ENDANGERED BUILDINGS IN NEW LONDON—STATUS UPDATES!

MERCER BUILDING (1926) — 309 State Street
Dudley St. Clair’s Donnelly’s Mercer Building was saved from demolition when the New London School District changed plans for the Magnet School for the Arts from the preferred location at the Mercer Building next to the Garde Arts Center to the main campus of New London High School.

LIGHTHOUSE INN (1902) — 48 Guthrie Place
The Lighthouse Inn goes to Public Auction on Wednesday, October 6th after failed development proposal. The State Historic Preservation Office and the National Trust for Historic Preservation offices have been informed of this potential loss. Originally the summer home for Charles S. Guthrie, it later became a historic inn. It will be sold by JJ Manning Auctioneers to the highest bidder. For information contact 800-521-0111 or email auctions@jjmanning.com.

Architect
Rick Gipstein Retires
pages 2-3

New London Landmarks would like to thank all of our members who renewed their dues this spring. Our organization is supported strongly by our members and your participation is very much appreciated. We also hope you enjoyed the annual meeting in March when we honored the founders of the organization with a highlight on Union Station past and present. New London Landmarks plans to bring back This Old Home Show in April 2017 along with a special house tour for which planning has just begun.

We would like to remind those who did not renew their membership in March to send in their annual dues to help support local preservation advocacy and educational programs. Included in your membership are this bi-annual newsletter, special invitations, and discounted rates at our events.

The board and I hope to see you on the Fall Walking Tours! More information is found in this newsletter and on our website.

—Constance Kristofik, Executive Director
ARCHITECT RICK GIPSTEIN

After nearly forty years at Lindsay Liebig Roche Architects, Principal Rick Gipstein is poised to retire, ending a long and influential career in New London County and in the Whaling City. Having touched nearly every corner of our city, Mr. Gipstein epitomizes the dedication and commitment to New London that so many people share and admire.

After graduating from Harvard College in 1971 during a recession, Rick began working as a freelance designer. Prior building experience gave him a first-hand understanding of construction. During this time he attended Boston Architectural College in the evenings, later enrolling in the Harvard Graduate School of Design (GSD) for his master’s degree. In 1975, like his mother, who is an art historian, he pursued an interest in art by first majoring in Art History although his original interest, following in his father’s footsteps, was in medicine. Gradually these disparate interests merged into a love of architecture, a field that requires equal attention to creativity, detail, science, and technology.

After graduating from the GSD, Rick took a path not taken by many graduates of such a prestigious architecture program when he returned to his hometown to pursue his career. He started taking on design-build projects in New London, including furnishings to fit out an addition to the Beth El Synagogue by famed architect Paul Rudolph. During his career he has created design-review guidelines for downtown New London and restored 55 facades along Bank and State Streets through the facade grant program from the City of New London. He has designed daycare centers, the B.P. Learned building, and a rehabilitation facility in Waterford for injured firefighters. Rick is responsible for the accessible design renovations to the Shaw Mansion, renovations to the Olde Towne Mill and the U.S. Customs House, restoration of the main house and butcher shop at the Coogan Farm complex in Mystic, several renovation projects and an addition at the New London Public Library, as well as several houses and public schools throughout New London County.

If you have not been fortunate to work with Rick directly, you have surely been connected indirectly, through his extensive involvement in New London. Mr. Gipstein has volunteered on the New London Facade Review Committee, the Historic District Commission, the Board of Directors of New London Landmarks and Lawrence + Memorial Hospital, with the Community Foundation of Eastern Connecticut, as well as the architect selection committee for the new middle school and high school.

Beyond his love of architecture and history, Rick’s enthusiasm for photography and film will continue to provide great benefit to our city as he transitions from his career in architecture. In his book Architectural Treasures he captures many of the architectural details of downtown New London that often go unnoticed. Additionally, he continues to teach a class entitled The Joy of Movies covering ten classic films each semester at the B.P. Learned Theater, which he designed.
After nearly forty years of dedication to restoring, beautifying, and moving our city forward, there will be a significant absence in New London as Rick completes his final projects from his home studio although he will undoubtedly continue to participate on local boards and commissions and keep a hand in city projects. Past and present Board Members, Executive Directors, members and volunteers of New London Landmarks recognize and congratulate Mr. Gipstein on his influential career and dedication to preservation and restoration, which has had such a profound impact on our city.

Interview and article by
Aaron Trahan, Board of New London Landmarks and Architect at Centerbrook Architects

CLOSE-UP OF NEW LONDON!

Reprint of Rick Gipstein’s architectural photos of façade details from beautiful buildings in New London are now available through New London Landmarks while supplies last.

*Architectural Treasures
Downtown New London, CT
2012*
Richard F. Gipstein, AIA
Lindsay Liebig Roche Architects LLC

13x19 color print
$15 pick-up in person
$25 online mail order

HOW TO PURCHASE A PRINT

Visit New London Landmarks or Order online and have print mailed to your home

www.newlondonlandmarks.org
Yehuda Amar and his business partners are putting the finishing touches on 147 and 153 Bank Street. Formerly the Modern Electric and Hollandersky Buildings, these early twentieth-century structures have been restored and converted into commercial and residential properties. Architect Rick Gipstein did the design work for these historic buildings.

Preservationists will be happy to learn that Yehuda made every effort to retain historic details. The Historic District Commission and the Planning and Zoning Commission allowed the façade to be changed from a recessed entry to flat front. Transom windows and specially made brick match the original façade at 147 Bank Street. Custom windows for both buildings were ordered from New York. The penthouse retained an original stairwell and light fixture. There are no steel beams in the building. Original wood support beams were retained, treated and covered. Sub-contractors included Scott Barber of Barber Electric, Jim Driscoll of Plumfire Mechanical, Aaron Benoit of AW Company, and Matt Battista of Connecticut Restoration.

_Eagle's View_, at 147 Bank Street, has one commercial unit and three luxury apartments ranging from 2100-2250 square feet and rents at $1850+. _Berths on Bank_, at 153 Bank Street, has three commercial units ranging from 1100-2900 square feet and six apartments ranging from 1800-1900 square feet and rents at $1600+. All apartments have 2 bedrooms, 1-1/2 baths, laundry, original hardwood floors, modern kitchens and baths, and ample storage, with walk-in closets in most units. There are baseboard heaters and ac/heat units, as well as a gas fireplace in each apartment. _Eagle's View_ units all have exposed interior brick walls, and there are some at _Berths on Bank_ as well. The views of the Thames River are spectacular!

The buildings have fire and security alarm systems with video surveillance in addition to fire escapes. The commercial spaces have a showroom, back room, full basement, bathrooms, and rear entry for loading. New water lines, gas, plumbing, and electrical were installed. A roof with a 40-year guarantee was placed on each building. The buildings use green energy and include LED lighting that will last thirty years.

Yehuda Amar worked in an architectural firm in Israel before coming to the United States where he focuses on development projects and a franchise business. He lives in both New York and New London where his local home is the historic Captain Scott’s house at 195 Pequot Avenue which he also restored. Mr. Amar is currently working on commercial projects in Virginia and Florida and is interested in future development projects in New London.

If you would like to rent an apartment or lease commercial space in these buildings, please contact Lori Hopkins Cavanagh of ShoreViews Real Estate at 860-443-4976.

_Yehuda Amar_  

_147 and 153 Bank Street_
HIGHLIGHTS FROM THIS OLD HOME SHOW
April 2, 2016

Constance Kristofik, Executive Director of New London Landmarks

View of the showroom in the Port ‘N Starboard, Ocean Beach Park

Event Sponsor, Tony Silvestri (left), New London Harbour Towers and Developer of City Flats with keynote speaker Kevin O’Connor, Host of This Old House on PBS.

Sponsor and vendor Kimber Dengling of Inner Glass Windows

Save the date for next year’s home show - Saturday, April 1, 2017
www.thisoldhomeshow.com
Upcoming Events—Sponsored by Martin T. Olsen, Jr.

Walking Tour of Pequot Colony
Saturday, September 24, 2016
10:00 a.m.-12:00 p.m.
Meet at Home of Don and Sarah Venditto
91 Montauk Avenue (near Gardner), New London
$15 admission / $10 members (limited sales—buy in advance online)

Deb Donovan, history enthusiast and New London Landmarks Treasurer, will lead us through this 19th century neighborhood that includes Montauk Avenue, Chapel Street and the homes built around the former Pequot Hotel. The tour will step inside the Pequot Chapel and on porch of the historic casino on Pequot Avenue overlooking Long Island Sound. (approximately 1.75 mile walk)

Cedar Grove Cemetery Tour
Saturday, October 22, 2016
10:00 a.m.-11:30 a.m.
638 Broad Street (meet in gate house), New London
$15 admission / $10 members

Retired teacher and New London Landmarks Board member Don Presley will guide us through this beautiful cemetery, telling us about many of the important and interesting figures buried there. Some graves from last year's tour will be included in addition to new sites.

Candidates’ Forum
Thursday, October 27, 2016
7:00 p.m.—8:00 p.m.
Public Library
63 Huntington Avenue, New London
Free

State elections are coming up! Candidates for state offices will talk about their positions on historic preservation and urban development. Learn more about your future elected officials.

Holiday Church Tour
Saturday, December 17, 2016
1:00 p.m.—3:30 p.m.
Meet at New London Landmarks
49 Washington Street, New London
$15 admission / $10 members

Back by popular demand! Churches include St. Mary's Star of the Sea, St. James Episcopal and St. Sophia's Greek Orthodox Church. Musical performances included at each venue.
Three Creative Placemaking workshops held at the new Winthrop Magnet School
Wednesday, September 19: 7:00—9:00 pm. Led by UConn’s Landscape Architects, Peter Miniutti A.S.L.A. and Madeline Schad. This is the first of several planned workshops to take place through the winter to learn from neighbors and friends of Riverside Park what they would like to see in the park and take these ideas to develop a Master Plan for Riverside Park.

Wednesday, October 17: 7:00—9:00 pm. Led by Art Costa and Jerry Sinnamon, the purpose of this community meeting is to discuss the information garnered from surveys centered around assets in the Hodges Square business community. In this open forum/workshop with residents, businesses and entrepreneurs interested in Northeastern New London, we will review a set of preliminary options with the goal of creating a sustainable residential, commercial, educational, and recreational community. Your ideas and comments in these workshops are essential to achieving our goals for this Creative Placemaking Project.

Wednesday, November 28: 7:00—9:00 pm. Following up on ideas collected from the September Workshop, Peter Miniutti and Madeline Schad will explore more specific ideas for the Park and the Neighborhood. The workshop will begin plotting new uses on large maps of the park and neighborhood. These Workshops will continue through the spring of 2013 to create the Master Plan for Riverside Park and the Historic Neighborhood.

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**PLAQUE ADDRESS**

**NAME**

**ADDRESS**

**DAY PHONE**

**E-MAIL ADDRESS**

**LEGAL OWNER (IF DIFFERENT)**

**APPROXIMATE DATE PURCHASED BY CURRENT OWNER**

**APPROXIMATE AGE OF PROPERTY**

**ADDITIONAL INFORMATION:**

**MEMBERSHIP STATUS:** Yes ☐ No ☐

**PRICE OF PLAQUE:** $250.00 Non-member $235.00 Members $100.00 Replacement Plaque

A non-refundable deposit of $100.00 is required with this application. Balance is due upon completion.

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**HISTORIC PLAQUES COMPLETED**

William L. Roe
1893
63 Belden Street

Jeremiah Twomey
1929
46 Bank Street

James P. Shea
1912
18-20 Bank Street

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If you have a Landmarks Whale Plaque on your home and it is fading, chipping or wearing away, we can have it restored for a fee of $100.00. These are hardwood plaques, hand-painted with the historic information, but we realize they don’t last forever. The program began in 1985 so some of these plaques have been “out in the weather” for many years. Let us know if restoration is in order.
Our Business Members!

CURRENT LIST

Membership benefits include newsletter, advance notice of events, reduced member fees and satisfaction of helping support New London’s rich architectural heritage!

All Souls Congregation
Baratz Realty
The Barrows Building
Blu-Prints Unlimited
Byles MacDougall Funeral Service
Chelsea Groton Bank
Chamber of Commerce Eastern Connecticut
Law Office of Eugene C. Cushman
Custom House Maritime Museum
Dime Bank
Duncklee Cooling and Heating
EMCOR Services
Faulkner & Graves
Hunter Moore & Stearns Real Estate
Mariani Reck Lane LLC
MJ Sullivan Automotive
Mystic Seaport
New London Harbour Towers / City Flats
New London County Historical Society
New London Local First
New London Main Street
NewPort Architecture
Partners in Healthy Communities
Starr Street Association
Waterhouse Salon

Membership

Name:________________________________
Company:_____________________________
Address:______________________________
Telephone:____________________________
Email:________________________________
Website: ______________________________

Individual Membership:
Individual $25
Family $35
Contributor $75
Patron $100
President’s Circle $500

Business Membership:
Heritage Supporter $100
Heritage Partner $200
President’s Circle $500

www.newlondonlandmarks.org (Join/Give)

Thank You For Your Support!