

PRESERVATION CONNECTICUT NEWS

Annual Report 2024-2025

Preservation Matters

This issue of *Preservation Connecticut News* presents our annual report for the fiscal year 2024-2025. 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; and to build a stronger, more effective organization to recognize, protect, and make the most of Connecticut's historic places.

To inspire the next generation of preservationists, Preservation Connecticut co-leads a summer day camp program every year at the Eli Whitney Museum and Workshop. This year, campers learned about factories and built a model mill village.

PCT

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FROM THE CHAIR

Courtesy of Caroline Sloat



For fifty years historic preservation has been part of the toolkit for protecting Connecticut's unique built environment. The trust in preservation developed by our staff and volunteers over the years and across the state has enabled Preservation Connecticut to spend 2025 celebrating the past and looking toward the future. As I look back at these festive occasions, they are a testament to the communities that are enhanced through our work and the community of supporters who are engaged in the work. A big thank you to the hosts and organizers of these events and to all who attended.

Looking ahead, the board and community members worked with Susan West Montgomery, a leading preservation consultant, to refresh our strategic plan. We sought to identify ways to build on the goals in our previous five-year plan. Our organization is strong, and we have a talented staff; now, we are ready to leverage the skills we have to meet the moment in under-resourced communities. Specifically, we're ready to work in a single community to assist organizations that are based in historic buildings and provide much needed

local services but are held back by serious maintenance needs.

Inspired by a five-million-dollar funding opportunity from the State of Connecticut, conversations were initiated with the leadership of several churches around Bridgeport's historic Washington Park. We sought an approach to support them in carrying out their missions in a safe and historic environment and to strengthen their access to resources and advocacy to protect and extend the usefulness of their buildings.

The word that surfaces for this work is, of course, trust. The trust that is developing with a community for whom historic preservation might once have seemed a luxury that was not worth pursuing.

As the saying goes, the greenest building is the building that's already there, and we invite you to stay tuned and to support our ambitions to use the tools of historic preservation to enhance this community and strengthen our organization. We will also continue to do the kind of work across the state that you have come to expect from us.

Thank you for giving us that opportunity and your support.

—Caroline Sloat

Kim Tyler



FROM THE EXECUTIVE DIRECTOR

I am excited and proud to present this year's annual report and share with you all that we've accomplished together. It's been a year of hard work by our team, meeting the needs of the preservation community and others while at the same time pausing to reflect and celebrate the work of Preservation Connecticut over the past five decades. I am most proud of the incredible and always expanding network of supporters and partners we've built and the varied and meaningful places we've touched.

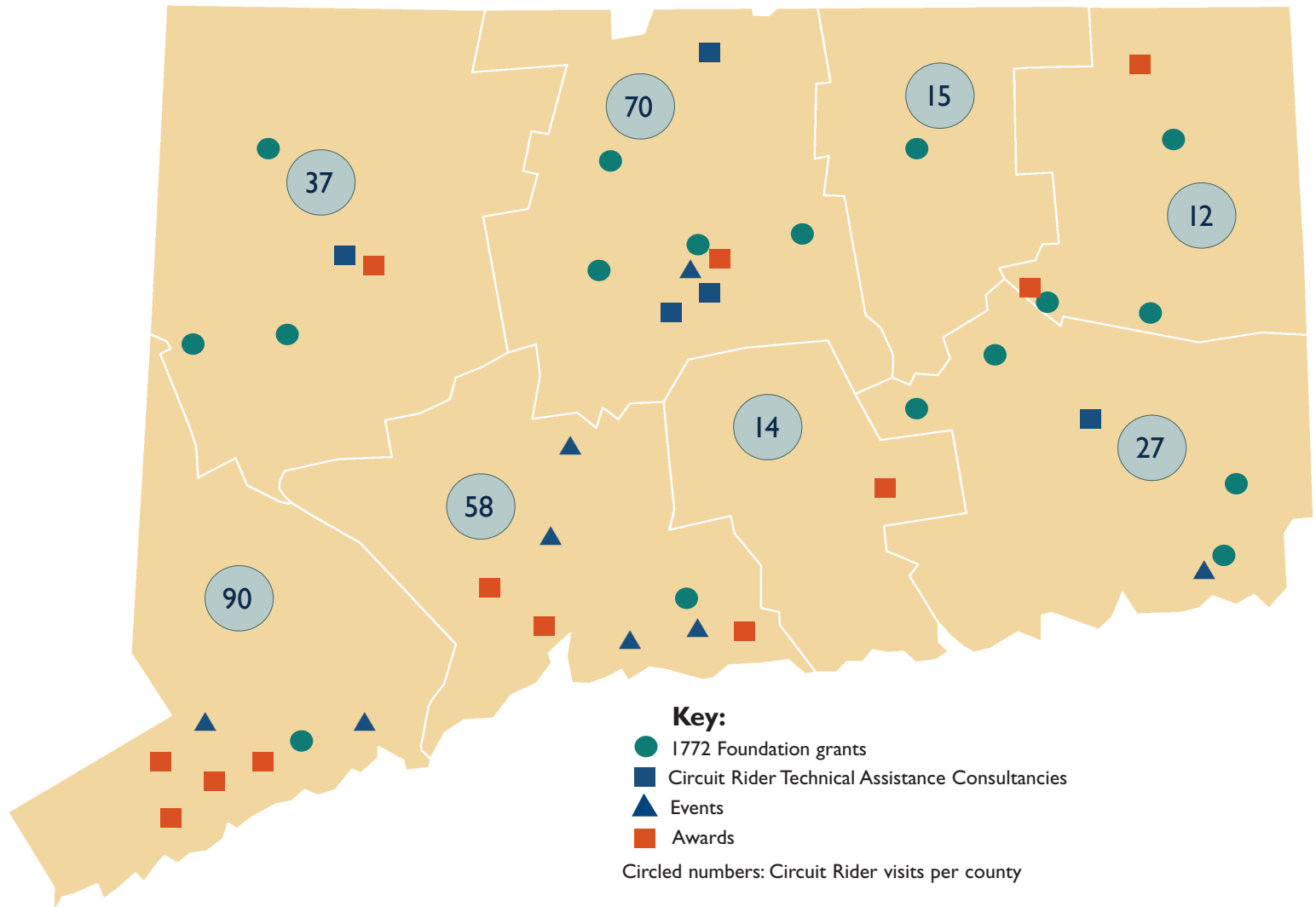
Our annual report captures this year's work with traditional data and numbers, but with a twist. In this report, we peel through the statistics to share personal stories and anecdotes of lives we've touched and the places we've changed. From urban property owners and community organizers

in Make a Big Impact, local and statewide policy advocates in Engage and Inspire to emerging professionals and board members in Strengthen the Organization, the report illustrates the depth of our network and the historic places impacted.

Preservation work is a long game, and with steady effort and constant care we nurture our special places and those who live there. Though these are trying times as we manage the federal political turmoil in our country, we know that together we are strong. Our network is far-reaching; our mission is clear. Staying united and mission-focused and caring for one another. When we care for our places, we care for our people. Connecticut is full of beauty, vitality, and history, and together we make a great place to live.

—Jane Montanaro

Preservation Connecticut at work, 2024-2025



● 1772 Foundation grants

Canterbury, Finnish American Heritage Society Inc.
 Colchester, Trustees and Proprietors of
 Bacon Academy
 Fairfield, Fairfield Museum and History Center
 Farmington, Hill-Stead Museum
 Gaylordsville, Merwinsville Hotel Restoration Inc.
 Guilford, Hyland House Museum
 Hartford, Connecticut Fair Housing Center Inc.
 Lebanon, Wadsworth stable
 Manchester Historical Center
 North Stonington Historical Society
 Pomfret Old Town House
 Simsbury Historical Society
 Stonington, Yellow Farmhouse Education Center
 Tolland, Hicks-Stearns Family Museum
 Washington, Gunn Memorial Library and Museum
 West Cornwall, Hughes Memorial Library
 Willimantic, Jillson house

■ Circuit Rider technical assistance consultancies

Litchfield, Northwest Connecticut Land Conservancy
 Newington, 272 West Hill Road
 Norwich, Norwich Arts
 Suffield, Meadowood Barns
 Wethersfield, Cove Warehouse

▲ Events

Branford, Isaac Lewis house tour
 Bridgeport, TAP: Mary & Eliza Freeman houses
 Cheshire, LHD Training
 Cheshire, Ball & Socket Arts tour
 Guilford, CT Archaeology Fair
 Hamden, PCT Awards
 Hamden, PCT Reunion
 Hartford, Linus Plimpton house tour
 Hartford, CIA rally at the Capitol
 Stonington, James Merrill house tour
 Wilton, Lambert Corner, Wilton

■ Awards

Darien, Pond-Weed house
 East Haddam, VFW cemetery volunteers
 Hartford, Linus Plimpton house
 Hartford, State Capitol Laylight
 Litchfield, Abner Hotel (Litchfield County courthouse)
 Madison, Lee's Academy
 New Canaan, New Canaan Playhouse
 New Canaan, Grupes house
 New Canaan, Brick House, The Glass House
 New Haven, James Dwight Dana house
 New Haven, Sterling Memorial Library L&B Room
 Norwalk, Mill Hill Landscape
 Westport, Mills house
 Willimantic, Murray on Main
 Woodbridge, First Church of Christ
 Woodstock, Woodstock Academy building

MAKE A BIG IMPACT

Strategic Plan Goal #1

Preservation Connecticut's work not only preserves places, it also changes them. The act of repairing a building, or maintaining a landscape, or revitalizing a neighborhood brings history to life, creates opportunity, builds economic vitality, increases health, and fosters community pride. PCT's work is inextricably linked to broader community successes.

Highlight: Winchester mitigation grants

When it was determined that a portion of the Winchester Repeating Arms Company complex in New Haven was too contaminated for reuse and had to be

demolished, Connecticut preservationists worked to mitigate the loss. The State Historic Preservation Office negotiated with the developers and secured \$200,000 for renovation grants for homeowners in the Winchester Repeating Arms Company National Register district. Preservation Connecticut and the New Haven Preservation Trust (NHPT) were tasked with administering these grants.

Developed as a working-class neighborhood in the late 19th and early 20th centuries, the Winchester district currently is one of New Haven's most diverse neighborhoods, where former Winchester employee families live alongside new

residents of many backgrounds. It also is one where 67 percent of the population is low-income. Despite losing a portion of the Winchester plant, the grants were intended to help maintain the character of the district by funding exterior improvements consistent with its historic character.

The district comprises nearly 1,900 contributing buildings, mostly residential, so we had our work cut out for us. Working with the Newhall Community Management Team (which covers Winchester), PCT and NHPT spread the word about grant availability and received 46 applications—for porch repairs, roof and gutter replacement, painting, and siding repairs.

PCT



The challenging task of selecting grant recipients was undertaken by a committee of PCT staff, NHPT board and staff, and community members. After much deliberation, twenty awardees were selected, in amounts ranging from \$1,220 to \$15,000, based on scope of work and financial need, and the work competed.

In the words of NHPT Director of Historic Preservation Sarah Tisdale, “This funding assisted homeowners...and can lead to additional benefits, such as increasing property values in the district.” But that’s not all. Both organizations also had the special opportunity to be part of the ongoing life of this historic neighborhood. 🌿



Circuit Riders Mike Forino and Stefon Danczuk visit a private commercial building in East Bridgeport.



ABOVE: Preservation Connecticut and the New Haven Preservation Trust administered grants for homeowners in the city's Winchester district: this house's porch was rebuilt.

LEFT: A grant from The 1772 Foundation, administered by PCT, funded masonry repairs at the Hicks-Stearns Museum in Tolland.

BY THE NUMBERS

Circuit Riders by the numbers:

323

visits to help homeowners, organizations, municipalities, and developers with their preservation needs

95

communities visited, covering all of Connecticut's 8 counties

5

technical consultancies

2

threatened properties referred to the Attorney General under CEPA

22

educational and training programs
\$600,000 in non-PCT grant funding facilitated

PCT grants by the numbers:

80

funding requests received, totaling \$694,156

17

grants awarded, totaling \$136,818

5

technical assistance consultancies offered, totaling \$13,050

Other activities:

20+

in-person events

19

awards presented, representing 12 communities

ENGAGE & INSPIRE

Strategic Plan Goal #2

The work of preservation is not Preservation Connecticut's alone. Residents, elected officials, and community-serving organizations of all kinds are our valued partners. We use every site visit, project, and event as an opportunity to make connections, build excitement, and give people the tools and resources they need to save the places they care about.

Highlight: Supporting increased funding for preservation

Did you know Preservation Connecticut tracks legislative bills that relate to historic preservation? In addition to lobbying at the Capitol each legislative session, we continuously update our website, [preservationct.org/advocacy](https://www.preservationct.org/advocacy), to keep everyone up to date

on these important issues.

This year's main focus was the Community Investment Act (CIA) fund, which provides financing for historic preservation, open space acquisition, affordable housing, and farmland protection. The CIA is funded by a special real estate fee that hasn't been increased since 2011. With costs of nearly everything rising, it was long past time for a change. A rate increase was proposed that could fund **an additional \$700,000 per year in preservation activities.**

With the support of eleven legislative co-sponsors, countless Connecticut residents (including many PCT members) submitting testimony, and the great coalition of our fellow organizations funded by CIA (see sidebar), we succeeded in

"For me, Preservation Connecticut is on "Speed Dial" as a first call for preservation issues. In particular, the Circuit Riders' extraordinary depth of knowledge and practical experience have been relied upon time and again as Wilton preservationists have looked for advice and support in order to take action on a variety of issues."

Allison Gray Sanders, Wilton

persuading the legislature to pass SB 1522, the bill that called for raising the real estate fee by six dollars. For Preservation Connecticut alone, this means an annual increase of \$95,000—critical funding for technical assistance and guidance to people across the state.

Awards are one way to inspire preservationists; the VFW Cemetery Troopers received a Merit Award for restoring veterans' graves in East Haddam.



Irma Carper-Miller Cemetery Troopers

PCT partner Connecticut Landmarks sponsored a Jane's Walk along Main Street in Hartford, including a stop at the Ancient Burying Ground.



PCT



Members of the CIA coalition rallied at the Capitol to lobby for increased place-based funding.

This year's legislative session advocacy efforts were a successful collaboration between organizations, legislators, advocates, and you, our loyal supporters. We at PCT are proud to report that at least 34 people contacted their legislators urging the passage of this bill. We cannot stress enough how important our members are in advocacy

efforts—we can't do it without you!



Connecticut Landmarks



"[Since the CIA was enacted] over \$250,000,000 in funding has supported over 1,900 projects across the state. These projects create jobs, enhance the quality of life, and leverage millions in private matching funds. For example, our partner Preservation Connecticut has been able to conduct hundreds of site visits to historic properties to help them as well as distribute millions in support for planning and capital work."

Aaron Marcavitch, Suffield

Legislators co-sponsoring SB 1522:

Rep. Michael D. Quinn, 82nd Dist.
 Sen. MD Rahman, 4th Dist.
 Rep. Gregory Haddad, 54th Dist.
 Sen. Saud Anwar, 3rd Dist.
 Rep. Josh Elliott, 88th Dist.
 Rep. Maria P. Horn, 64th Dist.
 Rep. Nick Gauthier, 38th Dist.
 Rep. Joseph P. Gresko, 121st Dist.
 Rep. Laurie Sweet, 91st Dist.
 Rep. Anne M. Hughes, 135th Dist.
 Rep. Ben McGorty, 122nd Dist.

Our partners in preservation

Preservation Connecticut relies on a broad array of new and longstanding partners to carry out its work with people and communities in every corner of the state. Here are some of them:

Connecticut State Historic Preservation Office (SHPO), statutory partners since 1975: providing financial and programmatic support to our Circuit Rider program.

Connecticut Preservation Action, which defends historic preservation policies and funding at the State Capitol and in Washington.

Eli Whitney Museum and Workshop: for the fourth year, PCT staff helped lead a summer camp program; this year's topic was Factory, with activities around mill construction and power and building model mill villages.

Trades Up SPARK, whose mission is to support the development of the next generation of trades and craftspeople.

Connecticut Chapter, American Institute of Architects: for the sixth year we jointly presented the Elizabeth Mills Brown Awards honoring projects that are noteworthy for both preservation and architectural design (see page 14).

Sustainable CT: we provide comment and review of sustainability actions in historic preservation.

Connecticut Main Street Center, the premier downtown revitalization and economic development program in the state.

Central Connecticut State University: this year, our partnership expanded beyond the **Public History Program** to include the **History and Sociology departments** and the **Elihu Burritt Library**.

Trinity College, engaging students to help with our LGBTQ+ places survey.

CT Humanities: in addition to ongoing collaboration with advocacy, we began officially sharing a grantmaking platform.

Connecticut Landmarks: event collaboration to bring each other's mission to wider audiences.

CT League of Museums: collaboration to bring grant opportunities to a wider network of museums.

Strengthen the organization

Strategic Plan Goal #3

Preservation begins at home. In order to build on the success of the past 50 years, Preservation Connecticut will prioritize the work of raising money, attracting and nurturing staff and volunteers, building and maintaining relationships, and putting in place policies and practices that will sustain the organization for the next 50 years.

This year we were delighted to welcome five new Trustees to our Board. Nancy Bullis, of Madison, Nick Fabiani, of New Haven, Hilary Lewis, of Madison, Alan Ponanski, of East Haddam, and John Goodrich, of Mystic, all bring extensive knowledge, dedication, and experience to our organization. With specialties that range from fundraising and legal affairs to design and museum management, our new Trustees infuse fresh enthusiasm for preservation into our board.

Highlight: Training the next generation

Fortunate to have a dedicated and experienced staff, Preservation Connecticut recognizes the need to help train the next generation of preservationists. Thanks to Trustee Edward F. Gerber, PCT has been able to offer a special fellowship position for emerging professionals in historic preservation or a related field. This year's Fellow, Andrea Floersheimer, shone in the role for eight months and achieved a tremendous amount. Assisting on more than 40 site visits, writing a State Register nomination for a house in Bloomfield, a National Register nomination for the Berkshire Historic District in Bridgeport, and providing essential outreach to get projects off the ground are just some of the tasks she completed while with us. If approved, the National Register nomination will give official recognition to nearly 1,000 buildings.

Andrea's organization and communication skills also helped her bring partners together to continue our LGBTQ+ survey and mapping project (begun by a previous Fellow, Anna Fossi). Andrea is now pursuing an M.S. in Historic Preservation at the University of Pennsylvania, and we cannot wait to see where she goes from there. 🌱

"I feel so lucky and thankful to have been the first Circuit Rider Fellow. From crawling around old basements to helping write historic register nominations, I gained invaluable exposure to what makes historic preservation so challenging and rewarding. The best part of all was the people: Preservation Connecticut's Circuit Riders are remarkable problem solvers, and it was inspiring to watch them collaborate with homeowners, museum managers, municipal leaders, and volunteers who brought their own wisdom and passion to every interaction.

Thank you for such an unforgettable experience—I will always treasure playing a small role in Connecticut's history of caring for history and know that I will draw upon this experience for the rest of my preservation career."

Andrea Floersheimer, Edward F. Gerber Circuit Rider Fellow 2024-2025

LEFT: Circuit Rider Fellow Andrea Floersheimer with Trustee Edward F. Gerber, who provided funding for the fellowship program.

BELOW LEFT: PCT's Board of Trustees held its March meeting at the newly renovated Murray on Main in Willimantic.

BELOW: In June, PCT celebrated 50 years as a strong organization with a lunch for present and past Trustees and staff.



PCT



PCT



PCT

Financial Statement

June 30, 2025

Operating Revenue

Corporations and Foundations	\$338,413	18%
Individuals and Organizations	\$694,905	38%
includes special events/awards ceremony/loan interest/other revenue		
Government Statutory Grant	\$380,000	21%
Other Government Grants	\$250,001	14%
34% (all govt. grants)		
Program Services	\$168,325	9%
Total Revenue	\$1,831,644	100%

Operating Expenses

Program Services	\$1,012,760	71%
Grants	\$283,268	20%
regrants 1772, State CR TAC, Winchester Homeowner, CEPA		
Development/Fundraising	\$48,100	3%
Administration	\$86,714	6%
Total Operating Expenses	\$1,430,841	100%

Balance Sheet 30-Jun-25

Current Assets

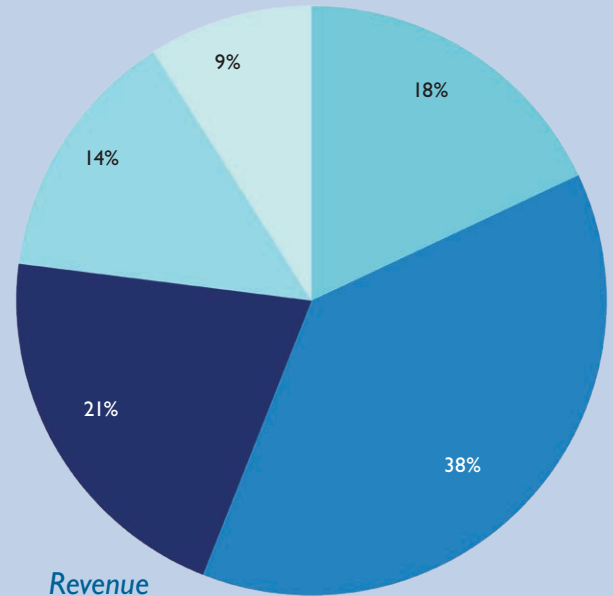
Cash and Cash Equivalents	\$105,165
Operating Investments	\$2,838,908
Other Current Assets	\$76,434
Restricted Assets	\$0
Property and Equipment, Net	\$136,559

Total Assets **\$3,157,066**

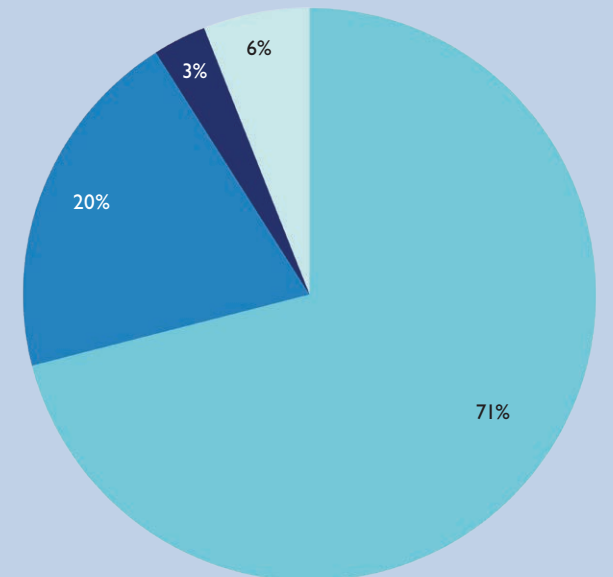
Accounts Payable	\$75,477
Grants Payable	\$31,299
Other Current Liabilities	\$26,654

Total Liabilities **\$133,430**

Total Liabilities and Net Assets **\$3,157,066**



Revenue



Expenses

Thank You to Our Supporters in 2024-2025!

Donors, July 1, 2024, through June 30, 2025

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

**Bequest donations*

Chairman's Circle - \$100,000 and above

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

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Versteeg Associates, LLC
Vineyard Consulting
Woodcraft Contractors

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Friends of the Avon Public Library
Greenwich Preservation Trust
Histoury, Inc.
Norwalk Preservation Trust
Redding Preservation Society
Town Of New Canaan, Department of Public Works
Town of Redding- First Selectman's Office
Windham Preservation Inc.

Up to \$250


Avon Historical Society
Ball & Socket Arts, Inc., Cheshire
Bozrah Historical Society
Bridgeport Public Library
Bushnell Park Foundation, Hartford
Candlewood Farm Arts Foundation
Charities Aid Foundation America
Cheshire Land Trust
Chester Historical Society
Church of Christ Congregational, Norfolk
Church of the Good Shepherd, Hartford
City of East Hartford, Grants Manager
Colchester Historical Society
Columbia Historical Society
Congregation Beth Israel, New Haven
Connecticut Antique Machinery Association, Kent
Connecticut Explored
Connecticut Landmarks
Connecticut League of Museums
Connecticut State Library, Hartford
Coventry Historical Society
Deacon John Grave Foundation, Madison
Deep River Historical Society
Derby Historical Society
Dudley Foundation & Farm Museum, Guilford
East Lyme Historical Society
Ellington Historical Society
Fairfield Museum and History Center
Fairfield Public Library
Falls Village - Canaan Historical Society
Farmington Historical Society
First Congregational Church of Barkhamsted
First Congregational Church of Bethel
First Ecclesiastical Society East Haddam
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 Salmon Brook Historical Society,
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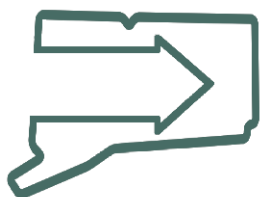
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From the field: the **Circuit Riders** report

Preservation Connecticut's field team has been busy working to enhance our public educational and outreach programs. Over the past several months, they have given presentations to graduate students at Central Connecticut State University and undergraduate students at Quinnipiac University, led walking tours of the East Side of Bridgeport for partner organizations including the Partners for Sacred Places and Connecticut Main Street Center, spoken to homeowners at the Connecticut River Valley Antiques and Historic Preservation Fair, participated in a three-part panel series for Save Historic Middlebury, conducted Local Historic District Trainings for the towns of Chaplin and Old Saybrook, and organized our fall Talking About Preservation series, which includes several "back to basic" topics focused on historic barns, community organizing, and window restoration.

To expand our outreach to municipal staff and professional organizations, Preservation Connecticut staff, along with guests from the State Historic Preservation Office, organized a four-part training series for the Connecticut Conference of Municipalities. This included virtual webinars on preservation basics, sustainability, and historic tax credits, followed by a final in-person panel in Middletown titled "How You Can Make Historic Buildings Work for Your Municipality." The event was sponsored by Crosskey Architects and reached more than 43 towns across the state.

For the fourth year in a row, Preservation Connecticut Staff organized the Connecticut Archaeology Fair. Focusing on industrial archaeology, the event was held at the Eli Whitney Museum

& Workshop in Hamden. About 150 people of all ages took part in various hands-on activities and attended presentations on public and industrial archeology.

Interested in joining the field staff? We are excited to share that we're looking for our next Circuit Rider Fellow! The position, funded by PCT Trustee Edward F. Gerber, is a full-time, two-year opportunity for emerging professionals in historic preservation to work alongside Preservation Connecticut staff and other preservationists from across the state. For more details, please visit: preservationct.org/job-opportunities.



Circuit Riders visit the historic Bakerville blacksmith shop in New Hartford.



Jordan Sorensen

Preservation Connecticut staff lead a tour of the Washington Park neighborhood in Bridgeport for the national preservation organization Partners for Sacred Places.



Jordan Sorensen

Visitors and exhibitors at the Connecticut Archeology Fair at the Eli Whitney Museum & Workshop in Hamden.



Circuit Riders by the Numbers: August-September 2025

Engagements: 45

Site visits: 29

Communities visited: 31

Programs: 13

Elizabeth Mills Brown AWARDS

AIA Connecticut



Jointly presented by Preservation Connecticut and the Connecticut chapter of the American Institute of Architects, the Elizabeth Mills Brown Awards recognize design excellence in the restoration, rehabilitation, adaptation, and reuse of historic structures. This year's jury, recruited by the Preservation Trust of Vermont, was Gregory Colling, AIA, Merrimack Design Architects; Denise D'Abramo, Preservation Trust of Vermont; Ryan Edwards, AIA, R. Edwards & Co.

Peter Brown Architectural Photography



Barnum Museum, Bridgeport

2024 Francis Dzikowski/OTTO



James Dwight Dana house, New Haven

Excellence awards

Barnum Museum exterior rehabilitation, Bridgeport | Antinozzi Associates.

The Barnum Museum, built in 1893, underwent extensive exterior restoration following storm and tornado damage in 2010 and 2012. Work focused on repairing masonry, stained glass, terra cotta, wood framing, clay tile roofing, and copper domes, all in compliance with the Secretary of the Interior's Standards, as well as improving energy efficiency and sustainability. Despite a tight site, limited materials, and the need to coordinate among specialized trades, the work preserved the building's historic character. The museum, a National Historic Landmark, will house 18,000 square feet of exhibit and service space.

James Dwight Dana house at Yale University, New Haven | Apicella + Bunton Architects and Petra Construction.

The Dana house, a National Historic Landmark built in 1849, was sensitively renovated for Yale's Institution for Social and Policy Studies. The project preserved

historic floors, fireplaces, and stained glass while upgrading systems for modern academic use and to meet LEED Gold goals. New mechanicals were discreetly installed, and accessibility improvements carefully integrated. Exterior restoration included custom energy-efficient windows, masonry repairs, and historically accurate finishes. Site work preserved mature trees, including a 400-year-old sycamore. The project skillfully balances historic integrity with sustainability and functionality for future use.

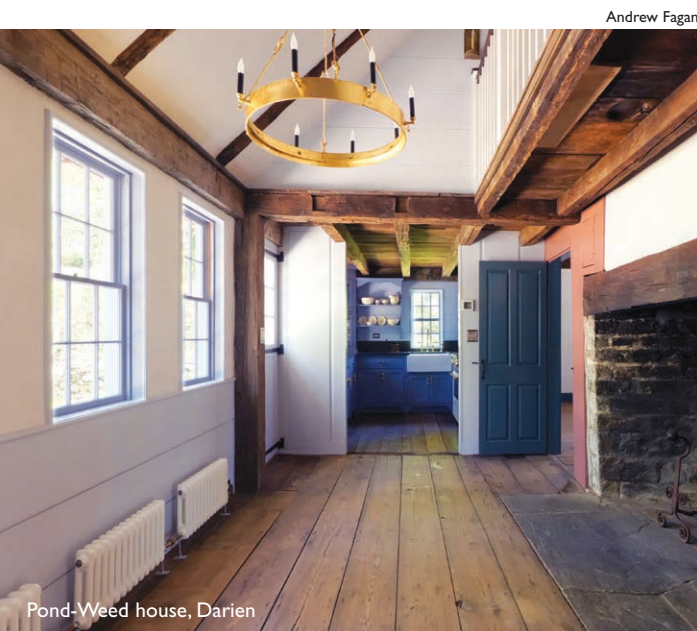
Pond-Weed house historic preservation, Darien | Christopher Fagan Studio Architecture.

The Pond-Weed house—believed to be Darien's oldest home—was thoughtfully rehabilitated as an artist's residence and studio. The saltbox was preserved in both material and spirit, following the Secretary of the Interior's Standards. Key historic features were restored, with minimal alterations to improve livability. Sustainable upgrades included vapor-permeable insulation and a scaled-down HVAC system. Informed by extensive

documentation and research, the project retained original elements and finishes and revealed cultural markings by past occupants. This sensitive rehabilitation honors centuries of craftsmanship while securing the house's future.

Oxoboxo Lofts, Uncasville | Paul B. Bailey Architect, LLC (also Commendation for masonry restoration).

This 83,897-square-foot thread mill was successfully adapted into 72 affordable housing units. The project preserved brick masonry, timber trusses, wood floors, and the factory chimney while adding high-performance windows and sustainable HVAC systems. Environmental remediation and stabilization for structures over Oxoboxo Brook were required. The design embraced the site's irregular geometry to create unique, light-filled units, while following federal preservation standards to maintain the mill's character. Supported by historic rehabilitation tax credits, the project balances preservation, innovation, and community-centered housing.



Andrew Fagan

Pond-Weed house, Darien



Cadan Creative Photography

Oxoboxo Lofts, Uncasville

Merit awards

Hotchkiss School Memorial Hall, Lakeville | Newman Architects.

Hotchkiss School reimagined Memorial Hall, designed in 1923 by Cass Gilbert, to better serve current and future needs. The renovation honors the building's Colonial Revival character to house 45 students and four faculty members while improving circulation, reconfiguring shared spaces, and providing two respectful additions. The project reinstates the historic main entry and strengthens connections to the surrounding quad.



Christian Phillips

Hotchkiss School Memorial Hall, Lakeville

Linus Plimpton house, Hartford | Crosskey Architects.

One of the most architecturally significant buildings in the Asylum Hill National Register district, the Linus Plimpton house was beautifully restored to residential use after decades as transitional housing. The project showcases original stained glass, millwork, floors, and fireplaces, while adding modern systems. Select ceilings and walls feature restored decorative stenciling, while two discreet apartments enhance marketability.



Ian Christmann Photography

Linus Plimpton house, Hartford

For more about the Elizabeth Mills Brown awards, visit aiact.org/awards.



HISTORIC PROPERTIES EXCHANGE

Threatened Buildings and Easement Properties Available — November/December 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, 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

Olympia Diner 3413 Berlin Turnpike, Newington

Opportunity to purchase the classic Olympia Diner in Newington. Built by the Jerry O'Mahony Diner Company in New Jersey, this primarily metal building was originally trucked to a location in Massachusetts and moved to its Newington location in 1954. The Olympia claims to be the longest stainless-steel diner in the country. An adjoining dining room was added to the diner in 1986. 1-acre property.

Contact: Helene Cavaleri, Berkshire Hathaway, (860) 209-5312, hcavaleri@bhhsne.com



Deadline for the next issue is December 20, 2025

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

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



130 Bank Street, New London (c.1828)

\$273,000

Redevelopment opportunity for preservation success story in New London. Greek Revival building was protected from demolition by Preservation Connecticut and its partner organizations invoking the Connecticut Environmental Protection Act. Building is located in Downtown New London National Register Historic District which makes it eligible for both State and Federal historic rehabilitation tax credits. Building area is 4,376 sq. ft; 0.11 acres. In Opportunity Zone.

Contact: Carlos Reyes, William Raveis, (917) 971-8821, carlos.reyes@raveis.com



1055 Broad Street, Hartford (c. 1913)

\$900,000

Redevelopment opportunity for historic industrial building with eye-catching white marble façade. Constructed in 1913 for the George O. Kolb Bakery and its mass production of "Pan-Dandy bread." Later additions were made in 1916, c.1922, c.1926, and c.1945. The company remained in operation until 1923 when it was acquired by General Baking Company, which streamlined its output to a single product, a loaf of white bread known as "Bond Bread." Profits declined in the 1950s and 1960s due to competition from supermarkets' in-house bakeries producing a fresher, less expensive alternative. In 1971 the Hartford facility was closed and sold to the Max Sanders Trucking Company, a firm established in Hartford in 1923. The complex is currently occupied by Thomas W. Rafferty Inc, a manufacturer of curtains and draperies. This property is listed in Preservation Connecticut's *Mills: Making Places of Connecticut* industrial survey and located in the Frog Hollow National Register district, which makes it eligible for both State and Federal historic rehabilitation tax credits. Building area is 54,014 sq. ft.; 1.24 acres. In Opportunity Zone.

Contact: Sean Kumnick, Colliers, (860) 616-4025

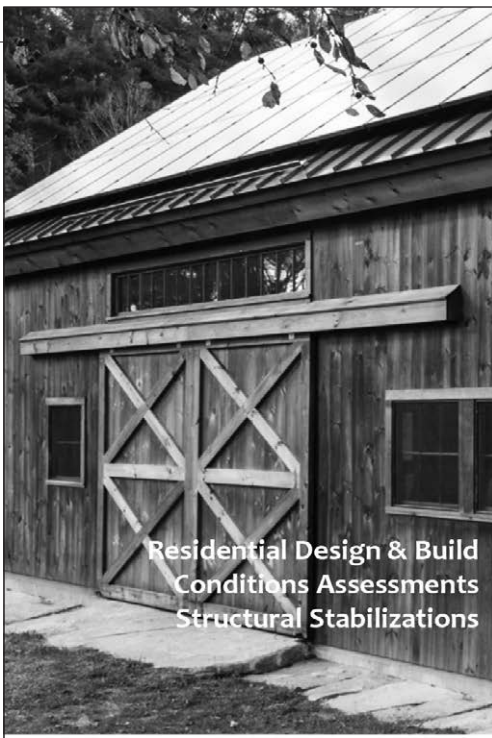


Hopkins & Allen Fire Arms Co. (c. 1900) 132-176 Franklin Street, Norwich

\$10,000,000

Historic Norwich mill available for purchase. Initially operated as Hopkins & Allen Fire Arms Co., manufacturing pistols, rifles, and shotguns. In 1917, mill was acquired by Marlin-Rockwell Company and manufactured Browning machine guns until 1918. J. B. Martin Company was the next occupant, producing velvet at the site from 1921 until the 1970s. This property is listed in Preservation Connecticut's *Mills: Making Places of Connecticut* industrial survey and identified as a potential candidate for listing on the State Register of Historic Places which would make it eligible for State historic rehabilitation tax credits. Building area is 220,000 sq.ft.; 1.84 acres. In Opportunity Zone.

Contact: Nate Smith, Oxford Property Group, (516) 650-8549

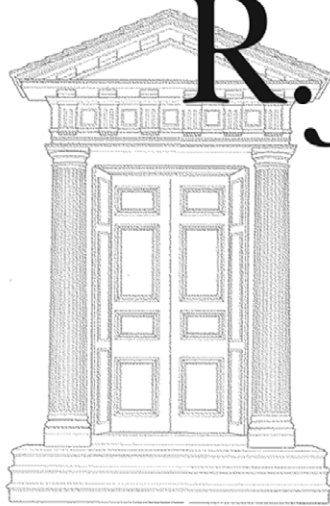


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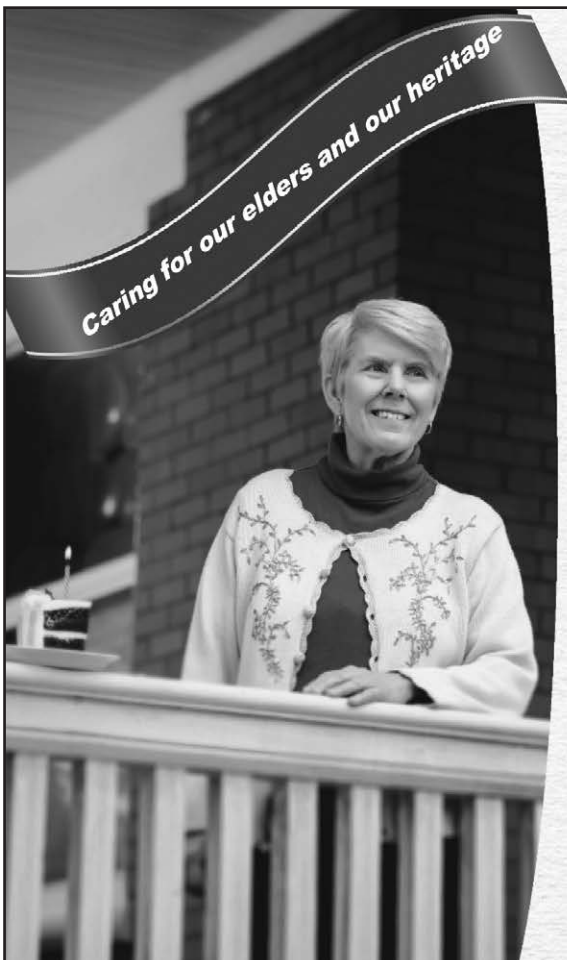
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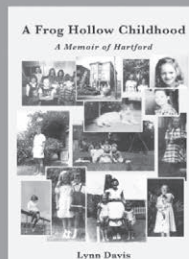
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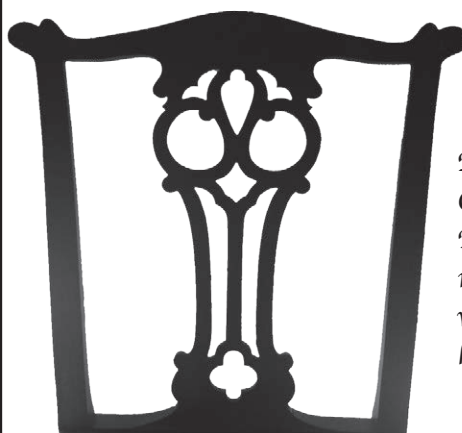
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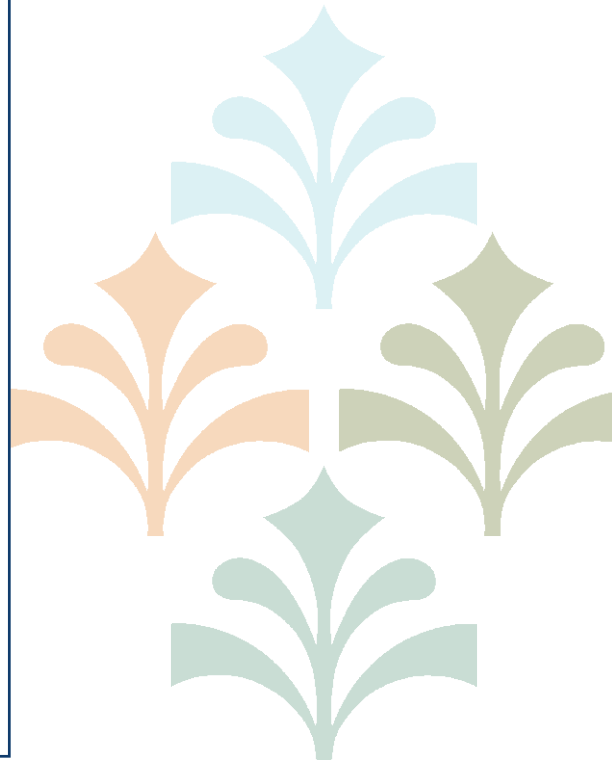
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Briefly noted

Bridgeport and Fairfield. ►

In October, the Connecticut Siting Council voted down the United Illuminating Company's (UI's) plan to construct high-voltage transmission lines on tall monopoles along the Metro-North railroad tracks through Fairfield and Bridgeport. This vote followed a previous approval that was thrown out by a state court as well as two nonbinding straw votes, one to deny approval and one to grant it. UI says that this upgrade is the most effective and least disruptive way to meet growing demand for electricity and that burying the lines, as advocated by residents, would be prohibitively expensive. Residents and other preservationists have opposed the plan, claiming that construction would entail demolition of historic buildings, and the poles, as much as 195 feet tall, would loom over historic resources ranging from the Southport historic district (NR, LHD) to the Eliza and Mary Freeman houses (NR) and the Barnum Museum, a National Historic Landmark. (Illustration: rendering of monopoles at the Pequot Library, Southport)

Hamden. ►

Planning is underway for repairs to the Whitney dam, a complex undertaking that must balance public safety, a secure water supply, and historic preservation. Built in 1861 on the site of an earlier structure, the dam provided water to the New Haven Water Company, predecessor to today's South Central Connecticut Regional Water Authority (RWA) and power to the Eli Whitney Gun Factory Site (NR). Due to age and increasingly severe weather, the dam needs reinforcement. Plans call for replacing dirt near the dam's crest with concrete, for expanding the spillway to handle more water, and reinforcing ground at the bottom of the dam to reduce erosion. Once finished, the dam's appearance will be substantially unchanged. RWA expects to begin construction in late 2026.

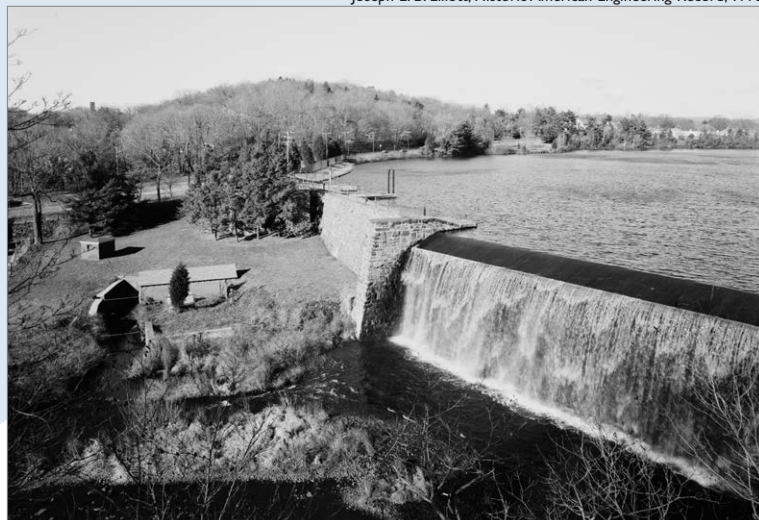
Waterbury. ►

Railroad passengers will once again use the historic Union Station after renovations by the Connecticut Department of Transportation are completed. Built in 1909 to designs by McKim, Mead & White and listed on the National Register, the station housed the Waterbury Republican-American newspaper from 1952 until this past summer. The newspaper restored the 240-foot-tall clock tower in 2016. The project includes a new, longer platform, parking improvements, and the creation of a new, fully ADA-compliant waiting room in the former baggage area at the south end of the building. The project is expected to be completed in the fall of 2026; 80 percent of the cost is funded through the Federal Transit Administration. A private developer is working on a mixed-use rehabilitation of the rest of the station.

Sasco Creek Neighbors Environmental Trust



Joseph E. B. Elliott, Historic American Engineering Record, 1998



Terri Loring



Greater than the sum of their parts: Understanding historic districts

Some text was inadvertently omitted from Jenny Scofield's article in the September/October issue of Preservation Connecticut News. The full article can be found in the News section of PCT's website: preservationct.org/blog.

Palmer-Warner house, cont'd from page 23

recognize and preserve the state's historic places. We especially want to openly include in the preservation planning the people whose history these places represent.

In 2025, the place and value of LGBTQ people in American society is a subject of political debate. After more than 50 years of increasing social and legal recognition, efforts to remove protections and rights gained through activism are on the rise. The National Park Service, which houses federal preservation programming, removed its nationwide theme study, *LGBTQ America* (2016), from its website and is rewriting interpretive materials to downplay or delete information about LGBTQ people and history.

That Preservation Connecticut is carrying out this survey at this time in history underscores a basic, but often unspoken, fact about the preservation movement: that we preserve historic places not primarily as a statement about their value in the past, but as a way of shaping the world in which we want to live in the present and in the future. By seeking out, recording, and, we hope, preserving places that tell the stories of LGBTQ people in Connecticut's past, we are recognizing their presence and value in the state's present and for its future. 🌿

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Upcoming Meetings

Connecticut Historic Preservation Council

December 10, 2025, at 9:30 a.m.
January 7, 2026, at 9:30 a.m.

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

State Historic Preservation Review Board

December 5, 2025, at 9:30 a.m.

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



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Fifty years / fifty places

2020s: Palmer-Warner house, East Haddam

The Palmer-Warner house, built in 1738, was home to several generations of skilled Warner blacksmiths whose hardware embellishes it along with elegant woodwork added in the 1790s. The house was bought in the 1930s by architect Frederic T. Palmer, an early specialist in the restoration of historic buildings such as the nearby Goodspeed Opera House.

When Preservation Connecticut began its survey program in the 1980s, the house would have been appreciated for its 18th-century architecture and its ties to a prominent local family. But in 2025 the story has another chapter. Connecticut Landmarks, which Palmer helped found and to which he bequeathed the house, interprets the house to tell the story not only of the Warners but also of Palmer and his partner, Howard Metzger, who lived there together. Diaries, letters, and photo albums in the house detail their daily lives and help visitors understand the history of lesbian, gay, bisexual, transgender, and queer people in 20th-century Connecticut.



Connecticut Landmarks

The Palmer-Warner house in East Haddam, is recognized for historic importance as the home of two gay men in the 20th century.

The Palmer-Warner house is featured on the online map of sites created as the first step in Preservation Connecticut's survey of places related to LGBTQ+ history and has been the site of joint programs by PCT

and Connecticut Landmarks. This survey aims to ensure that aspects of Connecticut history that previously went unrecorded are reflected in PCT's ongoing work to

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