



# Hartford

[www.hartfordpreservation.org](http://www.hartfordpreservation.org)

# Preservation Alliance

## Landmark

### Historic Preservation Ordinance Adopted

In a major victory for preservation, the Hartford City Council, with the support of Mayor Eddie Perez, has adopted a pioneering historic preservation ordinance. Once implemented, the ordinance will provide protection to the more than 4,000 buildings located in National and State Register historic districts throughout the city. HPA was involved in the drafting of the ordinance.

The ordinance, however, has not yet taken effect. Under its terms, implementation will not occur until 30 days after the City Council approves the design guidelines which will govern modifications to structures covered by the ordinance. James Vance & Associates of Hartford has been hired by the City to draft the guidelines.

The ordinance will be administered by a five-member board to be known as the Historic Preservation Commission. By ordinance, the membership of that board will be the same as the membership of the city's existing Historic Properties Commission, which presently regulates two small local historic districts on Columbia Street in Frog Hollow and Grandview Terrace in the South End. The chair of the Commission is Greg Secord, a past president and former board member of HPA. The other Commission members are Lynn Ferrari, David Ransom, Allen Ambrose and Jonathan Clark. The Commission is required to appoint an advisory committee to assist in the drafting of the design guidelines. The ordinance explicitly requires that representatives of HPA be appointed to the advisory committee.

The ordinance requires that owners of property in historic districts obtain the approval of the Historic Preservation Commission before applying for a demolition permit, a building permit to make exterior alterations that will be visible from the street, or a building

permit to construct a new building. The ordinance is written to provide for accelerated review by the Commission so as to minimize delay in the process. It also requires the Commission to balance historic and architectural factors against costs, and it limits the extent to which a property owner can be required to make extra expenditures in order to comply with historic standards. Compromises on the provisions related to costs were key to the support of the Mayor and the unanimous endorsement by the City Council.

The ordinance also requires all city agencies to "give priority to the preservation of the City's historic architecture and character" and to "consider historic and architectural significance and preservation" when making decisions, including enforcement of building codes and sales of city property.

The ordinance has a three-year sunset provision, which requires reenactment of the ordinance after three years in order to keep it in effect.

Both a summary of the ordinance and the full ordinance itself can be downloaded from the HPA website at [www.hartfordpreservation.org](http://www.hartfordpreservation.org).

*See list of historic districts in Hartford on page 7.*

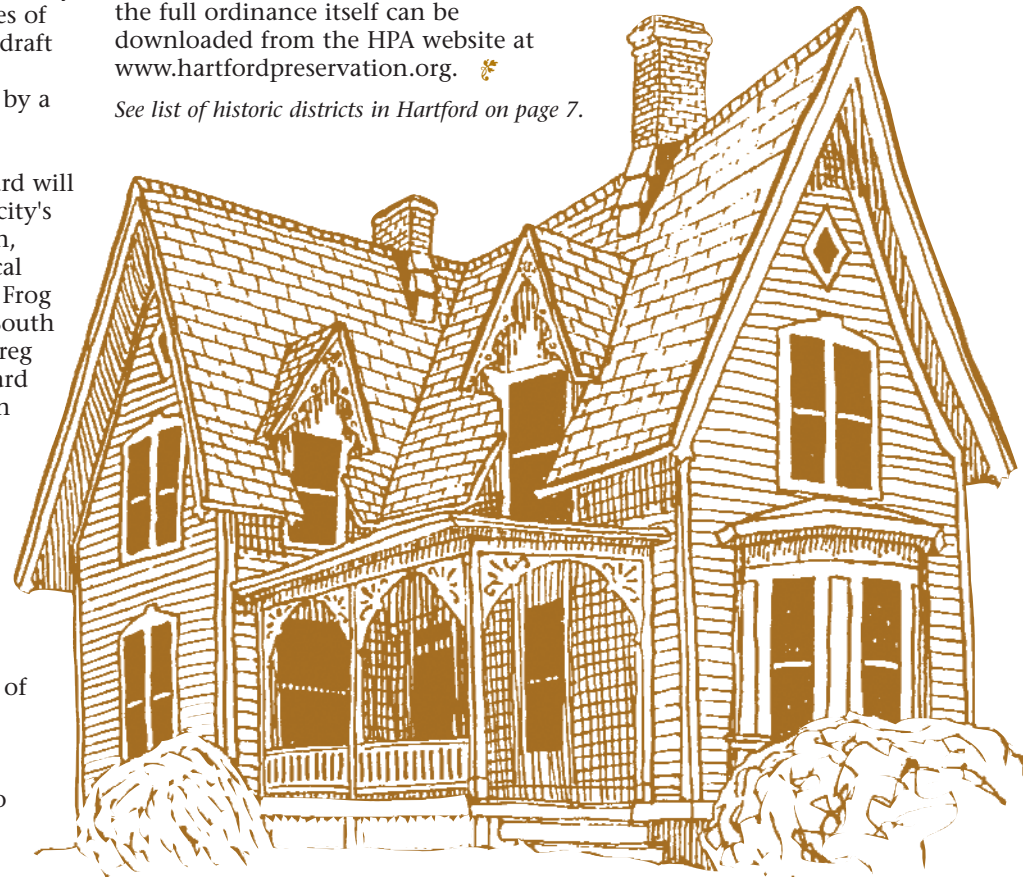


Illustration: Hartford Architecture Conservancy

#### Inside This Issue:

From the Office . . . . .	2	Board Profiles . . . . .	4	Preservation Awards . . . . .	6
Demolition Threat . . . . .	3	New President . . . . .	4	Walking Tours . . . . .	8
Then & Now . . . . .	3	Preservation Legislation . . . . .	4	Unboarded Building Hotline . . . . .	9
Lost Hartford . . . . .	3	Graffiti Hotline . . . . .	5	410 Asylum Update . . . . .	12

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**Mission Statement**

The mission of the  
Hartford Preservation Alliance  
is to preserve and revitalize  
Hartford's unique architectural heritage  
and neighborhood character.

**From the Office**

by Laura Knott-Twine, Executive Director



Finding and settling into a new space is often filled with anticipation. I have enjoyed the excitement of selecting 56 Arbor Street in the Parkville section of the city of Hartford for our offices and for the gradual metamorphosis of the site — creating a space that reflects the work that we do and a place to welcome people. We had many goals, including finding a place that provided storage for archival materials, space for a research and resource library, a combination classroom/conference room, an administrative office and ample parking.

Along with office space, we needed just about everything to furnish it. We have been so fortunate in having generous donations from Advest, Inc. and the Phoenix Insurance Company. They provided a conference table, filing cabinets, desks, chairs, a coat rack, a mirror and a small refrigerator. Windham Graphics donated office supplies and equipment. The former tenant, architect Roger Clarke, donated books, tables, an air conditioner and file cabinets. The landlord, Al Pedemonti, and his workmen did a superb job in readying our space.

HPA already has an impressive collection of architectural and historical books, as well as a collection of fascinating photographs and drawings of buildings and streetscapes of Hartford. By July 21st we were ready to celebrate with the community, the funders and our members with the opening of our doors. During the day we invited the general public, all of the people who work in our building and the folks at 30 Arbor Street to stop in and share lemonade and cookies. In the evening we held a reception, sponsored by The Parisky Group, at which members, funders and dignitaries were invited to stop in to meet me and the HPA directors and to see our new office space. The day was a great success and I want to thank all of those who stopped by.

By July we were ready to “staff up.” There are two programs that are available to not-for-profits that provide staffing when funding for staff is not yet available. They are both training programs which include on-the-job training experience. The first program is called “Project Crecer,” directed by Colleen Kruger and offered through the Career Counseling Center at the Hartford College for Women/University of Hartford. This program receives funding from the Workforce Investment Act (WIA), the Hartford Foundation for Public Giving and the City of Hartford. Project Crecer, established in 1984, is a program that has historically served Latina adolescents in the Greater Hartford area and now serves girls of all races and ethnicities. Crecer means “to grow” in Spanish, signifying a program goal of enhancing the upward mobility of young women, through both educational experiences in a classroom setting and career opportunities in the community where they are paid wages. Through its educational and employment components, Project Crecer aims to promote mastery of academic material and job skills, thereby increasing both self-efficacy and self-esteem. The workers are available for eight weeks each summer. I have enjoyed working with the young women of Project Crecer for the past four years in my previous job and look forward to many years of continued collaboration.

The second program is called “Senior Aides Program,” a program of the John J. Driscoll United Labor Agency, Inc. Like “Project Crecer,” the program offers paid training, work experience and extra income. This opportunity is for low income people over the age of 55. The mission of the “Senior Aides Program” is to enable older workers to achieve gainful employment and personal development through community service and training. One senior will work mornings and another for the afternoon office hours, as seniors are only available for 20 hours per week year round.

I am looking forward to years of programs, advocacy, neighborhood revitalization and community involvement, and I wish to thank everyone from the board of directors of HPA to the community at large for such a warm welcome. The Hartford Preservation Alliance will continue to work to preserve and revitalize Hartford’s unique architectural heritage and neighborhood character. ✿

**South End Demolition**

Do you remember the old Pippie's Italian Restaurant at the corner of Wethersfield Avenue and Airport Road? For the past 45 years, that corner has been occupied by a popular Italian restaurant — Pippie's from 1960 until about 1983 and Carmichael's for the 22 years since then. Windsor developer Frank Colaccino of the Colvest Group, however, has filed a notice of intent to demolish the restaurant building, along with the three buildings immediately to its south, in order to construct a shopping center anchored by a CVS pharmacy. The proposal has been endorsed by the South End Neighborhood Revitalization (NRZ) Committee and apparently been signed off on by the city's Planning Department. The demolition appears to be part of a disturbing trend in which pharmacy construction threatens the existence of historic architecture in Hartford.

Although none of the four buildings affected by the redevelopment proposal is on any historic register, the Carmichael building is an excellent example of turn-of-the-century Victorian architecture. The building is a plain but distinguished example of the Italianate style, a three-story structure with largely symmetrical windows and a projecting bracketed cornice. Commercial alterations at the first floor level have used red brick in a way which has not obscured the building's essential Victorian character. In addition, because it occupies a prominent position at the top of the hill above the Connecticut River flood plain, it is very visible to drivers going west from I-91 on Airport Road.

The other three buildings slated for demolition, all residential, are a two-story cross-gabled Queen Anne (c.1890) and two triple-deckers (1907 and 1925). Although all have been sided and altered, the Queen Anne at 694 Wethersfield Avenue still retains some of its historic character.

The expansion activities of major pharmacies have increasingly endangered historic architecture in Hartford. The major pharmacy chains have shown little interest in reusing existing buildings but have looked instead to demolition to create the large spaces needed for box-like pharmacy structures and surface parking. In 2003, for example, Brooks Pharmacy demolished the 1912 Neoclassical Revival Rivard Building at 307-311 Franklin Avenue for construction of a pharmacy. A few years before that, there was serious talk of demolition for a pharmacy at the corner of Jefferson and Washington Streets. Some of the demolition occurred, but no pharmacy has been built.

HPA is in the process of contacting the entities involved in the project to explore modification of the proposal to retain or incorporate the Carmichael building. ✿

If you are interested in working with HPA to try to preserve these buildings, contact us at info@hartfordpreservation.org.



The former Carmichael's Restaurant at 682 Wethersfield Avenue and three other buildings are slated for demolition in order to build a shopping plaza anchored by a CVS pharmacy.  
Photo: Tomas J. Nenortas



Then



Now

Photo: Tomas J. Nenortas

In 1912 this was the home of the Jacob A Craemer family at 163 Adelaide Street. By 2005 the house had suffered through major alterations that barely make it identifiable with its once glorious past. The preservation ordinance will help other Hartford homes avoid the same fate.

**Lost Hartford**



If you have any information as to the location of this Hartford home, please contact Tomas J. Nenortas at VictorianHartford@prodigy.net. And if you have any images you would like to share with our readers and/or donate to the HPA archives, please contact the HPA office at 860-570-0331.

## Board Member Profiles

**Lee Kuckro**, has been on the HPA board since 1997 and was its first president. He is also a member of the boards of the Antiquarian & Landmarks Society and the Greater Hartford Arts Council, where he chairs the Council's Arts and Heritage Action Partnership. He served for 13 years on the board of the Connecticut Trust for Historic Preservation, for four of which he was its chairman. For 20 years, he was a member of the Wethersfield Historic District Commission, which he chaired for 14 years. He lives in the c.1725 Dr. Daniel Hooker house in Wethersfield's historic district with his wife, Anne, who directed the Hartford Architecture Conservancy's survey of the city of Hartford and who wrote *Hartford Architecture: Downtown*, the first volume of the three-volume survey.



**Rafie Podolsky**, a West End resident, has lived in Hartford since 1973. An HPA board member since 1997 and currently its secretary and acting treasurer, Rafie has been involved as a volunteer for HPA in surveying Hartford's vacant buildings, researching National and State Register applications,

attempting to convince the city and individual building owners to preserve numerous buildings threatened with demolition, co-editing the newsletter, and helping select Preservation Week awardees. He is a member of the Preservation Ordinance Task Force, whose proposed city preservation ordinance was recently enacted. A graduate of Swarthmore College and Yale Law School and a former high school history teacher, he has worked for many years as the legislative housing advocate for the legal aid programs in Connecticut.

**Stephanie Woodlock** is a resident of the West End of Hartford. As someone who is six years into a ten-year restoration plan on a small Second Empire house, she has personally experienced a number of preservation-related challenges. A lifelong aficionado of old houses, she has been a member of HPA since 1998 and a Board Member since 2000. She co-edits the HPA newsletter and has worked on the annual Preservation Week Award ceremony. Stephanie is a graduate of Miami University and Rensselaer of Hartford. She is employed by United Technologies, Hamilton Sundstrand as a project leader in information technologies.



## New President

In April, the board of directors of HPA elected Tomas J. Nenortas as its new president. Nenortas, an avid collector, a connoisseur of history, architecture, and genealogy, and an ardent proponent of historic preservation, has long-standing strong ties to Hartford, and especially to Frog Hollow, where his family first settled over fifty years ago. He is very active in Lithuanian-American organizations in the city. Tomas owns and operates the Lithuanian Royal Club Imports, an import business. He is also a docent for the Antiquarian & Landmarks Society, is involved in the restoration of the Holy Trinity Lithuanian Roman Catholic Church on Capitol Avenue, and is the author of *Victorian Hartford*, for which he received a 2005 HPA Preservation Award. 🌸



## Preservation Legislation

Governor M. Jodi Rell has signed into law landmark legislation earmarking approximately \$6 million per year of new funding for historic preservation — a quantum leap in state financial support for historic preservation. The money will be administered by the Connecticut Commission on Culture and Tourism.

The funds are part of the Farmland Preservation Act, which was adopted by the General Assembly as Public Act 05-228 (originally known as Senate Bill 410) at the end of the 2005 legislative session in June. Its primary sponsor was Senate President pro Tempore Donald Williams [D-Brooklyn, CT], whose leadership led to passage of the bill.

The bill was a novel effort to bring together advocates for farmland preservation with advocates for open space acquisition, historic preservation, and affordable housing — an unexpected linking of advocacy groups. The combination of these four diverse interests proved politically to be very powerful. The Connecticut Trust for Historic Preservation and Connecticut Preservation Action were the leading voices for the bill in the historic preservation community.

"This is among the most worthy and visionary pieces of legislation approved this year," the Governor said at the time of signing. "In this one bill, we honor our state's illustrious past and promote the well-being of future generations. We are preserving our history, protecting land from over-development and providing money for decent, affordable housing for our citizens."

The principal opposition to the bill came from those who argued that it skirted the state's spending cap; and Rep. Robert Ward [R-North Branford], the head of the Republican caucus in the House, has threatened to file litigation in an attempt to block the bill.

Unless it is blocked, however, starting October 1, the state will begin collecting a \$30 surcharge on each document filed on local land records. The surcharge is expected to raise about \$27 million per year, about \$24 million of which will be divided equally among the four land-related interests covered by the bill. 🌸



At the July 21, 2005 Hartford Preservation Alliance Open House, Lee Kuckro makes a point in a discussion with Hartford Mayor Eddie Perez while city council member, Dr. Bob Painter, and HPA Executive Director, Laura Knott-Twine, look on. Photo: Richard Twine

## Historic Districts in Hartford:

### National Register

- Asylum Hill
- Sigourney Square
- Buckingham Square
- Charter Oak Place
- Colt Industrial District
- Congress Street
- Jefferson/Seymour
- Parkside (Wethersfield Avenue near Colt Park)
- South Green
- Clay Hill
- Ann Street
- Elm Street
- Goodwin Block
- Lewis Street Block
- Main Street
- Pratt Street
- Frog Hollow
- Capen Clark
- Little Hollywood (Clemons Place)
- Prospect Avenue
- West End North
- West End South
- Hartford Golf Club
- Upper Albany
- Department Store (G. Fox/Sage Allen)
- High Street
- Grandview Terrace Boulevard
- Allen Place-Lincoln Street
- Downtown North

### State Register

- Benton Street
- Homestead Avenue
- Shultas Place-Annawan Street

Save This Telephone Number:

**860-541-2015**



**It's Hartford's  
Graffiti Hot Line.  
If you see graffiti  
anywhere in the city,  
call and report it!**

# Preservation Awards

The fifth annual Jeffery S. Czopor Preservation Awards were presented to twelve honorees in a ceremony on May 4, 2005, at The Lyceum on Lawrence Street in Frog Hollow. In addition, two individuals received special awards from HPA. The Czopor awards, sponsored by HPA and Friends of Community Preservation, are named in memory of Jeffery S. Czopor (1973-2001), an urban planner and original HPA board member, and honor those who have made a special contribution to historic and architectural preservation in Hartford. The 2005 award winners were:

## Architectural preservation: The Phoenix Building



Photo: Phoenix Companies

### The Phoenix Companies, Inc.

As part of a corporate commitment to remain in Hartford, the Phoenix Companies, Inc., took the initiative to obtain placement of its famous "Boat Building" on the National Register of Historic Places. This act made the building eligible for federal historic tax credits that were used to help finance a \$25 million upgrade of the structure. Constructed in the early 1960s, the building designed by New York architect Max Abramovitz was an anchor for the development of Constitution Plaza. It is widely considered an exceptional example of the Modernist style in architecture. The two-sided design of the structure and its open plaza deck give it, in the words of one author, "the illusion of an ephemeral green ship floating through space."

## Neighborhood revitalization: Deerfield Avenue

### Christian Activities Council



Deerfield Avenue, a one-block street in Upper Albany south of Keney Park, was developed between 1900 and 1904 by builders Michael and

Thomas Nevels, who constructed 40 spacious Queen Anne style houses. In the 1990s, with much of the block in decay, the Christian Activities Council began its Upper Albany Revitalization Initiative. Deerfield Avenue, the Initiative's first project, included the

rehabilitation of four vacant houses, the construction of three architecturally compatible new houses on vacant lots, and the stimulation of streetscape improvements and improvements by property owners. Community organizing assistance was provided by the Neighborhoods of Hartford, Inc. When the Deerfield Avenue project is completed, the Christian Activities Council will move on to similar projects on Irving and Vine Streets.

## Building rehabilitation and reuse: Jacobs Manufacturing Co. building

### 2074-1429 Park Street LLC



2074 Park Street is a wonderful example of the reuse of a historic factory building for commercial and retail purposes. Carlos Mouta, the principal owner, is a leader in the redevelopment of Parkville's factory buildings, having won a Preservation Award in 2004 for his rehabilitation of the Allied Plumbing Supplies Building at 1477 Park Street in Parkville. Built between 1915 and 1917, the massive 50,000 square foot building was long occupied by the Jacobs Manufacturing Co., manufacturer of "the world-famous three-jaw Jacobs Drill Chuck." It remained primarily a manufacturing center through the 1980s. The current rehabilitation project has transformed the first floor of the building, with an upscale Portuguese restaurant facing Park Street and the west side of the building, once a solid brick wall, converted into a commercial facade with storefront businesses.

## Building rehabilitation: 95 Niles Street

### Mutual Housing Association of Greater Hartford

"Mutual housing" is a type of housing, similar to a cooperative, in which the building is owned by an association, of which the residents are the members. Since the late 1980s, the Mutual Housing Association of Greater Hartford has been active in converting vacant and deteriorated buildings in Hartford into affordable housing. Its best known work is the restoration of the Perfect Sixes which border the eastern edge of Pope Park in Frog Hollow. More recently, it acquired 95 Niles Street in Asylum Hill for its own offices. The rehabilitation of this 5,100 square foot Queen Anne-style structure, built in 1895, took advantage of the exceptional existing features of the building, which include a sweeping staircase, three fireplaces, and ornate windows and trim.



## Rehabilitation and reuse: Sawtooth Building

### Homes for America Holdings



The "Sawtooth Building" on Huyshope Avenue in the Colt Industrial Complex is named for its jagged glass ceiling, which maximizes the natural light entering from above. Its 1,500 panes of glass cost about \$1.2 million to reconstruct. This enormous one-story structure with nearly 100,000 square feet of space is one of the largest sawtooth buildings in the United States. Built by the Colt Fire Arms Manufacturing Company during World War I, it was for decades used for firearms production. Vacated by Colt in the 1990s, it sat empty for more than ten years until Homes for America Holdings bought and renovated it. Now integrated into the Colt Gateway Project, the building is occupied by Insurity, an insurance services company, which has brought 300 jobs into the building and will add another 150 when the structure is fully occupied.

## Building rehabilitation: The Solomon Building

### Mi Casa Family Service and Educational Center, Inc.

The Mi Casa Family Service and Educational Center has moved into the building it rehabilitated at 590-596 Park Street in Frog Hollow, known as the Solomon Building. The project

included restoration of the building's exterior limestone, a full interior restoration including a pressed tin ceiling on the first floor, and a new first-floor store front. Built in 1930, the building is one of the few examples of Art Deco architecture in Hartford. It originally housed an F.W. Woolworth's department store on the first floor and the Park Recreation bowling alley on the 2nd and 3rd floors for whose owner, William Solomon, the building is named. The critical location of the building near the corner of Park and Broad Streets in the heart of Frog Hollow makes it an especially important anchor building for the Frog Hollow neighborhood.



## Rehabilitation and reuse: The White Motor Co. Building

### First & Last Bakery Café

The DePasquale family, owners of the well-known First & Last Tavern at 920 Maple Avenue, successfully converted the vacant 22,000 square foot former truck dealership across the street into a retail café, wholesale and retail bakery, and food commissary which serves as the production center for the family's three First & Last restaurants. Built in 1927 for The White Motor Co., whose name is still visible on the building's tall chimney, the structure became a truck dealership in the 1950s under the name Baumert Moran Sales Co. Its conversion to retail and commercial purposes represents an especially creative use of this sturdy building and is a significant contribution to the economic growth of the South End.



## Preservation Month Walking Tours

The Hartford Preservation Alliance celebrated Preservation Month in May with two walking tours — a tour of the churches of Asylum Hill and a tour of the historic South Green/Charter Oak neighborhood.

### Asylum Hill

On a cold, rainy, and windy May 7th, a hardy band of Hartford architecture enthusiasts turned out for “The Gospels in Stone: Asylum Hill Churches.” The tour was led by Prof. Dorothy Bosch Keller, Chairperson of the Department of Fine Arts and Performing Arts at Saint Joseph College in West Hartford. She is also a member of HPA’s board of directors.

Prof. Keller’s tour showcased both the theological inspirations and the American adaptations of church architecture in Hartford. The church structures demonstrate what Prof. Keller described as the “three Vitruvian principles of architecture — solidity, utility, and beauty.”

The tour began at the Asylum Hill Congregational Church on Asylum Avenue. Constructed in 1865 by noted architect Patrick Keely, the church was built of brownstone in the Gothic Revival Style with a polychrome slate roof. A steeple that reaches 227 feet was later added. A parish house, designed by Edward T. Hapgood, was built in 1904, and the Gross Memorial Chapel, designed by Charles Collens, was added in 1939.

The next stop was the Asylum Avenue Baptist Church at the corner of Asylum and Sigourney, designed by Hartford’s prolific architect George Keller and built in 1872. It was enlarged by Edward and Melvin Hapgood in 1896. This church, which has an iron roof cresting, is also a Gothic Revival building.

Third on the tour was Trinity Episcopal Church, another Gothic Revival church built in 1892 and designed by Frederick C. Withers. It was enlarged in 1895. The church has a wonderful tower, added in 1912, with gargoyles, finials, and crockets.

The tour ended at the 1962 Cathedral of Saint Joseph. Designed by Otto Eggers and Daniel P.



Asylum Avenue Baptist Church at 868 Asylum Avenue

Photo: Rafie Podolsky

Higgins, it replaced the marvelous original 1892 brownstone Gothic Revival structure by Patrick Keely, which was destroyed by a 1956 fire. The new Cathedral is made of reinforced concrete and rises to 284 feet. While at first glance the building may seem stark, closer examination reveals extensive decorative and symbolic embellishments, including a travertine frieze highlighting St. Joseph over the entrance, sculpted by Thommaso Peccini. On the Cathedral grounds, hidden away near some bushes, lie the original cornerstone and other architectural elements from the first Cathedral.

“These churches,” Prof. Keller said at the end of the tour, “are but a small selection of the many magnificent architectural treasures Hartford has to offer. To study the architectural history of Hartford,” she added, “is to study the architectural history of the world.”

### South Green/Charter Oak

On May 14th, former HPA president Matt Blood led a second HPA-sponsored Preservation Month walking tour, this one of the South Green and Charter Oak neighborhoods. A crowd of about 40 turned out to look at some of Hartford’s most spectacular buildings.

The tour began at the corner of Buckingham and John Streets, across from one of the few remaining row-houses in Hartford. The brick row-houses on Buckingham Street were constructed in the middle of the Civil War. The original seven homes have three bays of windows with cast-iron lintels. The tour passed South Church (1827) and Temple Beth Israel (1876) (now the Charter Oak Cultural Center) before taking a view of the 1930 Art Deco Polish National Home, the 1903 Capewell Horse Nail Co. manufacturing complex, and the 1917 SS. Cyril and Methodius Church.

From there, the tour walked up one of Hartford’s



The Mary Borden Munsill House at 2 Wethersfield Avenue

Photo: Rafie Podolsky

Continued on next page

## Unboarded Building Hotline

Section 9-98 of the Hartford Municipal Code allows the director of Licenses & Inspections to require the owners of a vacant or abandoned building to secure the building by boarding all

doors and windows and to paint the boards a color matching the building. This is commonly called “mothballing a structure.” If the owner fails to do so, the city can board the building and lien the property for its costs.

The failure in securely mothballing vacant buildings is one of the greatest dangers to historic structures in Hartford, leading to weather-related damage and, even worse, arson. In addition, vacant buildings can become harbors for criminal conduct, leading local neighborhood groups to call for their demolition.

Vacant buildings do not have to become blighted buildings. To prevent blight, vacant buildings must be fully and properly mothballed.

You can help. Whenever you see a vacant building in Hartford that is not fully boarded, email HPA’s new Unboarded Building Hotline at [alerts@hartfordpreservation.org](mailto:alerts@hartfordpreservation.org), or call the office at 860-570-0331. We will contact the appropriate city agency to request the immediate boarding of the building. 🌸



The 1895 three-story “Perfect Six” at 72-74 Lawrence Street in the Frog Hollow National Register Historic District, standing unmothballed and open to the elements  
Photo: Tomas J. Nenortas

### Tours Continued from previous page

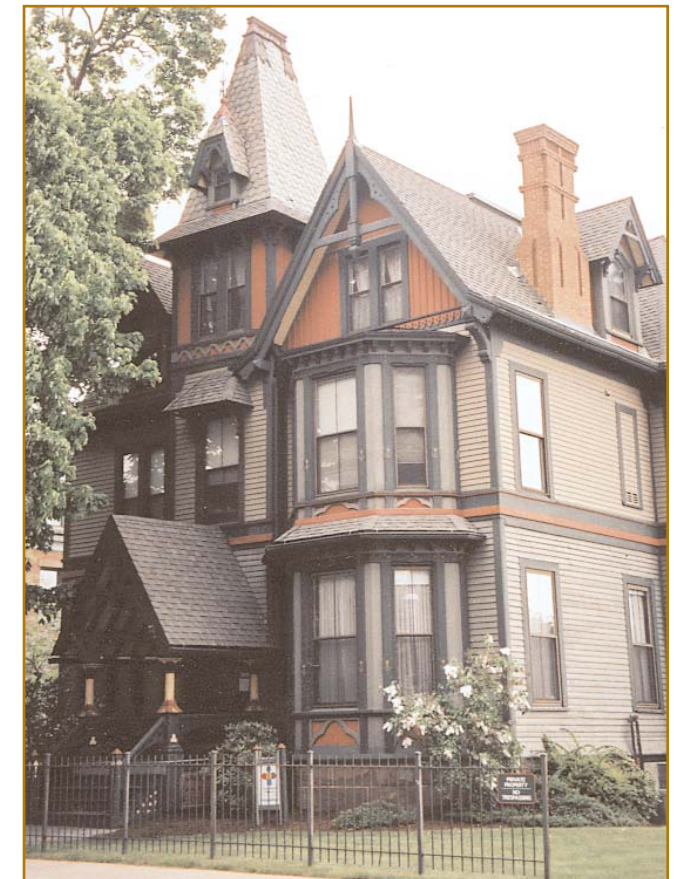
most charming streets — Charter Oak Place. One of the oldest almost intact streets in the city, it is lined with homes built, mostly between 1858 and 1875, by some of the most prosperous Hartford citizens of the time. Buildings include the 1860 Nathaniel Shipman House, the 1864 Robinson-Smith double house, and the spectacular 1875 Queen Anne Col. Charles H. Northam House, popularly known as “The Painted Lady,” which crowns the Charter Oak Place hill.

Next was the Mary Borden Munsill House at the corner of Wethersfield Avenue and Wyllys Street, diagonally across from South Green. Built in 1893, this elaborate structure combines the asymmetrical plan, rounded corner tower, and irregular roof line of the Queen Anne style with Richardson Romanesque-style rounded arches. There is even a ballroom on the third floor. To the east is an elaborate carriage house, and to the south on Wethersfield Avenue is the home she built for her son in 1895.

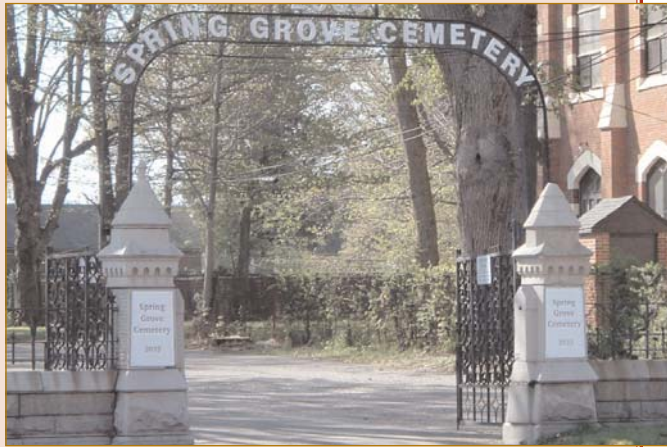
From there the tour approached South Green, also known as Henry Barnard Park. The Green dates to colonial times, and the park still has portions of the fencing that was constructed in the 1860s. From the Green, the tour could see at the foot of Main Street the Henry Barnard House of 1807, St. Peter’s Church (1868), and the porticoed Ellery Hills House (1840). It is amazing what one notices for the first time when walking along Hartford’s historic streets!

Plans are in the works for two walking tours in the fall. Check the website at [www.hartfordpreservation.org](http://www.hartfordpreservation.org) when information on those tours becomes available. 🌸

“The Painted Lady” on Charter Oak Place.  
Photo: Rafie Podolsky



**Cemetery revitalization: Spring Grove Cemetery**  
**Albert Lennox and**  
**the Board of the Spring Grove Cemetery Association**



The 35-acre Spring Grove Cemetery, off of Main Street in North Hartford, was founded in 1845. Its design reflects the fashion in mid-19th century America for park-like burying grounds with Gothic funerary art. During the Victorian period, members of many of Hartford's most distinguished families were buried there, including Elizabeth Pond, for whom Elizabeth Park is named; Laurent Clerc, founder of the American School for the Deaf; and the landscape painter Frederic Edwin Church. Such famous Hartford names as Goodwin, Colt, Batterson, and Seymour appear on tombstones in the cemetery. By the 1990s, however, the cemetery had fallen into disrepair. Albert Lennox was appointed manager in the summer of 2004 and, with the support of an active board of directors, has led the clean-up of this historic cemetery.

**Building relocation: 47 Sigourney Street/21 Ashley Street**  
**Northside Institutions Neighborhood Alliance**

When Aetna proposed to demolish the 1890 brick Victorian building at 47 Sigourney Street, it could have been a loss for the Asylum Hill neighborhood. Instead it turned into an opportunity to bring that community together. After initial intervention by HPA and the Asylum Hill NRZ, the newly-organized Northside Institutions Neighborhood Alliance (NINA), of which Aetna was a member, adopted the building as part of its first Asylum Hill housing rehabilitation project, raised the funds, and organized the move of the building. And, in a burst of true creativity, NINA celebrated its success with a party on the 22nd floor of The Hartford insurance building, from which guests could watch the building inch its way down Farmington Avenue to its new home at 21 Ashley Street.

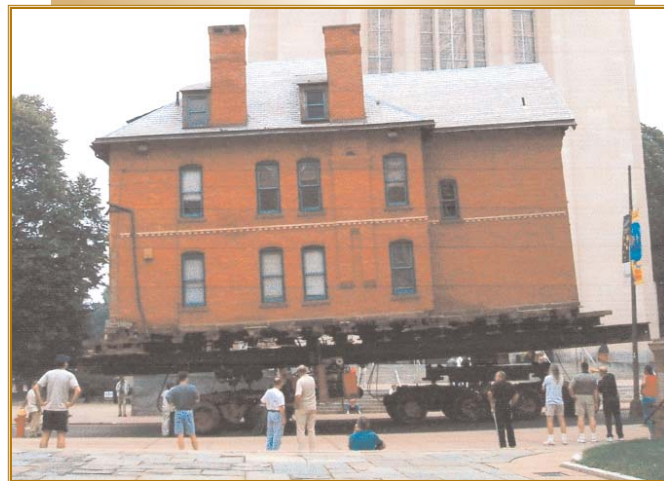


Photo: Deane G. Keller

**Building dismantling: 1805 Broad Street**  
**Steven Bielitz and William Gould**

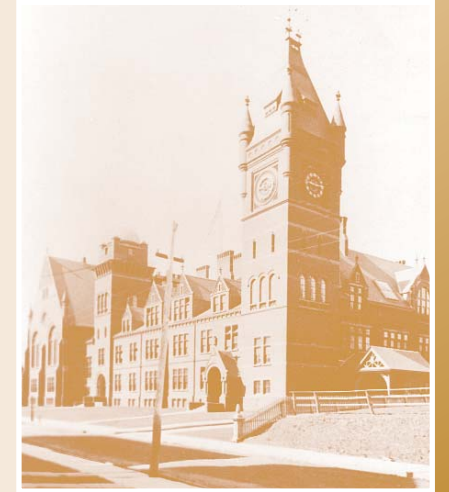
When Trinity College was about to demolish the oldest still-existing building in Hartford to make way for its sports complex, two people with decades of experience in saving 17th and 18th century buildings stepped forward to save the building. To Bill Gould of Bill Gould Architectural Preservation in Pomfret and Steve Bielitz of The Glastonbury Restoration Co., the building at 1805 Broad Street, built around 1740, was a treasure not to be lost. With help from volunteers from HPA and other organizations and with critical support from Trinity's project manager, Maria DeMarco of DeMarco, Murphy & Miles in Hartford, they painstakingly dismantled the building board-by-board and placed it into storage. Their goal now is to find a Hartford site on which the building can be reassembled and the funds to pay for reassembly.



**Community education: Hartford Public High School History Project**

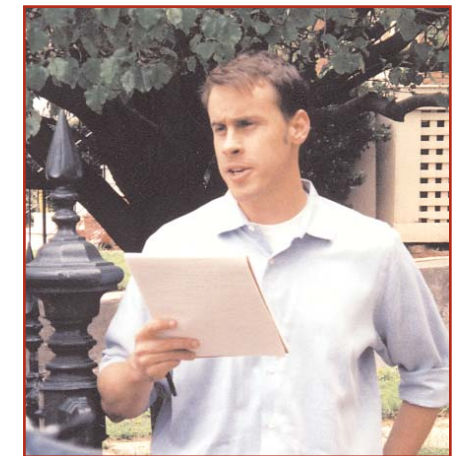
**R. J. Luke Williams**

The Hartford Public High School History Project, initiated by Luke Williams in 1995 and still directed by him, has preserved and catalogued the school's archival material and has become a vehicle for involving students in helping to maintain and expand the history of the school. Mr. Williams, for example, has spoken at more than 30 HPHS class reunions. HPHS is the second oldest secondary school in the United States, tracing its ancestry to the creation of the Hartford Grammar School in 1638. For 80 years, its spectacular Gothic building on Hopkins Street in Asylum Hill, demolished in 1963 for the construction of I-84, was one of Hartford's great landmarks.



**Hartford Preservation Alliance Award: Commitment to urban revitalization in Hartford**

**Matthew Blood**



Matt Blood served as president of the board of directors of HPA from 2000 to 2005. A resident of Frog Hollow, Blood's extensive knowledge of buildings and their history and his enthusiasm for and extraordinary commitment to urban revitalization has greatly helped make HPA a significant voice in Hartford. He involved himself numerous times directly in HPA's efforts to preserve buildings, including the 1740 house at 1805 Broad Street and the Hartford Board of Education Building at 249 High Street. He has also led a series of highly-regarded HPA-sponsored walking tours of the Frog Hollow, Asylum Hill, Downtown North, and South Green neighborhoods.

**Building rehabilitation: Goodwin Mansion**  
**The Ginsburg Development Companies**

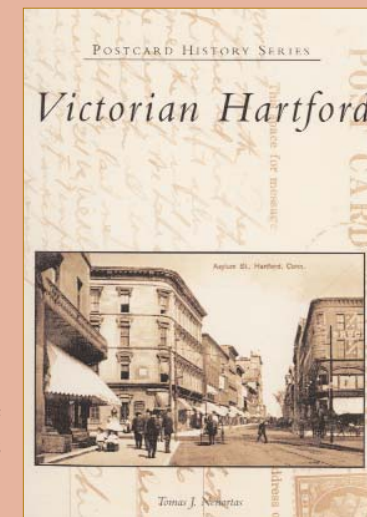
Gutted by a disastrous fire in January 1997, it appeared that there was no alternative to the demolition of the 1903 22-room, 15,000 square foot Goodwin Mansion on Asylum Avenue in Hartford's West End, once home to one of Hartford's most famous families. With the advocacy of many Hartford residents and ultimately the support of the City, a task force was formed to find a developer willing to include restoration of the mansion in an overall plan for the estate. The Ginsburg Development Companies successfully bid for the project, reconstructing the mansion with the help of old photographs, converting it into seven condominiums plus community facilities, and constructing 20 new buildings containing 56 condominiums along the edges of the estate.



**Hartford Preservation Alliance Award: Victorian Hartford**

**Tomas J. Nenortas**

Tomas J. Nenortas, HPA's newly elected board president, has just published his first book, *Victorian Hartford*, a 128-page annotated collection of postcards and other photographs of Hartford at the turn of the century. The book, a true labor of love, is dedicated to his four grandparents, whose wonderful stories, Nenortas writes, "instilled in me a passion and respect for family history and genealogy" and whose "ultimate sacrifices allowed our family to be raised in freedom." The book is part of the *Postcard History Series* of Arcadia Publishing, which describes itself as "America's leading publisher of local and regional history."



## 410 Asylum Street Update

Litigation to prevent the demolition of the Capitol Building at 410 Asylum Street on the northern edge of Bushnell Park has finally been completed with the approval by the City Council of an ordinance designating the building as a local historic property. The designation brings the structure under the permanent protection of the city's Historic Properties Commission and prevents demolition or alteration without the Commission's approval.

The Capitol Building, built in 1926, is one of three office buildings that comprise the High Street Historic District. In 1998, the Connecticut Historical Commission, the Hartford Preservation Alliance, and the City of Hartford, acting under the Connecticut Environmental Protection Act, jointly sued the owner of the building to prevent the demolition of the building. The owner eventually donated 410 Asylum Street to Common Ground, a non-profit developer of supportive housing for homeless and near-homeless persons; and the suit was settled with an agreement to enact permanent historic protection by ordinance. The new designation completes that process.

Common Ground's effort to rehabilitate and reopen the building, however, had been blocked by a dispute with the City over what type of housing would go into the building. That issue



*The Capitol Building at 410 Asylum Street.*

Photo: Matt Blood

has now been resolved with an agreement to reconfigure the building into about 70 mixed-income apartments. The agreement frees Common Ground to apply for historic and housing tax credits, which are expected to be key to financing the building's redevelopment. 🌱

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