

485 Main Street Associates, LLC

Adaptive reuse of 485 Main Street



Originally named “The Elm Building”, 485 Main Street was built as an office building in 1924 from the plans of the Hartford architectural firm Berenson & Moses. One of the first and longest remaining tenants in the building was the Municipal Café, soon to be nicknamed “The Muni.” Miraculously, this structure was spared from the demolition of other landmark Main Street buildings during the Urban Revitalization period of the 1960s.

Originally designed with ground floor retail and upper floor commercial offices, developer Carlos Mouta gained approvals from the City to change the occupancy status from business to mixed-use residential and commissioned LifeCare Design of Hartford to convert the offices into four spacious residences with well appointed kitchens and bathrooms. These additional units have added to the momentum of luring people back to live in the heart of Downtown.

Congratulations to Carlos Mouta on another wonderful adaptive reuse project.

HUB of Hartford Steering Committee for Neighborhood Revitalization, the Hartford I-84 Viaduct Study

The I-84 Viaduct, the elevated portion of the highway, is nearing the end of its useful life. Now what? With lost landmark buildings and neighborhoods divided by steel and concrete now is the time to consider replacement options.

A committee was formed to explore alternatives which included representatives of the Asylum Hill and Frog Hollow communities, Capitol Region Council of Governments, Department of Transportation, local large employers, the Hartford Preservation Alliance and the City of Hartford. The challenge was to keep these members with their different agendas, financial imperatives, political goals, and with no history of working together, on the same page and working with open minds to a successful conclusion. Financial support from the City of Hartford, Capitol Region Council of Governments and the Department of Transportation paid for a consulting team.



The approach of accepting all suggestions as possible, extreme sensitivity to the positions of each participating entity, and the hiring of a creative planning agency with subcontractors in the fields of economic development, transportation engineering, and community development made the process exciting and successful.

The result was a win for all participants and the community with suggestions for replacing the elevated portion of I-84 which would provide an opportunity for a new regional transportation center, the opening of many acres for economic development, and re-knitting the city's street grid and historic neighborhoods, now separated by the viaduct.

Northside Institutions Neighborhood Alliance (NINA) Historic Rehabilitation of 235-237 Sargeant Street



235-237 Sargeant Street was abandoned in January 2007, and shortly thereafter it was foreclosed by the bank. It was vandalized numerous times in the period that followed and all of the copper and fixtures in the house were stolen. At some point, individuals broke into the house through the roof, leaving a large hole that led to substantial water damage on the third floor. The exterior of the house fell into a very poor state: the wood was rotting, and the porch was not properly supported.

NINA acquired the home and it began to restore the home to its original, two-family configuration. The exterior was then painted in a Victorian color theme to match the neighborhood and the time period in which the home had been built.

The work was done through a partnership between NINA, ServCorps and the YouthBuild program of Co-opportunity. ServCorps oversaw the construction on-site, and they coordinated volunteer opportunities for area retirees and high school students fulfilling their community service requirements for school. The YouthBuild program offered job training in the construction trades to Hartford youths, and ServCorps provided mentors for the trainees.

The result is a fully restored home that has been returned to its original grandeur. 235-237 Sargeant Street is once again a vital part of the Sigourney Square Historic District of Asylum Hill and it stands as a reminder of the importance of community – be it through service or in spirit – to the revitalization of a neighborhood.

Congratulations to NINA on another job well done!

Fairfield Avenue Neighbors Association for the creation of the Fairfield Avenue National Register Historic District

From 19th century farmlands to 20th century trolley suburb and beyond, Fairfield Avenue has delighted residents and visitors alike with an eclectic array of prominent Hartford building styles. Hartford's newest historic district proves to us yet again that historic architecture can adapt to modern living and that preservation of our historic resources invigorates neighborhoods and community life.



The Fairfield Avenue Neighbors Association, FANA, was formed in the autumn of 2008 to unify residents and property owners in the common goal of improving the quality of life along the avenue. Because of the unique nature of the homes, one of their first goals was to preserve the architecture on the street by applying to become an historic district.

In the spring of 2009, FANA members Karen O'Maxfield and Rodger Phillips approached the Hartford Preservation Alliance for guidance in the application process. By early summer, meetings were underway; consultant Lucas Karmazinas was hired and the process began to apply for National Register designation.

On March 10, 2011, the State Historic Preservation Board voted unanimously to approval FANA's application.

Involved in the work on behalf of FANA was: Karen and Gary O'Maxfield, Rodger & Isabelle Phillips, Colin and Mary Billings, Reverend Charles Williams of Memorial Baptist Church, John and Lita Georges, Karen Renstrom, George Bentley, Charles Rogers and Sam Colón, with the support of Wendi Fralick of the Cedar Hill Cemetery Foundation and now retired Chief Charles A. Teale, Sr. of the Hartford Fire Department.

Congratulations to FANA for your community spirit and pride of place!



PMC Property Group for Historic Rehabilitation on Imlay & Hawthorn Streets

It is a little known fact that Imlay and Hawthorn Streets are original streets in Asylum Hill's Nook Farm as developed by John Hooker and Francis Gillette in 1853. The buildings rehabilitated by PMC Property Group represent the middle-class sensibilities from the Civil War through the "Roaring Twenties." The architectural styles represented here include solid brick Italianates, Queen Anne designs, early prototypes for the triple-decker and the 1920's apartment house.

As Sally Zimmerman, Merle Kummer and David Ransom so eloquently stated in their national district nomination, these buildings "represent the ambience of middle class life at the end of the 19th century. Nook Farm's early significance as a literary enclave is established; no less a part of the area's history is its later growth as a desirable middle-class residential neighborhood." The work on these 11 buildings that we honor tonight serves as a shining example that Hartford's architectural heritage can – and should – be adapted to serve and house future generations.

The project consisted of 11 buildings lining both sides of Imlay Street. Due to the quality craftsmanship of the original builders, the facades were in relatively good shape and required minimal work to be returned to their original appearances. The interiors and roofs, however, required complete replacement. Through the years the interiors had become extremely damaged from water and in some instances fire.

Work began in the spring of 2009 on the first buildings and continued through until the early summer of 2010 when PMC obtained their Certificate of Occupancy in time for the start of their lease with the Lincoln Culinary School. Today, the school occupies 150 beds in the buildings, expanding to 200 beds in September. It is PMC's hope that together with their accompanying property located at 210 Farmington Avenue, an HPA Award winner last year, these buildings will lend towards Asylum Hill's revitalization.

West End Civic Association and their Architectural History and Resources Committee Creation of the Oxford-Whitney Streets National Register Historic District

The vast majority of the 164 buildings in this new historic district in the West End were built between 1906 and the onset of the First World War. Their designs reflect the popular house styles of the era – Colonial Revival, late Queen Anne, Shingle, Tudor and Prairie styles as well as singular designs borrowing freely from a number of styles.



These blocks, surrounded in all directions by established historic districts, were not included in the efforts to nominate much of the West End for recognition in the mid 1980's. Twenty five years later, the West End Civic Association, with help from a grant from the CT Commission on Culture and Tourism and research by consultant Lucas Karmazinas, supported a successful effort spearheaded by Oxford Street residents Jill Barrett and Laura Berman to get these blocks listed on the National Register.



Peter & Diane Valin Historic Restoration of 1380 Asylum Avenue

In the fall of 1996, Peter and Diane Valin were eyeing a handsome brick colonial at the corner of Scarborough and Asylum Streets in the West End that appeared abandoned, yet was crying out for renovation and restoration. Research by the Valins revealed that the structure was considered “surplus property” which was owned by the State of Connecticut for nearly 50 years, and was about to go up for public auction. The Valins submitted the winning bid, and in January 1997 became the new owners.

With rezoning the property from commercial back to its original residential designation, Diane and Peter began the most ambitious home renovation of their lives. The Yankee gutters, exterior trim, and windows were rotted beyond repair. The 3-car garage had been turned into offices, the rear terrace was in complete disrepair, the front porch was cracked and had sunk, the chimneys leaked, and one of the 4 columns at the front entrance had rotted away.

Most of the interior had deteriorated, walls were wet from the rotted gutters, and none of the mechanical systems functioned. With a true labor of love, hard work, and lots of elbow grease, Peter and Diane painstakingly restored the interior and exterior of the home, the terrace, the front entrance, and the garage, in keeping with the original character of the home and the historic West End neighborhood.

Peter and Diane were both the general contractors and the architects throughout the entire project. The house is their home, updated with the comfort of modern mechanicals and systems, yet restored and renovated with historic, stately, handsome elegance. The West End has regained yet another Hartford gem!

Spring Grove Cemetery for their placement of the historic cemetery on the National Register of Historic Places

When Al Lennox first became manager of Spring Grove Cemetery, it occurred to him that aside from a revamped maintenance program to enhance the beauty and historic character of the 1845 cemetery, they should pursue a National Register of Historic Places designation. With the approval of the Board, Al contacted Hartford’s venerable David Ransom to prepare the application. After four years and several pounds of paper a tireless effort by Al and David lead to a successful nomination.



Congratulations to Spring Grove Cemetery for your revitalization efforts in preserving one of Hartford’s landmark landscapes.



Mercy Housing and Shelter Corporation Landscape restoration of 118 Main Street (Henry Barnard House)

The Henry Barnard House, a National Historic Landmark, was built in 1807 in one of Hartford's most fashionable 19th century neighborhoods, South Green. It is a distinctive 3 story brick building with a gable roof. An Ionic-columned portico frames the front door and a simple cornice emphasizing the roof line is the only other decoration. Henry Barnard was a leader in the development of public education in America. In 1867 he became the first United States Commissioner of Education.

Now home to Mercy Housing and Shelter Corporation, they provide housing assistance for those found homeless or at risk of becoming homeless. Over the years as the city encroached upon this once sparsely settled part of Hartford the landscape was subsumed by concrete and asphalt. The retaining wall installed decades ago began to crumble and the fencing and plantings needed replacing. With the help of To Design, LLC the landscape was restored to a more natural and welcoming environment.

Congratulations to Mercy Housing and Shelter Corporation for your continual care of this National Landmark site!

Historic Preservation and Museum Division Connecticut Commission on Culture and Tourism Community education with the Connecticut Freedom Trail booklet and website (www.CTFreedomTrail.org)

The Connecticut Freedom Trail is the State of Connecticut's premiere resource for information on historic sites illustrating African American history throughout the state. The Trail is administered by the Connecticut Commission on Culture & Tourism and the Amistad Committee, Inc.



The new website, www.CTFreedomTrail.org and brochure celebrate the accomplishments of the African American community and helps to promote heritage tourism. The new website is the first substantial re-design of online content since the Trail's inception and has been designed and programmed by Pita Group in Rocky Hill. New features include an interactive map to Freedom Trail sites, a kids' only section, a calendar with upcoming events and a special highlighted site that changes from month to month. The city of Hartford has 16 sites on the Freedom Trail ranging from the Ancient Burying Ground of the Colonial period to the home of Marietta Canty, a twentieth century movie actress and Hartford activist, on Mahl Avenue.



Katherine Pacelle, Ricardo Wijndal & Michael Richters Façade Restoration of 14 Charter Oak Place

14 Charter Oak Place, a 2 ½ story Queen-Anne in the Sheldon/Charter Oak neighborhood, is one of several jewels that crown Charter Oak Place with spectacular views of the Colt Dome and surrounding environs. The restoration work completed last summer concentrated on the upper levels which completed an entire effort to restore the façade from top to bottom. The work was completed by Parent Building Company LLC, of Vernon, CT.

- All 4 sides of the building were scrapped and rotten wood replaced while still retaining all the Historic Character of the exterior fabric.
- New and Old surfaces were primed, and two coats of Duration paint were applied as a top coat.

The sunburst details on the north and south gables were restored and the floral design on the front gable was refurbished and the petals were re-applied.

Congratulations to these three intrepid owners for honoring the historic character of their home.



John E. Rogers African American Cultural Center Community Education, The Hartford African American Heritage Trail website (www.hartfordheritagetrail.org)

HartfordHeritageTrail.org is a project of the John E. Rogers African American Cultural Center. The Cultural Center produced a website of just over 25 sites relating to the history of Hartford's African Americans. The tour consists of a combination of cultural and historical landmarks; historic properties that might be eligible for national or state register designation; shops, bookstores, restaurants, Hartford Connecticut Freedom Trail Sites, and Local and National Register Historic District sites.

This website project is the first phase of a Heritage Tourism Package. Phase two will continue to develop the African American Heritage Trail Tour, with planning documents, a rack card and brochure. They will chart African American participation in all aspects of Connecticut and National history. The Connecticut Commission on Culture and Tourism's Historic Preservation & Museum Division funded the website that was produced by a team consisting of a historical consultant, field researcher, photographer, website designers, project coordinator, and community volunteers.

Connecticut Landmarks

Greening Infrastructure of the Butler-McCook House & Amos Bull House



We are delighted to be giving this preservation award to honor the continued care being given to two of only four 18th century buildings left in Hartford.

The **Amos Bull House** is believed to date from 1799 and is a unique town house example from the period. It is a shining example of adaptive re-use having already been in its 212 years of existence a private home, a school, a furnace & plumbing shop, a car dealership, a restaurant and more recently, the offices of the Historic Preservation & Museum Division of the Connecticut Commission on Culture & Tourism as well having been moved twice to avoid demolition.

Built in 1782 by Dr. Daniel Butler, the **Butler-McCook House** remained in one family for four generations until it was bequeathed to Connecticut Landmarks in 1971 by the last residing member of the McCook family.

Connecticut Landmarks recently completed the installation of a closed loop geothermal HVAC system for the entire Butler-McCook Campus which includes the Butler-McCook House, Main Street History Center, Carriage House and the Amos Bull House. The two main buildings were connected to the well system and energy-efficient HVAC equipment was installed. This new system replaces outdated and inefficient equipment in each of the structures resulting in energy cost savings for the entire property.

This is the first phase of Connecticut Landmark's long-term goal of pioneering environmentally sustainable preservation that can serve as a replicable model for green preservation. Pirie Turlington Architects and Consulting Engineering Services provided design services for the project. Oatley Mechanical Services, Inc. implemented the project. The geothermal project was funded with the support of the Connecticut Commission on Culture & Tourism and the William and Alice Mortensen Foundation. The project was also awarded funding from the Connecticut Clean Energy Fund.

Congratulations to Connecticut Landmarks for preserving the irreplaceable!

ANNE McALOON VOLUNTEER OF THE YEAR

Anne McAloon is the recipient of our first Volunteer of the Year Award. Anne has contributed many long hours to assist HPA in its mission including stuffing mailings, taking care of registration at all our walking tours and helping us in any way she can at all of our events. She has generously donated to our Resource Library with her book sale finds from across the state.



Anne played crucial roles in our *Designer Spaces & Market Places* fundraiser last September not only as the Co-Chair of the ticket committee but also as a volunteer builder of our designer showroom.

Always gracious, smiling and offering support, she is a true friend of Hartford, historic preservation and the Hartford Preservation Alliance.



Greg Secord

Outstanding contributions to Historic Preservation and the Hartford Community

Greg Secord, a Hartford resident for over 12 years was drawn to Hartford from the suburbs by the eclectic variety of historic architecture. In fact, prior to moving to Hartford he was so captivated by Hartford architecture that he, along with a fellow suburbanite, formed the Hartford Preservation Alliance. Greg has served as both a Director and President of the Alliance.

A decade ago one of the challenges facing the city of Hartford was the wanton demolition of historic assets. Greg was appointed to the Hartford Historic Properties Commission and with the assistance of the Hartford Preservation Alliance Hartford's Historic Preservation Ordinance was created. The ordinance has served to stem the tide of demolition and has changed the way city government deals with Hartford's historic assets. Since the passing of the ordinance more than six years ago, over a thousand applications for historic review have been approved. He currently serves as the Chair of the Commission.

Greg and his wife Judy, in the past 12 years, have systematically restored their Victorian row house on Columbia Street and in fact it was featured on HGTV's Restore America. They have done most of the work themselves as an expression of their appreciation of the historic fabric of the city of Hartford.

He has held various elected and appointed public offices and has served on numerous non-profit boards of directors. Greg served as Executive Director of Rebuilding Together Hartford, a non-profit that has rebuilt over 500 homes in Hartford during his tenure. Rebuilding Together preserves home ownership and rebuilds communities. Greg continues his work with Rebuilding Together through the National office in Washington, DC.

Thank you Greg for your years of dedicated service to Hartford!





The City of Hartford & NINA Façade Restoration & In-Fill Construction at 87 & 89 Atwood Street

The new homes at 87 and 89 Atwood Street are both halves of a former Perfect Six that was originally constructed in 1911. It was designed by locally renowned architect George Zunner.

The building served its original purpose until the late 1970s, when it was converted to a 33-unit rooming house. It quickly became notorious as the “Trumbull Hotel.”

The City of Hartford, responding to complaints about the problem it had become in the area, stepped in to shut the rooming house down in 1997, but the building’s problems were really only just beginning. Although the City condemned the building – it was unfit for human habitation – it continued to attract illegal activities and the ire of its neighbors.

NINA became interested in the property in June 2006. Despite the blighted condition of the building, the community still recognized the building’s potential, and NINA, which had just completed the successful rehabilitation of several historic homes on Ashley Street near Garden Street, decided to restore 87 and 89 Atwood Street. Just as importantly, NINA saw a significant opportunity to create owner-occupied homes here, which was an important goal for both the neighborhood and for the City. NINA negotiated to purchase the municipal tax liens on the property in October 2006, and then it began the arduous and lengthy process to foreclose on the property.

It took NINA close to two and one-half years to complete the foreclosure proceedings, finally taking ownership of the property in June 2009. By that time, the building had been vacant for nearly 12 years; the roof had developed leaks, water had entered the building, and the structural integrity of the building had been severely compromised. In early 2009, the roof gave way under the weight of a snowstorm, and it took part of the upper south wall of the building with it. The City, which had already declared the building unsafe in September 2006, determined that it was now a hazard, and it was ready to demolish the building entirely. NINA forged a unique partnership with the City to save the building; the interior was a total loss, but the partners were able to save the façade. Many of the bricks were recycled, and they now form the north and south exterior walls of the building. From the street, the building still looks almost exactly as it did 100 years ago.



The result is a new home in an old neighborhood that looks like it’s been there all along. The exterior has been restored to its original grandeur, while the interior blends the modern and the historical.

Congratulations to the City of Hartford and NINA for this momentous collaborative effort in saving this architectural gem!