

# PRESERVATION CONNECTICUT NEWS



Tod Bryant

## Skilled

These portraits, taken by photographer and preservation consultant Tod Bryant, showcase skilled tradespeople dedicated to historic preservation. The photos are a tribute to their commitment and the passion they bring to their work.

While architects or project owners often receive public acclaim, it is these skilled individuals who make the work of conserving our built heritage possible. They are the essential heart and soul of historic preservation, bringing a unique personal ethos and a powerful sense of mission to their tasks.

*Continued on page 2*

Jud Aley, preservation contractor, R.J. Aley Building Contractor, Norwalk; with Cesar Lopez and Minor Rivera from his crew.

Jud writes: "Historic buildings remind us of the people, family and history that have passed thru these buildings and help tell our nation's story on a very local level. I think that's important."

Cesar, originally from Mexico, prefers old buildings from 200 or 300 years ago because they're built by hand, not machine or computer.

Minor, originally from Costa Rica, started off as a painter; he says he's still learning about construction and old buildings and can't wait to learn more.



# Skilled

*continued from page 1*

This path isn't one taken for financial reward; these craftspeople are often driven by an intrinsic calling. Some come from families who have practiced these trades for generations, while others have discovered a talent for this specialized work. Whatever their journey, their expertise and dedication are truly irreplaceable.

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Pat and Patrick Tarantino, roofers, Tarantino Roofing and Coppersmith LLC, Hamden.

Largely self-taught, Pat finds beauty in slate and copper, materials made by the hand of God. "My outlet for art is roofing," he says. "The slate itself has an energy to it."

Tod Bryant





## MESSAGE FROM THE EXECUTIVE DIRECTOR

This year, Preservation Connecticut's annual look at opportunities for preservation focuses on the craftspeople whose skills are crucial to maintaining, restoring, or reusing historic buildings. We're grateful to **Tod Bryant** for sharing some of his portraits of Connecticut tradespeople. We also visit **Fresh Start Worx** in Hartford, which offers training programs for people in need. It's one of the groups our staff has uncovered in our early efforts to encourage preservation trades in Connecticut.

Another ongoing project, our survey of sites associated with LGBTQ+ history in Connecticut, is featured in a series of **Grating the Nutmeg** podcasts, starting with an episode featuring Bridgeport's long-running Bloodroot restaurant. For links, see the ad on page 15.

We continue to monitor federal and state developments in preservation. On the federal level, the fiscal year 2026 budget working its way through Congress passed a House subcommittee with **Historic Preservation Fund** at the FY 2025 level—good news in light of President Trump's request for zero funding. The HPF provides funding for State Historic Preservation Offices. In Hartford, Governor Lamont has indicated that he

will call a **special session of the General Assembly** when more is known about the federal budget. He also is negotiating with legislators to revise the housing bill that he vetoed after the regular session.

On a sadder note, we said farewell to our Circuit Rider Fellow, **Andrea Floersheimer**, at the end of July. Since arriving at PCT in December, Andrea kept busy with the Washington Park project, including research for a National Register nomination for the neighborhood to the north of Washington Park, as well as a State Register nomination for a house in Bloomfield and joining in Circuit Rider visits and technical assistance. Andrea leaves to be married and then start graduate studies in preservation at the University of Pennsylvania.

Preservation Connecticut is pleased to be the recipient of a generous donation of \$460,000 from the **New Milford Preservation Trust** to establish and administer a local regrant program, the Charles Beach Barlow Fund for Historic Preservation. Watch for program launch announcements.



Pat Catchpole and Evelyne Purdy of the New Milford Preservation Trust presented Preservation Connecticut with a donation to establish the Charles Beach Barlow Fund for Historic Preservation.

Following recommendations of our 2025-2030 strategic plan reflecting organizational growth and outstanding performance, some PCT staff have been promoted: **Michael Forino, Ph.D.**, as Director of Preservation and Partnerships; **Jordan Sorensen** as Director of Operations and Strategic Initiatives; and **Kristen Hopewood** as Development and Outreach Manager. Visit our website for descriptions of these and updates on all staff.

Our **50<sup>th</sup> anniversary celebrations** continue with fall events:

- October 11: Talking About Preservation **tour of Waterbury City Hall**, featuring its award-winning restoration.
- November 6: **Golden Anniversary Celebration** cocktail party and dinner at the Lounsbury House, Ridgefield. Special speakers Gov. Ned Lamont (invited) and former board chair, Sara Bronin.

We hope you'll join us!

—Jane Montanaro

Preservation Connecticut is a statewide nonprofit membership organization established as the Connecticut Trust for Historic Preservation by a special act of the State Legislature in 1975. Working with local preservation groups and individuals as well as statewide organizations, it encourages, advocates, and facilitates historic preservation throughout Connecticut.

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## Upcoming Meetings

### Connecticut Historic Preservation Council

October 1, 2025, at 9:30 a.m.  
November 5, 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](http://portal.ct.gov/DECD/Services/Historic-Preservation/About-the-State-Historic-Preservation-Office)

## 2010s: Roger Austin house, Wallingford

David F. Ransom, National Register of Historic Places



The Austin house as it appeared at the time of the lawsuit.

In 2011, the Connecticut Trust for Historic Preservation (now Preservation Connecticut) was part of a successful lawsuit to stop the Town of Wallingford from tearing down the Roger Austin house.

Built in about 1890 for a prominent businessman and local official and later home to an American Legion post, the Queen Anne structure stands on Main Street next to Wallingford's town hall. The Town of Wallingford bought the house in 1995, planning to raze it and use the land for parking.

At the request of the Connecticut Historical Commission (predecessor to the current Historic Preservation Council), the State Attorney General filed suit in 2010 under the Connecticut Environmental Protection Act (CEPA) to block demolition of the Austin house. PCT joined the suit as a friend of the court.

Preservation law in the United States is based primarily on *process*—requiring reviews of actions that might affect historic resources—rather than specifically requiring that resources be protected. One exception is CEPA (Connecticut General Statutes 22a-15 to 22a-19b), which allows any citizen to sue to prevent the unreasonable destruction of buildings listed on, or under consideration for, the National Register of Historic Places. The law was originally enacted in 1971 to protect natural resources and expanded to include historic resources in 1982.

PCT first actively joined a CEPA case in 2006, trying to halt demolition of the Micheels house, by Paul Rudolph, in Westport. That effort failed, but in the 2010s the organization took a leading role in several successful cases, beginning with the Austin house.

During the trial, the Town argued that rehabilitating the house would be prohibitively expensive—an argument that owners had used successfully in other CEPA cases—and that the land might be needed for town hall expansion.

However, Judge Robert Berdon ruled in February 2011 that, while it is permissible to take cost into account, that factor cannot be the sole criterion. As for the possible expansion, he ruled that simply wanting to demolish the building wasn't a sufficient justification for demolishing it. He concluded that the Town clearly had not

considered prudent and feasible alternatives to tearing down the house. For instance, the Town did not pursue grants or other ways to make rehabilitation less expensive, and it rejected several offers to buy or lease and rehab the building.

As a result of this ruling, the Town sold the Austin house in 2013 to Richard and Erin Burnham, who renovated the building. Today, it continues to be a vital presence at the heart of Wallingford's town center.

Since 2011, PCT has continued to participate in CEPA cases in partnership with the State Historic Preservation Office, the Attorney General, and local preservationists, chalking up victories in Southington, Milford, New London, and other places. We developed an effective strategy of bringing in architects, real estate experts, and buyers to demonstrate realistic alternatives to demolition and refute claims that demolition was reasonable. Most of these cases were settled before going to trial; often, the mere possibility of a lawsuit convinced owners to negotiate. (There have been failures, too, most recently in Waterford.)

In his ruling in the Wallingford case, Judge Berdon wrote, "Under CEPA, there is a public trust in state resources and it is within the public interest to prevent such resources from unreasonable destruction." This affirmation, that preserving historic sites has a broad public benefit, lies at the heart of CEPA and its importance for the people of Connecticut. 🌿

Town of Wallingford Assessor



The Roger Austin house in Wallingford, preserved through the Connecticut Environmental Protection Act.





## From the field: the **Circuit Riders** report



C. Wigen

The porch on this house in New Haven's Winchester neighborhood was rebuilt thanks to a grant administered by PCT and the New Haven Preservation Trust.



M. Forino

Circuit Rider Fellow Andrea Floersheimer and Circuit Rider Stefon Danczuk conducting research at the Bridgeport History Center.



J. Sorensen

Circuit Rider Brad Schide and Preservation Services Manager Renée Tribert visit the former Avery Soda bottle works

### Winchester neighborhood grants completed

Working with community partners and the New Haven Preservation Trust, Circuit Rider Brad Schide completed the administration of a \$200,000 grant program to benefit residents of the Winchester Repeating Arms Company National Register District, a neighborhood with nearly 1,900 contributing historic buildings, many of which are residential.

Over the past year, Brad has helped homeowners navigate the grant process, develop manageable scopes of work, identify and secure contractors, and oversee ongoing work. The program, which follows a similar effort in Stamford's South End, was funded through an agreement between the State Historic Preservation Office and the developer of the Winchester Center project as mitigation for the demolition of seven buildings in the Winchester plant that were too contaminated for reuse.

This grant program, launched in 2024, received 46 applications. Ultimately, 20 awardees were selected, with grants ranging from \$1,220 to \$15,000. The awardees, who were asked to provide a match of at least ten percent of the grant amount—with lower matching requirements for those

experiencing hardship—contributed over \$41,000 in matching funds for projects consistent with the historic character of the neighborhood, including exterior painting, carpentry repairs, roof replacement, installing new gutters, stair and porch stabilization and repair, window and door restoration, and more.

### Bridgeport historic district work

Over the past several months, Circuit Rider Fellow Andrea Floersheimer has been researching and drafting a nomination for a new historic district on Bridgeport's East Side. The area, north of the existing East Bridgeport National Register District, was developed in the late 19<sup>th</sup> century in response to rapid population growth and the need for worker housing to support Remington Arms and other nearby factories. This project is a small but important part of Preservation Connecticut's larger Washington Park Community Preservation Project, a \$5 million-plus capital initiative to preserve religious buildings around Washington Park. If successful, the nomination will boost the economic impact of the larger effort by making more than 1,000 residential and commercial buildings eligible for historic rehabilitation tax credits and other preservation incentives.

### Site visit highlights

On a farewell tour in East Haddam for our outgoing Circuit Rider Fellow, Andrea Floersheimer, Circuit Riders and other PCT staff visited the whimsical Gillette Castle, the home of William Gillette (1853-1937), the stage actor known for his portrayal of Sherlock Holmes. Staff also toured Connecticut Landmarks' Palmer-Warner house, the home of preservation architect Frederic Palmer and his partner, Howard Metzger. The site is recognized for its importance to Connecticut's LGBTQ history and is included in Preservation Connecticut's ongoing LGBTQ Sites project.

PCT staff recently visited the former Avery Soda bottle works on Corbin Avenue in New Britain. Until recently, the historic barn on the site housed the 120-year-old Avery brand. 🌿

### Circuit Riders by the numbers: June-July 2024

Field visits made: **34**  
Counties visited: **all 8**  
Towns visited: **36**  
Total interactions: **67**

# Fresh opportunity for historic trades

On July 18<sup>th</sup>, Preservation Connecticut staff observed as friends and family cheered on the newly minted graduates of the Richard P. Garmany Academy at Fresh Start Worx. Cameras clicked as ten proud and confident students flaunted their six-week carpentry course completion certificates. At the podium, graduates expressed appreciation for loved ones in the audience, along with deep gratitude for one another. There was no shortage of accolades and tributes for Fresh Start Worx's Executive Director, Jenna Columbus, Academy Director Ricardo Santiago, and the other staff in attendance.

The festivities, which take place regularly throughout the year, celebrate much more than a certificate. Months, sometimes weeks before, those students were homeless, recently released from incarceration, or facing other challenges. Struggling to make their way in the world, each of them found Fresh Start Worx, an organization at the northern boundary of the Asylum Hill neighborhood in Hartford. Their mission is "... to employ and train individuals seeking to improve their lives with a future in building high-quality custom products and, in partnership with community organizations, provides education and training through the...Academy."

Fresh Start Worx provides the down-and-out with the tools they need for change: financial support, practical training, workplace social skills, fiscal literacy, a new network of friends and supporters, and, what they often need most, empathy and

Fresh Start Worx's business arm restored shutters at the Webb Deane Stevens Museum's Joseph Webb house in Wethersfield.



Graduates at the Fresh Start Worx Academy, July 2025

a second chance. Columbus states that "Through our Academy, students gain hands-on experience in woodworking and construction through the Home Builders Institute PACT Core program, while also learning essential job readiness skills like resume building and financial literacy. We have had over 50 graduates in the past five years who have successfully rebuilt their lives." Many students leave graduation with a certificate in one hand and a job offer in the other. Others gladly stay on to staff Fresh Start Worx's Social Enterprise program.

The Social Enterprise program, the non-profit business arm of the organization,

enables many students to build on their foundational skills by offering continued training in advanced woodworking, computer-aided machining, and even some historic preservation work. Clients of the latter include the Webb-Deane-Stevens Museum (for the Joseph Webb house), the Stowe Center for Literary Activism, Hill-Stead Museum, and others. For the nonprofit developer Northside Institutions Neighborhood Alliance (NINA), Fresh Start Worx helped complete finish trim and carpentry at the Linus Plimpton house. It was through this work that Preservation Connecticut learned of Fresh Start Worx. A few meetings, tours, and one graduation ceremony later, Preservation Connecticut and Fresh Start Worx are poised to launch an expanded curriculum for students interested in learning the fundamentals of historic preservation practice.

Supporting the good work of Fresh Start Worx, while increasing the pool of folks interested in preservation trades, is a win-win. If you've recently attempted to garner quotes for preservation projects, you know there's a shortage of craftspeople who are interested, capable, and available. This issue is not new. Nearly sixty years ago, in 1968, the National Trust for



courtesy of Fresh Start Worx



Historic Preservation's *Whitehill Report on Professional and Public Education for Historic Preservation* addressed the growing scarcity.

In the following decades, workforce development and booster programs across the nation, including those organized by Preservation Maryland, The Campaign for the Historic Trades, the Newport Restoration Foundation, the National Park Service, and Colonial Williamsburg, have attempted to address the concerns of the report by garnering Federal recognition for preservation trades and supporting training programs. Despite potential job security due to the demand for preservation projects and a nine percent premium on wages paid to those with experience and training in historic preservation (according to a study by Preservation Maryland), the problem persists. In a 2019 survey by the Associated General Contractors of America, eighty percent of construction firms reported difficulty filling craft positions.

In Connecticut, a promising number of workshops and showcases for historic trades—the TradesUp program is among the largest—have sparked strong interest in many of these skills and trades. But unless the interested immediately start working, we will still struggle to close the gap between school-age children and rapidly retiring preservation professionals.

The gap is not a matter of employers' lack of interest; instead, anecdotal evidence suggests a scarcity of candidates who are interested or aware of preservation trades. Others may lack the foundational knowledge necessary to expand their skills through on-the-job learning, such as in an apprenticeship—the traditional method by which trades were passed from one generation to the next. According to a policy statement from the American Council of Historic Preservation in 2020, "More recognizable opportunities for workforce development and training in the traditional trades not only would help address this problem [of the labor shortage in historic trades] critical to the maintenance of our nation's historic places, but also would contribute to economic recovery and well-being through career pathways that benefit local communities."

The partnership between Preservation Connecticut and Fresh Start Worx can be a positive step toward offering such a recognizable opportunity for workforce development in historic trades in Connecticut. This collaboration could serve as a prototype for integrating preservation methods

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## A bigger tent

Adding a historic preservation curriculum to existing training programs is just one way to increase the number of people involved in preservation trades. We are also exploring ways to include contractors who do not specialize specifically in preservation work in our network. A review of Preservation Connecticut's grant applications for The 1772 Foundation preservation matching grants over the past five years reveals that eighty percent of individuals or firms bidding on preservation projects do not advertise their services as "preservation"-specific. Yet many of these individuals and companies are capable and do preservation work effectively. However, the majority are unknown to Preservation Connecticut. If you know of a craftsman or company that does quality historic preservation work and is interested in being part of our database of contractors, please submit their information at [www.preservationct.org/contact](http://www.preservationct.org/contact).



courtesy of Fresh Start Worx

Mohamed and Lyonel at the Linus Plimpton house in Hartford, where they helped reproduce Victorian-style trim

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# Greater than the sum of their parts: Understanding historic districts

by Jenny Scofield, Deputy State Historic Preservation Officer and National Register Coordinator, State Historic Preservation Office

Preservationists have long recognized historic districts as complete, significant places with multiple features that share historic associations and, typically, geographic proximity. Historic downtowns, neighborhoods, village centers, recreational facilities, farms, corporate or institutional campuses, industrial complexes, parkways or transportation corridors, landscapes, canals, and archaeological sites throughout the state are recognized as districts. While districts may contain a mix of resource types, each historic component contributes to the overall historic significance and understanding of that place. Consider, for example, an historic farm; what would the farmhouse be without the related outbuildings and landscape features, such as fields, orchards, shade trees, ponds, and stone walls? The house may survive as an expression of vernacular architecture, but an understanding of the property's agricultural importance is diminished by the loss of the farm's other features.

While districts often contain some historic resources that would not be eligible for historic designations on their own, they should not be considered simply as a collection of individually unimportant things. Defining a district is a way to describe a historic resource that has multiple significant features. The Whistleville National Register historic district in Norwalk, which was designated for its associations with ethnic heritage, consists primarily of vernacular worker housing, along with commercial buildings and churches that supported the community. This neighborhood developed beginning in 1874 because of the Hungarian



Darling family farmstead, Woodbridge: the house and outbuildings are all crucial to understanding the farmstead's agricultural importance.

National Register of Historic Places, Tod Bryant



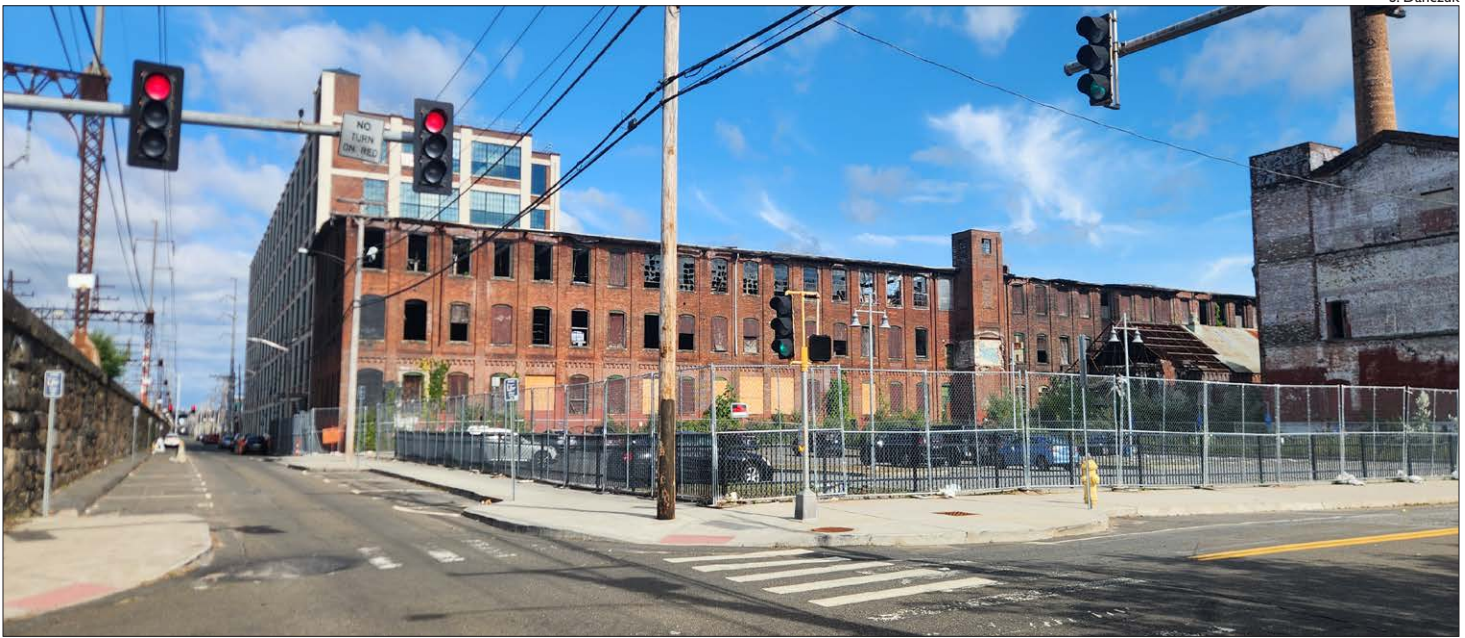
Streetscape, Whistleville historic district, Norwalk: in spite of later siding and the loss of some details, the forms, scale, rhythm, and setbacks of these simple vernacular houses still reflect the district's historic history.

that districts are uniform, but rather, each resource plays a role in how that area is shaped. New Britain's late-19<sup>th</sup>-century establishment as a culturally diverse commercial and civic center can be seen in the elaborate masonry buildings along Arch and Main Streets, the central square, and soaring churches. Such downtowns can suffer from cumulative losses that start to break apart the aspects of an area that make it identifiable. Even losses of resources less remarkable in design or association can muddle the area's historic associations and create spaces

in the landscape that are awkwardly empty or susceptible to over-scaled redevelopment.

At a mill complex, the scale of production can be seen in the monumentality and density of the buildings. Manufacturing processes for specific goods are evident in specialized building types and construction. Power generation can be understood through the natural terrain and waterpower features like dams, canals, or operating mechanisms. Transportation connections might include rail spurs, or proximity to water, or overland shipping routes.





National Register of Historic Places, Jay Verney

Railroad Avenue historic district, Bridgeport: open space where a building has been demolished interrupts the historically dense development of the district, with tall buildings overlooking the railroad line.



Higganum Landing district, Haddam: this landscape swale, providing access to the river, relates to the district's shipbuilding history.

All these features connect to display the area's industrial past and serve as tangible reminders of labor history. In places with substantive losses like the Railroad Avenue industrial historic district in Bridgeport, just a couple blocks of loft buildings remain to mark the location of a formerly immense cluster of manufacturing concerns. While larger districts may be able to sustain more change than smaller-scale places without losing their historic character, every loss chips away at the area's historic significance.

The importance of contributing features in a district is not just architectural. In

the Higganum Landing historic district overlooking the Connecticut River, the positioning of the houses and a landscape swale leading to the riverbank both relate to the district's shipbuilding history. Many of the captains' houses in the High Street historic district in Clinton back up to a navigable waterway and incorporate foundations made of granite, shipped locally. The district of modest buildings represents a more regional maritime trade economy, as opposed to the ornate buildings in Connecticut's larger historic ports.

The hierarchy of features within a district also plays a part in creating a complete picture of a historic place. Vernacular, or secondary features of a district should not be dismissed just because they are simpler in design or utilitarian in function. Outbuildings and domestic quarters on former estates offer insight into the labor and social history of such places. The variety of housing types in a neighborhood may be associated with layers of history over time or represent different economies and social structures. With resources like the Merritt Parkway, the lack of visual clutter in the landscape, road dimensions, plantings, and topography are just as vital to the experience of the drive as the scenic bridges and planned vistas.

More than 55,000 properties in Connecticut contribute to local, state, and national historic districts. These represent all aspects of Connecticut life. Stories of economy, industry, immigration, design, culture, inspiration, and creativity; struggles and lessons learned, are experienced in these places that contribute to Connecticut's personality. To erode them is to lose that tangible history. That does not mean that places must freeze in time or cannot be updated, but they should be cared for, respected, and appreciated. 🌻



# Briefly noted

## Passings. ►

Preservationist, historian, writer, and photographer Bill Hosley died suddenly on July 2. As a curator at the Wadsworth Atheneum, Bill created many exhibitions and authored several books, including *The Great River: Art and Society of the Connecticut Valley* and *Colt: The Making of an American Legend*. He went on to lead the Connecticut Landmarks organization and the New Haven Museum before founding Terra Firma Northeast, a consulting practice providing museums and communities with preservation, education, strategic planning, marketing, and exhibition development services. In all this, Bill was a passionate and tireless promoter, a master of rooting out little-known and little-appreciated places and stories from the past and bringing them to life again. He served on Preservation Connecticut's Board of Trustees in the early 2000s and maintained close ties.

Sandra Markham, FindaGrave.com



Connecticut Main Street Center



## Bridgeport. ▲

Connecticut Main Street Center awarded the Bridgeport Downtown Special Services District (DSSD) a \$5,000 Accelerator grant to pilot a food hall in the historic Arcade Mall (1889; NR). The Bridgeport DSSD collaborated with Groundwork Bridgeport, the City of Bridgeport's Office of Planning & Economic Development, and the Bridgeport Arts + Cultural Council to develop the initial concept. The Accelerator grant will support a temporary food hall, with the goal of completing a market analysis and business plan to present

to large-scale funders for final fitting-out the Arcade's ground floor as a produce market and food hall.

Launched in 2024, the Main Street Accelerator program has trained teams from nine towns and cities to implement small-scale projects that make incremental positive change in their downtowns. Downtown Bridgeport was one of four teams chosen for CMSC's 2025 Main Street Accelerator Cohort, along with Bethel, East Hartford, and Enfield. The program and grants are supported by Webster Bank.





### ◀ Middlebury.

A rare carousel figure has been returned to the Quassy Amusement Park forty years after it disappeared. The figure, a dragon-like creature called a hippocampus, was a part of a carousel built in 1902 by E. Joy Morris of Philadelphia. It operated at the park for seventy years before being broken up and sold in 1989; the frame, mechanism, and trim went to the New England Carousel Museum in nearby Bristol, and the figures were sold separately. Morris' carousels mostly featured horses and menagerie figures such as lions and giraffes; the hippocampus was much more unusual. Thieves hacksawed it off in 1985, also damaging two other figures. It resurfaced in Florida and was recognized by a broker of antique carousel figures. The then-owner had no way of knowing that the piece had been stolen. The hippocampus is being restored and will be displayed at Quassy, which opened in 1908.

### ▶ Middletown.

Zoning approvals are in place to convert the former Saint John's school (1887; NR—on left in photo) to apartments. The school, which stands next to Saint John's Catholic Church at the north end of Main Street, has been vacant since 2010. Due to site limitations, the diocese of Norwich was planning to demolish the building until Farmington-based developer Parker Benjamin made an offer to buy it for redevelopment. The developer has created plans to convert the building to 16 units, four of them targeted to households earning 80 percent of area median income, with a funding mix that includes historic preservation tax credits. Middletown's Planning & Zoning Commission approved subdivision of the plot and a use exception on August 13, and an agreement with the parish will allow shared use of the church's parking lot.

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# HISTORIC PROPERTIES EXCHANGE

Threatened Buildings and Easement Properties Available — September/October 2025

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

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

## Huntington-Callender house 93 Elm Street, Hartford (1863)

**\$1,295,000**

### Preservation Connecticut Easement

Italianate brownstone rowhouse, built in 1863 by Andrew West, a Hartford builder-architect. Fully updated interior with original details, including exposed brick walls and brownstone arches. Single-family home with four stories, 5 beds, 5 baths, totaling 5,227 sq. ft. Located in Hartford-Elm Street National Register Historic District. Preservation easement covers exterior of building.

**Contact:** Ellen Sebastian, William Pitt | Sotheby's, 860-930-8407, [esebastian@wpsir.com](mailto:esebastian@wpsir.com)



## Job Bates house (c. 1747) 3 Indian Hill Avenue, Portland

**\$199,900**

Restoration opportunity for 18th-century Cape with later addition in Portland. This 4-bedroom, 2-bath house includes original wood floors and two original brownstone fireplaces. Located in Indian Hill Avenue National Register Historic District and therefore eligible for historic rehabilitation tax credits. 1,645 sq. ft., 0.40 acres. Act soon—listing notes teardown as an option!

**Contact:** Stacy King, Eagle Eye Realty, 860-263-9102, [kingstacyl@yahoo.com](mailto:kingstacyl@yahoo.com)



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### **Bindloss house (1857) 4 Bindloss Road, Groton**

**\$695,000**

Italianate restoration opportunity overlooking the Mystic River. Owned by the Bindloss family for nearly 100 years, this Italianate house features large windows and a wraparound porch with original details. Includes access to Mystic River. 1,728 sq. ft. on 0.93 acres. Rehab loan or cash only.

**Contact: Pam Johnstone, PJ Residential,  
pamjohnstone@pjresidential.com**



### **685 Kent Road, New Milford (1854)**

**\$895,000**

Greek Revival church and accompanying parsonage on 1.21 acres available for purchase. Former Gaylordsville United Methodist Church which eventually closed after merging with Bethel United Methodist Church in 2019. Church is 3,616 sq. ft. and includes meeting rooms, classrooms and office. Parsonage is 2,931 sq. ft. with three bedrooms. May be eligible for listing on the State Register of Historic Places to qualify for historic rehabilitation tax credits.

**Contact: Rich Pomerantz, William Pitt Sotheby, 203-770-1879**



### **Aspinook Company mill (1893, 1920, 1930, 1970, 1995) 77 Anthony Street, Jewett City \$3,000,000**

Redevelopment opportunity of former Aspinook Company textile mill. Founded in 1893, operations continued at this location until 1937. Soon after closure, mill was reinstated through local fund-raising efforts and went under control of the newly organized Aspinook Corporation. The site stayed in operation as a textile mill until 1959. Later occupants include Wyre-Wynd Inc. (wires) and Change Wind Corp. (wind turbines). The property is listed in Preservation Connecticut's Mills: Making Places of Connecticut industrial survey, which identifies the complex as a candidate for listing on the State Register of Historic Places. If listed, it would be eligible for State historic rehabilitation tax credits. Building area is 202,000 sq. ft.; 16.48 acres.

**Contact: John Jensen, Pequot Commercial, 860-460-0255,  
jjensen@pequotre.com**





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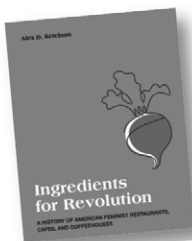




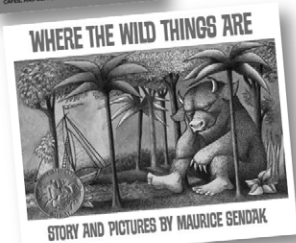
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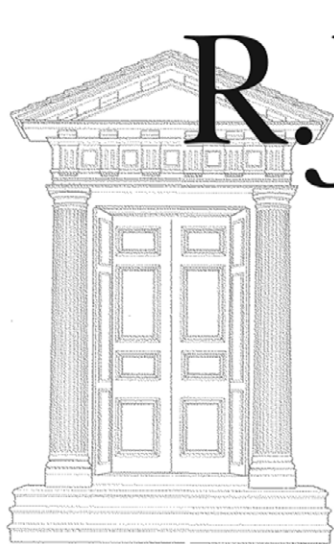


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News from around the state, cont'd from page 13

### Norwich. ►

On July 15 Governor Ned Lamont, DECD Commissioner Dan O'Keefe, and community leaders celebrated the reopening of the Reid and Hughes building (1869, 1898; NR). The onetime department store stood vacant for years through repeated RFPs, unsuccessful, development attempts, and threatened demolition by the City—fortunately averted by preservationists. It now houses 17 affordable apartments plus ground-floor retail space. Heritage Housing, Inc., brought the project to completion, using state and federal historic rehabilitation tax credits plus a loan from PCT's revolving loan fund.



Fresh opportunity, cont'd from page 7

and curriculum into established workforce training institutions, quickly and sustainably broadening the pool of potential apprentices with the necessary knowledge and skills to participate in traditional hands-on learning.

**You can help.** One key feature of the Richard P. Garmany Academy is its ability to provide stipends to students, enabling them to focus on their studies without the distraction of holding another job or worrying about short-term financial concerns. To learn more, or to help fund a student's participation in the pilot Basics of Preservation program jointly offered through Preservation Connecticut and Fresh Start Worx, please visit [preservationct.org/trades](http://preservationct.org/trades).



**EDWARD F. GERBER'S  
LEGACY**

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

## What will your legacy be?

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

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# Skilled

*continued from page 2*

Tod Bryant



Michael Angelicola, stone carver, Michael A. Angelicola Stone Carving, Bristol.

Mike says, "I'm in awe of the artistry and craftsmanship of older gravestones and wanted to create something like them—stones that are unique, that are personal, that represent somebody."

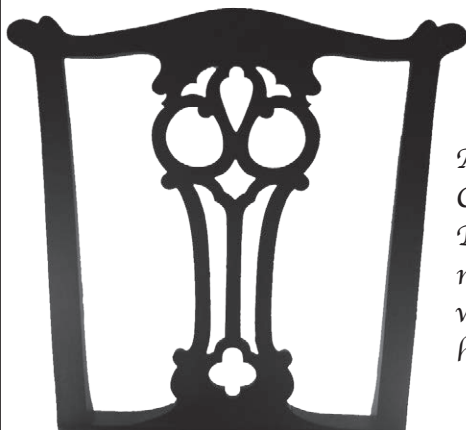
Tod Bryant



Nevan Carling, timber framer, Hartford.

Sadly, most of Nevan's work in Connecticut is dismantling historic buildings facing demolition for no good reason and sending them out of state. "We should have learned from the 1960s," he says.

*continued on page 20*



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# Skilled

*continued from page 19*

*These portraits of preservation craftspeople were taken by Tod Bryant, a photographer and instructor in New York before earning a master's degree in historic preservation. He now works as a preservation consultant based in Norwalk. Ken Follett, stonemason, preservationist, and co-founder of the Preservation Trades Network, provided connections to trades practitioners for this project. If you'd like to participate, contact Tod through his website, [bryantphoto.com](http://bryantphoto.com).*

Tod Bryant



Lara Davis, mason, Limaçon Design, Foster, Rhode Island.  
*Lara has worked in many countries, always focusing on the materials and techniques native to a place. She appreciates New England's diverse geology, which offers a rich diversity of materials—stone, mortar, clay for bricks.*

Tod Bryant



Ian McCarthy, blacksmith, McCarthy Forge, Danbury.  
*Ian makes hand-forged cookware, decorative metalwork and tools. He also is a volunteer blacksmith at the Connecticut Antique Machinery Association blacksmith shop in Kent.*