

PRESERVATION CONNECTICUT NEWS

Connecticut Preservation Awards 2023

Preservation stories often tell of threats and losses, so it is heartening to turn instead to stories of accomplishment and creativity. Preservation Connecticut's awards of merit for 2023 tell stories of rejuvenated places where we can work or play, gather and govern, or create. They tell stories of places that provide shelter, conserve resources, and remind us of who we are and where we come from. They tell stories of places whose rejuvenated past can contribute to a richer future.

In this issue, Preservation Connecticut is proud and pleased to highlight outstanding preservation achievements from around the state, as well as a long-time leader who has contributed richly to the protection and enhancement of Connecticut's built environment through professional and volunteer commitment. Turn to page 4 to start reading...

Restoration of the Old State House in Hartford, was overseen by SmithEdwards Architects in 1996. Partner Jared Edwards, FAIA, received this year's Harlan Griswold Award.

The Connecticut Democracy Center

Grants from The 1772 Foundation and Preservation Connecticut



Windham Inn

The 1772 Foundation has granted a total of \$134,000 for maintenance and repairs to 16 historic Connecticut sites. Available to Connecticut's nonprofit organizations, these grants provide for exterior work on beloved community assets. Preservation Connecticut is administering the grants, in the twelfth year of its ongoing partnership with the foundation. This year, the program received 57 pre-applications requesting a total of \$470,780 and 25 final applications requesting a total of \$230,298. The recipients are:

- Branford Land Trust, window restoration, Stony Creek school (1865; NR): \$10,000
- Clinton, Adam Stanton House, Inc., window restoration (1791; NR): \$10,000
- Cheshire, Ball & Socket Arts, Inc., office building (1918; SR) window restoration: \$10,000
- Madison Historical Society, Allis-Bushnell house (1785; NR), painting: \$10,000
- Morris Historical Society, 1772 Schoolhouse (1772; NR), roofing: \$10,000
- Mystic Seaport Museum, American Seamen's Friend Society Reading Room (1841; NR), roofing: \$10,000
- New Milford Historical Society, bank building (c.1820; NR), masonry repairs: \$7,000
- Newtown Historical Society, Matthew Curtiss, Jr. house (c.1750; SR), roofing: \$10,000
- Norwich Arts Center, St. Mary's Total Abstinence and Benevolent Society building (1891; NR), floor repairs: \$7,500
- Old Saybrook Historical Society, General William Hart house (1767; NR), roofing: \$10,000
- Thompson Historical Society, Old Town Hall (1842; NR), painting: \$10,000
- Wallingford, Gaylord Hospital, Alaric Persky building (1931; SR), roofing: \$6,000
- Washington, Steep Rock Association, Isaac Camp house (c.1760; NRE), chimney repair: \$3,500
- Windham Free Library Association, Dr. Chester Hunt's office (1790; NR), painting: \$10,000
- Windham Preservation, Windham Inn (c.1810-15; NR), roofing: \$10,000

In addition, Preservation Connecticut has announced its Maintenance and Repair grants for 2023. These grants are funded through the Community Investment Act and support work on historic

continued on page 13

Abbreviations:

SR: State Register of Historic Places
NR: National Register of Historic Places
NRE: National Register eligible



Barkhamsted Congregational Church

Barkhamsted Congregational Church

MESSAGE FROM THE EXECUTIVE DIRECTOR

As I write this, preparations for Preservation Connecticut's **annual awards** program are being completed. On behalf of the board and staff, I want to congratulate the recipients (see pages 4-9) and thank our sponsors (see page 19). After the event, we'll be traveling to some of the sites for mini-presentations. I look forward to seeing these historic places in person.

Our Trustees held their annual meeting in April. At the meeting, we officially welcomed our new gubernatorial appointee,

Brian Smith of Colchester, to the board. Brian served as State Representative of the 48th House District from 2020 to 2023. With Representative Christine Goupil, he initially proposed and drafted HB 6547, "A Working Group Regarding the Protection and Preservation of Historic Properties." Brian also served as a member of the Planning and Development Committee and the Arts, Tourism and Culture Caucus, among other accomplishments. He currently owns and operates The O'Connell House

(1840) bed and breakfast facing the Colchester green.

At the same time, the board acknowledged with much gratitude **Garret Heher's** time served on the board. Garry joined in 2015 and provided acute business advice as a member of the Finance Committee, particularly in setting policies and hiring advisors. His experience as a developer provided essential expertise to the board in real estate and development matters.

Our staff and board continue to advocate for the preservation of **Seaside Sanatorium** in Waterford. On April 24 the Friends of Seaside Park held a public meeting to share DEEP's decision to plan for a passive park, which includes demolition of the Cass Gilbert designed buildings. DEEP is planning stakeholder meetings beginning in June. To stay informed during the process, fill out the survey at <https://portal.ct.gov/DEEP/State-Parks/Seaside-State-Park-Planning-Project>.

Partnerships are important to us! We thank **The 1772 Foundation** for supporting the matching grants program and providing support for state and director convenings; **Sustainable CT** for its work in promoting awareness of historic resources for municipalities; and **CCSU's Center for Community Engagement** for its networking.

Spring is a time for programs. We hope you can join us for **Talking About Preservation** noontime chats. Topics this spring include Lustron houses, energy awareness, funding for rural areas, the New Haven *Builders Book*, and the upcoming Docomomo conference. You can also watch recorded programs on Preservation Connecticut's YouTube Channel. We are also able to offer **Local Historic District Commissioner** training courses upon request. On June 14, join me at The Mattatuck Museum, for a **Lunch and Learn** program on preservation efforts in Waterbury. And, from July 10 to 14, Preservation Connecticut staff will travel across the road to guest-teach nine-to-twelve-year-olds about historic architecture and construction as part of the **Eli Whitney Museum and Workshop** summer camp.

Happy summer!

Jane Montanaro
—Jane Montanaro

Upcoming Meetings

Connecticut Historic Preservation Council

June 7, 2023, at 9:30 a.m.

—Virtual meeting

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

July 5, 2023, at 9:30 a.m.

—Virtual Meeting

State Historic Preservation Review Board

June 16, 2023, at 9:30 a.m. —Hybrid 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.

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Connecticut
still revolutionary

Harlan Griswold Award Jared I. Edwards, FAIA

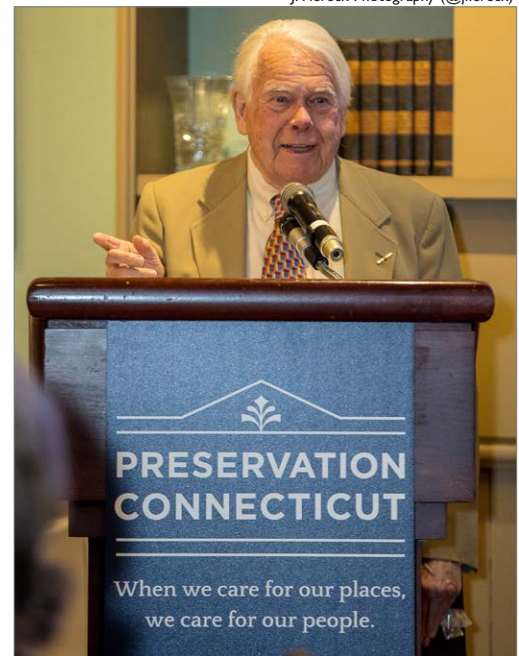
Presented jointly by Preservation Connecticut and the State Historic Preservation Office, the Harlan Griswold Award honors outstanding contributions to the preservation and revitalization of Connecticut's historic places. Through his professional accomplishments as an architect and his personal leadership at the local, state, regional, and national levels, Jared I. Edwards has devoted much of his life to infusing communities with a lasting preservation ethic. From architectural projects that proved historic buildings could be not only repurposed, but also reimagined with more dynamic spaces; to gentle direction of local and regional boards; and through serendipitous meetings, Jared finds a way to convince people that preservation is worthwhile.

From his student days at Yale's School of Architecture, Jared's interest in architecture has always been intertwined with a commitment to volunteer service. Over the years, he has served on an impressive number of boards and advisory committees. It seems that whenever he encountered someone from a new organization, he was swiftly appointed to its board. On the board of the Mark Twain Memorial, Jared analyzed newly rediscovered decorative paintings in the billiard room and soon found himself elected president, to oversee the 1974 restoration of the house's interior decoration by Associated Artists—after convincing skeptical board members of the significance of the then-reviled Victorian design.

In 1973, when the Loomis-Woolley house in West Hartford was threatened with demolition, Jared was introduced to Tyler Smith, another young architect with an interest in old buildings. At a fateful lunch, the two decided that Hartford needed a historic preservation organization, and the Hartford Architecture Conservancy was born.

The pair recruited picketers at the Loomis-Woolley house and divided up leadership tasks—Tyler serving as executive director, and Jared as board chair. Before it folded, in 1997, HAC surveyed historic sites in Hartford, created a revolving fund to renovate abandoned buildings, and effectively advocated for community preservation. Today's Hartford Preservation Alliance, a successor organization, owes much to the memory and example of HAC.

In addition to the Mark Twain Memorial and Hartford Architecture Conservancy, Jared has volunteered time and leadership to the Hartford Fine Arts Commission (which reviews public art and architecture projects), AIA Connecticut's Preservation Committee, the Weir Farm Heritage Trust (establishing Connecticut's first national park), the Victorian Society in America, Strawberry Banke, Historic New England, the National Trust for Historic

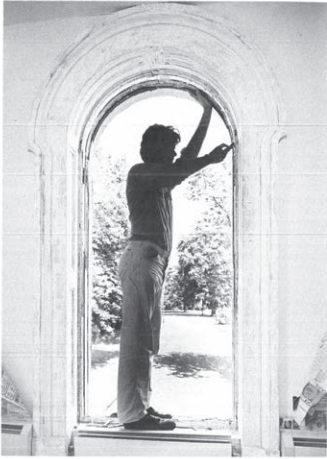



Jared I. Edwards, FAIA

Preservation, the Trustees of the Colt Bequest, and the Connecticut Trust for Historic Preservation (now Preservation Connecticut). He has served on the Connecticut State Historic Preservation Review Board for more than forty years, chairing it since 1989. This makes him the second longest-serving state historic preservation board member, and the longest serving board chair, in the nation. As chair, Jared has guided more than

Because in only three years HAC:

- saved more than 75 buildings from demolition in the Charter Oak-South Green area
- co-sponsored two annual house tours which attracted over 3,000 people each year
- helped raise funds to save and restore the James B. Colt house

- helped place nearly 100 buildings on the National Register of Historic Places
- helped secure nearly \$175,000 in federal grants for Hartford preservation projects
- began a three-year survey of Hartford's architectural and historic resources, which will be completed during the summer of 1978
- published a how-to manual on obtaining financial assistance for small development projects
- co-published a book on Hartford architect George Keller, which will be available in the fall of 1977
- published a set of guidelines on rehabilitating old houses
- advised potential property owners in Charter Oak-South Green on obtaining financing
- established a Zoning Board of Appeals advisory committee
- assisted neighborhoods in developing strategy
- established a Community Development Act funds
- established an architect referral service for home restorers
- created a variety of public awareness and educational programs.

Jared Edwards and Tyler Smith founded the Hartford Architecture Conservancy, which quickly became an effective advocate for preservation efforts in Hartford.



Discovery of decorative paintings in the billiard room of the Mark Twain house sparked the restoration of the house's interior decoration in 1974.

as the Exchange Building in New Haven, the Oliver Ellsworth house in Windsor, and the Richard Alsop house in Middletown. In recognition of their work, the firm received the Governor's Award for Excellence in Historic Preservation in 2009.

At the Old State House in Hartford, the firm oversaw a carefully researched historic structure report, which informed a creative restoration of the building. Instead of the usual approach of choosing one target date, the project interpreted various portions of the building to reflect different periods in its eventful history.

In his preservation work, Jared often cites the influence of the Italian architect Carlo Scarpa, known for introducing Modernist elements into historic structures in a straightforward but sensitive way. An example is 79 Elm Street in Hartford, the old headquarters of the Phoenix Mutual Life insurance company. Hired to renovate and expand the building for State offices, SmithEdwards designed a new building next to the old one and tied them together with a narrow glazed atrium. The resulting design enlivened the space, creating dramatic views from one building across the atrium to the other.

Preservation leadership and preservation architecture practice met at the Wadsworth Atheneum, where Jared joined the board at the age of 29 and served for fifteen years before resigning to take the job of designing a major renovation of the museum in the early 1980s. That was followed by more work in the 1990s, and culminated in what he calls "the big job" between 2008 and 2015, in which another major renovation followed the abandonment of a controversial expansion plan nicknamed "The Dustbuster" for its shape. The work involved repairing the exterior

continued on page 18

Collaboration of architects, designers, and museum curators results in a stunning "salon style" re-presentation of the Morgan Great Hall at the Wadsworth Atheneum.

1,000 National Register nominations for Connecticut properties to listing—and read each one thoroughly.

After founding the Hartford Architecture Conservancy, Jared and Tyler Smith cemented their partnership by opening SmithEdwards Architects and building the firm into a recognized leader in historic preservation architecture. An early job was Billings Forge in Hartford, the first adaptive use project in Connecticut to qualify for federal historic rehabilitation tax

credits, in 1981. Within the partnership, Tyler tended toward adaptive use projects while Jared's work was often more restoration focused—making them a productive force in building rehabilitation efforts.

Throughout its existence, SmithEdwards worked on many of Connecticut's most significant buildings, including the State Capitol, Chick Austin house, Colt Parish House at the Church of the Good Shepherd, Trinity College's Long Walk—all in Hartford—as well

Allen Phillips

Awards of Merit 2023

Preservation Connecticut's Awards of Merit recognize historic places reborn, reimagined, or reinvigorated to serve their communities and the people in them in new, exciting ways. Here are this year's recipients:

Captain Mordecai Prindle house Ansonia

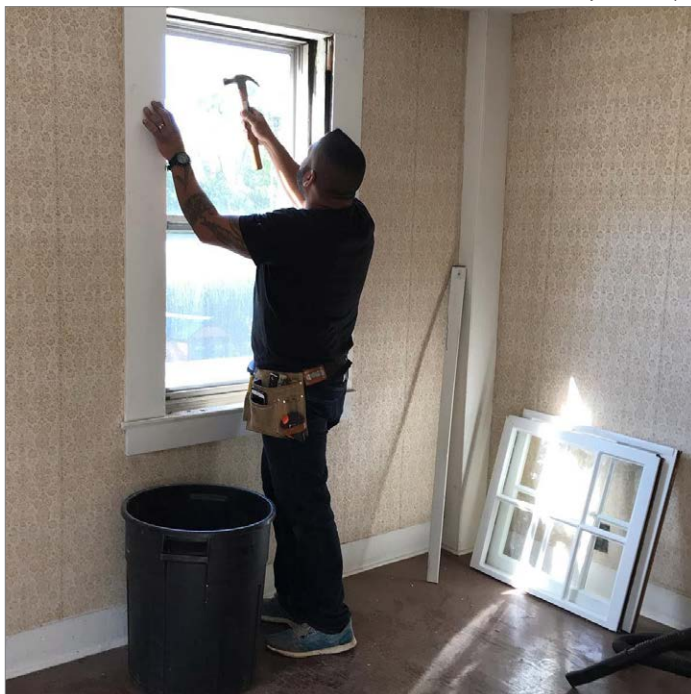
Since 2020 Daniel Bosques has dedicated his time, talents, and resources to restoring the Captain Mordecai Prindle house's charms. In returning the house, which had been chopped into apartments, to single-family use, Daniel uncovered original flooring and restored historic six-over-six windows.

But Daniel also recognized changes made over time: he left exposed a combination of milled and hewn joists in one room. And while the original center chimney had been removed, he suggested its lost appearance by installing an 18th-century mantel where a fireplace would have been. One modern touch is a new, energy-efficient heating and cooling system.

It is particularly notable that Daniel has done most of the labor himself, while raising a young family and working full-time, gaining construction skills on the job.

Built in 1795 by sea captain Mordecai Prindle and his brother Josiah, the house offers possible ties to Daniel's own Puerto Rican heritage—perhaps some of his ancestors traded with Prindle. By rescuing the captain's house, Daniel has brought the story full circle.

Project team: Daniel L. Bosques; Regina Cahill Poole; Tom M. Nedweden; The Old Lyme Barn Company



Jennifer Bosques

Captain Mordecai Prindle house, Ansonia



Bristol Arts and Innovation Magnet School (Memorial Boulevard School)

Bristol Arts and Innovation Magnet School

When the City of Bristol conceived a new intra-district magnet school, the Memorial Boulevard School was an ideal location. Built in 1923 and listed on the National Register, the building once exemplified the latest in modern high school design, including a professional-grade theater.

Now, the historic theater has been restored to house drama, music, and dance programs. A black box studio theater replaces a former swimming pool, and new choral and band rooms use the building's taller spaces for their acoustics. There are studios for electronic music, composition, and professional recording technology; plus art studios in former classrooms—not only for the traditional painting and sculpture, but also for animation, computer-assisted drafting, and 3-D virtual design.

Community input helped shape the decision to offer educational opportunities for the 21st century while revitalizing a significant building returned a cherished emblem of Bristol's past to prominence as it welcomes the community to its modernized spaces.

Project team: City of Bristol: Mayor, Building Committee, Board of Education; QA+M Architecture; State Office of School Construction; Connecticut State Historic Preservation Office; D'Amato + Downes Joint Venture; Eagle Environmental; Loureiro Engineering Associates, Inc.; Clarence Welti Associates, Inc.; VanZelm Engineers; RZ Design Associates; TO Design @ FHI Studio; Alfred Benesch & Co.; Akustiks; Guillen Technology Consultants; Crabtree McGrath Associates, Inc.; NextStage Design; Terrence Marselle Photographer; Kevin Tarallo Photographer



99 Pratt Street, Hartford (Steiger Building)

Becker + Becker



Hotel Marcel, New Haven (Armstrong Rubber Company building)

99 Pratt Street Hartford

Built in 1928, the Steiger Building stands at one end of Pratt Street, an intact streetscape and National Register district in downtown Hartford. Originally a department store, the building has been rehabbed to create 97 apartments, a mix of micro-studios, studios, and one-bedroom units. Tenants began moving in in December 2022. Storefronts are also being rehabbed for retail and restaurants, with some expected to open later this year. In the process, new fabric has been sensitively interwoven within existing historic elements. The historic lobby was restored, and primary corridors were preserved, including interior storefronts that were integrated into unit entryways.

Despite its celebrated history, Pratt Street was losing its sense of place even before Covid-related lockdowns. Now, the renovated Steiger Building, renamed for its address, is helping draw people back to the corridor and reinforcing it as a walkable spine between Main Street and the central business district, serving as a catalyst for renewed economic vibrancy.

Project team: SGS 99 Pratt, LLC: Lexington Partners, LLC & Shelbourne Global Solutions, LLC; Crosskey Architects, LLC; BSC Group; Redfern Engineering, LLC; Acorn Consulting Engineers; InnoConn; Connecticut State Historic Preservation Office; National Park Service

Hotel Marcel New Haven

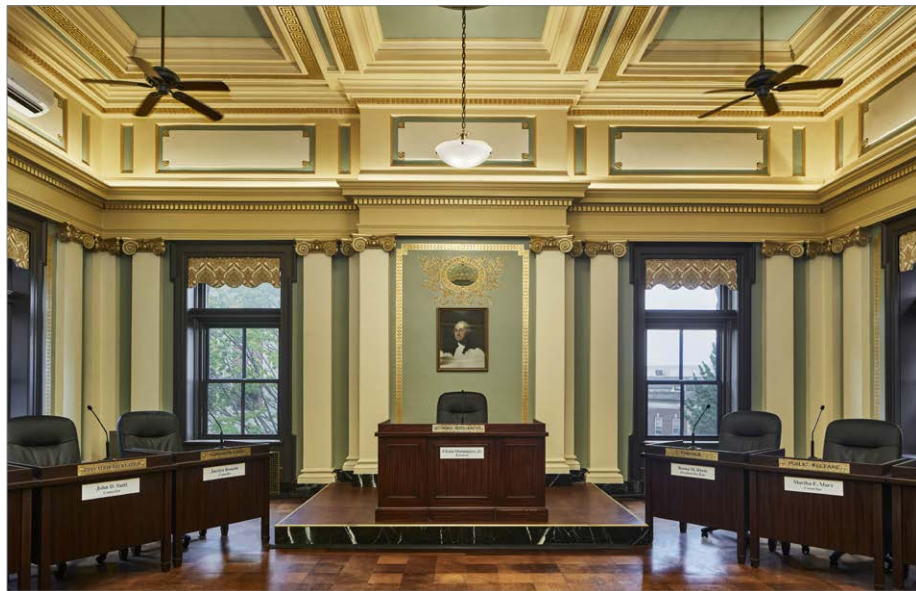
The eye-catching Armstrong Rubber Company building, or Pirelli building, designed by Marcel Breuer, is listed on both State and National Registers. An historic rehabilitation and adaptive use project has transformed the long-vacant landmark into a model for sustainable hotel development as Hotel Marcel—the United States' first net-zero hotel. The eight-story landmark now hosts 165 guest rooms, restaurant and bar areas, gallery space, and meeting rooms.

To achieve its groundbreaking net-zero status, Hotel Marcel targeted LEED platinum and Passive House certifications through the installation of solar power arrays; a high-performance envelope; an energy recovery system; high-efficiency heat pumps; and low-voltage LED lighting. The all-electric building does not utilize any fossil fuels and even features an all-electric kitchen.

continued on next page

All this was accomplished while meeting standards for federal and state historic rehabilitation tax credits. With restoration vendors applying their unique skillsets to historic light fixtures, wood paneling, handrails, terrazzo, and plaster, this project proves once and for all that historic buildings can be sustainable, too.

Project team: Adler Industrial Cleaning Services; Advanced Performance Glass; American Floor Covering, Inc.; Apex Tile, LLC; Atlas Metal Works, LLC; Becker & Becker Associates, Inc.; Blades & Goven, LLC; Canoe Hospitality; Central Connecticut Acoustics, Inc.; Clancy Relocation & Logistics; Commercial Flooring Concepts; Construction Specialties of New England; Crest Mechanical Services; Dutch East Design, Inc.; Eagle Fence and Guardrail Construction, Inc.; Earthlight Solar & Energy Solutions; Eastern Mechanical Services, Inc.; EcoLogic Energy Solutions; Evergreen Environments LLC; Everlast Industrial Flooring; Firetech Engineered Systems; GESI Hospitality; GNCB Consulting Engineers, P.C.; Hoffmann Architects, Inc.; Kelley Bros.; KLAR Studio; Windows & Doors; Kone Americas; L.N. Consulting Inc.; Langan Engineering; Mackenzie Painting Company; MacRostie Historic Advisors LLC; Mars Electrical Contractors, LLC; Mid-State Mason Contractors, Inc.; Millwork One Inc.; Mizzy Construction, Inc.; New England Yankee Construction, LLC; OFS Corporation; PowerShades; Professional Drywall Construction (PDC); Riggs Contracting, Inc.; Roberge Painting Co.; Phil Sherman - Code Consultant; Silktown Roofing, Inc.; Sinclair Digital, LLC; Sound Mechanical; Stanley Weisen, Inc. (SWI Glass); Steven Winter Associates, Inc.; Stonehedge Landscaping and Garden Center; The Trinity Construction Group, LLC; vanZelm Heywood & Shadford, Inc.; Willco Sales & Services, Inc.



New London City Hall City Council chamber.

New London City Hall City Council chamber

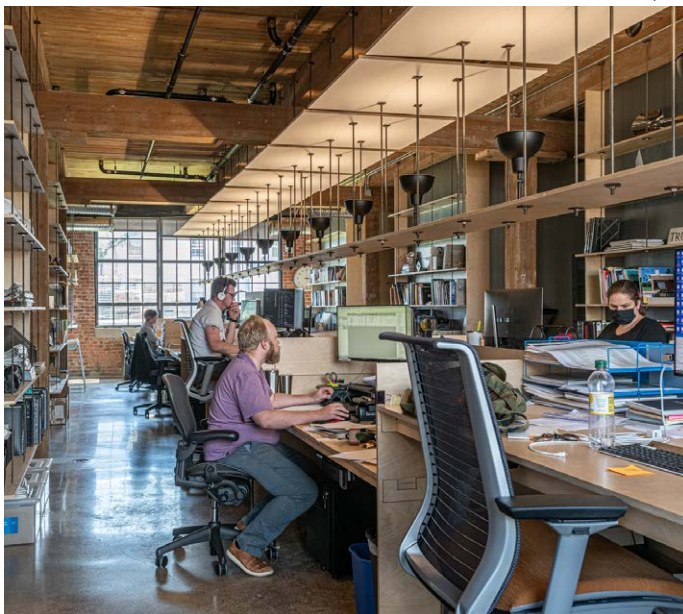
The New London City Hall, listed on the National Register, was built in 1856 and remodeled in 1912. The remodeling included a richly decorated City Council chamber, which now has been carefully restored.

For the restoration, paint samples were evaluated under high magnification to determine the paint history. Then, artists conserved the ceiling, upper walls, entablature and columns, and lower walls, reinstating the historic color scheme and treatments, which included metallic and Greek key ornamentation, through stenciling, infilling, and gold leaf application. The project also entailed repairs to damaged plaster column capitals and areas of degrading plaster throughout the ceiling. In addition, two new name panels were created, duplicating mid-20th-century ones that did not match the historic color scheme. (Those existing panels were encapsulated behind the new canvas, which was installed to be reversible).

Restoring the Council Chamber provides an affirmation of the dignity of local government. This truly was a restoration project for the people.

Project team: City of New London; John Canning & Co., Ltd.; Valley Restoration, LLC; Tom Bombria

Tod Bryant



Shirt Factory Lofts, Norwalk (LeRoy Shirt Company factory)

Shirt Factory Lofts Norwalk

In 1922, the Le Roy Shirt Company factory was a vibrant part of Norwalk's garment industry. By 2011, it had been vacant for years. Many developers would have demolished the building, but a visionary team believed that it could still contribute to the community. After achieving National Register designation, they spent ten years working to finance and construct this important project, finishing in June of 2022. The building now provides new jobs in four commercial units on the first floor, plus housing with sixteen apartments on the second floor.



Old Mill Grocery and Deli, Westport, with members of Soundview Empowerment Alliance, Inc.

Old Mill Grocery and Deli Westport

Constructed in 1919, the Old Mill Store was the oldest continuously operating grocery in Westport. Not just a business, it also was a beloved community gathering place for the Compo Beach and Mill Cove neighborhoods. But all that seemed to have reached an end when the store was put up for sale in 2021. With an asking price of nearly 1.7 million dollars, it was surely fated to be a teardown.

Reflecting community concern regarding the store's future, five Westport residents established Soundview Empowerment Alliance, a tax-exempt organization, and set out to raise the purchase price. By early 2022, the group had secured just under one million dollars in pledges from more than 100 donors. A GoFundMe site produced another \$200,000 from 430 additional donors, and with that the group was able to purchase the Old Mill Store and reopen it. Today, the store continues as an historic community hub. And more: it also provides job training and employment to people who might otherwise not have such opportunities.

Project team: Soundview Empowerment Alliance, Inc. (SEA); founding members: Thomas Febbraio, Jim Hood, Christopher Tait, Ian Warburg, and Emily Zobl

The building augments the energy efficiency of its historic brick construction with a high-efficiency inverter heat pump HVAC system, replica factory windows with insulated glass, and thicker than required roof insulation.

The building is located in a rapidly growing district within walking distance of the South Norwalk railroad station, potentially reducing users' need for automobiles. One of the few rehabilitated historic structures in the area, it provides a valuable example of historic precedents for transit-oriented development.

Project team: Raymond Brown Associates; Beinfield Architecture; Spinnaker Real Estate Partners; Heritage Resources



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Briefly noted

Favretti family



Passings:

Rudy J. Favretti, a landscape architect and historian influential in the preservation of historic landscapes, died on April 13. As a professor at the University of Connecticut for 33 years, he founded the university's nationally accredited landscape architecture preservation program and published more than twenty books, some co-authored with his wife, Joy Putman Favretti. In private practice, Favretti restored hundreds of historic gardens, including many with the Garden Club of Virginia such as Monticello, Mount Vernon, and Montpelier. Connecticut commissions included gardens at Roseland Cottage, the Jonathan Trumbull house, and the Captain Nathaniel B. Palmer house. He served on the State Historic Preservation Review Board and as Mansfield town historian, and in 2008 he received the Connecticut Trust's Janet Jainschigg award for professional contributions to preservation.

Fairfield County.

The Fairfield County Preservation Network Steering Committee is building a network of key contacts from each of the 24 towns in Fairfield County. The idea is that such a group could meet to create more of a realistic picture of what is going on county-wide in the preservation arena. The principal goal is to create a set of most successfully saved historic properties and a list of most threatened historic properties in each town. The most obvious choices for representatives are the chairs or vice-chairs of historic district commissions (where they exist). The committee is still looking for colleagues in Easton, Monroe, Newtown, Sherman, Stratford, and Weston. Please send names, recommendations, and contact information to David Green, Executive Director, Cultural Alliance of Fairfield County, david@culturalalliancefc.org.



Carey Shea

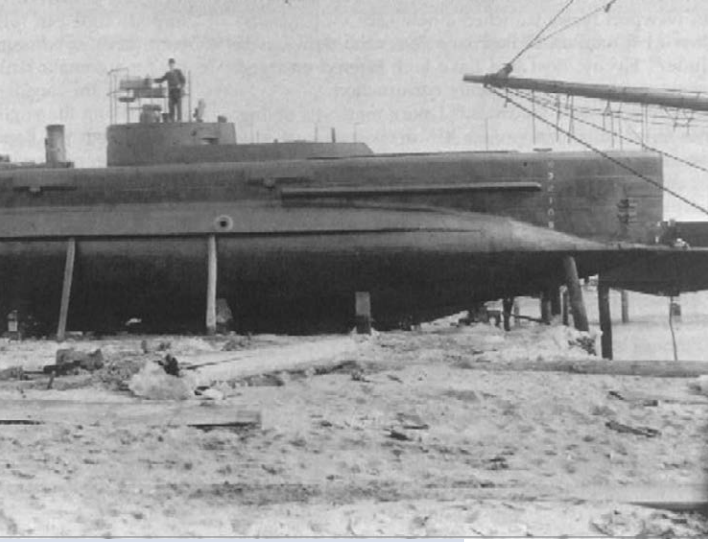


▲ Hartford.

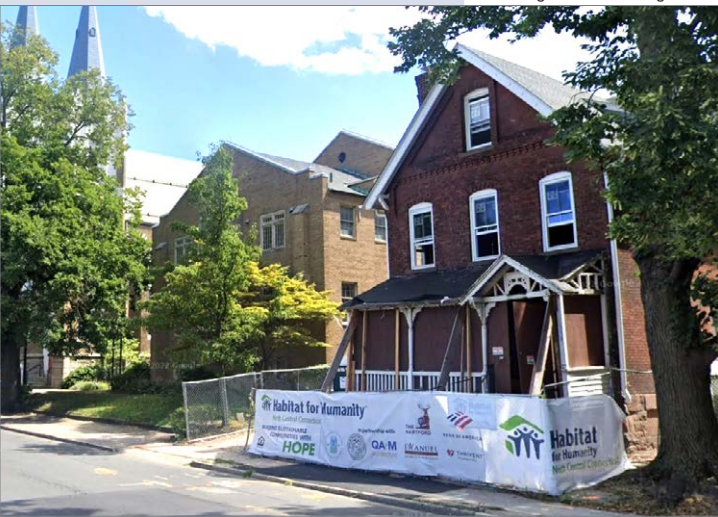
According to news reports, Congregation Beth Israel of West Hartford is reviewing a proposal to move the Deborah Chapel from Zion Hill Cemetery to a vacant lot nearby. The chapel, built in 1886 with funds raised by the synagogue's Ladies' Deborah society, has been vacant for many years, and the congregation is seeking to raze it. With a court ruling that allowed demolition to proceed as of March 21, Attorney General William Tong filed for an injunction to forbid demolition under the Connecticut Environmental Protection Act. Beth Israel claims that the building is deteriorated and a target for vandalism, which spreads to the surrounding cemetery, but spokespersons said there were no immediate plans to demolish the chapel. The National Trust for Historic Preservation designated the building one of the nation's 11 Most Endangered Historic Places in 2022.



Submarine Force Museum & Library



Google Street View, August 2022



Wikimedia common



◀ Long Island Sound.

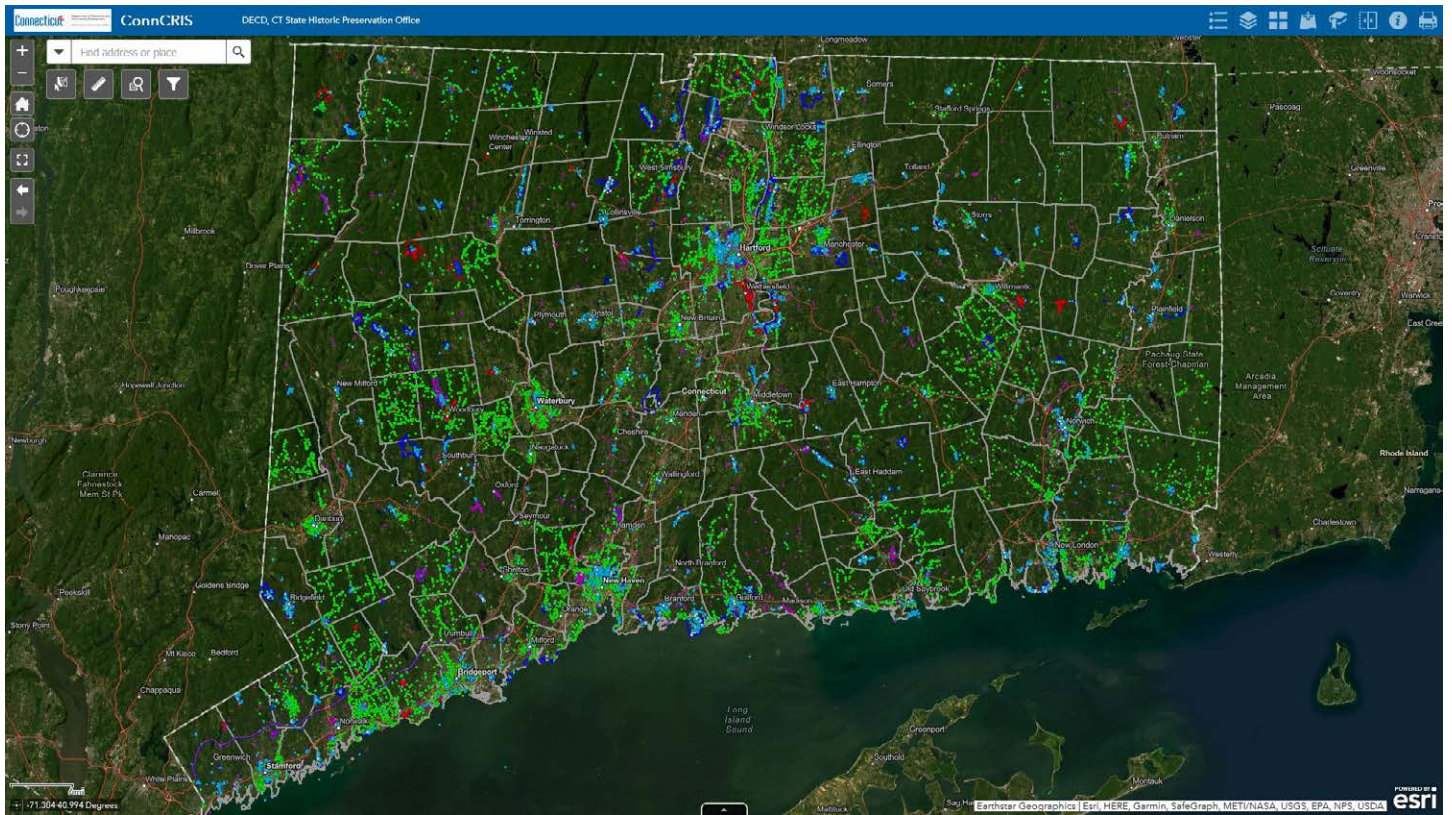
Underwater surveyor Rick Simon believes he has located *Defender*, an early experimental submarine built by inventor Simon Lake (1866-1945) who lived in Milford and founded the Lake Torpedo Boat company in Bridgeport. Constructed in 1907, the 93-foot-long *Defender* was designed for use in underwater rescues and exploration. However, Lake was unable to find a buyer for the vessel, and she sat for years in Old Saybrook until sinking in Long Island Sound in 1946—Simon has not been able to determine if that was on purpose or by accident. There are no plans to raise *Defender*, which lies in more than 150 feet of water. Doing so would be difficult due to her size and the need for extensive consolidation once out of the water. Simon is working with the Connecticut State Historic Preservation Office to designate *Defender* as a State Archaeological Preserve, which would give it legal protection against vandals or thieves. In the meantime, the vessel's location will not be disclosed.

◀ Hartford.

Marine Corps veteran Edmundo Caroma and his family are the new owners of the renovated historic house at 315 Capital Avenue (c.1890; NR). Habitat for Humanity of North Central Connecticut acquired the house in 2021 from neighboring Emmanuel Lutheran Church, which had bought the building to convert it to veteran housing but soon realized that it was unable to carry out the work. When the church applied to demolish the blighted house, preservationists helped bring in Habitat. Renovation took nearly two years, hampered by the theft of copper pipes, a boiler, and tools in January. At the dedication, on March 30, Caroma, a disabled veteran who was born in Peru and grew up in Hartford, said, "I am very grateful for the program for giving us this opportunity in becoming homeowners."

◀ Southbury.

What will the future hold for the Southbury Training School? Opened in 1940, the facility once served nearly 2,000 developmentally disabled residents on a 1,600-acre farm campus. Now there are only 127, most of them elderly. The State has downsized the property to just 400 acres, yet the operating cost averages \$1,453 per resident per day. While Gov. Ned Lamont recognizes the obligation to care for current residents, he recently raised the question of the school's eventual disposition. Reacting to his statement, Sen. Cathy Osten (D-Sprague), co-chair of the General Assembly's appropriations committee and a Trustee of Preservation Connecticut, commented to the Hartford Courant, "What are the plans for the site itself? ...what are we doing with these sites that we're closing down? Are we maintaining them?" The State's record for preserving historic residential institutions is not good: buildings at the Norwich State Hospital in Preston, Fairfield Hills in Newtown, Mansfield Training School, and Seaside Sanatorium in Waterford all were left to decay once the facilities closed, and transfers to other owners, whether municipalities, other state agencies, or private entities, have not included preservation requirements. The time to start planning to ensure a useful future for this historically significant site is now.



ConnCRIS is live!

The State Historic Preservation Office launched its new statewide digital resource, ConnCRIS, on April 14. The Connecticut Cultural Resource Information System, also known as, ConnCRIS is an interactive geospatial database that will be available online at <https://conncris.ct.gov/>.

“Geospatial” refers to sets of data that are tied to geographic and locational information. In this case, descriptive information about known archaeological sites and historic buildings, structures, and objects is connected to a map with multiple searchable layers. All historic resources documented through survey or historic designation are mapped with location points. Survey areas and historic district boundaries are also drawn. More than 70 years of SHPO records have been digitized, including nearly 100,000 pages of surveys alone. So far, ConnCRIS contains 96,543 location points.

The initial launch of ConnCRIS allows access to above-ground, historic resource data, such as State and National Register listed properties, and a variety of map layers that can be turned on and off. No log-in,

permission, or downloads are required, and a user guide is available within the map application.

A full launch of ConnCRIS will follow, including log-in access to view additional information such as surveys, documentation reports, and designation forms that are linked to each data point.

Access to sensitive data will also be available to qualified individuals.

ConnCRIS is free of charge. The system also includes a feedback form to request edits or report problems. ConnCRIS will be updated regularly with the latest historic survey and designation data. Please contact Jenny Scofield, jenny.scofield@ct.gov for more information.





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Grants, cont'd from page 2

buildings belonging to religious organizations. This year, the program received seventeen applications requesting a total of \$240,000 and granted \$49,500 for four projects, all properties listed on the National Register of Historic Places. The recipients are:

- Barkhamsted Congregational Church (1844-1845), painting: \$15,000
- Hartford, Trinity Episcopal Church (1894-1898), chimney repairs: \$15,000
- Litchfield, St. Michael's Episcopal Church (1920), electrical upgrades: \$7,000
- New Haven, Pitt's Chapel UFWB Church (1914), boiler replacement: \$12,500

Not only do these buildings house worship services, but they provide essential space for other groups to perform their work including hosting soup kitchens, childcare, Boy and Girl Scout activities, food or clothing banks, and recovery programs. 🌿




For more information on preservation funding opportunities through Preservation Connecticut, visit preservationct.org/fund. Pre-applications for the next round of grants will be due July 14.







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HISTORIC PROPERTIES EXCHANGE

Threatened Buildings and Easement Properties Available — May/June 2023

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.

70, 80 Alden Avenue, Enfield (1915, 1952) \$695,000

Former St. Adalbert Roman Catholic Church and accompanying convent available for purchase. The Romanesque Revival church was built in 1915 for the Polish American community but closed after merging with Enfield's St. Patrick's parish in 2022. Church is 16,330 sq. ft. on 0.48-acre lot and includes finished lower level; convent is 5,180 sq. ft. with first floor office space and 10-bedrooms and 5-bathrooms on the second floor on 0.35-acres. Sale includes two lots across the street totaling 0.8 acres. Church may be eligible for listing on the State Register of Historic Places and therefore qualify for historic rehabilitation tax credits.

Contact: Alexis Augsberger, CBRE, 860-987-4708, alexis.augsberger@cbre.com

34 Main Street, New Milford (1774) \$800,000

A rare chance to own the last residential property on the New Milford Green. Built in 1774 for Colonel Nathaniel Taylor, this 4-bedroom, 4-bath Colonial sits on over a quarter acre in the New Milford Center National Register District. The house is 2,911 sq. ft and eligible for historic rehabilitation tax credits. The property also includes a 1,764 sq. ft. accessory building. The New Milford Trust for Historic Preservation is the current steward and looking for that special owner who can truly appreciate and preserve all this unique home has to offer.

Contact: Lauren Weber, William Raveis Real Estate, 203-628-3724

Deadline for the next issue is June 20, 2023

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.





**Wauregan Mills (1853, 1858, 1868)
51 South Walnut Street,
Plainfield
\$6,000,000**

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 sq. ft., 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: Abdullah Sarwar, D&M Group Management Inc,
347-536-2348**

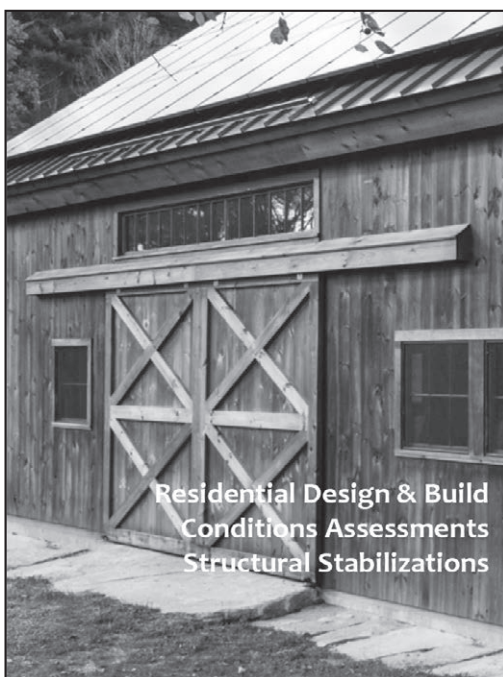


**John I. Howe House
213 Caroline Street, Derby
(between c.1850 and c.1870)
\$550,000**

Preservation Connecticut Easement

Rare granite, Greek Revival house in Derby on 0.37 acre lot. Built for inventor John I. Howe who is known for his contribution to the Industrial Revolution, successfully automating the manufacture of straight pins. House measures 4,494 sq. ft. and features a unique cross-gable plan; has been converted to multi-family housing. Preservation easement protects the exterior of the house. Individually listed on the National Register of Historic Places which makes it eligible for historic rehabilitation tax credits.

Contact: Pamela Benanto, Benanto Real Estate, 203-734-8300



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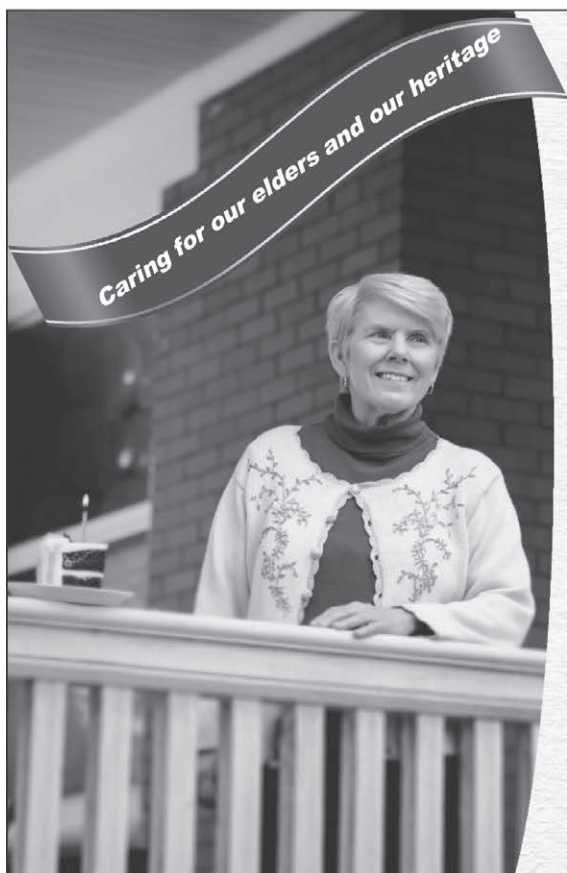


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From the first, New-Gate was notorious for its dismal conditions. Initially, prisoners lived in the cold, dark, and dripping mine. Around 1800 the State constructed above-ground buildings that were somewhat better. However, Edward Augustus Kendall, who visited in 1807, reported that, to deter future crime, the prison was intentionally “designed to be...an object of terror, and everything is accordingly contrived, to make the life endured in it as burdensome and miserable as possible.” Archaeological excavations in 2015 uncovered animal bones smashed to extract every last atom of nourishment—evidence of starvation.

Prison conditions in 2023 Connecticut are vastly better, but the purpose and

conditions of incarceration remain matters of public debate. Early this year, a group of state lawmakers, Department of Corrections officers, academics, and activists visited Norway to view prisons there. The Norwegian model attempts to integrate inmates into society during their prison terms, as preparation for post-prison life.

Operated by the State of Connecticut since 1968, New-Gate attempts to use its history to foster discussion about confinement and incarceration. Programming includes performances, such as the Theatre Guild of Simsbury’s “Tales from the Dungeon: Life at New-Gate Prison,” or “Emergence,” by the Justice Dance Performance Project, Inc. and described as

incorporating dance, song, and the spoken word to “tell a story of confinement, transformation, and what it means to emerge from prison.” In addition, New-Gate houses the Re-entry Hall of Change, which honors formerly incarcerated men and women who have made a great positive impact in their communities. ❖

Old New-Gate Prison and Copper Mine is located at 115 Newgate Road in East Granby. It will open for the 2023 season on May 12. For information, visit https://portal.ct.gov/DECD/Content/Historic-Preservation/04_State_Museums/Old-Newgate-Prison-and-Copper-Mine.

Harlan Griswold Award, cont'd from page 5

and adapting existing interiors, often reversing unsatisfactory alterations, to create additional gallery space within the same footprint.

Most visibly, the firm resolved daylighting issues that had plagued the Great Hall ever since its construction in 1910. A new glazing product installed in the lunette windows deflected natural light to the ceiling, effectively reducing damage to artwork hung in the space while creating a glowing appearance from the ceiling. The work was praised in the *New York Times*, which urged other museums to reconsider lavish new

construction plans, pointing out that a more effective approach in many cases was simply to work with what exists, and try to make it better.

Throughout his career Jared has advocated for working with what exists and trying to make it better. When the Gordon Bunshaft-designed Cigna complex in Bloomfield was threatened with demolition in 2000, SmithEdwards was on scene lobbying for its retention. At the time, Jared told reporters that “We just know there is a better way to develop this property and maintain it as a cultural landmark.” Following

retirement from his architectural practice, Jared has continued to serve as an active volunteer, still shaping the way preservation is done in Connecticut and giving us all a good history lesson. ❖

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Connecticut's
SITES of CONSCIENCE

In 2023, each issue of Preservation Connecticut News will look at one of the historic places named as "Connecticut Sites of Conscience" by Connecticut Humanities—places that highlight the legacy, relevance, and persistence of issues which have influenced our state and our nation, and which continue to drive public discourse.

For more information, visit
<https://cthumanities.org/ct-soc/>.

The Theatre Guild
of Simsbury presents "Tales for the
Dungeon: Life at
New-Gate Prison."

"An object of terror" Old New-Gate Prison and Copper Mine, East Granby

After copper was discovered in Simsbury (now East Granby) in 1705, local investors opened a mine, but it was never profitable. In 1773, the Colony of Connecticut leased the abandoned mine as a prison, a function that it served until 1827. As

site manager Morgan Bengel points out, in 1773 imprisoning criminals was considered "a reform, to get away from capital and corporal punishment."

continued on page 18

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