



The Preservationist

FALL 2014

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The Preservationist

Editor

Constance Kristofik



Department of Economic and
Community Development

State Historic Preservation Office

COAST GUARD MUSEUM RENDERINGS AT NEW LONDON LANDMARKS OPEN HOUSE

New London Landmarks will have an OPEN HOUSE on Small Business Saturday which is scheduled for Saturday, November 29, 2014 from 10:00 a.m. to 8:00 p.m.

The latest renderings of the National Coast Guard Museum will be displayed at the Open House; and, John S. Johnson, Treasurer of the National Coast Guard Museum, Inc. will be available for questions from 1:00—3:00 p.m.

Stop by and check out the museum plans, buy some stocking stuffers and/or visit us for coffee, cider, and cookies! Take a break on this busy shopping day.

OPEN: Saturday, November 29, 10:00 a.m.— 8:00 p.m.
New London Landmarks, 49 Washington Street, New London



**Connecticut Trust for
Historic Preservation offers
Wooden Windows
Restoration Workshops**

IN THIS ISSUE

City Flats page 2

New Historic District page 4

Upcoming Events page 6

The Connecticut Trust for Historic Preservation and Historic Windsor's Preservation Education Institute will present two different window workshops in January/February.

1. Introduction to Wooden Window Restoration
2. Wooden Window Repair Methods (3-day workshop in Waterford)

More information coming soon. To be added to CT Trust email address for announcements please email: Erin at, Emarchitto@cttrust.org

CITY FLATS – HISTORIC TRANSFORMATION

The City Flats project is in full force with certificates of occupancy just received. They are in the final stages of FHA approval and several banks are available for financing. Some commitments have been made along with approved mortgages and contracts to be completed. 48 Blinman Street is move-in ready and 2 Coit Street will be available in December. 36 Blinman will follow in the early months of 2015 and then 7 Coit Street, and 28 Reed Street. Tony Silvestri is in the process of purchasing four more buildings – two on Brewer Street, one on Blinman, and one on Coit Street.



“No one has moved in yet and the neighborhood is already changing,” says developer Tony Silvestri. “Disrespectful neighbors are moving out.”

Six units on the city-side of Harbour Towers were sold since the project started. Seventeen units are still available in the 54-unit luxury condos. Prices range from \$280,000 - \$500,000. The City Flats condos range from \$80,000 - \$158,000 with a monthly payment of \$500 - \$1,000 include HOA. The buildings are in an enterprise zone which will have graduated tax increases.



**2 Coit Street
1896

In progress!**

Start-up costs for the City Flats project were significant including legal documents, tax credit application process, asbestos and lead abatement and construction. The multi-unit project and use of in-house contractors makes this redevelopment project feasible. City Flats will also take advantage of Historic Tax Credits which require the restoration to be done according to National Standards for Rehabilitation. The pre-approval process has been done for three buildings and two more are in the process. At the end of construction, the buildings are reviewed before granting credits.

The Historic Tax Credit program requires one to retain original features wherever possible. In the City Flats project, many windows and details were missing; but, in other cases original features will be retained. New roofs were placed on all buildings along with a separate ceiling system to maximize sound proofing. Insulation was greatly improved using a state approved process that retains the historic integrity of the building frame yet meets contemporary ratings of energy efficiency.



**48 Blinman Street
1885

OPEN FOR VIEWING!**

CITY FLATS – CONT.

The house at **36 Blinman** which was damaged in a fire, was surprisingly the most structurally sound of the buildings and is proving to be an easy restoration project. The cast iron railing remains along with a beehive oven and three working fireplaces. All will remain in the new condos.

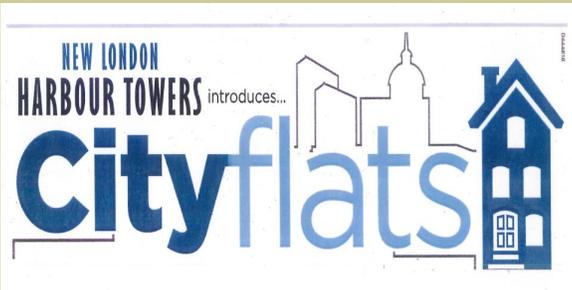
36 Blinman
c. 1844



28 Reed Street (not pictured) is an Italianate house built around 1870. It is currently under construction and is a two-family home. Its original brackets were found under the eaves of the hipped roof and are an identifying feature of this style. A house identical to it is found next door and was most likely built by the same builder or architect.

7 Coit Street (below), the oldest house in City Flats, is a 1790 Georgian that has 18” wide wood floor planks and hand hewn beams. A six foot diameter brick-lined well was found under the floor in the kitchen. A glass cover with LED lighting will be added to display the remains of this dry well. The original windows in the front of the building will be saved along with the original side door. The curve in the roof will remain.

7 Coit Street
1780
In progress!



For information on City Flats visit website www.NLHTonline.com, contact Dawn Thompson at 860-235-7198 or email dawn@nlhtonline.com.

For information about historic tax credits, contact the New London Landmarks office at 860-442-0003 or email info@newlondonlandmarks.org

NEW!!!! COIT STREET WEST HISTORIC DISTRICT

Connecticut's State Historic Preservation Council approved New London's newest historic district in August 2014. The Coit Street West State Historic District brings a new sense of pride to the neighborhood and opens the door to its revitalization. Unlike a local historic district, a State Historic District does not place any design or other restrictions on its buildings. However, the buildings can qualify for State Historic Tax Credits, which can make rehabilitation financially feasible in challenged locations.

Bill Kraus, a preservation developer and consultant, prepared the formal State Register nomination and shepherded it through the approval process. "Researching the district was fascinating," said Mr. Kraus, a former Commissioner on the State Historical Commission, "You can literally see and experience 300 years of history once you know how to look." Bill specializes in the collaborative redevelopment of significant historic buildings. A signature project is the \$14 million, non-profit adaptive reuse of the historic D.M. Read's Department store in downtown Bridgeport. Once derelict and slated for demolition, this important 150,000 sf building is now Read's/Artspace - 61 affordable artist live/work lofts with gallery and street-level retail. Read's has been the catalyst for over \$300 million of additional adaptive reuse and compatible new construction, and sparked downtown's ongoing renaissance.



The earliest house within the district is 77 Truman Street, constructed in 1714 by Samuel Harris as his residence. In 1742, the house became "Shepard's Tent," a short-lived seminary established to train itinerant separatist ministers called "exhorters." From 1761 to 1782 the property was owned by the town of New London and used as its alms and workhouse.

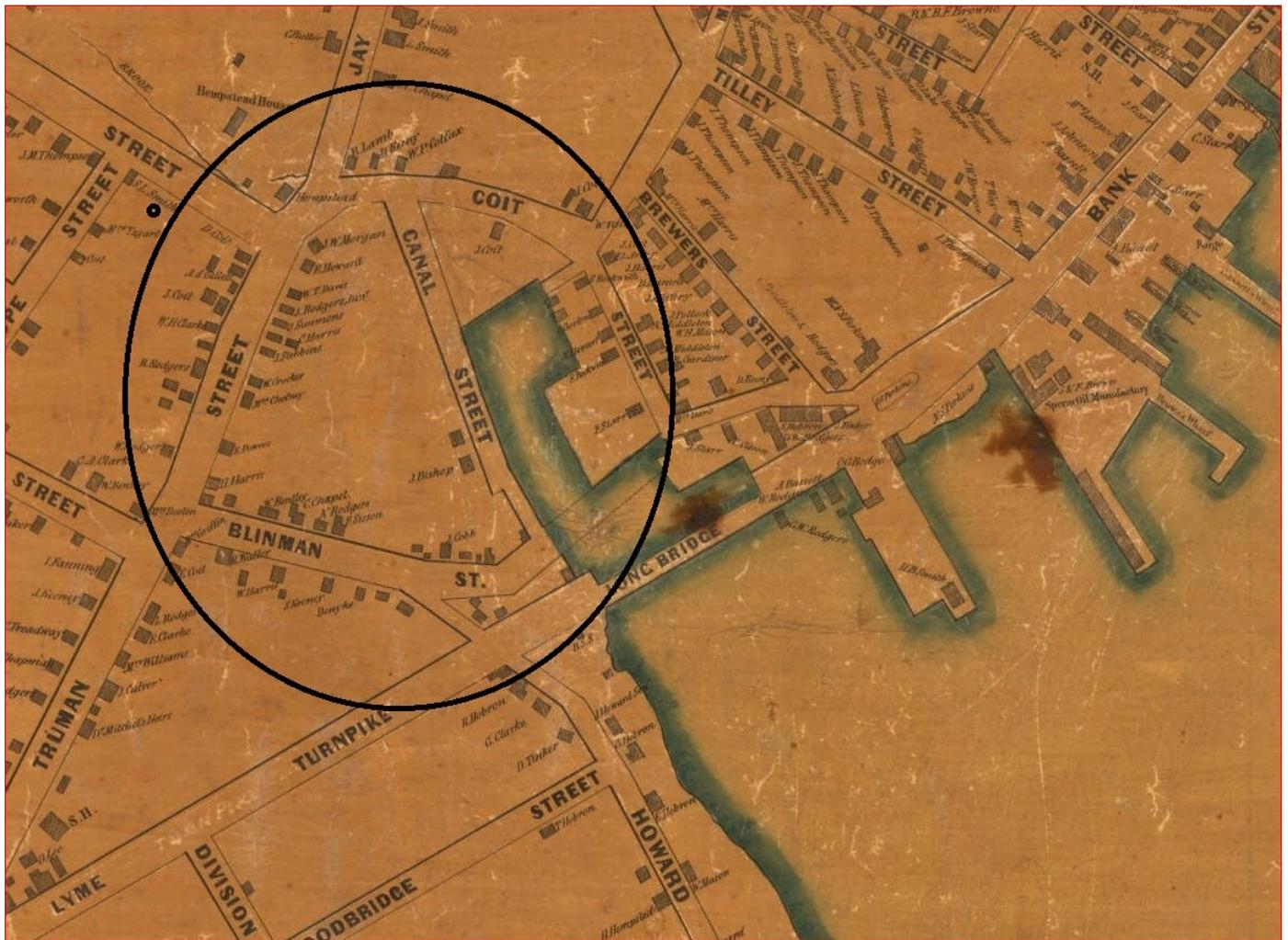
Bill Kraus, of C.W. Kraus Preservation and Development, will be the keynote speaker at New London Landmarks Annual Meeting on March 31st. He will discuss his experiences redeveloping historic buildings, New London's Coit Street West State Historic District and the great potential he sees in The Whaling City.

Details about Annual Meeting can be found on page 6.



COIT STREET WEST HISTORIC DISTRICT—CON'T

The Coit Street West State Historic District contains the site of the former Bream Cove and illustrates a three-hundred-year period during which New London evolved from a colonial farming and seafaring community in the 17th and 18th centuries, to a leading whaling port city in the mid-19th century, to a densely-developed industrial center in late 19th and early 20th centuries. The waters of Bream and Winthrop Coves attracted the city's first settlers in 1648. Colonists initially avoided the area that later became downtown because it was full of ledge, swamps and thick woods.



Properties in Coit Street West Historic District include 87-115 Blinman Street, 59-70 Coit Street, 60-66 Jay Street, 18-59 Reed Street, 76- 111 Truman Street, 9-38 Wausau Place

The district also contains examples of Federal, Eastlake, and 20th century vernacular styles including a small industrial mill building.

UPCOMING EVENTS

Film Series

Thursday, January 22, 2015

7:00 p.m.—9:00 p.m.

BP Learned Center

40 Shaw Street, New London

\$10 admission / \$5 members

Films include

Remembering Jane Jacobs

Ghosts of Penn Past

Dumpster Pools

Left Behind

Saving History

Not Shown For Clarity

The Dynamic American City

Sponsored by



Short film collection about architecture, urbanism, and preservation—both documentary and narrative. Discussion led by Rick Gipstein, architect and film enthusiast.

Annual Forum—Endangered Bldgs.

Tuesday, February 24, 2015

9:00 a.m.—4:00 p.m.

Fort Trumbull Conference Center

90 Walbach Street, New London

Come learn the tools needed to protect historic properties! Facilitator is Alan Plattus of Yale School of Design. Panel Discussion with leaders in the field along with breakout sessions.

Annual Meeting

Tuesday, March 31, 2015

5:30 p.m.—7:30 p.m.

Mike's Famous Harley Davidson

951 Bank Street, New London

Reception with Award Program and Year-in-Review. Special presentation by Bill Kraus about historic redevelopment projects.

Free. Non-members welcome!



NOT SHOWN FOR CLARITY

A short film by Hector Machado

"Are you looking for it, too?" "No...but we can take you where you're going..."



ANNUAL APPEAL

New London Landmarks is planning its new year and looks for the support of the community. Please support your local preservation organization. No gift is too small. Please visit website at www.newlondonlandmarks.org or mail check to 49 Washington Street, New London, CT 06320. Your donations are fully tax-deductible!

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

Re-Painting a Plaque
\$100.00

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

HISTORIC PLAQUES COMPLETED

Joseph P. McGarry
1916
9 S. Ledyard Street

Ralph R. Smith
1950
10 Westomere Terrace

William & Frances Tubbs
1875
73 Vauxhall 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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Waterhouse Saloon

Annual Report to come out in 2015 with list of all donors, sponsors, and granting institutions.

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

Membership

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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

Thank You For Your Support!