


PRESERVATION CONNECTICUT NEWS

The Moore farm and Stonehouse, Berlin Preserving history, art, and nature



The Berlin Land Trust and Trust for Public Land, as well as the Berlin Historical Society, the Connecticut State Historic Preservation Office, and the Town of Berlin, are working to acquire and protect the home of artist Nelson Augustus Moore (1824-1902). The 27-acre property includes Stonehouse, Moore's Gothic Revival home, built in 1860 from local stone and concrete produced at the family's mill, as well as historic outbuildings and the fields and woods that inspired Moore's artworks.

Turn to page 4 for more about Nelson Augustus Moore, the Moore family, and the Moore farm, and to page 6 for a report on the purchase and future planning for community use.

C. Wigren

Jane's walk 2026

AMERICA 250
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AFFILIATE

Town greens—incubators of democracy

For Jane's Walk in 2026, Preservation Connecticut is encouraging communities across the state to explore town greens and other public outdoor spaces as one way of commemorating the United States' 250th birthday.

Not simply parks, town greens are *civic* spaces—places where citizens carry out the work of democracy on which this country is founded. Throughout the centuries, greens have been:

- the location of meeting houses for worship and town government, and later of town halls, libraries, churches, and schools;
- training grounds for local militia, and rallying points for soldiers going off to war;
- marketplaces where ideas were exchanged amid buying and selling of goods;
- sites of rallies, demonstrations, and protests;
- places of civic celebration, including Fourth of July speeches and fireworks;
- places of commemoration, including war dead;
- and much more.

Most of all, town greens are places open to all, where residents meet formally or informally to exchange information and ideas crucial to building and maintaining the relationships that are essential to the workings of a democratic republic.

Some themes for walks on town greens are suggested by places such as:

- The Ram Pasture in Newtown, a common grazing ground where French troops under General Rochambeau camped in 1781, on their way to join American forces at Yorktown.
- New Haven, where Powder House day ceremonies commemorate the local reaction to the battles of Lexington and Concord.
- Guilford, where 19th-century women led civic cleanup and improvement events.
- Lebanon, where pageants celebrated American democracy during the Cold War.
- Windsor, where a statue of John Mason sparked debate about present-day community values.

Jane's Walk was initiated to commemorate Jane Jacobs' urban activism. Unlike guided tours, they are intended as walking conversations, allowing participants to inspect the built environment of their community, reflect on its meaning in the community's life, and talk about ways to enhance or improve it.

We invite you to create a Jane's Walk inspired by American independence and commemorating a town gathering place:

- What family stories and connections can you share?
- What recent history has connections to the Revolutionary-era history of the green?
- Veteran's Monuments—what can you add beyond the list of names?
- Political and social movements—have you participated in or witnessed these?
- Do you know the history of these types of actions in your community?

Preservation Connecticut can provide advice and assistance in creating walks. Information about Jane's Walk will be posted on PCT's website, along with resources for creating a walk in your town, including a link to towngreens.com, the basic source for greens in Connecticut. PCT also will post events on our website and publicize them through social media and e-news mailings.



For more information and suggestions on planning a walk, and a link to post for publicity, visit preservationct.org/janes-walk-connecticut. Preservation Connecticut is coordinating Jane's Walk in Connecticut as an affiliate of America 250 | Connecticut.

MESSAGE FROM THE EXECUTIVE DIRECTOR

In January we at Preservation Connecticut were saddened by the passing of our Trustee and friend Tom Nissley. A member since 2006 and a Trustee since 2011, Tom was an active member of the board, serving on multiple committees and notably as Treasurer from 2018 to 2020. Tom was instrumental in guiding Preservation Connecticut's endowment investments, while also encouraging our partnership with Capital for Change. Putting his preservation ideals into action, Tom and his wife, Sandy, led the charge to save the c. 1735 Hoyt-Burwell-Morse house in New Canaan from demolition. With enthusiastic local support, the Nissleys ultimately purchased the property themselves and generously donated a preservation easement to us, to protect the house in perpetuity. We will miss Tom's wisdom and kindness.

On a much happier note, PCT's LGBTQ+ Places survey project received a big boost. A \$25,000 grant awarded by Connecticut Humanities as part of its America 250 | CT program will enable us to continue the first comprehensive effort to identify, commemorate, and preserve historic sites associated with Connecticut's LGBTQ+ community. The grant allowed us to hire Anna Fossi as the consulting

project manager for the project. Ms. Fossi is an historian and former PCT Gerber Fellow. During her fellowship created the original LGBTQ+ mapping seen on our website, and which we're now working to expand. As part of the project, Anna is working closely with historian William Mann and students at Central Connecticut State University this semester to collect oral histories from LGBTQ+ pioneers and activists.

As the General Assembly's 2026 session opened in early February, adjusting to changing federal programs and funding was at the top of legislators' to-do lists. The Department of Economic & Community Development testified before the Appropriations Committee in February in support of its budget requests. Preservationists were relieved to learn at the hearing that the department had reconsidered its request to divert fifty percent of the Donald E. Williams, Jr. Community Investment Account (CIA) funds designated for historic preservation for State Historic Preservation Office (SHPO) administrative purposes. Thank you to Connecticut Preservation Action and all of you who submitted testimony and contacted their legislators

on this matter. The request was based on the fear that SHPO could lose the federal funding that pays for several staff positions. However, at present there is no immediate threat to the SHPO's federal funding. To ensure that future funding remains secure, I will join SHPO staff in attending Preservation Advocacy Week, March 2-5, in Washington, D.C. Joining hundreds of preservationists from across the nation, we will actively promote a ten-year reauthorization of the Historic Preservation Fund to our congressional delegations. Stay up to date with advocacy issues at <https://preservationct.org/advocacy>.

It was wonderful to see so many of our members (80!) at the open house we hosted in February at the Vincent Scully house in Woodbridge. Newly listed on the National Register of Historic Places, the modernist home of the famous architectural historian and Yale professor drew a crowd to the house, which looked stately in the snowy winter landscape. Many thanks to Wojtek Boroski, realtor at The Edgehill Team of Pearce Real Estate for making the arrangements.

Snow and ice at our office are keeping our Boarding House Stewardship Committee busy as we deal with ongoing ice dam issues. The north side of our building has significant water (ice) inside the eaves. As we view the boarding house as a laboratory for preservation best practices, we will keep you apprised as to how we manage this frustrating issue. In the meantime, we certainly are looking forward to Spring.

—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

April 1, 2026, at 9:30 a.m.
May 6, 2026, 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

The Moore family of Kensington: history and significance

By Matthew Krajewski

The Moore family had a significant and long-lasting impact on the town of Berlin, contributing heavily to the areas of agriculture, education, local industry, and even mapping. The family's history in Berlin began with Roswell Moore (1761-1847), who established a foundation for the family's later achievements. Along with his son, Sheldon Moore (1798-1866), the family played an important role in Berlin's economy, community institutions, and infrastructure.

In the early 1800s, Roswell and Sheldon Moore produced cement from limestone and welded and repaired iron implements at a mill located on the Mattabesset River near High Road and Glen Street in the Kensington section of Berlin. Cement from this mill was used on many important structures, such as the Farmington Canal, a regional infrastructure project. In addition, Sheldon grew and distributed award-winning apples.

Sheldon Moore's son, the artist Nelson Augustus Moore (1824-1902), became the most recognized member of the family. Moore spent his early teenage years working in the family's machinery business before taking a position as agent at the Berlin train station. There, he found his calling as an artist, setting up a small studio in the station attic where he made portraits.

In 1846, Moore made contact with artists from the Hudson River School and the National Academy of Design in New York, including Asher Durand and Thomas Cummings, and attended Cummings' school of design in New York. There Moore met the landscape artist George Inness, who advised him to switch from portraits, which portrayed power and wealth, to landscapes, which could capture the beauty and a personal view of the land, a record forever protected by the encroaching scars of industrialization, deforestation, and human interference.

In 1850, Moore returned from New York to the family home in Kensington, where his native landscape inspired his

art. In 1853, he married Ann Pickett, and they had four children. However, Moore found he could not support his family as an artist, so he turned instead to photography, becoming one of the very first daguerreotypists in Connecticut. He opened a studio in Hartford around 1854, enlisting his brother to help photograph outdoor scenarios. Among his most famous pieces are the fall of Connecticut's historic Charter Oak in 1856 and a balloon ascension in Bushnell Park in 1863.

After the Civil War, art became more profitable, and Moore shifted back to painting, first in the Kensington area and then at Lake George in upstate New York. There, Moore produced some of his finest work in the 1870s and 1880s, experimenting with different angles of view, sometimes finding a perch on a hillside to sit on, or resting right along the shore to capture the waves lapping onto it.

As discussed by John Loughery in *Nelson Augustus Moore: Celebrating Nature, Defining America* (Berlin Land Trust, 2025), Moore's specialty in many of his paintings was his ability to capture the sky. Moore's idea was to contrast the ever-changing seasonal landscape of the Earth with the crisp, blue, unchanging sky and the universe beyond it. Portraying scenes with little to no human involvement, Moore captured landscapes that encapsulated the beauty and simplicity of nature, something even the most powerful individual could not replicate, and showed that, at the end of the day, humankind is powerless against what has been and will be.

The Moore family's 100-acre property in Kensington not only inspired Moore's paintings, but it also was an expansive and fruitful farm, where Moore raised potatoes, beans, and many types of fruit for the dinner table. In the southwest corner of the farm was a twelve-acre orchard planted with more than a dozen types of trees by Moore's uncle in the early 19th century. It yielded an ample



supply for the family as well as a surplus that was sold to grocery stores in New Britain and a local cider mill.

After Moore's and Ann's deaths, their son Ethelbert built a dairy farm on the property under the name of Moorland Farm and specialized in producing milk from Guernsey cows. With a brief hiatus, the dairy operated until 1939. Today, the Moorland farmland looks almost exactly as it did throughout the 1900s, a natural habitat that hosts birds, insects, small mammals, and other terrestrial species.

The larger Moore property contains several buildings, including the Roswell Moore house (1830), where Moore was born and raised, and several outbuildings. The most notable structure is Nelson Moore's own house, known as the Stonehouse. Built next to Moore's childhood home in 1860, the Gothic Revival-style dwelling was constructed with local stone and cement from the family's cement mill.

Stonehouse is believed to be one of the first buildings in Connecticut constructed with a hydraulic cement and stone, a forerunner of modern concrete construction.

As described by Ethelbert Moore, to construct the house, Moore built removable forms of planks held in place by iron bars. Stones from a nearby traprock quarry were laid within the forms, facing outwards, and concrete made from cement from the family



LEFT: "Turkey Hill" (1899), a view from the farm toward Meriden, shows the emphasis Moore put on depicting the sky.

BELOW: Stonehouse: detail of concrete construction showing horizontal marks left by the forms.

Preservation Connecticut



mill and local sand was poured in. When the structure solidified, the process was repeated until the desired height of the house was achieved. In all, it took about 150 barrels of cement from the family mill.

Today, Moore's Stonehouse, with the intricate patterning of cement and local stone, still stands out among modern homes in the area. Across the street, nine clustered houses have already been built, and without protection, it would be possible to construct at least fifteen more on the property, forever altering the landscape that inspired Moore's life and work.

Moore, who strongly believed in preserving and appreciating natural landscapes, is sadly not here to argue against encroachment on this beautiful farmland. The citizens of Berlin are to be commended for taking up the fight for his vision of a peaceful, untouched land. As Moore did so much for this small town—capturing its scenery, photographing historic events, and providing food to local markets—it is now our turn to pay him back for his many contributions.

Preserving Moore's Stonehouse and the farmland it rests on is but a first step toward achieving this goal. Not only will preservation align with Moore's use of the property, but it will open numerous opportunities for a small park, hiking

trails, walking areas, and other non-invasive features so visitors experience Stonehouse and its landscape the way they were meant to, looking up toward the sky and enjoying nature to its fullest extent.



Matthew Krajewski is a student in Anthropology at Central Connecticut State University and is currently serving an internship at the Connecticut State Historic Preservation Office.

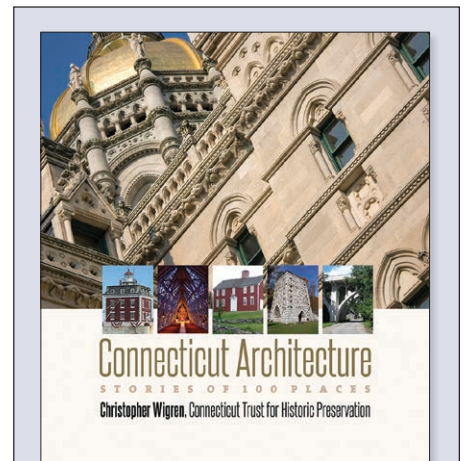
Principal sources:

Loughery, John. *Nelson Augustus Moore: Celebrating Nature, Defining America.* Berlin Land Trust, 2025.

Moore, Ethelbert Allen. *Tenth Generation: Written for his family.* Privately printed, 1950.

Sheldon Moore of Kensington, Connecticut 1798-1866.

Website, sheldonmooreofkensington.com.



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—David K. Left, town historian, Canton

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Preserving the Moore farm and Stonehouse

Honor Lawlor, Trust for Public Land

A well-known local landmark for both its natural beauty and its historic significance, the Moore Farm had been on the Berlin Land Trust's radar for many years as a key place to preserve. What had been a long-term goal gained urgency when developers began construction on the southern half of the Moore farm, fragmenting vital wildlife corridors and cutting off opportunities for public access. Visibly, new houses now stand across the road from the Moore houses in the meadow that once had been an orchard painted by Nelson Augustus Moore.

The Berlin land trust, in doing preliminary deed research, realized that the deed contained a provision that required the owner to convey a conservation easement over the house and the surrounding yards. This easement was put in the deed by the last Moore family members that owned the property. It was meant to prohibit subdivision of the land close to the house and also provided basic protection for the house itself, but the rest of the farm remained vulnerable to development.

The Berlin Land Trust reached out to Trust for Public Land (TPL), a national nonprofit that works with communities to create parks and protect land. TPL immediately began discussions with the owner, who agreed to sell the entire 27-acre Moore farm and Stonehouse.

TPL's past projects in Connecticut include conserving Hunt Hill Farm in New Milford, acquisition of Weir Farm, Connecticut's first national historic park (in partnership with Preservation Connecticut); and acquisition of the Philips Farm in Southbury (including a preservation easement on an historic house and farm buildings to Preservation Connecticut). In addition to the Moore farm, TPL is currently working in Lebanon to preserve Camp Laurel, the state's largest Girl Scout Camp, as open space and with the Town of Simsbury to

The landscape of the Moore farm remains much as Nelson Augustus Moore knew it in the 19th century.



preserve Meadowood, an historic tobacco farm where Martin Luther King, Jr., worked as a teenager, and continue to work on the historic preservation component of the project.

While TPL usually has the benefit of a longer time to secure the purchase capital, the seller was only willing to give them four months. The looming threat of development, as a developer held a right of first refusal on the property, made it critical to act quickly. TPL took out a loan and transferred ownership to the Berlin Land Trust. The purchase price was \$1.7 million, of which TPL and BLT have secured approximately \$1,250,000 in commitments from the State of Connecticut (through the Community Investment Act) and an appropriation from the Town of Berlin, as well as private donations. If all the funds are secured, the property will be protected through the conveyance of a conservation easement to the State.

Fundraising continues to meet the \$1.95 million goal, which will also help with operations. TPL is applying for a grant from the federal Highlands Conservation Act

Development across the road from Stonehouse, in the former Moore meadow/orchard.



program, which supports conservation activities in highland regions of Pennsylvania, New Jersey, New York, and Connecticut.

One challenge is that the state and federal funding sources that TPL typically relies on can be used to acquire and preserve open space but not buildings. Consequently, TPL and BLT also continue to seek private money. The all-volunteer land trust has received gifts from some 200 local donors, evidence of the broad public support for preserving the Moore farm. In addition to the purchase money, a private donor has pledged \$10,000 per year for ten years for upkeep and opera-



Nelson Augustus Moore's painting "Brook in the Glen" (1860s) shows the Mattabeset River where it crosses Glen Street just east of the lower meadow at the Moore farm.

tions at the site.

Along with raising the purchase price, the land trust has been working on plans for how the Moore farm will be used. The overall goal is to preserve the site's natural, historic, and artistic resources as an integrated whole for the public. For the landscape, this includes conserving open space, creating trails for hiking or walking, and sponsoring a farmers' market and nature programming.

Planning for the historic buildings is less complete, but several areas of action are underway or planned. A basic use will be office space for the land trust, and perhaps other nonprofit organizations as well. Conditions assessments and feasibility studies of the house and outbuildings will help determine repair and maintenance

needs and identify other potential uses.

The Connecticut State Historic Preservation Office has determined that the Moore farm is eligible for the National Register of Historic Places in the areas of Art History and Architecture, and TPL and BLT intend to pursue designation, which would provide recognition for the property and allow it to qualify for preservation incentives such as restoration grants.

The land trust also intends to reach out to other organizations, particularly ones that operate sites that involve nature, art, and/or history, such as Weir Farm and land trusts in Litchfield and Farmington. A round table of experienced representatives is planned to explore ideas

and pitfalls. Community outreach also continues.

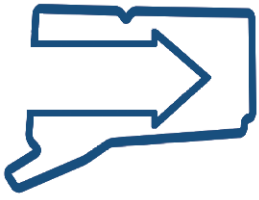
Preservation Connecticut looks forward to being a part of the process. Staff members visited the Moore farm in February to learn about the project and pledged to offer guidance and assistance for the preservation and adaptive uses of structures on the site.



For more information:

Trust for Public Land: www.tpl.org/our-work/nelson-augustus-moore-homestead

Berlin Land Trust: www.berlinlandtrust.org



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

Circuit Riders work to save historic New Haven building.

Following Cornell Scott-Hill Health Center’s announcement to demolish the Third Precinct police station (1891; NR) at 649 Howard Avenue to create just 12 to 15 parking spots, a coalition of local preservationists, community activists, the State Historic Preservation Office, the New Haven Preservation Trust, and Preservation Connecticut mobilized to oppose the plan. At a meeting of the State Historic Preservation Council, residents voiced concerns about losing this castle-like brick landmark that anchors the neighborhood, while Circuit Riders offered alternatives to demolition that could serve the broader community’s interests. Based on this testimony, the Council voted to request the Attorney General’s assistance in preventing the building’s demolition. While the AG’s office considers the request, Hill Health agreed not to demolish the building before April 15. Although the fate of 649 Howard Avenue remains uncertain, Preservation Connecticut will continue collaborating with the community to protect this vital piece of history.

Preservation Connecticut to pilot historic trades training program with Fresh Start Worx.

Following months of discussions, Circuit Riders are launching a pilot preservation training program in partnership with Fresh Start Worx, a Hartford organization that supports immigrants, formerly homeless individuals, and those released from incarceration through a six-week carpentry program. As a supplement to the group’s basic carpentry program, Circuit Riders and a restoration contractor will teach modules on preservation basics, material conservation, and window repair through classroom and hands-on instruction, starting in the spring.



Brad Schide

Preservationists are working to prevent demolition of New Haven’s Third Precinct police station.



Jordan Sorensen

Staff from Fresh Start Worx, Connecticut Landmarks, and Preservation Connecticut at the Butler-McCook house in Hartford.

Circuit Riders provide training for local historic district commissioners and residents in Cheshire and Middlebury.

Circuit Riders actively engage communities across the state by providing local historic district training, including a recent regional workshop in Cheshire. They fostered dialogue through a meeting

in Middlebury and participated in discussions in Ledyard, Woodstock, and Woodbury, addressing various local issues. Additionally, they collaborated with the owner of an 18th-century house in New Fairfield to preserve its historic significance by listing it as a local historic property.



Following a request by PCT and the Haddam Historical Society the Cyrus Hubbard barn has been determined eligible for State Register listing.



The Kirschenbaum Geodesic dome, in Branford, will be nominated to the National Register.

Staff postpone demolition of Haddam’s historic Hubbard barn.


Since August, Preservation Connecticut staff have been working with the Haddam Historical Society to stop the demolition of a unique mid-19th-century hipped-roof barn on Little City Road in Haddam. Preservationists and residents are concerned about the rate at which significant barns are being lost, particularly since the nearby Hazenhurst barn was razed in 2023, due to neglect. Following a structural failure in the roof, PCT staff leveraged funding to conduct engineering studies to support the barn’s potential stabilization and future reuse. The local preservation community has garnered commitments to cover the cost of stabilization and is working to convince the owner, Regional School District 17, to preserve the barn. The SHPO has recently deemed the barn and associated house eligible for State Register listing and thus for potential funding toward rehabilitation.

Geodesic dome and 18th-century homestead to be listed on historic registers.

Circuit Riders actively work with the State Historic Preservation Office to list endangered and underutilized historic sites on the State and National Registers of Historic Places, championing their preservation and adaptive reuse through grants, tax credits, and other incentives. Recently, staff have begun researching a 20th-century geodesic dome in Branford and an 18th-century house in Essex.

Circuit Riders by the Numbers:
December 2025–January 2026
 Engagements: 43
 Site visits: 23
 Communities served: 27
towns in 7 counties

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Briefly noted

Bridgeport and Fairfield. ►

The residents, business owners, and local leaders of Bridgeport, Southport, and Fairfield won a decisive victory on February 5, 2026, when the Connecticut Siting Council denied United Illuminating's project to "rebuild" the Fairfield to Congress Railroad Transmission Line 115-kV. This comes after UI appealed the Council's initial denial on October 16, 2025. The proposed changes to the existing line would have resulted in the construction of 190-foot-tall steel monopoles along the Metro North corridor in some of Fairfield County's most historically significant and vulnerable communities. Thanks to the newfound regulations for electric transmission line applications and review by the siting council in Public Act 24-144 (HB5507), local advocates from Southport, Fairfield, and Bridgeport challenged UI's lack of transparency in the process. The resulting six-to-one ruling shows that upgrading important infrastructure need not come at the expense of the historic built environment or a community's concerns. (Photo shows imagery posted by residents at the Pequot Library in Southport.)



Chaplin. ►

Sally Zimmerman and Allen Olsen are profiled in the Winter 2026 issue of *Preservation*, the magazine of the National Trust for Historic Preservation as the latest installment of a regular feature that interviews owners who have restored historic homes. Ms. Zimmerman, a career preservationist, and Mr. Olsen bought the long-vacant former general store and post office (c.1827; NR) in 2013 and gradually restored it, retaining original windows and the building's open floor plan. "It's incredibly satisfying to be in a space that so many people have been associated with, and to honor their lives and their work," says Ms. Zimmerman. For this work, as well as their active promotion of local history and preservation in Chaplin, the couple received a Connecticut Preservation Award from PCT in 2024. To see the article, visit savingplaces.org and search for 'magazine.'



Sally Zimmerman



◀ **Hartford.**

Just a block from the Capitol, the former Second Church of Christ Scientist (1924-1929) reopened in January as Vox Church. The State of Connecticut bought the Georgian Revival building in 2007 and over the following years considered several uses, including as a research center for the Connecticut State Library and rehearsal space for the Hartford Symphony Orchestra. But apart from a brief stint as a homeless shelter in 2009, the building remained vacant, and in 2021 the Hartford Preservation Alliance included the church on its list of the city’s most endangered historic properties. Vox Church is a nondenominational Christian church with thirteen locations in Connecticut and Massachusetts. According to its website, the Hartford congregation focuses on homelessness, food insecurity, and education.

David F. Ransom, National Register of Historic Places, 1982



Ridgefield. ▲

Residents voted in January to make East Ridge Road a local historic district. The district was initiated in 2024 by several residents who wanted to protect the street’s historic character. According to the Ridgefield Historical Society’s website, “The newly established district reflects distinct phases of Ridgefield’s architectural story, from late 19th-century resort-era homes to early 20th-century residences built by immigrants, tradespeople, and merchants, and post-World War II development.” The grander houses are included in the Ridgefield National Register district (photo, 1982) but most of the street previously had no

historic designation. Under Connecticut law, establishing a local historic district requires a vote by at least two-thirds of property owners; East Ridge passed with only three No votes. Ridgefield’s town center lies along three parallel ridges, Main Street in the center, High Ridge to the West, and East Ridge to the east. Main Street and High Ridge have long been protected; adding East Ridge means that the whole of the town center is now recognized for its local significance.

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SCHOLAR PAINTING & RESTORATION

HISTORIC RESTORATION

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



Historic House in New Haven



Bull's Bridge in Kent



Liberty Community Housing



Enfield Old Town Hall



Smith Street Barn



South Britain Library



The Southbury Old Town Hall

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



EDWARD F. GERBER'S LEGACY



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

What will your legacy be?

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

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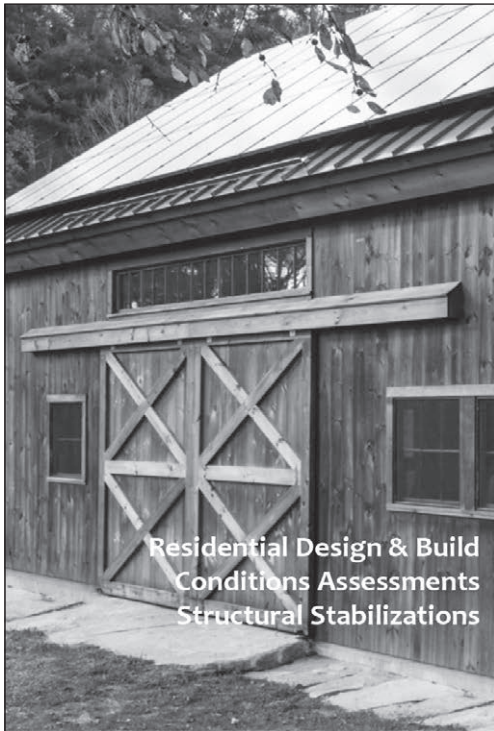
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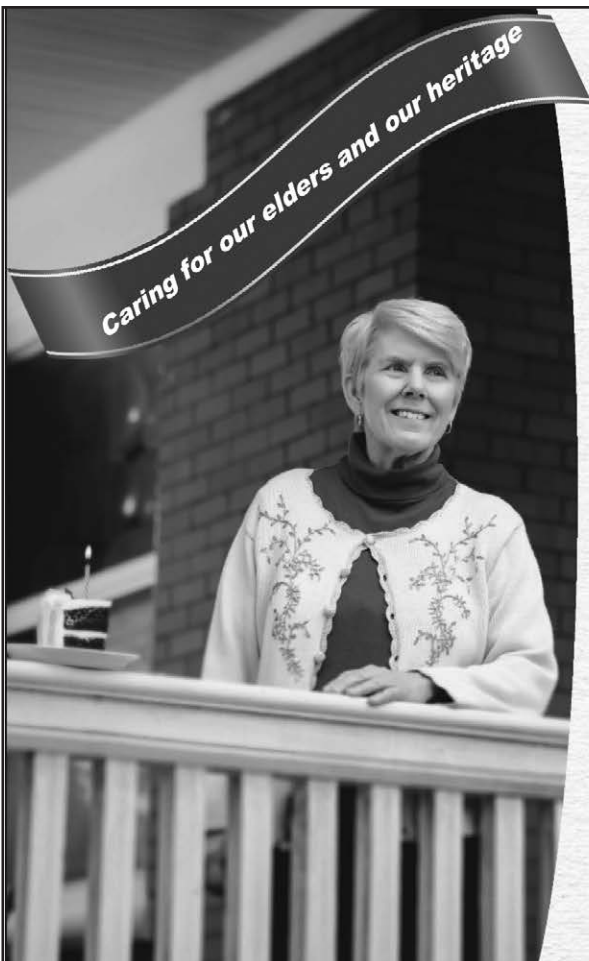
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HISTORIC PROPERTIES EXCHANGE

Threatened Buildings and Easement Properties Available — March/April 2026

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.

E.J. Manville Machine Co. 574 East Main Street, Waterbury (1904)

\$1,500,000

Redevelopment opportunity of former E.J. Manville Machine Co. building. Constructed in 1904 to produce machine tools, the company remained in business until 1947 when it was purchased by the National Machinery Company of Ohio which continued operations until the late 1960s. 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 120,000 sq. ft.; 2.30 acres.

Contact: Ed Godin, Godin Property Brokers, 203-577-2277, egodinpb@gmail.com



Eagle Lock Co. (c.1918) 33 South Main Street, Terryville \$995,000

Historic industrial building available in Terryville. Founded in 1845, Eagle Lock Co. produced trunk and cabinet locks as well as security-grade pad locks. The company grew through World War II but later floundered until eventually facing foreclosure and bankruptcy in the 1970s. The State Historic Preservation Office determined the property is not eligible for listing on the State or National Register of Historic Places due to significant loss of complex buildings from 1978 fire. 1.57 acres, 130,270 sq. ft.

Contact: Ed Godin, Godin Property Brokers, 203-577-2277, egodinpb@gmail.com



Deadline for the next issue is April 20, 2026

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.



St. John's Episcopal Church (1809, 1885, 1897) 92 Main Street, East Windsor

\$790,000

St. John's Episcopal Church and accompanying buildings available for purchase in East Windsor. Church (1809) was originally constructed on the East Windsor village green but moved to present location in 1844; remodeled in 1855 to add Gothic-style features to original Federal meetinghouse design. Rectory built in 1885 and parish house in 1897. Parish closed in 2025 after merging with Grace Church of Windsor. Church measures 3,000 sq. ft., parish hall 9,072 sq. ft. and rectory 3,165 sq. ft.; 2.23 acres. All buildings are listed on the National Register of Historic Places; subject to State Historic Preservation Office easement until 2029.

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

Saugatuck River Swing Bridge, Westport (1884)

Potential reuse opportunity for Westport's Saugatuck River Swing Bridge. Wrought iron, pin-connected swing bridge, constructed in 1884 by the Union Bridge Company (Buffalo, New York). Individually listed on the National Register of Historic Places. The Connecticut Department of Transportation (CTDOT) is exploring need for replacement and is seeking preliminary Letters of Interest to relocate, rehabilitate, use, and maintain the bridge. Further information available at <https://portal.ct.gov/dot/projects/cribati-bridge/potential-reuse>. Letters of Interest must be received by the close of business on April 17, 2026.

Contact: Heather Carpini-Prescott, CTDOT, heather.carpini-prescott@ct.gov, 860-594-2437



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. In opportunity zone.

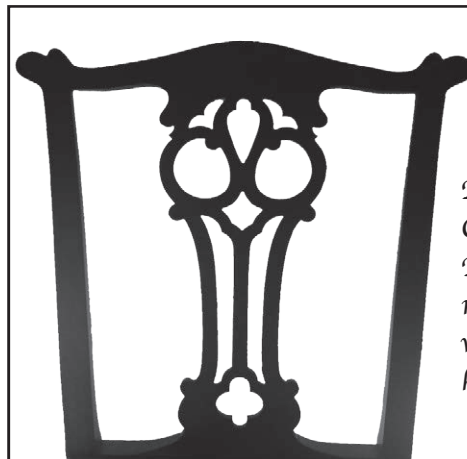
Contact: Dan Shapiro, Kassin Sabbagh Realty, 646-928-5434, dshapiro@ksrny.com



Around the state, cont'd from page 11

Westport. ▶

A new zoning amendment adopted in January could slow teardowns of historic houses by expanding incentives for reusing existing buildings. In 2007, when a hot real estate market gave Westport the unofficial title of Teardown Capital of Connecticut, the town adopted measures to allow relief from certain zoning requirements such as setbacks, lot coverage, parking and other requirements to encourage the retention of historic buildings; in return, owners must donate a preservation easement to the Town. As reported by Westport blogger Dan Woog, the new regulations broaden the criteria for eligible buildings to any house built before 1800, as well as houses built between 1800 and 1940 that are of exceptional integrity and importance or are the among the last examples of their architectural style in their neighborhood or have already been listed on the State or National Register. In addition, provisions now allow properties to be subdivided to protect historic structures, even if doing so would create nonconforming lots. As an example of the historic buildings that could benefit from the revised regulations, supporters cited the 18th-century house at 125 Riverside Avenue, pictured. 🌸



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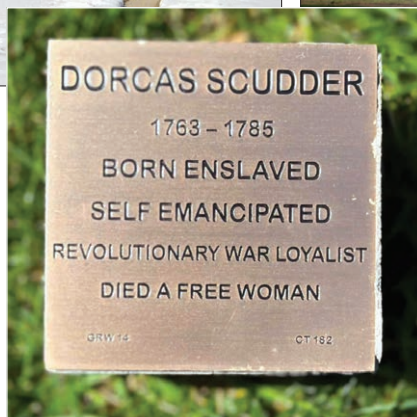
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Connecticut at 250,
cont'd from page 20

William Samuel Johnson of Stratford opposed independence but overcame his objections to serve Connecticut in Congress and the convention that created the Constitution. He built this house in 1799.



A Witness Stone at the Bush-Holley house in Greenwich memorializes Dorcas Scudder, who was enslaved by Sarah Isaacs Bush but joined the British army to gain her freedom.

Courtesy of Greenwich Historical Society

by writing, or speaking, or by any overt act, shall libel or defame any of the resolves of the Honorable Congress of the United Colonies, or the acts of the General Assembly of this Colony...shall be disarmed and not allowed to have or keep any arms, and rendered incapable to hold or serve in any office civil or military, and shall be further punished by fine, imprisonment or disfranchisement.”

Both civilian loyalists and prisoners of war were imprisoned at New-Gate, the former copper mine in Simsbury (now East Granby) that the colony had converted to a prison in 1773 (NR). Conditions in the dank, dark, chilly mine—dubbed “the Catacombs of loyalty” by the loyalist Anglican priest Samuel Peters—were terrible and may have inspired similarly brutal treatment of American captives on British prison ships.

High-ranking loyalists might receive somewhat better treatment. One of them was William Franklin, the royal governor of New Jersey and son of patriot leader Benjamin Franklin, who was captured in 1776. After violating his parole in Middletown, Franklin was transferred to a Litchfield jail, where conditions apparently were little better than at New-Gate. After eight months, Franklin was sent to the luxurious home of Ebenezer Grant in East Windsor Hill (1757; NR), where he lived in more comfortable surroundings from 31 December 1777 until he was released as part of a prisoner exchange in October 1778.

Promises of freedom attracted African Americans to the British side. One of them was Dorcas Scudder, who, as recounted on the Greenwich Historical Society’s website, was enslaved by Sarah Isaacs, who in 1777 married David Bush and moved to the Bush-Holley house in Greenwich (1730ff.;

NHL), where a Witness Stone commemorates Dorcas’ life. It is not certain that Dorcas ever lived there, though, since she fled and joined the British army that same year, as did several others enslaved by the Bushes. After the war, Dorcas was sent, along with other Black loyalists, to Nova Scotia, to prevent their being re-enslaved. The rest of her story remains unknown.

Another escapee was documented in May of 1777, when Alexander McNiell of Litchfield advertised in the *Connecticut Courant*, “RUN away from the subscriber on the 22d instant, a negro man named WILL...” After describing Will and his clothing, McNiell notes, “N.B. Said Negro is supposed to be made off towards the enemy.” McNiell’s house, where Will was enslaved, survives on East Litchfield Road (c.1760).

After the war, Connecticut offered amnesty to loyalists who had remained in or returned to the state, and many accepted the new status. One of them was William Samuel Johnson of Stratford, who before the war had served in Connecticut militia and the General Assembly, agitated against the Stamp Act, and served as the colony’s agent in London, where he criticized British policies toward the colo-

After the Revolution, the former British soldier William Sprats became a successful master builder whose works include the Henry Champion house in Colchester.

nies. However, Johnson could not support independence. He was arrested and interned briefly during the war but after the peace accepted the new order and continued to serve the state, in the Continental Congress, the Constitutional convention, and the United States Senate.

Another who adjusted to independence was Ledyard native Samuel Seabury, an Anglican priest who opposed the Revolution but in 1784 was elected the first bishop of the newly independent Protestant Episcopal Church at a meeting held at the Glebe House in Woodbury 1746; NR).

Even some British soldiers remained in Connecticut after independence. William Sprats, a Scottish soldier in the British Royal Artillery, was captured after the battle of Saratoga and interned in Farmington. He stayed there after the war and became a master builder, constructing the elegant Palladian home of Colonel Henry Champion in Colchester (1790; NR), along with other houses in Farmington, East Haddam, and Litchfield and the Litchfield County courthouse, before moving to Vermont.

For many loyalists, opposing independence did not necessarily mean they did not share their patriot neighbors’ frustrations with British rule. But they saw themselves as British subjects endowed with inalienable rights. Once the war ended, many accepted the new order and supported it—even, like William Samuel Johnson and Samuel Seabury, playing important parts in establishing the new nation. Surviving places where loyalists lived or were imprisoned can remind us of the range of attitudes, and how it was possible to settle differences between former enemies. ❁

CONNECTICUT AT 250

Resisting independence

Throughout 2026, Preservation Connecticut News will explore places around the state associated with the achievement of American independence.

Most of the celebrations this year will rightly recognize the patriots who created our nation, but it is important to remember that not everyone in the thirteen American colonies sought independence. The American Revolution was truly a *civil* war, fought not only against the government and military forces of Great Britain, but against fellow citizens, sometimes against members of the same families.

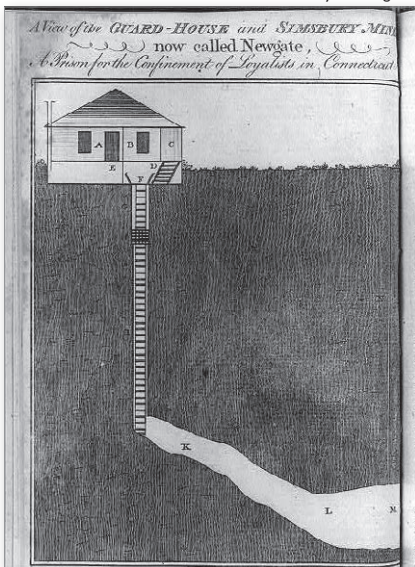
As historian Patrick J. Mahoney writes in *connecticuthistory.org*, of some 25,000 males between the ages of 16 and 50 living in Connecticut in 1774, about 2,000 identified themselves as Tories, loyal the crown. The largest numbers were in Fairfield County, where membership in the Anglican Church also was strongest.

As the revolution progressed, some of these men fled to friendlier territory, some actively fought or supported the British cause, while others kept their heads down and tried to avoid conflict. But they could face legal restrictions, confiscation of property, and even violence from neighboring patriots.

Perceiving Tories as a potential threat, the General Assembly passed laws to protect the colony against them. The first of these, enacted in the winter of 1775, provided that “any person [who]

continued on page 19

Library of Congress



This engraving, published in London in 1781, shows the former copper mine at New-Gate, where loyalists and British prisoners of war were imprisoned in “The prison commonly called Hell.”

Preservation Connecticut (2012)



William Franklin, the royal governor of New Jersey, was interned at the Ebenezer Grant house in East Windsor Hill.