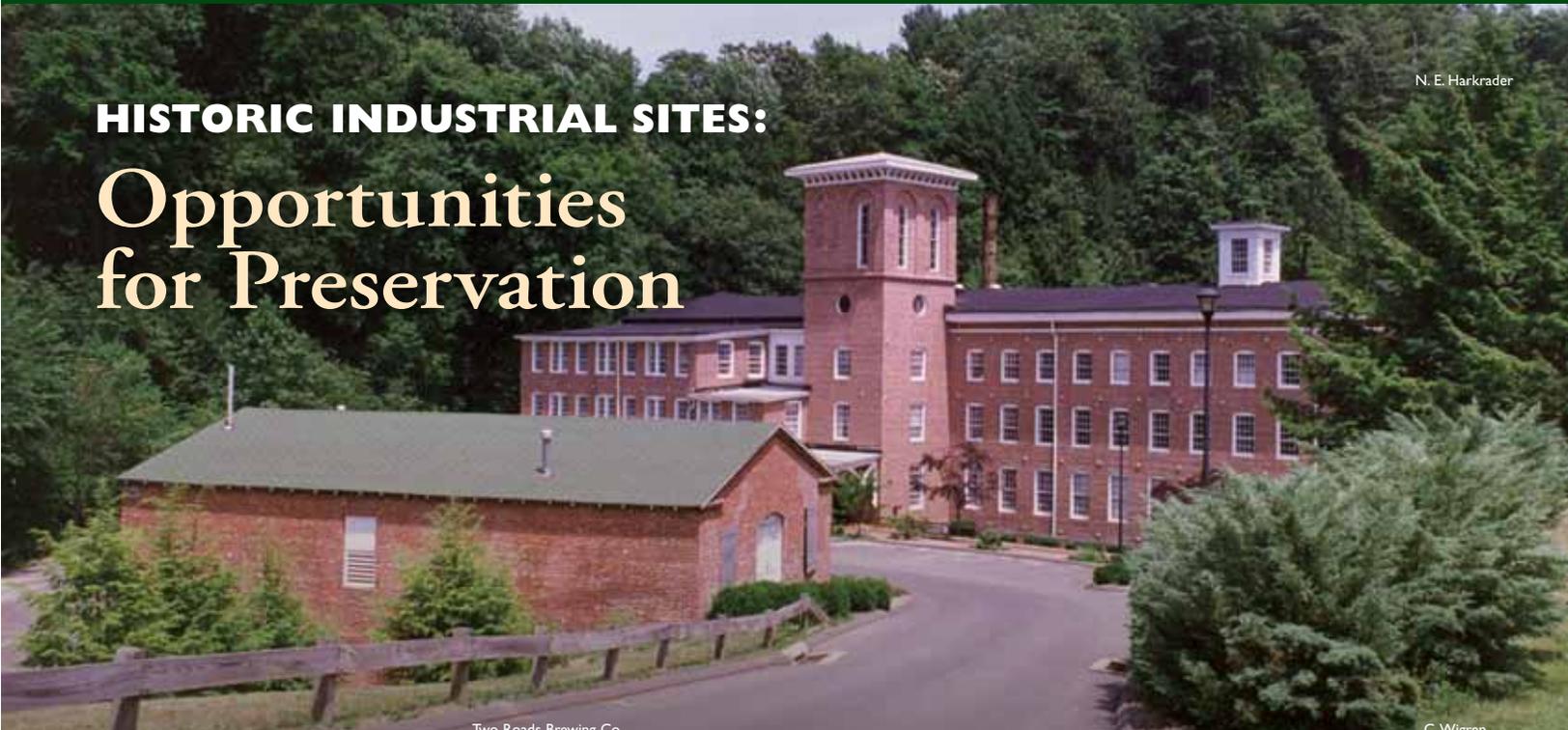


HISTORIC INDUSTRIAL SITES:

Opportunities for Preservation

N. E. Harkrader



Two Roads Brewing Co.

C. Wigren



Connecticut was one of America's early manufacturing powerhouses. The state's firms produced everything from textiles to clocks to silverware and guns, and Connecticut inventors gave the world industrial know-how and machinery to produce its own goods. Even today, after decades of decline, massive stone textile mills, soaring smokestacks, back-country workshops, power plants and dams, serried tenements in every corner of Connecticut witness to the state's leading role in the nation's economic development.

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Federal Tax Credits Benefit Connecticut

The Bridgeport Arcade, Connecticut's oldest shopping mall. The Betty Ruth and Milton B. Hollander Foundation Center, a landmark in sustainable renovation. The New Milford Telephone building, a small commercial structure rescued from decades of neglect. Three downtown industrial buildings in New Haven, rescued after a brazen attempt to demolish them without permits. The Wauregan Hotel, whose fate dominated a Norwich mayoral election.

What do they have in common? All are historic buildings that have found new use and new life thanks in part to the federal historic rehabilitation tax credit. This program offers developers a credit against their federal income taxes equal to twenty percent of the eligible costs incurred in rehabilitating income-producing buildings listed on the National Register of Historic Places. First enacted in 1978, the tax credit has helped overcome conditions and regulations that favor new construction over reusing old buildings.

Between 2009 and 2013, eighteen projects were completed in Connecticut using the federal tax credit, representing qualifying expenditures of more than \$245 million—demonstrating that the credits can stimulate activity even during an economic downturn.

Currently there are more than thirty tax credit projects underway in the state. They include a row of early-20th-century apartments in Hartford, seven commercial buildings in downtown Bridgeport, schools in New Britain and Waterbury, and factory or mill buildings in Hartford, Meriden, New Haven, Pawcatuck, and Putnam.

Nationally, the credit “has attracted \$109 billion to the rehabilitation of nearly 40,000 historic commercial buildings in the U.S., creating 2.4 million jobs and



Federal historic tax credits helped make possible the renovation of the Bridgeport Arcade, a \$7 million project.

sparkling downtown revitalization nationwide,” according to *The Federal Historic Tax Credit: Transforming Communities*, a new study by economist Donovan Rypkema and commissioned by the National Trust for Historic Preservation.

But the real point of Rypkema’s study is that the effects of the tax credit reach beyond individual projects. Looking at projects in Georgia, Maryland, and Utah, he shows that across a variety of different projects that used federal tax credits to rehabilitate historic buildings, each one spurred additional development nearby.

“The cities and the projects vary widely but the results are the same—when the

private sector rehabilitates a building using the historic tax credit there are positive benefits that ripple throughout the community,” Rypkema writes. “The federal historic tax credit isn’t just about transforming historic buildings within their four walls—it is about transforming communities.”

There are two reasons for this ripple effect, according to the study. First, each project improved a vacant, deteriorating building, making its surroundings more attractive for development and reducing the riskiness of private investment there. Second, the projects demonstrated the viability of redeveloping historic buildings,

continued on page 14

“Our historic tax credits have made possible the preservation of our older buildings not only as a matter of respect for beauty and history, but of course for good economic sense.” —Ronald Reagan, 1984

From the Executive Director

We welcomed **Jordan Sorensen** to our staff this summer as our new Membership and Office Manager. Jordan is a recent graduate Central Connecticut University's Masters in Public History program. She brings to her new position an enthusiasm for historic preservation, great new ideas to keep members happy while adding new members, and excellent organizational skills.



Jordan Sorensen, the Trust's new Membership and Office Manager

We said good-bye to Making Places Project Manager **Mike Forino** over beer and grilled cheese sandwiches at Ordinary, a 2014 recipient of a CTHP Award of Merit for its careful restoration. Mike will pursue a PhD in History at the University of Delaware and continue to work for us as a consultant for Making Places.

As part of the on-going project to

bring the 1827 **Eli Whitney boarding house**, our office, to optimal energy efficiency, we installed new LED ceiling lights in the conference room and the old kitchen. Financial support came from the **United Illuminating Company** and **Svensk and Company**, while Trustees **Rick Wies** and **Jeffrey Morgan** provided the design expertise.

The old kitchen now has a handmade reproduction tin chandelier and four wall sconces, made by **Period Lighting Fixtures**, of Clarksburg, Massachusetts. The historic appearance of the fixtures is a reminder of the nature of this building.

By contrast, in the conference room, we installed two miniature, low-voltage tracks over the conference table. They unobtrusively provide overhead light, something we have needed in that room for the 25 years

the Trust has owned the building. **Beacon Light and Supply**, in Manchester, gave us a nice discount.

But the lights would still be in their boxes without the expertise of **Frederick Kroll Electric**, of Branford. Freddy and his assistant, Danny, spent more than thirty hours on this intricate project, snaking wires from the basement to the two upstairs rooms, around the chimney stack and through densely packed cellulose insulation. We thank them very much for such excellent work and attention to detail.

We are looking forward to meeting with representatives from **historic house museums** to whom we have awarded grants over the years. With much conversation swirling around about the challenges of keeping a small house museum open, especially in the Northeast, we thought it was time to have a conversation with those places we have funded and see exactly what are the needs of this distinct cultural group. Their presence in every town in Connecticut contributes greatly to our cultural heritage and identity. The meeting will take place September 12 at the Lyman house in Durham, which we still own and still are anxious to sell! 🌿

—Helen Higgins

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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Connecticut
still revolutionary

Upcoming Meetings

Connecticut Historic Preservation Council

October 1, 2014, at 9:30 a.m.
November 5, at 9:30 a.m.

Meetings take place at the
State Historic Preservation Office
Department of Economic and Community
Development Main Conference Room
1 Constitution Plaza, 2nd Floor
Hartford, Connecticut

For more information call
(860) 256-2800

On the Front Cover

Top: At the New York Belting and Packing Company factory, in Sandy Hook, historic water turbines still generate electricity.

Bottom left: State funding, from the Connecticut Brownfields Redevelopment Authority, helped with environmental cleanup at the former U.S. Baird factory, in Stratford, now the Two Roads Brewing Company.

Bottom right: The town of Manchester did much to make redevelopment of the Cheney Brothers silk mills possible.

The Connecticut Trust for Historic Preservation and
Historic Windsor's Preservation Education Institute present:

a free workshop

Introduction to Wooden Window Restoration

A hands-on community forum for understanding the worth and wealth of historic wooden windows.

To be offered in four Connecticut communities; dates and locations to be announced. See www.cttrust.org for details.



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Wooden Window Repair Methods

Students will work on practical and economic methods to deal with sash stuck in place with paint, broken glass, rotten sash joints, weathered sills, bowed meeting rails, and frame joint decay. Learn how windows originally were constructed, why some last for centuries and others rot and fall apart after just a few years. Participants will learn to conduct assessment surveys on windows, evaluate window treatment options, plan and cost window repairs projects and how to plan for scheduled window maintenance.

To be offered in Waterford, Connecticut
Date and location to be announced.

See www.cttrust.org for details.



18 AIA HSW learning units
are available.



The Preservation Education Institute is part of Historic Windsor, Inc. (HWI), a nonprofit preservation organization based in Windsor, Vermont. Since 1982, HWI has offered preservation skills training programs for professionals and savvy homeowners.

This project is funded in part by a grant from the Connecticut State Historic Preservation Office, Department of Economic and Community Development.

For information and reservations call the Connecticut Trust for Historic Preservation, (203) 562-6312 or email contact@cttrust.org.



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C. Wigren



Vibrant Communities Initiative grants will help Norwalk revitalize the Lexington Avenue neighborhood (left) and South Windsor to protect and enhance historic buildings and landscape along Main Street (right).

Grants for Vibrant Communities

In August, the Connecticut Trust awarded Vibrant Communities Initiative (VCI) grants of \$50,000 each to five Connecticut towns and cities: Ansonia, Norwalk, Portland, South Windsor, and Willington. The initiative, generously funded by the State Historic Preservation Office of the Department of Economic and Community Development, with funds from the Community Investment Act, helps Connecticut municipalities to plan and act on preserving historic resources, to enhance and protect cultural landscapes, to promote preservation for downtown revitalization, and to revitalize historic villages, neighborhoods, or downtowns. In addition to the funding, Connecticut

Circuit Rider Brad Schide will continue to work with each recipient to carry out the grant projects.

Ansonia: Ansonia Armory and Upper Main Street

The City will carry out reuse studies for key vacant or underused downtown resources, including the former Armory (1919), commercial buildings, and structures related to Ansonia's historic brass industry. In addition, the City hopes to adopt Village District zoning to guide future downtown development.

Norwalk: Lexington Avenue

The grant will fund a preservation

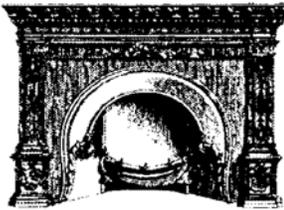
plan for this residential area, long home to the city's factory workers. The plan will build on current housing initiatives to preserve the neighborhood as a center of affordability and explore the feasibility of a National Register district and municipal zoning tools to protect historic assets.

Portland: Elmcrest Hospital site

The Town seeks to create architectural and site plans and conduct a market analysis for the Elmcrest Hospital property (NR). The plans would provide an alternative to the current owner's plans to demolish the site's significant historic buildings for new development.

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Connecticut History in Four Easy Steps

The most recent Connecticut sites listed on the National Register of Historic Places present a brief summary of the state's development as encapsulated in its architecture and community-building, from small-scale agriculture to industrial innovation and the creation of industrial communities to suburbanization. Sub-themes touched on include the decline of the Congregational establishment, artistic and cultural importance, and, of course, historic preservation.

Williams house, New Fairfield

The Williams house reflects the small-scale, diversified agriculture that dominated New Fairfield in the 19th and early 20th centuries. As was common with early New England farms, the house is located a short distance from the main town center of New Fairfield. Its exact date of construction and information about who built it are unknown; however, a deed from 1825 indicates that the earliest known occupant of the house was named Benjamin Carl. Carl and subsequent owners, members of the Lacey, Barnum, and Williams families, carried out small-scale farming until the 1950s. Over the years, crops varied; records mention a cider mill in the 1830s, and orchards and pastureland in the early 20th century.

The house's design reflects the transition between the Federal and Greek Revival styles in an early New England farmhouse. Federal characteristics include the five-bay façade, paired chimneys, and interior trim such as the mantels in the kitchen, informal living room, and dining room. Greek Revival elements include the recessed main entry, the square pilasters and flat frieze band that frame the façade, as well as the parlor mantel—all items that could have been added at a later date. Second-story interior doors are also Grecian in design, perhaps indicating that the upper level was not finished when the house was first built.



Lucas Karmazinas

Whitfield Cowles house, East Granby: home of an early industrial pioneer whose work was precursor of important manufacturing companies.

Whitfield Cowles house, East Granby

Although he was pastor of the local Congregational church, Whitfield Cowles

pursued other occupations as well. Among other things, he opened a store and produced goods to sell in it. Accusations of Sabbath-breaking and fraudulent business



FOR SALE

Thomas Lyman house, Durham Connecticut, c. 1790

Located on 13 bucolic acres in historic Durham, Connecticut, the Thomas Lyman house is individually listed on the National Register of Historic Places. The landmark house boasts 13 large rooms with high ceilings, complimented by 9 fireplaces and impressive woodwork. 4,150 s.f., 5 bedrooms, 3.2 baths, 2 ponds, an outbuilding and tennis court. **\$439,000**

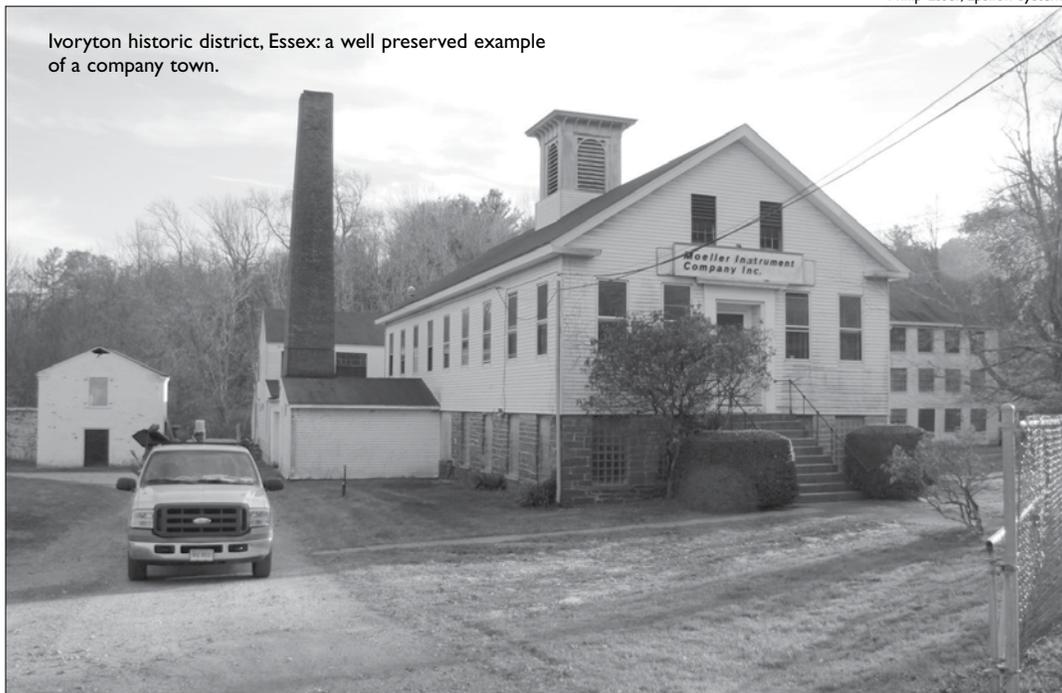
Sale of the Lyman house will provide capital for the Connecticut Trust Revolving Fund.

For information on the house call the Connecticut Trust for Historic Preservation at (203) 562-6312 or visit www.cttrust.org.

John Campbell
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Philip Esser, Epsilon Systems

Ivoryton historic district, Essex: a well preserved example of a company town.



dealings—at least some of them possibly trumped-up in response to Cowles' unpopular political views—led to his dismissal from the ministry in 1808. This allowed him to devote his full attention to his business dealings. These included textile and wire production in a mill on the property.

After Whitfield Cowles' death, in 1840, his son William B. Cowles focused on manufacturing spoons of German silver (an alloy of copper, nickel and zinc that replaced pewter in the early 19th century). He also experimented with electroplating—the first company in the United States to manufacture electroplated wares. However, the company struggled, and with the desertion of employee Asa Rogers, who formed the competing Rogers Brothers company in 1847, Cowles' enterprise was doomed. By 1860 it had fallen into obscurity. It closed a few years later and the mill burned down in the 1890s. However, Cowles' company played a crucial pioneering role in American silver manufacture, a direct ancestor of Rogers Brothers, and, later, the International Silver Company.

The Cowles house was probably built about 1785 by Joseph Griswold, Jr. Whitfield Cowles bought it in 1794, and it remains in the family. The big, plain house was upgraded in the early 20th century with Georgian Revival portico

and porches. Although they are rather awkward, the additions are typical of the era's interest in early American architecture and history.

Ivoryton historic district, Essex

This well-preserved 19th-century company town was built by Comstock, Cheney and Company, an ivory import and manufacturing business established in the 1860s.

Between 1860 and 1938, Ivoryton became a self-sufficient industrial center that employed and housed up to 600 workers, many of them immigrants. The district consists of mid- to late-19th-century ivory processing and manufacturing buildings, high-style residences for company executives,

modest vernacular houses and tenements for factory workers, and public buildings such as churches, a post office, company store, library, and a town meeting hall. In the 20th century the meeting hall became a well-known summer-stock playhouse, one of several that sprang up in the Connecticut countryside

River Road-Mead Avenue historic district, Greenwich

The River Road-Mead Avenue historic district comprises a neighborhood dominated by large 19th-century houses on spacious lots. It is located in the village of Cos Cob, about one and a half miles east of the town

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Briefly Noted

Cornwall. ►

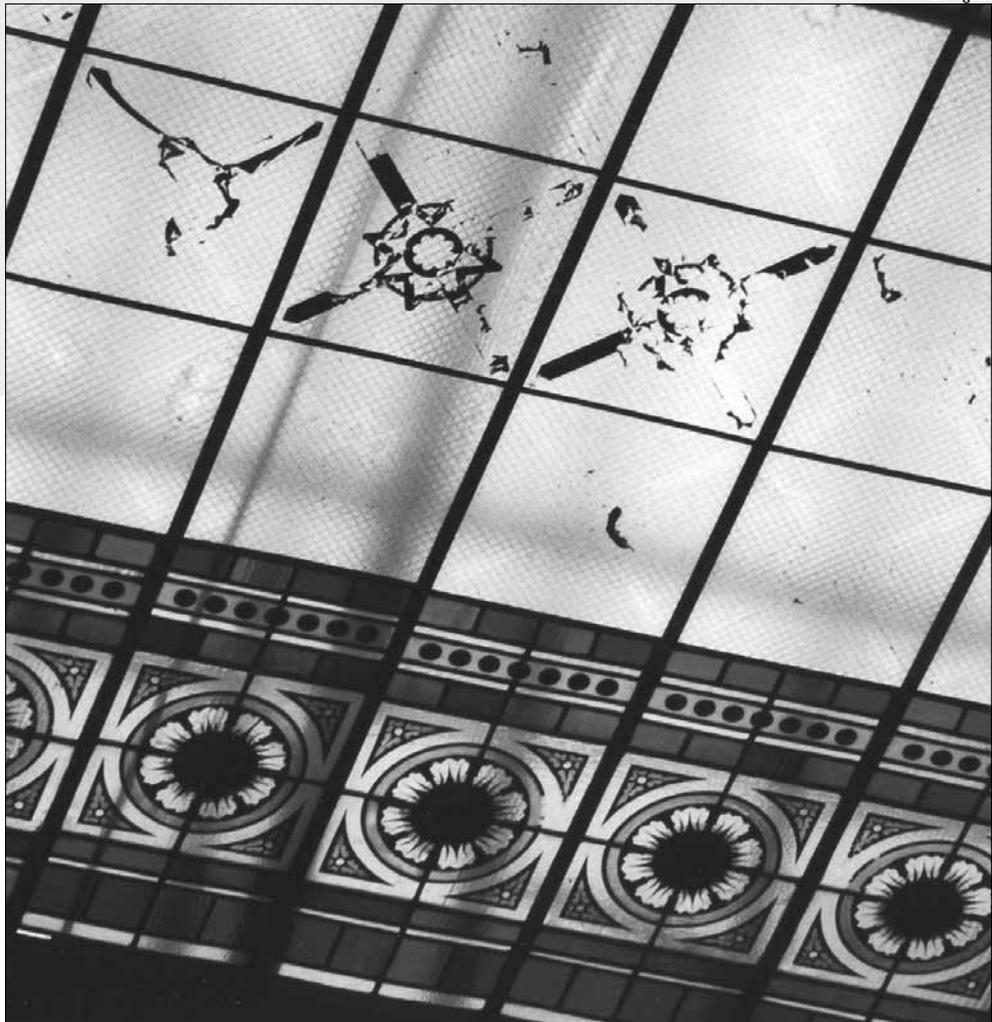
Connecticut's oldest surviving covered bridge is 150 years old. The West Cornwall bridge (NR) was built in 1864 to carry the Sharon-Goshen Turnpike across the Housatonic River. The bridge used the lattice truss system patented by New Haven's Ithiel Town and constructed of crisscrossed timbers pinned with wooden pegs. However, the Town truss tended to sag, and in 1887 the bridge was reinforced with an additional queen-post truss. Further reinforcement, in the form of concealed steel decking, was added in 1973 to support modern traffic loads.



C. Wigren

Hartford. ►

Stained-glass skylights in the light wells of the State Capitol are being repaired. Since 2008 netting has obscured the skylights, installed when the Capitol, a National Historic Landmark, was built in the 1870s, to catch falling pieces of glass. All 304 panels have been removed for conservation. In addition to the actual repairs, the estimated \$800,000 project cost includes erecting five-story-high scaffolding two times—for removal and replacement of the glass—as well as crating and shipping and a protective cover for the statue of Nathan Hale that stands in one of the lightwells.



C. Wigren

C. Wigen



Morris. ▲

“It has to be a business,” says Ben Paletsky of the challenge of operating a family farm in the 21st century. The Paletsky and neighboring Dorsett farms have teamed up as South Farms Agricultural, LLC,

and together they raise beef cattle and operate the Morris Marketplace, a weekly farm market. The newest venture by Mr. Paletsky is an event space currently being developed in part of the Sam Paletsky barn (c.1900-c.1940; SR). With its interiors

opened to expose the framing and windows and barn doors to the landscape, the space will be able to host private events, as well as expansion of the market. The work is part of the larger process of adapting the former dairy farm for agri-tourism.

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David Colberg/UConn.



Brian D. Jones, Connecticut's new State Archaeologist

New State Archaeologist

Brian D. Jones became Connecticut's State Archaeologist, effective July 18, 2014. He succeeds Nicholas Bellantoni, who had held the position since it was created, in 1987 (see CPN, May/June 2014).

Dr. Jones has been an archaeologist for more than 24 years, most recently as Senior Archaeologist with Archaeological and Historical Services, Inc. in Storrs, Connecticut. He began his career as Supervisor of Field Archaeology at the Mashantucket Pequot Reservation, after which he worked at Archaeological and Historical Services. Most recently, he has been Associate Director of UMass Archaeological Services in Amherst. Dr. Jones has also taught as an adjunct in the Anthropology Department at UConn since 2004. His primary research focus is the archaeology of northeastern Native American cultures, and he is also experienced in geoaerchaeology—the relationship of archaeology to landscape and soil formation processes—and stone tool analysis.

The Connecticut State Archaeologist heads the Connecticut Office of State Archaeology (OSA) as mandated in Connecticut state statutes. Dr. Jones's responsibilities will include cultural resource preservation and reviews of economic development proposals to assist municipal governments, responding to public inquiries, site visits and field reviews, salvage archaeological field work and the collection of archaeological materials, and technical assistance to law enforcement agencies. Dr. Jones will be an Assistant Extension Professor in UConn's Department of Anthropology.

Historic Industrial Sites, cont'd from page 1

How to preserve these monuments is a challenge to preservationists. Today, industrial sites comprise the biggest abandoned historic properties in the state. The threats and obstacles to reusing them are many and serious.

First is contamination: Cleanup is complicated and expensive, and in many cases it seems simpler to clear and cap contaminated sites rather than remediate around existing buildings. Assignment of liability can also be difficult, as properties have usually passed through a number of users and owners.

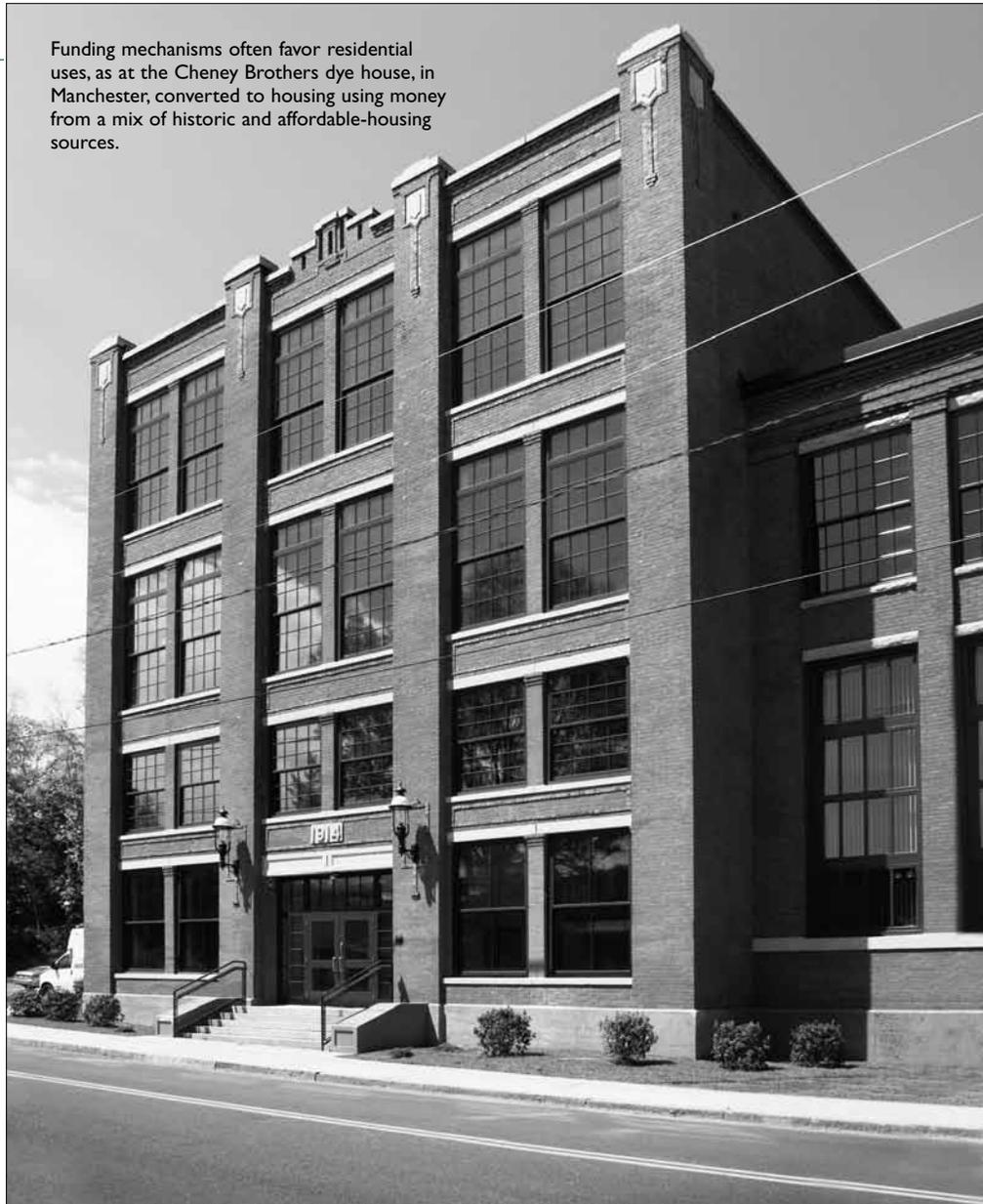
The physical characteristics of industrial complexes can be daunting. Multistory loft buildings don't suit modern manufacturing and bulk material handling, while later mills with deeper floor plates designed for electric lighting have dark cores that are unattractive for residential use. The sheer size of historic industrial complexes translates into massive budgets and leaves early users to cope with the noise and dirt of ongoing construction. Riverbank sites, advantageous in the days of water power, now pose crippling wetlands restrictions. And locations next to railroad tracks or in depressed neighborhoods can scare off potential tenants.

More basically, the economics of development tend to be tilted in favor of new construction on clear sites, as recently announced in Ansonia, where the City announced a deal under which the Ansonia Copper and Brass Company will demolish part of its vast plant and be able to credit the cost to unpaid taxes. Municipal economic development officials need incentives and talking points to help developers see the possibilities in historic industrial sites.

Despite these problems, industrial sites continue to be attractive candidates for reuse. Many of the factors that hamper reuse can, if handled well, become assets. Open loft plans are easy to convert to a number of other uses. Location near existing infrastructure and transportation networks make it easy to provide utilities and can foster modern transit-oriented development. Industrial buildings and complexes possess considerable historic and architectural appeal, and the watercourses that powered early machinery have scenic appeal.

This year, the Connecticut Trust has

Funding mechanisms often favor residential uses, as at the Cheney Brothers dye house, in Manchester, converted to housing using money from a mix of historic and affordable-housing sources.



launched Making Places, a new program to foster reuse of historic industrial resources (see CPN, January/February 2014). Based on the firm conviction that Connecticut's industrial resources can still play a vital role in the state's future, the Trust is updating and expanding an inventory of industrial sites across the state, offering grants and consultancies to encourage their ongoing preservation and use, and taking the message of industrial reuse to municipal officials and developers. In short, mills present opportunities for improving the life of Connecticut cities, towns, and neighborhoods. Here are a few thoughts that we've had so far.

Lay the groundwork.

More than 30 years ago the Town of Manchester made redevelopment of the Cheney Brothers silk mills a priority. To make that possible, the town established an historical commission, commissioned a National Historic Landmark nomination, commissioned market studies to determine uses that would be profitable, commissioned a preservation plan, put in place zoning that would allow conversion of the mill buildings, made infrastructure improvements, and established a program to phase in property tax increases for improved buildings.

Redevelopment of the Colt Armory has proceeded gradually over the years, as tenants could be found. This building is one of several leased by the Capitol Region Educational Council (CREC).



With these in place, the mills were successfully converted, most of them to apartments. The process has taken years, as the economic climate varied and the market needed time to absorb the renovated spaces. With the completion of the former Dye House (1914) as the Dye House Apartments, only one major Cheney building remains undeveloped. Today, the Cheney district is a testament to the town's foresight.

Work with the Connecticut Brownfields Redevelopment Authority.

Since 2006 the State of Connecticut has operated an office to assist with cleanup and redevelopment of contaminated industrial sites. Contamination a major obstacle to reusing historic industrial complexes.

Under Director Tim Sullivan, the office's charge is to provide a "one stop" resource for information and assistance, simplifying a welter of regulations and programs across a number of state agencies. CBRA offers grants (to municipalities) and loans (to property owners or potential buyers) for assessment, remediation, disposal, environmental insurance, and



other costs related to cleanup. The agency also offers liability protection programs and helps coordinate permitting by federal and state agencies to simplify and speed approvals.

One of CBRA's showcase projects is the conversion of the former U.S. Baird factory, in Stratford, to Two Roads Brewery. State funds were used for environmental assessment and abatement of contaminants including asbestos and lead paint at the former machine-tool company plant. In all, a public investment of \$1.6 million leveraged \$19.2 million in private funding.

Be open to a variety of uses.

The majority of adaptive use projects for historic mill buildings have been conversions to residential use. Many mills lend themselves well to living space: narrow floor plates, big windows, and exposed framing make attractive living spaces. Funding sources can be favorable as well, with the possibility of combining federal and state historic rehabilitation tax credits with other housing incentives.

Where the market doesn't favor housing, other uses may be possible. In some cases a full-blown rehabilitation may not be appropriate, while making only minimal repairs may keep space in an historic building affordable for artists or start-up businesses. One example is in Avon, where part of the Ensign-Bickford plant now houses the local arts council.

Remember manufacturing. Despite the loss of many businesses, manufacturing is not dead in Connecticut, although the state's economy now seems to favor small-scale or artisan enterprises. In Torrington, Ducduc, a maker of high-end children's furniture, occupies a 1906 building originally built for the Union Hardware

continued on page 12

Company, which despite its name produced ice- and roller skates.

Sustainability.

Preservationists often say that the greenest building is the one that's already built, offering historic buildings as the ultimate form of recycling. But water-powered industrial buildings offer further opportunities for sustainable energy production. Since 2005, the Rocky Glen Office Campus, located in the New York Belting and Packing Company factory, in Sandy Hook (1856; NR), has using its historic waterworks and turbines to generate electricity and sell it to Connecticut Light and Power.

Be patient.

Because of the size and complexity of industrial sites, it's rarely possible to renovate them all at once. Be prepared to tackle a piece at a time, as tenants appear, funding becomes available, and the market is ready. The Colt Armory in Hartford is a good example: currently on its third developer, Larry Dooley of CG Management, the complex is gradually being renovated, piece by piece, to house apartments and commercial space, as well as offices for and three schools operated by the Capitol Region Educational Council (CREC).

Broaden the conversation.

The Gilbert and Bennett Company wire mills, in Georgetown, have stymied developers for years. Recently, artist Jane Philbrick took a different approach. Armed



Some historic mills are still used for manufacturing, such as this building in Torrington's Union Hardware Company factory, currently home to furniture makers Ducduc.

with a Vibrant Communities Initiative grant from the Connecticut Trust, she assembled a team to brainstorm reuse ideas for the National Register-listed factory. What's unique is the makeup of the team, which, in addition to the usual architects and developers, included local students. The result was a master plan incorporating such outside-the-box ideas as a business incubator focused on technology, the arts, and fashion; an educational research institute and technology incubator; an urban farming and artisanal foods incubator; and a boutique hotel. Under a second grant, a team of architects and engineers is currently evaluating the feasibility of the

students' ideas. The novelty of involving teenagers in developing ideas for the complex has brought new attention to Gilbert and Bennett.

Educate decision makers and the public.

As part of its Making Places program, the Connecticut Trust is preparing two educational presentations. The first, targeted to the general public, will highlight Connecticut's industrial history and build appreciation for historic industrial sites. The second, for municipal officials and business leaders, will case studies to inspire and support economic redevelopment efforts.



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Local students have contributed to Re-Wire, a project to envision new development possibilities for the Gilbert and Bennett Company wire mills, in Georgetown.



Historic industrial sites present many challenges for preservation and economic development. But as these examples show, they present many opportunities as well: to preserve and highlight Connecticut's important contributions to American history, to conserve resources, to enliven our cities and towns, and to create and maintain attractive spaces in which to live and work. Through its Making Places initiative, the Connecticut Trust is continuing to explore ways of allowing these sites to contribute to the richness of life in Connecticut. 🌱



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helping owners of similar buildings to see the potential in their own properties.

Despite its successes, the federal credit faces an uncertain future. The political climate calls for simplifying the federal tax code and reducing tax rates, and the proposals being put forth involve removing or ending many credits or deductions, among them the federal historic rehabilitation tax credit.

In light of these proposals, the National Trust gave the federal historic rehabilitation tax credit "watch status" on its 2014 list of America's Most Endangered Historic Places. Rather than wait to battle repeal efforts, the National Trust hopes to prevent them by building widespread support for the tax credit. Rypkema's study is one way of building that support.

In Connecticut, we will ask our Congressional delegation, who traditionally have supported the historic tax credit, to become champions of the credit to demonstrate to their colleagues how important this incentive is for our state and for pres-



Conversion of the Winchester Repeating Arms factory in New Haven is currently underway.

ervation. We also will ask developers using the credit and mayors and other elected officials whose downtowns are benefitting from rehabs that use the credit, to sign on

to a letter, being signed across the country, that urges Congress not to jettison this very valuable preservation tool. 🌿

To read The Federal Historic Tax Credit: Transforming Communities, along with other information on the federal historic tax credit, visit <http://www.preservationnation.org/take-action/advocacy-center/policy-resources/Catalytic-Study-Final-Version-June-2014.pdf>.

Grants, cont'd from page 2

South Windsor: Main Street

Although Main Street includes two National Register districts and a small local historic district, its historic buildings and landscapes face growing development pressures. The Town plans to review existing zoning, create a streetscape master plan, analyze development potential, and expand the local historic district or adopt Village District zoning.

Willington: South Willington

This mill village area is centered on the former Gardiner Hall, Jr., Company complex (SR). Grant funds will allow the Town to update the historic inventory for the area, propose a National Register district, and examine the feasibility of local historic district, preservation ordinance, or village district zoning. 🌿

The Gubernatorial Candidates on Preservation

In preparation for the upcoming gubernatorial election, CPN asked the major party candidates, Republican Tom Foley and Democrat Dan Malloy, for their thoughts on preservation issues facing Connecticut. Unfortunately, neither campaign responded to repeated telephone calls and emails. We urge our readers to consider these questions, pose them to the candidates if you get a chance, and vote on November 4.

1. Historic preservation is widely recognized as an effective tool for creating jobs, revitalizing towns and neighborhoods, and conserving natural resources. As governor, what would you do to...

- encourage investment in existing historic downtowns and village centers?

- promote reusing historic buildings and neighborhoods as a means of moving toward sustainability?
- encourage the use of historic preservation to create jobs?

2. What strategies would you pursue as governor to maximize the resources for and the effectiveness of historic preservation in Connecticut?

3. Historic mills, factories, worker housing, and other industrial sites are crucial to Connecticut's identity and can still contribute much to the state's life, yet many of them face significant issues of abandonment and contamination. As governor, what strategies would you pursue to help put these sites back into active use?

center. The district stands out from the surrounding, mostly later, development due to its larger lots and its larger and older contributing buildings.

In 1835, William H. Mead subdivided his farm, located between the small communities of Cos Cob and Mianus. Mead's was one of only three such real estate ventures undertaken in town before the railroad came, in 1848. None of them experienced much activity until decades after the railroad was constructed. In Mead's subdivision the first house was constructed in 1835, but the bulk of construction took place between the Civil War and 1910. Inhabitants included local professionals as well as summer or weekend residents from New York.

The district contains a diverse collection of 19th-century dwellings, one of the most comprehensive in Greenwich. The district's oldest building is the Cummings-Wilson house (1835), a sophisticated example of the Greek Revival style. Italianate, Second Empire, Queen Anne, and Colonial Revival examples round out the district, which also includes several carriage houses and well as historic stone walls outlining original properties. After World War II



Lucas Karmazinas

Cos Cob Inn, River Road-Mead Avenue historic district, Greenwich: an early example of suburban development.

many lots were subdivided for new development but the neighborhood's visual integrity was maintained by retaining almost all the historic houses and constructing many of the new houses in rear lots. Streets lined with shade trees and spacious historic houses.

The area continues to attract new development; local preservationists hope National Register listing will encourage development that continues to protect its historic character. In particular they hope it will provide incentives to prevent the proposed demolition of the Cos Cob Inn (originally the Clark-Poucher house, 1874), a prominent building in the district. 🌿



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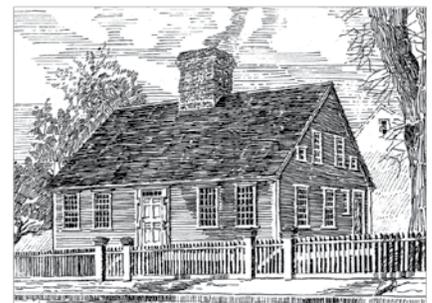
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Stratford Shoal (“Middleground”) Light Station (1877)

Offshore in Long Island Sound,
Fairfield County, Connecticut

Photo: Jeremy D’Entremont

It took three years to construct this light station. With its Gothic Revival details, the property resembles Race Rock Light, built around the same time. The construction of the foundation, composed of huge blocks of granite backed by concrete in the “house-with-tower design,” was completed by D.V. Howell.

Surrounded by a horseshoe-shaped breakwater of riprap, the property consists of a grey granite gable-roofed dwelling resting on a circular foundation of granite ashlar with a lantern tower projecting from the south façade. The height of the three-storied octagonal light tower is 35 feet. The dwelling is a square shape with 28 feet on a side. It originally had a kitchen, living room, sitting room, supply room and five bedrooms. There is a concrete landing for access to the Property by boat. The lighthouse is listed on the National Register of Historic Places. Historic covenants will be incorporated into the deed.

<http://www.nps.gov/maritime/nhlpa/noa/2014/StratfordShoalNOAFactSheet.pdf>

Peck Ledge Light

Located offshore of Norwalk,
Connecticut in the Norwalk Islands
Fairfield County, Connecticut

Photo: www.lighthousefriends.com

Peck Ledge Light, established in 1906, stands at the northeast end of the Norwalk Islands approximately 1.5 nautical miles from the coast of Connecticut in Long Island Sound. It stands in seven feet of water, marking two hazards in the approach to Norwalk Harbor from the east; Peck Ledge to the southwest, and a shoal extending north from Goose Island. The property includes only a protective ring of riprap around the foundation with no dock facility. The lighthouse is a cast iron spark plug style structure which rests on a cast iron cylindrical foundation. The tower stands approximately 54 feet tall. The property is accessible by boat only and serves as an active aid to navigation, operated by the U.S. Coast Guard. The property is listed on the National Register of Historic Places. The new owner will be required to maintain the property according to Secretary of the Interior Standards for Rehabilitation. Historic covenants will be incorporated into the deed.

<http://www.nps.gov/maritime/nhlpa/noa/2014/PeckLedgeNOAFactSheet.pdf>

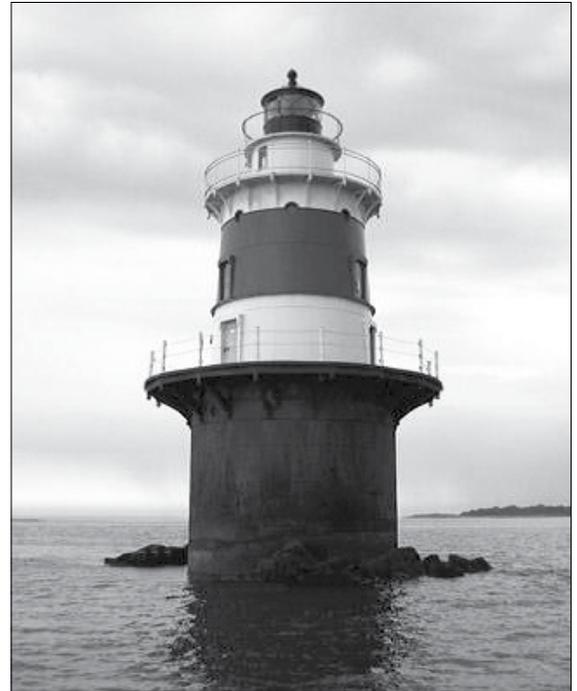
Letters of interest should be sent to:
General Services Administration
Office of Real Property Utilization and Disposal
10 Causeway Street Room 1013
Boston, MA 02222
Attention: Mr. John L. A. Dugan (john.dugan@gsa.gov)

A copy of your letter of interest should be sent to:
Daniel Forrest, Director of Arts & Historic Preservation
& State Historic Preservation Officer
Department of Economic & Community Development
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Deadline for submission to the November-December 2014 issue is October 1, 2014.

Historic Properties Exchange is published to advertise endangered properties in Connecticut by the Connecticut Trust for Historic Preservation, a statewide nonprofit organization located at 940 Whitney Avenue, Hamden, Connecticut 06517. Real estate advertised in this publication is subject to the Federal Housing Act of 1968. Neither advertisers nor the Connecticut Trust are responsible or liable for any misinformation, misprints, or typographical errors contained in *Historic Properties Exchange*. To list a property, learn about properties listed or to subscribe, contact Jane Montanaro, Director of Preservation Services, at jmontanaro@cttrust.org or call 203-562-6312.

Historic Properties Exchange is supported by a generous grant from Pelli Clark Pelli Architects.



Above: Stratford Shoal Light Station
Right: Peck Ledge Light



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North Canaan. ▶

Restoration of the Canaan Union Depot (1872; NR) is back on track with an agreement between the Housatonic Rail Road, the Connecticut Department of Transportation, and the Connecticut Railroad Historical Association (CRHA), which owns the historic building. Under the agreement, CHRA agreed to the removal of the historic boarding platform on the west side of the building to meet modern safety codes. A fire destroyed one wing of the depot in 2001; restoration began quickly but has been stalled for two years pending an agreement on the platform and other safety questions.



C. Wigren

Pomfret. ▶

The State Historic Preservation Office approved a grant in July to help the First Congregational Church design a replacement for its historic church building (1832, 1920), a prominent element of the Pomfret Street National Register district until a fire destroyed it last December. Using preservation funding for new construction is unusual, but SHPO officials see it as a means of preserving the character of the larger district. "The church was one of the centerpieces of the historic district," said State Historic Preservation Officer Daniel Forrest. "Whatever is built there will have a significant impact on its surroundings, and we thought it was appropriate to do what we could to protect the district."



National Register of Historic Places, Jan Cunningham, 1997

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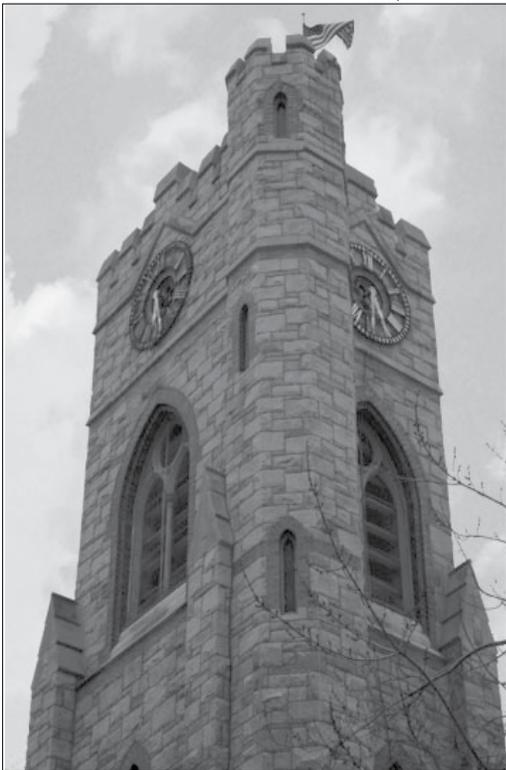
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Torrington. ▲

Trinity Episcopal Church (1897; NR) has completed restoration of its clock tower a downtown landmark. The project began in 2008, with an Historic Preservation Technical Assistance Grant from the Connecticut Trust to evaluate the work needed. Renovation included adding structural reinforcements, repointing the granite masonry, re-roofing, repairing and repainting window frames, and restoring the clock faces. The church has established a fund to support future maintenance of the tower.

His concerns for ventilation and sunlight, and his criticism of planned obsolescence and shoddy construction masked by cheap ornament prefigure present-day concerns about sustainability, according to the authors.

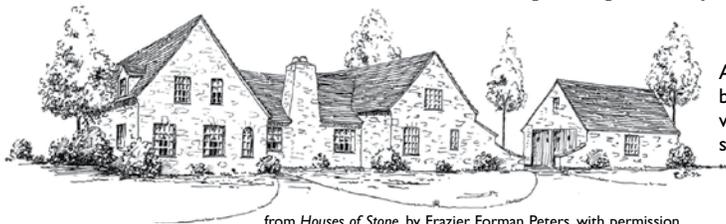
This strain of ethics and integrity in Peters' work seems to come from his upbringing in a family of Episcopalian priests. Although his life followed a different path, the idea that he nonetheless had a larger social responsibility apparently stayed with him.

Laura Blau and Robert Weingarten are well qualified to tell this story: Ms. Blau is Peters' granddaughter and an architect herself with a strong interest in sustain-

able building. She wrote the chapters on Peters' life and his design and construction methods. Mr. Weingarten, a real estate agent and Westport Historical Society's House Historian, contributed a description of the research methods by which he was able to document 41 Peters-built houses in Westport.

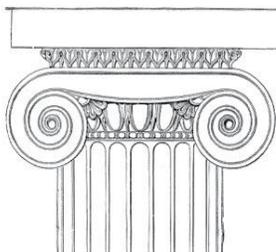
Although this book covers only houses in Westport, it includes a list of signature characteristics which will help readers carry on the work of identifying Peters' works in other places. 🌿

Frazier Forman Peters: Westport's Legacy in Stone is available from the Westport Historical Society, (203) 222-1424; <http://westporthistory.org/>.



A typical Peters design, built of stone and concrete, with low walls, big roof, and simple lines.

from Houses of Stone, by Frazier Forman Peters, with permission



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Built of Stone: The Houses of Frazier Forman Peters



Robert A. Weingarten

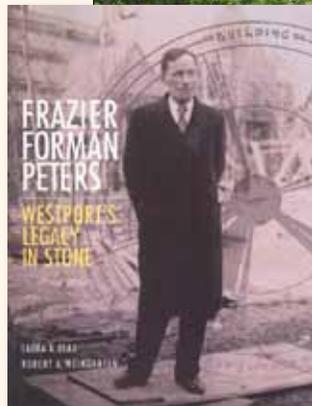
After World War I, prosperity and pent-up demand created a building boom that saw the rise of the last generation of vernacular homebuilders. Without formal training, they nonetheless produced designs that continue to be recognized for their high quality. These builders include such figures as Alice Washburn, in Hamden, Albert Hubbard, in Wethersfield, and in Westport and surrounding towns, Frazier Forman Peters (1893-1963), whose work is documented in *Frazier Forman Peters: Westport's Legacy in Stone*, a new book from the Westport Historical Society.

Peters' houses are distinctive, employing a hybrid concrete-and-stone construction method developed by the prominent architect Ernest Flagg. Peters modified Flagg's system but retained the basic idea: concrete walls poured into forms lined with fieldstone. Easier and less expensive to build than traditional stone buildings, they still have warmth, solidity, and romantic appeal.

In addition to their stone-and-concrete construction, Peters' houses are noted for



Frazier Forman Peters' own house (1930) is a good example of his concrete-and-stone construction and simple, economical style.



less—their sensitive siting in the landscape, and their orientation to capture sunlight and summer breezes.

During the Depression, when work was scarce, Peters promoted his building

their stylistic simplicity—most are almost style-

methods in a series of books. These books were an integral part of his goal of not only building well, but also educating the public about what made a well-built house.

In his books and his houses, Peters insisted on building simply, economically, and with an eye to long-term durability.

continued on page 19