

OPPORTUNITIES FOR PRESERVATION 2019

Opportunity Zones Have Potential for Historic Places

But also come with risks

Possibly the biggest federal tax incentive in decades, opportunity zones could attract billions of dollars' worth of investments in distressed communities over ten years, according to the Treasury Department. The zones were created under the federal Tax Cuts and Jobs Act of 2017 and offer tax incentives in exchange for investment in Qualified Opportunity Funds which, in turn, invest in local development and job creation projects.

States designated opportunity zones in census tracts that meet poverty and unemployment rate requirements. Connecticut has 72 opportunity zones in 27 municipalities, including Bridgeport, East Hartford, Manchester, Meriden, Middletown, New Haven, New London, Stamford, West Hartford.

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Opportunity zone and National Register district overlap on Main Street in Danbury.

B. Schide

A New Name and a New Logo

The Connecticut Trust for Historic Preservation has adopted a new name and a new logo. Beginning January 1, 2020, we will be known as Preservation Connecticut.

First, some background: the decision emerges from a thoughtful process that defines our work as a vital, forward-looking priority, not just an exercise in nostalgia. At the same time, we strongly believe that best way to be forward-looking is to be thoroughly grounded in history, to embrace the best in our past.

Our goal is to preserve historic places for people. Historic buildings and sites reflect our state's pride, diversity, experiences, and shared stories. Preserving them makes a valuable contribution to Connecticut's ongoing life—by fostering healthy communities, creating affordable housing, boosting economic and business



development, and offering sustainable alternatives to new construction.

In doing so, we have expanded our reach to connect with new audiences. As we do so, it's important that they grasp quickly what we do and understand that we're here to help.

Preservation Connecticut is clean and simple for everyone. It brings clarity as we make a shift in our approach.

With a new name and approach comes a new logo. We've had quite a few over the years.

The logo we have chosen—after considerable thought—captures the spirit of our other designs but is intended to carry us into the future. It is bold, direct, and will show up clearly on print materials and digital platforms.

Over the next few months, you'll see our new logo on our websites, in advertisements and in *Connecticut Preservation News*. We hope it's easily recognizable, and that you feel inspired each time you see it.



Preservation/Connecticut

the Connecticut Trust for Historic Preservation



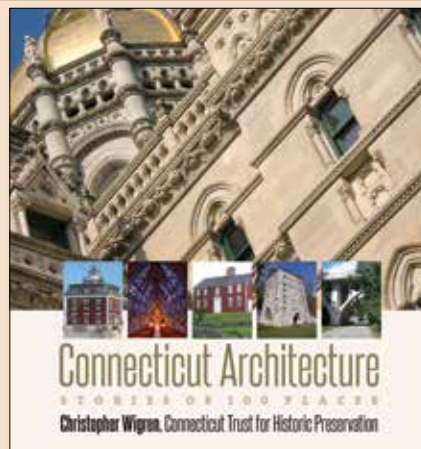
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FROM THE EXECUTIVE DIRECTOR

As summer winds down and fall approaches, the Connecticut Trust once again is focusing on **opportunities for preservation**. In this issue of CPN, we look at an upcoming conference on sustainability and historic places, the promise and perils of federal opportunity zones, State Historic Preservation Office programs, and new lesson plans to help Connecticut's youngest citizens learn about and appreciate their state through special places. I hope these thoughts will inspire you to see new possibilities for building a better Connecticut on the foundations of its past.

The fall brings an exciting array of events: As I write this the Trust, the Connecticut Main Street Center, and Crosskey Architects are preparing an educational session for the **2019 Connecticut Architecture Conference and Expo**, on September 12. Our Board Chair, Sara Bronin, also is presenting at the conference, which is sponsored by the Connecticut chapter of the American Institute of Architects.

On September 21, we will hold an **Open House Talk** at the Henry Smith house in East Hampton, an unusual octagonal house built in 1855. Deputy Director Christopher Wigren will be part of a panel discussion on sense of place at the **Connecticut Literary Festival** on October 5. He also continues to talk about his book, *Connecticut Architecture: Stories of 100 Places*, around the state. October 7 will bring a program at the Wadsworth Atheneum, **Saving Faith: Preserving Historic Black Churches in the 21st Century**; see more on page 5. For more on these and other upcoming events, visit our website, www.cctrust.org.

Our growing partnership with AIA Connecticut also includes the newly-established **Elizabeth Mills Brown Award**, named for longtime preservationist and architectural historian to be presented in December as part of the AIA's design awards program; Trust staff helped shape the judging criteria and assemble a distinguished jury, comprising Frederick Bland, FAIA, AICP, Beyer Blinder Belle; plus

Trustees Garry Leonard, AIA, and Robert Tierney, former chair of the New York City Landmarks Preservation Commission.

We were saddened by the death on July 19 of **Cesar Pelli, FAIA**, an architect of international stature and a member of the Trust's Advisory Council. Mr. Pelli was born in Argentina and came to the United States in the 1950s where he worked for Eero Saarinen. One of his early assignments was overseeing construction of Morse and Stiles colleges (1960) at Yale University. After a time in Los Angeles, he returned to Connecticut in 1977 to be dean of the Yale School of Architecture, and then remained in New Haven while his firm's practice extended around the globe. The firm's Connecticut works include the Saint Thomas More Center (2005) in New Haven, and the Connecticut Science Center in Hartford (2004). In addition to serving on the Trust's advisory council, Mr Pelli and his firm generously sponsored publication of the Trust's Historic Properties Exchange for many years. We are grateful for his support of the Trust and his contributions to architecture of Connecticut and the world.

Finally, see page 2 for an announcement of a big change coming to the Trust this fall, in the form of a **new name and logo**. While our outward appearance may be different, our commitment to Connecticut and its historic places will remain unchanged.

—Jane Montanaro

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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Opportunity Zones, cont'd from page 1

What preservationists will notice almost immediately is that most opportunity zones are located in older neighborhoods, and many of them include National Register or State Register districts, as well as historic buildings without official designation. So, opportunity zones are well placed to direct investment to historic areas.

However, that potential comes with risks. First of all, it should be remembered that these are primarily intended as tax shelters, not revitalization tools, and more energy has gone into defining the benefits to investors than to the residents or even the businesses that occupy the opportunity zones. Second, opportunity zone projects rely on private investment, so there is no environmental review, as with government-funded projects, to evaluate their effect on historic resources.

In addition, the legislation offers no specific incentives for renovating historic resources rather than demolishing them. In fact, legislation was introduced in the Connecticut General Assembly this year to *weaken* protections for historic buildings in opportunity zones, in a misguided effort to promote development. Although that legislation failed, it illustrates the potential for opportunity zones to work against preservation efforts.

Finally, because opportunity zone incentives only work if investments produce profits, opportunity zone funds can't be used for beautification or infrastructure projects that might support other investment. Furthermore, the drive for profits could easily encourage gentrification—driving out the very people whom the program was intended to help.

In Connecticut, reporting about opportunity zones rarely mentions preservation, and listings for developable properties do not always recognize historic significance, particularly for buildings that have no official designation. On the other hand, presentations by representatives from the Department of Economic and Community Development to local officials do mention the possibility of matching opportunity

Connecticut Department of Economic and Community Development



Opportunity zone in downtown Danbury

National Park Service



Danbury Main Street National Register district

zone investments with historic rehabilitation tax credits.

Connecticut did give preservation in opportunity zones a boost this year with Public Act 19-54, which increased the Connecticut Historic Rehabilitation Tax Credit to 30 percent for projects located in opportunity zones. In addition, the rating criteria for evaluating projects seeking a tax credit reservation have been revised to give priority to projects in opportunity zones,

and the State Historic Preservation Office has set aside \$12 million of its annual rehabilitation tax credit allocation for projects in Opportunity Zones.

On a broader level, the National Trust is creating an interactive map showing opportunity zones, National Register districts, Main Street communities, and recent tax credit projects. This will make it easier to identify and promote opportunities for preserva-

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Saving Faith: Preserving Historic Black Churches in the 21st Century

For African Americans, churches have been not only places of worship, but also community centers and wellsprings in the struggle for equality and justice. The buildings they occupy, whether purpose-built or acquired from other faith groups, are the physical embodiment of key chapters in African American history.

Today, many Black congregations feel themselves challenged by the difficult choice of spending scarce funds on their mission or making capital investments in their older, often historic, buildings. Yet the lesson told by history is that those buildings can serve as agents of mission—bases from which to serve their communities, facilities for diverse ministries, brick-and-mortar testimonies to the faith and ongoing engagement of their occupants.

Join the Connecticut Trust for Historic Preservation and The Amistad Center for Art & Culture at the Wadsworth Athenaeum on October 7 for a reception and an engaging discussion of these issues and some of the resources available for historic churches. Participants to include Frank Mitchell, Ph. D., Executive Director, Amistad Center; the Rev. Stephen W. Camp, Senior Pastor, Faith Congregational Church, Hartford; Elder Robert W. Kinney, Senior Pastor, Mount Hope Temple, New Haven; Gianfranco Grande, Executive Vice President, Partners for Sacred Places; and Jane Montanaro, Executive Director, Connecticut Trust for Historic Preservation.

The program will be suitable for all congregations and preservationists seeking a robust discussion of the challenges and opportunities.




For more information and registration visit <https://www.cttrust.org/savingfaith>.



Since 1953, Faith Congregational Church, Hartford's oldest African American congregation, has occupied this building, originally constructed in 1871 for the Windsor Avenue Congregational Church. The building is listed on the National Register.

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Back from the Brink

State Historic Preservation Office Offers Incentives for Preservation

By Marena Wisniewski, National Register Specialist/Architectural Historian, Connecticut State Historic Preservation Office

In every one of Connecticut's 169 towns, there are neglected buildings. They range from small cottages in the Quiet Corner to entire industrial complexes that lie dormant in our most populous cities. These sites are our most endangered historic resources, and the ones that need the most help.

One of the major catalysts for saving endangered historic resources lies with community support. However, that often isn't enough to make successful, lasting change. *That* comes from forging partnerships and using the tools that are available. The State Historic Preservation Office (SHPO) administers financial incentive programs available to vulnerable properties and the organizations/individuals invested in bringing them back from the brink.

Here are three stories of historic places returned to active use with SHPO support.

Capewell Horse Nail Company, Hartford

An outstanding example of Hartford's industrial prowess, the Capewell Horse Nail Company factory, built in 1903, was listed on the National Register in 2000 as the center of a breakthrough in processing steel, and for the design of its industrial complex. By then, the long-vacant complex was severely deteriorated, leading the Connecticut Trust to list it as one of the state's Most Important Threatened Historic Places in 2001.

Beginning in 2013 the complex was successfully rehabilitated by the Corporation for Independent Living (now CIL) into 72 mixed-income apartments, funded in part through State and Federal historic rehabilitation tax credits. The State Tax Credit Program offers a 25 percent credit on qualified hard costs for rehabbing income-producing properties listed on the State or National Register of Historic Places. The Federal program, applicable to income-producing buildings that are listed on the National Register, offers a 20



Capewell Horse Nail Company factory, Hartford

percent credit against Federal taxes. In all, the historic tax credit programs provided \$5 million toward the cost of rehabilitation. The project is a success; opened in 2017, it now is 95 percent occupied.

Russell Chapel, Indian Hill Cemetery, Middletown

Donated in 1867 in memory of her husband, the China-trade mogul Samuel Russell, Frances Russell's gift to Middletown had long languished in plain sight, due to lack of both funding and an overall rehabilitation plan.

In 2012, the Connecticut Trust awarded the cemetery association a matching grant for a structural report, through the Trust's Historic Preservation Technical Assistance Grant program (HPTAG). That program provided funding for historic structure reports, condition assessments, feasibility studies, and other preservation planning activities using moneys from the SHPO generated through the Community Investment Act. The structural report revealed that the Chapel was suffering from serious structural deficiencies.

In 2013 Indian Hill Cemetery was listed on the State Register of Historic Places, allowing the cemetery association to apply to SHPO for an Historic Restoration

Fund Grant. Under this program, municipalities and non-profits are eligible to apply for one-to-one matching grants, ranging from \$5,000 to \$100,000, for hard costs incurred restoring a publicly-accessible property. The property must be listed on either the State or National Register, and all work must be consistent with the Secretary of the Interior's Standards for Rehabilitation.

To date, Phase I of the restoration has been completed, and the chapel is stable and on its way to full restoration.

Glastonbury Knitting Mill No. 3, Manchester

The Glastonbury Knitting Mill No. 3 is a well-preserved example of a purpose-built, late-19th century textile mill, and the only example of major industry on the Manchester Green. The mill was identified as potentially eligible for listing on the State Register as part of the Connecticut Trust's Connecticut Mills project, a statewide survey of historic industrial sites funded by a Survey and Planning Grant from SHPO.

Survey and Planning Grants help municipalities and nonprofits learn about their historic structures, and plan for work that needs to be completed. Applicants can

Crosskey Architects

C. Wigren



Glastonbury Knitting Mill No. 3, Manchester

J. Sorensen



Below: Russell Chapel, at Indian Hill Cemetery in Middletown, before restoration

apply for matching grants, up to \$30,000. Eligible projects include

- *Historic designation*, on National or State Registers, as National Historic Landmarks, Local Historic Districts Properties, or Archaeological Preserves;
- *Pre-development studies*, including historic structures reports, feasibility studies, condition assessment, plans, and specifications, or preservation planning
- *Partners in Preservation grants* for education, awareness, promotion, outreach, and visioning initiatives

In 2018 the knitting mill's owner initiated a nomination to the State Register, and the property is currently being rehabbed; thanks to the Register designation it is eligible for and is utilizing State Rehabilitation Tax credits.

In 2018, the mill's owner initiated a successful nomination to the State Register in anticipation of using Connecticut's Historic Rehabilitation Tax Credits. Predevelopment plans are nearing completion, and construction is slated to start in the first half of 2020.

These three projects are proof that persistence and the right partners can make the difference between ruins and renaissance. 🌿

Find out more about these programs at ct.gov/historicpreservation.



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Needed: A “Green Agenda” for Old Places

By Sara Bronin

Historic preservation is, at its core, an exercise in sustainability. Buildings built before the 1950s are more energy-efficient than those built later. Many use renewable materials, including wood and brick. And, when properly maintained, historic buildings can last much longer than today’s buildings. Moreover, maintaining existing structures avoids the environmental costs of replacing them.

Beyond individual buildings, historic neighborhoods embody the goals of sustainability through their high-density populations, walkability, and proximity to transit systems. Promoting historic neighborhoods makes for sound environmental policy.

Despite their environmental benefits, Connecticut’s historic places face unprecedented threats, primarily from climate change and needless demolition. Preservationists must build consensus for changes to law and policy that protect historic places in service of environmental goals.

A conference scheduled for January 24 at UConn Law School aims to craft a state-wide policy agenda that recognizes preservation as a fundamental environmental value. The conference—called “Historic & Green: A New Climate Agenda”—is cosponsored by the Connecticut Trust and the State Historic Preservation Office (SHPO).

Documenting Threats

A key issue covered in the conference will be methods of documenting threats to historic places.

As a model, the conference will highlight how the SHPO has used data from the UConn Institute for Climate Resilience and Adaptation to identify 4,650 designated historic architectural resources at risk of flooding from Long Island Sound. This figure does not include the many historic resources at risk from inland flooding, which have not yet been systematically documented. Interestingly, it’s not just large-scale, headline-grabbing events like hurricanes that are wreaking havoc on Connecticut’s built environment: smaller-



Connecticut needs a strategy to protect places like Seaside Village in Bridgeport, seen here during Hurricane Irene in 2011, which are increasingly threatened by the effects of climate change

scale precipitation events, like ten-year storms, are causing towns to invest millions in elevating roads and other municipal infrastructure.

The conference will also discuss other threats. For example, rising temperatures may render places built for yesterday’s weather obsolete. And man-made conditions, such as needless demolition, further threaten historic sites.

Reducing Damage to Historic Resources

The conference will also consider how Connecticut communities can reduce potential damage to historic resources from climate change and demolition threats.

At the outset, we must accept that not everything can be saved. We may therefore discuss tools that can assess the feasibility and desirability of focusing resources on particular historic sites.

In addition, we will discuss specific physical strategies to protect buildings—

as well as the legal and policy barriers we must overcome to allow these strategies. Some strategies may include moving structures out of harm’s way or raising them to avoid flooding. But current building codes

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may not yet reflect appropriate fortification techniques. Zoning codes or view easements may limit elevation or relocation of structures.

Other strategies may include chemical or physical treatments that can treat and protect older bricks, wood, and metals, which are increasingly vulnerable to moisture, decay, and corrosion. Local historic preservation ordinances may not resolve how the Secretary of the Interior's Standards for the Treatment of Historic Properties should be applied to either the reconfiguration of properties or materials treatment.

Finally, needless demolition of historic properties has become all too common. Sometimes properties are demolished by neglect, while historic agricultural landscapes are threatened by rural subdivisions or renewable energy installations. In either case, additional energy for making and transporting materials are required, while

demolition debris is added to the waste stream. The law must better prevent needless demolition while more clearly prioritizing among housing creation, large-scale renewable energy, and historic agricultural landscapes.

Responding to Disaster

Our conference will also feature experts explaining how state and local policies do or should incorporate preservation goals into disaster response, from planning to recovery. We will analyze to what extent preservation is considered in planning processes and to what extent preservation professionals are embedded with teams assessing damage and assisting in emergency operations. We will also review federal laws that protect properties on the State and National Registers from recovery efforts themselves, which sometimes cause more damage to historic places than the disaster.

Agenda-Setting

In the last session of the day, attendees will divide into working groups to discuss these issues. Ultimately, the hope is to agree on recommendations that will ensure that laws and policies in Connecticut are adapting as the physical context for historic sites evolves.

Please join us on January 24th to discuss these important issues. Follow me on Twitter at @sarabronin for the latest updates, and check cttrust.org for registration information.



Sara Bronin is Gullivan Professor of Law at the University of Connecticut School of Law, co-author of Historic Preservation Law, and chair of the Connecticut Trust's Board of Trustees.

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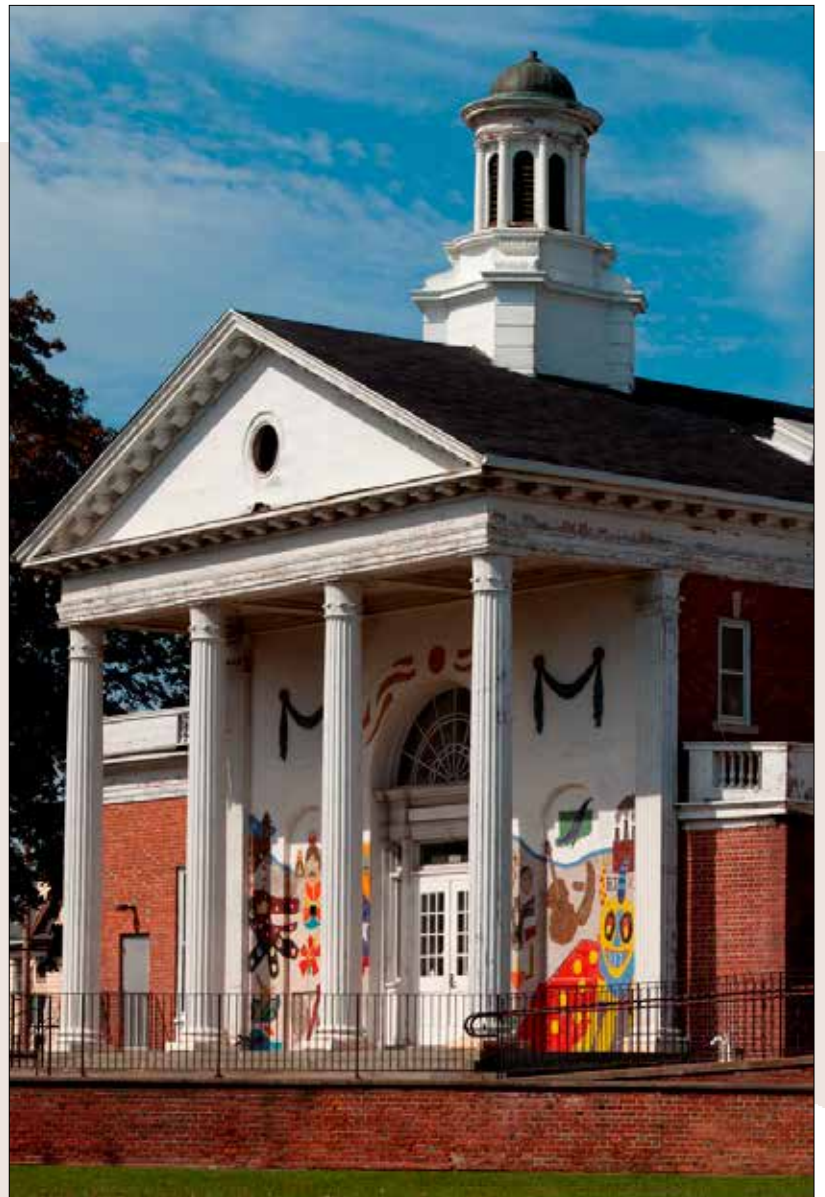
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In memoriam. ▲

Brian Jones, Connecticut's State Archaeologist, died July 4. He had held the position since 2014, with responsibilities that included reviewing economic development proposals, responding to public inquiries, making site visits, performing salvage archaeological work, teaching, and providing technical assistance to law enforcement agencies. He previously had been Supervisor of Field Archaeology at the Mashantucket Pequot Reservation, Senior Archaeologist for Archaeological and Historical Service, Inc., Associate Director of UMass Archaeological Services, and an adjunct in the Anthropology Department at UConn. In April of this year, Dr. Jones led Connecticut Trust staff on a tour of an excavation in Avon, where he demonstrated yet again his infectious enthusiasm for Connecticut history and archaeology.



Bridgeport. ▲

The former Sanborn Library (1922) was demolished beginning on August 1, even before the owner, Richard Korris of West Hartford, secured zoning variances for new development on the site. Apparently, demolition was timed to forestall growing community opposition to his plans ahead of a zoning hearing. For months, Korris and the previous owner, Burton Stevens of Woodbury, had rebuffed efforts by preservationists and city councilman Peter Spain to broker a sale or exchange of the property.

Apart from the building itself, a handsome Colonial Revival structure designed by Bridgeport architect Leonard Asheim, preservationists sought to save a colorful tile mural dating from the library's period as home to nonprofits serving Puerto Rican and other Latino communities. But without historical designation, the building did not qualify for preservation incentives or protections. Its loss provides yet another reminder to communities to identify and designate historic places before threats arise.



◀ **Danbury.**

In celebration of its 170th anniversary, the Danbury Savings Bank announced it would sponsor Phase III of the restoration of the Charles Ives birthplace (1780; NR). Not only the birthplace of the famed composer, the house was the first office of the Savings Bank, founded in 1849 by Charles' grandfather, George White Ives. An active local businessman, the older Ives also was an incorporator of the Danbury and Norwalk Railroad, the Danbury Gas Company, and the Wooster Cemetery. Since 1967 the house has been a museum property of the Danbury Museum, which is carrying out a four-phase restoration. Funding for earlier phases has included grants from the City of Danbury and the Connecticut State Historic Preservation Office. The museum expects to reopen the house in the summer or fall of 2020.

▼ **Hartford.**

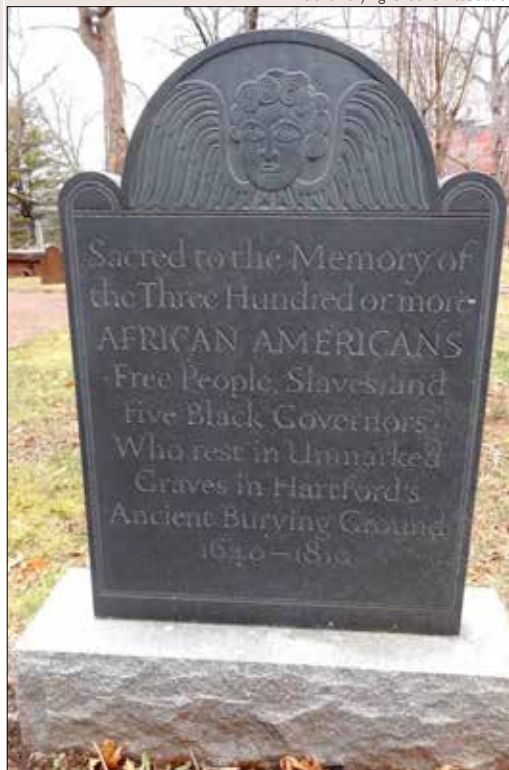
Although the Ancient Burying Ground has been listed on the National Register since 1972, new scholarship has revealed another layer of its history. A recent study by the Ancient Burying Ground association documents almost 500 individuals of color buried in the cemetery between

1640 and 1815. That research is now found on an easy-to-use website that contains a database including free and enslaved members of the black community and Native/American individuals. The new website at www.africanativeburialscct.org

will not only help scholars but family historians, genealogists, and descendants to establish information on gender, age, skills, trades, and residences. The project received funding from the Connecticut State Historic Preservation Office.

continued on page 12

Ancient Burying Ground Association



The John Olds House.

A veteran of the Revolutionary War, First Selectman of East Hartford following the Revolution, and recognized as one of the founders of Manchester, Connecticut, John Olds built this house circa 1795 in Orford Parish (then part of East Hartford). The house has been methodically dismantled and is in storage. All components of the house were salvaged, including flooring, neoclassical mantels, cornices, moldings, doors, chair rails, elaborate interior cornices, and all of the mortise and tenon timber frame, along with finished brownstone foundation and steps. The house has a ballroom/meeting room that runs the entire length of the front of the second floor. This can be partitioned with two walls of hand-planed chestnut boards with chair rails in two locations. This is an elegant house with many features and is available for reconstruction at a new location.

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We have many dismantled and standing historic buildings from the 17th, 18th, and 19th century in our inventory available to be relocated and rebuilt elsewhere.

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Around the State, cont'd from page 11

New Canaan. ▶

The National Trust for Historic Preservation has been given a preservation easement to protect the Landis and Pamela Gores house (1948; NR). Landis Gores (1919-1991) was one of the five Harvard-trained architects who settled in New Canaan after World War II and made the town a hotbed of Modernist architecture. The Gores house is notable for its sweeping horizontal lines; the National Register nomination comments, “Leavening the International style’s glass-walled austerity with natural wood and stone in the manner of Frank Lloyd Wright, the house was considered avant-garde...when built.” The preservation easement will ensure that the house is not demolished or altered in ways that reduce its architectural character. The National Trust also holds an easement on the Hodgson house (1950, 1955; NR), designed by Philip Johnson and located across the road from Johnson’s Glass House, now a museum property of the National Trust. Together with the Eliot Noyes house (see Connecticut Preservation News, July/August 2019), three of New Canaan’s Modernist houses now are protected through preservation easements.



C. Wigren

New Haven. ▶

Preservationists are working to prevent the demolition of two houses on Howe Street, in the Dwight National Register district. MOD Equities, headed by brothers Josef and Jacob Feldman, want to tear down 95 Howe Street (c.1835) and 97-99 Howe Street (c.1845) to build a new apartment building. In response, a neighborhood group, Friends of the Dwight Historic District, circulated petitions and brought to light that 97-99 Howe was home to the Rev. Amos Gerry Beman, pastor from 1841 to 1858 of the Temple Street African Church—now known as Dixwell Avenue Congregational United Church of Christ and the oldest African American Congregationalist church in the world. In July, the Historic Preservation Council voted to request that the Attorney General take action to block demolition through the



Connecticut Environmental Protection Act. Staff from the Attorney General’s office, along with representatives from Friends of Dwight, the New Haven Preservation Trust, the State Historic Preservation Office, and the Connecticut Trust, have been in discussions with the developers, in hopes of finding a compro-

mise that will allow additional development while preserving the buildings. The developers have agreed to extend the delay of demolition period for the buildings by 60 days, to early October.



M. Scott

◀ **New London.**

The City of New London has established a new revolving loan program to assist the owners of historic buildings make needed repairs. The program will provide interest-free loans of up to \$10,000 to address roof repairs and building damage caused by water infiltration. To qualify, building owners must follow a competitive bidding process and complete projects within eight months. The program is designed to support the renovation and rehabilitation of historic commercial and/or mixed-use properties, defined as being at least 50 years old and having some historic, cultural or architectural significance. A total of \$120,000 has been dedicated for the program. For more information, contact Tom Bombria, Community and Economic Development Project Coordinator, at (860) 437-6346 or tbombria@ci.new-london.ct.us. (Photo: State Street, Downtown New London National Register district)

continued on page 16



Connecticut Circuit Rider

Stafford. ▲

In July, the town planning and zoning commission approved plans to redevelop the Pinney School (1895; NR) as a college counseling “boot camp” for disadvantaged students. An apartment for Tyrone Black, the director of the program, also will be included. The four-room school, named for the textile manufacturer who donated the land it stands on, served students from the

communities of Hydeville and Staffordville until 1982 and then housed offices for the Board of Education. It has been vacant since 2013. Black hopes to add a residential component to the program in a few years. The approval was based on Stafford’s zoning regulations, which allow adaptive-reuse conversion of structures for uses not otherwise permitted in the zoning district.

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Cogshell Robinson House, (c.1810)

43 Broadway, Colchester

A contributing resource to the Colchester Village National Register Historic District, this elegant two-story Federal style house was built between 1800 and 1816. Located at the west end of the town green, the 3,440 square foot building features a hip roof, clapboard siding, corner quoins, and decorative molded window surrounds. Interior architectural details remain. The 3.73-acre parcel is currently zoned commercial (residential use also allowed). Development proposals for the site have included the possibility of demolition or removal of the house.

Contact: Jamie Noel, at noels15@comcast.net or (860) 537-5988



Dairy Barn, (c.1840)

to be dismantled and re-erected elsewhere

Sawn and hewn frame barn, 28' x 56', banked from behind with large granite blocks. Beautiful angled purlin posts with falling braces and tall principal posts with rising braces throughout this structure. Most of the barn is open from floor to peak. Lower level was used for dairy operation (at grade in back); small workshop and room above at left end of barn. Many reuse opportunities: conversion to living quarters, great space for a brew pub or restaurant, or continuity as an agricultural barn.

Please contact Glastonbury Restoration Company at (860) 212-3750 or email stevebielitz@yahoo.com. Other 17th, 18th and 19th century structures available for relocation; see website www.glastonburyrestoration.com or Glastonbury Restoration Company on Facebook.





Fogarty House, (c.1880) **59 Rimmon Road, Seymour**

This simple vernacular one-and-a-half-story Victorian sits on 1.62 acres in a clearing east of the Peat Swamp Reservoir within the reservoir's watershed. Originally part of a farmstead and home to Irish immigrants, the property is owned by the South Central Connecticut Regional Water Authority which is seeking purchase bids.

For more information on the bid package contact: Joe Adiletta, Purchasing Department, Regional Water Authority, (203) 401-2507, or email jadiletta@rwater.com.

South End Firehouse, (1900) **670 Pacific Street, Stamford**

The former Engine and Hose Company #2 firehouse, at the corner of Pacific and Henry streets, is ready for a commercial tenant. Located in the South End National Register Historic District, it is the oldest station in the city, having served the community into the early 1980s. The building had been vacant and deteriorating for many years with an uncertain future. Building and Land Technology (BLT) has now stabilized and rehabbed the exterior; the two-story interior, 4,800 square feet, will be built out to tenant needs.

For leasing information, contact Penny Wickey, Saugatuck Commercial, (203) 222-4194.

Deadline for the next issue is October 21, 2019.

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.

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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.



credit PJ Kennedy, Hey Stamford

BEFORE



AFTER

credit PJ Kennedy, Hey Stamford



Around the State, cont'd from page 13

Torrington ▶

Buildings once home to the Hendey Machine Company (c.1892 ff.) are in a kind of limbo. In 2010, the Connecticut Department of Transportation settled on the eastern portion of the site (right in photo) as the location for a bus maintenance and transit facility. Preliminary designs called for demolition of two buildings, and the configuration would have limited access to the western portion (left in photo), which is for sale by the owner. The western



C. Wigen

property ought to be an attractive redevelopment prospect: town officials have obtained Brownfield grants and a community connectivity study; a Market Analysis and Redevelopment Recommendations Study was completed with funding from the Connecticut Trust's Making Places program; and the entire complex has been deemed eligible for National Register listing, thus opening the possibility for listing and eligibility for preservation incentives. But, because DOT's plans remain in question, developer interest is too. And so the buildings slowly deteriorate.

Waterford. ▶

The Connecticut Department of Energy and Environmental Protection (DEEP) announced in July that it had rejected both development proposals it received for Seaside State Park. The park is the former Seaside Sanatorium (1931; NR), built to treat tuberculosis in children. DEEP had requested proposals from developers to reuse the historic sanatorium buildings as an inn within the park. The developer would receive a long-term lease in exchange for renovating the long-vacant buildings. Two proposals came in, from New York architect Scott Henson and from Sonning LLC, led by developer Mark Steiner, who previously had an agreement with the state to purchase and redevelop the property. Then-Governor Dannel Malloy cancelled that agreement in 2014 to make the site a park. According to DEEP Deputy Commissioner Susan Whalen, neither proposal met the state's requirements. The agency is re-evaluating its terms and procedures, with the hopes of issuing a new request for proposals. (Photo: fireplace in staff housing.)



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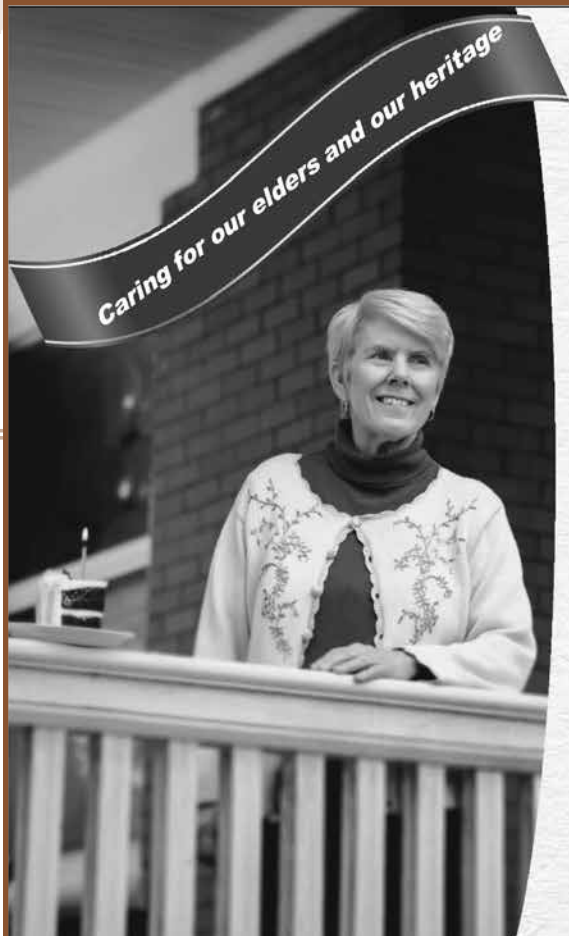
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Dave Poirier



◀ **Windsor.**

One of Connecticut's most visible groups of tobacco sheds was demolished in June. Located next to Route 20, which leads to Bradley Airport, the sheds greeted travelers to the state with a bit of agricultural history: the shade-grown tobacco which profoundly shaped life in the Connecticut Valley for much of the 20th century. In tobacco's heyday, immigrants from other countries, workers from Puerto Rico, and African American college students from the South—including Martin Luther King, Jr.—came to work in the fields. As health concerns led people to smoke less and development pressures drove up the price of farmland—particularly on the road to Bradley—tobacco growing has shrunk. As a result, the Thrall family, who have been farming in Windsor since the 17th century and helped develop shade-growing techniques for tobacco, decided to take down the sheds and sell the land they stood on. It is zoned for commercial or industrial use, consistent with Windsor's town plan. Yet Connecticut's tobacco-growing tradition carries on, if at a smaller scale; at the same time the Thrall sheds were being razed in Windsor, Bordua Farms in South Windsor was building a new one for its broadleaf tobacco crop.



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tion projects, but as CPN goes to press, National Register information on the map is still incomplete.

While opportunity zones bring the promise of renewed energy to distressed communities, that energy could be at the expense of the underserved and properties that speak to their history. But it's up to states and communities to monitor opportunity zones and projects within them. Preservationists need to make sure that designated historic places are recognized and promoted for investment, and that local land-use regulations and other protections for historic resources are in place.

Even more important, preservationists need to keep an eye on historic places that do not have official designation, which easily could be overlooked or written off as not important. An active program of surveying and designation is the first step in protecting and reusing historic places.

Finally, preservationists need to work with local economic development officials and organizations to highlight historic resources and available preservation incentives such as historic rehabilitation tax credits which might work in tandem with opportunity zone incentives to make investment go even farther. If that comes to pass, then opportunity zones will live up to their name. 🌿

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West Cornwall covered bridge

adopted in 2015 for third grade, “Our State and Our City/Town: Yesterday and Today.”

Building on *Where I Live: Connecticut*, Connecticut Explored created ten lesson plans in 2018 modeled on the National Park Service’s program “Teaching with Historic Places.” The plans are based on places listed on the National Register of Historic Places or the Connecticut Freedom Trail and are linked to chapters in *Where I Live: Connecticut*. Each includes background material for teachers, an introduction written at a third-grade reading level, primary documents, maps, and suggested activities.

The plan for each place focuses on a single main point. There are ten places in all—six represent different types of communities:

- Connecticut’s State Capitol, Hartford: *How can architecture reveal our values?*
- Beman Triangle, Middletown, residential neighborhood: *What makes a great neighborhood?*
- Taftville, Norwich, mill town: *Is it better for children to learn in school or on the job?*

- Lebanon, rural town: *How did farming affect colonial relationships?*
 - Stonington Borough, maritime village: *How does a lighthouse work?*
 - Litchfield, transportation hub: *How have transportation improvements impacted town growth and development?*
- ...and four places tell special stories:
- Himmelstein farm, Lebanon, family farms: *What determines the products a farm produces?*
 - Hill-Stead, Farmington, women’s history: *What do architects consider when designing a building?*
 - West Cornwall covered bridge, Cornwall, engineering: *How do bridges support weight in different ways?*
 - Tantaquidgeon Museum, Montville, Native American places: *What can we tell about Native lifeways from a wigwam?*

The website notes that, based on feedback from teachers or students, other plans could be developed, using, for example, on places connected with industry, labor, immigration, the arts, or examples of civic or residential architecture.

Where I Live: Connecticut was created primarily as a resource for teachers, but parents could use the lessons for family outings as well. 🌿

Where I Live: Connecticut is available online or can be ordered through <https://whereilivect.org/>. The lesson links can be found at <https://whereilivect.org/learning-through-places-introduction-lessons-at-a-glance/>.

Upcoming Meetings

Connecticut Historic Preservation Council

October 2, 2019 at 9:30 a.m.
Conference call

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

November 6, 2019 at 9:30 a.m.

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

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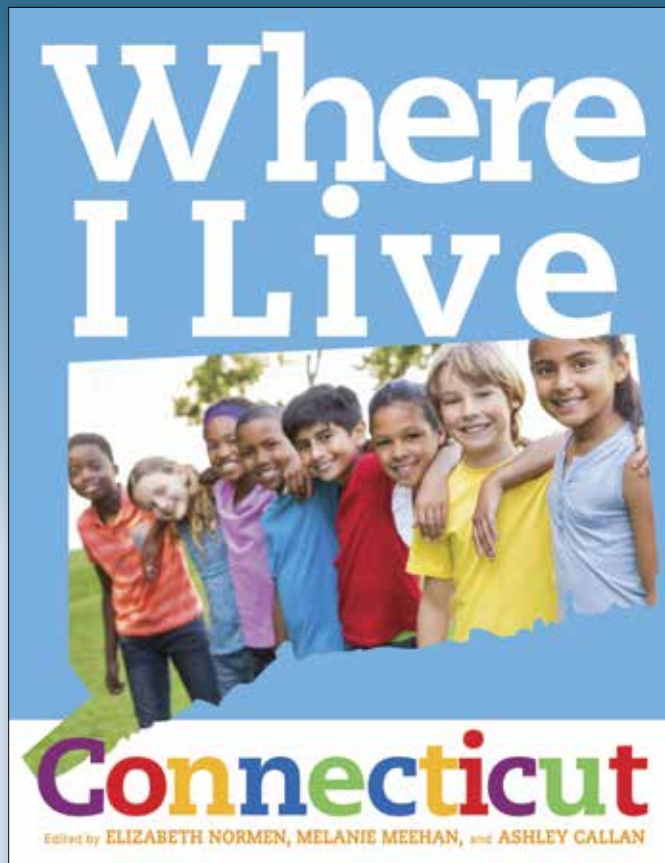
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Lesson Plans Teach with Historic Places

Places where we live are powerful in shaping our lives, and are often cited by preservationists, architects, planners, and civic activists as formative in how we understand the world. For preservationists, a key goal is to build children's interest in history, pride in their state and community, and a commitment to civic engagement.

Connecticut Explored, the magazine of Connecticut history, has created a variety of resources for teaching the state's history. These include lesson plans based on the Constitution of 1818, for civics classes in eighth grade and high schools;



and resources related to the book *African American Connecticut Explored* (2014). This fall, the magazine will release *Venture Smith's Colonial Connecticut*, intended for use in fifth through eighth grades. Based on Venture Smith's autobiographical narrative

of life as a slave and free man, the book enables students to learn about colonial Connecticut from diverse perspectives.

While these resources help teach Connecticut history through documents including primary sources, a set of resources created for the third and fourth grades specifically uses historic places. Published in 2017, *Where I Live: Connecticut* is an eighty-page book plus associated website that together tell the story of Connecticut's history and geography and meet the requirements of the Connecticut Social Studies Frameworks

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