

PRESERVATION CONNECTICUT NEWS

ANNUAL REPORT 2021-2022

Preservation Matters

This issue of Preservation Connecticut News presents our annual report for the fiscal year 2021-2022. In the pages that follow you can read about how we strive to make a big impact around the state; 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.

Preservation Connecticut staff are working with homeowners Ellen Hackl Fagan and Christopher Fagan, and following the process in blog posts as they restore the Pond-Weed house in Darien.

M. Forino

Celebrating the Olmsted project

The Connecticut State Historic Preservation Office (SHPO) and Preservation Connecticut closed a chapter in the Olmsted in Connecticut documentation project with two big events this fall.

On September 23, the Connecticut chapter of the American Society of Landscape Architects (ASLA) presented its Connecticut Olmsted Award for 2022 to SHPO and PCT in recognition of project. Since 1992, ASLA Connecticut has presented it to persons or organizations in Connecticut that employ the principle of stewardship of the land to guide their actions. In presenting this year's award Connecticut ASLA noted:

The documentation of Frederick Law Olmsted's life and work in Connecticut was, and is, a tremendous undertaking. For all their work unveiling and celebrating the Connecticut Olmsted history in this year of Olmsted200, Connecticut Chapter of the American Society of Landscape Architects is proud to recognize Preservation Connecticut and the State Historic Preservation Office with the Connecticut Olmsted Award.

The award was presented at a symposium organized by ASLA Connecticut at Wickham Park in Manchester. Consultants Lucy Lawliss, FASLA, and Liz Sargent, FASLA, of Red Bridge Group reported on the project, and attendees toured the park, which was designed by Olmsted Associates, the last iteration of the Olmsted firm, and opened in 1961.

On October 15, warm sunshine, and fall foliage provided a backdrop for "Saturday in the Park," as SHPO, PCT, and the City of Waterbury welcomed landscape stewards and enthusiasts to Lewis Fulton Memorial Park (Olmsted Brothers Landscape Architects, 1920).

To celebrate the Olmsted heritage there were dignitaries including U.S. Representative Jahana Hayes, State Senator Joan Hartley, State Representative Ron Napoli, Alderman Mike Salvio, and Cathy Smith of the Fulton Park Conservancy. SHPO and PCT staff provided tours of the park history, while Alderman Salvio recounted its restoration. Other offerings included exhibits; map making sponsored by the Mattatuck Museum; letterboxing, sponsored by the Girl Scouts; sandbox park building, at SHPO's table; information from community groups; and, of course, food. The gathering exemplified the Olmstedian ideal of parks as gathering places for all segments of society. 🌿

Lauren Wholey, CT Chapter of ASL



J. Sorensen



Connecticut SHPO

TOP: ASLA Connecticut treasurer Oliver Gaffney and president-elect Ellen Fallon-Senechal present the Connecticut Olmsted Award to Christopher Wigren, for Preservation Connecticut, and Jenny Scofield, for the Connecticut State Historic Preservation Office

MIDDLE: Saturday in the Park: Sen. Joan Hartley; Rep. Ron Napoli; Alderman Mike Salvio; Jane Montanaro, PCT; Rep. Jahana Hayes; Caroline Sloat, PCT; Jonathan Kinney, SHPO

RIGHT: Children created their own park in a sandbox at the State Historic Preservation Office table.



MESSAGE FROM THE CHAIR AND EXECUTIVE DIRECTOR

Welcome to Preservation Matters, our annual report edition of *Preservation Connecticut News* for fiscal year 2021-2022. Preservation does matter! And to illustrate this we describe three goals from our strategic plan. While this report will emphasize numbers, we want to highlight that preservation is about *people*. Staff travels have taken us around Connecticut to support you.

To make a BIG IMPACT we continued to offer preservation guidance statewide, fund preservation through grants, protect

legacies through easements, provide-fee-for-service consulting, identify places that matter, and expand partnerships.

New public programs were planned to ENGAGE AND INSPIRE. Our Talking about Preservation series continued on Zoom engaging live audiences then available as recordings in our growing online library of resources. We celebrated new partnerships and preservation excellence at in-person events once again.

Staff and board members worked to STRENGTHEN THE ORGANIZATION

through stewardship of our resources and by building membership. On the staff side, we welcomed Stefon Danczuk, Circuit Rider (Archaeology); we said farewell to Trustees Sara Bronin, Rick Wies and Peter Stockman and welcomed new trustees Jeffrey Kaufman (Hamden) and Pieter Roos (West Simsbury). We are stronger because of members like you who share in our successes and strengthen our organization. As we anticipate the new year, we are grateful for your ongoing support and hope you take pride in these accomplishments we've achieved together. 🌱

Happy holidays to all!

Caroline Sloat
Caroline Sloat
Chair

Jane Montanaro
Jane Montanaro
Executive Director

Upcoming Meetings

Connecticut Historic Preservation Council

December 7, 2022, at 9:30 a.m.
—Virtual meeting

January 4, 2023, at 9:30 a.m.
—Virtual Meeting

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

State Historic Preservation Board

December 2, 2022, 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
or visit portal.ct.gov/DECD/Services/Historic-Preservation/About-the-State-Historic-Preservation-Office

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.

Board of Trustees

Officers

Caroline Sloat, chair, Thompson
Mary Jane Agostini, vice-chair,
Berlin and Niantic
Jonathan Wharton, secretary, Branford
Garry Leonard, treasurer, Madison

Gubernatorial Appointees

The Hon. Catherine Osten, Sprague

Additional Members of the Board of Trustees

Cristina Aguirre-Ross, New Canaan
Deb Cohen, South Windsor
Edward F. Gerber, Westport
Ellen Gould, Southport
Henry Griggs, Madison
John Harrington, Norwalk
Garrett Heher, Essex
Jeffrey Kaufman, Hamden
Regan Miner, Norwich
Tom Nissley, New Canaan
Edith Pestana, Hartford
James Quinn, Uncasville
Pieter Roos, West Simsbury
Elaine Stiles, Old Lyme
Robert Tierney, Old Lyme

Advisory Council

Martha Alexander, New Haven
J. Barclay Collins, Sharon
William Crowe, Canton
Jared Edwards, FAIA, West Hartford
Inger Elliott, Stonington
Theodore F. Ells, Branford
Robert Faesy, Wilton
Gerald Farrell, Jr., Wallingford
Walter Fiederowicz, Litchfield
Mimi Findlay, New Canaan
Glenn Geathers, Hartford
John Herzan, Branford
Charles Janson, Darien
Lee G. Kuckro, Wethersfield
Stephen S. Lash, Stonington
Charles T. Lee, Greenwich
Peter Malkin, Greenwich
Jeffrey Morgan, Kent
George Schoellkopf, Washington
John W. Shannahan, Suffield
John B. Toomey Jr., Bolton

Preservation Connecticut News

Editor: Christopher Wigren
Editor, Historic Properties Exchange:
Kristen Hopewood
Advertising: Christopher Wigren
Design: David Wolfram, Middletown
Printing: GHP Media, West Haven

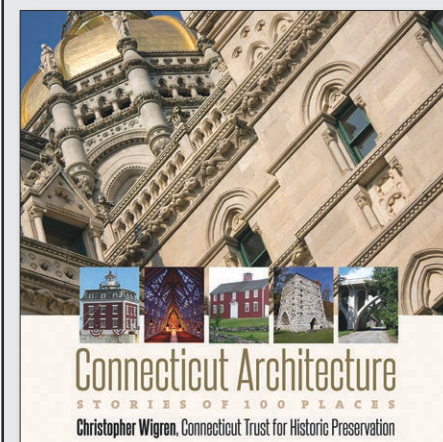
Staff

Jane Montanaro, Executive Director
Christopher Wigren, Deputy Director
Brad Schide, Connecticut Circuit Rider
Michael Forino, Connecticut Circuit Rider
Stacey Vairo, Connecticut Circuit Rider
Stefon Danczuk, Archaeology Consultant
Jordan Sorensen, Development &
Special Projects Manager
Renée Tribert, Making Places &
Preservation Services Manager
Kristen J. Hopewood, Development &
Administrative Assistant

Preservation Connecticut News is published bimonthly by the Connecticut Trust for Historic Preservation, doing business as Preservation Connecticut, 940 Whitney Avenue, Hamden, Connecticut 06517. Publication is made possible by support of the members of Preservation Connecticut and by funds provided through the Community Investment Act in the State of Connecticut. The contents and opinions stated herein do not necessarily reflect the views and policies of the State of Connecticut. Advertisements do not necessarily reflect the views or opinions of Preservation Connecticut. Preservation Connecticut does not endorse advertisers and assumes no liability for advertisements.

© 2022, Preservation Connecticut. All rights reserved. ISSN 1084-189X

Connecticut
still revolutionary



GET YOUR COPY NOW!

"...intrigues the eye and mind in a journey through centuries of Connecticut history and architecture."

—David K. Left, town historian, Canton

Order at
www.preservationct.org/book
or www.wesleyan.edu/wespress

MAKE A BIG IMPACT Strategic Plan Goal #1



Circuit Riders: Mike Forino at the Madison Historical Society



Circuit Riders: Stefon Danczuk with Renée Tibert at the Pratt & Read factory, Deep River

Governor Samuel Huntington Trust



1772 Foundation grants: Samuel Huntington homestead, Scotland

Between July 2021 and June 2022 Preservation Connecticut made a significant impact on Connecticut's communities.

Circuit Rider engagement by the numbers:

- 228 visits to help homeowners, organizations, municipalities, and developers
- 83 communities visited, in all 8 Connecticut counties
- 6 technical consultancies
- 1 threatened property referred to the Attorney General for action under the Connecticut Environmental Protection Act
- 2 threatened properties previously referred to the AG, ongoing technical support provided

- 4 threatened properties successfully negotiated without referral to the AG
- 30 inspections made of sites with SHPO preservation restrictions

Grants by the numbers:

- 86 requests for funding, totaling \$886,565
- 43 applications received, for \$450,137
- 30 grants awarded, totaling \$259,600
- 14 technical assistance consultancies, totaling \$40,849

Offering preservation guidance statewide

Count on our four Circuit Riders to provide expert guidance when facing critical stewardship decisions.

Preservation Connecticut stays on the front lines of preservation, thanks to our Circuit Rider program, established in 2001. Since 2010, support has come primarily from 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 six important services:

- Technical assistance, to help evaluate planning and capital needs and identify appropriate preservation techniques;
- Financial guidance, to provide and identify appropriate grants and loans;
- Leadership in convening and negotiating among stakeholders;
- Policy and legal support, to empower communities to tailor laws and regulations to protect their assets;
- Archaeological assistance, in the field and to SHPO and Office of the State Archaeologist; and
- National Register, helping the State Historic Preservation Office review 511 early nominations for completeness.

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

Funding preservation through grants

Since 2003, Preservation Connecticut has helped distribute over \$7 million in matching grants to support community planning, maintenance, repairs, architectural design, and engineering studies.

The 1772 Foundation Connecticut Historic Preservation Grants

For the twelfth year, Preservation Connecticut partnered with The 1772 Foundation to distribute maintenance and repair grants to nonprofit organizations. This year, the partnership awarded 15 grants totaling \$109,600. Inquiries—from 52 organizations in 36 communities—demonstrated a need for more than \$400,000 in work. Grants were awarded to:

- Derby Historical Society, Ansonia: \$9,000 for David Humphreys house alarm system
- Harriet Beecher Stowe Center, Hartford: \$9,000 for window restoration

- Kent Historical Society: \$3,000 for schoolhouse roof replacement
- Manchester Historical Society: \$6,000 for Woodbridge house roof replacement
- Middlesex County Historical Society, Middletown: \$9,000 for Joseph Mansfield house exterior repairs
- Art League of New Britain: \$1,600 for window restoration
- New London County Historical Society: \$9,000 for Shaw Mansion porch repair
- Calkins Family Association, Norwich: \$10,000 for roof repairs, Hugh Calkins house
- Governor Samuel Huntington Trust, Scotland: \$9,000 for Samuel Huntington house roof replacement
- Shelton Historical Society: \$8,000 for Brownson house chimney repairs
- Southington-Cheshire Community YMCA, Southington: \$9,000 for Olney house foundation repair
- Hicks-Stearns Family Museum, Tolland: \$9,000 for gutter replacement
- Wethersfield Historical Society: \$9,000 for structural repairs to the Hurlbut-Dunham house
- Winchester Center Historical Association: \$2,000 to stabilize the Winchester Chapel
- Ellsworth Memorial Association, Windsor: \$7,000 for Oliver Ellsworth house window restoration

Maintenance & Repair Grants

Preservation Connecticut maintains one of the few programs in Connecticut to help religious institutions with maintenance and repair needs. Our grants are funded by the State Historic Preservation Office using money generated by the Community Investment Act. We evaluate each request for urgency, organizational capacity, and community engagement. Our 2022 recipients were:

- First Congregational Church, East Haddam: \$15,000 for steeple repairs
- Congregation Mishkan Israel, Hamden: \$10,000 for stained glass cleaning and repair
- St. Peter's Episcopal Church, Hebron: \$7,500 for roofing
- Christ Church Episcopal, Roxbury: \$7,500 for roofing
- Wilton Congregational Church: \$10,000 for painting and carpentry repairs

Historic Preservation Capital Grants

As part of a mitigation agreement between the State Historic Preservation Office and developer Building and Land Technology, \$100,000 was made available through Preservation Connecticut to provide repair and restoration grants to homeowners in Stamford's South End. In addition, PCT committed \$15,000 to the New Haven Preservation Trust as seed money for its efforts to relocate the Pierce Welch house, which faces demolition by Yale-New Haven Hospital.

Circuit Rider Technical Assistance Consultancies

Often, a small grant at the right time can make a significant difference. The Circuit Riders offer quick, targeted consultation by qualified professionals for structural, architectural, code, or other evaluations intended to spur further investment in historic sites. In 2022, we provided consultancies to:

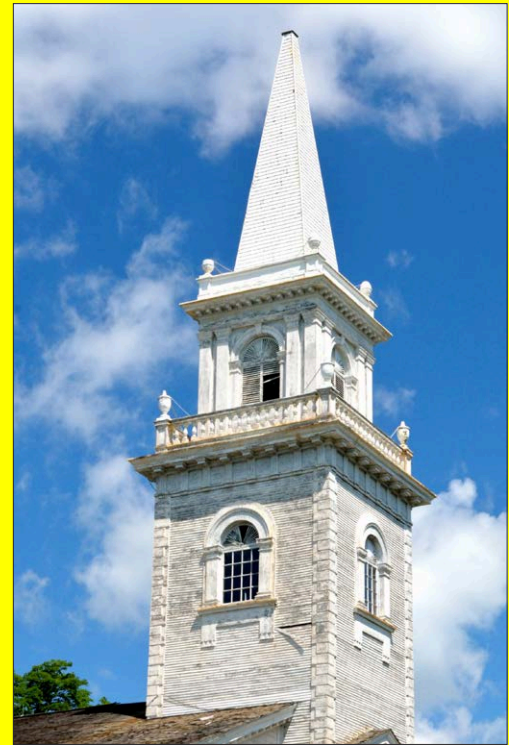
- First Baptist Church, Greenwich: DeStefano & Chamberlain Inc. preliminary condition assessment.
- Greenwich Historical Society: James K. Grant Associates, conditions assessment of Selleck Mill.
- Deep River Historical Society bleach house: Robert B. Hurd, AIA, short-term preservation plan.
- Hicks-Stearns Family Museum, Tolland: Cirrus Structural Engineering and Robert B. Hurd, AIA, preliminary condition assessment.
- Polish National Home, Hartford: Crosskey Architects and James K. Grant Associates, roof assessment.

Wethersfield Historical Society



1772 Foundation grants: Hurlbut-Dunham house, Wethersfield

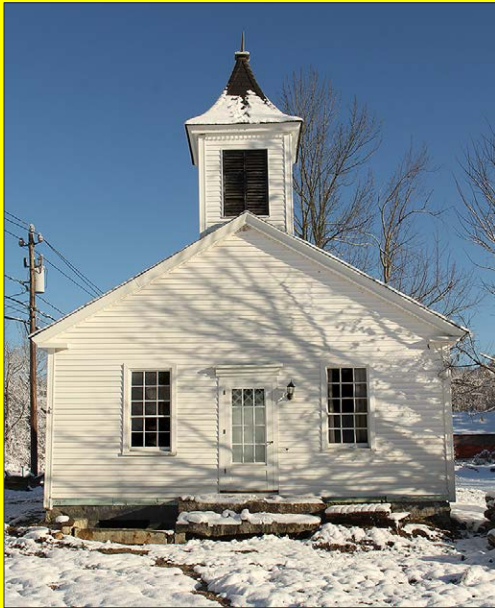
First Congregational Church



Maintenance & Repair grants: First Congregational Church, East Haddam

MAKE A BIG IMPACT Strategic Plan Goal #1

Winchester Center Historical Association



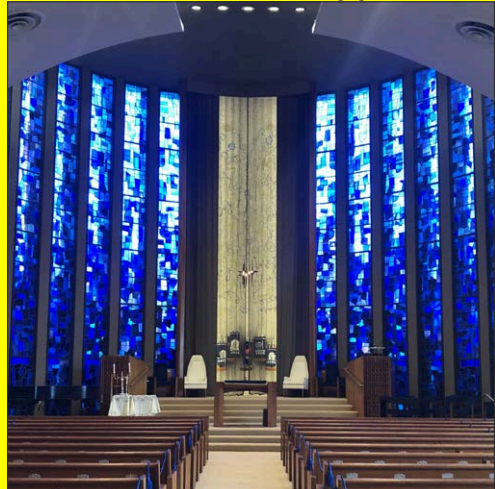
1772 Foundation grants:
Winchester Chapel, Winchester

J. Sorensen



Fee-for-service consulting:
Donaghue Building, Hartford

Congregation Mishkan Israel



Maintenance & Repair grants:
Congregation Mishkan Israel, Hamden

- New London Maritime Society: Cirrus Structural Engineering, assessment of Ledge Lighthouse foundation.

Additional technical assistance consultations supported our advocacy for threatened sites under the Connecticut Environmental Protection Act. The success of this program depends on the consultants who offer their expertise at a reduced rate and with rapid response.

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. PCT's easement properties include commercial buildings, condominium complexes, single-family houses, and historic farmsteads. This year, we responded to many inquiries about the program and followed up with serious candidates. Staff also performed 23 regular easement inspections and provided technical advice to owners of easement properties.

Fee-for-service work

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

- Donaghue Building, Hartford: Staff prepared a State Register nomination as part of the submission for historic rehabilitation tax credits. The building is significant for its association with the Donaghue family of real estate investors and charitable donors, particularly Ethel F. Donaghue, an attorney and supporter of social welfare efforts that still benefit the people of Hartford and beyond.
- Hilliard Mill, Manchester: staff continues to assist the owner obtain state historic rehabilitation tax credits for work on various buildings in this factory complex.
- Former Hartford Fire Department headquarters, Hartford: staff completed a Part 1 application for the historic rehabilitation tax credit process, which determines the historic status of the former firehouse, which retains original mechanical equipment and hose tower.

Identifying places that matter

A major focus of Preservation Connecticut's activity this year was commemorating the 200th anniversary of Frederick Law Olmsted's birth through a project to document the Olmsted heritage in Connecticut. Conducted with the Connecticut State Historic Preservation Office and funded through the Community Investment Act, the project was carried out by consultants from the Red Bridge Group. The results include a detailed account of the Olmsted firm's origins and ongoing relationship with Connecticut plus a survey of 139 Olmsted landscape projects across the state. This work will inform future efforts to recognize, protect, and enhance historic landscapes, not only those connected with the Olmsteds.

PCT was happy to help a member, Angie Hein, locate Lustron houses around the state through social media postings. These prefabricated houses clad in porcelain-enameled tiles were a hit and are still drawing responses.

Expanding partnerships

Working with many diverse partners helps Preservation Connecticut maximize its impact. While we are proud to maintain a vast network of collaborators, the following are of particular note:

- *Connecticut State Historic Preservation Office (SHPO)*, our statutory partner in all things preservation: this year SHPO helped us expand the Circuit Rider program to include a staff archaeologist and partnered on the Olmsted in Connecticut statewide survey and related celebrations and programs.
- This year marks 43 years of partnership with *Connecticut Preservation Action*, which defends historic preservation policies and funding at the State Capitol and in Washington.
- *American Institute of Architects, Connecticut chapter*: for the third year we jointly presented the Elizabeth Mills Brown Awards honoring projects that are noteworthy both for preservation and architectural design.
- Our partnership with the *American Society for Landscape Architects, Connecticut Chapter* deepened as we worked together on the Olmsted survey project and events around Frederick Law Olmsted's 200th birthday; ASLA members also served on the jury for the Picturing History: Historic Landscapes of Connecticut photo contest.
- *Eastern Connecticut Land Bank*, which works with municipalities to return distressed, underutilized, blighted, brownfield and historic properties to productive uses; PCT is represented on its board.
- *SustainableCT* supports inclusive, resilient, and vibrant Connecticut municipalities by providing comment and review of sustainability actions in historic preservation.
- We are working with the *Central Connecticut State University Public History Graduate Program*, *Southern Connecticut State University*, and the *Connecticut Historical Society* to strengthen our intern program.



Preservation Connecticut News,
January-February 2022



Technical assistance consultancy: Robert Hurd, AIA, at Deep River Historical Societ

ENGAGE & INSPIRE Strategic Plan Goal #2



Picturing History: Historic Landscapes of Connecticut: Kathryn Gage, Best in Show for "Foggy Fulton Park, Brass City"

Chris Fagan



Pond-Weed house, Darien: owners Chris and Ellen Fagan with PCT staff

Preservation Connecticut aims to engage and inspire new and more diverse audiences to support preservation. We spent the 2021-2022 fiscal year leading exciting public programs, advocating for strong policies protecting our heritage, and celebrating preservation excellence through our annual awards. In the process, we embraced dozens of partner organizations and hundreds of new audience members.

Creating exciting public programs

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

This year, Preservation Connecticut sponsored 25 events around the state. For our second juried photography contest, "Picturing History: Historic Landscapes of Connecticut," judges chose 37 photos from more than 80 entries. The exhibit opened once again at the Art League of New Britain, followed by the Woodbridge Library. It is currently on tour, making stops at the Carriage Barn Arts Center at Waveny Park, New Canaan, and the Loos Center at Woodstock Academy.

We continued "Talking About Preservation," discussing 15 topics (see sidebar). These virtual, weekly noontime conversations allow us to share happenings in preservation and engage community members. Since we started offering these programs in 2020, we have reached more than 3,000 individuals. The programs continue to be viewed in our YouTube library.

Our new blog series, "Living History: Pond-Weed House, Darien," made its debut. In it, we follow the progress as homeowners Ellen Hackl Fagan and Christopher Fagan restore Darien's oldest home (c.1694).

In-person tours are back! Preservation Connecticut partnered with Rediscovering History, a group of volunteers who preserve cemeteries, to tour North Stonington's Randall-Brown cemetery. Members also had the opportunity to visit the Colt complex in Hartford and the Barnum Museum in Bridgeport.

In partnership with the State Historic Preservation Office, we provided training workshops for local historic district commissions in Cheshire and Tolland.

Advocating for our historic heritage

We champion preservation of Connecticut's historic places. In FY2021-2022 Preservation Connecticut advocated for improved land use practices building upon statewide preservation tools and strengthening of the federal historic tax credit program.

Although this year's legislative session was quiet, Preservation Connecticut Circuit Riders and staff provided support for local advocacy efforts. They worked with citizens to address threats to properties in two historic districts (Groton and Suffield) and to the Deborah Chapel in Hartford (now a National Trust for Historic Preservation 11 Most Endangered listing), plus Plainfield High School, and the New Canaan Library. Although advocacy and outreach efforts were robust and petitions for these places garnered more than 2,000 signatures, the fate of some is still unknown.

Preservation Connecticut continued to work with 78 other organizations, including AIA Connecticut, the Connecticut Main Street Center, Connecticut Preservation Action, and Capital for Change, plus many individuals to advocate for more equitable zoning practices. Elements that align with preservation include support of transit-oriented development, walkable neighborhoods, and the reasonable consideration of the state's historic, tribal, cultural, and environmental resources. Together, we are working toward a more inclusive Connecticut.

On the national scene, Preservation Connecticut collaborated with local advocates, including Connecticut Preservation Action and the National Trust to track the Historic Tax Credit Growth and Opportunity Act (HTC-GO) which will strengthen the federal historic rehabilitation tax credit program.

Even in the digital age, *Preservation Connecticut News* still provides an important means of advocating for historic places. Throughout 2021 the back page highlighted the Connecticut Freedom Trail, which marks places important in African American history, before shifting to landscapes of the Olmsted firm in 2022. Major articles discussed preservation's contributions to sustainability and climate change and the debates over monuments to difficult historical personages or events.

Celebrating preservation excellence

Preservation Connecticut's 2022 Annual Awards—finally back in person—celebrated the accomplishments of people who made our state a better place to live by preserving our historic places. These awardees empowered volunteers, created jobs and homes, proclaimed civic values, and strengthened communities.

Awards of Merit:

- Legacy Theatre, Branford
- Metro Arts Studios, Bridgeport
- Clover Gardens, Hartford
- Martin Luther King, Jr., Campus, Hartford
- Swift Factory, Hartford
- Seven Hearths pelt room, Kent
- Norwalk Art Space, Norwalk
- C. J. Starr barn, Stamford

Harlan H. Griswold Award (presented jointly with the Connecticut State Historic Preservation Office): Nancy R. Savin, for contributions to the preservation and revitalization of historic places, including theatres and synagogues, as well as initiating the National Register and Archeological Preserve designation for the remains of the Jewish community of Chesterfield.

Elizabeth Mills Brown Awards (presented jointly with the Connecticut chapter, American Institute of Architects):

Excellence awards:

- Harbor House, Southport: J.P. Franzen Associates Architects, P.C.
- Hill-Stead Museum Visitors Center, Farmington: Centerbrook Architects and Planners
- Saint Mary Place, New London: Patriquin Architects
- Sun Tavern, Fairfield: David Scott Parker Architects, LLC

Merit awards:

- Joseph R. Ensign house, Simsbury: Crosskey Architects, LLC
- State Office Building, Hartford: Amenta Emma Architects
- Victorian Cottage and Barn, Fairfield: David Scott Parker Architects, LLC
- Elizabeth Park Visitors Center, West Hartford: Schadler Selnau Architects

- Protecting the Parkway
- Unconscious influence: Olmsted's Hartford
- Uncovering the Battle of Ridgefield
- Gravestones
- Vampire folk belief in Connecticut
- Prophet of place: George Dudley Seymour's vision for Connecticut's environment
- Meet the Circuit Riders
- Connecticut Landmarks combats a changing climate
- Protecting Dr. Martin Luther King Jr.'s legacy in Connecticut
- History from below: discovering Benedict Arnold's New Haven house site
- African American Cultural Heritage Fund
- P.T. Barnum's lasting legacy
- New London's Black Heritage Trail
- Documenting the stories behind historic houses
- Undertaking a Passive House retrofit



Tours: Colt factory in Hartford

STRENGTHEN THE ORGANIZATION Strategic Plan Goal #3



Trustees and staff at Keeler Tavern, Ridgefield



Circuit Rider Mike Forino uses a drone to inspect an historic building

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. In addition to our annual statutory payment, we received Partners in Preservation grants to fund the Circuit Rider program and statewide Olmsted survey plus an Historic Restoration Fund grant to repaint the boarding house. All of this preservation funding comes from the Community Investment Act.

We also are pleased to announce that in December of 2021, we received a grant of \$5,000 from CT Humanities' Connecticut Cultural Fund. We are using this funding to update our Local Historic District website, originally launched in 2011. In addition to a much-needed cosmetic revamp, we are working hard to make this site more user-friendly for commissioners and property owners alike.

On the private side, we are ever grateful to the foundations and individual donors who loyally support our work throughout the year. The 1772 Foundation, MLE Foundation, Anderson-Paffard Foundation, and others have supported us for ten or more years.

The Legacy Society and its bequests continue to be the strongest vehicle for building the endowment. The Society's chair, Ed Gerber, has been working with development staff to promote the Society and celebrate those who have made commitments to join the Society and ensure that Preservation Connecticut remains financially secure in the future.

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. We are proud to say we reached our membership dollar goal this year, and our retention rate and new member acquisition rate remain steady.

Staff. The professionals who carry out our day-to-day work are knowledgeable, effective, and able preservationists. 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, and various opportunities to learn more about tax credit programs, salvage efforts, and sustainability.

This year, we welcomed a new staff member, Stefon Danzcuk. As a Circuit Rider with a specialty in archaeology, Stefon is promoting understanding and stewardship of archaeological resources throughout the state by working directly with individuals, organizations, communities, municipalities, and project proponents.

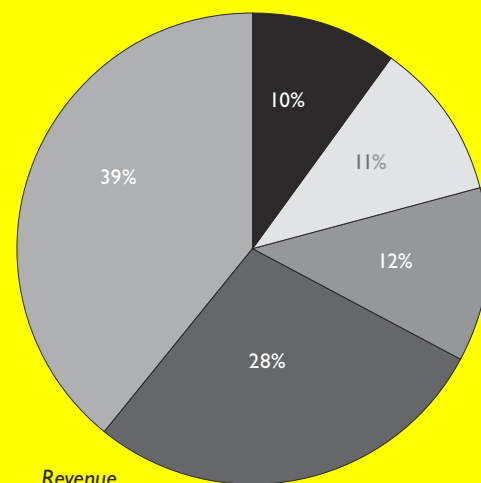
Interns have been an important part of our team. This year we welcomed Pat Wallace, a student at Central Connecticut State University's Public History Program, and Marissa Gibbs, from University of Vermont's Historic Preservation Graduate Studies program. Pat coordinated outreach and scheduling for the Olmsted survey, and Marissa researched social media content opportunities.

Board. The Board of Trustees is integral to the success of our organization. Comprising citizen-preservationists from around the state, the board lends critical insights as it governs and guides the organization. Outside of PCT, trustees serve leadership roles in nonprofit management, higher education, government, real estate, finance, architecture, arts and culture, and more. Approximately 50 percent of the board are women and 20 percent reflect diverse backgrounds. Board members actively participate in PCT's work. Many have joined staff on Circuit Rider visits or easement inspections and hosting events—in addition to working out strategic and organizational issues at quarterly board and committee meetings.

INCOME STATEMENT June 30, 2022

Operating Revenue

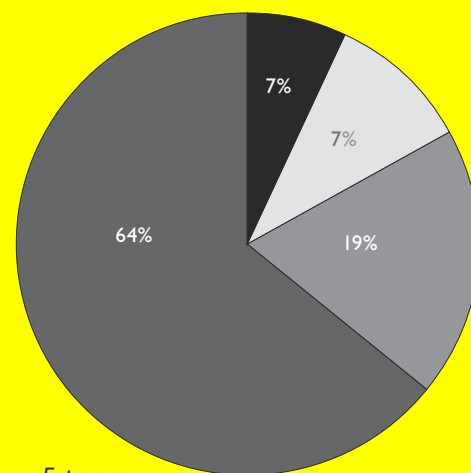
■ Corporations and foundations	\$128,750	10%	
■ Individuals and organizations	\$163,196	12%	
■ Government statutory grant	\$380,000	28%	
■ Other government grants	\$523,650	39%	67% (all govt. grants)
■ Program services	\$146,051	11%	
Total revenue	\$1,341,647	100%	



Revenue

Operating expenses

■ Program services	\$756,573	64%
■ Grants	\$224,912	19%
■ Development/fundraising	\$83,183	7%
■ Administration	\$118,566	10%
Total expenses	\$1,183,234	100%



Expenses

Balance sheet

June 30, 2022

Cash and cash equivalents	\$399,290
Operating investments	\$1,970,221
Other current assets	\$339,979
Property and equipment, net	\$186,016
Total assets	\$2,895,506
Accounts payable	\$32,114
Grants payable	\$193,400
Other current liabilities	\$197,201
Long term debt	\$76,396 (not shown on annual reports in the past)
Total liabilities	\$385,719
Net Assets	\$2,509,787
Total liabilities and net assets	\$2,895,506

2022 Elizabeth Mills Brown awards

Excellence 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 2022 awards recognize a variety of historic structures, all listed on the State or National Register of Historical Places and represent a variety of preservation approaches, from purist restoration, to adaptive use, to sustainability projects.

Jury members this year were: Alyssa Lozupone, Director of Preservation, Newport Restoration Foundation; Valerie Talmage, Executive Director, Preserve Rhode Island; and Martha Werenfels, FAIA, LEED, AP, of DBVW Architects. They selected seven projects for recognition, three Excellence awards, three Merit awards, and one Commendation.

Legacy Theatre, Branford: Wyeth Architects LLC

Since 1914, this little building in the Stony Creek National Register district has been a silent movie house, home to two theater groups (one featuring Orson Welles), a WWII parachute factory, a corset factory, and a puppet theater housing an important collection of Sicilian marionettes. In 2013 the nonprofit Legacy Theatre acquired the vacant building. With community support plus historic rehabilitation tax credits, the theater reopened in 2021 amid the Covid 19 pandemic. Great care was taken to protect historic fabric while providing up-to-date facilities, maximizing energy efficiency, and supplying ventilation for a healthful indoor environment. A recreated shed awning shown in old photographs shelters outdoor gathering space. Once again offering live performances, the Legacy Theatre has revived a century-long tradition of entertainment in Stony Creek.

Jury comment: The use of space is quite imaginative. Such a small building, and to pack that amount of theater space into it was really clever.

Exterior Restoration, Ball & Socket Arts Building 2, Cheshire: Maier Design Group, LLC

Building 2, built in 1850, is the first of five buildings to be rehabilitated as part of a multi-year project to convert the State Register-listed Ball & Socket factory into a regional arts and entertainment center. Beginning in 2019, the rehabilitation project overcame funding challenges, local approval hurdles, pandemic, and supply-chain problems to welcome its first tenant in 2022. The goal was to preserve as much original fabric as possible while adapting the building for new tenants and uses, the project retained about 50 percent of the original siding plus 119 historic window sashes, and much wood trim—all de-leaded, repaired, and reused. A ramp installed behind a row of existing garage doors forms an accessible entry while providing space for an eye-catching art installation.

Jury comment: This project hits all the marks. It gives a dilapidated building new life and gives back to the community.

Robert Benson Photography, LLC



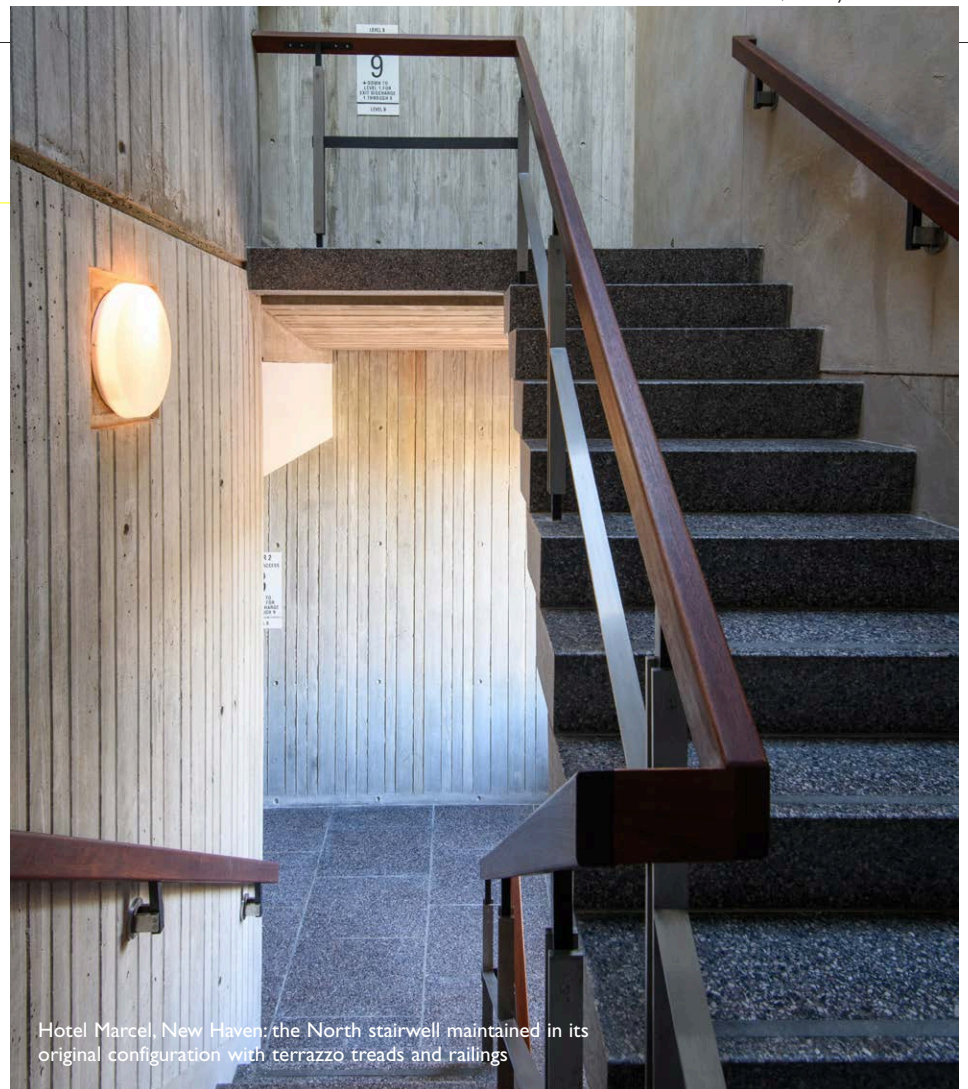
Legacy Theatre, Stony Creek

Hotel Marcel, New Haven: Becker + Becker

Marking the gateway to New Haven, Marcel Breuer's Armstrong Rubber Company building, begun in 1968, has been converted to a hotel while harnessing its inherent energy-efficient features to meet Passive House and LEED Platinum standards. The sculptural exterior remains unaltered (apart from the removal of a two-story wing in 2002), its simple rectangular massing yielding an efficient ratio of envelope to enclosed area. The large, deep-set windows reduce daytime lighting yet provide summer passive cooling and winter solar gain, with new triple-pane thermally broken glazing to ensure optimal acoustical and thermal performance. Original board-formed concrete work, paneling, floor materials, and light fixtures preserve the nuances of Breuer's design. Listed on the National Register, the building qualified for historic rehabilitation tax credits.

Jury comment: This is an awesome reuse of a Brutalist building that didn't try to doll it up. I hope it will turn more people on to Brutalism.

continued on page 22



Hotel Marcel, New Haven: the North stairwell maintained in its original configuration with terrazzo treads and railings

Francois Tellier



Building 2, Ball & Socket Arts, Cheshire

Thank You to Our Supporters!

Donors July 1, 2021 through June 30, 2022

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

Preservation Circle Donors

Chairman's Circle \$100,000 and above

The 1772 Foundation
State Historic Preservation Office,
Department of Economic and
Community Development

Chairman's Circle \$10,000 and above

Edward F. Gerber
Mr. and Mrs. Peter L. Malkin
MLE Foundation
Suzanne Salomon

Chairman's Circle \$5,000 and above

Anderson-Paffard Foundation, Inc.
Connecticut Humanities Council
Dr. Heather Nolin

Chairman's Circle \$2,000 and above

Mary Jean Agostini
Margaret and Peter Anderson
Ellen Gould

Chairman's Circle \$1,000 and above

Deb Cohen
Andrew Drabkin and Brian Hughes
Joan and Jeremy Frost
Wes Haynes and Anne Van Ingen
Mr. and Mrs. Garry Leonard
Josephine Merck
Jeffrey Morgan
Mr. and Mrs. Charles Royce
Mr. and Mrs. Robert Svensk
Summer Hill Foundation

Preservation Patron \$500 and above

Martha and James Alexander
Frederick Bland
Sara C. Bronin
Robert E. Buckholz, Jr., and
Lizanne Fontaine
Wendy Weaver Chaix
Andrea K. Cross
Raymond and Susan D'Angelo
Diebold Foundation, Inc.
Gail Erickson and Christa Rice
Mimi Findlay
Henry Griggs
Mr. and Mrs. John Harrington

Garrett and Maureen Heher
John Herzan and Lauren Brown
Kenneth Johnson
Lane B. Kirby
Mr. and Mrs. Keith L. Knowlton
Lee G. Kuckro
Marta Jo Lawrence
The Hon. Charles T. Lee
Michael and Jane Montanaro
The Noyes Family Partnership
Charles S. Rotenberg, AICP
Caroline Sloat
Ted and Jeanne Storb
Barbara Sternal
Mrs. John M. Timken
Gail Wall
David Westmoreland and
Mike Musnak
Mr. and Mrs. Wick York

Preservation Sponsor \$250 and above

William H. Ahrens
Benjamin M. Baker
Robin M. Beckett
Ralph C. Bloom
Mr. and Mrs. Robert Britton
Mr. and Mrs. Lawrence C. Caldwell
Jay E. Cantor
Marian Castell
Carol Cheney
Frank J. Chiaramonte
Charles T. Clark
Mr. and Mrs. Robert B. Dannies, Jr.
Ruth Ann Davis
Jared and Claire Edwards
Mr. and Mrs. Michael Elgee
Walter M. Fiederowicz
Perley Grimes, Jr.
Mr. and Mrs. Scott A. Hanley
Mr. and Mrs. Edward Havrilla
Helen Higgins
Mary-Michelle U. Hirschoff
Adrienne Farrar Houel
Richard and Beverly Hughes
Joan Loos
Alexandra Lyman
Mr. and Mrs. William MacLaren
Susan B. Matheson
Gary Nurnberger, AIA LEED AP
The Reverend Mark K.J. Robinson
and Eleanor Perkins
Thomas G. Ronalter
Philip G. Samponaro

Richard Shanahan and Jean Routt
Mr. and Mrs. Ronald G. Strackbein
Robert Tierney
Weston Ulbrich
Gregory Waterman and
Rachel Pattison
Dr. Jonathan Wharton
James A. Williams
Deanne H. Winokur

Heritage Partner \$100 and above

Nancy Berliner M.D. and
Alan Plattus
Mr. and Mrs. Robert C. Blake
Catherine Bolduc
Diane Boston
Suzanne Braley
Harold C. Buckingham, Jr.
Mr. and Mrs. Michael S. Burd
Patricia Catchpole
Nicole Cignoli and
Albert Misiewicz, Jr.
Frank and Deborah Cooper
Ruth Cutler
Mr. and Mrs. Pater W. Dalton
Dr. and Mrs. Garfield W.
Danhower III
Raymond and Susan D'Angelo
Mr. and Mrs. Philip C. Dennehy
Mr. and Mrs. Rodney W. Devine
Helen Dimos
Dr. Leo P. Donovan, Jr.
Ray and Marie Dube
Henry P. and Diane W. Dynia
Theodore and Kristina Ells
Inger M. Elliott
Janet Ellsworth
Dr. Margaret McCutcheon Faber
Mr. and Mrs. Robert H. Finkelstein
Elizabeth Frankel
Emil H. Frankel
Jack and Ann Franzen
Guy G. Gabrielson III, AIA
Pam and Paul Gallagher
Gwen George-Bruno
Karyn M. Gilvarg
Glenn Gissler
Laurel Goodgion
Mr. and Mrs. Arnold C. Greenberg
Briann Greenfield
Marion Griswold
Heidi Groeger
Elwin Guild and Joan Giesemann

Betty Hale
Angie Hein
Marcia Hinckley
Mr. and Mrs. Robert A. Horwitz
William Hosley and
Christine Ermenc
Donna Howard and Martin Post
Mr. and Mrs. Robert Hurd
Jeff M. Kaufman
Jean King
Paul J. Knierim and
Gregory J. Nickett
Barbara J. Lamb
Dennis C. Landis
Sharron Laplante
Dr. Dawn L. Leger
Thomas Lentz
Mr. and Mrs. Timothy MacDonald
Carole A. Laydon McElrath
Cynthia Mackay
Jean and Daniel Mackay
Denise Manzari
Susan and Leonard Mark
James and Larisa Mann
Vacek Miglus
Edward T. Mohylowski
Mr. and Mrs. David W. Moore
Mr. and Mrs. Nicholas J. Moore
Kenneth Nelson
Sara Nelson
Mr. and Mrs. Gregory E. Nole
Mr. and Mrs. Thomas M. Noone
Martha Okie-Fouracre and
Anthony J. Fouracre
Mr. and Mrs. Cormac O'Malley
Mr. and Mrs. James Parda
Bruce B. Peabody
Edith Pestana
Raymond Pierson and
Anne T. Roberts-Pierson
Roberta Pilette
Raphael L. Podolsky
Evelyn Acheson Purdy
Susan W. Radel
Mr. and Mrs. Greg Rodiger
Stewart G. Rosenblum
Elizabeth and Richard Rumohr
Jamie Saakvitne
Nancy R. Savin
John G. Sawyer
James Scaramozza and
Michelle Brophy
Joseph Schiffer
Christopher and Dudley Schipper

Paul H. Serenbetz
 Mr. and Mrs. Fred Sette
 Mr. and Mrs. John W. Shannahan
 Elizabeth Shapiro
 Mr. and Mrs. John W. Sheppard, Jr.
 Roberta A. Lotreck Silver
 Gary and Susie Singer
 Robert H. Smith, Jr.
 Richard and Kerala Snyder
 Gregory and Maria Stanton
 Elaine B. Stiles
 Janet S. Stulting
 Dr. F. Peter Swanson and
 Mr. Robert Gregson
 David Sulkis and Diane Scarponi
 Joshua Sylvester
 Gretchen Swibold
 Susan Tabachnick
 Barbara Timken
 John B. Toomey, Jr., and
 James L. Dwire
 Renée Tribert
 Susan Tritschler
 James Urbano
 Mr. and Mrs. John Vassallo
 Jane and Peter Vercelli
 Sue and Robert Vincent
 Gay G. Wagner
 Anne E. and Gary J. Westerman
 Mr. and Mrs. Rick Wies
 Carl H. Wies and
 Margot Hardenbergh
 Edwin P. Williams
 Mr. and Mrs. David Wolfram
 John M. Woolsey
 Robert D. Yaro
 Mary Young
 Zachs Family Foundation
 Sally Zimmerman and Allen Olsen

Local Business Partners

Chairman's Circle \$1,000 and above

R.J. Aley, Building & Remodeling, LLC
 Paul B. Bailey Architect, LLC
 Crosskey Architects, LLC
 Neil Hauck Architects P.C.
 Hoopes Morgenthaler Rausch & Scaramozza LLC
 Innerglass Window Systems
 Kemper Associates Architects
 Scholar Painting & Restoration
 SilverBrick Group

Preservation Patron \$500 and above

The Architects
 Architectural Preservation Studio
 Babbidge Construction Company, Inc.
 Built Rite Carpentry
 Connecticut Roofcrafters
 Mark P. Finlay Architects, AIA
 J.P. Franzen Associates Architects, PC
 Hudson Valley Preservation Corp.
 JMKA Architects
 Kronenberger and Sons
 Restoration, Inc.
 LaRosa Building Group LLC
 David Scott Parker Architects, LLC
 The Russell Agency, LLC
 Scott Springer Architect, LLC
 Svensk & Company Inc.
 Winn Development

Preservation Sponsor \$250 and above

Archaeological and Historical Services, Inc.
 Bruner/Cott Architects
 Burdick Road Orchard LLC
 John Canning & Co., Ltd.
 GL Capasso Inc.
 Connecticut Main Street Center, Inc.
 CrateCrafts Fine Woodworking
 MaryLou Davis, Inc.
 EcoRad, Inc.
 Christopher Fagan Studio
 Architecture PLLC
 Giliberto & Sons, LLC
 The Gilman Brothers Company
 William Gould Architectural Preservation, LLC
 EJ Iott LLC
 J[C] Architecture
 Loring & Son Masonry Restoration, Inc.
 Pirie Associates Architects
 Proulx Building and Remodeling, LLC
 Rob Sanders Architects, LLC
 TO Design, LLC
 Vineyard Consulting
 Wiss, Janney, Elstner, Associates, Inc.

Heritage Partner \$100 and above

Mark Aldieri, AIA
 AMEICO Inc
 Amodio and Co. Real Estate
 Archer Engineering Company
 Architectural Components, Christopher James
 Becker and Becker Associates, Inc.
 Bring Back Barns Timberframers
 Building Conservation Associates
 Cenaxo, LLC
 Cirrus Structural Engineering, LLC
 The Cooper Group
 East Guilford Construction, Inc.
 Epsilon Associates, Inc
 Fercodini Properties, Inc.
 FHI Studio
 FOCUS Government Affairs
 Gill & Gill Architects, LLC
 Michael Glynn Architects
 GNCB Consulting Engineers, Inc.
 James K. Grant Associates
 Grunberg Realty
 Elyse Harney Real Estate
 Hatch Builders
 Frederick William Hoag Architect
 Housing Enterprises, Inc.
 Johnson Millwork, Inc.
 Jones Family Farms
 LaRoche Builders LLC
 Lawrence Real Estate Associates, Inc
 Litchfield Builders, Inc.
 Martha Lyon Landscape
 Architecture, LLC
 McAree Mason Contractors
 Mystic River Foundry, LLC
 New Grand Light, LLC
 Noyes Vogt Architects, Inc.
 Robert Orr & Associates, LLC
 Oxford Builders, LLC
 Petra Construction Corporation
 Pillar to Post Home Inspectors
 Allen Ross Architecture
 Sand Fiddler Marketing
 Seventy2 Architects, LLC.
 Silver Petrucelli and Associates
 The L. Suzio Concrete Co.
 Valley Restoration LLC
 Vallone Ventures LLC
 Versteeg Associates, LLC
 Walker Consultants
 Window Restorations of
 Connecticut LLC DBA BiGlass
 of Connecticut
 Wyeth Architects LLC
 Yale University Library

Local Partner Organizations

\$250 and above

Central and Laurel Hill Cemetery Associations
 Greenwich Preservation Trust
 New Milford Trust for Historic Preservation
 The Norwalk Art Space

Up to \$250

Leroy Anderson Foundation, Woodbury
 Avery Memorial Association, Groton
 Avon Historical Society
 Ball & Socket Arts, Inc., Cheshire
 Bozrah Historical Society
 Bridgeport Public Library
 Bushnell Park Foundation, Hartford
 Chester Historical Society
 Church of the Good Shepherd, Hartford
 City of New London- Department of Economic Development
 City of Shelton, Community Development
 Colchester Historical Society
 Columbia Historical Society
 Congregation Beth Israel
 Connecticut Antique Machinery Association, Kent
 Connecticut Landmarks, Hartford
 Connecticut League of History Organizations
 Connecticut State Library, Hartford
 Coventry Historical Society
 Deacon John Grave Foundation
 Derby Historical Society
 The Dudley Farm, Guilford
 East Haven Historical Society
 East Lyme Historical Society
 Enfield Historic District Commission
 Fairfield Museum and History Center
 Fairfield Public Library
 First Congregational Church of Barkhamsted
 First Ecclesiastical Society of East Haddam
 The Mary & Eliza Freeman Center for History and Community
 The Friends of the Cossitt Library, Granby
 Friends of Valley Falls, Vernon
 Glebe House Museum, Woodbury
 Grace Episcopal Church, Windsor

continued on next page

Greenwich Historical Society
Guilford Historic District
Commission
Haddam Historical Society
Hampton Antiquarian & Historical
Society
Harriet Beecher Stowe Center
Hicks-Stearns Family Museum
Hill-Stead Museum
Historic New England,
Waltham, MA
Hyland House Museum
Indian & Colonial Research Center,
Inc., Mystic
Indian Hill Cemetery Association
Keeler Tavern Museum, Ridgefield
Killingworth Historical Society
Lebanon Historical Society
Madison Historical Society
Meriden Public Library
Middlebury Historical Society
Middlesex County Historical
Society, Middletown
Milford Historical Society
Mystic Seaport Museum, Mystic
New Canaan Historical Society
New England Hebrew Farmers
of the Emanuel Society of
Chesterfield, CT
New Haven Museum
New Haven Preservation Trust
New London Landmarks
New London Maritime Society,
Inc.
Newtown Historical Society
Norwalk Historical Society
Old Lyme Historic District
Commission

Old Saybrook Historical Society,
Inc.
Oxford Historical Society, Inc.
Pequot Library Association,
Southport
Preserve New Fairfield
Preston Historical Society
The Public Archaeology Lab., Inc.,
Pawtucket, RI
Redding Planning Commission
Ridgefield Historical Society
Rockfall Foundation, Middletown
Roxbury Historic District
Commission
St. Anthony Chapel Foundation,
New London
St. James Episcopal Church,
New London
Salmon Brook Historical Society,
Granby
Shehadi Advisory
Slater Memorial Museum,
Norwich
South Windsor Historical Society
Stanley-Whitman House,
Farmington
Stratford Historical Society
Stratford Library
Strong Family Farm, Vernon
Tarrywile Park & Mansion,
Danbury
Torrington Historical Society
Totoket Historical Society,
North Branford
Town of Berlin-
Historic District Commission
Town of Eastford,
First Selectman's Office

Town of Hebron,
Town Manager's Office
Town of Killingworth,
First Selectman
Town of New Milford,
Mayor's Office
Town of Portland, First
Selectwoman's Office
Town of Redding, First
Selectwoman's Office
Town of Westport Historic
District Commission
Town of Woodbridge,
Selectman's Office
Town of Woodbury,
First Selectman's Office
Trinity Episcopal Church,
Southport
Vernon Historical Society
Waterford Historic Properties
Commission
Waterford Historical Society
Westport Library
Wilton Historical Society
Wintonbury Land Trust,
Bloomfield

Matching Grant Organizations

Comcast NBC Universal

Don't see your town here?

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



Preservation Circle

- ☐ Chairman's Circle \$ 1,000
- ☐ Preservation Patron \$ 500
- ☐ Circuit Rider Sponsor \$ 250
- ☐ Heritage Partner \$ 100

Basic Membership

- ☐ Business \$ 100
- ☐ Non-profit/Municipal \$ 75
- ☐ Family \$ 50
- ☐ Individual \$ 40



You can join the Preservation
Connecticut online too, at
www.preservationct.org

JOIN PRESERVATION CONNECTICUT!

Name ☐ Mr. ☐ Mrs. ☐ Ms. ☐ Miss _____

Street _____

City _____ State _____ Zip _____

Telephone (_____) _____

Email _____

Employer (for matching gift program) _____

☐ Check enclosed (payable to "Preservation Connecticut") Charge my: ☐ Mastercard ☐ Visa ☐ American Express

Card Number _____ Exp. Date ____/____/____

Signature _____

Mail to: 940 Whitney Avenue, Hamden, CT 06517-4002 Telephone: (203) 562-6312 All contributions are tax deductible.



EDWARD F. GERBER'S LEGACY

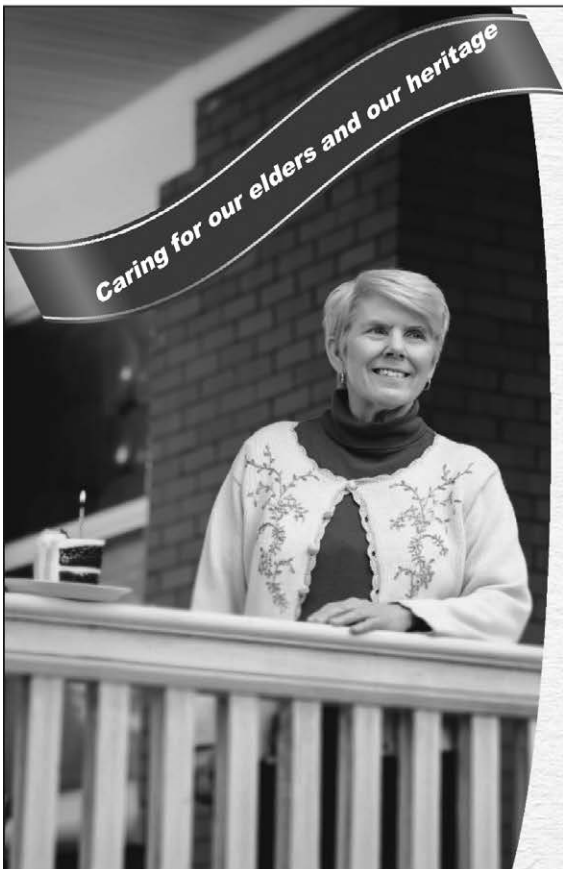


"My entire life, I've been passionate about preserving historic buildings and places. I felt compelled to join Preservation Connecticut's Legacy Society, as well as contribute during my lifetime, because Preservation Connecticut is the only statewide preservation organization and it needs individuals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

Please remember
Preservation Connecticut
in your will or estate plan.
We are incredibly grateful
to the visionary donors who
have given to us.



*Home is 1,700 square feet of memories,
8 rooms of family gatherings, and a
backyard with dozens of birthday parties.*



*We give people the help they need
to live in the place they love.™*



**Griswold®
HOME CARE**

Delivered with heart.™

If you need in-home, non-medical assistance we can help.
Call **203 776-2273** and we'll connect you to your closest of 7 offices.

GriswoldHomeCare.com

© 2016 Griswold International, LLC

Historic Home Specialist



MJ Agostini, Realtor

Cell 860-995-9665 Office 860-788-7001
RE/MAX Right Choice
1195 Farmington Avenue Berlin, Ct

RE/MAX



Owning an old house is the best way to create historic preservation...

Tom Nissley 203-322-1400

tnissley@bhhsNE.com
Berkshire Hathaway HS
New England Properties



Licensed in CT #RES.0763363

Infrared Proof: Our Storm Windows Save Energy!



Innerglass
Window Systems, LLC
The Compression-Fit Advantage

Innerglass Interior Storm Windows keep the building *warm* in the winter without sacrificing the charm and beauty of *existing* historic windows.

Noise reduction better than replacement windows.

Compression-fits to ANY window, no matter how crooked!

Innerglass (left)
Existing window (right)



Innerglass Window Systems, LLC
15 Herman Drive • Simsbury, CT
1-800-743-6207 • www.stormwindows.com



R.J. ALEY LLC
The Old House Experts
Serving Greenwich, CT to New Haven, CT
CT Trust for Historic Preservation Member

NAHB Certified Green Builder
CT Lic. # 570003

(203) 226-9933
rjaley.com

Bathrooms & Kitchens • Additions & Remodeling • Carpentry & Repair Work
Porch Repair & Rebuilding • Historic Preservation • Wood Window Restoration
Wood Storm Windows & Screens • Plaster Repair & Restoration
Energy Efficient Upgrades • ENERGY STAR® Home Builders

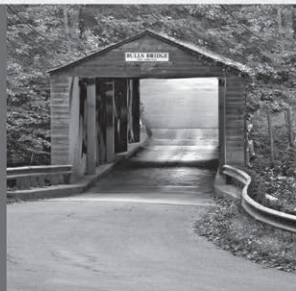


HISTORIC RESTORATION

Historic Masonry	Trim Restoration	Structural Repair
Copper Installation and Restoration	Lead Paint Stabilization	Window Restoration
Metal Restoration	Concrete Restoration	Asbestos Handling
Protective Coatings	Decorative Painting	Roof Repair and Replacement
Wood Siding Replacement	Waterproofing	Gutters



Historic House in New Haven



Bull's Bridge in Kent



Liberty Community Housing



Enfield Old Town Hall



Smith Street Barn

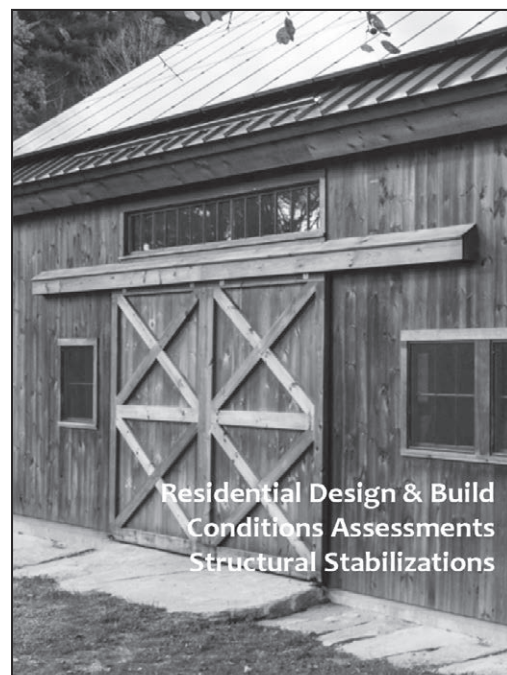


South Britain Library



The Southbury Old Town Hall

Website: www.Scholarpainting.com
email: scholarpainting@gmail.com
Phone: 877-447-2465



Residential Design & Build
Conditions Assessments
Structural Stabilizations



HUDSON VALLEY
PRESERVATION

Preserving the past while building for the future

Kent 860.592.0500 hvpcorp.com #0557364

KRONENBERGER & SONS RESTORATION

We're Remaking History!



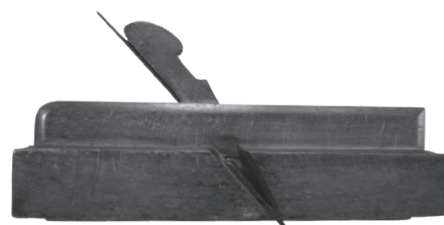
- General Contractors
- Masonry Restoration
- Structural Stabilization
- Window Restoration
- Lead & Asbestos Abatement



MIDDLETOWN, CT
860-347-4600



www.kronenbergersons.com



Built Rite Carpentry

**Rick Gallagher and Son
Litchfield, CT**

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

Email: builtriterestoration@gmail.com
Phone: (860) 919-6982



HISTORIC PROPERTIES EXCHANGE

Threatened Buildings and Easement Properties Available — November/December 2022

Preservation easements protect the historic character of old buildings, structures and landscapes and require approval of proposed changes. When one of the many properties throughout the state on which Preservation Connecticut holds

easements is on the market, we may list it here. To learn how to safeguard your property for future generations through an easement, explore Stewardship on our website, preservationct.org/steward, or contact Christopher Wigren, Deputy Director.

The Smith Worthington Saddle Company (right)

275 Homestead Avenue,
Hartford

(1915, 1920, 1923, 1926, 1942)

\$1,250,000

Redevelopment opportunity of historic industrial building. Constructed in 1915 for the Hartford Special Machinery Company and its production of specialty machines, machine components and tools for manufacturers. Later additions were made in 1920, 1923, 1926, and 1942. Hartford Special Machinery Company stayed at this location until 1960 when all operations were moved to a Simsbury facility. Subsequently occupied by Smith-Worthington Company, the nation's oldest manufacturer of saddles and tack, until recent closure. The property is listed in Preservation Connecticut's Mills: Making Places of Connecticut industrial survey and is individually listed on the National Register of Historic Places, which makes it eligible for both State and Federal historic rehabilitation tax credits. In Opportunity Zone; building area is 80,790 sq. ft.; 2.97 acres.

Contact: Carl Berman, NAI Elite, 860-841-3821, cberman@naielite.com



Hopkins & Allen Fire Arms Mill (above)

132-176 Franklin Street, Norwich (1905)

\$5,400,000

Redevelopment opportunity of historic industrial building. Originally the Hopkins and Allen Fire Arms Company, which manufactured pistols, rifles, and shotguns until declaring bankruptcy in 1917. Next occupied by Marlin-Rockwell Company, also producing firearms, until c.1921 when plant converted to textile manufacturing under the J.B. Martin Company. Production

continued until 1970s when J. B. Martin moved all operations to South Carolina. Later occupants include Eastern Pants, Co., Rose City Dying, Norwich Textile Finishing, and SMS Textile. The property is listed in Preservation Connecticut's Mills: Making Places of Connecticut industrial survey and has the potential to be listed on the State Register of Historic Places, which makes eligible for State historic rehabilitation tax credits. In Opportunity Zone; building area is 16,526 sq. ft., 1.83 acres.

Contact: Michael Beaudry, EXP Commercial, 860-990-3229, michael.beaudry@expcommercial.com



Daniel Morgan house, Preston (1792)

Center-chimney, five room plan with pediment façade and double front doors, typical of eastern Connecticut, available for removal. The 2,400 square foot country dwelling, constructed of oak, retains five fireplaces, smoke chamber and its original interior woodwork that reflects the transition from the Georgian to the Federal period, one room to another. Ceiling height is approximately seven feet six inches on both the first and second floors. The building must be removed.

Contact: William Gould Architectural Preservation LLC, 860-974-3448, preservation1@mindspring.com



140 & 156 South Main Street, Suffield (c.1860, 1952)

\$890,000

Former St. Joseph's Catholic Church property available for purchase. Closed after merger with Suffield's Sacred Heart Church in 2017. Mid-twentieth-century church is 6,300 sq. ft. and includes finished basement with community room. Italianate rectory originally the



George W. Loomis house, is 5,376 sq. ft. and features two-story front porch and rooftop cupola. Property also includes 1,830 sq. ft. house originally used as convent, and two modern, detached garages. Located in Suffield National Register historic district, which makes it eligible for State and Federal historic rehabilitation tax credits; a portion of the property is also located in Suffield Local Historic District. Total acreage: 17.12.

Contact: Keith Kumnick, Colliers, 860-616-4019, keith.kumnick@colliers.com

Deadline for the next issue is December 20, 2022

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, or call (203) 562-6312.

Elizabeth Mills Brown awards; cont'd from page 13

Merit Awards

Pine Orchard Union Chapel, Branford: Joseph Sepot Architects

After 125 years, this chapel, built in 1897 to serve summer residents and listed on the National Register, needed restoration. Structural deficiencies were corrected, missing decorative elements restored in accordance with historic photographs, multi-pane windows were sensitively repaired, and code-compliant upgrades to electrical and plumbing systems were performed. Once again, the chapel plays welcoming host to the Pine Orchard community.

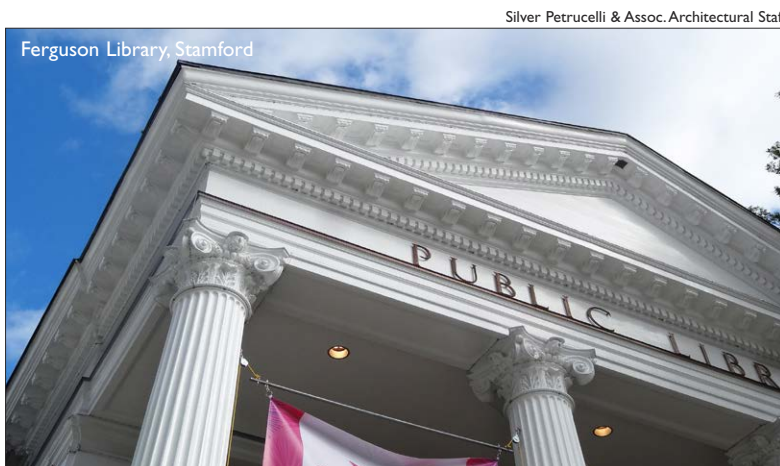
Jury comment: It's fabulous to see this small chapel so lovingly preserved. The attention to detail makes my preservation heart happy.



Ferguson Library Restoration, Stamford: Silver Petrucelli & Associates

An envelope study of this 1909 library, listed on the National Register, identified maintenance and restoration needs, most notably the replacement of a fire-damaged column. The remaining wood columns were measured, and a new one constructed to match. A replica of the plaster capital was created by stripping 30-odd layers of paint from one quadrant for a mold. Replacement mutules for the pediment were created using this same method.

Jury comment: All too often, prominent civic buildings like libraries don't get the respect they deserve—this one did.



Montgomery Mill, Windsor Locks: Crosskey Architects, LLC

Located between the Windsor Locks Canal and the Connecticut River, the long-vacant Montgomery Mill, built between 1891 and 1939, has been converted to multifamily housing. Redevelopment was highly regulated due to site constraints, flood zone designation, and soil contamination. Design measures undertaken to withstand flooding included new basement partitions and vents to move water from the building. Federal and state historic rehabilitation tax credits helped make the project possible.

Jury comment: A great example of reusing a vacant mill building, which is a challenge and a priority in Connecticut.



Commendation for respect for historic fabric & context

87 Trumbull Street Building Move: Petra Construction Corporation

While moving buildings is never the first choice in preservation, in this case the relatively modest

but significant Benjamin Silliman house (1807) remains in the same National Register district while allowing the university to expand.

For more on this year's Elizabeth Mills Brown Awards, visit <https://aiact.org/elizabeth-mills-brown-award-awardees/>.

Hillside Cemetery, cont'd from page 20

One of those four is Hillside Cemetery in Torrington, established in 1907 when the downtown burial ground became full. A group of community leaders acquired land on the edge of town and hired Olmsted Brothers Landscape Architects to lay out the cemetery. In addition to the general design, the firm designed ten family plots and continued to plan new sections as they were needed, into the 1960s.

The design of Hillside cemetery embodied the principle of subordination in several ways. First, the plan was conceived to take advantage of the existing character of its rural site. In an early report, Percival Gallagher, the Olmsted partner in charge, noted a "particularly beautiful view south" and recommended that plantings be managed to keep the view open. Curving roads followed the topography, with unobtrusive retaining walls creating level areas suited to burials. Rhododendrons were planted in large numbers, augmenting those naturally growing in the area.

Recognizing the beauty of the site, the cemetery board asked Gallagher to plan for the new cemetery also to function as a public park. Gallagher agreed, but only in a way consistent with the cemetery's principal purpose. He wrote that the land could be a place for "quiet recreation, but not in the way that parks are usually used, that is, for picnicking, games and the like. Otherwise, the use of the property by holiday-makers will defeat its highest purposes which should appeal to the mind in a serious way and lead to contemplation and peacefulness on the part of the visitor."

To guide future development and maintenance of the cemetery, the Olmsted firm created a handbook, which makes several points reminding future managers of the need to keep the purpose and nature of the cemetery always in mind. The handbook says, "In the design of Hillside Cemetery it has been our aim, with due regard to the economical use of the land to preserve and develop the natural loveliness of the place. This quality in the landscape setting of a burial ground is most to be desired, and yet most easily destroyed. Our observations of



The Olmsted firm designed the Migeon-Swayze family plot to fit harmoniously into the landscape of Hillside Cemetery.

cemeteries in general, have led us to the conclusion that too often they become so over-ornamented with purely gardenesque features as to destroy the dignity of their purpose."

More specifically, the handbook states that all headstones and monuments, "shall be of such size and character as to be neither offensive nor injurious to the appearance of the surrounding lots of ground or of harmony with the general plan of the cemetery."

Careful attention to the main purpose and character of Hillside Cemetery, in its original design and ongoing development, account for its success as a designed landscape. 🌿

Hillside Cemetery is located at 76 Walnut Street, Torrington, Connecticut. More information can be found at OlmstedOnline.org, posted under job 03277, and at www.hillsidecem.org. A nomination to the National Register is in preparation.

We help to:

Secure and maintain funding for the...

COMMUNITY INVESTMENT ACT

Work to expand...

STATE HISTORIC TAX CREDITS

Allowing millions of dollars more to go towards supporting historic preservation projects in Connecticut.

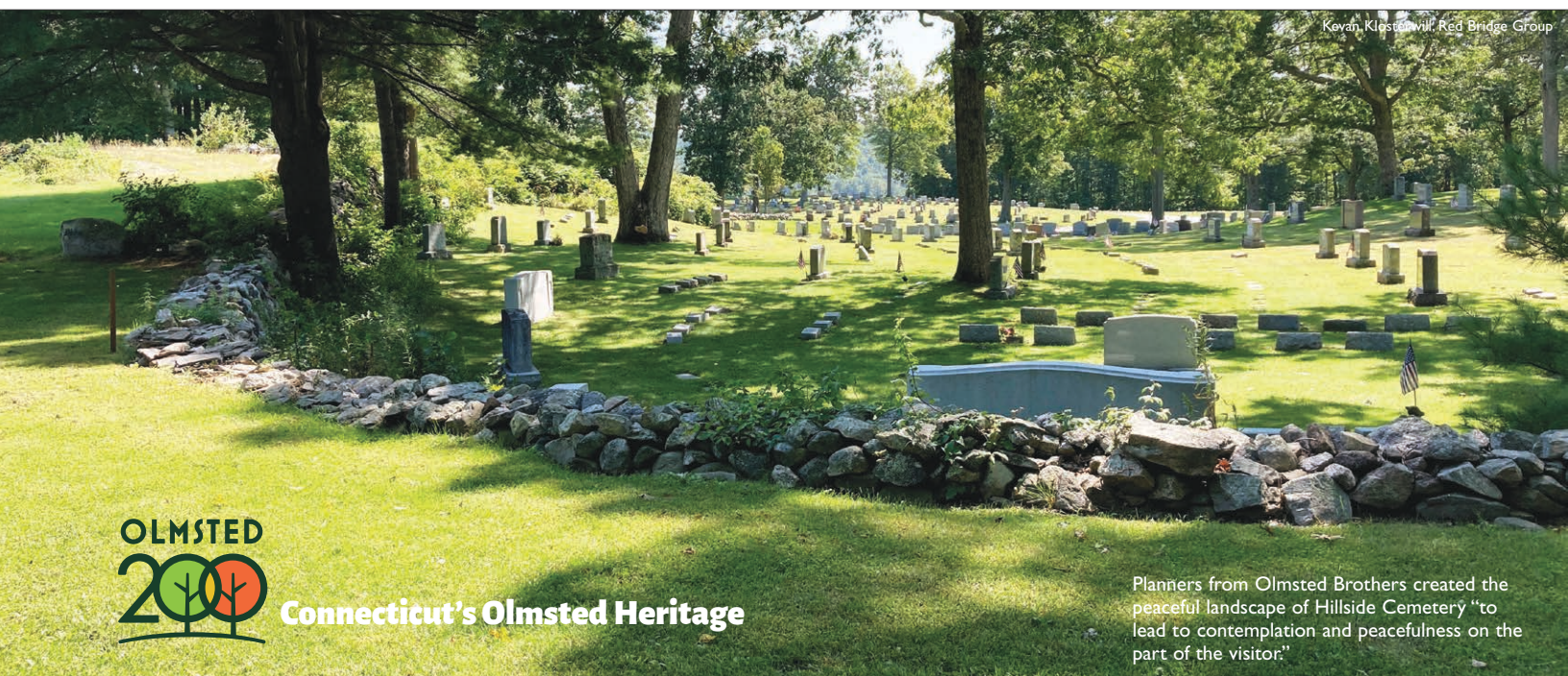


**CONNECTICUT
PRESERVATION
ACTION**

**THE PRESERVATION COMMUNITY'S
UNIFIED VOICE IN HARTFORD SINCE 1980**

To learn more please visit:

WWW.CTPRESERVATIONACTION.ORG



Kevin Klopstein/Red Bridge Group



Connecticut's Olmsted Heritage

Planners from Olmsted Brothers created the peaceful landscape of Hillside Cemetery "to lead to contemplation and peacefulness on the part of the visitor."

The main point: **Hillside Cemetery, Torrington**

Editor's note: In 2022 each issue of Preservation Connecticut News features a Connecticut site associated with the Olmsted landscape firm. Material is drawn from the Olmsted in Connecticut landscape documentation project being carried out by Preservation Connecticut, the Connecticut State Historic Preservation Office, and consultants from the Red Bridge Group in observance of the 200th anniversary of Frederick Law Olmsted's birth.

From Frederick Law Olmsted in the 1860s to Olmsted Associates in the 1960s, every landscape design by the Olmsted firm was created for a specific purpose and was envisioned to have a specific character. All elements and features

within the landscape had to support, or at least not detract from, that purpose and character. This is what Olmsted scholar Charles Beveridge called the principle of subordination.

Cemeteries were difficult for the members of the Olmsted firm. Cemeteries, they believed, should provide a setting conducive to peaceful contemplation and respectful remembrance of the dead—something difficult to achieve in a landscape divided into individual plots where grandiose monuments vied for viewers' attention. Perhaps that is why the firm designed only four complete cemeteries in its history of over 100 years.

continued on page 19