

PRESERVATION CONNECTICUT NEWS

ANNUAL REPORT 2023-2024

Preservation Matters

Presenting grant checks is always a highlight of Preservation Connecticut's year. In 2024 we administered a grant from The 1772 Foundation to Connecticut Landmarks for the Phelps-Hatheway house in Suffield.

PCT



This issue of *Preservation Connecticut News* presents our annual report for the fiscal year 2023-2024. 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.

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Floods ravage historic sites

On August 18 and 19, heavy rains caused devastating floods in western Connecticut. Waters washed away roads, bridges, and buildings and claimed two lives, leading Governor Ned Lamont to declare a state of emergency. While evaluation is still ongoing, news reports and inspections by staff of the State Historic Preservation Office (SHPO) indicate that several historic sites suffered damage in Oxford and Southbury, where more than ten inches of rain fell over a 24-hour period, according to AccuWeather.

Southford Falls State Park in Southbury was cut off when an access bridge was washed away. Flooding there exposed the extensive archaeological ruins of a mill built by the Diamond Match Company in 1881. The mill burned in 1923, and its ruins were covered by fill in 1932, as part of park construction by the Civilian Conservation Corps. Representatives from DEEP and SHPO determined that the ruins would be reburied.

“It is good best practice to not excavate unless you have to,” explained Catherine Labadia, staff archaeologist at SHPO. “The goal is always to preserve the site for future generations and excavations. And luckily in this case, there is a way to basically re-cover what nature had uncovered.”

SHPO staff reported seeing individuals collecting artifacts from the exposed ruins. The site is a designated Archaeological Preserve. As such, anyone found digging or removing items could be subject to criminal prosecution and a \$5,000 fine.

Also damaged was the park’s covered bridge, a replica of a nationally significant engineering design by Torrington native Theodore Burr that was constructed in 1972 under the supervision of Eric Sloane. Flood waters pushed the bridge off its foundations; SHPO and DEEP are working to stabilize the bridge.



Floods in August uncovered buried ruins of the Diamond Match Company factory in Southbury.

The Old Mill House in Southbury was damaged, too; it was built in 1825 as a cabinet shop where Ebenezer Booth produced tables, chairs, cutlery, and other wooden items. In 1846 it was converted to a knife factory, and in the 20th century converted to a residence. Its lower level was completely flooded. The building has no historic designation; a friend of the owners launched a GoFundMe site; as of mid-October the site reported more than \$7,000 in donations.

The Wakeley plow shop, a small building where Charles Wakely made plows in the 1820s, and an associated barn are a total loss. The barn, which owner Don Whittle had been slowly restoring, collapsed when the Bullet Hill Brook’s south branch washed away its underpinnings. The plow shop was left standing but was left structurally unsound, and Mr. Whittle told news reporters that it, too, will have to be razed. The plow shop is listed on Southbury’s town seal as a symbol of early industry.



The National Park Service has published guidelines for adapting historic buildings to protect from flooding.

As the climate changes, extreme storms and flooding will become more common—not only along the shoreline, caused by rising sea levels, but also in upland areas. The small but mighty rivers and streams that powered Connecticut’s industrial revolution will increasingly inflict damage such as has been seen in Oxford and Southbury, as well as even greater devastation such as that caused by hurricane Helene in western North Carolina in September.

One resource for stewards of historic properties is the National Park Service’s *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings*, published in 2021. The book offers advice for several stages of flood adaptation. First is assessing risk, including factors such as the direction the water will likely flow, the expected speed and depth of the water, duration of the flood, whether there will be wave action, the potential for water-borne debris, water salinity, contamination, and understanding applicable Federal, state, and local code requirements.

The guidelines for reducing risk include both temporary measures and permanent options such as landscape adaptation, utility protection, dry and wet floodproofing, elevation, abandoning lowest floors, moving, and even—as a last resort—demolition. The book also discusses community-scale interventions such as flood walls and floodgates. *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings* is available online at www.nps.gov/orgs/1739/upload/flood-adaptation-guidelines-2021.pdf. 🌿

MESSAGE FROM THE CHAIR AND EXECUTIVE DIRECTOR

We are pleased to present Preservation Connecticut's annual report for 2023 and 2024 with details about our 49th year, which also rounds out Year Five of our 2018 strategic plan. We are proud to say that our accomplishments are measured by the successes and challenges encountered while addressing its ambitious goals. Throughout Covid and its mandated distancing our staff kept up the pace of engagement by pivoting to virtual and outdoor delivery of goal-oriented programs and consultations. Once restrictions were lifted, they returned to work in person. Here's a preview of what you'll find in the report for this year.

Goal #1, Make a Big Impact: Our Circuit Riders and other professional staff provided direct preservation assistance across more than two-thirds of the state this year through field visits, technical assistance, financial guidance, policy and legal support, archaeological assistance, easements, fee-for-service work, and partnerships. Over the years, we have administered millions of dollars in preservation grants, and now in 2024 our expertise is recognized with a grant of \$5.1 million for a single project. Our work with the Washington Park community in Bridgeport for repairs to several neighboring churches will set the stage for Preservation Connecticut to take on ambitious projects in the future.

Goal #2, Engage and Inspire: PCT strives to expand the preservation community through exciting programming. This year we launched our first coordinated program of locally sponsored Jane's Walks to celebrate the vision and legacy of city planning activist Jane Jacobs; expanded our Talking About Preservation series with both virtual and in-person events; sponsored the Connecticut Archaeology Fair; provided advocacy at the State legislature to protect the Connecticut Environmental Policy Act; and celebrated the preservation work of others through our awards programs.

Goal #3, Strengthen the Organization: Financial support from our membership, donors, and partners remains vital to the operation and longevity of our organization. The Community Investment Act, a dedicated preservation fund, remains a vital source of funding for PCT and preservation activities statewide. These moneys are limited, and this year we planted the seed for an expansion of the fund. We value our professional staff and encourage enrichment and growth through professional development and conferences and a new intern program supported by our trustees. Our board of trustees provides expertise and vision for the future, including a refresh of our strategic plan led by noted preservation consultant, Susan West Montgomery.

The achievements you'll read about in the issue are only possible with the incredible support of people like you—our dedicated members and partners. We are grateful for your belief in the work we do here at Preservation Connecticut and invite you to remain engaged.

Happy holidays to all,

Caroline Sloat
—Caroline Sloat, Chair

Jane Montanaro
—Jane Montanaro, Executive Director

Upcoming Meetings

Connecticut Historic Preservation Council

December 4, 2024, at 9:30 a.m.
January 8, 2025, at 9:30 a.m.

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

Meetings are hybrid meetings, held in person at the State Historic Preservation Office, 450 Columbus Boulevard, Hartford, and virtually via Microsoft Teams.

For more information call (860) 500-2343 or visit portal.ct.gov/DECD/Services/Historic-Preservation/About-the-State-Historic-Preservation-Office

State Historic Preservation Board

December 6, 2024, at 9:30 a.m.

To participate, contact Jenny Scofield
(860) 500-2343; Jenny.Scofield@ct.gov

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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MAKE A BIG IMPACT

Strategic Plan Goal #1

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The Washington Park Project will repair historic churches in Bridgeport

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1772 Foundation grants: Thomas Darling house, Woodbridge

Here's how Preservation Connecticut made a significant impact on Connecticut's communities between July 2023 and June 2024..

Circuit Riders by the numbers:

- 355 visits to help homeowners, organizations, municipalities, and developers with their preservation needs
- 102 communities covering all of Connecticut's 8 counties
- 7 technical consultancies
- 1 threatened property referred to the Attorney General under CEPA
- 16 easement inspections made of sites with SHPO preservation restrictions

Grants by the numbers:

- 79 requests for funding, totaling \$745,017
- 39 applications received, for \$453,093
- 28 grants awarded, totaling \$264,000
- 7 technical assistance consultancies, totaling \$13,050

Offering preservation statewide

Preservation Connecticut stays on the front lines of preservation, thanks to our Circuit Riders, who provide immediate, on-site, no-cost assistance, including financial guidance, organizing, and policy and legal support, all to historical societies, property owners, developers, elected officials, and local preservation commissions across Connecticut. They also provide archaeological assistance to SHPO and the Office of the State Archaeologist and help SHPO review National Register listings for possible updating. 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.

Between July 2023 and June 2024, Circuit Riders answered 355 calls for help

with site visits and community meetings, traveling to 102 towns in all Connecticut counties. Other staff members also answered calls and advocated for preservation around the state. Among the notable issues addressed were a proposal by United Illuminating to construct new power lines along the railroad corridor in Fairfield and Bridgeport, potentially affecting dozens of historic sites.

Our biggest undertaking, the Washington Park Community Preservation Project, got a boost in May, when the State Bond Commission approved a \$5.1 million grant from the Community Investment Fund 2030. The project will provide needed repairs to seven church buildings used for vital community services.

Funding preservation through grants

Since 2003, Preservation Connecticut has helped distribute over \$7.3 million in matching grants to local governments, nonprofit organizations, and private property owners. These grants have provided funding for community planning, maintenance, repairs, architectural design, and engineering studies.

The 1772 Foundation Connecticut Historic Preservation Grants:

For the 14th year, PCT partnered with The 1772 Foundation to distribute maintenance and repair grants to nonprofit organizations. This year, the partnership granted \$134,000

to repair 16 historic places. Inquiries—from 55 museums and historical organizations in 42 communities—demonstrated a need of more than \$400,000 in capital repairs. In addition to historical societies, this year's recipients included the Norfolk Foundation, for an historic building that provides low-cost housing, and Music Mountain, a nonprofit for the teaching and performance of string quartet music.

Maintenance & Repair Grants:

Preservation Connecticut has one of the few programs in Connecticut to help religious institutions with maintenance

and repair needs. This year we awarded \$130,000 to twelve recipients, each evaluated for urgency, organizational capacity, and community engagement. Three of the grants were for preliminary work at churches associated with the Washington Park project in Bridgeport.

Community mitigation grants:

Circuit Riders wrapped up a series of home improvement grants in the South End of Stamford which PCT administered using funds donated as mitigation for demolition of historic buildings listed on the National Register. And, in partnership with the New Haven Preservation Trust, we began a similar program, administering grants in the Winchester historic district of New Haven. Both programs provide maintenance assistance to homeowners in struggling historic neighborhoods.

Protecting legacies through easements

Preservation Connecticut provides stewardship for 40 historic places through our monitored easement program, ensuring the maintenance of the properties. In 2023-2024, we were given an easement on the Curtis Welles house, Wethersfield (c.1790), donated by Robert and Amalie Montstream.

Fee-for-service work

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

State tax credit consulting for the Hilliard Mill complex in Manchester continued as the owner moves forward on rehab of three of the six buildings at the site. Current phases of work include approval for installation of a solar panel array on the roof of an 1895 loft and structural shoring and repair to office and the oldest building on site. Both buildings will continue the already vibrant program of mixed uses at Hilliard Mills.

A State Register nomination for the John and Anna Wooding house in Bethany was completed and approved for listing by the

Circuit Rider technical assistance consultancies:

In some cases, Circuit Riders are able to bring in qualified professionals for quick, targeted consultation to determine the best steps to preserve or revitalize historic sites. Professionals also support advocacy for threatened sites in Norwalk and Waterford under the Connecticut Environmental Protection Act.

This year, consultants provided preliminary structural or condition assessments in seven communities. In one of them, the result was a determination that moving a threatened building was not feasible, saving time and money for local preservationists. PCT is grateful for the consultants who offer their expertise at a reduced rate and with rapid response.

Staff also performed 31 regular easement inspections, provided technical advice to owners of easement properties facing maintenance or financing needs, and processed plans for building renovation and infill construction at an easement property in downtown New Haven.

Historic Preservation Council. Built about 1815, this modest Cape is significant for its Federal-period construction and architectural details and benefits from a largely unchanged rural setting. Most fulfilling, PCT's research revealed that the house was built by ancestors of the current owner. Staff are also working on several National Register nominations, which we hope will be listed in fiscal year 2024-25.

Preservation consulting for the Mary Wade Assisted Living and Nursing Home in New Haven's Quinnipiac River National Register district continued as the board began a comprehensive planning process for the facility with funding through a Round 2 CIF2030 grant.

Wilton Historic Society



1772 Foundation grants: Wilton Historical Society roof replacement

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Circuit Rider Mike Forino at Griswoldville Chapel

PCT



New easement property: Curtis Welles house, Wethersfield

MAKE A BIG IMPACT Strategic Plan Goal #1

National Register of Historic Places: Colin Caplan



Community mitigation grants: Winchester Repeating Arms historic district, New Haven.

Bolton Congregational Church



Maintenance and Repair grants: Bolton Congregational Church

Stefon Danczuk leading archaeology at the Eli Whitney Museum summer camp

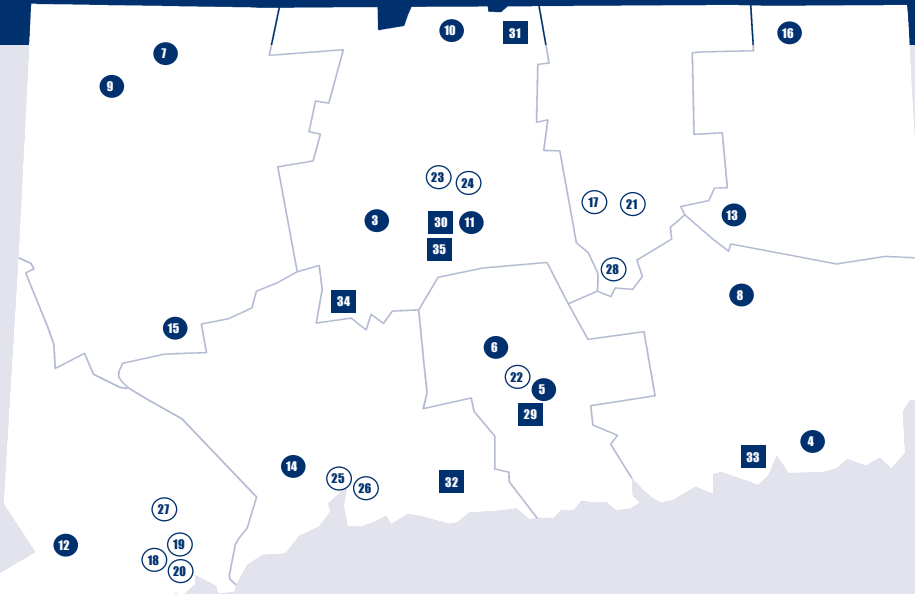
Expanding partnerships

Working with 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)*, statutory partners since 1975.
- This marks 45 years of partnership with *Connecticut Preservation Action*, which defends historic preservation policies and funding at the State Capitol and in Washington.
- *Eli Whitney Museum*: PCT staff helped lead a summer camp program designed around the museum's historic site; activities included designing floorplans, building a barn model, and archaeological excavation.
- *Trades Up SPARK*, whose mission is to support the development of the next generation of trades and craftspeople.
- *American Institute of Architects, Connecticut Chapter*: for the fifth year we jointly presented the Elizabeth Mills Brown Awards honoring projects that are noteworthy for both preservation and architectural design.
- *SustainableCT* supports inclusive, resilient, and vibrant Connecticut municipalities. We provide comment and review of sustainability actions in historic preservation.
- *Connecticut Main Street Center* launched its Accelerator program this year; PCT provided video preservation education tutorials.
- We are working with the *Central Connecticut State University Public History Graduate Program* to strengthen our intern program.
- *Merritt Parkway Advisory Committee*: PCT has had a seat on this body since 1994. This year, we continued to take part in the long-running project to rebuild the Parkway interchange with U.S. Route 7.

PCT





Grant recipients, 2023-2024

1772 Foundation grants

- 1 Darien Historical Society: \$10,000 for Bates-Scofield house roof replacement
- 2 Mather Homestead Foundation, Darien: \$10,000 for exterior painting
- 3 Farmington Historical Society: \$6,952 for Gridley Case cottages exterior painting
- 4 Avery-Copp House Museum, Groton: \$7,500 for carriage house roof replacement
- 5 Haddam Historical Society: \$2,500 for Thankful Arnold house chimney restoration
- 6 The Rockfall Foundation, Middletown: \$10,000 for Captain Benjamin Williams house roof replacement
- 7 Norfolk Foundation: \$10,000 for Royal Arcanum building window restoration
- 8 Society of the Founders of Norwich: \$9,705 for Joseph Carpenter silversmith shop sill and foundation repair
- 9 Music Mountain Inc., Falls Village: \$10,000 for Gordon Hall exterior painting
- 10 Connecticut Landmarks, Suffield: \$5,583 for Phelps-Hathaway house historic fence restoration
- 11 Webb-Deane-Stevens Museum, Wethersfield: \$6,150 for Joseph Webb house water remediation
- 12 Wilton Historical Society: \$10,000 for Lambert house roof replacement
- 13 Windham Preservation: \$10,000 for Windham Inn roof replacement
- 14 Amity-Woodbridge Historical Society: \$9,000 for Thomas Darling house chimney restoration
- 15 Seabury Society for the Preservation of the Glebe House, Woodbury: \$10,000 for roof replacement
- 16 Woodstock Center for History: \$6,610 for Dean Memorial Building masonry repair

Maintenance & Repair grants

- 17 Bolton Congregational Church: \$8,000 for paint and carpentry repairs
- 18 Calvary Temple Christian Center, Bridgeport: \$15,000 for window repairs
- 19 St. Luke's-St. Paul's Episcopal Church, Bridgeport: \$15,000 for condition assessment
- 20 Saint Mary's Ukrainian Catholic Church, Bridgeport: \$10,000 for roof repairs
- 21 First Congregational Church, Coventry: \$15,000 for column restoration
- 22 Sacred Heart of the Lake Retreat Center, Higganum: \$1,500 for fire safety
- 23 Hartford Spanish Seventh Day Church: \$15,000 for roof replacement
- 24 Liberty Christian Center International, Hartford: \$15,000 for portico repair
- 25 Pitts Chapel UFVB, New Haven: \$8,500 for roof replacement
- 26 St. Paul's Union American Methodist Episcopal Church, New Haven: \$15,000 for roof repairs
- 27 Trumbull Congregational Church: \$6,000 for mechanical upgrades
- 28 St. Peter's Episcopal Church, Hebron: \$6,000 for electrical upgrades

Circuit Rider Technical Assistance Consultancies

- 29 Chester Public Library: MCWB Architects, condition assessment
- 30 Wethersfield Old Academy: QA+M Architecture, structural assessment
- 31 Holy Trinity Episcopal Church, Enfield: James K. Grant Associates & QA+M Architecture structural assessment
- 32 Clapboard Hill schoolhouse, Guilford: James K. Grant Associates structural assessment
- 33 Joshua Hempstead house, New London: DeStefano & Chamberlain Inc structural assessment
- 34 West Street schoolhouse, Southington: DeStefano & Chamberlain Inc structural assessment
- 35 Joseph Webb and Isaac Stevens houses, Wethersfield: MCWB Architects, condition assessment

M. Forino



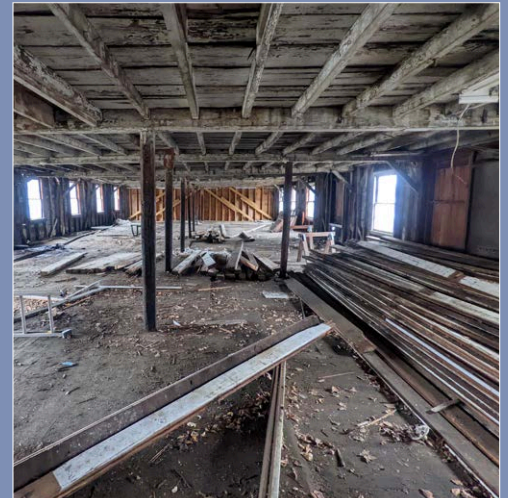
Technical consultancy: Joshua Hempstead house, New London

J. Sorensen



Preservation support: Tremaine Foundation, Madison

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Fee-for-service work: tax credit consulting, Hilliard Mill, Manchester

ENGAGE & INSPIRE *Strategic Plan Goal #2*

Citizens Alliance for Land Use



Jane's Walk: Connecticut participants in Gales Ferry

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Members' tea: Jonathan Sturges Cottage, Fairfield

National Register of Historic Places



Advocacy: Hartford Colony historic district, Waterford

PCT



Advocacy: Fort Decatur, Ledyard

Preservation Connecticut aims to engage and inspire new and more diverse audiences to support preservation. We spent the 2023-2024 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

This year, Preservation Connecticut sponsored 22 events around the state.

- A new program, which we hope will become an annual event, was “Jane’s Walks: Connecticut”—walking conversations about community character and planning inspired by the work of activist Jane Jacobs. PCT served as Jane’s Walk Central, providing guidance and coordinated publicity for organizations that sponsored fourteen walks in twelve Connecticut towns and cities.
- We continued presenting “Talking About Preservation.” These virtual conversations give us the opportunity to share happenings in the world of preservation and engage community members (see sidebar for topics). This year we also expanded the programs with two on-site tours. Since we started offering these programs in 2020, we have reached more than 4,500 individuals. The virtual programs are housed in our YouTube library and continue to be

viewed, along with videos of award presentations and other PCT activities.

- In collaboration with the State Historic Preservation Office, Connecticut Office of Archaeology, and the Archaeological Society of Connecticut, we organized and hosted the Connecticut Archaeology Fair at the Henry Whitfield State Museum in Guilford.
- Preservation Connecticut offered behind-the-scenes tours at two historic private homes: members enjoyed afternoon tea at Fairfield’s Jonathan Sturges Cottage, a National Historic Landmark (1840), while old-house enthusiasts visited and swapped restoration stories at the Enos Kellogg house (c.1784) in Norwalk—home of Trustee John Harrington.
- In partnership with the State Historic Preservation Office, staff provided training workshops for historic district commissions in Wethersfield, Milford, and virtually.

Advocating for our historic heritage

In FY2023-2024 Preservation Connecticut advocated for protecting the Connecticut Environmental Policy Act and increasing funding for the Community Investment Act. Although about 24 different preservation-related bills were introduced in the 2024 legislative session, the greatest lobbying efforts were devoted to HB5433, “An Act Establishing A Procedure For The State Historic Preservation Officer To Make Determinations Concerning Certain Environmental Effects,” which threatened to significantly weaken project reviews by the State Historic Preservation Office under the Connecticut Environmental Policy Act. The bill eventually passed in the special session, but thanks to leadership from our advocacy partner, Connecticut Preservation Action, and lobbyists from Capitol Consulting, some of the most harmful language was removed.

The Circuit Riders and other staff gave support for local advocacy efforts. We provided guidance for threatened properties in many communities, including Farmington, Middlebury, Milford, Redding, Southington, and Waterford. An important ongoing effort concerns the threat of development at Fort Decatur in Gales Ferry, site of a fort from the War of 1812.

PCT continued its partnership with 80 other organizations and many individuals to address Connecticut’s housing crisis and advocate for more equitable zoning practices. Elements that align with preservation practices include support of transit-oriented development, walkable neighborhoods, and the reasonable consideration of the state’s historic, tribal, cultural, and environmental resources.

On the national scene, PCT continues to partner with Connecticut Preservation Action and the National Trust for Historic Preservation, to support federal funding for the State Historic Preservation Office

Celebrating preservation excellence

Preservation Connecticut's 2024 Annual Awards celebrated individual projects, long-term contributions, and professional achievements that demonstrate the many ways historic places contribute to the life and vitality of Connecticut communities.

Awards of Merit:

- Kirschenbaum dome, Branford
- Sally Zimmerman and Allen Olsen, Chaplin
- Frederick Sturges house, Fairfield
- Connecticut State Capitol skylight restoration, Hartford
- The Shepherd Home, Middletown
- New London City Hall, New London
- Fulton Park stewardship, Waterbury
- Walnut Hill Park steps, New Britain (honorable mention)

Mimi Findlay Award for Young Preservationists:

- Orion Newall, for his passion for preserving Connecticut's historic railroads.

Janet Jainschigg Award for Preservation Professionals:

- Stephen Marshall, for nearly five decades of preserving historic places as contractor, restoration carpenter, home inspector, and educator.

and to advocate for the Historic Tax Credit Growth and Opportunity Act (HTC-GO), which will strengthen the federal historic rehabilitation tax credit program.

Harlan H. Griswold Award

(presented jointly with the Connecticut State Historic Preservation Office):

- Farmington Canal Heritage Trail, administered by the Farmington Canal Rail to Trail Association and the Farmington Valley Trails Council, for preserving and revitalizing a former canal and railroad line—Connecticut's largest historic site—to become an active recreational trail.

Elizabeth Mills Brown Awards

(presented jointly with the Connecticut chapter, American Institute of Architects):

- Martin Luther King Jr. Campus, Hartford: JCJ Architecture, *Excellence award*
- Tudor Home, Greenwich: Saniee Architects LLC, *Excellence award*
- Bristol Arts and Innovation Magnet School, Bristol: QA+M Architecture, *Merit award*
- Christ Church Cathedral, Hartford: Duo Dickinson architect, *Merit award*
- Tudor Revival, West Hartford: Haver & Skolnick Architects, *Commendation, sympathetic addition*

Talking about Preservation topics

- Improving downtown communities
- Discovering Connecticut's *Green Book* sites
- Making historic homes more livable
- Connecticut Witch Exoneration Project
- On-site at Dudley Farm
- Jane Jacobs 101
- Helping Historic Churches
- Connecticut industrial development during the Progressive Era
- Middletown's Beman Triangle
- On-site at the Barnes Museum



Mimi Findlay Award for Young Preservationists:
Orion Newall



Harlan Griswold Award: Farmington Canal
Heritage Trail



Elizabeth Mills Brown Awards: Tudor Home, Greenwich



Circuit Riders Brad Schide and Stacey Vairo lead historic district commission training in Wethersfield

STRENGTHEN THE ORGANIZATION *Strategic Plan Goal #3*



PCT staff and Board members at an event for historic-house lovers in Norwalk

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PCT staff and Board members at the Historic New England Summit in Providence

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Gerber Fellow Anna Fossi presents her LGBTQ project to the Board

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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 PCT's work attracts financial support from a wide range of sources, and a growing endowment supports our programs and projects.

Public sources remain a significant 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. We receive critical preservation funding through an annual state statutory payment which comes directly through the Community Investment Act, a dedicated fund for historic preservation, open space conservation, farmland protection, and affordable housing.

As for private support, 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, have each supported us for ten or more years collectively providing about \$2 million over that period for preservation programs and regrants, the Circuit Rider program, and Preservation Connecticut's endowment.

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 that have made commitments to join the Society and ensure that the future of Preservation Connecticut remains financially secure.

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.

Staff. The professionals who carry out our day-to-day work are knowledgeable, effective, and able preservationists. They keep up to date through continuing education and sharing ideas with colleagues: in 2023-2024, staff members took part in Historic New England's regional preservation summit and Circuit Riders met with field service staff from Northeast statewide organizations. We also celebrated as Stefon Danczuk completed his master's degree and Mike Forino his doctorate. PCT Fellow Anna Fossi shifted focus and completed a project to identify places associated with LGBTQ history in Connecticut. A map of the places will be available soon on our website.

Interns are an important part of our team. This year we welcomed Olivia Grella of Central Connecticut State University, who managed a multitude of tasks in development, communications, and outreach.

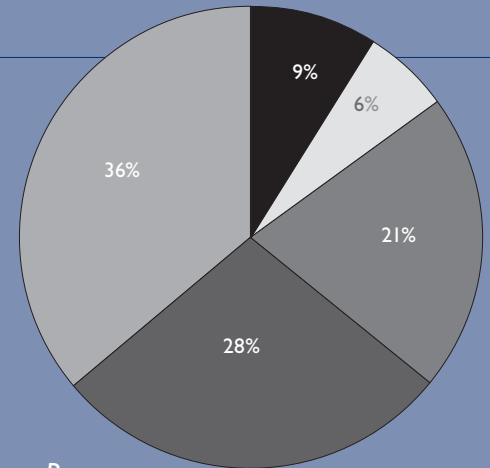
Board. The Board of Trustees is an integral part of our organization's success. Comprising preservationists from around the state, the board lends critical professional insights as it governs and guides the organization. This year we welcomed Brian Smith of Colchester as a new trustee. Outside of PCT, board members serve leadership roles in nonprofit management, higher education, government, real estate, finance, architecture, arts and culture, and more. The board is approximately 50 percent women and 20 percent who bring varied personal, cultural, and professional experiences to PCT. Many of them have joined staff in the field for Circuit Rider visits, easement inspections, and events—in addition to rolling up their sleeves and working out strategic and organizational issues at board and committee meetings.

Looking forward to 2025 and our 50th anniversary, the Board and staff began work on a new strategic plan for the next five years. Working with consultant Susan West Montgomery, we reviewed our work under the 2018 plan and began discussions about how we can better preserve, protect, and promote Connecticut's historic places.

FINANCIAL STATEMENT June 30, 2024

Operating Revenue

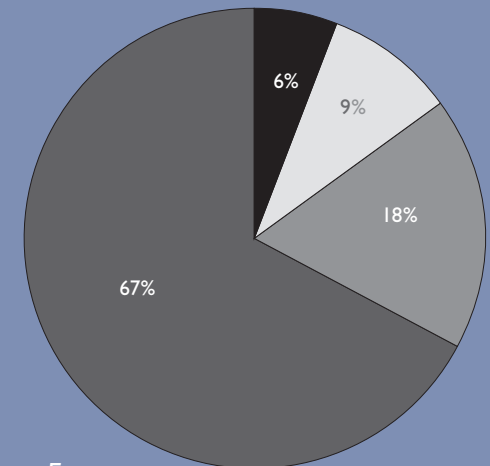
■ Corporations and Foundations	\$224,311	21%	
■ Individuals and Organizations	\$292,229	28%	
■ Government Statutory Grant	\$380,000	36%	
□ Other Government Grants	\$58,750	6%	42% (all govt. grants)
■ Program Services	\$99,413	9%	
Total Revenue	\$1,054,703	100%	



Revenue

Operating Expenses

■ Program Services	\$782,544	67%	
■ Grants	\$204,889	18%	
■ Development/Fundraising	\$71,452	6%	
□ Administration	\$110,247	9%	
Total Operating Expenses	\$1,169,132	100%	



Expenses

Balance sheet

June 30, 2024

Current Assets

Cash and Cash Equivalents	\$229,381
Operating Investments	\$2,127,973
Other Assets	\$336,241
Property and Equipment, Net	\$155,101
Total Assets	\$2,848,696

Accounts Payable	\$23,507
Grants Payable	\$235,636
Other Current Liabilities	\$27,197
Long Term Debt	\$76,396

Total Liabilities **\$362,736**

Total Liabilities and Net Assets **\$2,848,696**

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continued on next page

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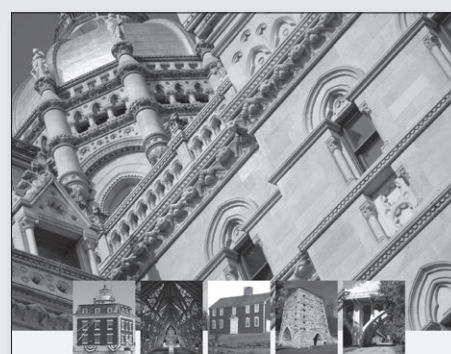
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Briefly noted

PLACE

COMMENTARY ABOUT WHERE WE LIVE



THE FORMER CARMICHAEL'S RESTAURANT on Wethersfield Avenue in Hartford would be demolished under a plan to build a CVS.

Another Pointless Loss

If you've been around Hartford for any length of time, you've probably been in the building at the corner of Wethersfield Avenue and Airport Road. It was the legendary Pippie's Italian Restaurant from 1939 to 1985. Then it became Carmichael's. It closed over the summer.

A developer now proposes to demolish



TOM CONDON

it, and the three residential buildings immediately to its south, to build a small suburban-style strip mall anchored, no surprise here, by a CVS Pharmacy. Here we go again: Hartford selling its

Wethersfield Avenue has been mucked up over the years with inconsistent commercial architecture. But that shouldn't be a license to make it worse.

Colvest Group of Windsor, told me he tried every which way "to save the Carmichael's building. It would have required parking in the back, and CVS didn't want that." The drive-through will be in the back.

The two restaurants managed to survive for 45 years with parking in the back and on the south side of the building. Colvestco said he's building a second structure on the south side of the Carmichael's building, and that there wouldn't be room for parking there.

Chain pharmacies have become the scourge of good urban design in this country. For the past decade, chain

5,700 truckloads to remove much of the 400-foot high hill. There's no other commercial space in Glastonbury? Doesn't anyone at these pharmacy companies have a conscience? It's hard to believe that the developers and CVS can't get everything they want and still save the Carmichael's building. Colvestco said he met with the neighborhood revitalization now-committee, and according to some of their suggestions about landscaping and a sidewalk along the Airport Road side of the building. The city got them to build another brick building. They drive a hard bargain.

I don't dislike the development. The mix of tenants — Colvestco has letters of intent from Quince and Butterbacks as well as a commitment from CVS — is first rate. But the overall impact would be improved if we saved and reused the Carmichael's building. If that were the anchor and there were a second building that matched it, the neighborhood would be enhanced. So what



Hartford Courant

Meriden. ▲

Congresswoman Jahana Hayes, State legislators Jan Hochadel and Michael Quinn, Meriden Mayor Kevin Scarpati and North End Neighborhood Association President Steve Cardillo gathered with representatives of state and private funding partners on October 17 to celebrate the groundbreaking ceremony for Tremont Flats. Trinity Financial is redeveloping the former factory, home from 1887 to 1930 of the Aeolian Company where as many as 500 workers produced player pianos and music rolls. The \$56 million project will create much needed mixed-income housing units while reusing an historic building in the North End neighborhood. Trinity VP of Development Dan Drazen gave a shout-out to Preservation Connecticut for the Mills: Making Places website through which he identified this site as a redevelopment opportunity. Since the factory is listed on the National Register, federal and state historic tax incentives are among the many sources of funding for the project.

New Canaan. ►

In September the New Canaan Museum & Historical Society reopened the Rogers Studio, thanks in part to a Good to Great grant from the Department of Economic and Community Development. The studio, a National Historic Landmark, was built in 1878 for John Rogers, whose mass-produced sculptures made it possible for average Americans to have artworks in their homes. Between 1860 and 1893, Rogers sold approximately 80,000 of his putty-colored plaster figures at an average price of \$14 each. The Good to Great grant funded interior rehabilitation work while the Museum's match funded the restoration of the exterior. Good to Great grants are administered by Connecticut Humanities in partnership with the Connecticut State Historic Preservation Office and provide funding for nonprofit arts, cultural, and historic organizations to enhance visitor experiences. For more information, visit cthumanities.org.

Connecticut State Historic Preservation Office



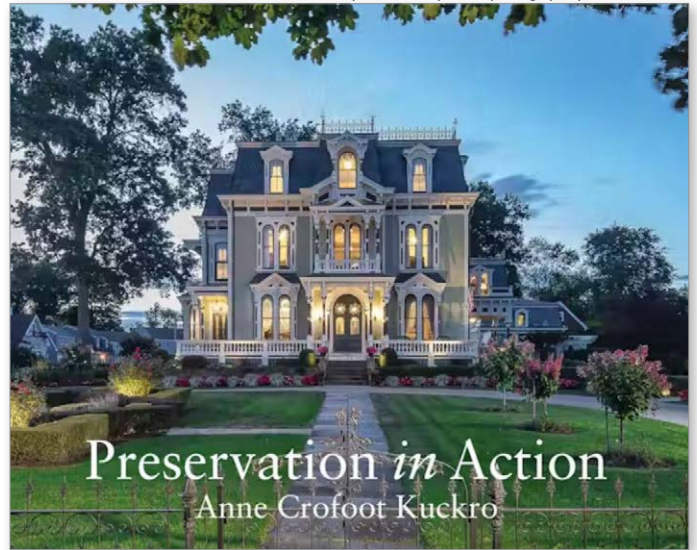
Passings. ▲

Veteran Connecticut journalist Tom Condon died on September 10, just weeks after his last article, for the Connecticut Mirror, comprehensively untangled the difficult story of Seaside Sanatorium in Waterford. Partly written from his hospital bed, the story capped a fifty-year career that began at the Hartford Courant's City Desk during the demolition-wracked 1970s, when Condon came to understand the importance of both landmarks and background buildings for city character and the potential of preservation as an engine of economic development. He went on to edit *Place*, a special opinion section in the Courant that focused on planning, land use, transportation, and historic preservation. The Courant's support for preservation, to which he contributed so much, was recognized in 2015 with the Harlan Griswold Award, jointly presented by the State Historic Preservation Office and PCT (then the Connecticut Trust for Historic Preservation). After retiring from the Courant, Tom went on to write for the Mirror; with the Seaside article he finished on a strong point.

Connecticut State Historic Preservation Office



Wesleyan University Press, photograph by Peter R. Brown



▲ New Haven.

The most recent addition to the Connecticut Freedom Trail is the Mary and Thaddeus Newton monument at the Evergreen Cemetery. After years of neglect, the Newtons' newly repaired gravestone was unveiled in June alongside a bronze Freedom Trail plaque. The event was organized by John Mills of Alex Breanne Corporation, who also raised funds for the marker restoration. Mary Newton was an abolitionist who successfully secured her husband Thaddeus' freedom, after which the pair settled in New Haven and became pillars of the African American community. Their sons, Stephen and Alexander, both served in the Union Army during the Civil War. A new monument for Stephen was unveiled alongside his parent's marker, with the help of the

Connecticut National Guard funeral honors team. Joining the celebration were local and federal representatives, including Senator Richard Blumenthal, who described the Newton family's journey as "an American story about freedom fighters, and it continues today." For more information, visit ctfreedomtrail.org.

▲ Wethersfield.

House museums from the 18th and 19th centuries; the oldest house in town—with an even older addition moved from out of state; a magnificent meeting house restored in the 1960s; and a store and warehouse repurposed as a café: these are some of the tales told in *Preservation in Action: Ten Stories of Stewardship: Restoration, Rehabilitation, Renovation, Adaptation, and Reuse* by Anne Crofoot Kuckro with photographs by Peter R. Brown. Published by Wesleyan University Press in September, the book tells how the people of Wethersfield have preserved the architectural legacy of their historic village. Anne Crofoot Kuckro (1945-2010) was an historian and preservationist and author of several books on Hartford and Wethersfield architecture. This book was edited by her husband, Lee Kuckro, himself a leading preservationist and former board chair of PCT. Peter R. Brown is an award-winning photographer. The Kuckros' own house illustrates the rich historical layering that makes Wethersfield so remarkable: originally a one-story gambrel-roofed structure built about 1725, it was raised to a full two stories a century later and gained Italianate embellishments in the mid-19th century. The Kuckros restored many colonial features beginning in 1968, then constructed a Modernist addition designed by Anne's brother, David Crofoot, and centered on a Federal-era mantel. Finally, they converted the 18th-century barn to a studio.

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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.

Capitol Theatre (1921) 35-41 Bank Street, New London \$375,000

Once an entertainment mecca for vaudeville performances, this landmark theatre is a contributing resource to the historic Downtown New London National Register district, close to train and ferry lines. The elaborate façade has a graceful, expansive arched opening at the ground floor; above it, Palladian inspired windows are framed by giant pilasters and an applied entablature. The interior, though in need of restoration, retains distinctive details such as proscenium surround, ceiling moldings,

and box seats. Vacant since 1974, the theatre was reroofed in 2010. With 11,000 square feet on both basement and ground levels and a 3,500 square foot mezzanine, it has the potential for reuse as a theatre venue or new adaptive uses. Project may be eligible for both federal and state historic rehabilitation tax credits, with a premium on state credits as the property is located in an Opportunity Zone.

Contact: Connie Howard at
US Properties, 860-437-0101;
chowardusp@gmail.com



Monterey Club, 265 Dixwell Avenue, New Haven (c.1890) Samuel and Anna Greenhouse house, 269 Dixwell Avenue, New Haven (1876) \$699,000

Rehabilitation opportunity of former Monterey Club and neighboring building. Founded by vaudeville entertainer Rufus Greenlee in 1934, the Monterey was New Haven's most prominent jazz club, hosting nationally known entertainers including Charlie Parker, John Coltrane, Ella Fitzgerald, Thelonious Monk, and Billie Holiday, and listed in *The Negro Traveler's Green Book*, a publication that provided information on businesses that welcomed African Americans during Jim Crow, from 1947 to 1967. Both the club and the adjacent house are contributing resources in the Winchester Repeating Arms National Register historic district which makes them eligible for federal and state historic rehabilitation tax



credits. Buildings include two store fronts and eight residential units, totaling 6,093 sq. ft.

Contact: Latasha Eaddy, Eaddy Associates,
203-209-8936, leaddy@eaddyestates.com

81-119 West Main Street, Waterbury (1865, 1911, 1984)

Redevelopment opportunity prominently located on Waterbury Green. Five buildings, totaling 180,000 sq. ft., on 1.56 acres. Includes the Italianate-style John Kendrick House (1865), individually listed on National Register, as well as the Lilley Building, part of the Downtown Waterbury National Register district. The Lilly Building has a history of renovations



which makes it unlikely to qualify for historic rehabilitation tax credits. Located in an opportunity zone.

Contact: Dan Shapiro, Kassian Sabbagh Realty, 646-928-5434, dshapiro@ksrny.com



Stanley P. Rockwell Company 296 Homestead Avenue, Hartford (1929, c.1940, c.1970) \$350,000

Redevelopment opportunity of historic industrial building. Constructed in 1929 for the Stanley P. Rockwell Company, which specialized in heat treating of metals. Later additions made in c.1940 and c.1970. Although acquired by a New Haven based investment company, Etherington

Cos., in 1974, the Stanley P. Rockwell Company continued to operate at the site until c.2010. 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 15,691 sq. ft.; lot 0.87 acre.

Contact: Lisa Lazarus, Keller Williams Legacy Partners, 860-881-8009

Deadline for the next issue is December 20, 2024

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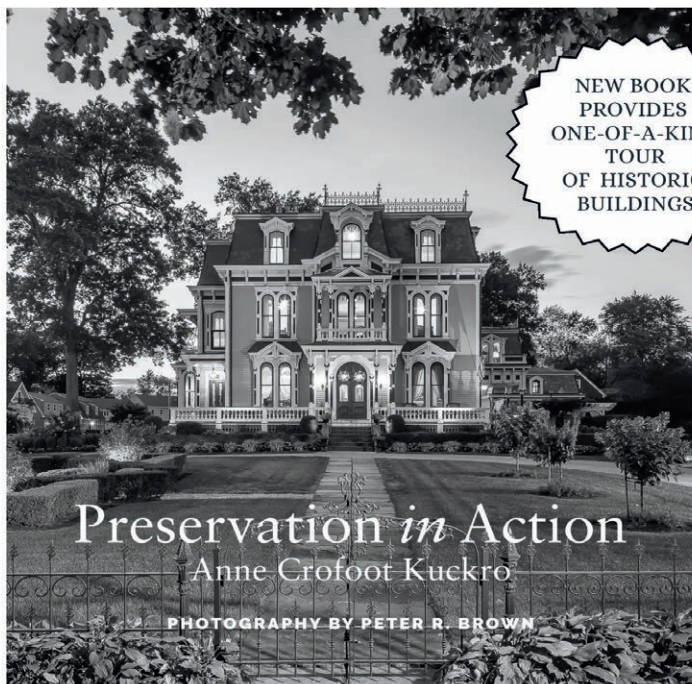


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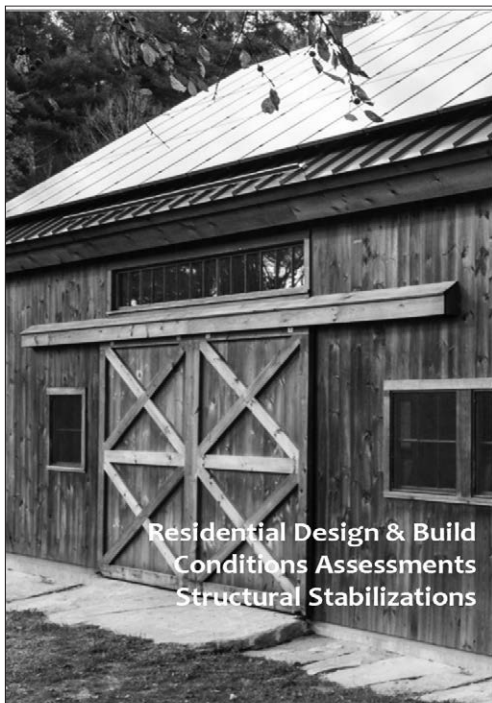
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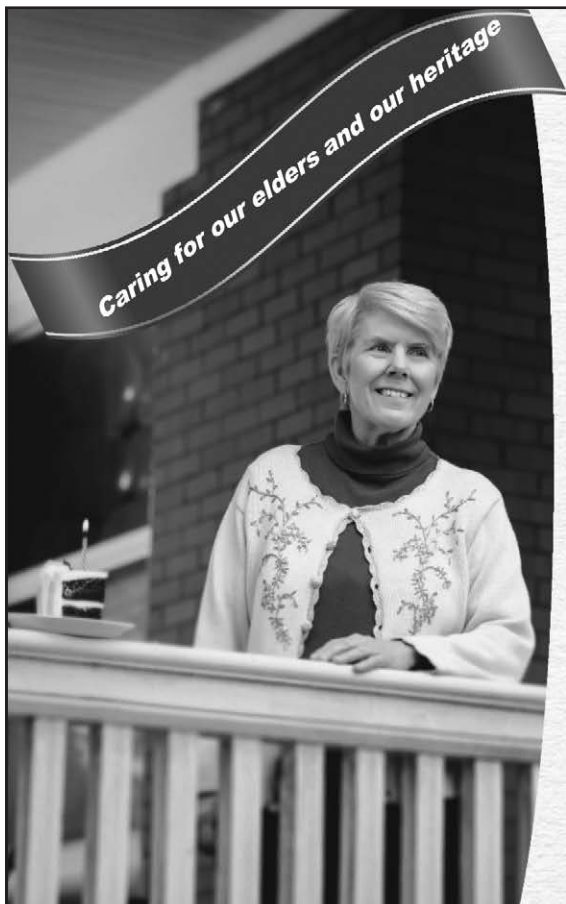
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Hospital (1904). The first buildings were designed by New Britain architect Walter P. Crabtree, who also created a formal master plan that continued to guide subsequent construction. The hospital closed in 1996 and was purchased by the Town of Newtown, which has renovated some of the historic buildings and demolished others. National Register listing will allow development of surviving buildings to qualify for historic rehabilitation tax credits.

The Hartford Unitarian Society's **Bloomfield Avenue meeting house**, in Hartford, represents the reaction against International Style modernism as architects explored more expressive building forms, particularly for houses of worship. The meeting house, designed by architect Victor Lundy and begun in 1962, features a web-like plan with irregularly spaced radial walls rising to multiple points that symbolize the Unitarian belief that there are many paths leading to universal truth. The use of suspension cables for the sanctuary roof represented an innovative engineering achievement.

In addition to these sites listed, the **Church Hill historic district** in New Canaan was officially determined eligible for National Register designation but was not listed because more than half the property owners objected. An earlier nomination for this district also failed in 1989. However, the district has been listed on the Connecticut State Register of Historic Places, allowing property owners to qualify for State, if not federal, preservation incentives. 🌿



Hartford Unitarian Society, Bloomfield Avenue meeting house, Hartford

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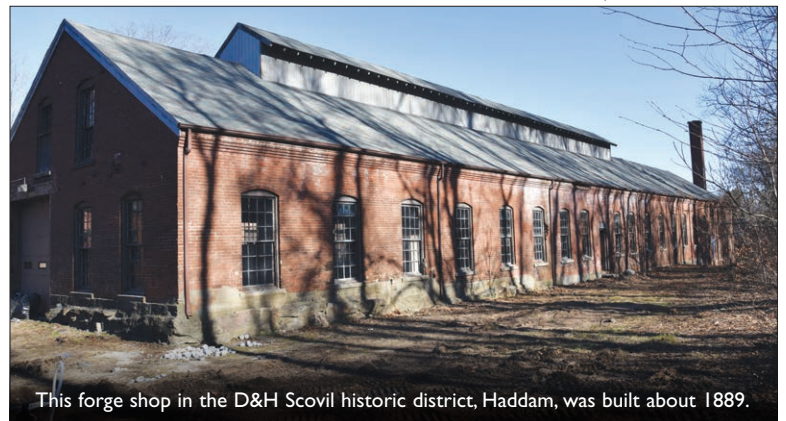
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New listings on the National Register

Sites recently added to the National Register of Historic Places recognize a variety of themes from Connecticut history, ranging from agriculture to industrial development, health care, and modern architecture. Places on the Register are flagged for special review in connection with Federal or State projects and qualify for preservation incentives such as grants or tax credits.

Farming formed the basis of the **Webutuck Valley agricultural historic district**, mostly located in Amenia, New York, but with a small spillover into Sharon, Connecticut. From early settlement in the 18th century by Palatine refugees from the Hudson River Valley to 20th-century corporate farms, the valley (pronounced WEE-buh-tuck) produced wheat, cattle, and produce. In the 19th and 20th centuries, the district's scenic landscape and traditional architecture attracted writers, poets, and literary critics including members of the Benton family as well as social critic Louis Mumford.

Located along a 1-1/4-mile stretch of Candlewood Hill Brook in Haddam, the **D&H Scovil industrial historic district** was one of the small but lasting industrial installations established in Connecticut in the early 19th century. The district contains four mill sites where the family-owned and -operated company produced hoes, mostly for sale first to the Southern U.S. and later to Central and South America, between 1848 and 1961. The first mill site contains ruins of the oldest mill, while a variety of mills and shops survive at the remaining sites. Tying the sites together are ponds, dams, and other waterpower infrastructure that powered the works.



In the 20th century, the State of Connecticut expanded its commitment to a healthy populace with the construction of facilities such as the **Fairfield Hills campus historic district**, in Newtown. Opened in 1933 as Fairfield State Hospital, it was the state's third public mental hospital, following the Connecticut Valley Hospital (1868) and Norwich State

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