

Summer 2010

Hartford Preservation Alliance

www.HartfordPreservation.org

WHAT:

Designer Spaces and Market Places, a four-day experience featuring the work of Connecticut's top interior designers together in one venue for the first time in the Capital City.

12 noted designers will lend their creative visions to decorate showcase rooms, which will be on display for attendees to view.

A show of expert home renovators and specialists and a marketplace with distinctive vendors, will also be open for attendees to shop and experience.

WHERE:

1429 Park Street in Hartford, an expansive, historic setting that was formerly the Hartford Rubber Works Plant; the building is now home to luxury loft apartments and exclusive shopping venues.

Get ready to **BE INSPIRED** by designer room showcases ... **SHOP** the marketplace ... and **MEET** home design, decorating, and renovation experts at this **first-of-a-kind event in**

Hartford!



BENEFIT:

100% of proceeds benefit the Hartford Preservation Alliance and Rebuilding Together Hartford. Both organizations are devoted to rehabilitating neighborhoods while improving the overall quality of life for area residents.

COST:

Tickets: \$50 for the opening night preview; \$25 for general admission. Purchase by calling Rebuilding Together Hartford at 860.757.9425 or the Hartford Preservation Alliance at 860.570.0331. Parking is free.



September 23-26, 2010

Opening Night Preview Cocktail Party:
Thursday, September 23, 6:00 – 9:00 p.m.

Main Event:
Friday, September 24 – Saturday, September 25,
10 a.m. – 6 p.m.;
Sunday, September 26, 10 a.m. – 4 p.m.

MORE INFO: www.SpacesPlaces.org

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Tomas J. Nenortas Collection

Mission Statement*The mission of the
Hartford Preservation Alliance
is to advocate for the preservation
and revitalization of
Hartford's unique architectural heritage
and neighborhood character.*

From the Office

Laura Knott-Twine, Executive Director

Historic preservation is a process—it evolves not from one source but many. Hartford has been creating and recreating itself for 375 years. Cities and towns across the world are in a constant state of change. What preservationists worry most over is the disregard and unnatural end of a building; called demolition by neglect. One cannot simply point a finger and say the demise of any property is the fate of one person or one particular public office. It takes a community. Over many years questions are raised along the way: how should a historic building be reused; who will pay for it; what will be the return on investment; is it worth the effort?

Experts are called in and design and purpose are considered. Throughout the process the outcome is sometimes a mystery. In the end, not everyone is pleased. If the building is appropriately and adaptively reused, people from the community, historic preservationists, and the building owner are satisfied. If the building is diminished through inappropriate additions and removal of architectural detail one might have a usable building but it is not so

pleasing an outcome. Sadly, the choice to do nothing does little to add to the community—the building simply deteriorates and finally someone makes the decision to take it down, often leaving a gap in the streetscape and blight on a once well planned and designed street.

Over time, hundreds of events surround a building. The economy of maintenance and upkeep is in constant question and it is common for building owners, neighborhoods and cities to have to make choices con-



*The Second North District School, circa 1899.
Tomas J. Nenortas Collection.*

cerning the viability of a property. Not everyone agrees, and often disagreement is fraught with suspicions and distrust of motives. Everyone wants to be right.

All of these considerations have had their effect on the former Second North District School at 253 High Street. Planned as the new Public Safety Complex to house the Police and Fire Departments, preservationists applauded the cooperation of the City to try and save the school built in 1891 and designed by the noted architectural firm of Cook, Hapgood and Company. Federal Stimulus Aid in October of 2009 added 4.3 million to the coffers and the project looked like a blooming success.

Since 2005, Hartford Preservation Alliance has met with the Mayor's Office and the Planning Department and in those meetings made the case for preserving a distinctively beautiful building. HPA came with resources, and an open mind. Through these efforts, Pro Bono assistance was given to see how the new plans could be altered to not only save the building but make it the centerpiece of the new complex. Conversations took place with preservation partners across the state which sought a viable plan. By October 2009, the project was designed by a local architectural firm that has experience in preserving and adaptively reusing historic buildings. Preservationists were pleased that JCJ Architects were selected for the massive job.

As disheartening is the present state of affairs concerning this building, one has to recall that no one else stepped forward to preserve this building; none had the restoration money for its edifice or the interior. It had stood empty for years and it was preservationists who kept bringing its condition into the public eye. It was awful to think Hartford would lose yet another fine architectural gem. Time is the enemy—time and lack of money. Other priorities often crowd out creative ways to reuse what is already here. There is competition for attention on what is to be saved, reused or torn down.

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From The Office

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There was a pledge by the City on February 22, 2010 that restoration efforts would preserve the design, scale and mass of the former school building. HPA hoped that this was the case. However, unforeseen circumstances and structural integrity have doomed the original façade. A project update during a recent historic preservation hearing in April raised a lot of questions with regard to proper preservation procedures and planning. With the only option left, a full building demolition, the community learned some lessons; preservation must not be delegated only to the construction team, but that its feasibility must first be properly assessed, its planning must be carefully studied, and its execution must be carefully monitored. HPA hopes that the rebuilding of this structure will provide Hartford with a true representation of the original historic building and that it will help to knit the history of this city into its continuous transformation.

The preservationist approach is to help people understand that a building that is standing is the best candidate for being environmentally sensitive. The National Trust's 2010 tag line "Old is the New Green" reinforces the fact that historic buildings are an asset. Historic Preservation works towards a common goal through observation, education, and advocacy. Restoration answers come through technical assistance and resources. Preservation organizations like HPA, CT Trust for Historic Preservation, CT Main Street and the CT Commission on Culture and Tourism gather those who have a common interest in protecting the irreplaceable. Not everyone agrees on the next steps in the future use of any given property. It takes more than a good idea or great desire—it takes planning, money, consensus, but most of all it takes vision and leadership.

Research Your Home Without Leaving Home

By Summer Intern Todd Jones, CCSU

Every house has a story to tell, and discovering that history of previous residents and past incidents can be an especially rewarding experience. Just a little research can yield fascinating tales and intriguing personalities, all connected to the walls that surround you. And with an array of wonderful free internet resources you can begin to create a history of your house without even leaving it.

For homes in Hartford and its suburbs, the *Hartford Courant* presents one of the most helpful sources, an on-line word searchable database. Connecticut residents have a number of ways to access this indispensable resource for free. With a library card from the Connecticut State Library, home access can be acquired through their website (www.cslib.org); and with a library card from any local library in the state, www.iconn.org allows free use. And with no library card at all, just visit the Hartford Public Library's History Center site (<http://www.hplct.org/hhc/wordpress/>) and click on "Search *Hartford Courant*."

Issues from the years 1764-1984 and 1992-present are searchable, and with a little time you might find a story regarding your home, a classified ad for it, or an obituary of a former resident. Try to search your current address, but be aware that street address numbers occasionally changed over time.

An address is always good for searching city directories as well, and a select number of Hartford Directories can be found online. A directory, organized by business name and family surname, and sometimes by street address, lists a person's address and place of work. Through Google Books (books.google.com) you can view full Hartford City Directories (which also include surrounding suburbs) from 1845, 1896, and 1903. The website www.distantcousin.com provides free access to Hartford directories from 1828, 1861-62, 1873-74, and 1875, as well as select directories from other Connecticut communities, such as New Haven (1894), Avon (1915), and Simsbury (1915).

Through www.iconn.org, it's possible to access HeritageQuest which allows a name search for every US Census up to 1930. You can also browse by district to see who else lived in your neighborhood in a given decade. The Census provides information on every member of a family, where and when they were born, their occupation, and other facts.

In addition, if you know your home is either on the National Register of Historic Places, or lies within a Historic District, then the original nomination form for that process might be found online through the National Park Service's website. A look at the Hartford Assessor's website can also give some good information on your home, but it's not the most reliable source, particularly for dates. Also remember to visit www.HartfordPreservation.org for helpful resources regarding the preservation of your historic home.

Using the above sources should hopefully provide some interesting details about your home's history and the people who occupied it in prior generations. Yet, this should only be a first step, and should always be followed up with a visit to one of the region's many local libraries and archives. For a Hartford home, no search would be complete without a visit to the Hartford Public Library, City Hall, the Connecticut State Library, and the Connecticut Historical Society. And, of course, don't forget to contact the Hartford Preservation Alliance: who would love to know what you find, and might be able to offer some assistance!



Is your home on the National Register of Historic Places? Then you are eligible to purchase and display a stylish National Register plaque featuring the landmark Charter Oak. Individually listed buildings are also eligible for a similar plaque. If you are unsure of your home's status please contact HPA for additional information. Send your name and address with a check or money order for \$35.00 payable to Treasurer, State of Connecticut to:

**Stacey Vairo
State and National Register Coordinator
Historic Preservation and Museum Division
Connecticut Commission on Culture and Tourism
One Constitution Plaza, 2nd Floor
Hartford, CT 06103**

Supporting HPA

The Hartford Preservation Alliance has been financed in part by the Connecticut Commission on Culture and Tourism, the Hartford Foundation for Public Giving, the City of Hartford, Aetna Foundation, The Hartford and the Connecticut Trust for Historic Preservation, in cooperation with the Connecticut Humanities Council and New Alliance Bank Foundation. Many others, including businesses and our members, have contributed to the operation of our organization, and we wish to thank them for their support.



Connecticut Commission
on Culture & Tourism



EXPERIENCE THAT COUNTS.



Connecticut Preservation Action
"Advocating for Historic Preservation
Since 1980"

New England Management, Corp.
56 Arbor Street office rentals



2010 Hartford Preservation Alliance Awards



On Thursday, May 13 the Board of Directors and Staff of the Hartford Preservation Alliance welcomed members, funders, sponsors, and awardees, who gathered at the Design Center in Parkville, to celebrate 12 incredible preservation endeavors completed within the last year. The neighborhoods represented were West End, Asylum Hill, Downtown and Downtown North, with projects awarded for Rehabilitation, In-fill Construction, Advocacy, Historic Painting, Historic Facade Restoration, Community Education, and Adaptive Reuse. Congratulations and thank you to all those involved for your historic preservation ethic and dedication to the revitalization of the Capital City!

Left: Guests enjoying the historic setting of the 2010 HPA Awards. Full awards coverage begins on Page 6.

News from the Board

Richard Ott, President

President Richard Ott and the Board of Directors sincerely thank former board members Valerio Giadone, Dorothy Bosch Keller, Lee Kuckro, Melonae McLean, Rafie Podolsky, and Greg Secord for their years of dedicated service. HPA is pleased to announce new board members Marianne Donahue of J. Namnoun Oriental Rug Co., Katherine J. Harris, Professor, CCSU, William R. Donohue, Real Estate Developer, and Scott Orsey, The Hartford.

HPA extends condolences to Lee Kuckro and his family on the passing of Anne Kuckro, a preservationist and friend.



Membership Dues:

<input type="checkbox"/> Student	\$ 15
<input type="checkbox"/> Individual	\$ 25
<input type="checkbox"/> Household	\$ 40
<input type="checkbox"/> Preservation Friend	\$100
<input type="checkbox"/> Preservation Ally	\$150
<input type="checkbox"/> Preservation Advocate	\$250
<input type="checkbox"/> Preservation Patron	\$500
<input type="checkbox"/> Benefactor	\$1,000

Join the Hartford Preservation Alliance!

Name:

Street:

City: State: Zip:

Telephone:

Email:

Mail to: Hartford Preservation Alliance,
56 Arbor Street, Suite 406, Hartford, CT 06106
All contributions are deductible to the extent allowed by law.

2010 Hartford Preservation Alliance Awards

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The Hartford School Building Committee
for Rehabilitation and Infill Construction
Henry Barnard School
1304 Main Street ~ Downtown North

The Henry Barnard School was built in 1927 and named in honor of a native of Hartford who was the first US commissioner of Education. This richly detailed building, with its beautiful brick façade in Flemish bond, its Flemish gables, brownstone water table, and large windows, was recently renovated to provide a new home for the Capital Preparatory Magnet School. The school building is gracefully sited on Main Street in the Downtown North neighborhood, next to the Keney Memorial Clock Tower. The goals of the project design were to respect the urban site and context as well as the style, material, and color palette of the original building.

A well-proportioned 10,000 square foot gymnasium addition was thoughtfully placed on Pleasant Street to create a streetscape. Many of the features of the original building were carried over to the addition, in order to create a seamless transition between the old and the new. All existing brick veneer was carefully cleaned and restored. All exterior windows were replaced with windows with applied muntins, recalling another lost feature of the façade.



The interior design preserved the elaborate ceiling of the existing auditorium, which was repurposed as the school's spacious new double-height library. The result is a school that feels natural in its setting and provides a dignified and protective environment.

Architects: The S/L/A/M Collaborative
Program Manager: Diggs Construction, LLC
Construction: Downes Construction Company
Masonry restoration: GL Capasso Restoration Inc.
New Masonry: Acranom Masonry Inc.

*Left: Henry Barnard School prior to rehabilitation.
Top: The new library.
Above: After rehabilitation.*





Connecticut Preservation Action has been “The Voice of Historic Preservation Advocacy at the General Assembly since 1980”. It is an advocacy group for legislative support at the Local, State, and Federal levels. Both, new issues and legislation in need of changes are brought to the CT Preservation Actions director’s attention by many preservation-related organizations, such as the Connecticut Trust for Historic Preservation, the Commission on Culture and Tourism, Historic district commissions, Historic Preservation groups and, often, interested individuals.

Connecticut Preservation Action’s advocacy has included but was not limited to:

- Legislation establishing CT Historic Homes Tax Credit.
- Opposed closing of State Museums.
- Successful in maintaining essential preservation functions within the Commission on Culture and Tourism.
- Community Investment Act, creating funds available for grants for pre-development costs, local preservation organizations, and open space purchases.
- Tax Credits for Rehabilitating Historic Structures.
- Face of Connecticut Steering Committee established, creating coalition of historic preservation, farmland preservation, open space protection, and brownfields remediation.
- Defended against a merger of Commission on Culture & Tourism into Department of Economic & Community Development (DECD).
- 2010—they are currently defending against the “sweep” deletion of Community Investment Funds to the General Fund for relief of the state budget crisis.

The Board of Directors meets regularly to assess the status of historic preservation initiatives across the state. They also offer workshops in Historic Tax Credits available to historic properties on the State and National level. By working closely with those who are restoring properties ensures that all preservation issues are addressed and they offer advocacy assistance to those who need additional support to ensure properties are restored and not improperly handled, or left to - demolition by neglect.

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Please support the efforts of CPA!

www.CTPreservationAction.com

Upcoming HPA Led Fall Walking Tours

Saturday, September 11

3rd Discover Hartford Bicycling & Walking Tour
Bushnell Park
4 1-hour tours

9:30 a.m. Asylum Hill or Bushnell Park/Capitol Grounds
10:30 a.m. Downtown/Riverfront or
South Downtown/South Green

For more information and to register please visit
www.HartfordBikeTour.org

Saturday, October 9

Jane’s Walk
10 a.m. - 4 p.m.
The West End

Honoring Jane Jacobs, urban planner, by promoting walkable communities.
Explore the history of The West End through the development of Beacon Street,
Warrenton Avenue, and Oxford Street.

2 p.m. ~ Corner of Beacon Street and Farmington Avenue

Loads of other activities and tours throughout the day! www.WestEnd.org

2010 Hartford Preservation Alliance Awards

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JAMES K. GRANT

For Lifetime Achievement

Structural Engineering & Historic Preservation Services

James K. Grant, P.E., first became involved with historic preservation in Hartford in 1985 when engaged to design temporary shoring for the facade of the Goodwin Building. That introduction to Hartford's dwindling built environment and the passion of the preservation community that was desperately trying to save important structures began what was to become a new career dedicated to assisting preservationists throughout Connecticut.

Since 1985, Jim has been privileged to work on investigations and rehabilitations of many buildings in Hartford, including:

- The Amos Bull Carriage House (for CT Historical Commission offices)
- The Butler-McCook House (remember the car crashing into the house?)
- The Isham-Terry House
- The Linus B. Plimpton House
- The Colt Dome
- The Sealtest Building (now Chrysalis Center) on Homestead Avenue
- Trinity College (many buildings)
- 410 Asylum Street
- Brick Hollow and other Frog Hollow rehabs
- The "Victorian Lady" move from Sigourney Street to Ashley Street
- Several NINA projects, including 87-89 Atwood Street and 246-248 Sargeant Street

The Hartford Preservation Alliance has called on Jim many times to offer his professional opinion and advice on the structural integrity of buildings deemed to be a threat to public safety.

Thank you Jim for your dedicated service to Hartford!

The Connecticut Commission on Culture and Tourism
for Community Education
Being Modern in Hartford

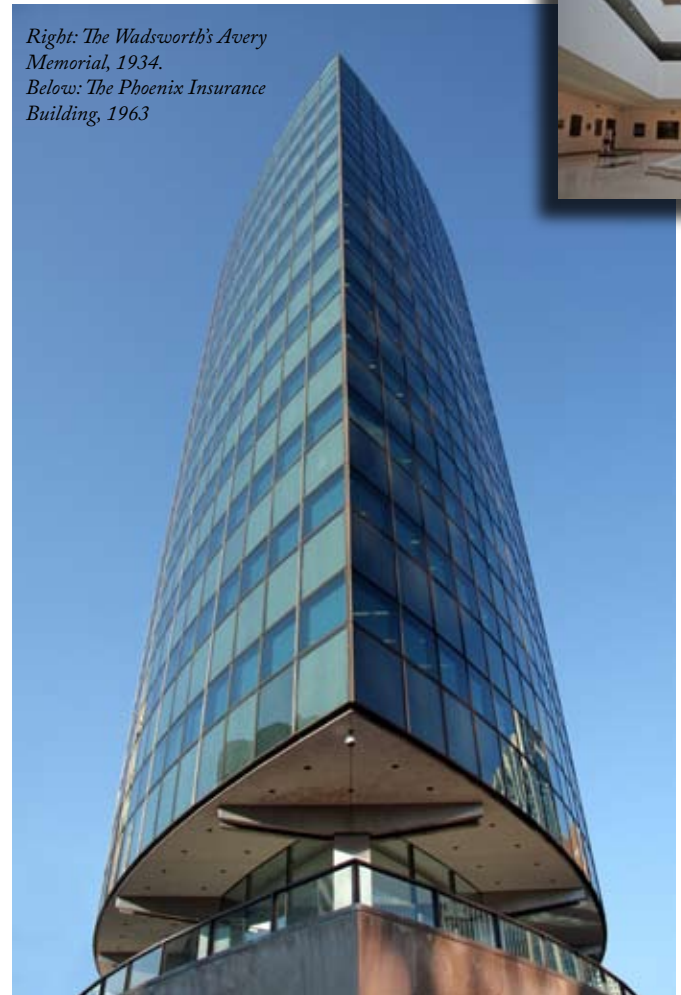
As an important part of the educational activities planned to accompany the Connecticut Commission on Culture & Tourism Gallery exhibition "Living Modern in New Canaan", the walking tour guide to Modern architecture in Downtown Hartford took the message of the exhibit out to the streets.

The Commission is located on Constitution Plaza, one of the great examples of mid-century architecture in Connecticut. The walking tour guide was meant to compliment the exhibit by allowing visitors to experience the spaces, materials and functions of Modernism first hand after viewing the exhibit.

The handsome guide was designed and photographed by Robert Gregson, CCT Creative Director and co-authored and researched by Mary M. Donohue, CCT Senior Architectural Historian. Planned from the onset with the staff of the Hartford Preservation Alliance, five lunchtime walking tours and one extended weekend tour were given by HPA's Mary Falvey using the printed guide as a reference. Copies of the guide are available at the Commission's offices, allowing visitors to explore on their own.

Congratulations to CCCT on a wonderful collaborative effort!
www.CultureandTourism.org

Right: The Wadsworth's Avery Memorial, 1934.
Below: The Phoenix Insurance Building, 1963



2010 Hartford Preservation Alliance Awards

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Ross Zachs and Michael Miller
for Historic Painting
76 North Beacon Street ~ West End

Ross Zachs and Michael Miller purchased their West End home in November 2007. They are grateful and fortunate that their house had been lovingly taken care of over the years and retains its charm and character from the day it was built in 1898. This house retains all the original stained glass, tiled fireplace mantels, windows, and elaborate decorative moldings.

The historic outdoor painting of 76 North Beacon Street was accomplished by two extremely professional, and meticulous people. The first being their friend, artist, and color consultant Donna Lake, who navigated and guided them through taking a chance with colors that they loved but were not sure worked together. The second is their neighbor, and painter extraordinaire Antonio Lemus. His attention to detail and his professional, friendly, and conscientious staff made the process as painless as possible.

Congratulations Ross and Michael!

In the Neighborhoods

Tomas J. Nenortas, Director of Programs

HPA is pleased to announce that the West End Civic Association (WECA) has successfully worked towards the creation of the Oxford-Whitney Streets Historic District. 164 structures, including outbuildings, were listed on the National Register of Historic Places on June 10. Funding was provided by the Connecticut Commission on Culture and Tourism and WECA. The area, bounded by two existing National Register Districts, Prospect Avenue and West End North, was known locally as the “donut hole.” Neighborhood stakeholders were unsure why this enclave had never been nominated before but the distinct array of architectural styles may have appeared as non-cohesive.

Consultant Lucas A. Karmazinas of FuturePast Preservation prepared the nomination which was applauded by the State Historic Preservation Board for detailed research that exposed not only fine architectural merits but the social history and community development of the West End. This “hole”, which developed from 1906-1926, maintains excellent examples of the Queen Anne, Shingle, Colonial Revival, Tudor, Prairie, and Craftsman architectural styles.

Please visit www.WestEnd.org for a link to the full nomination.

* For Individual and District nominations, surveys, and house histories, please contact: FuturePastPreservation@gmail.com, 860-429-7982.

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Common Ground

for Adaptive Reuse

The Capitol Building

410 Asylum Street ~ Downtown

This seven story 1926 Neo-Classical Revival building, formerly known as the Capitol Building, and now Common Ground's "The Hollander," was designed by Thomas W. Lamb (designer of the second Madison Square Garden and several early 20th century theaters on the National Register). Sitting Downtown, across Asylum Street along the northern end of Bushnell Park, The Hollander offers commanding views of the State Capitol Building. Lobby details include a vaulted ceiling and mosaics of Hartford's Old State House and the Connecticut State Capitol. The cornice is enriched with disks along the frieze, dentils, leaf-covered medallions and metal leaf cresting.

The building's former owners generously donated the property to Common Ground. Since receiving ownership of The Hollander and working with the City of Hartford to formulate the best redevelopment plan for the building, the space has been reinvented into a mixed-use residential and commercial building that contains 70 residential rental apartments and over 13,000 square feet of ground floor commercial space.

Residential units have been specifically designed to provide a variety of rental options. The Hollander offers 56 studio, 1- and 2-bedroom units reserved for individuals and families earning 60% or less of area median income. Fourteen additional units interspersed through the building are available without limitation of income. A multi-purpose



room is available at no cost to residents and local institutions and serves as a venue for celebrations, meetings, classes, discussion groups and other events of interest to the community. The Hollander, designed by Bill Crosskey, is certified LEED Gold, the first mixed-income, mixed-use historic green building in the State. Bill also received an HPA Award for this innovative design.

HPA has been involved with this site from the start, offering legal and technical assistance and is thrilled with the completed project!

Congratulations to Common Ground for another Hartford First!
www.CommonGround.org

**Additional HPA Winner for 410
Asylum Street: LaRosa Building Group**

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2010 Hartford Preservation Alliance Awards

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Antonella Bona

*For Historic Façade Restoration
139 Fern Street ~ West End*



*Above, right:
Before.*

*Right:
Façade
detail.*

*Left:
No more
aluminum
siding!*



Antonella Bona fell in love with her home in the West End because of its bright, open interior. The outside was interesting, but was covered with grayish-blue aluminum siding. After a few years, encouraged by friends, she decided to restore the exterior to its original 1905 appearance. She hired George Dijmarescu (pronounced: Deej-Mar-Rescue) of OLT Construction.

He turned out to be not only an excellent craftsman, but a purist, who helped guide her through many complex choices. Once the aluminum siding was removed (neighbors still remember the humongous pile of siding in a corner of the yard!) they assessed the situation. George milled new porch trim and molding to match. He found the pattern imprinted in the corner of one of the porches. Two small bay roofs were redone in copper, three sets of porch stairs were redone in mahogany, with spindles and rails in keeping with the period. The foundation was restored to the original brownstone. Antonella decided to keep the original dark brown color of the shingles, and selected two slightly different shades of cream for the trim and the other woodwork.

Once the work was completed her neighbors came by to tell her how glad they were that the aluminum siding was gone! Antonella gained personal satisfaction from giving new life to a beautiful vintage home and in becoming a proud member of the Hartford Preservation Alliance.

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Lost Hartford

The location of this handsome Second-Empire home with the fanciful tower has been lost to history. The only clues are a Hartford 1908 Christmas Eve postmark sent to a Miss Ray in Washington D.C. from Lucy with a note that "Franklin and Pete are outside the fence." If you believe this home was in Hartford and know where it stood contact: Tomas.Nenortas@hartfordpreservation.org.

Tomas J. Nenortas Collection

In the Neighborhoods

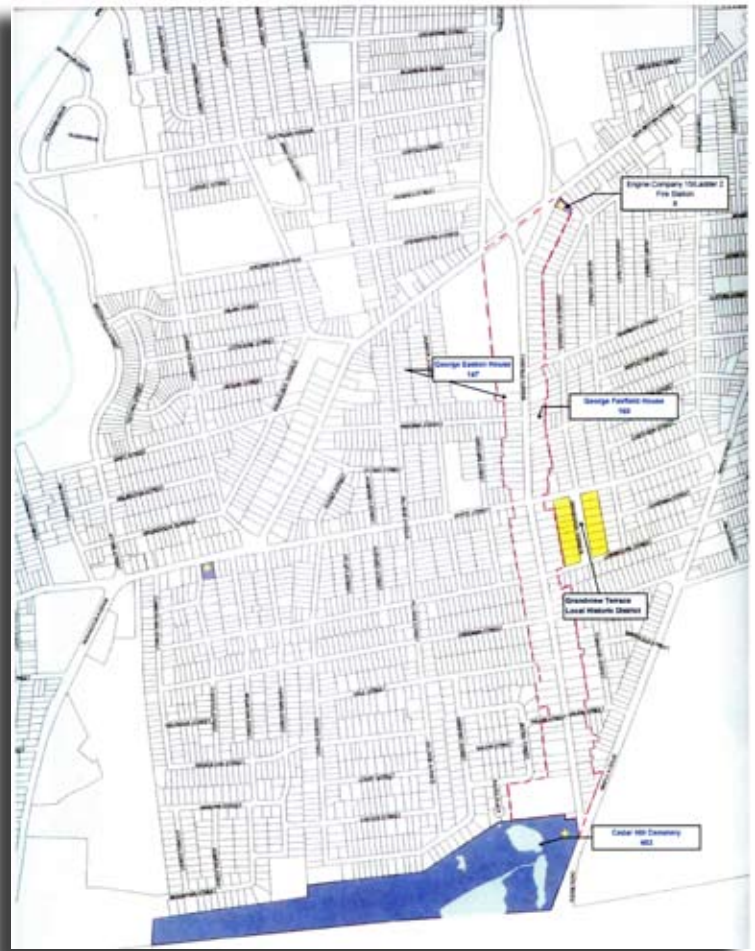
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Memorial Baptist Church in collaboration with the Fairfield Avenue Neighborhood Alliance and with guidance from the Hartford Preservation Alliance is looking to establish the Fairfield Avenue National Register Historic District. A consultant will be hired to prepare a Request for Study to the National Register of Historic Places as well as a Nomination to the National Register. A grant request of \$7,000 was awarded from the Connecticut Commission on Culture and Tourism which will pay for consulting fees. The neighborhood considers the collaboration a public service to the community and the City of Hartford to preserve and enhance the architectural heritage of Fairfield Avenue.

The Southwestern corner of Hartford was one of the last areas of the city subject to intensive development. The period of growth for this part of southern Hartford started at the time of the Civil War but accelerated strongly in the first quarter of the 20th century. Little change has occurred in the past half century.

The first of the post-Civil War events to occur in this area was the establishment of Cedar Hill Cemetery in 1864 which is on the National Register of Historic Places. The area adjoining the cemetery was built up beginning at the end of the 19th century and continued through the first decades of the 20th century as a "streetcar suburb" with the construction of such real estate subdivisions as Broadview, Grandview, and Fairfield Park. The prevailing architectural style in these neighborhoods is the Colonial Revival, with a liberal sprinkling of Bungalows. Interspersed are structures built in earlier styles such as Queen Anne and Neo-Classical Revival. These fine homes are located on Fairfield Avenue, a thoroughfare that has been a prestigious residential address from the time of the Civil War.

Neighborhood stakeholders are interested in historic preservation and are committed to preserving their handsome structures for future generations and sees creation of a Historic District as a way to foster community spirit and promote economic vitality to Fairfield Avenue. Historic listing would provide property owners access to City, State and Federal preservation programs. The proposed Fairfield Avenue Historic District, comprised of 134 parcels, is bounded on both ends by individual properties on the National Register, the historic Fire House to the north at 8 Fairfield Avenue and Cedar Hill Cemetery, 453 Fairfield Avenue, to the south. In the middle of the proposed district are also two individually listed properties on the State Register, the George Fairfield Mansion, #160 (street named in his honor) and the Oliver Easton House at 147 Fairfield Avenue. The Grandview Terrace Local Historic District lies adjacent. A cohesive National Register District will promote pride of place and a lasting reminder of Hartford's prominence in American History.



"Fairview Place" ~ Residence of George A. Fairfield, 160 Fairfield Avenue, circa 1880, Tomas J. Nenortas Collection.

Update on efforts to save the Swift Factory Complex

Common Ground, winner of a 2010 HPA Award for their adaptive reuse project at 410 Asylum Street in Downtown (see page 11) has moved closer to securing ownership of the former Swift Factory Complex in the Northeast Neighborhood. HPA had the property at 10 – 60 Love Lane listed on the State Register of Historic Places to prevent demolition while negotiations were taking place with the Swift family. The Department of Economic and Community Development (DECD) has approved a \$600,000 grant towards the remediation of environmental contamination. An application for \$175,000 has been submitted to the Environmental Protection Agency (EPA) that would fund an adaptive reuse study as well as neighborhood outreach and participation in the planning process. HPA will pursue elevation of the landmark site to the National Register of Historic Places which would allow for Federal rehabilitation tax credits.

2010 Hartford Preservation Alliance Awards

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Molly Knorr and Mark Drusedum
for Historic Façade and Bridge Restoration
1144 Prospect Avenue ~ West End

Molly Knorr's and Mark Drusedum's project involved repairing the concrete/stucco bridge in the front of their home as well as replacing the existing white iron railing and restoring the two Juliet balconies. The façade restoration included removing the existing red plastic shutters and repainting and re-glazing the remaining original windows, as well as repainting all original woodwork.

The bridge was very badly deteriorated by water penetration and vegetation growth. All stucco was removed and the concrete repaired. They found that the parapet walls were totally destroyed and needed to be removed. The rusted iron railing was replaced.

The original bridge had been paved with bluestone on the upper level, but the grout joints were failing. The lower level had been planted with Umbrella pines and rhododendron that were overgrown. The elegance of the house was hidden from the street by the plant-life and the stucco was falling off, giving the whole structure a shabby appearance.

The goal was to save the bridge, repair it and replace the deck with a waterproof surface. Molly & Mark wanted to highlight the uniqueness of their home, rather than hide it. They replaced the shutters with operable wood shutters and the bridge deck was paved with a lighter natural stone. Railings were replaced with custom, black ornamental iron and an urn was added to bring height and color to the façade.

Much admiration and thanks for rescuing one of Hartford's landmark homes!



NINA
For Historic Rehabilitation
291-293 Sargeant Street ~ Asylum Hill



NINA – Northside Institutions Neighborhood Alliance – known as NINA [NINE-ah] has again wowed the community with their rehabilitation of another Asylum Hill gem.

291-293 Sargeant Street is a three-story duplex constructed in 1900 by

Francis Childs on land that was formerly part of the Town Farm. The City of Hartford subdivided the Town Farm into development lots and sold them to developers like Francis Childs who constructed homes on Sargeant Street in an imaginative combination of styles prevailing at the time, including Queen Anne, Shingle, and Colonial Revival.

The style of 291-293 Sargeant Street reflects the emerging twentieth century trend toward symmetrical Colonial inspired design. The home was originally constructed as two side-by-side units with a brick firewall running through the center of the structure from front to back. The western half of the structure remains close to its original form with hardwood floors and much of the interior trim still in place.

In contrast, the eastern half of the structure was renovated in 1984 to create a modern, open floor plan. The new floor plan is highlighted by a dramatic two-story space at the center of the unit which was achieved by removing a portion of the second floor. The building was vacated in 2007 after an out-of-state bank acquired the property through foreclosure. A fire in December 2007 destroyed a substantial portion of the third floor and the property was unoccupied for almost a year.

NINA restored 291-293 Sargeant Street in 2009 for sale as a two-family home. The property will be sold to an owner-occupant who will reside on one side of the property and utilize the other side as a rental. The home is Energy Star Certified to ensure sustainable affordability for any future Asylum Hill owner.

Congratulations to NINA for another job well done!



The Hartford Archdiocese

For Adaptive Reuse

St. Joseph Cathedral School

809 Asylum Avenue ~ Asylum Hill



Before

Cathedral Green an initiative of the Archdiocese of Hartford to fill a need in the Asylum Hill community for housing, opened in September 2009. Formerly St. Joseph Cathedral School, the 60,000 square foot building was renovated into 28 two and three bedroom affordable housing units for families who are homeless or at risk of homelessness. Funding for the building's renovation into Cathedral Green was provided by the Connecticut Housing Finance Authority—Next Steps Initiatives and tax credits through CL&P.

Cathedral Green is designed to address homelessness by providing affordable housing along with necessary services for families in maintaining housing, economic self sufficiency, and a healthy life. Catholic Charities provides the social services to families seeking support. Funding for the rental subsidies and services are provided by the Department of Social Services.

While Cathedral Green is permanent housing, families will also be provided with education and linkages to services to encourage home ownership and other community and family building savings and support programs. It is benefiting the lives of more than 80 residents, which includes over 50 children, and is the largest family-based affordable housing conversion in the city of Hartford.

Congratulations to the team at Cathedral Green!

Additional HPA Award

Winners for

809 Asylum Avenue:

Brad Schide, LLC

Newfield Construction

Smith/Edwards Architects



PMC Property Group

for Historic Rehabilitation

The Ambassador

210 Farmington Avenue ~

Asylum Hill



Before

This 1920 Italian Renaissance building was designed by the Hartford architectural firm of Berenson & Moses and through careful restoration has retained much of its original detailing and ornamentation. The apartment building was designed for the growing upper-class population of Hartford and had amenities uncommon to most apartments at the time. Such details included garages for tenants' automobiles and conveniences including a barber shop, manicure shop, and tailors. In the west wing was a large dining room described as "spacious, well designed, decorated and lighted, and will accommodate more than 300 diners, and still leave room for dancing."

Over the years however the property slowly declined into blight. When PMC Property Group began their work in 2008 they had their work cut out for them. The rehab consisted of removing all interior partition walls, shoring the bearing walls, as well as replacing roughly 60% of the flooring that through both neglect and age, were in ruin. Historically, they preserved features such as the original lobby flooring, decorative crown molding, the hardwood floors inside the rental units and pieces in the hallways. Original doors from an abandoned elevator were also saved. In addition, the plaster walls in the stair towers were repaired to near original condition. On September 15th, the City of Hartford issued PMC their C.O. for the building which today stands near 100% occupied.



After

**Congratulations PMC
for your tremendous
restoration efforts!**

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