

## CONNECTICUT PRESERVATION AWARDS



The preservation movement is a rich and varied and important part of life in Connecticut, as the Preservation Awards presented at the Trust's annual meeting on April 4 demonstrate. The awards recognize significant preservation

efforts and dedicated community volunteers who have made valuable contributions to maintaining and enhancing the state's heritage. Trust members nominated successful projects, and a board committee made the final selections.

### The Built Environment

#### Pequot Library, Southport

Designed in 1893 by Robert H. Robertson and located in the Southport National Register district, the Pequot Library is one of Connecticut's architectural masterpieces. However, many of the building's unique features had been obscured or lost over time, and recently failing mortar and broken roof tiles threatened its structural integrity. Renovations included re-pointing, replacement tiles and new flashing for the roof, and new HVAC, fire protection and safety systems. In addition, the reading

rooms and gallery were restored, including fireplace surrounds and reproduction gas chandeliers whose design was based on historic photographs in the library's own collection.

#### Florence Griswold Museum, Old Lyme

Built in 1817 and later a boarding house frequented by the artists of the Lyme Art Colony, the Florence Griswold house is a National Historic Landmark. The museum

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Pequot Library,  
Southport



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The Trust's annual meeting, held April 4 at the Old State House, was a marvelous opportunity to recognize many who have contributed so much to preserving Connecticut's historic places and character. In this issue you can read about the awards that we presented for outstanding preservation projects and to some of the people who make our work as preservationists possible. You'll also read about the new Trustees who will help to guide the Trust's work in coming years (see page 3).

It's a great privilege for me to thank the Trustees who retired from the board this year and who have given so much time and energy to the Trust.

**Arthur L. Lathrop** of Norwich, a Gubernatorial Appointee, was on the Board from 1997 to 2006; he also served as Assistant Treasurer and a member of the Executive, Finance, and Development committees.

**Mary C. Anderson** of Noank served from 2001 to 2007 and was a member of the Development Committee and the Education Task Force.

**Jane F. Talamini** of Fairfield, elected in 2001, served on the Executive Committee and indefatigably chaired the Board Development and Nominating Committee.

**Stanley G. Fullwood**, of Canton, also elected in 2001, has been our Assistant Treasurer and Treasurer as well as a member of the Executive Committee and Chairman of the Personnel Policies and Compensation task forces. He will remain active as Assistant Treasurer, a non-Board position.

We also thank **Lillian Brown** of Waterbury, **Sarah Dodson** of Lyme, and **Michelle Valerio** of Hamden for their year of service. Michelle served as Treasurer.

Though nothing is certain until the final votes are taken and the Governor signs the bills, we are heartened that the

Appropriations Committee has recommended that the Trust have a \$500,000 line item, which will allow us to increase our ever growing Historic Preservation Technical Assistance Grant program independently of the Connecticut Humanities Council, through whom we have received funding since 2003.

We are also following the efforts to ensure that the **Old State House** in Hartford can remain open to the public. The Connecticut Historical Society, which has operated the building since 2003, announced in February that it could not keep the doors open without significant financial help. As we go to press, the legislature has announced a \$2.2 million "rescue package," while Governor Rell has proposed a \$600,000 one-year "stabilization" grant and a year-long study to determine long-term issues of sponsorship and support. How (or whether) those two proposals will be reconciled is still to be determined. State Historian Walter Woodward is following the story in his blog, [www.cthistory.org](http://www.cthistory.org).

—Helen Higgins

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Printing: Kramer Printing, *New Haven*

*Connecticut Preservation News* is published bimonthly by the Connecticut Trust for Historic Preservation, 940 Whitney Avenue, Hamden, Connecticut 06517. Publication is made possible by support of the members of the Connecticut Trust for Historic Preservation and by funds provided through the Community Investment Act, Public Act 05-228, Connecticut Commission on Culture & Tourism, State of Connecticut, M. Jodi Rell, Governor. The contents and opinions stated herein do not necessarily reflect the views and policies of the State of Connecticut. The Connecticut Trust for Historic Preservation assumes no responsibility for the advertisements.

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ISSN 1084-189X



Connecticut Commission on Culture & Tourism

# New Trustees Elected

Three new Trustees were elected at the Connecticut Trust's annual meeting in April.

**Kristin Hawkins** is an architect and Senior Associate at Pelli Clarke Pelli Architects in New Haven, where she has worked on a wide variety of building types, including libraries, performing art centers, academic buildings and corporate office buildings. Prior to joining PCPA, Kristin worked for Bull Field Volkmann Stockwell and Kurtzman & Kodama Architects in San Francisco, and Robert Vickery & Associates in Charlottesville. She earned a BS in Architecture from the University of Virginia and an M. Arch from the Yale School of Architecture.

Originally from Virginia, Kristin lives in Hamden. She has served on the Hamden Farmington Canal Commission, as president of both the Whitneyville Civic Association and the Parent Teacher Council at the Foote School. She cur-

rently sits on the Foote School Board of Directors. Kristin enjoys running and playing soccer.

**Edward W. Munster** writes, "I was born and raised in St. Bernard Parish, but I always would say I was from New Orleans because no one had heard of St. Bernard. That changed in 2005, when St. Bernard Parish was almost wiped out by Hurricane Katrina. As a result I have spent considerable energy helping my many family members re-establish their lives.

"My undergraduate work was at the University of Southwestern Louisiana, now known as the University of Louisiana in Lafayette. Graduate degrees in Mathematics and Statistics were taken at the University of Kansas and the University of Connecticut.

"In 1972, my wife and I purchased her family's home in Haddam, a center-chimney colonial built in the late 1700s. I taught biostatistics and epidemiology

at the University of Connecticut before becoming a research statistician at Pfizer in Groton.

"I became active in public affairs in Haddam and served on the Board of Education, the Board of Tax Review, the Republican Town Committee and the Board of Trustees of the Brainerd Memorial Library, of which I am now President. I was elected to the State Senate and ran as the Republican candidate for Congress in 1992, 1994 and 1996. Although we had one of the closest races in Congressional history in 1994 I did not get that job so I went back to Pfizer as a consultant. For about eight years I established and managed biometrics groups in India, Australia, and Spain. In 2005 we returned to Haddam to play along the river and enjoy our grandchildren."

**Jeanne Webb** is the Director of Development and Planning for the Town of East Hartford. In 25 years of public service, she has worked on such projects as State House Square and the closure of State Street in downtown Hartford; Goodwin Estates, a housing development in Hartford; expansion of Sysco Foods in Rocky Hill; location of a totally digital TV studio in Rocky Hill; development and sale of the Marriott Residence Inn in Rocky Hill; and expansion of Pazzo's Restaurant in Glastonbury. She has just finished the permitting for Cabela's at Rentschler Field and is preparing for the construction of this destination retail facility.

On the community side, Jeanne has worked with Upper Albany Main Street on the Economic Restructuring Committee; in Frog Hollow on the Lawrence/Grand Street and Mortson/Putnam Heights Redevelopment Projects, as well as the CEEDA Mothball program and the Lead Hazard Reduction and Brownfields Redevelopment Initiatives. She has been involved in many regional initiatives and is presently the Chair of the Metrohartford Alliance's Regional Economic Development Forum. Previously, she worked as the Assistant Community Development Coordinator for the Town of East Hartford. Jeanne lives in Hartford. 

## The Jabez Bacon House in Woodbury is on the market again!



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# Historic Preservation Technical Assistance Grants

The Connecticut Trust awarded \$113,000.00 in Historic Preservation Technical Assistance Grants (HPTAGs) in March. The grants, made possible through a collaboration with the Connecticut Humanities Council's Cultural Heritage Development Fund and funded by the General Assembly, have grown steadily in popularity since the Trust introduced them in 2003. For this round, requests totaled \$156,549.00—far more than the available funds. As CPN goes to press, the Trust is supporting a proposal in the General Assembly to increase HPTAG funding.

**Bethel Public Library: \$ 8,000.00** for an updated restoration plan for the Seelye Homestead (1842), located in the Greenwood Avenue National Register district. The original living room will become a Local History Room.

**Historical Society of Glastonbury: \$5,000.00** to prepare a National Register district nomination for the area along Main Street between the Glastonbury and South Glastonbury National Register districts.

**Partners in Learning and Creative Exploration (P.L.A.C.E.), Hamden: \$4,000.00** for restoration plans to turn the Rectory Barn (1869) into a multicultural children's museum and creative arts center. The barn is listed on the State Register.

**Broad Park Development Corporation, Hartford: \$15,000.00** for a

This sling in the Bakerville Blacksmith Shop in New Hartford was used to hold oxen in place while they were shod.

structural needs assessment and restoration plan to convert the Lyric Theatre, located in the Frog Hollow National Register district, into a cultural center for the Frog Hollow neighborhood.

**West End Community Center, Hartford: \$3,645.00** for a structural needs assessment and plans to bring the center, a Colonial Revival structure built as a private house in 1907, up to the current code, including accessibility requirements, while adhering to the Secretary of the Interior's Standards.

**Hebron Historical Properties Commission: \$3,000.00** for an in-depth Historic Structure Report of the Peters house to determine if the Rev. Samuel Peters did in fact own it. The results will help the Town determine what to do with the structure.



G. Farmer

**Litchfield Historical Society: \$9,000.00** for Phase 2 of a two-part survey of farmsteads and farm buildings in Litchfield from 1719 to 1945. At the very least, this survey should serve as a documentary tool for threatened resources.

**Philip Johnson Glass House, New Canaan: \$10,000.00** for phase 1 of a survey of Modern architecture in New Canaan. The survey will lead to a

*continued on page 15*



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# Trust Awards First Gap Loans *by Brad Schide*

The Connecticut Trust awarded three gap fund loans totaling \$66,000 for historic rehabilitation efforts in Hartford and Middletown as part of the Trust's new Historic Building Finance Fund (HBFF). The following three properties were formally selected for the program:

**34 Ashley Street, Hartford: \$16,000.**

Listed on the National Register of Historic Places, this house is located in the Asylum Hill neighborhood. Loan funds will be used by the homeowner to make repairs to porch, façade, roof and chimney. Other funding secured for the project includes a \$30,000 loan from The Neighborhoods of Hartford, Inc.

**58 Green Street, Middletown:**

**\$25,000.** Located in the North End/Waterfront neighborhood, this vacant residential structure is to be renovated by the nonprofit developer, Nehemiah Housing Corporation. The \$473,000 renovation will produce two residential units, one for a homeowner and the other for rent.

**246 Sargeant Street, Hartford:**

**\$25,000.** Called "The Castle" by its neighbors, this vacant residential structure will be rehabilitated by the non-profit developer Northside Institutions Neighborhood Alliance (NINA) into two units, one for a homeowner and the other for rent by the homeowner. The \$437,000 renovation of this National Register-listed property also uses the state's Historic Homes Tax Credits as one of its funding sources.

A pilot program, HBFF is funded through the Community Investment Act. The Connecticut Trust is using \$100,000 of its annual \$200,000 CIA allocation for the program, which provides gap funding for historic rehabilitation projects. To assist in evaluating and underwriting projects, the Trust has selected the Connecticut CDFI Alliance (see CPN, January/February 2007). 🌿

*For more information on the Historic Buildings Financing Fund, call Brad Schide at (860) 463-0193 or email him at bschidellc@aol.com.*

**From the Editor:** In the March issue we published an update of the Samuel Taylor house in Middle Haddam. The intention of the article was to report that the house had not in fact been torn down, not to recommend it as a model restoration. The renovation was better than demolition, but it was not ideal.



The Connecticut Trust's new gap financing fund will help make rehabilitation of these houses possible.

## Upcoming Meetings of the Connecticut Historic Preservation Council

June 6, 2007, at 9:30 a.m.  
July 11, 2007, at 9:30 a.m.

State Historic Preservation Board  
June 7, 2007, at 9:30 a.m.

All meetings take place at the South Congregational Church  
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# Janet G. Jainschigg Award for Excellence in Historic Preservation

John O. Curtis of Brimfield, Massachusetts, received the Janet G. Jainschigg Award for Excellence in Historic Preservation.

John Curtis is a pioneer in the field of historic preservation. His forty years of volunteer services and professional consulting in historic preservation is unparalleled.

No other single individual in Connecticut, and probably across the country, has been so directly involved in the listing of historic properties on the State and National Register of Historic Places. John was there at the beginning: in 1966, the National Preservation Act created the National Register of Historic Places, and since 1966, John has been a member of the Connecticut Historic Preservation Board (also known as the Review Board), which reviews nominations to the National Register. In 40 years, John has never missed a Review Board meeting and he has reviewed *every single* nomination from Connecticut to the Register. I don't know how many actual nominations that may be, but suffice it to say that today we have more than 45,000 buildings listed on the National Register, either individually or as part of districts.

In the late 1960s John participated in the evaluation of more than 3,000 prop-

erties that became the first listings on Connecticut's State Register of Historic Places. That list now includes tens of thousands of properties.

Many of you in the audience also know John as a highly regarded architectural historian. Some of you have even had John work with you on evaluating and restoring your houses. Just to hear that John Curtis has looked at a house or written a report on a house, gives that house instant historic credibility.

John had for years been curator at Old Sturbridge Village and more recently at the Connecticut Valley Historical Museum. In addition, during these years, John has written numerous significant reports on New England architecture. He is known throughout the region and at the National Park Service for his meticulous scholarship.

Janet G. Jainschigg was a founder and benefactor of the Connecticut Trust as well as a regional leader in historic preservation who served as chairman of the Society for the Preservation of New England Antiquities. She was a mentor and inspiration to many of us and, though a volunteer herself, insisted on the highest standards of professionalism. John Curtis exemplifies the professional excellence that the Janet Jainschigg Award celebrates. 🌿

## NEWS FROM THE STATE HISTORIC PRESERVATION OFFICE

### State Awards to Yale, Florence Griswold Museum, and Robert A. M. Stern

The Connecticut Commission on Culture and Tourism presented Heritage Preservation Awards to the Yale Council on Archaeological Studies and the Florence Griswold Museum at the Governor's Conference on Culture & Tourism on May 2. The Archaeology Award, presented to the Yale Council on Archaeological Studies, which since 2000 has carried out excavations at the Henry Whitfield house in Guilford. The excavations, which have been open to the public, have provided answers to many questions about the site and life in early Connecticut and provided the raw material for articles, student research, public presentations and a website.

Honored as Heritage Initiative of the Year, the restoration of the Florence Griswold house in Old Lyme was nearly a decade in the making. For details of the project, see page 1.

In addition, Robert A. M. Stern received a Governor's Award for Excellence in History. A practicing architect, Stern is dean of the Yale School of Architecture and the former Director of Columbia University's preservation program. He has written several architecture books, and his projects include the Museum Center at the Mark Twain House in Hartford. 🌿



John O. Curtis receives the Janet G. Jainschigg Award

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# Harlan H. Griswold Award Honors Wauregan Hotel Savivors

**R**eplete with political intrigue, colorful characters, uncounted cliff-hangers, and a happy ending that was as far from a sure thing as any happy ending could be, the story of the rescue and restoration of Norwich's Wauregan Hotel kept Connecticut preservationists on the edge of their seats for a decade.

At the Connecticut Trust's annual meeting, held on April 4 at the Old State House in Hartford, the three leads in that story were honored with the Harlan H. Griswold Award, the state's highest award for historic preservation, jointly presented by the Trust and the Connecticut Commission on Culture and Tourism. The award is named for Harlan H. Griswold of Woodbury, long-time chair of the Connecticut Historical Commission and a founder of the Connecticut Trust.

The three awardees were Dale Plummer, Norwich's Municipal Historian; Arthur Lathrop, the city's former Mayor and author of two books on its history; and Bruce Becker, principal of Becker and Becker, an architecture and development firm in Fairfield with a strong interest in historic preservation.

Coming from different backgrounds and representing the public, the private and the nonprofit worlds, these three became critical partners in saving and restoring the Wauregan.

The saga of the Wauregan is compelling, especially, as Art Lathrop notes, because of the back story. He writes, "The ravaged hulk of the Wauregan, abandoned for over a decade to fire, rain damage and intermittent occupation by squatters, drug users and the homeless, had come to epitomize Norwich's view of itself and to feed the

corrosive cynicism that defined its politics. It was Eastern Connecticut's worst eyesore. Its fate seemed certain: teardown followed by another ugly parking lot—at the city's main intersection. Through the alarms sounded by community activist Dale Plummer, reaching the ears of the Connecticut Historic Commission, the building was spared, but the preservation movement in the city and around the state

was blamed for preventing the removal of this deteriorating blight."

With the efforts of Lathrop, who stepped into the position of Mayor in the nick of time, running on a Save the Wauregan ticket that probably felt like a tightening noose around his neck, and of Bruce Becker, who came before an Historic Commission meeting and said, "*This building can be saved* and my firm will invest its

architectural expertise and development skills into its rescue"—with these three very different efforts, there has been a 180-degree turnaround in attitudes. Today, citizens of Norwich are proud of the restored Wauregan and are now, en masse, supportive of historic preservation.

This is not only a tale of three energetic and committed individuals, but also a success story for historic preservation in Norwich and all of Connecticut. 🌿

Tod Bryant



Bruce Becker, Arthur Lathrop, and Dale Plummer, recipients of the Harlan Griswold Award, pose with Helen Higgins, executive director of the Connecticut Trust, and Karen Senich, acting executive director of the Commission on Culture and Tourism.

Becker + Becker



The Wauregan Hotel, Norwich

## Preservation Awards, cont'd from page 1

re-opened in July of 2006 after an extensive restoration (see CPN, September/October 2006). Supported by the State of Connecticut and the town of Old Lyme, the work included protection against fire and water infiltration to safeguard not only the building but also its irreplaceable collections. In addition, the restored interiors dramatically recapture the essence of the artists' community, using evidence from photographs and paintings by the artists who stayed there to recreate paint colors, identify appropriate furnishings, and reproduce original wallpapers, carpets and lighting fixtures. The restoration of the Florence Griswold house provides a model for other historic house museums.

Florence Griswold Museum



Florence Griswold Museum, Old Lyme

## Brick Hollow Homes, Hartford

Developer Curt von Braun of von Braun Investments preserved ten abandoned and dilapidated Perfect-Sixes (Hartford's iconic three-story, two-abreast apartment buildings of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries) as rental housing. Finding the money was only one difficulty; another was to enlarge small apartments suited to 19<sup>th</sup> century needs without losing their historic character. All 50 units were leased before construction was complete. This project has helped revitalize the Frog Hollow neighborhood, an area previously known for its crime and abandoned buildings.

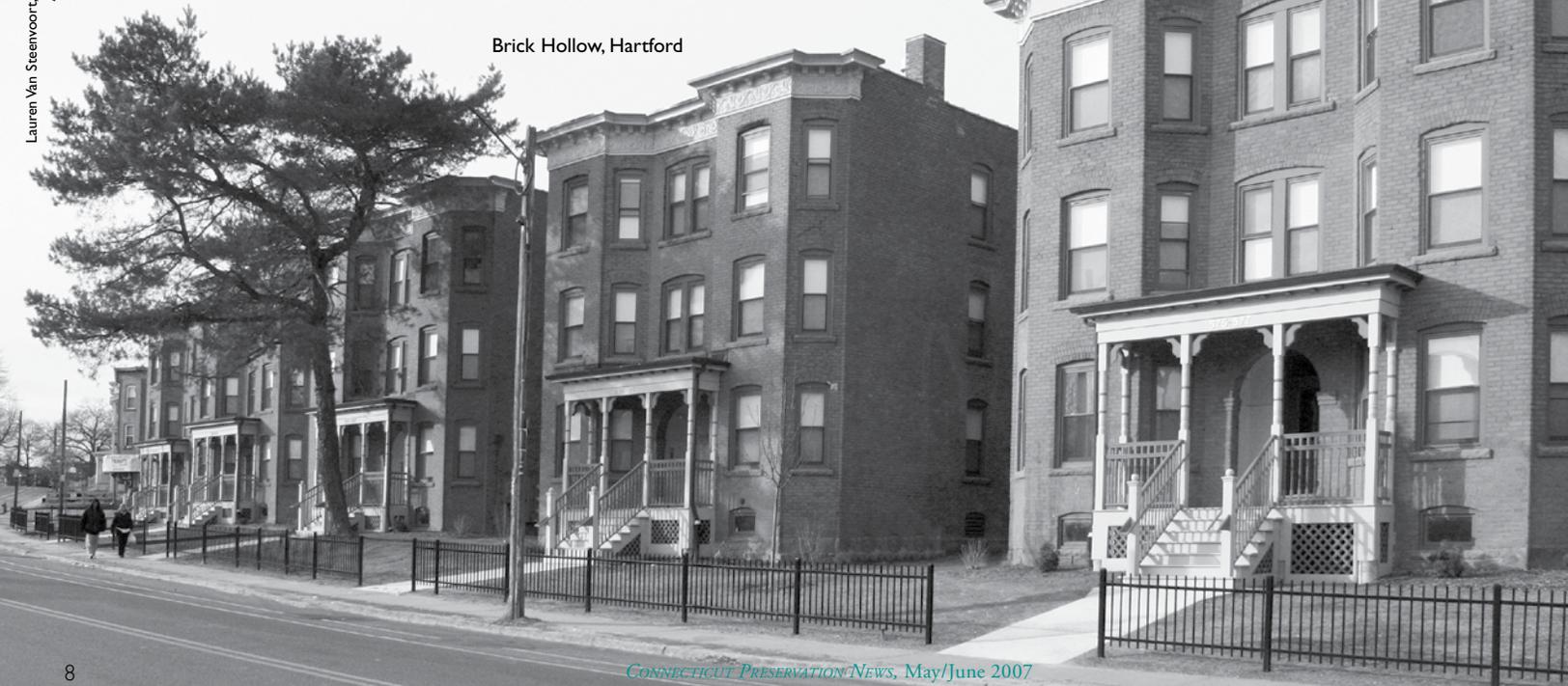
## Woodstock Agricultural Society barn, Woodstock

For four years, volunteers from the Woodstock Agricultural Society planned for and carried out the move and reconstruction of an important 19<sup>th</sup> century bank barn, a representative of the town's long agricultural history. The barn had been reduced to housing school buses and was badly deteriorated. Nonetheless, almost all of the structure

was salvaged and reused on its new site at the Woodstock Fairgrounds, where it serves as a museum of agricultural history.

The Connecticut Trust's survey of historic barns has found many languishing. This project

Brick Hollow, Hartford



Lauren Van Steenvoort, Crosskey Architects

Woodstock Agricultural Society barn,  
Woodstock

St. Peter's Parish Hall, New Haven



Monte Cristo Garage, New London

is a fine example of an adaptive use of a barn that a community didn't want to lose.

### **St. Peter's Parish Hall— Betsy Ross Arts Magnet School Recital Hall, New Haven**

Constructed in 1902 as St. Peter's Catholic church, this building later became the parish hall. In the 1990s, after the church closed, its buildings were sold to the City of New Haven to be demolished for a new arts magnet school. The Hill/City Point Neighborhood Action Group, working with local preservationists, opposed the demolition and equated saving the hall with saving the neighborhood itself. Eventually the City's Board of Education agreed to save the building and hired architect David Barkin, who transformed the building into a meeting place where the school, the neighborhood, and the city can celebrate the arts and create the memories that truly bind the community together.

### **Monte Cristo Garage, New London**

Constructed in 1914, the Monte Cristo Garage was billed as "the garage *de luxe* of America", with room for 268 automobiles. Although it is located in the Downtown New London National Register district, the building eventually fell into disrepair until Peter Levine of Amber Properties took on the overwhelming job of restoring the eyesore. The building now contains 28 luxury apartments as well as commercial, office and restaurant space. Exterior restoration included repair of the stucco, replication and replacement of the historic metal windows, and rebuilding of the exterior stairway. The restoration has been key to the revitalization of upper State Street.

## **Cultural Landscapes**

### **Residential College Courtyards, Yale University, New Haven**

Yale's residential colleges include a series of courtyards that provide a respite from the city streets. Designed by Beatrix Jones Farrand, the courtyards are as important as the college buildings to Yale's character. As a part of its overall renovation program, Yale

*continued on page 14*

## New Canaan.

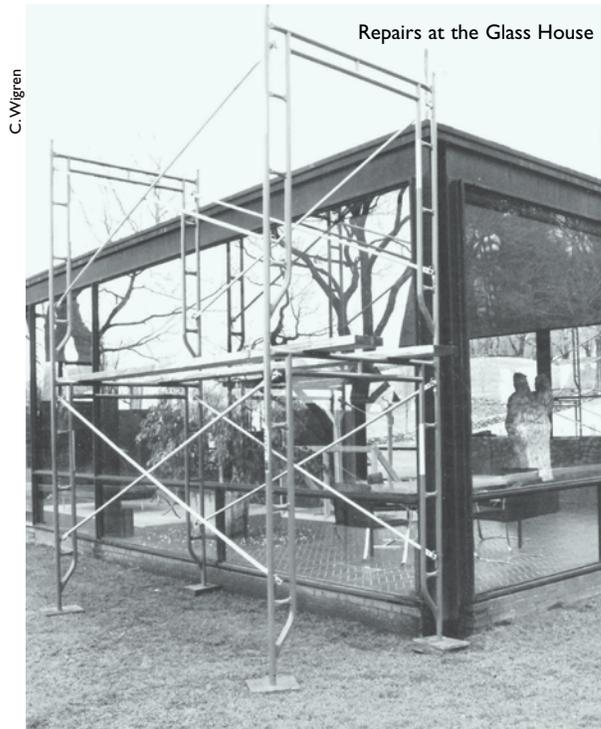
The Glass House won't be a typical house museum, says the estate's executive director, Christy MacLear. There won't be any spinning wheels or bed keys; nor will tours be focused simply on experiencing the life that the architect Philip Johnson and his partner David Whitney lived there.

"Our mission has two main thrusts," says MacLear. "The first is Inspiration—cultivating talent in art, architecture and landscape architecture, just as Philip did when he was alive. The second is Preservation—helping the public to understand, appreciate and find ways to preserve Modern architecture."

Inspiration will include seminars intended to foster ideas and innovation in art, architecture and design. Led by leaders in the fields, the seminars will use the estate's buildings and collections as well as other resources in the region. Beginning in 2008, the site will offer residential fellowships, a program aimed at continuing Johnson's and Whitney's interest in cultivating young architects, artists, designers and writers. "Philip and David encouraged a whole generation of architects and artists, and they've been very helpful to us," says MacLear. "We want to ask, how can the next generation find inspiration here, how can they share in that same sense of experimentation, even if the forms look very different?"

Preservation programs will center on the Glass House estate itself and its setting in New Canaan, where Modern houses have become increasingly vulnerable to demolition or unsympathetic alteration. The National Trust hopes that the Glass House will become a center point for the preservation of Modern architecture. Says MacLear, "We want people to understand that it's bigger than the Glass House, that there are many more Modernist assets in New Canaan, in Connecticut, in the U.S., that deserve to be preserved."

To meet this goal, the Glass House staff has been working closely with the New Canaan Historical Society and owners of



C. Wignren

Repairs at the Glass House



Douglas Royalty

other Modern houses in New Canaan. The State of Connecticut and the Connecticut Trust have provided funding for the first phase of an in-depth survey of Modern houses in New Canaan. National Register listings, publications, and outreach to other communities with important Modern buildings are expected to follow.

Another aspect of Preservation is providing technical information on preservation and maintenance issues of Modern buildings. The estate's Director of Preservation, Marty Skrelunas, is facing the need for roof repairs, accessibility, protection from the wear and tear by visitors, and better climate control. As he works on the site's buildings, Skrelunas hopes to post photos, videos and technical descriptions on the house's website. Plans also include workshops on technical issues and on preservation strategies such as preservation easements.

But the general public will experience the site as a museum. During the months of April, May and June, tour schedules will be limited, as the staff works out the kinks of scheduling and logistics, and to allow fundraising events. Beginning in July, the site will operate at full capacity. 🌿

*For tickets and more information, visit [www.philipjohnsonglasshouse.org](http://www.philipjohnsonglasshouse.org).*

## New London.

Connecticut College is exploring preservation options for an historic steel house on its campus in New London. The house, a prefabricated "machine for living" erected in 1933, sits next to the Winslow Ames House, another early modern prefab that is listed on the National Register of Historic Places.

The steel house was designed and built by General Houses, Inc., a Chicago company that was among the first entrants in the movement to industrialize the housing business in the 1930s. Like the Winslow Ames House, it was commissioned by Winslow Ames, the first director of New London's Lyman Allyn Museum and an advocate of modern architecture. Ames and his wife used both houses as rental properties until selling them to Connecticut College in 1949.

The one-story steel cottage features two bedrooms, one bath, an open living/dining/kitchen area, a fireplace, several built-in storage units, and an attached garage with a rooftop deck. Today its International Style character is difficult to read because a gabled roof was grafted onto the original flat roof in the 1980s.

The house closely resembles the model home erected by General Houses for the "Century of Progress" World's Fair in May, 1933. In the summer of that year Winslow Ames traveled to Chicago for the fair and

Connecticut College is investigating preservation strategies for the “steel house,” a prominent example of experiments in prefabrication in the 1930s.



met General Houses’ founder and chief architect, Howard T. Fisher. Ames ordered a version of the company’s lowest-priced model, which was priced at \$4,500.

General Houses was set up in 1932 to design, market, and build high-quality, affordable homes from standardized parts manufactured by a host of suppliers including Inland Steel, Koehler, and General Electric. The company received considerable publicity in the early 1930s, but ultimately fewer than 100 of its modern steel houses were built.

The New London house has deteriorated since its last tenant left in 2004. Beneath the house’s peeling paint, a layer of rust has formed on the exterior wall panels, and there has been some water damage to interior sections. This winter, however, the college began efforts to stabilize the structure.

The steel house is an important building in its own right, but its significance is amplified by its proximity to the Winslow Ames House next door, which was built in 1934 by General Houses’ New York-based rival, American Houses, Inc. Together the two Depression Era prefabs paint a vivid picture of a moment in time when it seemed as if American industry and European modernism just might solve the housing problems of the day. 🌿

—Douglas Royalty

## Yale-Owned Houses, New Haven (2004)

Yale University has backed off from announced plans to demolish two historic houses, but the houses’ future remains in question.

The Theodore Dwight Woolsey house was built for a Yale professor and president and handsomely remodeled by his son, another Yale professor, to designs by Boston architect R. Clipston Sturgis. Unobtrusive shop fronts were added in the 1930s. Dating to the 1850s, the Salisbury-Trowbridge house was occupied by prominent citizens until the 1930s. Douglas Orr, the preeminent New Haven architect of the time, then remodeled it for commercial use with restrained Art Moderne display windows.

Both houses are remnants of an upper-middle class neighborhood that once extended for blocks north of New Haven’s green. As altered, they show how that neighborhood changed to institutional and commercial uses in the 20th century. Their shopfronts and pedestrian-friendly scale add life to the street.

Deferred maintenance and rumors that tenants’ leases were not being renewed led the Connecticut Trust to name the Woolsey house a Most Important Threatened Historic Place in 2004. Yet Yale officials repeatedly assured preservationists that they had no development plans for the area—until this February, when they informed the New Haven Preservation Trust that the houses would

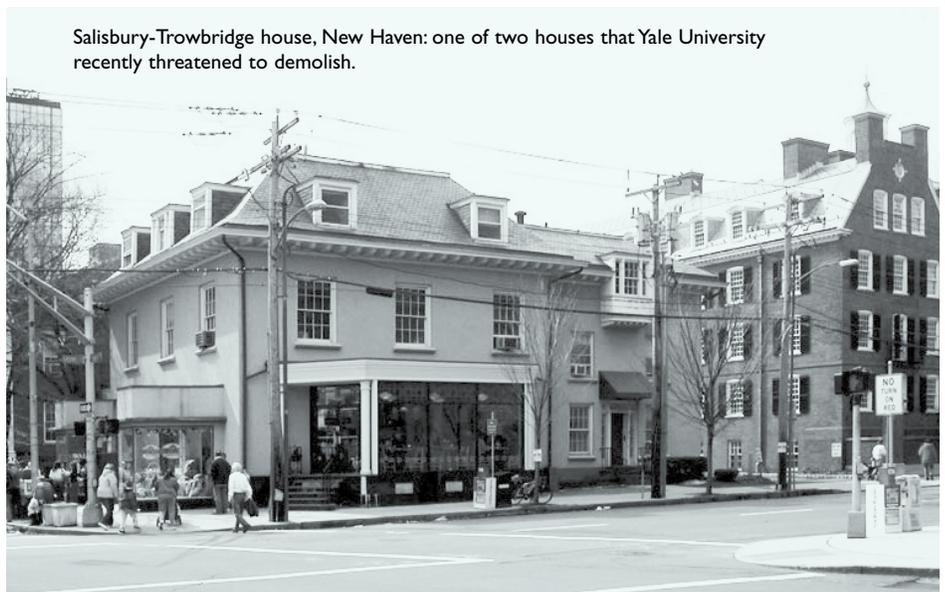
be demolished for a new office tower. Any suggestions for alternative courses of action were rebuffed.

In April, Yale president Richard Levin wrote to NHPT president Michael Tucker that the university had decided, for internal reasons, not to pursue the office tower project. However, he reiterated the belief that the houses are not worthy of preservation, citing a study which Yale commissioned from preservation architect Maximilian Ferro. Levin’s quotes suggest that Ferro based his conclusions on the fact that both houses have been altered, but without considering whether the alterations themselves might have architectural or historic merit.

For the NHPT, these houses represent the larger need for Yale to live up to its commitments to conscientious stewardship and cooperation with community groups.

John Herzan, the NHPT’s Preservation Services Officer, says, “Yale’s holdings include a number of buildings not originally designed for academic purposes. Any of these properties could also face demolition threats. The [New Haven] Trust works to learn about such plans at an early stage and help shape the outcomes to avoid adversely impacting historic buildings and neighborhoods. Yale’s current actions make it necessary to remind all concerned that the university has committed itself in writing to the ‘conscientious stewardship’ of the ‘history, architecture, and spatial design of our community.’ Yale must live up to this commitment to the community.” 🌿

Salisbury-Trowbridge house, New Haven: one of two houses that Yale University recently threatened to demolish.



New Haven Preservation Trust

# Recent additions to the National Register

Among Connecticut's newest additions to the National Register of Historic Places are three listings that illustrate the breadth of the state's industrial, commercial and architectural history. The **William Park House in Hanover**, a former mill village in the town of Sprague, is a testament both to a resurgent era in the area's once-thriving wool industry and to one immigrant family's rags-to-riches rise in America. It's also a standout example of the Arts and Crafts aesthetic from the early part of the past century.

The house, an exceptionally-preserved Craftsman Foursquare, was built in 1913 as a wedding gift from Angus Park (1859-1929), then a successful Connecticut mill owner, to his son and eventual business successor, William Park (1889-1971). Angus Park got his own start with considerably fewer advantages than he left to his son. He was at work in the mills in his native Scotland by age 13, and, after immigrating with his family to Canada, spent twenty more years in a woolen mill before branching out on his own.

In the early 1890s Angus Park banded together with his brother and uncle to buy a defunct woolen mill in East Lyme, which put them in step with a new generation of industrialists resurrecting the state's declin-

ing textile industry. By the time the Park house was built, Angus Park had added several more mills to his holdings, including the recently-shuttered Allen Woolen Company in Hanover, where he relocated.

Park's prosperity is reflected in the craftsmanship of the Park house and grounds, which are virtually unchanged today. The decorative brickwork of the chimney, the stuccoed walls and half-timbering of the exterior; the high plastered ceilings, paneled wainscot and matched oak flooring of the interior: all are of the Craftsman style, with its emphasis on texture and detail and hand-fashioned materials. The centerpiece of the house is a remarkable oak staircase, the work of a highly skilled carver.

The Park family woolen company prospered through both World Wars, but by the 1970s the decline in the market and production of worsteds proved insurmountable: the company closed in 1973. Two years later the mills were destroyed in a fire, erasing the industrial core of the Park family's legacy.

By contrast, the **Glenville Historic District** recognizes the overlooked industrial history and immigrant working-class legacy in **Greenwich**. One of a number of distinct villages within the

town, Glenville's 50 historic buildings and resources make up the most comprehensive surviving mill village in southern Fairfield County.

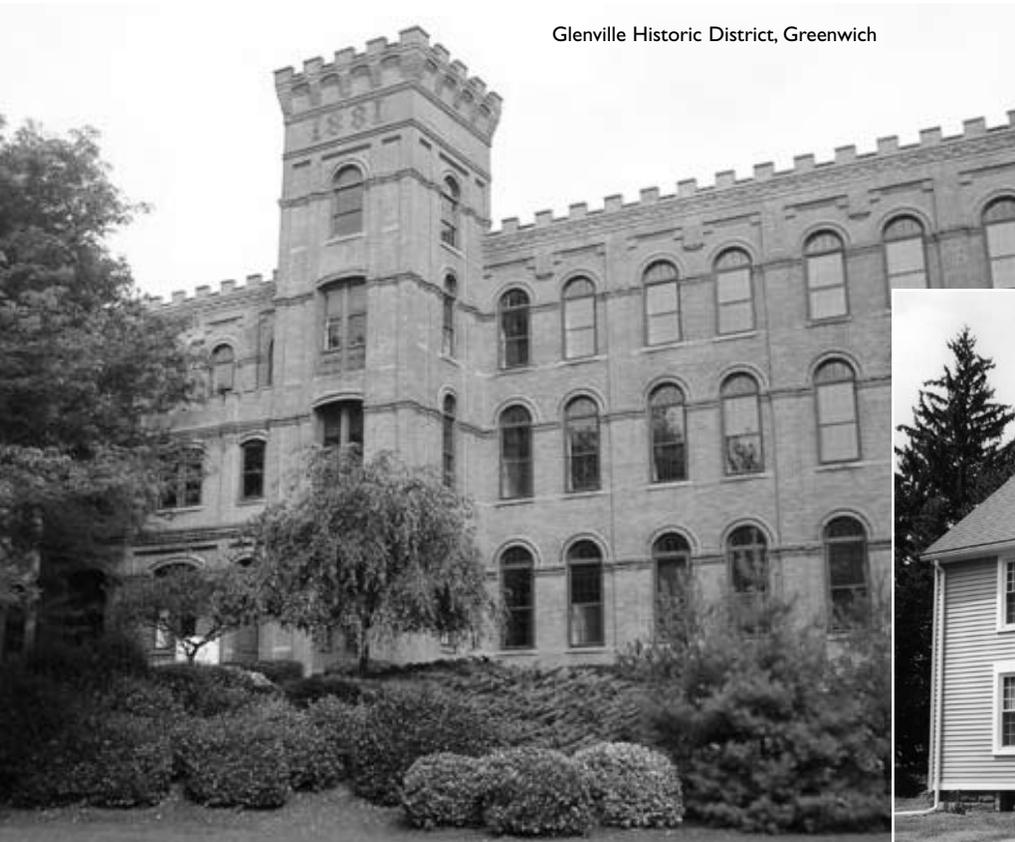
Glenville's manufacturing era is strikingly similar to Hanover's. Both riverbank villages started the 18<sup>th</sup> century with a sawmill and gristmill and ended the 20<sup>th</sup> century with towering woolen textile mills. And both mill towns experienced a resurgence in wool manufacturing in the late 1800s that fueled the expansion and modernization of the villages into the next century.

Glenville's story has a few distinguishing plotlines. As its industry attracted workers, it became one of Greenwich's major staging areas for immigrants, predominantly Irish in the 19<sup>th</sup> century and Polish in the 20<sup>th</sup> century. It also became a dominant manufacturer in the felt industry.

Two remaining brick mill buildings are reminders of the importance of Glenville's industry in its heyday. The New Mill, a three-story Romanesque Revival structure built in 1881, housed the second electric generator produced by Thomas Edison and the first electric lights in the area. The sight of night-shift workers in the lit building was so novel that the mill became

William Park house, Sprague





Glenville Historic District, Greenwich

Susan Richardson



Rocky Hill Center Historic District

Cunningham Preservation Associates

a tourist attraction. The Depot Building, constructed in 1879 in a transitional Stick style/Queen Ann design, is a symbol of the optimism of the time: it was built as the company's freight depot for a railroad that never came.

Yet this optimism was not misplaced. In 1899, after the mills were bought by the American Felt Company, the Glenville plant became the largest and most diversified manufacturer of felt in the country. Their advertisement read: "What Pittsburgh is to steel...what Detroit is to automobiles...what Butte is to copper...

Glenville is to felt."

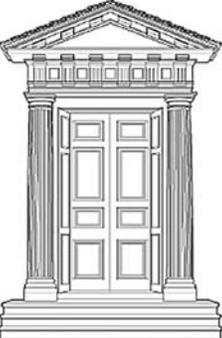
But as with the Hanover factories, the fortunes of the Glenville mills eventually followed the decline of the industry. The mill closed in 1977.

The **Rocky Hill Center Historic District** documents a river town of a different ilk. A port along the Connecticut River, it is a historic maritime and farming community where population shifts were few and founding families held sway for centuries.

From 1750 to 1820, Rocky Hill's was a maritime economy dominated by ship

builders, sailing masters and merchants, and local regional farmers, all engaged in export trade. Farm produce and livestock were shipped from Rock Hill Landing to East Coast ports and the West Indies. In 1820 the port lost its navigational advantage with the dredging of sandbars upriver, and the community shifted to a farming economy. Its transition into the 20<sup>th</sup> century was less dramatic than the boom years of the woolen mill towns, and more familiar: suburbanization.

Historic houses make up the vast majority of the 284 historic resources in the district. Dating from 1700 to 1956, the architectural styles trace the ebb and flow of the village's fortunes. The early affluence of Rocky Hill's maritime economy—seen in its high-style Colonial dwellings—gives way to more modest 19<sup>th</sup> century farmhouses, ending with a bungalow building boom as the town became a Hartford suburb. 🌿



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**Preservation Awards, cont'd from page 9**

has restored more than two dozen of the courtyards. The restorations, executed by Towers|Golde landscape architects, include new furnishings, inconspicuous alterations for accessibility, and new plantings based on original designs. To ensure historic accuracy planners relied on historic photographs and Farrand's papers.

in and for twenty years she has worked tirelessly to make that happen at the local, state and national levels. Locally, Anita created Simsbury's first local historic district and wrote a commissioners' handbook that is widely used by other commissions. As Simsbury's First Selectman she supported many preservation projects that otherwise would have languished.

On the state level, Anita is credited with bringing to Connecticut the Main Street program, a partnership with the National Trust. Today the program is helping 39 communities revitalize their downtowns. Anita was also a commissioner of

the Connecticut Historical Commission, serving as vice chairman and acting chairman, a trustee of the Connecticut Trust, and president of Connecticut Preservation Action.

On the national level, Anita is one of Connecticut's Advisors to the National Trust, where she heads the Advisors' public policy committee. As an Advisor, she successfully shepherded Simsbury's nomination for federal designation as a Preserve America community.

Right now, Anita is a key advocate for a new state historic tax credit that could transform our historic urban centers. The Connecticut Trust salutes Anita—she's one of a kind! 🌿

## Community Service

### Anita Mielert, Simsbury

Anita says that the best way to save historic buildings is to make sure they are lived

Residential College Courtyards, Yale University, New Haven



Towers|Golde

Anita Mielert



Sarah Floroski

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thematic National Register nomination and a Modern building materials evaluation and conservation analysis.

**New Hartford Historical Society: \$15,000.00** for a study to determine the feasibility of restoring the Bakerville Blacksmith Shop and Tannery—perhaps the most authentic and best preserved pre-industrial site of its type in New England—as an educational and cultural center.

**St. Ronan-Edgehill Historic District Study Committee, New Haven: \$7,000.00** for a Local Historic District study report with records, photos and notes on 200 buildings in the proposed LHD, most of which lies within the Prospect Hill National Register district.

**St. James Episcopal Church, New London: \$5,500.00** for a capital needs assessment with prioritized restoration and rehabilitation recommendations. The church, individually listed on the National Register, needs a rehabilitation plan due to years of deferred maintenance.

**Lyme Academy College of Fine Arts, Old Lyme: \$5,000.00** for a structural engineering analysis to identify structural deficiencies of the Sill House (1817) in order to formulate a long-term preservation and restoration plan. The house is located in the Old Lyme National Register district.

**Antiquarian & Landmarks Society, Suffield: \$4,355.00** to upgrade the National Register designation of the Phelps-Hatheway house (1761/1794) to include national significance. The original nomination did not include information on the 1794 wing, credited as the first example of neoclassical architecture in the Connecticut Valley.

**Torrington Historical Society: \$2,500.00** to create a restoration plan for the front porch roof for the Hotchkiss-Flyer House Museum (1900), listed on the National Register.

**Mattatuck Historical Society, Waterbury: \$8,000.00** for Phase 3 of a comprehensive historic architectural and resources survey for the town of Middlebury.

**Trust for Public Land, Westbrook: \$8,000.00** for a structural analysis and historical study of an 18th-century house acquired by TPL. This study will help determine plans for the house and provide a model for future partnerships between the Connecticut Trust and TPL. 🌿

You can probably get the shingles out of the joint at least an inch back. Both sides of the joint must be thoroughly cleaned with a wire brush, scrubbing with TSP and water, and then rinsing with water. For a longer lasting treatment consider flashing, especially if your chimney has soft mortar or needs repointing. You could work step- and counter-flashing from the bricks to the clapboards. Rake mortar out of the joints one inch deep and back three inches from the clapboards. Cut a vertical slot with a skill saw through the clapboards up along both the sides of the chimney. Loosen the freed ends of the clapboards slightly, and work the step flashing under the clapboard ends and out through the slot. As you go along, lap counter-flashing out of every second or third mortar joint over the step-flashing. This would require a craftsman skilled in masonry repointing, sheetmetal flashing and woodworking.

For more information on designed joints and sealants, order Leeke's Practical Restoration Report, Exterior Woodwork Details (10 pages, \$8.00, [www.historichomeworks.com/hhw/reports/reports.htm](http://www.historichomeworks.com/hhw/reports/reports.htm)), which lists suppliers, illustrations and more details. 🌿

*John Leeke is a preservation consultant who helps homeowners, contractors and architects understand and maintain their historic buildings. You can contact him at 26 Higgins Street, Portland, Maine 04103, (207)773-2306; or by email: [johnleeke@HistoricHomeWorks.com](mailto:johnleeke@HistoricHomeWorks.com); or log onto his website at: [www.HistoricHomeWorks.com](http://www.HistoricHomeWorks.com).*

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*John F. Kennedy - October 26, 1963*

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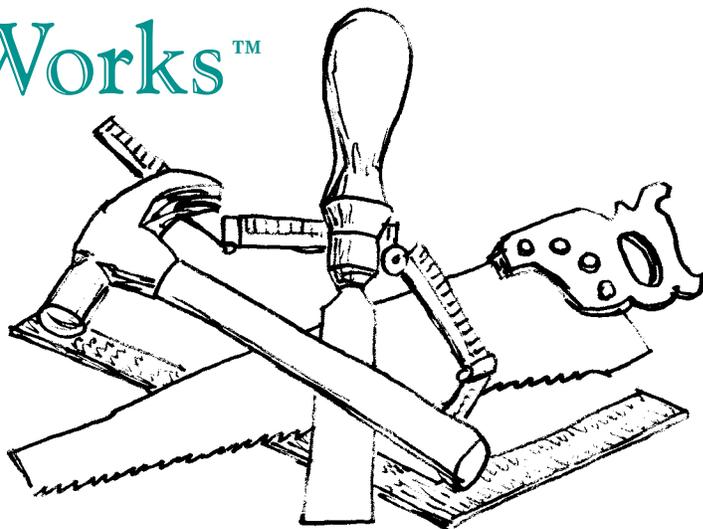
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# John Leeke's Historic HomeWorks™

## Foundation Regrading

*I've been reading in several books that the ground should slope away from my 90-year-old house. There has been a good deal of earth settling, causing water to flow toward the foundation and right into my basement. Could I use wood chips and other kind of mulch-kind of materials, or should the fill be soil?—David Wright*

Wood chips can attract carpenter ants and termites. The chips will not really solve the problem since water will simply trickle through them to the soil beneath and still flow toward the foundation. You need a two-step procedure of repairing any damage to the foundation, and regrading for a positive slope away from the foundation to improve drainage. Dig several one-foot-deep holes against the foundation to look for misalignment of the stones or bricks and open joints between them. If they have shifted position, this is a job for a mason with old-house experience. Dig a trench at least one foot below the existing grade, reset shifted stones, and repoint open joints with soft lime-rich mortar. Often clay-soil is recommended for fill around a foundation. You have to be careful, though, because some clay is very expansive when it gets wet. If you put in a bank of clay one or two feet wide or deep it could push your foundation out of alignment. We use a clay layer no thicker than four to six inches. The clay layer is underground. One edge of the layer "seals" to the foundation (especially good if it is an irregular stone foundation) and slopes away from the foundation four to five feet. Landscaping suppliers carry dry powdered clay in bags. It is easier to spread out than clay-soil, which lumps up in big clods. On top of the clay layer is ten or twelve inches of loam soil which is also graded to slope five to ten feet away at a rate of from 1:5 (one vertical foot to five horizontal feet) to 1:10. The finish grade at the foundation should be six to eight inches below any woodwork. Then we lay sod or establish a thick grass turf right up to the foundation, with no flower gardens or bushes within fifteen feet of the foundation. This allows efficient mowing of the grass. The grass does as much as anything to keep water out of the foundation because the roots catch it and put it back into the air. Keep foundation plantings of shrubs and flowers far away from the foundation, which makes them more visible from the house.



## Chimney Joint

*I have a question concerning the removal of 1930s cedar shingle siding from our 1885 house, which we are returning to its original clapboard siding underneath. On the back of the house is a chimney, added in 1940, laid right against the cedar shingles. It's obviously impossible to get off the shingles behind the chimney, so I'm wondering what the cleanest way would be to deal with the transition between the clapboards and the shingles behind the chimney. I've tried to cut a straight edge with a knife through the shingles and the paper sheathing, but it's a little ragged, and I wonder about moisture getting behind the shingles. There's probably a distance of 3/4" between the face of the clapboards and the back of the chimney, so caulking does not seem to be practical. Any suggestions?—Roger Clements*

3/4" joints can be successfully sealed using a system call a "designed joint." The seal is created with a flexible foam rubber-like strip, called backer rod, which is stuffed into the joint first. Then the sealant is caulking-gunned into the joint. Then the surface of the sealant is tooled for a concave shape. This forms an hour-glass cross-sectional shape to the sealant. It is wide at the sides for more contact and better adhesion with the insides of the joint, and narrow in the middle for more flexibility. You have to use special high-performance sealants because most ordinary caulks don't have enough flexibility. The big trick in your case will be getting the inside surfaces of the joint clean enough.

*continued on page 15*