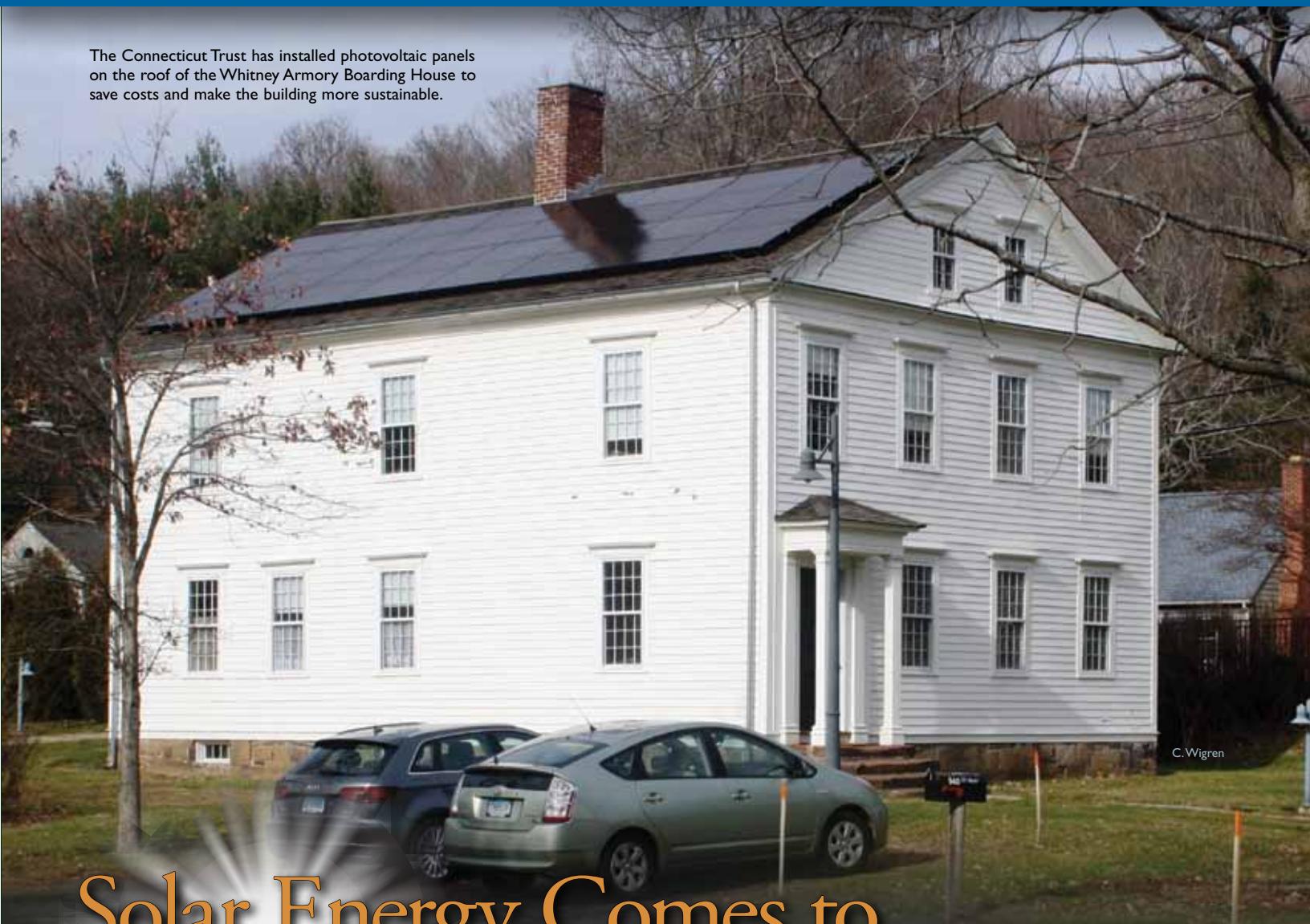


January/February 2017

Volume XL, No. 1

The Connecticut Trust has installed photovoltaic panels on the roof of the Whitney Armory Boarding House to save costs and make the building more sustainable.



Solar Energy Comes to the Boarding House

The Connecticut Trust entered a new era in December with the installation of photovoltaic panels on the Whitney Armory Boarding House, which houses the Trust's offices. By switching to solar-powered electricity, the Trust seeks not only to save money, but also to make our building's operations more sustainable. Further, the Trust will be able to use its offices to demonstrate the benefits of appropriately integrating historic buildings and sustainable technologies.

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Making Historic Preservation Part of Resiliency Planning in Connecticut

By Douglas Royalty

What if you knew that installing a floodgate would protect not just a ball field in your town but also several historic houses? What if you knew that an historic district in your city is likely to be inundated over the next 50 years as a result of rising sea levels?

Town planners from Greenwich to Groton have been mulling such questions lately in a series of meetings sponsored by the State Historic Preservation Office. The sessions are part of a SHPO-led program aimed at helping towns integrate historic preservation into their hazard mitigation and resiliency plans.

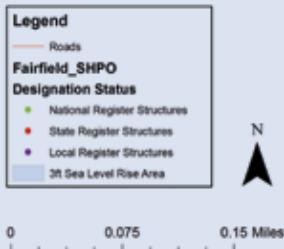
The initiative is part of the SHPO's Hurricane Sandy disaster relief program, funded by a grant from the National Park Service.

One key goal is to encourage towns to consider the historic built environment, and the "sense of place" it provides communities, in their plans. Another is to foster partnerships between municipalities and the SHPO in an era of extreme weather and climate change.

"Connecticut has 36,000 designated historic properties in the coastal counties, and nearly ten percent are at risk of flooding," said State Historic Preservation Officer Kristina Newman-Scott. "State and local agencies have to work together to understand the threats, and find ways to protect our irreplaceable heritage resources."

This map of Stamford's South End shows areas projected to be flooded by rising sea levels in 2080, including a large portion of the South End National Register district.

City of Stamford 3' Sea Level Rise



The SHPO's outreach program includes:

- Reviews of plans for 91 towns, including plans of conservation and development, zoning and historic preservation ordinances, hazard mitigation plans, emergency operations plans, and coastal resiliency plans.
- Charrettes with regional planning agencies to discuss preservation and resiliency planning concepts.
- Distribution of GIS-based data on hazard zones and historic properties. Hazards considered include FEMA's "100-year" flood risk—in which properties have a one percent chance of flooding equal to or exceeding a "base flood" event in any given year—and a 2080 sea-level-rise scenario based on projections by the National Oceanographic and Atmospheric Administration.
- Written evaluations of towns' existing plans.
- Meetings with planners in 28 coastal municipalities.
- An illustrated best-practices guide for planners, expected in fall 2017.
- A chapter on resiliency planning for the 2017 update to the State Historic Preservation Plan.

continued on page 19



From the Executive Director

How historic preservation works and all the benefits it brings—in Connecticut and nationally—are at significant risk. I'll give you a short briefing below, and hope you will join us in an urgent new advocacy initiative that will get our preservation voices heard in both Hartford and Washington.

The first threat: The Federal Rehabilitation Tax Credit program, which provides an incentive equal to twenty percent of the qualified expenses of rehabilitating an historic income-producing property, is at risk of outright elimination. All signals out of DC point to comprehensive tax reform's being a priority for both the president-elect and Republican House and Senate majorities in the first 100 days of the new administration.

Simply put, to get to the intended target of a fifteen percent federal corporate tax rate, a number of tax incentives and deductions will need to be eliminated

from current tax code. That includes the Federal Historic Tax Credits, New Market Tax Credits, and the Low Income Housing Tax Credits, among others. (It could also end the charitable giving deduction that is a benefit of your donation to nonprofits like the Trust.)

A tax reform package could move quickly through Congress by way of the budget reconciliation process, which in the Senate only requires a simple majority vote for passage in the Senate instead of the sixty votes typically needed to end debate and go to a vote. We expect to see a draft bill to review in early January.

More than 105 rehabilitation projects across Connecticut have utilized the federal credit to underwrite costs of reuse of historic buildings since 2002. Nationally, the current program has created 2.3 million jobs, leveraged \$117 billion in private investment, and rehabilitated more than 41,250 buildings—

all while generating federal revenues that demonstrate that the program pays for itself.

A second threat: The Connecticut Historic Rehabilitation Tax Credit Program is “sold out” for the current fiscal year and needs a \$30 million increase in annual allocations in order to match the pace of historic property redevelopment in Connecticut. From mill buildings to Main Streets, this program is working throughout the state to direct new investment—from both in-state and out-of-state developers—into putting historic properties to productive new uses, improving community services and generating new sales and property tax revenues. The Governor and General Assembly are wrestling with deep budget deficit projections. We're going to need your help to present the case that spending \$30 million more on this program offers long-term benefits that will help raise our state out above such budget crises.

The final threat: Credible rumors, once again, of intended sweeps of Community Investment Act (CIA) funding to address general revenue shortfalls. Sweeps and redirections of CIA revenues will limit or eliminate the availability of state grant funds for preservation studies, surveys, and capital projects. Let's not gut preservation's primary funding source in Connecticut.

Each of these issues should concern you. All of them need your engagement. Join with the Connecticut Trust and fellow advocates to protecting and advance these programs by registering for our new advocacy campaign platform here: <http://cttrust.org/cttrust/page/Advocacy>. We'll provide you with timely and effective messaging for communicating with state and federal lawmakers and agencies on preservation program and budget matters.

—Daniel Mackay
dmackay@cttrust.org

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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Sustainability for Historic Buildings

The core principle of sustainability is to live in a way that reduces pressure on natural resources. As the United Nations Commission on Environment and Development put it in 1983, "Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs." This translates into minimizing harm to the environment caused by pollution or the disruption of ecosystems and conserving natural resources, particularly reducing reliance on non-renewable resources.

Historic preservation contributes to sustainability by promoting the reuse of historic buildings—basically, a form of recycling. In many cases, historic buildings were designed to conserve energy through such features as building mass, orientation to the sun, and cross-ventilation.

However, historic buildings can also face challenges in efficient use of resources for operation, particularly through technologies such as central heating, for which they were not originally designed. To continue to be viable, they must be adapted to sustainable technologies just as they have adapted to the installation of electricity, central heating, and indoor plumbing.

The new solar panels augment previous efforts by the Trust to conserve energy at the boarding house. In 2011, the Trust added dense-pack cellulose insulation to the walls and attic, restored the single-glazed windows (mostly reproductions installed in 1989), and installed exterior storm windows. In many of the building's light fixtures incandescent light bulbs have been replaced by compact fluorescent or LED bulbs. Following these steps, it was time to take the effort to the next level.

From the front of the building, the solar panels are scarcely visible.

How the Photovoltaic System Works

Photovoltaic systems convert the sun's energy to electricity through photovoltaic cells composed of silicon and joined into panels mounted on or near a building. From the panels, the electricity passes through an inverter, which converts the direct current energy to alternating current. If the system produces a surplus of energy, Connecticut law requires utilities to buy the surplus electricity. A "net meter" is installed, making it possible to measure the electricity both flowing into and out of the building.

The Trust's photovoltaic system is owned, maintained, and operated by Star Power LLC, a Branford-based company that specializes in solar installations for nonprofit organizations, leveraging federal and state energy and investment incentives, most of which are not available to those groups. The Trust will purchase all energy generated by the system from Star Power. Surplus electricity will be sold to the local electrical company, United Illuminating Company, its cost to be balanced against the cost of power that the Trust uses when the system is not generating electricity—at night or on cloudy days.

The most visible part of the system is a 9.36-kilowatt photovoltaic solar array of 36 panels mounted on the south roof of

the boarding house. The panels are mounted on a frame of aluminum rails, two per row, that are fastened to the roof about every 48 inches. The fasteners pass through flashing systems that are slipped under the cedar shingles. One hole was drilled through the shingle for each fastener, but no shingles were removed.

Wiring from the panels passes through the roof into the attic, through the attic, and down the corner of an outside wall alongside an existing downspout. The conduit re-enters the building just above the stone foundation and connects to the electric panel box in the basement. This route avoids disruption to finishes inside the building.

The Trust expects to save approximately \$19,500 over the course of its fifteen-year contract with Star Power, averaging \$1,300 per year.

Protecting Historic Character

Constructed in 1827 to house workers at Eli Whitney's rifle factory, the boarding house is listed on the National Register of Historic Places as a contributing resource in the Whitney Gun Factory historic district. The Trust bought the building in 1989 and restored it for its offices.

While the decision to install a solar power system was motivated by the desire to conserve natural resources and save money, doing this in a way that did not detract from

C.Wigren



the building's historic character was, of course, integral to the Trust's mission. It also was a requirement of a preservation easement on the building held by the State Historic Preservation Office (SHPO), a condition of an earlier grant. SHPO staff reviewed and approved the plans for the installation, as did the South Central Regional Water Authority, which owns the land on which the boarding house sits.

To minimize their visual intrusion on the building's appearance, the solar panels are located on a side roof facing south. The panels sit only four inches above the surface of

Installing the solar panels preserved the structure of the historic roof.



the roof, so they do not alter the historic roofline. From the front they can scarcely be seen. From the side, they are partially screened from street view by the Eli Whitney barn and several trees. Due to the height and low pitch of the roof, the panels are not visible at all within 25 feet of the building. Where they can be seen, the solid black panels blend in with the weathered wood shingles.

The solar array on the roof is fully reversible. No historic material was removed to install the panels. In the event that the panels are removed in the future, the flashing around the mounts also would be

removed, and the drilled shingles replaced, returning the building to its original appearance.

Before deciding to mount solar panels on the boarding house, the Trust investigated whether ground-mounted panels might have less impact on the historic site. However, the staff and board concluded that a ground-based array, located in the field behind the building, would in fact be visible from more points than a roof-mounted array. In addition, it would require a heavy supporting framework plus security fencing. Power would be delivered to the building through underground

cables, adding costs and requiring archaeological testing to avoid disturbing possible buried resources. In terms of both cost and intrusion on historic resources, a roof array seemed preferable.

In addition to protecting the boarding house's historic appearance, the installation highlights another aspect of the historic character at the Whitney site: its association with technological innovation. It was here that Eli Whitney and his workers experimented with mass production techniques that contributed to the development of interchangeable parts. Later occupants of the site, including Eli Whitney, junior, and inventor J. Allen Heany, continued this tradition of innovation. Today, the Regional Water Authority operates a state-of-the-art water treatment facility behind the boarding house, while the Eli Whitney Museum and Workshop, located in the surviving Armory buildings across the street and in the Whitney Barn next to the boarding house, seeks to foster inventiveness through its exhibits and programs.

Admittedly, the mechanics of solar power generation no longer represent cutting-edge technology, but the increasingly widespread use of solar panels represents a broad technological change that will continue as our society seeks more sustainable power sources in light of global climate change. By using the boarding house as a demonstration project for the use of sustainable technologies on historic buildings, the Trust is carrying on Whitney's legacy of innovation.

Demonstration and Precedent

The potential of solar power, where feasible, to reduce electricity costs contributes to the preservation of historic buildings by helping them to remain competitive in the marketplace. The installation of solar power is not only financially beneficial and good for the environment, but can be an effective way to bring historic preservation into the future. The Connecticut Trust hopes its solar installation will be a model for this shift to sustainable technologies and become an example of how to make historic buildings more modern without losing their character-defining features. The Trust will continue to report on the

continued on page 18



The Chidsey-Linsley house was built about 1790 across from the East Haven Green, where General Lafayette and his troops camped during the Revolution. The 1½-story, center-chimney Cape is notable for its unusual flaring roof, which swoops out to wide eaves front and back—a feature common in Dutch houses on nearby Long Island but extremely rare in Connecticut. The builders thrifitly re-used parts from an older house, which still can be seen in the basement. They even reused an older foundation, which may account for the double front door and the side door—both features typically seen only on larger dwellings. Owned for many years by an architectural historian, the Chidsey-Linsley

house retains its original layout and most of the original exterior clapboards. Interior floors, trim, and paneling remain in pristine condition. Listed on the National Register of Historic Places, the house is eligible for Connecticut's Historic Homes Rehabilitation Tax Credit. Within walking distance are shops and restaurants, Long Island Sound, and scenic salt marshes.

\$199,500

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The Future of the Past: The National Historic Preservation Act at 50

Bruce Clouette

The National Register of Historic Places. State Historic Preservation Office. Section 106 Review. Historic Rehabilitation Tax Credits. The Secretary of the Interior's Standards for Rehabilitation. Environmental Review. Certified Local Governments. Preservation Grants-in-Aid.

Many of the most important tools we use to preserve historic places were set up in or came about because of the National Historic Preservation Act. Passed into law in 1966, the NHPA in one stroke made preservation an official policy of the federal government and gave the preservation movement a structure that has guided its development ever since.

On October 29, preservationists from around the state and beyond gathered in New Haven for a symposium to investigate the legacy of the NHPA over the past fifty years and consider the future of the preservation movement. The symposium was organized by the New Haven Museum, the New Haven Preservation Trust, the Connecticut Trust, and the State Historic Preservation Office of the Connecticut Department of Economic and Community Development.

A Look Back

John W. Shannahan, Connecticut's State Historic Preservation Officer from 1974 to 2003, led off with a review of preservation in the state over the past fifty years. More than fifty years, in fact: the General Assembly established the Connecticut Historical Commission in 1955, and the CHC embarked on its first survey of historic resources in 1966, a few months before the NHPA was enacted. Mr. Shannahan cited significant legislative measures and programs, important legal decisions, and stirring accounts of local advocacy. He concluded with a list of the top ten developments in preservation. These included partnerships—with the Attorney General's office, Connecticut Preservation Action (a statewide lobbying group), the Connecticut Trust and its Circuit Rider



An important program that grew out of the National Historic Preservation Act, Historic Rehabilitation Tax Credits have made possible the reuse of historic sites such as the Willimantic Armory.

program, and local advocacy partners—and key legislation such as the Connecticut Environmental Policy and Protection Acts, the Community Investment Act, and enabling legislation for local delay of demolition ordinances. In addition, there were important programs such as tax incentives for preservation projects, and court cases that confirmed the legality of preservation measures.

In a discussion that followed, three preservationists identified some of the most significant accomplishments of the past fifty years. Historian and consultant Bruce Clouette chose federal and state historic rehabilitation tax credits, which have made possible the reuse of hundreds of historic buildings, particularly industrial structures. New Canaan preservationist Mimi Findlay pointed to local advocacy for the preservation of the Lockwood-Mathews Mansion and the South Norwalk district, both in Norwalk. John Shannahan cited a legal decision, *Figarsky v. Historic District Commission*, a Norwich case in which the Connecticut Supreme Court affirmed the

right of historic district commissions to forbid the demolition of historic resources within local historic districts.

The Next 50 Years

Turning from the past to the future, Max Page, professor of architecture and director of historic preservation initiatives at the University of Massachusetts, Amherst, described ways in which the world of 2016 is different from that of 1966, with new concerns about immigration, climate change, and economic inequality. The preservation movement, he argued, can be central to addressing these issues and building a more just society. Preservation can conserve natural resources by revitalizing existing historic neighborhoods. It can help the nation absorb immigrants by telling an American story that incorporates newcomers as well as longtime residents. And it creates jobs.

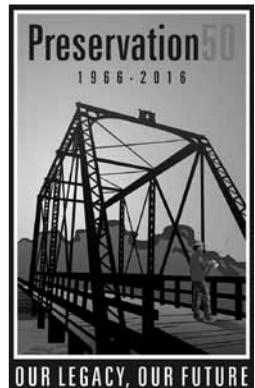
To do this, Mr. Page called on the preservation movement to critique itself, such as the tendency for revitalization to become gentrification. He also called on preser-



The water power system in Holyoke, Massachusetts, built in the 19th century to run textile mills, still provides electricity to the city—an example of historic resources contributing to sustainability, according to U.Mass. professor Max Page.

vationists to help society recognize and confront controversial episodes in the past by preserving and interpreting such places as Japanese internment camps from World War II or sites associated with slavery. Finally, preservation can build economic opportunity by helping youth develop skills in restoring and managing historic

places. "What we need," Mr. Page said, "is a new WPA—a Works Preservation Administration—on the scale of the Depression-era WPA, to offer training and create jobs."



New Directions, New Resources, New Partnerships

To continue the discussion, a panel discussed new directions for the preservation movement in the next fifty years. As an example of the new resources preservationists must be prepared to recognize and protect, archaeologist Cece Saunders described her work documenting 20th-century Nike missile installations constructed during the Cold War. Between 1955 and 1957 seven such sites were built to protect Bridgeport's defense-related industries.

Brent Leggs, a field officer for the National Trust for Historic Preservation,

explored ways of making preservation movement more innovative, more diverse, and more engaging to youth. Echoing Max Page, he described preservation as a form of social entrepreneurship, using historic buildings as tools to build public benefit.

For Pieter Roos, executive director of the Newport Restoration Foundation, rising sea levels present an inescapable threat to historic places across the nation. "The good news," he said, "is the people are endlessly adaptive. But this is a natural disaster that is coming, and the time to start addressing it is now."

In general discussion following this panel, the audience debated the role of the

continued on page 8

Just as Americans are largely unaware from day to day that they breathe clean air as a result of the Clean Air Act, they are also often unaware of the ways in which their lives

are better because of the historic places saved by the National Historic Preservation Act. These places exist in virtually every community in the country, and they give our lives the 'cultural, educational, aesthetic, inspirational, economic, and energy benefits' set forth in the preamble to the NHPA.

—Tom Mayes, National Trust for Historic Preservation



Places associated with the Cold War, such as the Nike Missile Control Site in Westport, are among the new historic resources being recognized.

federal government in defining and setting guidelines for preservation. Some pointed to long times needed to establish new policies, while others argued that existing laws already cover many issues, and that the main issue is how they're administered.

In another panel, presenters discussed ways in which citizens and government agencies are reshaping relationships to address preservation issues. David Westmorland, chair of the Norwalk Historical Commission, described attempts to be a part of Section 106 process for the replacement of the Norwalk River Railroad Bridge (1896; NR). While praising the Connecticut Department of Transportation for its early outreach to the

community, Mr. Westmorland criticized the department for ignoring community input. He counseled other communities facing large-scape projects to get legal and expert assistance.

Gregory Stroud, executive director of SECoast, a group established to address proposed high-speed railroad development, described a similar process of attempting to find a way through the complicated process of taking part in public project review. His advice: use technology; work with the press; and find statewide partners to help with fund management and lend credibility to a new organization.

Douglas Royalty, from the Connecticut State Historic Preservation Office,

described federally-funded disaster relief programs following Hurricane Sandy. Connecticut received \$8 million, which it is using for historic resource surveys, direct assistance, and resiliency planning. Such planning, he observed, is an emerging area of practice; Connecticut is the first in the nation to include cultural resources in hazard mitigation planning on a statewide basis.

Reconstructing Identity

To close the conference, Brent Leggs began by recounting his own development as a preservationist, from childhood appreciation for handsome houses, to a chance encounter that shifted his career goals to preservation, to time spent living in Boston, where he regularly passed the African Meeting House on Beacon Hill. Seeing this site and knowing its history as an African-American community center and abolitionist meeting-place prompted him to ask himself, "What is my responsibility to this nation? How can I make this country better?"



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CONNECTICUT PRESERVATION AWARDS ▪ 2017

The Connecticut Trust's Preservation Awards recognize outstanding achievements in protecting and nourishing Connecticut's significant buildings, landscapes and communities. The 2017 Awards will be presented in early April.

Connecticut Preservation Awards honor exemplary efforts in the preservation and enhancement of historic places throughout Connecticut, including:

- restoration, maintenance, preservation or adaptive use of historic buildings, structures, complexes, neighborhoods, cultural landscapes or landscape features
- studies, documentation or plans for preservation, enhancement, or revitalization of historic places
- effective leadership in community, regional, or statewide preservation efforts

Any individual, organization, or project involved in historic preservation in Connecticut is eligible to receive a Connecticut Preservation Award. Nominated projects must have been completed since January 1, 2013. Nominations must be made by members of the Connecticut Trust. Trustees and staff of the Connecticut Trust are not eligible for awards during the period of their active service.

And introducing: The Mimi Findlay Award for Young Preservationists

Visit www.cttrust.org for information on this new award, which honors Mimi Findlay, of New Canaan, longtime preservationist and former Chairman of the Board of the Connecticut Trust.



NOMINATION PROCEDURE

For forms and further information, visit www.cttrust.org or call (203) 562-6312 or email cwigren@cttrust.org.

Nominations must be received by 4:00 p.m. Friday, February 17, 2017.

"History is a powerful tool for understanding who we are," Mr. Leggs continued. He then reviewed a number of sites connected with African-American history: Fort Monroe, Virginia, where during the Civil War escaped slaves were first designated "contraband of war," an act considered pivotal in making the war a struggle over freedom. The library at Howard University in Washington, D.C., modeled on Independence Hall as a statement of the necessity of education for personal independence. The A. G. Gaston Motel, in Birmingham, Alabama, where members of the Southern Christian Leadership Conference met in 1963 to plan strategy for demanding civil rights. These sites of achievement and activism, balancing sites of injustice, can help create a new view of African Americans as contributors to American society, not just

victims. Preserving these places is key to telling the American story.

Interestingly, none of the speakers advocated changing the preservation structure set up by the National Historic Preservation Act. The unspoken assumption behind the day's discussion seemed to be that the Preservation Act continues to provide the framework needed to protect, enhance, interpret, and adapt the nation's historic places for the present and the future. Instead of changing the act itself, the day's message was a call to be creative in how we use it. 

For more about the 50th anniversary of the National Historic Preservation Act, visit <http://preservation50.org/>.

Seeing the African Meeting House in Boston inspired conference speaker Brent Leggs to consider how preservation can make the country better.



Historic American Building Survey.

Briefly Noted

Danbury. ▶

City voters approved a referendum in November that allocates money for converting the ruins of Hearthstone Castle (1897; NR) into a walled garden. Plans call for clearing the site of debris and contaminants, removing unsound sections of the walls, and stabilizing and landscaping the remainder. The exact scope of work has yet to be determined. The city acquired the castle, originally the home of society photographer E. Starr Stanford, in 1985 when its land was added to Tarrywile Park. Officials and the park's friends group have tried unsuccessfully to restore and reuse the crumbling structure ever since. In 2012 the Connecticut Trust awarded the city a Vibrant Communities Initiative Grant to investigate possible treatments for the structure. The options ranged from demolition to full restoration. The current plans lie between those extremes as a more affordable option.



City of Danbury, 2012

Greenwich. ▶

The Connecticut Trust has been instrumental in finding a new home for the O'Neil Theater (1934; SR). Architect Horton O'Neil designed and built his modern interpretation of a Grecian outdoor theater on his Cos Cob estate, setting it into a hillside and screening it with a grove of hemlocks. O'Neil and his wife, a dancer, presented programs here until the 1960s, when neighbors objected to the crowds and traffic they attracted. Now, the property is being redeveloped, and the owner wants the theater removed. The Trust helped find a new home for the theater and secure funding from a longtime Cos Cob resident who was a friend of the O'Neils, to move and reconstruct it. In December, workers started numbering and lifting some 2,500 marble slabs that make up the structure.



W.Haynes

Hartford. ▶

The Old State House (1796; NHL) reopened on November 28, nearly five months after a transfer from the Office of Legislative Management (OLM) to the Department of Energy and Environmental Protection (DEEP) forced the landmark to close. That transfer was halted when it became clear that DEEP didn't have adequate funding to operate the building. Back under the aegis of OLM, the building has resumed its regular hours; however, programs will be reduced until a permanent operating arrangement can be made in the next legislative session.

Historic American Buildings Survey,
Newton L. Lockwood, 1934



G. Farmer

◀ **Milford.**

The Sanford-Bristol house once again presents a well-maintained face to its historic neighborhood, thanks to risks undertaken and repairs made by Lesley Mills. A Milford resident, Ms. Mills and her company, Griswold Home Care, bought the house in 2013 in a settlement agreement after the Milford Preservation Trust sued to block unreasonable demolition of the house, and donated a preservation easement to the Connecticut Trust to ensure its preservation. Since then, the entire house has been lifted and re-settled on a new substructure; ancient walls have been shored up; the side porch has been replaced using 18th-century timbers from Milford; stone landings have been shored up or replaced with the same riverbed rock; clapboards and shingles have been repaired or replaced; and the whole building now wears a fresh coat of paint. Landscaping is moving along, just ahead of the snow that will protect the planted spring bulbs. Ms. Mills hopes to use the building as a stepping stone toward more historic rescues.

◀ **Mystic.**

Mystic Seaport Museum received a Driehaus Preservation Award from the National Trust for Historic Preservation for its restoration of the Charles W. Morgan (1841; NHL), the world's only surviving whaleship. According to the National Trust, "The restoration of the Charles W. Morgan recaptured the art of wooden shipbuilding and preserved it for a new generation of shipwrights. Almost 100 years after her worldwide working career ended, the newly rehabilitated ship took a triumphant voyage to seven historic new England ports in 2014.... The Morgan's journey promoted the stewardship of intangible heritage and public history, educating nearly 65,000 people about everything from the diversity of those who worked in whaling to human-whale interaction." The awards recognize the best in preservation projects, particularly those that highlight cutting-edge preservation approaches or technologies.

continued on page 12



Mystic Seaport

West River Restoration

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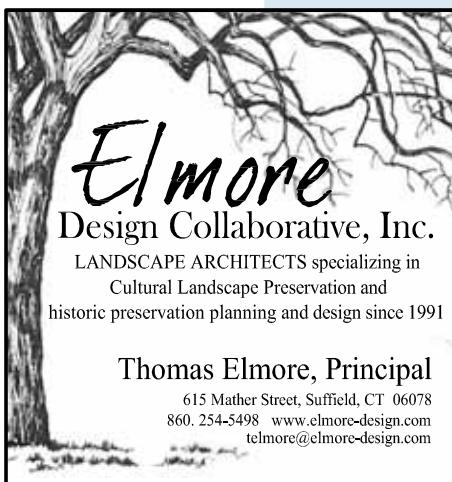
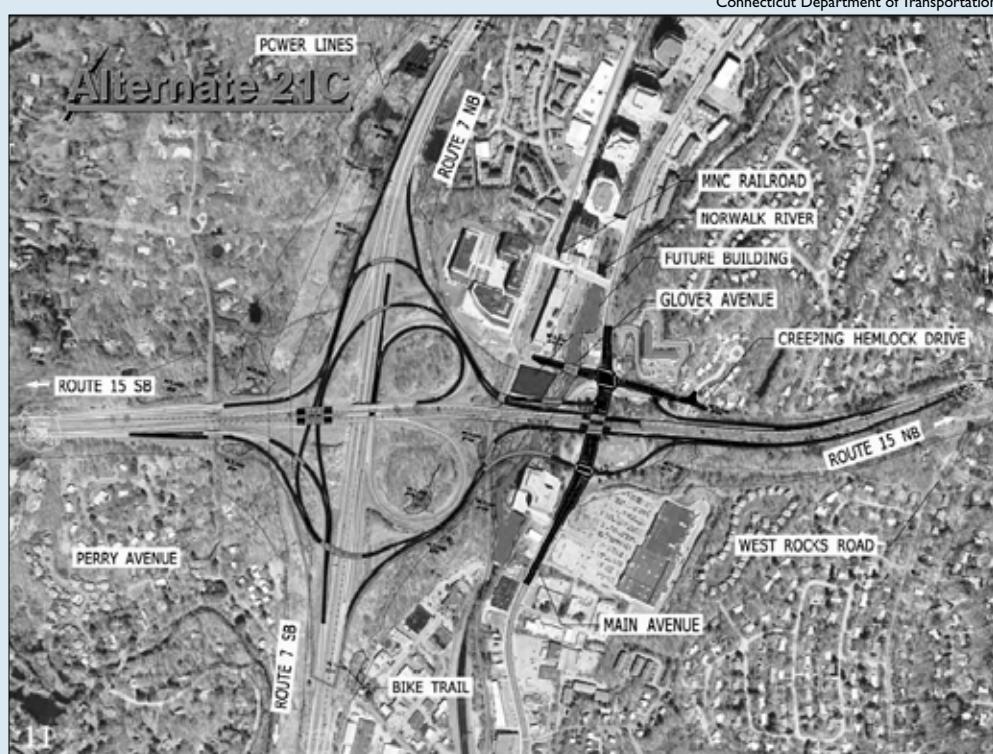
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cont'd from page 11

Norwalk. ►

The Connecticut Department of Transportation has re-started a project to construct a new interchange between the Merritt Parkway and Route 7. Construction of the interchange was begun in 2005 but halted a year later by a lawsuit brought by preservationists because ConnDOT had not considered design alternatives as required by Section 4f of Department of Transportation Act. Another effort was halted in 2009 by inadequate funding; the illustration shows the plan under consideration then. The aim is to provide a complete interchange between the two highways; currently vehicles traveling in some directions must take a roundabout route on surface roads. ConnDOT plans to continue design and public outreach through 2017 and 2018, with a planned start of construction in 2021. To follow the project and learn about upcoming public information meetings, visit <http://7-15norwalk.com/>.

continued on page 14



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G. Farmer



The University of Connecticut has agreed to preserve two historic faculty houses and their landscape setting as a gateway to the Storrs campus.

University of Connecticut Agrees to Preservation Measures

Two of the Faculty Row houses (c.1910-1920; NR) will be preserved for new uses, under a new agreement reached between the University of Connecticut, the Connecticut State Historic Preservation Office, and the Connecticut Trust. The university had sought to demolish all nine of the houses, which were built under the University's 1910 campus master plan. That plan established an informal residential area slightly apart from the formal, monumental educational area. The nine houses now standing, along with their landscaping, represent all that remains of the residential component of the 1910 plan. A rare human-scaled oasis in the campus, they are a valuable element of the university's early planning efforts,

beloved by generations of U.Conn. students and staff.

U.Conn. has voiced its intention to demolish the Faculty Row houses since they were listed on the National Register, along with other historic portions of the Storrs campus, in 1989. The current university master plan, adopted in 2015, calls for part of the Faculty Row site to be retained as open space (preserving some of the historic trees), with new buildings eventually constructed on the remainder.

In June of 2016, U.Conn. and SHPO signed a Memorandum of Understanding that outlined mitigation measures intended to compensate for the loss of the historic structures. These included documenting the buildings to standards set by the Historic American Buildings Survey, hosting a preservation conference for SHPO, and adding new preservation provisions to the University master plan.

The mitigation measures did not satisfy local preservationists, who mounted a campaign to save the buildings. They set up Facebook page, "Save UCONN's Faculty Row," and an online petition that garnered 665 signatures and began exploring possibilities of suing under the Connecticut Environmental Protection Act (CEPA), which allows lawsuits to prevent unreasonable destruction of buildings listed on or under consideration for the National Register.

In the meantime, the Trust and SHPO continued talks with University officials led by Master Planner and Chief Architect Laura Cruickshank, FAIA. The negotiations culminated in the new agreement, approved by the Trust's Board of Trustees and signed in December.

Under the agreement, four of the houses will be demolished during winter break to provide a staging area for construction of a new student center. The Trust agreed not to participate in or assist any effort to prevent demolition using CEPA. Three more will be razed in the future. The two houses to be maintained will be stabilized immediately and rehabilitated and put into active service by January 1, 2022. The university has committed to maintain them at least through 2035. The area occupied by the buildings to be demolished will become open space designed in keeping with the historic setting and preserving existing shade trees..

The most important part of the agreement commits U.Conn. to consult regularly with SHPO and the Trust with regard to National Register-listed or -eligible buildings. In addition to the U.Conn. district, these include the Farwell/Jacobson Barn, Mansfield Training School, and Spring Hill National Register districts.

While the loss of seven historic buildings is still unfortunate, the new agreement represents a substantial improvement over the original Memorandum of Understanding. According to State Historic Preservation Officer Kristina Newman-Scott, the preservation commitments represent "a culture shift" at the University. In an email message to Daniel Mackay, U.Conn. President Susan Herbst wrote, "We here at UCONN commit to preserving and celebrating our history, as we long have. The campus is a precious public property, and we shall take excellent care of it." 

To see the University of Connecticut master plan, visit <http://masterplan.uconn.edu/>. The preservation section is Appendix E.



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cont'd from page 12

Norwich. ►

At the request of the State Historic Preservation Council, the Attorney General's office agreed in December to take action under the Connecticut Environmental Protection Act to prevent demolition of the Reid & Hughes building (1869, 1898; NR). The Norwich City Council approved \$800,000 in bond funding to demolish the deteriorated building in October. Since then, local preservationists have rallied behind the Women's Institute for Housing and Economic Development, a nonprofit developer interested in renovating the building for retail and housing. More important, they have identified a donor willing to contribute \$200,000 to the cost of stabilizing the building. "If the city is willing to spend that much money to demolish the building, why not spend that money to work with a developer to restore the building?" asked city historian Dale Plummer, a leader of the preservation effort. "It makes no sense, none whatsoever."

Stamford. ►

The City's Zoning Board of Appeals denied a request by Dairy Queen to remodel its building, based on a recommendation by the Historic Preservation Advisory Commission.

The building, constructed in 1947, was remodeled in the 1950s with a barn-like gambrel roof that was a company logo. Dairy Queen Corporation is now requiring that all stores be remodeled to a new design. According to preservation commission chairperson Lynn Drobbin, the Stamford Dairy Queen is a local landmark and significant architecturally as an intact example of roadside architecture still fulfilling its original function. On behalf of the commission, she has urged Dairy Queen Corporation to allow the Stamford restaurant to keep its current appearance. As a result, DQ is allowing the structure to remain the same, but requiring the owner to make alterations that don't require a permit, such as painting the red roof blue. Ms. Drobbin is seeking information about other intact barn-type Dairy Queens; anyone who knows of one is asked to send information to her at lynndrobbin.com.



G. Farmer



Society for Commercial Archaeology

Trust Awards Technical Assistance Grants

In December, the Connecticut Trust approved \$33,000 in Historic Preservation Technical Assistance Grants (HPTAG) to five recipients.

The grants are funded by the State Historic Preservation Office using money generated by the Community Investment Act.

Demand for technical assistance is high; the Trust received sixteen applications, seeking a total of \$209,000. Unfortunately, only \$33,000 remained in the grant pool. The Trust has applied to the State for an additional \$53,525 to fund five more projects. The current grant recipients are:

Town of Bridgewater: \$4,250 for a feasibility study of the Bridgewater Grange (1854; NR)

Trustees and Proprietors of Bacon Academy (1801-1803; NR), Colchester: \$10,000 for condition assessment and preservation plan



Bacon Academy

Bacon Academy in Colchester, which has operated as an educational facility since 1803, will receive a technical assistance grant from the Connecticut Trust to assess rehabilitation needs and create a preservation plan.

Alliance for Living, New London: \$14,225 for capital needs assessment of the Lena Hospital (1927; NR)

Norwich Community Development Corporation: \$3,125 for condition assessment at the Norwich Historic Rowhouse

Condominiums (c.1830; NR; Connecticut Trust preservation easement)

Wolcott Historical Society: \$1,400 for capital needs assessment of the Woodtick School (1821; NR). 

For more information on grants from the Connecticut Trust, visit www.cttrust.org.

Calendar Alert:

Connecticut Trust for Historic Preservation, in partnership with the State Historic Preservation Office/DECD, is planning Community Preservation Workshops to be held in Winter 2017

Designed for residents, town officials, historic district commissions, and Certified Local Government communities to focus on effective strategies for the repair, rehabilitation, and potential disposition of municipally owned historic buildings.

Three evening workshops are being planned for mid-February in the following communities: Fairfield, Manchester, and New London. Dates and times will be announced on our website and Facebook page. Stay tuned!

Events are free and open to the public; registration is requested.

Contact: Jane Montanaro, Director of Preservation Services, for more information. 203-562-6312 or jmontanaro@cttrust.org



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Masonic Temple (1927)

112 & 116 East Main Street, Meriden

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Contact: **Toby Brimberg, O, R & L Commercial, LLC** at 203-643-1116. Complete listing: <http://www.loopnet.com/Listing/19872753/112-East-Main-Street-Meriden-CT/>.



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Maj. Nathaniel Terry House (1775)

12 Post Office Road, Enfield

This gambrel-roofed Colonial with shed-roof dormers in front and rear is waiting for a new owner to complete the renovations started by the Martha Parsons Trust/Enfield Historical Society. The house was moved to its current location in the 1920s. It is set on a beautiful 1.11-acre lot just off Route 5 in the Enfield Street Historic District and backs up to a meadow belonging to the Martha Parsons House museum. Aluminum siding was removed, clapboards repaired and the front and side doors were restored with period-appropriate doors. The roof has ten-year-old cedar shingles. A bright and light-filled home, it contains 2,016 sq.ft. with 8 rooms including 3 bedrooms, 1.5 baths, formal living and dining rooms, and a large eat-in kitchen. The second-floor front bedrooms have unusual barrel ceilings, and the dining room has original wide-board wainscoting. There are many original doors and original six-over-six windows.

Contact: **Gretchen Pfeifer-Hall, Century 21 AllPoints Realty 860-212-0779 or gretchenph@snet.net** Complete listing: <http://www.century21.com/property/12-post-office-rd-enfield-ct-06082-C2139834410>



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Deadline for the next issue is February 20, 2017.

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*.

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Contact: Frank D'Ostilio, Real Living Wareck, at 203-787-7800 or frank@warek.com. Complete listing: <http://www.loopnet.com/Listing/19633883/48-Grant-Street-New-Haven-CT/>.



Solar, cont'd from page 5

operation of its photovoltaic system and use the expertise gained to encourage and assist the stewards of other historic buildings to increase the efficiency and sustainability of their operations.

Installation of solar panels on the Whitney Armory Boarding House is fully consistent with preservation best practices and will contribute to the long-term preservation and operation of this historic building. In accordance with the Secretary of the Interior's Standards, the installation has only minimal impact on the building's historic appearance and character, does not damage or remove any historic material, and is fully reversible. By reducing operating costs, the solar array makes the boarding house more economically viable.



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Upcoming Meetings

Connecticut Historic Preservation Council

February 1, 9:30 a.m.

Conference call

To participate contact Todd Levine
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Todd.Levine@ct.gov

March 1, 2017, 9:30 a.m.

at the

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

Connecticut Historic Preservation Board

March 31, 2017, 9:30 a.m.

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In 2014, Dr. Daniel Miles of the Oxford Dendrochronology Laboratory (England) sampled two historic houses in Guilford with resounding success. As a result, the celebrated Hyland House Museum (1713) and also the Comfort Star House (1695) have had their histories re-interpreted.

Building on that success, Dr. Miles returned this past fall to perform more

dendro sampling in the "Pest House" (town quarantine place) and the Thomas Griswold House Museum in Guilford and also the Nehemiah Royce House Museum in Wallingford. Dr. Miles was joined by his associate in the U.S., Michael Cuba, of Transom Historic Preservation Consulting.

Candidates for dendrochronology in Connecticut are welcomed, both as a means to discover the truth of building

origins and expand the Connecticut data base. There is, of course, a fee associated with dendro services, which typically require several hours of on-site sampling, not to mention the process of computer analysis and preparation of a detailed report. If interested, you may contact the Connecticut Trust. 

Joel Helander is Guilford's town historian.

SHPO, cont'd from page 2

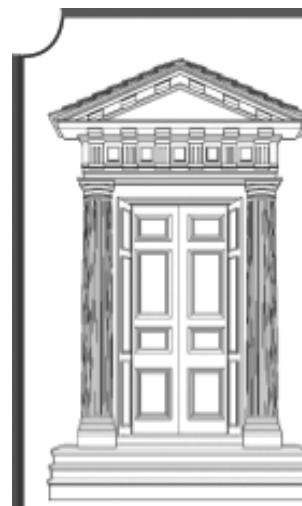
Although the program is confined to the state's four coastal counties, the best-practices guide will be available to planners across the state.

At the meetings with municipal staffs, SHPO's consultants have presented data on at-risk historic resources for each municipality. In Stamford, for example, participants reviewed maps showing that the majority of Fairfield County's designated historic properties projected to be inundated by sea level rise in 2080—206 out of 261—were in their city.

"By providing GIS-based data illustrating the locations and concentrations of historic properties at threat, Connecticut's municipalities will be able to quantify threats to endangered resources and measure future exposure to flooding and sea level rise," said Christopher Goodwin, president and CEO of R. Christopher Goodwin & Associates, Inc., the project's lead consultant. "Planners will be better able to calculate potential costs to resources at risk, and to prioritize future resiliency efforts. It is our hope that this program will help to make historic preservation a central component of community planning."

Additional consultants include Dewberry and Milone & MacBroom, Inc. 

Douglas Royalty is the Hurricane Sandy grant coordinator for the State Historic Preservation Office. Contact him at (860) 256-2768 or douglas.royalty@ct.gov.



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Joel Helander

Dr. Daniel Miles takes samples at the Pest House in Guilford for dendrochronology analysis to determine when the building was constructed.



Dendrochronology Explained: Looking for Connecticut Candidates

By Joel Helander

As most Connecticut Trust members know, dendrochronology is a relatively new technology being used in the Northeast for dating wood timbers. Tree rings contain data that can be interpreted like a DNA code, i.e. quantitative (number of years a tree lived) and qualitative (how the tree's growth was affected by wet and/or dry seasons of the year). The tree code is measured by the gap or interval of tree rings from season to season and year to year.

Historians, antiquarians, old-home owners, and others now can tap into this scientific analysis to precisely date old buildings. The science of dendrochronology can provide unequivocal construction dates for oak timbers in early buildings. In Connecticut, it enjoys a high success rate because there are more than one hundred buildings in Connecticut and Eastern Massachusetts in the database or "master chronology." It allows us to re-interpret and rewrite architectural history for many structures, particularly our antique dwelling houses. It adds a new tool in the tool kit for old-house sleuths, who previously relied on two sets of evidence to date houses: architectural and documentary.

Much of the time, historians can determine fairly accurate dates of origin or circa dates by merging the two sets of evidence. However, at sites where successive or replacement houses have been constructed on the same foundation or on the same lot, mystery and debate can rage for decades.

It is important to understand that dendrochronology can determine the year in which timbers for construction were felled, *not* when the house was constructed per se. Conclusions for date of origin, then, are based on the assumption that it was the prevailing practice to fabricate oak timbers when the timbers were still green, or within a year or two of the felling dates.

continued on page 19