

NEW LISTINGS ON THE NATIONAL REGISTER OF HISTORIC PLACES

Recognition and Reuse at Two Industrial Sites

Two industrial complexes recently joined Connecticut's roster of sites listed on the National Register of Historic Places. Designation marks these places as important in the state's manufacturing history in the 19th and 20th centuries. It also allows the sites to qualify for preservation incentives that are helping make possible their continued use.

The **South Willington Historic District**, in Willington, is a good example of a small single-company industrial community. For almost 100 years, the Gardiner Hall, Jr., Company operated here, producing threads for use in clothing, hats, handkerchiefs, embroidery, parachutes, and sutures, and employing hundreds of workers, both locals and immigrants.

The mills of the Gardiner Hall, Jr., Company (shown: the southern half) form the heart of the South Willington National Register district.

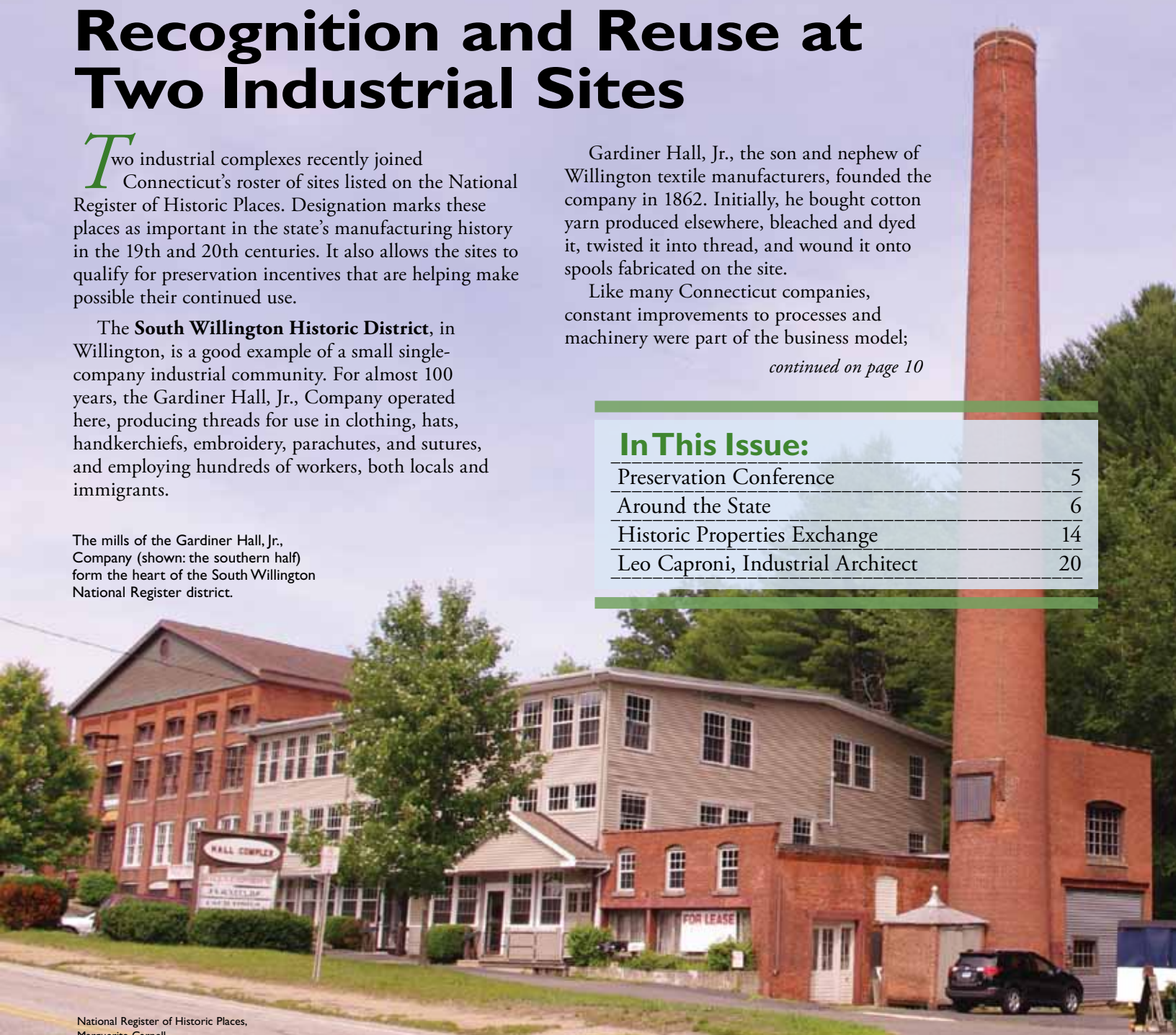
Gardiner Hall, Jr., the son and nephew of Willington textile manufacturers, founded the company in 1862. Initially, he bought cotton yarn produced elsewhere, bleached and dyed it, twisted it into thread, and wound it onto spools fabricated on the site.

Like many Connecticut companies, constant improvements to processes and machinery were part of the business model;

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National Register of Historic Places,
Marguerite Carnell

Expanding Our Reach, Diversifying Our Resources The Trust's New Strategic Plan

You may recall an invitation from the Connecticut Trust to participate in a survey last spring about what we do well, could do better and should be doing. You responded as a group that while you were not aware of the full range of historic preservation programs and activities that the Trust offers, you found those of which you were aware to be valuable and suggested we make them better known. We heard you. Your responses have been taken to heart and have shaped a new strategic plan for the Connecticut Trust approved by the Board of Directors on January 10, 2018. The plan—your plan—aspires to build a stronger, more impactful organization that broadens and inspires new constituencies and partnerships, engaging them through

our current programs.

Co-authored by Vice Chair Sara Bronin and Trustee Peter Stockman with input from board committees, staff, advisors, and partners, the new plan is more detailed than those of the past, outlining 22 strategic goals that continue existing programs and services but change the ways we fund, promote, and in some cases, deliver them.

Diversifying our sources of funding in the near term and building an endowment for the future are two of the plan's priorities. They respond to the realities of evaporating public funding for historic preservation under the Community Investment Act (CIA) triggered by the State budget

crisis. Our well-known grant programs, for example, grew and diversified in the past decade with steady financial support from the Community Investment Act (CIA) and The 1772 Foundation. Over the last five years the Trust has been very effective at re-granting these dollars to local communities for basic planning, maintenance and repairs, but CIA funding has become less reliable. The plan recognizes our need to form relationships with new private funding partners to bolster The 1772

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Connecticut Trust board and staff members working on the strategic plan.

Strategic Goals

Make a Big Impact

- Prioritize the Circuit Rider program
- Popularize/maximize tax credit activity
- Deploy the revolving loan fund
- Advocate for policies that matter
- Advocate for places that matter
- Identify/nominate/promote significant places
- Protect special places in perpetuity


Engage and Inspire

- Develop a communications strategy
- Expand grant program
- Renew awards program
- Expand educational outreach
- Expand friend-raising events
- Quantify preservation's needs and economic impact
- Use the Whitney boarding house to highlight best practices


Strengthen the Organization

- Diversify sources of revenue
- Build an endowment
- Increase membership
- Embrace staff talent
- Initiate an internship program
- Recruit a diverse and active board

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Co-Directors to Guide the Connecticut Trust

Garry Leonard, Chairman of the Board of Trustees, is pleased to announce the appointment of Wes Haynes and Jane Montanaro as Co-Directors of the Connecticut Trust for Historic Preservation. Wes has four decades of experience in historic preservation working for architectural firms and non-profit organizations in New York and New Jersey. He joined the Trust staff in 2013 as Project Director of the Making Places program and will be responsible for external partnerships. Jane has been on the



Wes Haynes and Jane Montanaro, the Trust's new Co-Directors

staff of Connecticut Trust since 2005 and Director of Preservation Services since 2014. Jane had served as Interim Director since July and she will continue to be responsible for preservation services and the daily operations of the Trust.

From the Co-Directors

Throughout the winter, the Connecticut Trust remained active around the state and beyond. In January, staff attended a regional gathering of statewide historic preservation organizations from the Northeast. We shared issues and questions, got to know our colleagues from New England, New York, and Pennsylvania, and came away with plenty of new ideas.

Immediately afterward, Renée Tribert and Wes Haynes spoke to the Vernon Historical Society about Making Places, the Trust's survey and preservation program for historic industrial sites. Their presentation provided a statewide context for the adaptive use projects already completed in many of Vernon's highly significant collection of mills.

We also received word that the Making Places website, connecticutmills.org, will receive an Award of Merit from the Connecticut League of History Organizations.

Making Places, like many other programs of the Connecticut Trust and the State Historic Preservation Office, is funded through the Community Investment Act (CIA), passed by the General Assembly to provide a reliable, dedicated funding stream

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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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Editor: Christopher Wigren
Editor, *Historic Properties Exchange*: Jane Montanaro
Advertising Manager: Erin Marchitto
Design: David Wolfram, *Middletown*
Printing: Kramer Printing, *West Haven*

Connecticut Preservation News is published bimonthly by the Connecticut Trust for Historic Preservation, 940 Whitney Avenue, Hamden, Connecticut 06517. Publication is made possible by support of the members of the Connecticut Trust for Historic Preservation and by funds provided through the Community Investment Act in the State of Connecticut. The contents and opinions stated herein do not necessarily reflect the views and policies of the State of Connecticut. Advertisements do not reflect the views or opinions of the Connecticut Trust for Historic Preservation. The Connecticut Trust for Historic Preservation does not endorse advertisers and assumes no responsibility for advertisements.

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ISSN 1084-189X



Connecticut
still revolutionary

Upcoming Meetings

State Historic Preservation Board
March 23, 2018 at 9:30 a.m.

450 Columbus Boulevard,
Hartford, Connecticut

Connecticut Historic Preservation Council
April 4, 2017 at 9:30 a.m.
Conference call

To participate contact Liz Shapiro
(860) 500-2360; Elizabeth.Shapiro@ct.gov

May 2, 2018 at 9:30 a.m.
at the

State Historic Preservation Office, Department of Economic and Community Development
450 Columbus Boulevard,
Hartford, Connecticut

For more information call (860) 500-2343

Foundation's generosity in Connecticut.

We also learned from you that we have been working perhaps too quietly behind the scenes. The plan aims to make the Trust more widely known, integrate our print and digital media, and amplify our message. Part of this entails developing hard data, such as updating our previous study on historic preservation's economic impact. It also involves forming new partnerships and broadening our board's makeup to expand our reach, opening new eyes and ears to the benefits of historic preservation for Connecticut's social, cultural, economic, and environmental quality of life.

Success with these new strategic goals will underpin our existing programs and secure their future. Circuit Riders will continue to make site visits and remain central to our fieldwork, grants, endangered properties interventions, and local commission training activities. We aim to increase our easement holdings beyond the 31 properties now protected in perpetuity. Our awards will continue to recognize and convey outstanding preservation success stories. We will generate new surveys of historic places that matter and promote their public appreciation and/or re-use. We will persist in advocating for public policies that matter, such as raising the cap on the State historic rehabilitation tax credits. And Connecticut Preservation News will continue to keep you informed of the progress you and your partners are making in the stewardship of historic places around the state. 🌿


To read the plan in its entirety, visit us online at www.cttrust.org.

for historic preservation along with open-space acquisition, affordable housing, and farmland protection. Nonetheless, the State's ongoing budget problems leave the CIA vulnerable to diversion for general fund activities. On February 13, Trust staff took part in a lobby day for preservation and economic development at the state capitol, sponsored by Connecticut Main Street. We will continue to follow the legislative action through the rest of the session.

In East Hampton, activity continues at our donated property, the Oliver West house, which came to us by way of the National Trust for Historic Preservation. The house will be sold with a preservation

easement, and the proceeds invested in the Connecticut Trust Revolving Loan Fund to support preservation projects around the state. In preparation for putting the house on the market, we're contracting to have the house cleaned and the overgrown plants around it cleared. At the same time, Erin Marchitto is digging into land, tax, and genealogical records to prepare a nomination to the State Register of Historic Places. Watch this space for a formal real estate listing in the spring—but if you know someone who'd be interested in the house now, we're always ready to talk to them. 🌿


—Jane Montanaro and Wes Haynes




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Save the Date for Historic Preservation

Connecticut's State Historic Preservation Office (SHPO) is hosting its second annual statewide conference on May 16, at the Sheraton Hartford South in Rocky Hill. Under the theme of **Shared Stewardship**, the conference will explore ways communities, governments, and advocates can engage new participants and reinforce partnerships to enhance our state through historic preservation. Connecticut residents, staff of municipal and regional governments, planners, students, and people interested in Connecticut's cultural heritage are encouraged to attend.

Our keynote speaker will be **Carla Bruni**, Associate for Engagement at PlaceEconomics, specializing in community outreach and assessing the qualitative contributions of cultural heritage. Ms. Bruni holds an MS in Historic Preservation from the School of the Art Institute of Chicago and a BA in English from Loyola University Chicago. She has published numerous articles, led workshops, and created blogs focused on the changing face of historic preservation, the need for increased diversity across the movement, and the ways in which cultural resources are crucial to our environmental and social well-being.

In addition to the keynote speaker, we have invited three captivating speakers who are not professional historic preservationists but who acknowledge the importance of historic places in their lives.



Dar Williams



Madeline Sayet



Titus Kaphar

Dar Williams was dubbed "one of America's very best singer-songwriters" by the *New Yorker*. She recently published *What I Found in a Thousand Towns*, a book about her time touring not in stadiums, but in America's small towns. The book chronicles her experiences with these communities, how they have struggled and how they have succeeded in the face of postindustrial identity crises. In the book, she reflects on why some towns are able to flourish while others fail and she draws on the successes to offer solutions for rebuilding declining communities. Ms. Williams will share her thoughts and observations while performing excerpts from her place-inspired songs.

A director, writer, performer, and educator, **Madeline Sayet**, has been

recognized by numerous national organizations and is the recipient of The White House Champion of Change Award. Ms. Sayet was raised on traditional Mohegan stories and Shakespeare, and her work as a director uses minimalist magical realism to ask questions about gendering and indigenous perspectives and to reimagine classic plays in ways that give voices to those who have been silenced. Ms. Sayet will share with us the power of the oral tradition of storytelling and the importance of communities' telling their own authentic stories.

Titus Kaphar is an American painter with work in the collections of Museum of Modern Art, Yale University Art Gallery, New Britain Museum of American Art, Seattle Art Museum, and Virginia Museum of Fine Arts. His work interacts with the history of art by appropriating its styles and mediums. Mr. Kaphar cuts, bends, sculpts, and mixes the work of Classical and Renaissance painters, creating formal games and new tales between fiction and quotation. He currently is establishing an artistic community in New Haven called PostMasters. Located in a former manufacturing plant in the Dixwell neighborhood, PostMasters seeks to revitalize the city's historic jazz center and bring it closer to its creative roots. Building a new building would have been easier than rehabilitating an old one, but Mr. Kaphar recognized the importance of this structure as a foundation of the neighborhood.

These four are just the beginning! Please join us in 2018! 🌱

For more information, please contact Jenny Scofield (jenny.scofield@ct.gov).



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Briefly Noted

Bridgeport. ▶

The former People's Bank building (1917; NR) reopened in January as Harlan Haus, billed as "a German-style beer and wurst hall." The grand marble building at the corner of Main and State streets originally housed Bridgeport Savings Bank, which merged with People's Savings Bank in 1927. People's Bank moved out in the 1960s and the building has been a restaurant since 1994. The building is one of several properties, clustered around McLevy Green, that are being redeveloped by Forstone Capital of Darien, in this case in partnership with chef Stephen Lewandoski.



C. Wigren

Middletown. ▼

Wesleyan University is planning to reuse two historic houses in an expansion of its Film Studies building. The Power-Sage house (1783; pictured) and John Wetmore house (1830-50) houses are both located in the Washington Street National Register district. The university initially proposed demolishing both, but after consultation with the State Historic Preservation Office, the Connecticut Trust, and local officials and preservationists revised its plans to incorporate the buildings.

C. Wigren



New Canaan. ▼

Land conservation and historical organizations are working together to preserve the Grupe-Nichols-Browne house (c.1805 and later), a well-known local landmark. The current owner, the Norwalk First Taxing District, tried unsuccessfully to sell the property and in February filed for a demolition permit. If the groups can agree with the District on a price, the house could be used as offices for the New Canaan Land Trust or be re-sold with preservation and conservation easements.

Skip Hobbs



C. Wigen



◀ Meriden.

St. Laurent Church (1880-1888) is one of at least five Catholic churches up for sale, after the Archdiocese of Hartford announced a plan to reduce the number of parishes in the diocese from 212 to 127 in response to shrinking membership. Under the plan, 26 churches will be closed, meaning that masses would not be regularly celebrated in them; however, parishes may decide whether to retain buildings for other uses or sell them. In addition to St. Laurent, St. Mary's in Meriden is also for sale, as well as churches in East Hartford, Hartford, and Waterbury. Others may follow. John Bergin, a broker with Pearce Commercial Real Estate who is handling the Meriden listings, told the Hartford Courant that non-Catholic religious groups are expected to buy many of the properties. The archdiocese has required that church buildings not be used as restaurants or bars. Once an offer is made for a church, the building will be deconsecrated and sacred articles are removed; larger items such as altars are often sold or donated to other Catholic churches.

▼ New London.

Testimony began January 30 and continued February 14 and 15 at New London Superior Court in a lawsuit to prevent the unreasonable demolition of 116 and 130 Bank Street (c.1788 and c.1828; NR), which developer WMC Realty, LLC wants to demolish to construct a new building. The lawsuit, filed by the Attorney General on behalf of the Department of Economic and Community Development, State Historic Preservation Office under the Connecticut Environmental Protection Act, seeks a temporary injunction against razing the buildings. The Connecticut Trust is participating as a separate party. The National Trust for Historic Preservation is coordinating *amici curiae* or "friends of the court" representation for New London Landmarks, New London Maritime Society-Custom House Museum and New London Main Street. Testimony will continue in late March.

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West River Restoration



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Redding. ►

The Department of Energy and Environmental Protection (DEEP) is proposing to remove a dam in Putnam Memorial State Park (NR). Known as "Connecticut's Valley Forge," the site served as winter headquarters for American forces during the Revolutionary War and became Connecticut's first state park in 1887. DEEP's scoping notice states that the dam is in disrepair and that removing it would reduce maintenance costs and restore the natural stream flow. However, the dam is clearly an historic landscape feature: the pond that it creates is visible in an aerial photograph taken in 1934. Preliminary research suggests that the dam was first built during the initial phase of park landscaping undertaken in 1889. While preserving it may not be possible for the cash-strapped DEEP, a more thorough study of the park's historic landscape is needed and might be an appropriate mitigation measure.



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Eolia, Harkness Memorial State Park

▲ **Waterford.**

On January 9 the Department of Energy and Environmental Protection announced its preferred plans for Seaside state park, the former Seaside sanatorium (1931; NR). The decision identifies the Destination Park concept as the agency's Preferred Alternative for developing the park. The Destination Park involves retaining all the historic buildings on the site and seeking a public-private partnership to restore and operate them as a lodge. (Some landscape elements included in the design were eliminated in the decision.) However, the report also notes that if an appropriate partner cannot be found, the agency will have to remove the historic buildings. DEEP is currently putting together a marketing plan; the Connecticut Trust has offered to help identify developers with the ability to complete such a project. To read the full decision, visit www.ct.gov/deep/seaside.

The Connecticut Trust & Connecticut chapter of American Society of Landscape Architects invite you to a screening of ***The Life and Gardens of Beatrix Farrand*** by six-time Emmy Award-winning documentary filmmaker, Karyl Evans
 Tuesday, April 24th from 6:30-9:00 PM
 The Lyceum
 227 Lawrence Street, Hartford
 Please purchase tickets at www.cttrust.org



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Recognition and Reuse, cont'd from page 1

Gardiner Hall obtained patents for a machine that printed labels on spools, a thread-tension regulator for sewing machines, and other improvements.

After Gardiner Hall's death, the company remained under family management. Notably, Gardiner Hall's daughter, Rosa O. Hall, served as president from 1927 to 1954, when the company closed. She continued the family tradition of paternalism—on the one hand, the company maintained roads and mowed lawns; on the other, it required that window shades be kept drawn to the same level.

South Willington grew up around the Hall company mills. The company provided

housing in a variety of sizes and degrees of finish and grouped according to ranking.

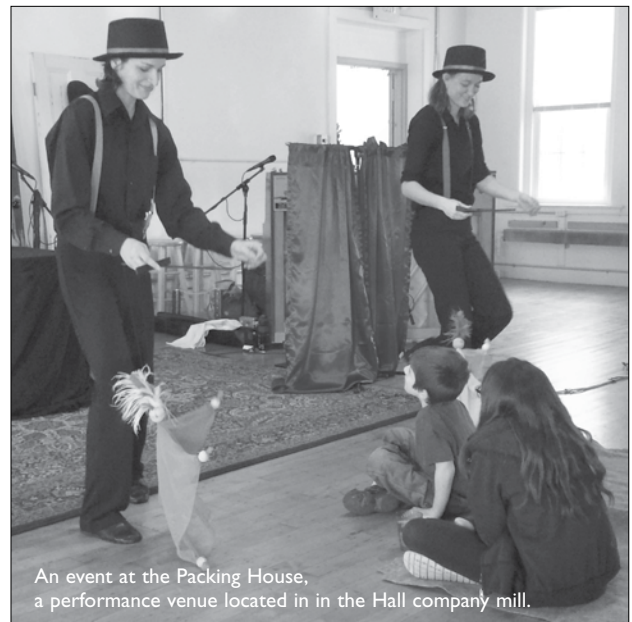
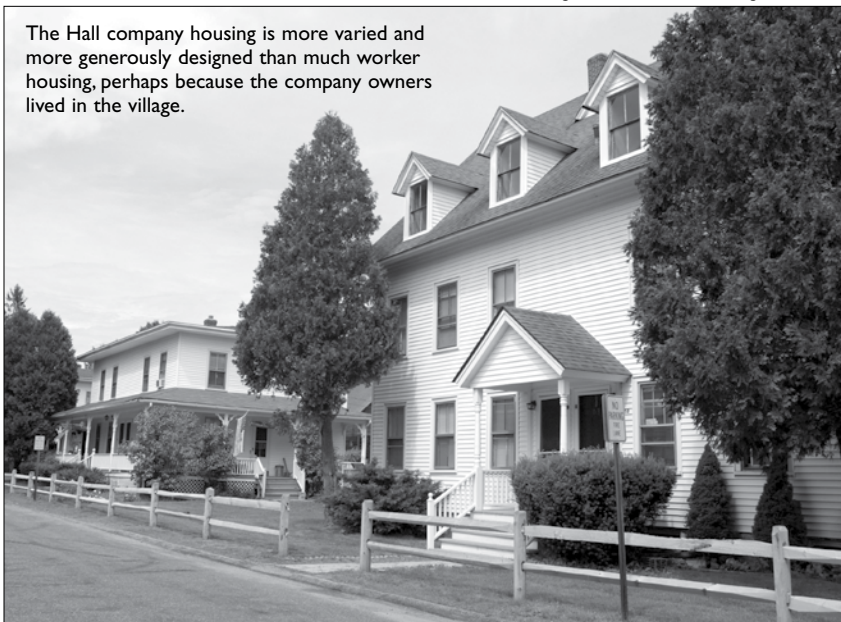
Unlike the rows of identical cottages that made up many eastern Connecticut textile communities, the Hall company houses are a variety of freestanding single- or multifamily structures mostly one of a kind and generously spaced. This difference in quality may in part reflect the Hall family's ongoing presence in the village. Their own houses traced the growing prosperity of the enterprise, from Gardiner Hall's relatively modest Greek Revival dwelling (later expanded with an addition and two porches) to William

Henry's imposing high-style Queen Anne-Colonial Revival residence. Gardiner Hall also had a 600-acre farm with its own workforce and a large dairy barn. Other community institutions, including the schools and the Baptist church, received generous support from the Hall family.

After the Hall company closed, the housing was sold off, and the mills themselves passed through several smaller manufacturing businesses. Currently, the southern half is owned by a family trust and houses several businesses. The northern half, owned by the Buccino family, has been redeveloped as rental space known as The Mill Works with

National Register of Historic Places, Marguerite Carnell

The Hall company housing is more varied and more generously designed than much worker housing, perhaps because the company owners lived in the village.



An event at the Packing House, a performance venue located in in the Hall company mill.

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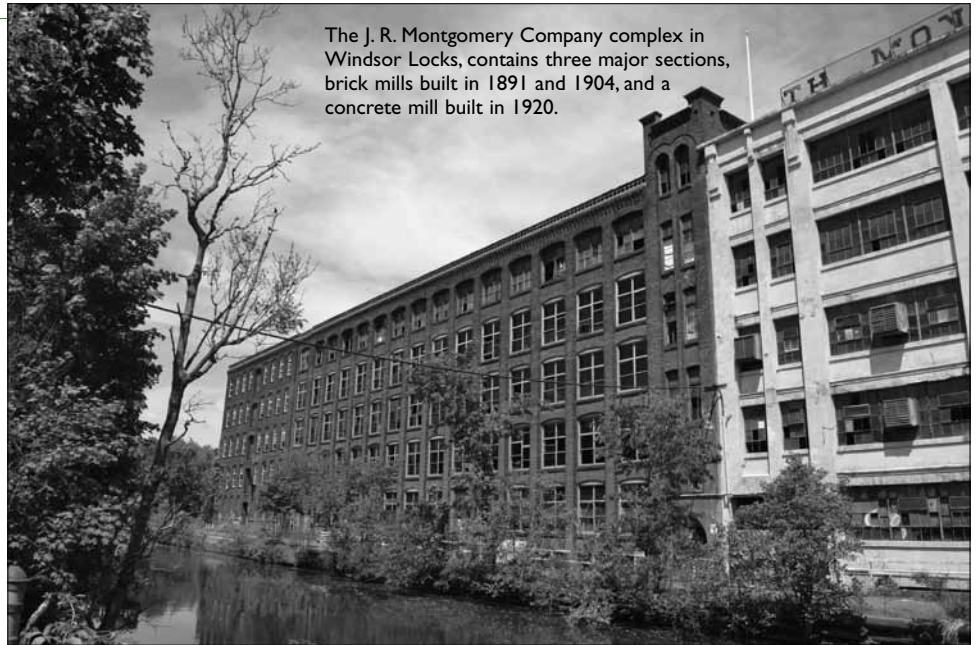
Lucas A. Karmazinas

tenants including professional offices and artists' studios. Also in this section are the Gardiner Hall, Jr., Historical Museum and The Packing House performance venue, both overseen by the Eastern Connecticut Center for History, Art, and Performance, a nonprofit, member-based cultural organization.

The Connecticut Trust awarded the Town of Willington a Vibrant Communities Initiative preservation planning grant in 2014 for the revitalization of South Willington. Direct outcomes from that process include the National Register nomination and technical assistance from the Trust's Making Places program to The Mill Works.

In Windsor Locks, the **J. R. Montgomery Company complex** is the most prominent survivor of a string of factories that lined and drew water power from the Enfield Canal (1827-29; NR). Its story epitomizes the continual innovation and adaptation that characterized successful Connecticut manufacturing concerns.

Organized in 1871, J. R. Montgomery & Company initially produced cotton yarn and thread. Over the course of the 1870s and '80s, however, the company's focus shifted to specialty goods such as cotton warps, tinsel thread, and novelty weft,



The J. R. Montgomery Company complex in Windsor Locks, contains three major sections, brick mills built in 1891 and 1904, and a concrete mill built in 1920.

or filling, yarns which allowed weavers to create a variety of textures and other effects. Tinsel threads, made by wrapping narrow strips of metal foil around cotton thread, were used for decorative fabrics such as lamé as well as piping, lace, and other trims. By the late 1880s, Montgomery & Company had established itself as a pioneering developer and leading manufacturer of tinsels and novelty wefts. Notably, the firm designed and manufactured the special machinery needed to

produce these products in-house, continuously adapting it to create new products and reacting to shifting fashions.

Reorganized in 1891 and 1929, the company continued to evolve. In the 1930s it produced electrical cords for electric shavers and in the 1940s it applied tinsel wiring for military needs such as communications cords and heated flying suits for airmen. After World War II the company phased out cotton products to concentrate on electronic cords and decorative items such as metallic ribbons and Christmas decorations. During this period many operations were shifted to New Hampshire, and in 1989 the Windsor Locks plant closed.

After 1989, the Montgomery complex remained vacant for many years. However, it was recently acquired by Beacon Communities, a Boston-based development company that is converting the factory to 160 mixed-income apartments. Rehab entails loft conversion of the brick-and-timber north block and the concrete south block with its Turner "mushroom" columns.

Late in 2017 the company announced that it had assembled funding for the project, which will include federal and state historic rehabilitation tax credits made possible by National Register designation, as well as tax-increment financing through the Town of Windsor Locks, a brownfield remediation loan from the Department of Economic and Community Development (DECD). The Connecticut

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Recognition and Reuse, cont'd from page 11

Patrick McMahon, Twitter



Governor Dannel Malloy spoke at the Montgomery mill in February.



Dramatic Turner "mushroom" columns and big windows in the concrete south block of the Montgomery mill.

Trust is helping Beacon obtain the full value of the state historic tax credit through a loan. Construction is slated to begin in the spring, with occupancy in the summer of 2019.

The Montgomery mill was ideal for reuse because of its advantageous location: in the

center of town for access to commerce and civic attractions, close to the soon-to-be-relocated Windsor Locks railroad station for easy transportation, next to the Enfield Canal for recreational opportunities, and

overlooking the scenic Connecticut River.

In a press release issued in February, DECD Commissioner Catherine Smith highlighted the project's multi-faceted nature: "This project, which encompasses transportation, housing and economic development, clearly illustrates the creative and coordinated approach the state is taking to strengthen community vibrancy." 🌱



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cont'd from page 9

Connecticut Circuit Rider

Westport. ►

The historic district commission denied permission for a new house in the Morningside Drive local historic district in early January. The district comprises two lots, with an Italianate farmhouse on one and a small studio on the other. In the 20th century both were owned by Walter and Naiad Einsel, prominent local artists. Developer Emil Fish bought both lots in 2016 and applied for approval to build a house on the studio lot. The commission's written decision states, in part, "The HDC finds that the basic nature of the district is that of a rural environment....The proposed new house is so large and located so close to the studio, that it overwhelms the studio and eliminates the pastoral meadow to such an extent that it would contradict the original purpose of the district and its integrity as a historic district would be lost." Historic district commissions usually deal with alterations to existing buildings; denial of a new building is very rare, as commission chair Randy Henkels acknowledged. The developer has filed a legal appeal.



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West House (c.1750-1775)

4 Middle Haddam Road, East Hampton

This single-family Cape Cod features the gable overhangs and trio of small attic windows that are characteristic of many Connecticut houses. Well preserved over the years, it retains much original fabric, including framing timbers, millwork, 2 fireplaces, and flooring. The 6-room dwelling contains 2 bedrooms and 1 full bath. Kitchen, bath and mechanicals require upgrading, but the roof, chimney and exterior sheathing are in sound condition. Situated on a half-acre corner lot with a striking stone wall and modest plantings, the property also contains a barn that is used as a single-stall garage and workshop. The house is located at the intersection of Haddam Neck and Moodus roads, in a peaceful area that has largely escaped modern development and near two state parks.

Available for purchase from the Connecticut Trust with preservation easements. Rehabilitation of the property may qualify for historic tax credits and loans.



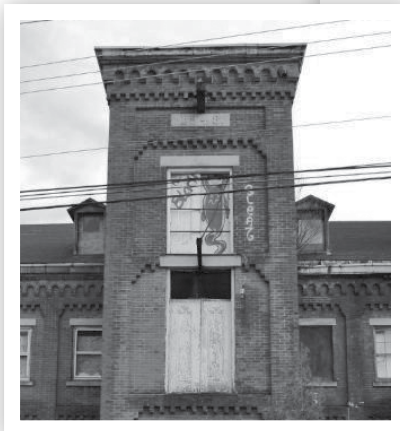
Contact: Greg Farmer, Connecticut Circuit Rider and Director, Connecticut Trust Revolving Loan Fund, (203) 562-6312, gfarmer@cttrust.org.

Stillmanville Woolen Mill (1848)

75 Stillman Avenue, Pawcatuck section of Stonington

Oremus M. Stillman purchased this wool mill site along the west bank of the Pawcatuck River in 1831, and in 1848 expanded production with construction of this architecturally distinctive brick mill. It has a four-story stair tower and decorative brickwork such as denticulated beltcourses between floors and arched corbelling along the cornices. The entire eastern façade opens to the waterfront.

Redevelopment opportunity with permits in place for 15 condos in existing building and 24 units in new construction. Industrial Heritage Reuse District zoning. Environmental Site Assessment documents



available. Nearly 19,000 square feet on 1.28 acres. Walking distance to commuter rail service to Boston and New York, proximity to beaches.

Mills: *Making Places of Connecticut* link: <https://connecticutmills.org/find/details/stillmanville-woolen-mill>

Contact: David Consigli, Century21 Commonwealth, 508-922-9644, dave.consigli@commonmoves.com or Jason Vincent, Director of Planning, Town of Stonington, jvincent@stonington-ct.gov



Hartford Apron & Towel Supply Co., (1916, c.1925, c.1950)

19 Lafayette Street, Hartford

The Hartford Apron and Towel Supply Company was purportedly the first business in the state to deliver clean linens to butchers, grocers, barbers and bartenders. Established in 1893, the firm built and occupied the Lafayette Street facility from 1916 until c.1965. It then became home to the Bell Pump Supply Company, a purveyor of HVAC systems. Additions in 1925 expanded the facility, but the most interesting architecture is the c.1950 street-side two-story addition with full-width wrap-around ribbon windows, concrete sills and lintels, multi-pane metal sash, and cantilevered metal awnings.

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Mills: Making Places of Connecticut link: <https://connecticutmills.org/find/details/hartford-apron-towel-supply-co>

Contact: Virginia Vinci, H. Pearce Commercial Realty, 860-721-8100, vvinci@hpearce.com

Deadline for the next issue is April 20, 2018.

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.

M. S. Brooks and Sons Co. (c.1848, 1886, 1902)

33 Liberty Street, Chester

In 1848, Simeon Brooks began what became a multi-generation family business, designing and building unique machines to make screw eyes, s- and j-hooks at this site. The business continued by Simeon's son Merritt, was incorporated by the fourth generation as M. S. Brooks and Sons Company, and continued production through the mid-20th century. The wood-frame mill on Chester Brook was built in stages, with additions in 1886 and 1902.

The town is receptive to adaptive reuse of the buildings as multifamily residential. Number of units will depend on septic system size. Approximately 21,000 square feet on 2.93 acres.

Mills: Making Places of Connecticut link: <https://connecticutmills.org/find/details/m.s.-brooks-sons>

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Contact: Ken Ginsberg, Wareck D'Ostilio, 203-376-6266, ken@wareck.com

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massing. But when clients requested it, he could use a more traditional Colonial Revival vocabulary, as for Edwards and Company in Norwalk, which in the late 1930s requested a "factory which would not look like a factory."

Gregg Bateman, who lives in a house designed by Caproni, has identified some 200 works by the architect. These include more than forty extant industrial buildings documented in *Mills: Making Places of Connecticut*, such as the V. LaRosa and Sons macaroni factory in Danielson (1940). In addition, Gregg has supplied information on two industrial sites not previously captured by the survey, the Knights of Columbus printing plant in New Haven (1954) and the Follansbee Steel Corporation factory in Wallingford (1953). We will work on updating the website in the coming weeks. Thanks Gregg! 🌱

If you have questions or information for Gregg about Leo Caproni's work, contact Renée Tribert at the Connecticut Trust.



Caproni designed the V. LaRosa and Sons macaroni factory in Danielson (1940), already in the Making Places survey.



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Connecticut Closeups Leo F. Caproni, Industrial Architect

Not only has the *Making Places* project made information about the state's historic industrial resources available to the public, but it has also fostered the enthusiastic sharing of knowledge. Thanks to Connecticut Trust friend and architectural researcher Gregg Bateman, we can now document industrial buildings designed by Leo Francis Caproni (1888-1970).

Educated at Dartmouth, Caproni established his architectural firm, Caproni Associates, in New Haven in 1925 (oddly, he did not join the American Institute of Architects until 1945). Throughout his career, Caproni primarily designed industrial and commercial

buildings in the New Haven area and Connecticut. His son, John D. Caproni, continued the firm into the 1970s and later.

Caproni completed commissions of new plants and additions for notable clients such as Perkin Elmer chemicals in Norwalk, Stanley Tools Division in New Britain, and Farrel-Birmingham Company (now Farrel Corporation) in Ansonia. The earliest known design is a one-story building with a curved roof built for Mackenzie Machine and Marine Works of New Haven in 1926; the latest a brick-and-corrugated-steel addition of c.1966 for the Armstrong Rubber Company in West Haven.

Many of Caproni's works reflect a Modernist sensibility, often typified by ribbon or daylight windows and blocky

continued on page 19

The Knights of Columbus Printing Plant, New Haven (1954), designed by Leo Caproni, will be added to the *Making Places* database thanks to research by Gregg Bateman.

C. Wigren

