

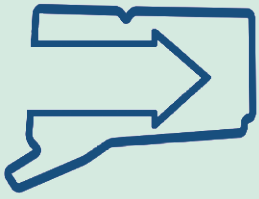
# PRESERVATION CONNECTICUT NEWS

## Connecticut Preservation Awards 2026

The long-vacant Reid & Hughes department store building in Norwich narrowly escaped demolition. Now it has been renovated as housing, earning an award of merit.



Heritage Housing, Inc.



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

## Colonial house saved from demolition, Middletown.

At the request of The Nature Conservancy, which had placed deed restrictions on the property in 1982, Preservation Connecticut helped prevent demolition of the Solomon Hubbard house (c.1745), one of the oldest in Middletown. After six months of discussions and a structural report through our technical assistance program, the house was sold in March to a new owner who plans to rehab it.



Renee Tribert

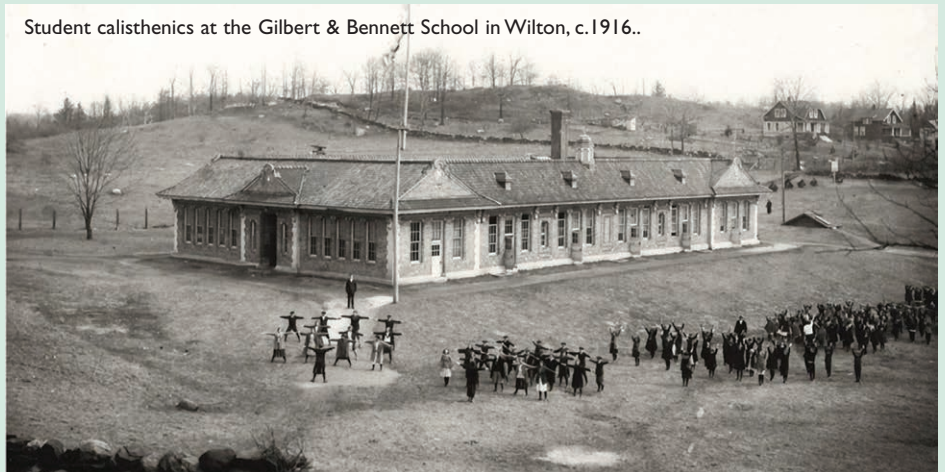
Solomon Hubbard house, Middletown..

## Circuit Riders by the Numbers: February–March 2026

Engagements: 52  
Site visits: 17  
Communities served: 30  
across all 8 counties

## Preservation planning for the Gilbert & Bennett school, Wilton.

PCT worked with the Wilton historic district commission to complete a SHPO planning grant application for a conditions assessment and a feasibility study for the Gilbert & Bennett School (1915; NR), in the Georgetown section. The Beaux Arts-style building, designed by architects William and Henry McLean, has been vacant for several years after the town deemed it unsafe for occupancy. The purpose of the grant is to determine realistic costs for making the building suitable for occupancy, and to identify potential uses.



Wilton History Room

Student calisthenics at the Gilbert & Bennett School in Wilton, c.1916..

## Staff works to preserve 17th-century burial ground, Bridgeport.

Since November, Preservation Connecticut field service staff have been working with a group of concerned citizens around the Stratfield burial ground in Bridgeport. This cemetery, dating to the 1660s, has several Revolutionary War veterans buried in it and is partially maintained by the Mountain Grove Cemetery. However, portions of the burial ground are overgrown, headstones have fallen over, and the entrance from Clinton Park is in disrepair. The group is seeking assistance from the City of Bridgeport to verify the rightful owner of the property so preservation efforts can be carried out properly.



Stefon Danczuk

Stratfield Burial Ground, Bridgeport.

## Circuit Riders work to save two 19th-century houses, Bethel.

PCT has been consulting with the Bethel town historian and has written letters of support for the preservation of two historic houses on Greenwood Avenue near Bethel

town center. One, a Federal-style structure dating from 1818, has an attached building that is very likely the former district school where P. T. Barnum was educated. This and an 1860 Greek Revival-style house are slated to be demolished and replaced with

high-density housing. The community is using this as an opportunity to reconsider local historic district status for an area near downtown, including the existing Greenwood Avenue National Register District.

MESSAGE FROM THE EXECUTIVE DIRECTOR

May is Preservation Month, and we have a lot to celebrate. In this issue we share all the wonderful 2026 **Connecticut Preservation Awards**. Congratulations to this year's winners and a sincere thank you to the 50-plus sponsors of the event (see page 19 for the list).

You'll notice changes to our masthead. At the April annual meeting the board voted to welcome nine **new Trustees**: Michael Halloran, Norfolk; James Harris, Litchfield; Christopher James, East Haddam; Dr. Corey James, Hartford; William Mann, New Britain; Christine Nelson, Chester; Rob Sanders, Wilton; Stacey Youell, Weston; and Joseph Zmudzinski, West Hartford. Retiring from the board are Ellen Gould of Southport and James Quinn of Uncasville as well as Advisory Board members William Crowe, Bob Faesy and Glenn Geathers. We are grateful to all for their service and dedication to the organization.

Spring is also the time for special events. Many thanks to Erin Riley and Brian McGovern of New Hartford, who opened their Queen Anne-style home, the **Wilbur E. Drake house** (c.1886) to members on April 25. It was a delightful tour thoroughly enjoyed by all.

On May 2, **Jane's Walks**, a global celebration honoring the legacy of author and

activist, Jane Jacobs, brought more than 200 participants to 16 community-focused walks in Bolton, Danbury, Hartford, New Haven, Norwich, and more.

Please join us online at noon on Wednesday, May 27, for a special **Talking About Preservation** presentation. James Sexton, Ph.D. will help us celebrate our nation's 250th anniversary with a look at Colonial and Colonial Revival architecture in Connecticut.

Also, come to a special tour of the Palmer-Warner house in East Haddam on June 18, a joint fundraiser for our **LGBTQ historic places survey** and Connecticut Landmarks, which owns the house. See [preservationct.org](http://preservationct.org) for details.

Legislative update

With just days remaining in the 2026 legislative session, here's the status of bills we're tracking. **SB 307 (An Act Concerning the Department of Economic and Community Development's Recommendations for Revisions to the Commerce Statutes)**: we were relieved that the request to use up to 50 percent of Community Investment Account funds for State Historic Preservation Office administrative purposes was withdrawn.

**HB 5508 (An Act Concerning Historic Districts and Historic Preservation)** was amended to remove the undesirable changes to local historic districts (in their place, a task force is established). The bill's other section, an expansion of the commercial historic rehabilitation tax credit program allowing two- and three-family residential units access to the preservation funding incentive, remained intact. Thank you to all who have been reaching out to fellow advocates and legislators on these issues. Your voices are being heard!

I am pleased to note that legislators are also recognizing the importance of Preservation Connecticut's **Circuit Rider** program as an invaluable resource for everyone in Connecticut. Letters praising the program have been received by **Senators** Rahman (4th district), Lesser (9th), Winfield (10th), Cohen (12th), Osten (19th), Gaston (23rd), Duff (25th), Hwang (28th), Berthel (32nd), Gordon (35th) and **Representatives** Doucette (13th), LaMark Muir (36th), Dubitsky (47th), Nuccio (53rd), Brown (56th), Sweet (91st), Winter (94th), Rader (98th), Belton (100th), Comey (102nd), Leeper (132nd), Marra (141st). Help us keep the goodwill going by thanking your legislators for their support of preservation and engaging them with Preservation Connecticut and local issues.

During the spring and summer, we plan to make special visits to award winners and grant recipients as well as other special events. We hope to see you there—with your legislators!

—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

June 3, 2026, at 9:30 a.m.  
 July 1, 2026, at 9:30 a.m.

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

State Historic Preservation Review Board

June 12, 2025, at 9:30 a.m.

To participate, contact Jenny Scofield (860) 500-2343; [Jenny.Scofield@ct.gov](mailto: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](http://portal.ct.gov/DECD/Services/Historic-Preservation/About-the-State-Historic-Preservation-Office)

## Harlan Griswold award: Kevin McBride

A key figure in Connecticut archaeology since the 1970s, Kevin McBride has developed guidelines for archaeological investigations, pioneered indigenous and battlefield archaeology, and trained succeeding generations of archaeologists.

Connecticut's history stretches back thousands of years, most of it knowable only through the physical remains that can be uncovered through archaeology. Kevin's doctoral dissertation set the context for indigenous archaeology that still guides how sites are interpreted and evaluated. This came as the State Historic Preservation Office was applying federal laws in the 1970s to protect archaeological sites, he established best practices for compliance documentation and surveys in the state. Since then, he has contributed to the designation of every state archaeological district.

In the 1980s, Kevin pioneered an approach to archaeology that established a working relationship with Native communities who previously viewed non-Native archaeologists with suspicion. In particular, his ethnohistoric and archaeo-



Kevin McBride, 2026 recipient of the Harlan H. Griswold award.

logical work with the Mashantucket Pequot Tribal Nation resulted in listing the tribe's reservation as a National Historic Landmark for over 12,000 years of continuous occupation.

According to former Mashantucket Pequot chairman Skip Hayward, the tribe could not have attained federal recognition without Kevin's work. He was part of museum planning for the tribe for

more than a decade before the Mashantucket Pequot Museum and Research Center opened in 1998 as the largest Native American museum in the world. Kevin served as the Research Director until 2019 and helped meet the challenge of telling the history of the tribe that was, in his words, "story rich and artifact poor."

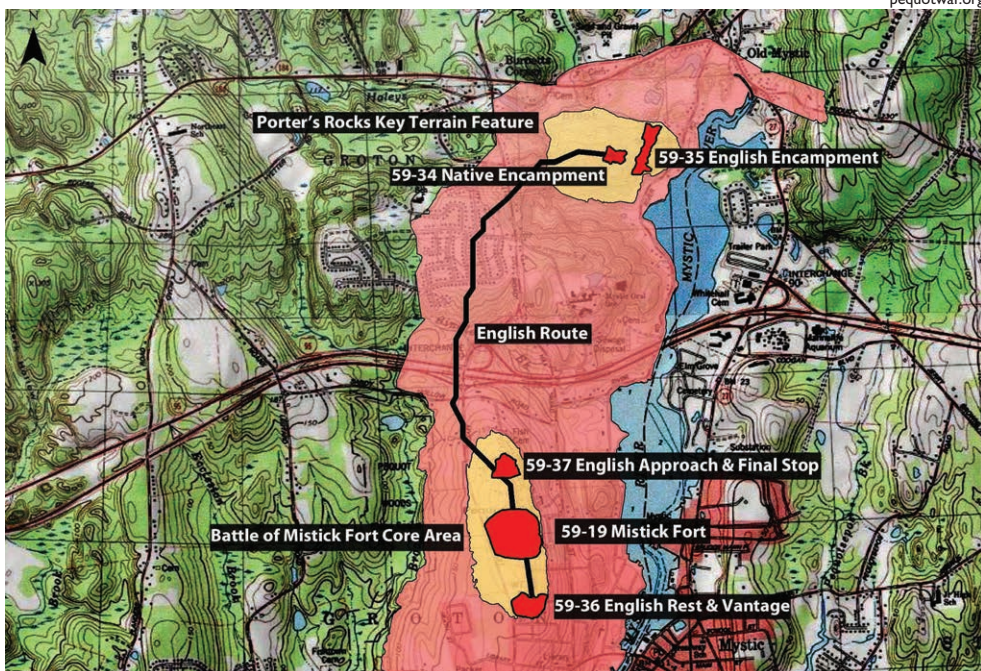
Kevin's work in battlefield archaeology has contributed significantly to increasing our understanding of the Pequot, King Philip's, Revolutionary, and 1812 wars. As project director of the Battlefields of the Pequot War project, he has studied sites in Old Saybrook, Fairfield and, most notably, Groton, where in 1637

colonial and allied Native forces set fire to the Pequots' Mystic Fort, killing more than 400 men, women, and children. Kevin led a team of archaeologists who unraveled movements of combatants at the fort itself as well as the colonial forces' six-mile-long withdrawal to their ships at the coast. In Ridgefield, the only inland battle of the Revolutionary War in Connecticut, Kevin is part of the team that is undertaking the challenge of archaeology in a densely developed town center.

These battlefield investigations have informed community planning and acquisition efforts to preserve sites in Groton and Ridgefield. In addition, they have contributed valuable non-battle information, about native settlement patterns in the 17<sup>th</sup> century and colonial life in the 18<sup>th</sup> century.

As a professor in the University of Connecticut's anthropology department and as a mentor, Kevin has trained successive generations of archaeologists. One piece of advice he offers is to take away something from every field investigation. With careful observation and thought, even the most barren site can yield something of interest and value. In the words of one former student, "He made me look at archaeology as more than just things in the ground."

The practice of archaeology has changed over the course of Kevin's career. He points to advancements in technology such as



Through the Battlefields of the Pequot War project, Kevin documented sites related to the Mystic Fort massacre.

metal detecting, which can help to identify potential archaeological sites, and ground-penetrating radar, which can detect buried features without excavating—and in the process, destroying—them. This allows sites to be preserved for future archaeologists, who, it is hoped, will have access to greater knowledge and even more advanced technologies.

To meet this expectation of continuing progress, Kevin has long advocated keeping materials from excavations for future re-evaluation, even ones that seem insignificant. This foresight has proved valuable, as subsequent analysis has detected botanical remains that provide information about diet and the introduction of agriculture among Native peoples—extracted from what was thought to be waste soil.

Non-archaeologists should be aware of the richness that archaeology adds to our understanding of history, says Kevin. It makes visible the depth of time and complexity of human life in Connecticut. Archaeological discoveries can even add



Kevin McBride is a member of the team investigating sites.

human touches, such as a stone doorstep in Ridgefield, discovered to bear an engraved face of King George III, for patriotic residents to tread upon as they went in and out of the house. “That’s what it’s all about,” he

says, “it’s the narrative.”

Preservation Connecticut and the State Historic Preservation Office present the Harlan Griswold Award to honor outstanding contributions to the preservation and revitalization of Connecticut’s historic places in memory of Harlan Griswold, the longtime chair of the Connecticut Historical Commission, forerunner to the present-day Historic Preservation Council, and a founder of the Connecticut Trust for Historic Preservation.

Despite its seeming focus on the past, preservation is a forward-looking activity. As Harlan Griswold said, “To me, preservation is more about my grandchildren than about my grandparents.” In his devotion, energy, and accomplishments, Kevin McBride exemplifies that attitude. By uncovering Connecticut’s hidden past and training future generations of archaeologists he is laying the foundation for a better future for Connecticut’s grandchildren. The State Historic Preservation Office and Preservation Connecticut are honored to present the Harlan H. Griswold Award for his outstanding contributions to preservation in Connecticut. 🌿

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## Janet G. Jainschigg award: James K. Grant

Preserving historic buildings often depends on knowing how to keep or make them structurally sound. For over 40 years, engineer James K. Grant has contributed to preservation efforts across Connecticut, winning dozens of awards in the process.

Trained as a civil engineer, Jim's first experience with historic buildings came when he and his wife bought a run-down Victorian house in Collinsville. Doing much of the work himself gave him initial insights into historic construction and design.

Professionally, Jim moved into preservation in the 1980s when he oversaw stabilization of the façade of the historic Goodwin building in Hartford so the interior could be gutted and a new structure inserted inside it. It was perhaps not an ideal preservation project, but the job introduced Jim to key preservationists. In his words, "It snowballed after that."

In 1985, Jim established James K. Grant Associates, an engineering firm that specialized in historic preservation work. Subsequent projects have included some of Connecticut's best known and most significant historic landmarks:

- The Mark Twain house, where he reinforced the floor of the entry hall and oversaw moving the massive Paige Compositor (the typesetting machine that Twain lost his fortune on) from the basement to the new visitor center.
- The State Capitol, in which damaged and leaking atrium skylights were restored.
- The Harkness mansion at Harkness Memorial State Park, where he helped stabilize and repair cast concrete blocks eroded by exposure to the salt air.
- The Warner Theater in Torrington, where Jim's daughter took part in theater programs and where he served on the property committee and worked on façade restoration.
- The Colt factory dome, restored to hold a reproduction of the famous rampant colt, and in preparation for its role as the centerpiece of Connecticut's second national park.



James K. Grant, 2026 recipient of the Janet G. Jainschigg award

- The New London courthouse, built in 1784, where clapboard siding concealed so much termite damage that it seemed only plaster was holding the building up.

Jim's work also involved places that were less notable individually but equally crucial to the state's historic character, including vernacular Perfect Sixes in Hartford and a score of mills and factories representing Connecticut's industrial heritage. Among them: the Collins axe factory in Collinsville, his office for many years; the Ledyard up-and-down sawmill, a rare small-scale water powered mill that is still working; stabilization of the Kent iron furnace. Other projects include the Montgomery tinsel thread mill in Windsor Locks, the Capewell Lofts in Hartford, the Cheney dye house in Manchester, and the Talcott Brothers mill in Talcottville—all converted to housing.

Some of these projects represented innovative preservation. Most notable was the reuse of 410 Asylum Street in Hartford as the Betty Ruth and Milton B. Hollander Foundation Center. Here, Jim provided the structural design to support a green roof for the first adaptive use project in Connecticut to qualify for LEED Gold status.

Jim has worked with Preservation Connecticut's Technical Advisory Consultancy program to provide initial assessments of historic structures. These



Talcott Brothers mill in Talcottville.

short visits can begin to define the scope of a preservation project. At Trinity Episcopal Church in Hazardville, Jim diagnosed significant issues with the building's structure, a timely evaluation that saved the congregation a great deal of time and money.

Jim has played a crucial role in lawsuits under the Connecticut Environmental Protection Act to prevent the unreasonable demolition of historic buildings. Such cases often hinge on the building's physical soundness, and Jim can explain structural issues clearly for laypersons to understand. In a case concerning two historic buildings on Bank Street in New London, Jim testified for hours in court and created a series of drawings that successfully rebutted the owner's claim that the buildings were unusable.

Preservation depends on engineers who understand historic buildings. For those who do not, Jim offers this advice:

- *Look* at the building. Don't rely just on numbers, calculations, computer models. If it's been here for 200 years and is still occupied it's probably ok. It has been tested over time and may just need some adjustments.
- Look for signs of distress. The more you do, the more you see. Look for cracks first. Be aware of what you *don't* see.
- Ask for advice from owners, other engineers, anyone who may know more than you.

Crosskey Architects LLC



Crosskey Architects LLC



Green roof at the Betty Ruth and Milton B. Hollander Foundation Center.

The Jainschigg award commemorates Janet G. Jainschigg, a founder and benefactor of Preservation Connecticut as well as a regional leader in historic preservation. She

was a mentor and inspiration to many and, though a volunteer herself, always insisted on the highest standards of professionalism. James K. Grant exemplifies the passion,

commitment, and mastery that go together to meet that standard. 🌿

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## Awards of Merit

Preservation Connecticut's awards of merit honor projects and people that make significant contributions to the state's historic places. This year's program attracted a record number of submissions—a sign that the preservation community is active and making great contributions to life in Connecticut.

### Person: Paul S. Butkus

Paul S. Butkus is a lifelong champion and advocate for Connecticut's historic assets whose passion for preservation uncovers stories long hidden in our built environment and landscapes. An architect for Pirie Associates, he is a gifted "building whisperer," who reveals details often overlooked and excites communities to see their heritage anew. As a volunteer for the Diocese of Bridgeport and Meriden Historical Society, and chair of the Connecticut Historic Preservation Council, Paul has revived places, guided communities, and strengthened preservation statewide.

### Granby: Sadoce Wilcox house and Lyman Wilcox barn

The Salmon Brook Historical Society acquired this historic house and barn in 2019. Since then, the group has restored the dilapidated but largely unchanged buildings, furnished them following an estate inventory from 1833, and opened them to the public. Distinctive features include easy access to the cellar to interpret an area that is often not open to the public and relocating an historic loom for public demonstrations. Much of the work was done by community volunteers.

**Team:** Salmon Brook Historical Society; Granby Land Trust; New Harmony Builders; Period Builders; McAree Mason Contractors; Adam Electric; Nevan Carling; Handweavers Guild of Connecticut; Craig Ellis; Trimworks Unlimited; Greater Hartford Gives

### Hartford: 94-96 Edwards Street

This long-vacant Italianate house in Hartford's Clay-Hill National Register district has been returned to use, providing much-needed, affordable housing and giving a boost to the neighborhood. VASE Development successfully navigated the Connecticut historic rehabilitation tax credit process as well as supply chain disruptions, and workforce safety protocols during the Covid-19 pandemic. The project provides a model for other developers and preservation advocates by demonstrating that preservation can be economically viable, socially impactful, and culturally respectful.

**Team:** VASE Development LLC; VASE Construction LLC; Connecticut State Historic Preservation Office; Eversource; City of Hartford; Hartford Community Loan Fund; GTS Design; Voka Plumbing; A-Preferred; Teachman Painting; Tim's Enterprise; CSS Electrical; AK Mechanical; Encore Fire Protection; Optimum Energy; LSJ Masonry; Shelton Winnelson; Home Depot; Hartford Lumber



Paul Butkus



Mark Williams

Sadoce Wilcox house and Lyman Wilcox barn, Granby



Preservation Connecticut

94-96 Edwards Street, Hartford

Preservation Connecticut

Michael Biondo, 2026



Liberty Christian Center International, Hartford



Belden house, Litchfield

**Litchfield:  
Belden House & Mews**

The adaptive reuse of the Queen Anne style Charles Belden house, and its modernist annex, restores a derelict abandoned estate in Litchfield's National Historic Landmark district. Dating to 1888, this now ADA-accessible property is one of the few historic homes in town open to the public. Previously a nursing home, the restored house is beloved by locals who, years after its closure, have finally been welcomed back.

**Team:** Dutchfield LLC ; PBDW Architects; Champalimaud Design; Charlie Dumais; Reed Hilderbrand; Ron Wolff; John Kinnear Architects; Murray Engineering; Kohler Ronan; Burlington Construction Company; Ian Ingersoll; Dumais Made; Twenty2; Lakeville Interiors; Bantam Tile Works; Whitedog Woodworking

**New Britain:  
Ellis Block Apartments  
(Landers, Frary & Clark factory)**

The Ellis Block Apartments project transformed one of New Britain's last intact historic manufacturing complexes, the long-vacant Landers, Frary & Clark factory, into 154 affordable and workforce apartments. As one of the biggest affordable residential adaptive use projects in Connecticut, the effort required innovative financing, brownfield remediation, renewable energy, and strong public-private partnerships. The work preserves a defining industrial landmark while creating a replicable model for large-scale, preservation-driven housing and community revitalization.

**Team:** WinnCompanies; Keith Construction; JCJ Architecture; Public Archaeology Laboratory; Vince Group Inc.; City of New Britain; Connecticut Housing Finance Authority; Connecticut Department of Housing; Connecticut Department of Economic and Community Development; Connecticut State Historic Preservation Office; U.S. National Park Service; Bank of America; BlueHub Capital; Eversource; CCARC Inc.

**Hartford:  
Liberty Christian Center International  
(Horace Bushnell Congregational Church)**

Liberty Christian Center International, formerly named Horace Bushnell Congregational Church, proudly completed the restoration of its 140-foot steeple. What makes this project outstanding is its model of collaborative preservation. More than a construction job, it became a unifying effort that invited neighbors, local organizations, government, and other supporters to participate. Together, they preserved a shared landmark as an investment in neighborhood pride, cultural heritage, and the vitality of Hartford's North End.

**Team:** Liberty Christian Center International; Valley Restoration LLC; The Architects; Cirrus Structural Engineering; Capital Region Development Authority; Hartford Preservation Alliance; Matthew Ritter, Speaker of the Connecticut House of Representatives, and his staff



Ellis Block New Britain

Gregg Shupe

*continued on next page*

*Awards of Merit*, cont'd from page 9

Christopher Schippe

**New Canaan:  
Hoyt-Burwell-Morse house**

Since 2021 Dudley Schipper has renovated this 18th-century saltbox, including the building envelope and structure, electrical and plumbing systems, and energy-efficiency measures. Simultaneously, her vision for the property evolved—from building a new house with the historic structure as a guest house, to living in the historic house with a big addition, and finally to staying within the existing historic footprint. This shows that with careful planning one can live comfortably in an historic house without overwhelming additions—even in high-priced Fairfield County.

**Team:** Dudley Schipper; R.J. Aley; Steve Marshall; Linde Construction; Rob Sanders Architects LLC; Studio FFA; Friends Painting Services LLC



Hoyt-Burwell-Morse house, New Canaan

Mascola Advertising



The Estate, New Haven

**New Haven:  
The Estate (Raynham)**

When the Townshend family prepared to sell Raynham, after eight generations, no one doubted that the historic estate would be broken up. Instead, local residents Chuck and Marcella Mascola recruited a partner and bought the property. Consulting frequently with neighbors, preservationists, and Townshend family members, they renovated the Gothic Revival mansion as an event facility. It wasn't easy: in addition to physical challenges the project required creating a new zoning designation with an historic overlay. Now renamed The Estate, Raynham successfully combines old and new.

**Team:** Marcella Mascola; Chuck Mascola; Salvatore Marottoli; Hervey Townshend

Parker Benjamin Real Estate Services LLC



Tilley Corners, New London

**New London:  
Tilley Corners (Universalist Church)**

Vacant for years, this former church now houses eleven apartments, made possible with Federal and State historic rehabilitation tax credits. The design team had to work closely with the National Park Service and Connecticut State Historic Preservation Office to create enough units to be economically feasible while meeting the funding requirement to preserve the feeling of the sanctuary, a crucial historic feature. The successful resolution paves the way for reusing other religious buildings, many of which face uncertain futures as congregations decline and maintenance lags.

**Team:** Parker Benjamin Real Estate Services; DJLU Architects; Certified Historic Design & Build LLC; Pillar Property Management LLC

Heritage Housing, Inc.



Reid & Hughes department store, Norwich

**Norwich:  
Reid & Hughes (Reid & Hughes  
department store)**

The story of the Reid & Hughes building goes back nearly ten years when a strong grassroots movement saved the long-vacant building at the heart of downtown Norwich from demolition. One developer dedicated to reusing the building failed, and another had to be found. Serious structural deficiencies required wood and concrete masonry shear walls to provide lateral support. Today, the building is filled with apartments, and a restaurant is preparing to open in the ground floor, while a lively historic paint scheme reveals the site's history as two buildings.

*Team:* Heritage Housing, Inc.; Crosskey Architects LLC; Heritage Contracting LLC; James K. Grant Associates; GNCB Consulting Engineers, P.C.; Acorn Consulting Engineers, Inc.; National Park Service; State Historic Preservation Office; Capital for Change; Norwich Community Development Corporation; Connecticut Department of Economic & Community Development

Ridgefield Historical Society



Ridgefield battlefield documentation and engagement

**Ridgefield :  
Battle of Ridgefield Documentation  
and Engagement**

After human skeletal remains were discovered under the basement of an historic home, the Battle of Ridgefield, in 1777, became the subject of renewed and intense local and statewide interest. With funding from the American Battlefield Protection Program and archaeological investigations by Heritage Consulting, the Ridgefield Historical Society has conducted research to expand understanding of the battle, defined battlefield boundaries, and heightened community and individual investment and engagement in the project. The society has also become a primary advocate for protecting the battlefield for future generations.

*Team:* Ridgefield Historical Society; Heritage Consulting

Todd Levine, SHPO



Patriots' Landing, Rocky Hill

**Rocky Hill:  
Patriots' Landing, Phase I (State Veterans'  
Home, Residences 11-17)**

Patriot's Landing provides supportive housing for veterans in six former staff houses on the Department of Veterans' Affairs campus. DVA renovated the vacant buildings with funding from the American Rescue Plan Act and Connecticut Department of Housing, providing a model for other underutilized state-owned properties. Many historic properties lend themselves to residential reuse, with larger institutional buildings converted to apartments, and smaller residences returned to their original use. Additionally, renovating existing buildings can place housing into service more quickly and with lower environmental costs than new construction.

*Team:* Connecticut Department of Veterans' Affairs; Connecticut Department of Housing; EDM Studio; G. Donovan; New England Yankee Construction, LLC; Empire Paving, Inc.; Rep. Kerry Wood; Chrysalis Center

*continued on next page*

*Awards of Merit*, cont'd from page 11

**Stonington:  
Stonington Cemetery Commission**

The Town of Stonington owns more than 40 cemeteries, some dating to the 17th century and all embodying a wealth of historical information and funerary art. In 2024 the town created the Stonington Cemetery Commission to ensure that they are documented and respectfully cared for. In just two years, the volunteer commission has located all the cemeteries, built public awareness through public events and social media, worked with town departments for mowing and signs, and carried out cleanup and gravestone restoration at the Wheeler-Bentley cemetery.

**Team:** Town of Stonington Cemetery Commission: Suzanne Matteson, Elizabeth Wood, William Fyke, June Froh, Rebecca Nolan, Catherine Vargas, Rob Simmons



Stonington Cemetery Commission

**Stratford:  
Sterling Community Center (Cordelia Sterling house)**

Originally home to a wealthy Stratford family, the Sterling house was willed to the townspeople as a community center. Recently the nonprofit center replaced inefficient HVAC systems, upgraded life safety equipment, rehabilitated damaged interiors, and restored the building envelope. Through meticulous detailing and close partnership with Sterling's leadership, the restoration achieved a revitalized, welcoming facility that showcases the center's rich heritage. A noteworthy challenge was to ensure that services for at-risk youth, the elderly, and families continued uninterrupted during construction.

**Team:** Sterling Community Center; Hoffmann Architects + Engineers; Visionary Interiors Architecture; Turner Construction Company; Thomas A. Torrenti, PC; Collective Design Associates; Pereira Engineering; N&S Electric; A&B Mechanical; Select Demolition Services; CGM Acoustics, Inc.; G.L. Capasso; Wright Architectural Millwork; Silktown Roofing; Blackwater Services Group, LLC; R&B Ceramic Tile & Floor Covering, Inc.; T. Arduini Company, Inc.; The MacKenzie Company, LLC



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Sterling Community Center, Stratford

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**Uncasville:  
Oxoboxo Lofts (Uncasville Manufacturing Company mill)**

The historic Uncasville Company mill complex underwent a sensitive adaptive reuse and restoration into 72 much-needed affordable housing units. Employing state and federal tax incentives, public-private partnerships, and Connecticut Department of Economic and Community Development brownfield funding, the owners and architects remediated significant environmental hazards, preserved character-defining industrial features, and integrated sustainable, accessible building systems. Their work demonstrates that historic preservation can responsibly meet urgent housing needs while safeguarding an irreplaceable piece of Connecticut's industrial and community heritage.

**Team:** Dakota Partners Inc; Paul B. Bailey Architect, LLC; Aztech Engineers, Inc.; BSC Group; MaGrann Associates; Morrissey Engineering, LLC; James, C. Sexton, Ph.D.; Maggiore Construction, Inc.; Down to Earth Consulting, LLC



Oxoboxo Lofts, Uncasville

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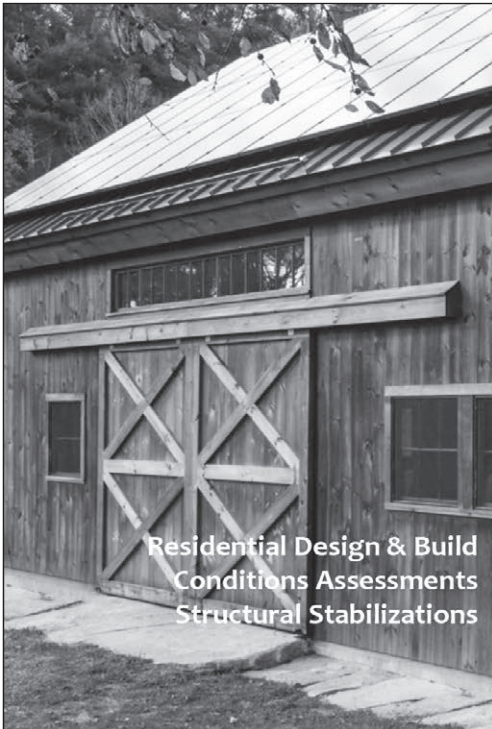
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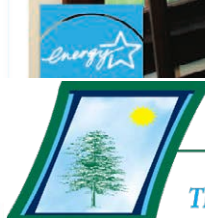
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Threatened Buildings and Easement Properties Available — May/June 2026

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](http://preservationct.org/steward), or contact Christopher Wigren, Deputy Director.

## Jabez Bacon House 30 Hollow Road, Woodbury (1760) \$1,495,000

### PRESERVATION CONNECTICUT EASEMENT

Home of wealthy Woodbury merchant Jabez Bacon and, later, Preservation Connecticut founder Harlan H. Griswold. Original architectural details include wide wood floorboards, seven fireplaces, and fine paneling. Individually listed on the National Register of Historic Places as an example of Georgian architecture; also located in Woodbury's Local Historic District No. 1. Five bedrooms, five baths. Building area is 4,884 sq. ft.; 2.24 acres. Preservation easement covers exterior of building and open space of property.

Contact: Lisa Titcomb, William Pitt Sotheby's International, (203) 419-5919, [ltitcomb@wpsir.com](mailto:ltitcomb@wpsir.com)



## Isaac Porter House 165 Maple Street, East Hartford (1702) \$229,900

Gambrel-roofed Cape with later addition available in East Hartford. Four beds, two baths. Listed on State Register of Historic Places which makes it eligible for State historic homes rehabilitation tax credits. Being sold as is. Building area is 2,444 sq.ft., 1.31 acres.

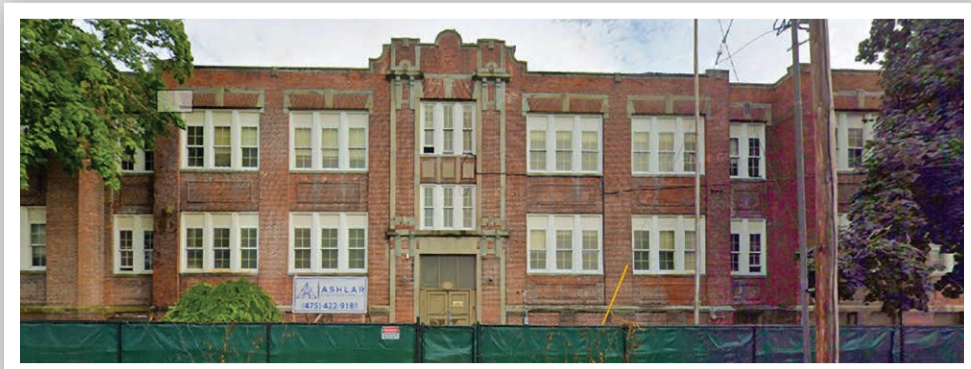
Contact: Barbara Coyle, William Raveis Real Estate, (860) 685-1670, [barbara.coyle@raveis.com](mailto:barbara.coyle@raveis.com)



## Whittier Elementary School 86 Whittier St, Bridgeport (1912) \$1,500,000

Redevelopment opportunity for long-vacant Whittier Elementary School in Black Rock neighborhood of Bridgeport. Classical Revival brick structure with approvals in place for conversion to multifamily use. On 1.24 acres.

Contact: Andreas Senie, EAC Properties, (203) 584-7257, [Andreas@EACPropse.com](mailto:Andreas@EACPropse.com)





**North Congregational Church  
of New Hartford  
17 Church Street North,  
New Hartford (1828)**

**\$650,000**

Federal-style brick church available for purchase in New Hartford. North Congregational Church of New Hartford is vacating the location, which includes an attached two-story annex building containing classrooms, kitchen, restrooms, and large gathering hall. Located in Center of New Hartford State Register District, which makes it eligible for historic rehabilitation tax credits. Totals 11,432 sq. ft.; on 0.81 acres.

**Contact: John McCormick, CBRE, Inc, (860) 987-4736, john.mccormick@cbre.com**



**Bryant Electric Company/Monger's Market  
1155 Railroad Avenue, Bridgeport (c. 1915, 1935, 1946, 1960)**

**\$5,995,000**

Redevelopment opportunity for the former Bryant Electric Company complex. Founded in 1888, Bryant Electric remained in operation at this site until 1988, producing a variety of electrical supplies over its lifespan. The most recent occupant, Monger's Market, used the site as retail space for vendors for eight years, until closing in June 2025. This property is included

in Preservation Connecticut's *Mills: Making Places of Connecticut* industrial survey and located in the Railroad Avenue Industrial National Register Historic District, which makes it eligible for both State and Federal historic rehabilitation tax credits. Building area is 126,471 sq. ft.; lot 2.88 acres. In Opportunity Zone.


**Contact: Angel Commercial, (203) 335-6600**

**Deadline for the next issue is June 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.

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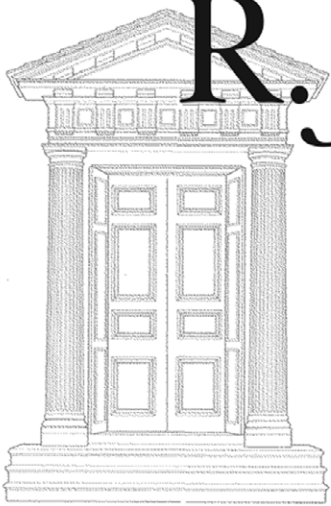


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*Mimi Findlay Award*, cont'd from page 20

lime plaster and linseed oil paints, the construction and installation of historically consistent wooden fencing, the repair and replication of historic wooden crown moldings and the restoration and installation of historic windows.

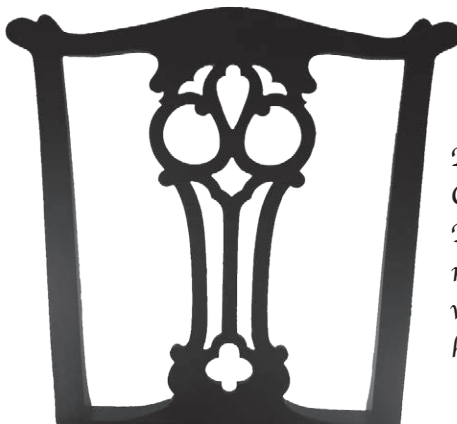
Continuing his pursuit of knowledge and experience, Jack has been admitted to Connecticut College's summer preservation program in Europe. In a few weeks he will take part in architectural restoration projects in Athens and Rome.

The Mimi Findlay Award takes its name from Mimi Findlay of New Canaan, a former board member and volunteer for local, statewide, and national preservation organizations, including as a Trustee and chair of Preservation Connecticut (then the Connecticut Trust for Historic Preservation). Mimi has allowed us to use her name and legacy to recognize young preservationists whose early achievements and future promise exemplify the dedication and accomplishments that she has brought to her work.

In his studies, his community involvement, and his hands-on work, Jack Lovejoy is one of the rare members of his generation who embrace the importance of historic preservation as a way of enriching our communities and the lives of those who live in them. 🌿



Jack Lovejoy restoring historic masonry



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## CONNECTICUT PRESERVATION AWARDS 2026

### Mimi Findlay award: Jack Lovejoy

Jack Lovejoy has demonstrated leadership in historic preservation in his community, a desire to instill excitement about historic architecture in others, and a dedication to preserving the historic integrity and fabric of Connecticut's architecture and communities.

Currently a junior at Connecticut College, Jack is majoring in architectural studies, with a minor in classics. His interest in architecture relates to traditional methods and design that are used to preserve the historic architectural fabric that is essential to New England communities.

At the age of 16, Jack earned his Eagle Scout badge by completing a restoration project at the East Haddam Congregational Church's cemetery. During COVID, he organized a group of 22 masked and social-distanced scouts and parents who repaired and re-stood 34 historic gravestones, under the auspices of the town historian, Dr. Karl Stofko.

Jack also holds the distinction of being the youngest member ever appointed to the East Haddam historic commission, at the age of 18. Over the past four years as an alternate member of the commission, Jack has helped historic home and building owners envision project solutions that meet their needs while maintaining historic integrity.

In response to redevelopment planning in East Haddam, Jack created a community use and design plan that focuses on



Jack Lovejoy, recipient of the 2026 Mimi Findlay award for young preservationists

connecting the historic neighborhoods in the town's upper landing with lower landing/town center. The plan emphasizes walkways, greenspace use and traffic solutions, with an emphasis on bringing more visitors to the town. He has presented the community use plan to the Town Economic Development Committee, the Town Redevelopment Committee and the Town Selectmen Committee with hopes that the plan's ideas could be adopted as part of the town's redevelopment strategy.

Jack is an avid photographer who uses this medium to convey to others the sense of emotion that architecture can evoke. His architectural photographs have received awards at the juried show of the Connecticut Art Director's Club in 2023, 2024, and 2025.

In 2020, Jack established a preservation consulting service, Jack Lovejoy Preservation Services, to help owners

better understand the history, construction, and architecture of their historic homes and buildings. His research work, on-site consultation and preservation-related documentation have helped historic homeowners plan preservation projects and apply for historic designation.

Jack has intentionally sought experiences with craftspeople to broaden his knowledge related to historic construction and preservation techniques. He has participated in preservation projects that have included the repair of historic stone walls, the interior use of