



What Is Preservation Worth? The Need for Studying Economic Impacts

When the General Assembly held hearings in December on Governor Rell’s deficit mitigation plan, Helen Higgins, the Connecticut Trust’s executive director, and John Simone, President of the Connecticut Main Street Center, both got legislators’ attention by testifying about the effectiveness of preservation programs as job creators (see “At the Trust,” page 2). While figures from Rhode Island and other nearby states helped them make their point, information specifically about Connecticut would have been much more persuasive.

As the economic crisis continues and Connecticut, like many other states, faces the prospect of drastic budget cuts to remain solvent, historic preservation is receiving extra scrutiny. Talking about character and quality of life isn’t enough. The challenge, increasingly, is to demonstrate that preservation offers measurable economic benefits.

What preservationists need to remember, and all too often don’t,

says economist Donovan Rypkema, is that historic buildings are *real estate*. They cost money to acquire, maintain, and operate, and the people who provide that money expect some return on that money. In a few cases the return may be related to mission or the satisfaction of doing good, but for most buildings the return must be financial. Owners and developers want to be sure that investing in historic buildings will make money for them, and legislators looking at funding for preservation want to be sure that doing so will create jobs or increase tax revenues or provide a catalyst for additional development.

Rypkema, a Washington D.C.-based real estate and economic development consultant, is the nation’s leading expert on the economics of historic preservation. Since 1983 he has provided ongoing consulting services to the National Trust for Historic Preservation and the National Main Street Center and he has

continued on page 5

In This Issue...

Energy Audits and Historic Windows	3
National Register Listings	8
Archaeology in Preston	10
Around the State	11

From the Executive Director

In December, along with 500 others, I testified before the Appropriations Committee of the Connecticut General Assembly opposing specific proposed cuts to the state budget in Governor Rell's deficit mitigation plan, released in late November.

I asked committee members to consider two criteria in discussing why three areas should not be cut. Do the proposed cuts impact jobs? And do the proposed cuts impact private investment?

At issue: The Governor proposed diverting \$4.8 million to the General Fund from the Community Investment Act, which provides funding for historic preservation, farmland preservation, open space acquisition, and affordable housing. In just the historic preservation component of this fund, this cut would eliminate at least \$1.2 million in historic preservation grants. Every grant involves a job—employing someone or some firm to perform a task, from planning for a building restoration to planning for community revitalization. From architects to structural engineers to planning firms and historic consultants, these grants provide employment for all of them. In addition, because these grants must be matched, a cut of \$1.2 million in historic preservation grants will also cut at least another \$1.2 million in matching private investment and, in fact, more, since restoration grants typically leverage at least four times the initial state investment.

The Governor also proposed cutting the line items of the Connecticut Humanities Council and the Connecticut Trust for Historic Preservation by 35 percent over the 15 percent cuts already sustained, making total cuts to these organizations of 50 percent. In both cases, state funds are used for grants to historic preservation planning projects and cultural heritage museum projects, so cuts in these areas could well set back the heritage community for years.

At the Connecticut Trust, we are currently processing 38 applications for our Historic Preservation Technical Assistance Grants. The projects represented by these applications would generate, as far as we can tell, 76 jobs for consulting on specific projects. Moreover, some of these grants are for energy audits of historic municipal buildings, which will leverage federal stimulus dollars through weatherization programs. Further cuts will have impact across the state in the 29 towns from which we have received grant applications.

To cut funding for both the Humanities Council and the Trust by another 35 percent would eliminate at least \$1.5 million for historic preservation and cultural heritage grants. The minimum leverage lost would be another \$1.5 million in economic activity.

In addition to the loss of new jobs, these cuts have the potential to create further unemployment by eliminating *existing* jobs. Many heritage organizations are one step away from shutting down as it is, and they depend on grants just to keep operating.

So my message to the Appropriations Committee was this: please evaluate the economic impact on Jobs and Stimulating Private Investment when looking at cutting the Community Investment Act and the line items of the Trust and Humanities Council. I hope they will determine these cuts are not a wise chose for our state.

—Helen Higgins

Upcoming Meetings of the Connecticut Historic Preservation Council

February 3, 2010, at 9:30 a.m.
March 3, 2010, at 9:30 a.m.

State Historic Preservation Board

March 18, 2010, at 9:30 a.m.

All meetings take place at the Commission on Culture and Tourism Main Conference Room
1 Constitution Plaza

For more information call (860) 256-2800

The Connecticut Trust for Historic Preservation is a nonprofit statewide membership organization established 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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Correction: The November/December, 2009, issue of CPN included a reference to the Farmington Canal in Plainfield. The correct town is Plainville.



Connecticut Commission on Culture & Tourism

Energy Audits and Historic Windows

What's the best way to make historic buildings more energy efficient? There is no single alteration or improvement to make. Instead, the best approach is to look at the building itself and see what it needs. To assist in that, the Connecticut Trust is offering grants of \$500 to towns and cities for energy audits of their historic buildings. The grants include follow-up consultation with one of the Connecticut Circuit Riders to interpret the results and discuss how best to meet the building's energy conservation needs while preserving its historic character. As of mid-December, six towns had applied for the grants.

The grants were inspired by the prospect of a glut of vinyl siding and replacement windows under government stimulus programs. Despite growing interest in sustainability, replacement windows are often the first choice for improving energy efficiency, because they're easy to install, because they offer immediate and visible evidence of accomplishment, because they're aggressively marketed, and, unfortunately, because the public is often unaware of other options.

Rebecca Williams, a Program Officer for the Northeast Office of the National Trust for Historic Preservation, discussed windows at a recent Preservation Roundtable convened by the Connecticut Trust. Speaking to representatives of local preservation organizations, she described the National Trust's sustainability initiatives and then offered a detailed discussion about windows.

To begin with, Williams pointed out, windows are not the major source of energy leaks; they account for only about 10 percent of heat loss in winter or heat gain in summer. This was confirmed by a recent energy audit of the Trust's headquarters, the Eli Whitney Boarding House, which has single-glazed reproduction windows and no storms. The audit showed that only 11 percent of heat loss was through the windows. Much more—55 percent—is lost through the building's uninsulated walls.



B. Schiele

The Connecticut Trust has approved a grant to the town of Harwinton for an energy audit of its community hall.

Williams also suggested ways to increase the energy efficiency of historic windows:

- Be sure that sash locks fit tightly to prevent air infiltration.
- Caulk window casings inside and outside.
- Add weather stripping.
- Add storm windows; some studies show that even a leaky wooden sash window performed as well as a new vinyl replacement window.
- Use insulating curtains or shades.
- Consider companies that retrofit historic windows with double-pane glass, such as Bi-Glass.

- Consider using laminated glass, which provides additional insulation but has no seal to fail and can be made in larger sheets than double-pane glass. 🌿

For more information:

Connecticut Trust energy audit grants for towns and cities: (203) 562-6312

National Trust Weatherization Guide: www.preservationnation.org/issues/weatherization

Clean Air-Cool Planet: www.cleanair-coolplanet.org (note their sustainability guide for historic district commissions)

New England Window Restoration Alliance: www.windowrestorationne.org

Williams listed several reasons why retaining older wooden windows is better than replacing them:

- They're sustainable, because manufacturing replacement windows entails a large energy expenditure that can take decades to recoup.
- They can be repaired, unlike replacement windows which have to be thrown out when their seals fail.
- The old-growth wood in historic windows tends to have denser grain, which is more durable and provides a better insulation value than new wood.
- They fit the openings in historic buildings; installing replacement windows often entails making the openings smaller, reducing natural light and ventilation.



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Hidden in Plain Sight: The Whittemore Collection and the French Impressionists

by Ann Y. Smith

Garnett Hill Publishing Company and the Mattatuck Historical Society, 2009 (114 pages, 62 illustrations), \$40.00.

Unfortunately, the English language doesn't have an everyday term to cover the combined results of architecture, planning, and landscape architecture. These disciplines often work together in ways that the public, and their respective professional groups, don't always recognize as three aspects of a single larger activity. One might call it 'Placemaking,' because what lies at the heart of each discipline is the idea of shaping places for human activity and enjoyment—what one might call turning places into Places. In Connecticut, a remarkable bit of Placemaking occurred in Naugatuck, Waterbury, and Middlebury at the turn of the 20th century, when J. H. Whittemore, who had made a fortune in iron manufacturing, and his son and successor, Harris Whittemore, erected buildings, created designed landscapes, and preserved natural land—all with architects and landscape architects of national repute. At the same time, the Whittemores were early and important collectors of Impressionist art, at a time when most of their peers still concentrated on Old Masters.

Architectural historians are likely to know something of the Whittemores' building activities, and art historians may know some of their art acquisitions, but the two stories have not been put together until

now, with the publication by the Mattatuck Historical Society of *Hidden in Plain Sight: The Whittemore Collection and the French Impressionists*, by Ann Y. Smith, a museum consultant and former director of the Mattatuck.

Hidden in Plain Sight is divided into three chapters: the first sketches the history of the Whittemore family in the late 19th and early 20th centuries. The second chapter outlines the Whittemores' architectural projects in Naugatuck, Middlebury, and Waterbury, including buildings by McKim, Mead and White, Henry Bacon, and Theodate Pope, landscape designs by Charles Eliot and Warren Manning, and the preservation of large tracts of natural land that eventually became part of the state park system. The final chapter recounts the development of the Whittemores' art collection, with works by such figures as James Abbott McNeill Whistler, Mary Cassatt, Claude Monet, and Edgar Degas.

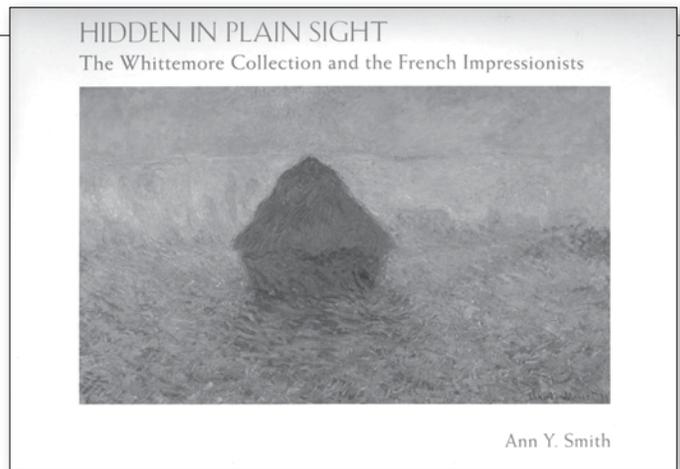
It seems clear that a common aesthetic sense underlies both the Whittemores' appreciation for Impressionist art—with its love of landscapes—and their building

activities. What makes the Whittemores' achievement remarkable is that they clearly thought in terms that extended beyond individual buildings or gardens: in Naugatuck they transformed an entire town with public buildings and spaces; in Middlebury they created a vast estate that was both ornamental and productive; and between the two they reshaped the entire countryside with preserved natural land and landscaped roads (see CPN, May/June 2003). In short, their focus was on Placemaking.

Although the Whittemores' art collection is now scattered among various public and private holders, many of their creations survive (although it would have been helpful if Smith had made it clearer what remains and what has been demolished). Together they constitute one of Connecticut's great masterpieces of Placemaking. *Hidden in Plain Sight* helps us to understand these works by telling how it came to be, by documenting the parts that have been lost, and, most of all, by giving us access to the other half of the story.

Hidden in Plain Sight is available from the Mattatuck Museum, in Waterbury; (203) 753-0381.

—Christopher Wigren



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Economic Impact, cont'd from page 1

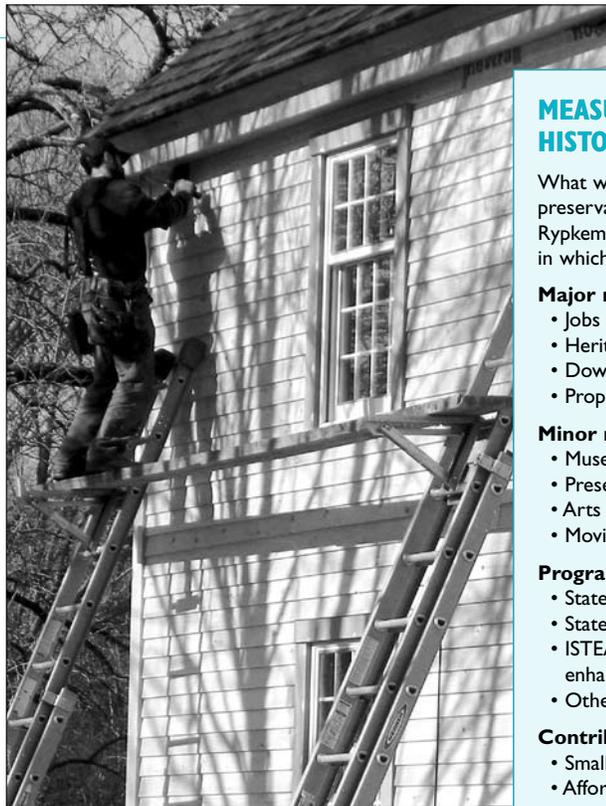
conducted statewide studies of the economic impact of historic preservation in Virginia, Kentucky, North Carolina, Indiana, New York, and Maryland, as well as a citywide study in Philadelphia. Rypkema's book, *The Economics of Historic Preservation: A Community Leader's Guide* (2nd edition 2005), is the basic work on the subject.

Fortunately, the Connecticut Main Street Center and the Connecticut Commission on Culture & Tourism (CCT) brought Rypkema to Hartford just two days after the legislative hearing to present a workshop called "Measuring Economic (and other) Impacts."

The workshop was planned to lay the ground for a major study of the economic impact of historic preservation in Connecticut, which the CCT hopes to commission within the next year. Preservationists have long called for such a study to help them make the case for preservation activities in Connecticut and to support efforts to increase funding for preservation programs. Similar studies from other places have been helpful, but none have carried the weight of a Connecticut-specific study.

At the workshop, Rypkema primarily discussed the various factors that go into undertaking an economic impact study. He outlined the "measurables" as well as non-market approaches and innovative international approaches. For an audience made up largely of historians and old-building fans, the material was difficult but exciting. Rypkema showed that in many states and cities, preservation does indeed provide a return on investment, that rehabbing old buildings not only makes sense culturally, it also makes sense economically.

The CCT study will look at investment generated in Connecticut by the federal rehabilitation tax credit and the three state rehabilitation tax credits (see CPN November/December 2008). It will measure such results as jobs created and number of housing units created; in addition, a new formula developed in Maryland will be used to calculate the "positive environmental impact" such as open space and farms *not* developed as a result of historic buildings' being put back into use. Preservationists expect the results to provide useful arguments for supporting the



tax credits as well as preservation programs supported by the Community Investment Act.

The CCT must submit its proposal for the study to the Office of Policy and Management for approval. Once it is approved and the contracts are signed, it should take between 90 and 120 days to complete the study. 🌱

For more on the economic impact of historic preservation, see page 6.

MEASURABLES FOR HISTORIC PRESERVATION

What would an economic impact study of preservation activity measure? Donovan Rypkema offered a long list of potential areas in which preservation can make a difference.

Major measurables

- Jobs and household income
- Heritage tourism
- Downtown revitalization
- Property values

Minor measurables

- Museums and historic sites
- Preservation organizations
- Arts and crafts
- Movie industry

Program measurables

- State tax credits
- State grant/loan programs
- ISTEA/TEA-21 (transportation enhancement funding)
- Other

Contributory measurables

- Small business incubation
- Affordable housing

Neighborhood measurables

- Economic integration
- Neighborhood growth
- Home ownership
- Historic district as community "mirror"

Environmental measurables

- Smart growth goals
- Compact development/density
- Landfill
- Embodied energy

Intangibles

- Quality of life
- Sense of community
- Other

"I look forward to an America which will not be afraid of grace and beauty, which will protect the beauty of our natural environment, which will preserve the great old American houses and squares and parks of our national past, and which will build handsome and balanced cities for our future."

John F. Kennedy - October 26, 1963

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What Is Preservation Worth?

Some Results from Other Places

While Donovan Rypkema's aim at the workshop in Hartford (see page 1) was to show how economists can measure the economic impact of preservation activities in Connecticut, in the process he cited results from studies in other places that begin to make the case that preservation can produce concrete economic benefits. Here are some of his points:

Jobs and household income:

Of more than 500 categories of economic activity recognized by one common model for measuring economic impact, almost none create as many jobs and as much household income as historic preservation. Some, such as restaurants, create more jobs, but at a low income level, while others, such as nuclear power plants, create high levels of income, but for only a few people.

Compared to new construction, building rehabilitation spends less on materials (which tend to come from somewhere else) and more on labor. Because labor tends to be local, money spent on it will stay longer in the community.

One of Rypkema's charts, derived from work by David Listokin of Rutgers University Center for Urban Policy Research, compares the economic impact of highway construction, new building construction and rehabilitation of historic buildings. Listokin finds that, for every million dollars spent, highway construction creates 33.6 jobs, new construction 36.1 jobs, and rehabilitation 38.3 jobs. Rehabilitation also generates more household income and generates more in state and local taxes.

This confirms results from Norway and Australia, both of which have devoted significant portions of their economic stimulus spending to heritage programs. In Norway, thirteen percent of stimulus spending goes for preservation, because that was found to be effective in the last economic downturn. Australia recently released figures reporting that in the heritage portion of its stimulus spending it cost \$22,000 to create each job. The United States recently reported spending \$248,000 to create each job across all stimulus programs.

Heritage tourism:

While Rypkema finds the total impact of heritage tourism difficult to measure, studies consistently show that heritage visitors tend to stay longer and spend more per day than other tourists.

Center city revitalization:

Rypkema says "I cannot identify a single example of sustained success in downtown revitalization that did not involve historic preservation."

Historic buildings are best suited to the needs of small businesses, and it's important to pay attention to them, because most of our economy is driven by small businesses, not the huge Fortune 500 companies. Small businesses have done better than large companies at retaining employees. Historic buildings tend to be better for small businesses because they're less expensive; "You can't build new and rent cheap," said Rypkema.

Although there is no objective study, Rypkema said that the National Trust's Main Street program has a highly effective engine for downtown revitalization—"the most cost effective program of economic development in America, bar none."

Local historic districts:

The effect of local historic districts (LHDs) on property values has been the most widely studied economic aspect of historic preservation, and the results have been highly consistent. Studies in dis-

tricts across the nation, in a wide variety of economic levels, have shown that property values in historic districts appreciate more rapidly and consistently than those in both local markets overall and in comparable non-designated neighborhoods.

This result might seem puzzling, since LHDs might seem less attractive

because they impose additional burdens on property owners. But their value is that they offer assurance that surrounding properties will be preserved. In other words, they offer what Rypkema called "protection from the lunatic across the street."

A particularly rigorous study of LHDs has just been completed in Louisville, Kentucky and published in the *Journal of Urban Studies* (<http://www.informaworld.com/smpp/ftinterface-content=a913321085-fulltext=713240930>)

In a study of LHDs in Indiana, Rypkema found that districts have the greatest impact on property values when they have

- professional staff,
- clear, written, illustrated guidelines,
- firm but consistent decisions, and
- active, ongoing educational outreach.

State rehabilitation tax credits:

The state that has seen the most dramatic results from a state preservation tax credit is Missouri, where the rapid turnaround in the fortunes of Saint Louis can be directly attributed to the credit. Factors that make tax credits more effective are dedicating substantial funds to the credits (usually not capping them, or at least setting caps high), so that a lot of projects and large projects can be done, and the ability to

sell the credits, so that even developers who cannot directly benefit can still use the credits. (On the other hand, he said that the Connecticut Historic Homeowner Tax Credit, which requires that homeowners sell the credits to

corporations, is "bizarre.")

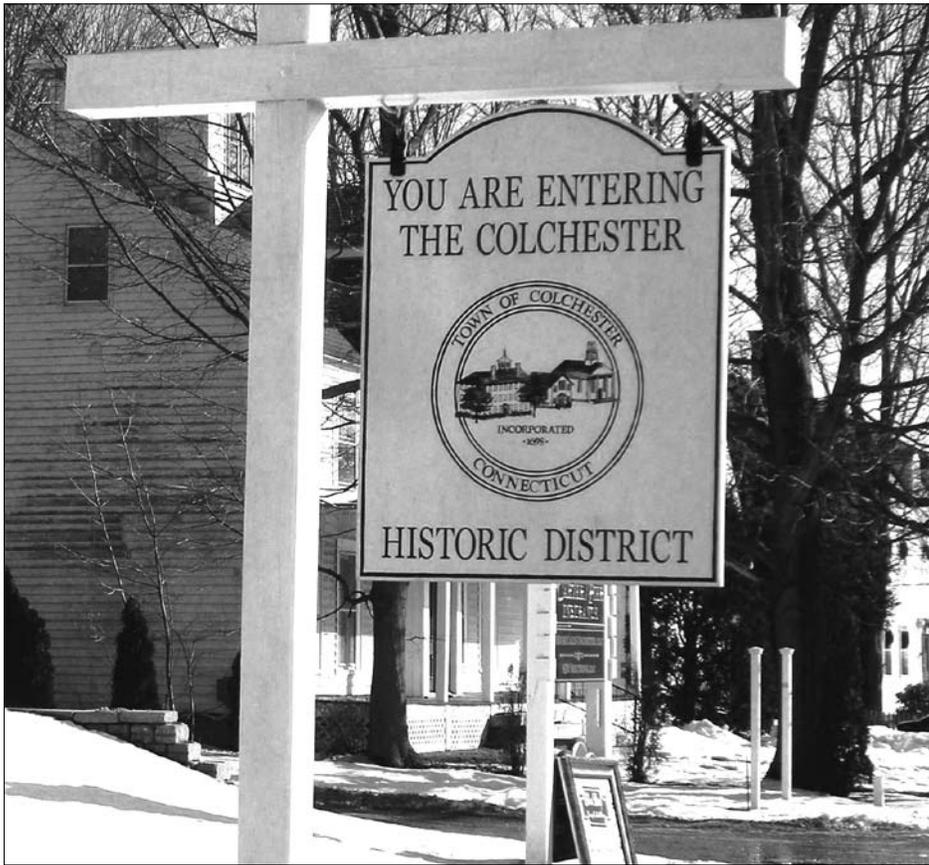
Affordable housing:

Rypkema said, "The current need for affordable housing is disproportionately being met by older and historic houses. The vast majority of this housing is provided with no subsidies, incentives, or gov-

I cannot identify a single example of sustained success in downtown revitalization that did not involve historic preservation.

—Donovan Rypkema

C. Wigren



Economic studies consistently show that local historic districts enhance property values.

ernment intervention of any kind. However the existing supply of older and historic housing is disappearing at an alarming rate—557 units every day for the last 30 years. If today we had to replace the older and historic buildings occupied by households below the poverty level, using the most cost-effective Federal programs, the bill would be \$335 billion.”

Smart growth:

“Historic preservation supports smart growth—in fact, historic preservation *is* smart growth.”

Sustainability:

Demolishing a 25 by 120-foot downtown commercial building negates the environmental benefit of recycling 1,344,000 aluminum cans.

Rypkema has proposed that the city of Tacoma, Washington, require every demolition request to report the embodied

energy represented by the building to be demolished, as one factor to be considered in determining if demolition is justified.

Historic buildings tend to be constructed of the *least* energy-consuming materials—timber, brick, plaster, concrete. New buildings tend to be constructed of the *most* energy-consuming materials—steel, plastic, vinyl, aluminum.

Preservationists must stop justifying buildings that waste energy and focus on ways to improve their performance.

Making a new aluminum window requires 126 times the energy required to repair historic wood windows. A far better use of stimulus money would be to train workers to repair wood windows. 🌱

For more information...

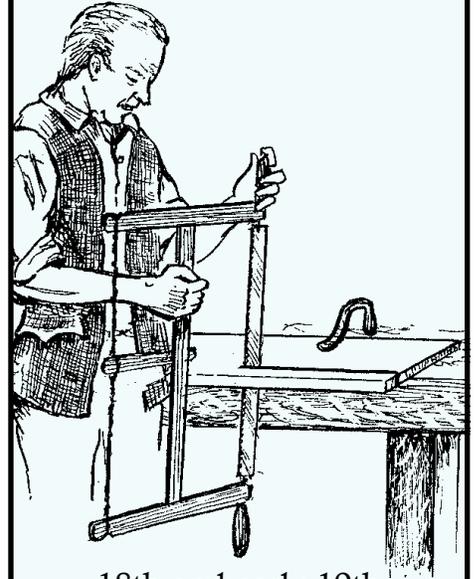
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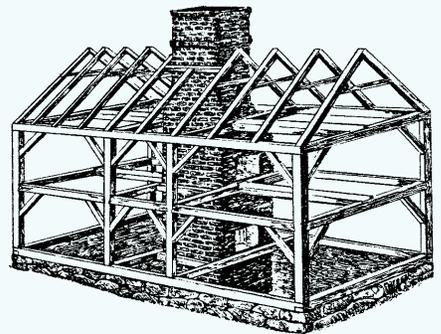
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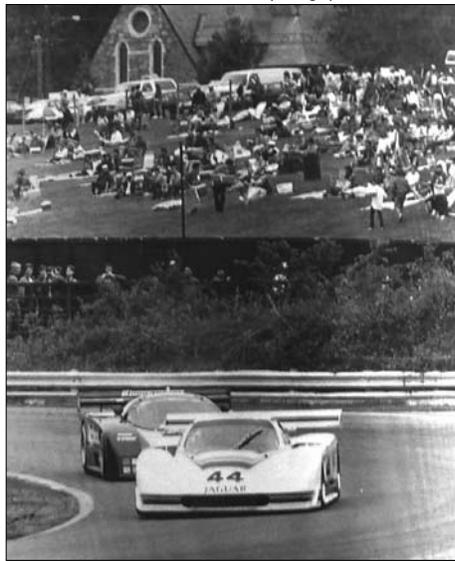
“An old house craftsman dedicated to perpetuating early Connecticut architecture, one job at a time, large or small, for individuals and organizations.”

Arrowheads to Racing Cars

Recent additions to the National Register of Historic Places highlight the broad range of historic places throughout the state. Here are a few, with descriptions excerpted from the nominations.

Lime Rock Park in Salisbury is a world-famous auto racing facility that contains a paved 1.53-mile race track with seven unique turns. Following the first sports car race held there in 1957, Lime Rock Park has often been referred to as the “Road Racing Center of the East.”

The idea of creating a race track in the countryside of western Connecticut was conceived by Jim Vaill, the son of the original property owner, Frank Vaill. Together with the enthusiastic support of entrepreneur and professional racecar driver John Fitch and the engineering expertise of Bill Millikin and his team at Cornell University’s Aeronautical Laboratory, the race track was completed and ready for its inaugural race on April 28, 1957.



Lime Rock Park in Salisbury was the first race track to be scientifically designed and engineered for both recreation and safety.

It was a short track that was designed to contain extreme elevation changes and varied types of turns. One unique feature is that Lime Rock Park is the only race track in North America with no formal spectator seating or grandstands. Instead, from its inception, the natural terrain and hillsides have provided viewing vistas of the track that have been enjoyed by spectators while simultaneously allowing them to be mobile and watch the races from different locations.

—Sara Mascia,
Historical Perspectives, Inc.

The **Quinebaug River Prehistoric Archaeological District**, Canterbury lies on a terrace overlooking the west bank of the Quinebaug River. The district comprises five prehistoric sites identified during archaeological surveys. The occupation

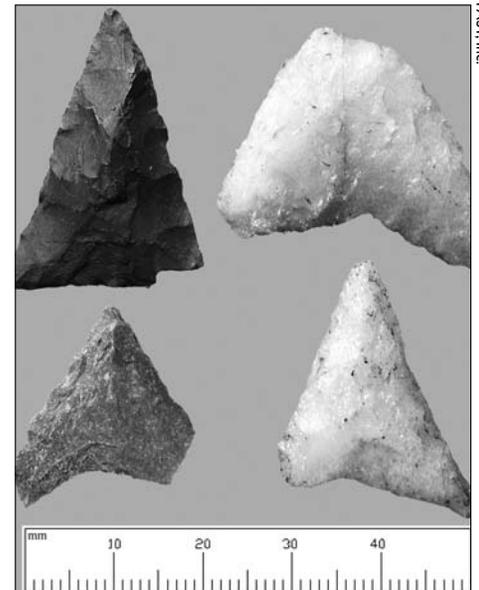
of the sites is primarily from the Woodland Period (2,700 B.P.–European contact), with some components dating back to the Late Archaic Period (6,000–2,700 B.P.). It is unlikely that this part of the river ever supported large, permanent villages. Instead, the archaeological survey suggests that the District sites saw relatively non-intensive, small-scale use of the river’s habitats, even during the period when a horticultural economy was well established in the area.

Despite the lack of compelling evidence for intensive social and economic activity, evidence from the sites indicates that occupants took part in very wide-ranging exchange systems that brought in raw materials from other portions of northeastern North America. This apparent contradiction between “low-intensity” local adaptations and participation in complex systems of exchange merits further study. Archaeological work in this important and poorly understood part of the state will certainly provide a clearer picture of the dynamic human response to the unique social, political and economic environments of southern New England’s uplands.

—Brian Jones and Bruce Clouette,
Past, Inc.

With its cruciform plan, carefully differentiated interior spaces, and correct late medieval detailing, New Haven’s **Christ Church** embodies the later Gothic Revival style. Moreover it is a large and important

continued on page 9



Projectile points found at the Quinebaug River Prehistoric district are consistent with the area’s use for seasonal hunting and fishing camps.

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work by Henry Vaughan, an influential architect credited with introducing the style to the United States from England. All of the furnishings were designed by Vaughan to harmonize with the building and were executed by two of the finest craftsmen of the period, Johannes Kirchmayer and John Evans. The stained glass was designed and executed by Charles Edward Kempe and his studio, one of the most important Victorian-era stained glass studios in England.

Christ Church is associated with Anglo-Catholicism, an important movement in the Episcopal Church during the latter part of the 19th century, which espoused an increased formality of ritual as well as the use of vestments, incense, and other aspects associated with pre-Reformation church doctrine. The rector during the church's design and construction, George Brinley Morgan, was an important figure in this movement. As a result of his beliefs and influence, the structure and decorative program embody Anglo-Catholic practice. 🌿

—Nina Harkrader, Guilford

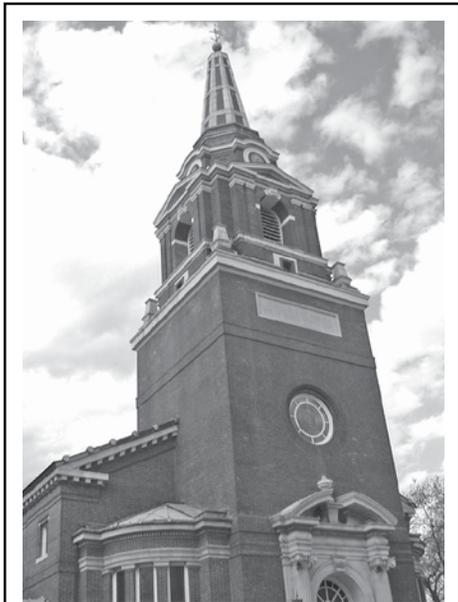
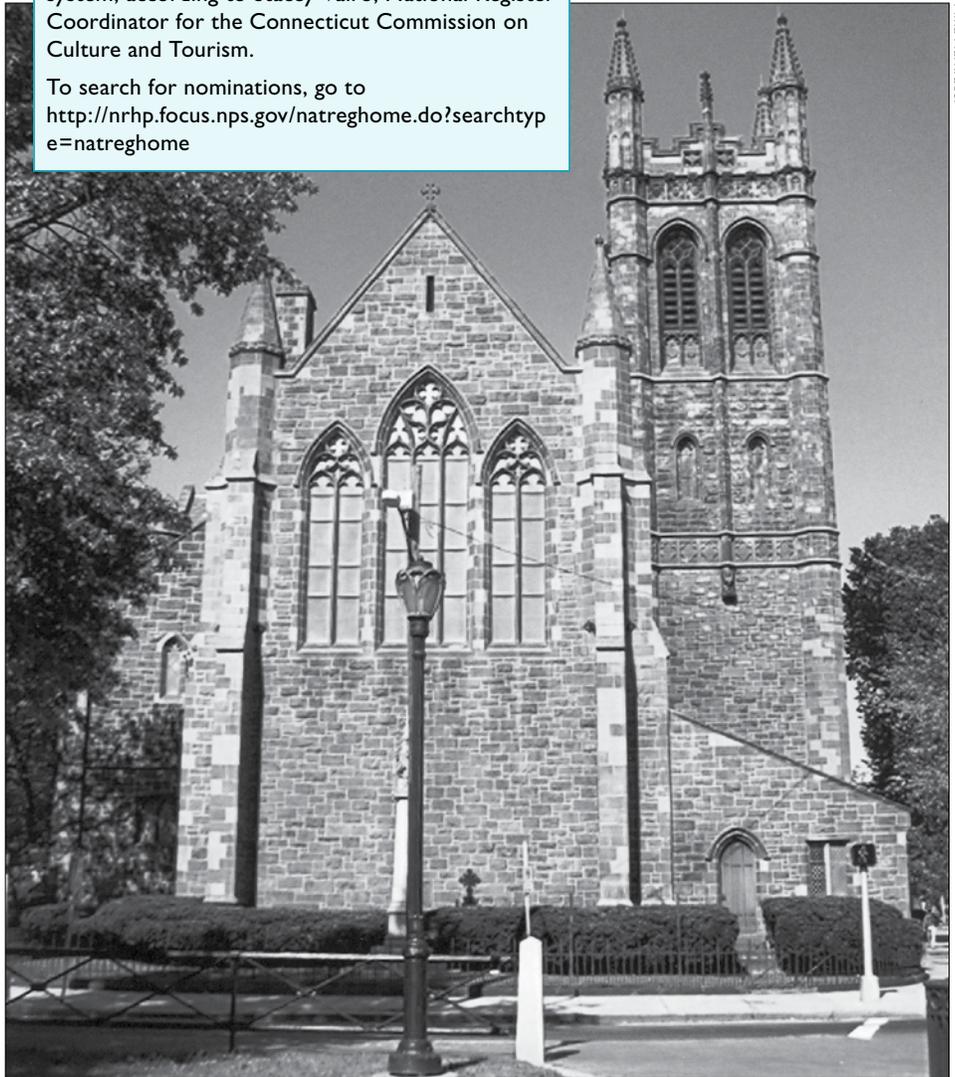
NATIONAL REGISTER NOMINATIONS AVAILABLE ONLINE

Nearly all of Connecticut's National Register listings are now available online. Connecticut is one of the first states to have its nominations scanned into the system, according to Stacey Vairo, National Register Coordinator for the Connecticut Commission on Culture and Tourism.

To search for nominations, go to <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>

Christ Church, New Haven, is a late Gothic Revival building designed for an Anglo-Catholic congregation.

Nina Harkrader



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“A Convenient House at the Place Called Brewster’s Bar”

Archaeology at the Ebenezer Story Site, Preston

by Ross K. Harper

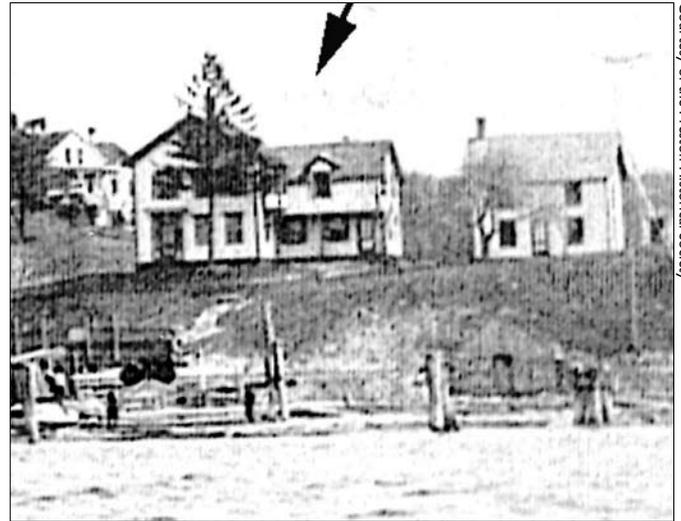
On May 20, 1777, Ebenezer Story petitioned the Connecticut General Assembly for a license to operate a tavern out of his house. The house, which had only been completed “since the month of Jan. Last,” was described as “a convenient house at the place called Brewster’s Bar in the Great River in Norwich,” and “within a few rods” of the shipyard in which the Continental frigate *Confederacy* was under construction. Rediscovered in an archaeological survey conducted by AHS, Inc. for the Connecticut Department of Economic and Community Development, the Story site provides insights into how families once lived along Connecticut’s great tidal waterways.

Ebenezer Story’s tavern proved to be a success. The *Confederacy*, launched on November 8, 1778, was described by the Norwich Packet as “the finest ship yet built on the Continent.” Its construction, which involved hundreds of workers for over a year, also offered other economic opportunities for the Storys, who provided milk, meals, carting services, and timber to the shipyard. According to family accounts, Ebenezer signed on to the *Confederacy* as a carpenter when she sailed. The ship, however, was captured by the British Navy in 1781, and Ebenezer later starved to death in New York’s notorious Sugar House prison. Mehitable was widowed with three small sons, David, Ebenezer II, and James.

Ebenezer’s probate records, filed in 1782, show he held partial interests in saltworks, a cider mill, several canoes, a scow, fishing seines, and the house on about 20 acres of land, which he shared in ownership with his brother Jonathan Story, Jr. Also in his probate is listed £230 in gold and silver, and almost £100 in notes due to him, a remarkable sum which probably represented most of what he earned from the *Confederacy* project.

For several generations, the Story family resided at the homestead and derived their

An early 20th-century photograph of the Story house in Preston (arrow). The side ell is believed to be the original house completed by Ebenezer Story in January, 1777. To the right is an outbuilding and in the foreground is the Thames River.



Courtesy of the Preston Historical Society

livelihood primarily from the river by fishing and shell-fishing along with small-scale farming. But the 19th century brought significant change. In 1843 the Norwich and Worcester Railroad was laid between the house and the river. By the end of the century the river’s fish and shellfish had become depleted from over-harvesting, damming and industrial pollution, bringing an end to the Storys’ maritime way of life.

At first appearance the Story site looked unpromising, but testing determined that the site was eligible for listing in the National Register of Historic Places. Because the state intended to develop the area, AHS began to remove the site in a large-scale excavation, recovering 35,882 artifacts and revealing structural remains.

Below the layers of fill a large, L-shaped dry-laid stone foundation was found, which correlated well with a late 19th-century railroad map showing the homestead. Old photographs show a typical 19th-century-style house with an older-looking ell off of the side. This ell is likely the original 1777 Story house. Measuring 20 by 20 feet, it may have begun its life as a two-story one-room end-chimney-type, which archaeological excavations are confirming was a common house form in 18th-century Connecticut (see CPN May/June 2009).

Several feet south of the house archaeologists discovered an extraordinary large and deep natural swale that was used as a midden, or trash pit, by the Story family from 1777 until the mid-19th century, when the swale was completely full and covered with soil, becoming part of the house yard. The midden layers tell the story of the Storys’ lives through time with each layer representing a different period. The midden contained shellfish-processing equipment

such as “cracking irons,” knives and barrel hoops, and fishing accoutrements like fish hooks, lead line sinkers, and net weights. One layer was actually made of stone-cobble paving, which served as a work surface for fish-processing; oysters were shucked and the shells discarded in the midden.

Below the paving, a thick and dense layer dated to the last quarter of the 18th century contained matching sets of creamware and China-glaze plates, punch bowls, and tea services, along with utilitarian vessels such as a chamber pot, a slip-decorated milk pan and a large storage jar. There were also considerable numbers of liquor bottles, clear glass tumblers, and other items in quantities necessary for operating a tavern. Large fragments of slag in this layer are likely refuse from the forges of the adjacent *Confederacy* shipyard. The bottommost layer contained debris from the 1776/7 house construction. Fragments of red brick, hand-wrought nails, shell mortar, and green window glass were found.

continued on page 15

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Hartford

The city's groundbreaking historic preservation ordinance has been made permanent. Hartford made preservation history when it passed Connecticut's first municipal preservation ordinance in 2005. The ordinance, which took effect in December, 2006, requires that exterior changes or demolition of properties that are listed on the State or National Registers, either individually or as part of a district, gain the approval of the Historic Preservation Commission before the owner can receive a building or demolition permit. The commission must also approve new construction within historic districts.

Since the new ordinance was the first of its kind in Connecticut and no one knew

how it would work out, it was written to expire after three years. This fall, after three years' experience, Hartford's City Council voted to make the ordinance permanent.

The ordinance currently applies to about 5,000 buildings within the city. It uses the Secretary of the Interior's standards as its basic criteria but precludes imposing requirements that raise the cost of an improvement by more than 20 percent.

The Hartford Preservation Alliance actively promoted the ordinance, and the Connecticut Circuit Rider program provided research and support during the process of writing and enacting it (see CPN April/May 2004, July/August 2005). The

ordinance is significant not only for the protection it affords to historic buildings and districts; more importantly, it establishes preservation as an overall priority for the city and requires all city departments to consider historic and architectural significance and preservation when making decisions involving rehabilitation, demolition, and disposition. 🌿

For more information, visit <http://www.hartford.gov/Development/planning/pln-historic.htm>

Stamford

Preservationists have filed suit against Saint Andrew's Episcopal Church and developer Randy Salvatore to prevent the demolition of the church's rectory for new development (see CPN, September/October 2009).

A new nonprofit organization, Save Old Stamford, Inc., was formed to carry out the lawsuit under the Connecticut Environmental Protection Act, which allows any citizen to sue to prevent the unreasonable demolition of buildings listed on, or under consideration for, the National Register.

The church is struggling financially and says that selling part of its land for development is the only way it can afford to remain open. The parish has forwarded several development schemes over the past 20 years, some that would reuse the rectory and some that would not. None of the plans made it past the starting block.

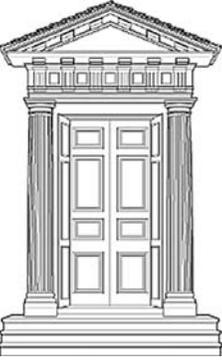
In July the city planning and zoning commission approved the latest plans,

continued on page 12

This commercial building dating to 1890 was renovated for a Dunkin Donuts store under Hartford's historic preservation ordinance. Without the ordinance's protections, the building might have been demolished.



C. Wigren



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"I know antique houses, and others, too!"

Stamford, cont'd from page 11

which call for a 94-unit apartment building on the site of the rectory, which would either be demolished or moved before the land is transferred to the developer. The house has been offered for moving, including through the Connecticut Trust's Historic Properties Exchange, but there have been no takers.

Preservationists argue that the property could be developed around the rectory. One plan that would have done just that was approved last year, but it fell through when that developer went bankrupt.

The rectory, built in 1873 and designed by the prominent architect Henry Hudson Holly, is a Victorian Gothic residence built of stone with brick trim and has a lacy wooden porch. Like the church itself, the rectory is listed on the National Register.

A delay of demolition period under city ordinance expired on December 1, but the building is currently under an injunction against demolition, pending a hearing in the case, which began on December 14.

At the same time that Saint Andrew's rectory faces possible demolition, Stamford is celebrating the restoration of the Old Town Hall, located just a few blocks away from the church. The 1906 building, which had been vacant and fallen into disrepair, is being rehabilitated with funding from the federal New Market Tax Credits for Low Income Communities. Although the building was officially "reopened" in November, construction will not be completed until spring. A tenant is still needed for the building. 🌿

Old Saybrook

After a multi-year restoration, the Old Town Hall was formally rededicated as the Katharine Hepburn Cultural Arts Center on October 20.

The building was originally built in 1911 by the Old Saybrook Musical and Dramatic Club as a "building suitable for town and social purposes." The upper level was an auditorium and the lower level housed town offices, which by the 1950s had taken over the entire structure, filling in the auditorium. In 1999 town voters approved a referendum to convert the former Main Street School into a new town hall and restore the old town hall as a cultural center. The building was individually listed on the National Register in 2007.

Restoration cost \$4.3 million. Of that



B. Schide



ABOVE:
Saint Andrew's
rectory,
Stamford

LEFT:
Katharine
Hepburn
Cultural Arts
Center, Old
Saybrook

K. Ohno

more than \$1 million came from federal and state grants, including a \$200,000 restoration grant from the Connecticut Commission on Culture and Tourism.

The center is named for Katharine Hepburn, whose family had a summer home in Fenwick. Hepburn retired there in the 1990s and died in Old Saybrook in 2003. Chuck Still, Executive Director, writes on the website, "The Center is unique, in my experience, as it was born not of a singular artistic vision or a single philanthropist's largesse, but instead of

an entire town's desire to reclaim some of their history and pay tribute to its most celebrated resident. Sure, there are lots of famous home museums that do this, but the Center is not some homage to the past. It is instead a living, breathing organism, touching lives, educating, entertaining and enlightening people all along Connecticut's shore and up and down the river valley."



For more information, visit www.katharinehepburntheater.org.

Portland

In the aftermath of town approval for the demolition of two landmark houses, Portland has adopted new zoning regulations to encourage adaptive use of historic buildings.

Under current regulations, the town Planning and Zoning commission had little choice but to allow a mixed-use development that entails the demolition or drastic disfiguring of the Erastus Brainerd, Jr., house, designed by Henry Austin, and the Hart-Jarvis house, the childhood home of Elizabeth Jarvis Colt (see CPN, July/August and September/October, 2009). The houses have not yet come down, but the developers still indicate that that is their plan. A third historic house on the property will be renovated as part of the new development.

In November, however, the commission adopted new regulations to encourage reuse of historic buildings in the future. The new regulations require that any proposal for development or change of use of a site containing buildings identified in the town's Historic Resources Plan be approved by the

commission, after the Historical Society has had an opportunity to review and comment on it.

The regulations call for the Commission to consider requiring adaptive reuse when "there is historic, architectural, cultural, economic or other value to the Town to justify renovation and preservation, as determined by the Planning and Zoning Commission" and "long term benefits of the proposed adaptive reuse outweigh any negative impact...as compared with the alternative of having the structures demolished or remaining vacant or under-utilized." The commission may waive certain other zoning requirements to support adaptive reuse.

It often takes a catastrophic loss to inspire new preservation efforts. While the loss of the Brainerd and Hart-Jarvis houses certainly would be catastrophic and the number of buildings to be protected is small—only about 25—these regulations are a signifi-



Erastus Brainerd house, Portland

G. Farmer

cant step forward for Portland, and they would be a good model for other towns seeking to encourage development that takes advantage of historic structures. 🌿

THE MOST IMPORTANT THREATENED HISTORIC PLACES – UPDATES

Freeman houses, Bridgeport (1992, 2007)

An agreement between the City and the nonprofit group Action for Bridgeport Community Development (ABCD) may break the deadlock that has kept these houses from being protected and restored. The last physical remnants of Little Liberia, a thriving antebellum community

of free African Americans, the houses have languished for years and most recently became pawns in a tax dispute between the city and ABCD.

Under the agreement signed in October, the city will take title to the structures in return for forgiving back taxes it claims are owed on the properties. The city plans to sell the houses for \$1,000 to a nonprofit

organization that will restore and manage them.

The newly organized Friends of the Freeman Houses hopes to be that organization. They would like to see the houses become a museum or other center to educate the public about the Freeman sisters, Little Liberia and similar antebellum free black communities.

continued on page 15

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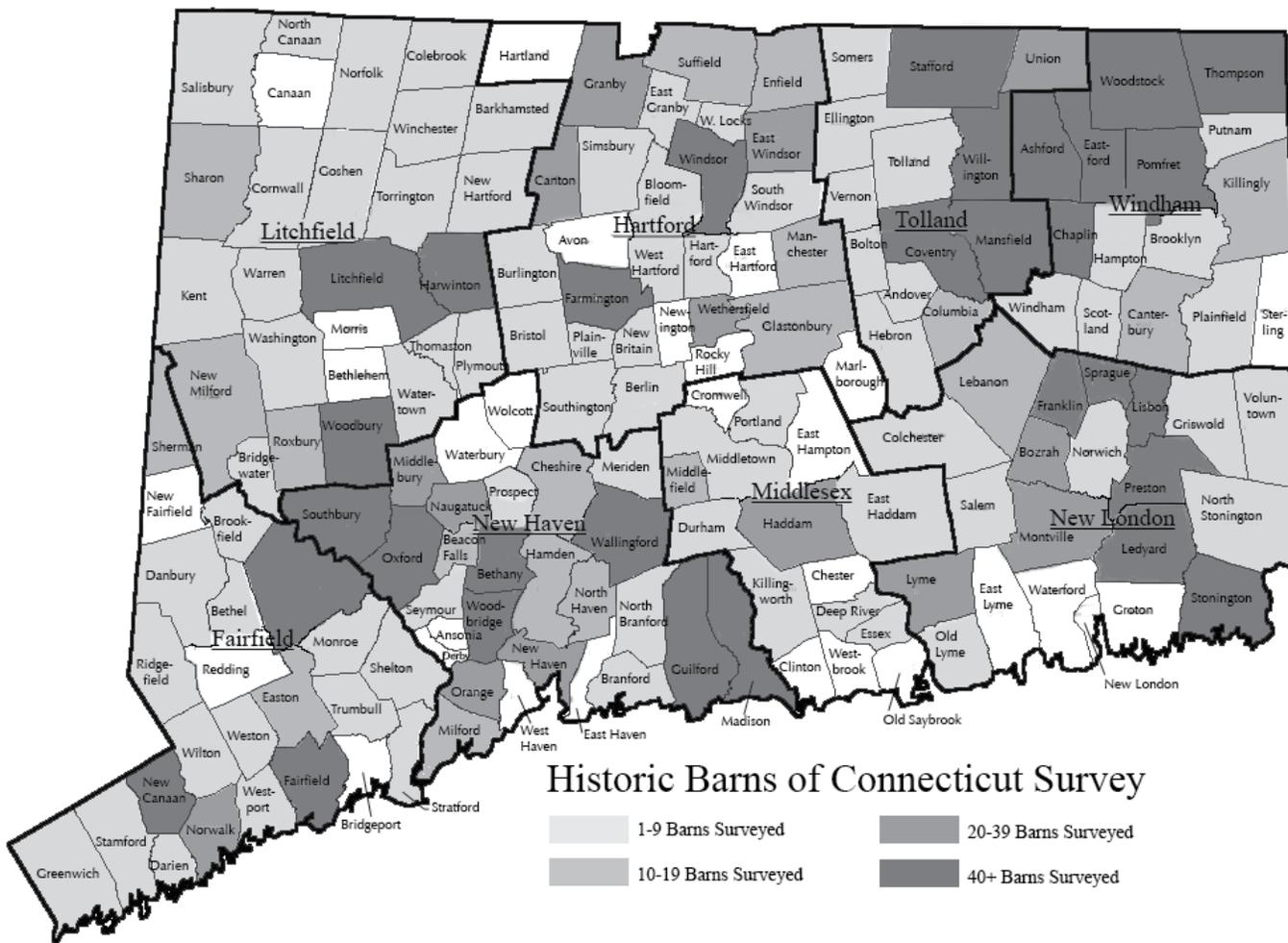
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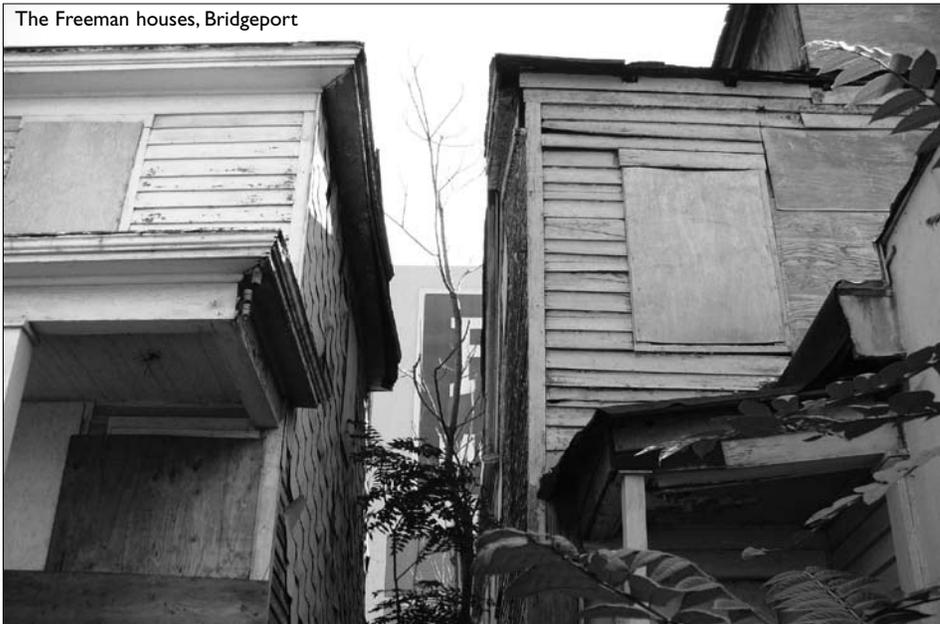
Freeman houses, cont'd from page 13

The houses were built about 1848 by Eliza and Mary Freeman, members of a prominent African-American family from Derby with business and real estate interests in Bridgeport and New York.

They were listed on the National Register in 1999. 🌿

For more information, visit *Friends of the Freeman Houses* at www.thefreemanhouses.com

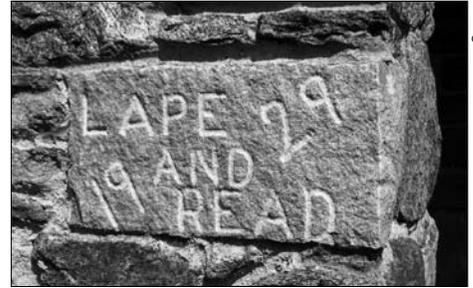
The Freeman houses, Bridgeport



G. Farmer

Salt Meadow, cont'd from page 16

and rustic features, and the idiosyncratic plan carefully tailored to the needs of the inhabitants were common in intellectual country homes like Salt Meadow, places conceived for an informal life of conversation and creation. 🌿



C. Wilgren

Salt Meadow is now part of the Stewart B. McKinney National Wildlife Refuge. It is located at 733 Old Clinton Road in Westbrook.

For more information on Esther Everett Lape and Elizabeth Fisher Read, visit <http://www.nps.gov/archive/elro/glossary/index.htm>. Additional photographs can be found at <http://lcweb2.loc.gov/pp/pphome.html>; search for "Murdock Hill."

Ebenezer Story Site, cont'd from page 10

So much was recovered that we can virtually "set the table" of the Story family through time, not only with their plates, glasses, knives and forks, but with the food they ate. Animal and plant remains show the Storys consumed a remarkably varied diet that included beef, pork, mutton, chicken and geese, as well as wild game like deer, squirrel, rabbit, snapping turtle, and dolphin. Fish included herring, suckers, and bass. Plant foods include wheat, maize,

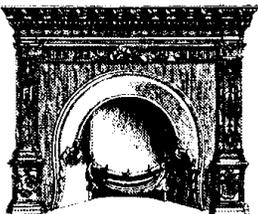
beans, apples, and peaches, strawberries, huckleberries, cherries, blackberries/raspberries, elderberries, grapes, hazelnuts, butternuts, and hickory nuts. Quahog and oyster shells were found in uncountable numbers. The oldest shells, from the 18th-century layers, are huge, over 6 inches long and an inch thick; by the mid-19th century the shells were half that size.

The archaeological excavation removed only a portion of this incredibly rich site.

By the time AHS finished, the state concluded that the Story site's unprecedented capacity to provide information on historic maritime life made it too important to be developed. The site is now a State Archaeological Preserve. A booklet on the site will be available in the spring of 2010. 🌿

Ross K. Harper, Ph.D., is an archaeologist with Archaeological and Historical Services, Inc. in Storrs.

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Salt Meadow, Westbrook

Among the artists, writers, and intellectuals who in the early 20th century came to the Connecticut countryside in search of peaceful places to do their work were Esther Everett Lape and her life partner, Elizabeth Fisher Read.

Lape (1881-1981) was a well known journalist, researcher, and publicist, who was also associated with the Women's Trade Union League and one of the founders of the League of Women Voters. Read (1872-1943), was a scholar and lawyer and an active participant in the woman suffrage movement. Both women typified what in the 1920s was known as "the New Woman"—independent, financially self-supporting, politically active, and socially emancipated. In addition, Read was Eleanor Roosevelt's personal attorney and financial advisor, and the three women were not only dedicated to political issues but also close friends.

In 1927 Lape and Read bought an old farm in Westbrook, where they constructed a house of rustic fieldstone with brick trim and curly wrought-iron balconies that appear to have come from a building of the 1880s or '90s. In contrast to the rustic exterior and medieval-style leaded windows, the house's interiors feature Georgian-style paneling and chimneypieces. The plan is unusual, lacking in public spaces. The ground floor contains a garage and a guest suite, while upstairs are the owners' bed-

sitting rooms, where meals and socializing apparently took place in a pattern that resembles the less specialized room use of the 18th century.

Nearby is an old farmhouse, probably built sometime between 1750 and 1800, which Lape and Reed had encased in fieldstone to match the main house; it contained service quarters. Stone was also used for terraces, benches, and a well, and extensive gardens surrounded the buildings.

The mix of architectural styles, the combination of elegant

continued on page 15

CONNECTICUT *Snapshots*



C. Wigen