www.preservationct.org/picturing-history-landscapes).

Erik Andersen



Parkville Market Management



## 2022 Connecticut Preservation Awards.

What notable preservation work has been done in your community? Start thinking now for Preservation Connecticut's 2022 Preservation Awards. This year, we will be looking especially for projects that bring new life to distressed communities, make communities or neighborhoods more

sustainable—environmentally, economically, or socially; bring new and different perspectives to historic preservation; or illustrate the saying, "Preservation is for People."

Nomination materials will be available in January on [www.preservationct.org](http://www.preservationct.org).



# 2021 Elizabeth Mills Brown awards

Jointly presented by AIA Connecticut and Preservation Connecticut, the Elizabeth Mills Brown awards recognize projects that are noteworthy both as respectful preservation and as excellent architectural designs. The 2021 awards recognize a variety of historic structures, all listed on the National Register of Historical Places, and one a National Historic Landmark. The projects represent a variety of preservation approaches, from purist restoration, to adaptive use, to sustainability projects.

Jury members this year were Tod Bryant, principal, Heritage Resources, Norwalk; Julie Carmelich, historian, Connecticut State Historic Preservation Office; and Wes Haynes, executive director, Merritt Parkway Conservancy. They selected eight projects for recognition, four Excellence awards and four Merit awards.

## EXCELLENCE AWARDS

### Harbor House, Southport:

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

The owners of this Second Empire residence built in 1867 wanted to make the structure more energy efficient and less dependent on fossil fuel by installing a photovoltaic array on the roof, removing outdoor HVAC equipment, and converting single-pane windows to double-pane. In addition, the front porch required extensive repairs. Before this, the Fairfield Historic District Commission had only approved placement of photovoltaic panels on the rears of structures, but the mansard roof with its nearly flat upper section allowed panels to remain largely invisible. *Jury comment: An excellent example of combining historic preservation and energy efficiency. The photovoltaic panels were worked in without detracting from the architecture, and the porch reconstruction carefully matched existing details.*

### Hill-Stead Museum Visitors Center, Farmington: Centerbrook Architects and Planners

The Hill-Stead Museum, a National Historic Landmark, created a new visitors center within historic estate outbuildings. Great care was taken to integrate new mechanicals, finishes, and glazing systems while preserving the buildings' outward appearance. Notable

aspects of the project included installing glazed infills in several large openings, using black aluminum frames and glass chosen for its reflectance and color properties. To create a high-performance thermal envelope, new gallery spaces were detailed as a 'room-within-a-room,' thermally isolated from the historic exterior. *Jury comment: An already exciting place made even more exciting. The elegant integration of new design with old allows expansion of museum programming and gives the historic outbuildings the care and attention usually devoted only to a main building.*

### Saint Mary Place, New London: Patriquin Architects

This former parochial school built in 1898 gained new life as affordable supportive housing. Adapting the building for this new function required upgrades to accessibility, thermal performance, sprinklers, and other life safety considerations. At the same time, concealed historic features were uncovered, including original stamped-tin ceilings hidden by dropped acoustic ceilings. The tin panels were removed to install fire protection and sound insulation, then stripped, repainted, and reinstalled. Although the classrooms were subdivided,

Neil Landino Photography



Derek Hayn/Centerbrook





interior partitions terminate several feet below the ceilings to preserve the original sense of spaciousness. *Jury comment: This shows that affordable housing projects can use historic buildings and achieve a level of finish and quality not often possible in new construction.*

**Sun Tavern, Fairfield: David Scott Parker Architects, LLC**

Since 1780, the Sun Tavern witnessed many important moments in Fairfield's history, but in recent years it stood vacant. The challenge lay not only in deferred maintenance and insensitive alterations,

but also in the need for an appropriate purpose. For years, chipping lead paint prevented use, while the absence of insulation or vapor barriers precluded exhibiting museum collections. The solution was to restore the structure as a living history facility for the Fairfield Museum, outfitted with reproduction furnishings. *Jury comment: This is excellence in purist restoration. The museum chose to use the tavern as an educational object, so they didn't have to overdo the mechanical systems. It really captures the feel of an older building in a pristine state.*

Ian Christmann Photography



Saint Mary Place

Durston Saylor Photography, David Scott Parker Architects



Sun Tavern

## MERIT AWARDS

**Joseph R. Ensign house, Simsbury: Crosskey Architects LLC**

Built in 1905, this house has been reconfigured for a restaurant, salon, and apartments. These uses required relatively few alterations, so the project focused on sustainability. *Jury comment: This project let the historic architecture set the environmental tone without intruding upon its quality and residential feeling.*

**State Office Building, 165 Capitol Avenue, Hartford: Amenta Emma Architects**

Renovation allowed this building, constructed in 1931 for State offices, to continue its historic purpose. *Jury comment: The architects got the hierarchy of spaces right, restoring historic finishes in the corridors and entrance lobbies while modernizing the office spaces.*

**Victorian Cottage and Barn, Fairfield: David Scott Parker Architects, LLC**

Saved from demolition in 1988, this modest Victorian cottage and barn finally have repaired exteriors, restored historic woodwork, and modern systems. Now they house dynamic educational exhibits. *Jury comment: This project tells a story about patience, and how sometimes you have to expend a lot of patience to save a building.*

**Elizabeth Park Visitors Center, West Hartford: Schadler Selnau Associates**

Visitors to Elizabeth Park now are greeted in a visitor center created from a former restroom building, with its interior opened up to be more inviting and many original materials reused. *Jury comment: Just what rehab is supposed to do: create a new use for a building no longer suitable for its original purpose.*





# HISTORIC PROPERTIES EXCHANGE

Threatened Buildings and Easement Properties Available — November/December 2021

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](http://preservationct.org/steward), or contact Christopher Wigren, Deputy Director.

## IMMINENT THREAT

### Bridgewater Grange

(c. 1855 & 1899)

**11 Main Street South, Bridgewater**  
**\$400,000**

Located in the Bridgewater Center National Register district, the former Grange structure is a two-story town-owned building on 0.1 acre. The footprint is 25'x56' and borders Route 133 CTDOT setback. The structure was originally a one-story schoolhouse and later (1900) became the Grange with a second story by 1900. It was turned over to the Town in 1999 and was condemned for use in 2016. The building is listed on the National Register and is eligible for State and Federal historic rehabilitation tax credits; in addition, nonprofit owners are eligible for restoration grants, and the building could qualify for consideration of fire and life safety code compliance alternatives when being rehabilitated. Unless the building is purchased to be restored, the Town plans to demolish it in early 2022.

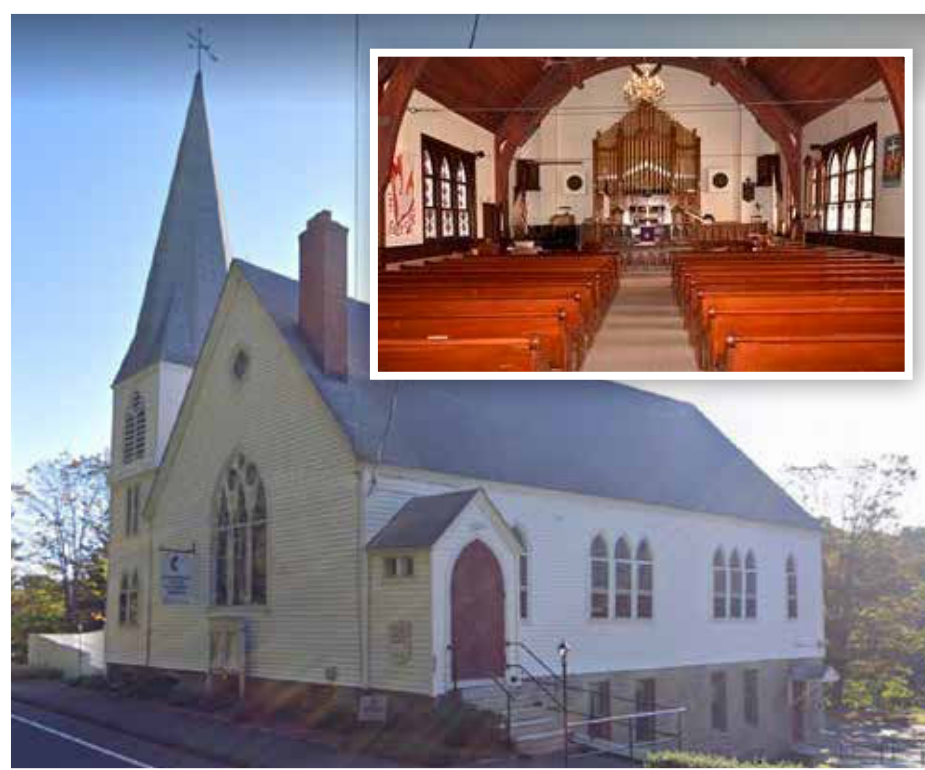
**Contact: Curtis Read, First Selectman,**  
**860-354-5250, [cread@bridgewater-ct.gov](mailto:cread@bridgewater-ct.gov)**

### 494-508 Manchester Road, Glastonbury (1886)

**\$499,900**

Former Glastonbury United Methodist Church and accompanying parsonage available for purchase on 0.9-acre lot. Gothic Revival church includes working belltower, vaulted ceilings, and stained-glass windows. Also houses 1901 tracker pipe organ. Meeting room, kitchen, and bathrooms located on lower level of church. Parsonage built in 1903 includes four bedrooms, one and a half bathrooms, and walk-up attic. Both buildings are listed on the State Register of Historic Places and are eligible to obtain Connecticut historic rehabilitation tax credits.

**Contact: Janice Novicki, William Raveis,**  
**860-918-2308, [Janice.novicki@raveis.com](mailto:Janice.novicki@raveis.com)**







## Perro House (c. 1850)

29 Hollow Road, Woodbury  
\$375,000

### *Preservation Connecticut Easement*

Charming c.1850 Greek Revival home in Woodbury's picturesque Local and National Register Historic District #1. Updated kitchen and bath, hardwood floors, open floor plan and walk-up attic. One car garage and a garden

shed offer extra convenience. Fantastic location within walking distance to Hollow Park and center of town, museums, numerous restaurants and brew pub. 3 bedrooms; 1 bath; 1,457 sq. ft.; 0.91 acre. Changes to the exterior must be approved by Preservation Connecticut as a condition of the easement. *Accepting backup offers.*

**Contact: Lisa Titcomb, William Pitt Sotheby's,**  
203-419-5919, [ltitcomb@wpsir.com](mailto:ltitcomb@wpsir.com)



## Wauregan Mills (1853, 1858, 1868)

51 South Walnut Street, Plainfield  
\$5,750,000

Redevelopment opportunity for one of Connecticut's classic historic textile mills located on over 79-acre property. Constructed in phases over the fifteen-year period between 1853 and 1868. Operated as Wauregan Mills until closure in 1957 due to overseas competition of fine cotton goods production. Exterior is plastered fieldstone, and façade includes two matching stair towers crowned with Italianate belfries. Building area is 375,491 square feet, and purchase includes water rights to both river banks and pond. This property is listed in Preservation Connecticut's Mills: Making Places of Connecticut industrial survey and located in the Wauregan National Register district, which makes it eligible for both State and Federal historic rehabilitation tax credits.

**Contact: Michael Beaudry, EXP Commercial,**  
860-990-3229, [michael.beaudry@expcommercial.com](mailto:michael.beaudry@expcommercial.com)

### **Deadline for the next issue is December 15, 2021**

Historic Properties Exchange is published to advertise endangered properties in Connecticut by Preservation Connecticut, a statewide nonprofit organization located at 940 Whitney Avenue, Hamden, Connecticut 06517. Real estate advertised in this publication is subject to the Federal Housing Act of 1968.

Neither advertisers nor Preservation Connecticut are responsible or liable for any misinformation, misprints, or typographical errors contained in Historic Properties Exchange. To list a property or learn about properties listed, contact Kristen Hopewood at [khopewood@preservationct.org](mailto:khopewood@preservationct.org), or call (203) 562-6312.





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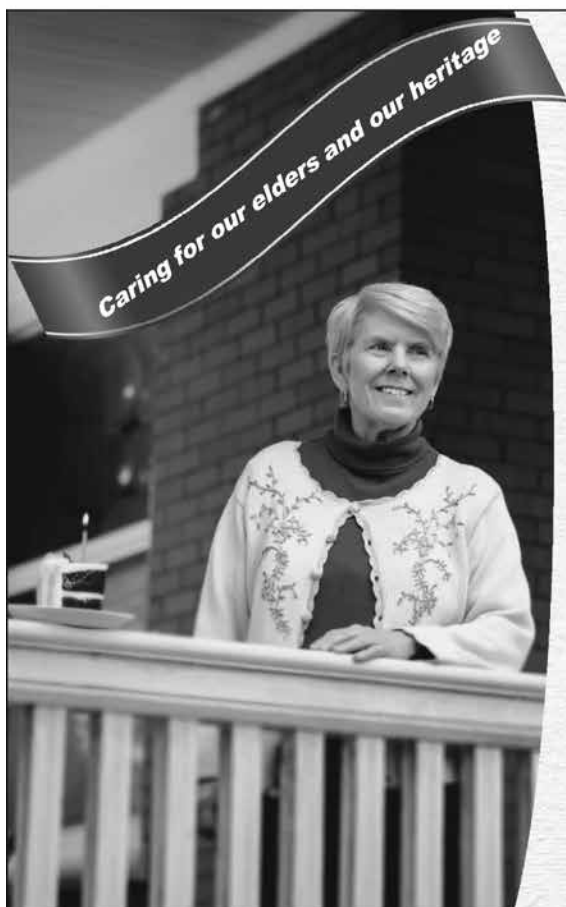
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"My entire life, I've been passionate about preserving historic buildings and places. I felt compelled to join Preservation Connecticut's Legacy Society, as well as contribute during my lifetime, because Preservation Connecticut is the only statewide 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?

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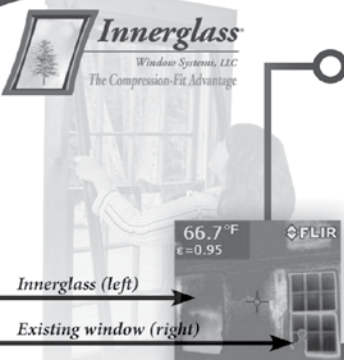
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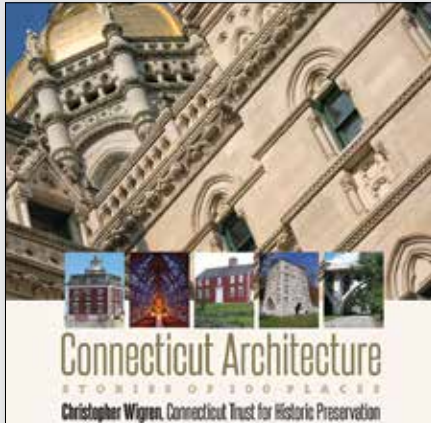
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also made them pioneers in the movement for equal rights.

Over the years, numerous newspaper and magazine articles have covered the neighborhood. One of them was "How Integration Works in the Suburbs," which appeared in *Sepia* magazine in December, 1974. The author, Irene Backalenick, mentions two Black families: Clarence and Rhenda Broadnax, a social worker and school teacher; and Victor and Carol Lewis, an architect and an early-childhood educator.

Victor Lewis, identified in the *Sepia* as one of only six Black architects in Connecticut at the time, designed the family's International Style house in 1959 (pictured). The article concludes, "Village Creek, as the adult generation sees it, has largely fulfilled the early hopes of its [founders]... The community, over the years, has kept a balance of roughly 40 percent non-white residents, including blacks, Indian, Japanese, Chinese and interracial families, with a mixture of religious persuasions."

The Village Creek historic district is listed on the National Register of Historic Places. 🌿

*Village Creek is located on Dock, Splitrock, and Outer roads in Norwalk. While the roads are public, individual houses and properties are not. Please respect the residents' privacy. To read more about Village Creek, visit [http://vchoa.com/vc\\_history.html](http://vchoa.com/vc_history.html).*

## From the editor:

# Make your own historical marker—but be sure it's legal

In the September/October 2021 issue of *Preservation Connecticut News* heritage resource consultant Sarah Marsom encouraged readers to mark historic places in creative ways by making their own signs, artwork, or other installations. Among other ideas, she suggested using utility poles, fences, and boarded-up windows as places to install artwork.

What did not come through clearly enough in the article, is that utility poles, fences, and boarded-up windows all belong to someone, and there are laws and regulations about posting signs. As reader Meg Reich rightly points out, posting materials without permission "can get you arrested and charged with criminal mischief (aka vandalism) in Connecticut, trespassing and/or a fine of \$100/day for violating zoning and sign regulations."

Ms. Reich also pointed to an article in The [Norwich] Bulletin in which representatives of Eversource and Norwich Public Utilities said that attaching items to utility poles put electrical workers at risk by snagging clothes or poking holes in the protective gloves or boots that guard against electrocution. According to the article, Connecticut state law prohibits such postings or distribution of advertisements on power poles—as well as on telegraph poles—and calls for up to a \$50 fine for such offenses.

While Ms. Marsom did write, "be respectful of public/private property," and urged readers to ask permission from businesses before posting signs, it was too easy to lose sight of those caveats in the overall article.

Preservation Connecticut doesn't want to get preservationists in trouble for marking historic places, and we regret that we did not adequately consider these points when editing Ms. Marsom's article. However, a potential upside is that talking to property owners might awaken interest that they did not have before, and lead to more permanent recognition. 🌿

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**Upcoming Meetings**

**Connecticut Historic  
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December 1, 2021, at 9:30 a.m..  
— Virtual Meeting  
January 5, 2021 at 9:30 a.m.  
— Virtual Meeting  
To participate contact Jonathan Kinney  
(860) 500-2380; [Jonathan.Kinney@ct.gov](mailto:Jonathan.Kinney@ct.gov)

**State Historic  
Preservation Board**  
December 3, 2021, at 9:30 a.m.  
— Virtual Meeting  
To participate, contact Jenny Scofield  
(860) 500-2343; [Jenny.Scofield@ct.gov](mailto:Jenny.Scofield@ct.gov)  
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# Finding Olmsteds

**P**arks, campuses, estates, cemeteries, subdivisions, and much more—survey teams fanned out to record historic landscapes created by the Olmsted firm in September. In all, the teams visited about 100 sites in every corner of the state as part of the Olmsted in Connecticut project.

The project, a joint effort by Preservation Connecticut, the Connecticut State Historic Preservation Office, and consultant firm Red Bridge Group, aims to document the heritage of Hartford native Frederick Law Olmsted (1822-1903) and the pioneering landscape architecture firm he founded (1857-1979) in the state. Work will include inventory forms for approximately 150 sites plus a statewide context report outlining Frederick Law Olmsted's background in Connecticut and his and his firm's landscape work in the state.

As Preservation Connecticut's coordinator for the Olmsted project, I was able to tag along with consultants during the week. Here are a few highlights:

**Walnut Hill Park** in New Britain (1870), an early work by Frederick Law Olmsted and Calvert Vaux: its sweeping lawns, clusters of informal mature shade trees, and hilltop views over the city epitomize Olmsted's natural looking but carefully designed parks, conceived to provide respite from city life for all segments of society.

The **burial plot of Seymour Cunningham** in Litchfield, designed in 1911: unlike conventional grave sites, the Cunningham plot sits atop a boulder overlooking the rest of the cemetery and surrounded by trees and ferns in a tranquil glade.

A mysterious mile-long canal in New Haven's **West River Memorial Park** (1919) turned out to be a fragment of a never-completed plan for an imposing World War I memorial whose formal design would have shown a different side of the firm's work.



The Seymour Cunningham burial plot overlooks the East Cemetery in Litchfield.



Consultant Lucy Lawliss talks with youth from Groundwork Bridgeport about her career as a landscape architect for the National Park Service

**Khakum Wood**, in Greenwich: Olmsted Brothers laid out this subdivision in 1926, carving out lots, sketching roads, and making recommendations for siting houses and driveways. They also created individual landscape plans for some of the houses; one sits amid rock outcroppings and looks out over a rhododendron-planted hillside toward a pond.

In addition to the work of historical documentation, the consultants took time for some public outreach along with SHPO and PCT staff. In Bridgeport, we met in Seaside Park to talk about careers

in landscape architecture and historic preservation with youth and staff from Groundwork Bridgeport, which works revitalize parks and open spaces. And in Hartford, the team answered questions and listened to hopes and concerns from members of the Friends of Keney Park, the Ebony Horsewomen, and the Garden Club of Hartford.

The project should be completed in time for the 200<sup>th</sup> anniversary of Olmsted's birth next April. Follow Preservation Connecticut for periodic updates. 🌿

—Christopher Wigren





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## Stops on the Freedom Trail

# Village Creek, Norwalk

*Editor's note: In 2021 each issue of Preservation Connecticut News features a stop on the Connecticut Freedom Trail, which marks sites that embody the struggle toward freedom and human dignity of the state's African American community, celebrate their accomplishments, and promote heritage tourism. The first paragraph of this article was adapted from the Freedom Trail posting.*

City planner and housing activist Roger Willcox (1920-2017), along with his parents, sisters, and sisters' husbands, felt strongly that racial and religious discrimination was simply wrong. When they decided to buy land in Norwalk to build a community, they also decided that the community should be a cooperative based on the Rochdale Principles of equality and non-discrimination. In their 1949 prospectus, the original

members of the community stated, "But above all else we wanted a different type of community with a completely democratic character—no discrimination because of race, color, creed or politics." By including this sentence in their description of their ideal community, they turned the prevailing sentiment of segregation and exclusivity on its head. This principled stance made them heroes to some and enemies to others, but it

*continued on page 21*

National Register of Historic Places, Tod Bryant



Victor Lewis, one of only six Black architects practicing in Connecticut at the time, designed his family's house in Norwalk's Village Creek community.