



The Preservationist

FALL 2016

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The Preservationist

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Constance Kristofik

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SAVING HISTORIC ARCHITECTURE

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.



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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

Connecticut
still revolutionary

Department of Economic and
Community Development

State Historic Preservation Office

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.



Richard F. Gipstein, AIA



*Restoration of the Palmer Estate Carriage House
45 Franklin Street*

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.

RICK GIPSTEIN—CONT'D

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



RESTORATION OF 147 AND 153 BANK STREET

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

THIS OLD HOME SHOW 2016



Constance Kristofik, Executive Director of New London Landmarks



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



Sponsor and vendor Kimber Dengling of Inner Glass Windows

HIGHLIGHTS FROM THIS OLD HOME SHOW April 2, 2016



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.

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

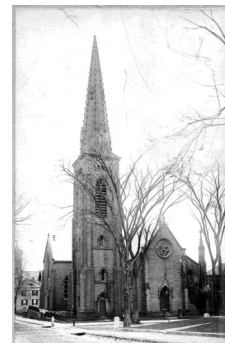
1:00 p.m.—3:30 p.m.

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.



HISTORIC PLAQUE APPLICATION

DAVID BISHOP HOUSE



c1796

If your New London home/building is at least 50 years old, it may qualify to receive an historic marker listing its date and original owner. The information gathered in this process aids in neighborhood preservation efforts.

Our volunteer title researchers study land, tax and water records, historic maps, and city directories to establish your building's first owner and date of its construction.

The researchers welcome any oral history or copies of old documents relating to your building you may have. Please allow approximately 6 months for completion of the research and delivery of the durable, hand-lettered, sealed, hardwood plaque.

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

Replacement Plaque
\$100.00

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

HISTORIC PLAQUES COMPLETED

William L. Roe

1893

63 Belden Street

Jeremiah Twomey

1929

46 Bank Street

James P. Shea

1912

18-20 Bank Street

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.



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New London County Historical Society
New London Local First
New London Main Street
NewPort Architecture
Partners in Healthy Communities
Starr Street Association
Waterhouse Salon

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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)

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