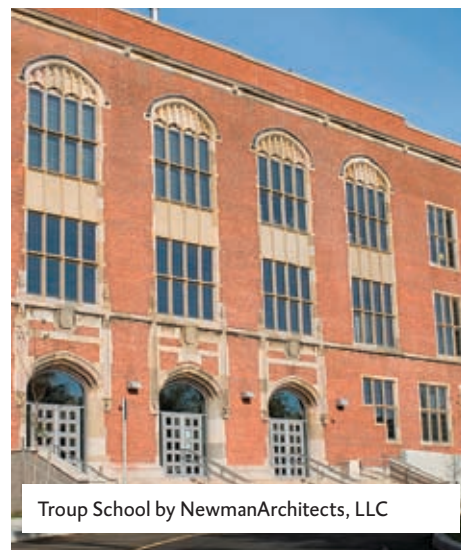
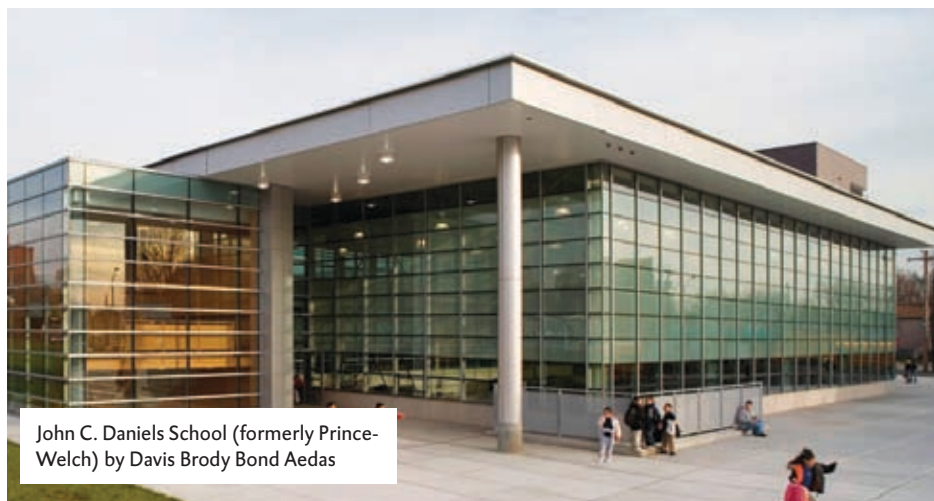


NEWS & VIEWS

Spring 2010



Troup School by NewmanArchitects, LLC



John C. Daniels School (formerly Prince-Welch) by Davis Brody Bond Aedas



Mauro-Sheridan Communications & Technology Academy by Kenneth Boroson Architects

Successful 10-Year Partnership Draws to an End

Steadily moving along through good economic times and bad, the New Haven School Construction Program has brought about one of the most remarkable transformations in a generation. Over 12 years, under a remarkable alignment of mayoral leadership, state funding, architectural imagination and community support, 32 schools have been built or rebuilt in New Haven. Six more are now under construction or in design. Most New Haven residents have been touched by the program in some way.

Beginning in 2000 with the ninth school built, the Trust actively partnered with Board of Education staff and consultants and the Historic District Commission

(HDC) to monitor and provide feedback on each school's design and its relationship to the City's streetscape and architectural heritage. Prior to 2000, the HDC had reviewed the plans for Conte School in the Wooster Square Historic District, particularly the entrance pavilion on Chapel Street. In approving a modern-style structure within the historic district, the HDC showed that the preservation community and School Construction could have a positive relationship.

In 2001, two controversial projects brought the Trust into the School Construction discussions – Betsy Ross Arts Magnet and Prince-Welch (now named John C. Daniels). The

collaboration almost got off on the wrong foot, with the Trust joining widespread community opposition to an early design for Prince-Welch School on Congress Avenue which called for extensive demolition of historic structures and neighborhood fabric.

The Trust testified at public hearings and wrote two OpEd pieces for *The New Haven Register*. "The original design had managed to do virtually everything wrong," said Trust Vice President Robert Gryzwacz, who was then chairman of the City's Historic District Commission. "It needed to be a little more urban and consistent with the streetscape of Congress Avenue."

continued on page 2

Contents

- 1 Successful 10-Year Partnership Draws to an End
- 2 Letter from the President
- 3 Collaborative Windows Workshop a Success
- 4 Lintels & Sills
- 6 Restored Mory's to Re-Open in Summer of 2010
- 7 Yale Renovates Saarinen's Ingalls Hockey Rink

LETTER FROM THE PRESIDENT

2010 is shaping up to be a banner year for the Trust and an exciting run-up to our 50th anniversary in 2011! We are pleased to present an exceptional number of educational programs and activities in the coming months. In addition to our regular series of Homeowner's Tax Credit workshops, we have undertaken an exciting collaboration with Neighborhood Housing Services of New Haven to offer a series of classes aimed towards maintaining historic homes. Initial topics include historic window restoration and house siding. (You can find out more information about these programs in this newsletter.) We are so pleased to be able to work with other groups in the City in an effort to offer more services to our members. Collaborations like this one—and we hope there are more in the future—also allow us to stretch our funds, a very important thing in these times.

While the Trust is moving full-speed towards our 50th anniversary, funding remains an issue. Last year was a strong year in spite of the challenging economic environment, but our major source of funding, a Basic Operating Support grant from the Connecticut Commission on Culture & Tourism, remains under constant threat at the state level. Please contact your state representatives to let them know that historic preservation is worth protecting.

Thank you for your membership and support. You make our work possible.

Sincerely,
Pedro Soto



Successful 10-Year Partnership Draws to an End, cont'd.

As a response, School Construction offered to brief the entire Trust Board, as well as the HDC. These meetings started a systematic dialogue. While the process for both Ross and Prince-Welch was too far advanced to substantially change the demolition plans, in the case of Ross, advocacy led to the restoration of St. Peter's Chapel as a community center, and with Prince-Welch, the Three Sisters apartment houses were saved, and, notably, architects were changed. (The resulting building is featured in the accompanying photographs.)

Following this, review of more than two dozen school plans followed, including Fair Haven, John Martinez, Truman, Celentano, Clinton, Barnard, Beecher, Hooker I & Hooker II, Jepson, Troup, Bishop Woods, Columbus, Mauro-Sheridan, Davis and most notably, participation in the comprehensive site selection process for Arts Cooperative High School. As the connection developed, the levels of comment increased from both the Trust and HDC on site selection, site planning and design critique.

"The connection blossomed due to openness on both sides, an ability to hear

the concerns of the other party and a willingness to consider modifying one's approach. From the Trust's perspective, we could see that we were listened to and some of our ideas were implemented," said Gryzwacz.

John Herzan, the Trust's Preservation Services Officer, credits the School Construction Coordinator, Susan Weisselberg, with much of the program's success. "With patience and persistence, Susan resolved some very complex site and cost issues," Herzan said. "The Trust's role was productive because the Public Schools had a skilled manager who sought out and valued our commentary."

Over the years, Weisselberg led nearly 30 architectural teams to early morning Preservation Advisory Committee (PAC) meetings at the Trust office. Trust Board members and advisors, all volunteers, heard each presentation and offered suggestions to reinforce strong elements of each design and assure that school buildings strengthened streetscapes and added to the City's quality of life.

Susan Weisselberg has similar views of the Trust's role. "The Preservation

Advisory Committee gave us constructive suggestions about each school's site layout, building design and neighborhood context, improving the finished products in many ways. The community as a whole benefited from these insights," she said.

As recently as the last week in March, PAC saw the designs for the one of the last schools in the queue, East Rock Community School. With a friendly suggestion that the school's design incorporate building materials found in the immediate neighborhood, PAC continued its established advisory role in the school construction process.

"In retrospect, it was Susan Weisselberg's savvy that made the constructive conversations with the Trust a priority and John Herzan's perseverance in keeping the timing on track with overall project schedules that made the collaboration work so well, for so long," said Michael Tucker, PAC member and former Trust President.

Quiet, flexible and effective, the School Construction collaboration is a model for other efforts where owners work closely with the Trust to achieve a first-quality urban environment. *



Restored Horses Return to Lighthouse Point Carousel

On April 7, 15 completely restored horses were returned to the c. 1911 carousel at Lighthouse Point Park in preparation for the 2010 season. Famed carousel artist William Finkenstein, with his sons Gabe and Zack, completed this work in their studio in Plainville, Connecticut.

The four rows of horses, with names as whimsical as Nostalgic and Sea Dreamer, are the latest to be fully restored. The New Haven Department of Parks, Recreation & Trees is engaged in a four-year campaign to restore all of the carousel's 69 horses, along with one camel and two chariots, by the carousel's 100th anniversary in 2011. This will be its first complete restoration in over 30 years.

The Friends of Lighthouse Park Carousel led the community-backed charge to restore, refurbish and recondition the carousel building and its treasure of carvings in the 1980s. In 1983, with support from the New Haven Preservation Trust, the Lighthouse Point Carousel was listed on the National Register of Historic Places.

The \$200,000 in funding for this restoration project comes from the Carousel Enterprise Fund. The Fund, established by Mayor John DeStefano, Jr. and the Board of Alderman, allows direct donations, in addition to net fees paid for private events at the carousel, and is dedicated to ensuring that both current and future generations will be able to enjoy this historic feature of the park.

The carousel will open to the public on Saturday, May 30 and operate weekends through Labor Day from 12–4 pm. More information can be found at www.cityofnewhaven.com/parks. ★

Collaborative Windows Workshop a Success!

The Trust has recently begun a collaborative partnership with Neighborhood Housing Services of New Haven (NHS) to organize and present a series of hands-on preservation workshops.

The first NHPT/NHS co-sponsored workshop, entitled "The Ups and Downs of Repairing Older Windows," was held on Saturday, April 10. A to-capacity crowd of fifteen enthusiastic homeowners and preservationists participated in this training program to learn about repair and upkeep of windows in older homes. Window restoration expert Jade Mortimer of Heartwood Window Restoration led the day-long workshop at the Home Improvement and Energy Conservation Laboratory at Neighborhood Housing Services, 333 Sherman Avenue. Included were demonstrations on how to disassemble and remove glass safely from a sash; apply glazing putty; replace ropes and chains; install weather stripping; and use lead-safe removal methods during repairs.

NHPT Board of Directors President, Pedro Soto (himself the owner of an historic house and an active participant in the workshop), stated, "Repairing and restoring old windows not only preserves the historic character of older homes and the City's neighborhoods, but is also cost-effective as well. Homeowners who took this workshop learned how to both fix and insulate their older windows without having to resort to cheaper and less durable replacements."

A second NHPT/NHS workshop, "Keeping Up Appearances: Caring for the Outside of Your House," was held on Saturday, May 8 at the Fair Haven branch of the New Haven Public Library. Led by Christopher Wuerth, a restoration contractor, participants learned how to diagnose internal problems, such as excess moisture or water leaks, that often show up on a house's exterior.

Collaborative efforts such as these allow the Trust to offer a wide selection of educational programs for our members, while at the same time bringing information about the importance of historic preservation to a broader audience. The Trust and NHS hope to offer another window repair workshop in the late summer or early fall. Suggestions from the public for other hands-on historic preservation topics are welcome. ★



LINTELS & SILLS



12-16 Fountain Street

Built in 1911, this small Colonial Revival commercial building at 12-16 Fountain Street (c. 1910) in Westville Village originally housed retail stores at street level with offices above. Sometime during the second half of the 20th century, the second floor was converted into three, then four apartments. When New Haven architect Eric Epstein acquired the building in 2008, signs of neglect were evident. The stucco had failed, windows were missing, and storefronts were in disrepair. In addition, there was no workable heating system and the electricity had been turned off. Epstein's renovations included new storefronts, windows and stucco siding; also added were new utilities, interior partitions and insulation. Within ten months of purchase, the building was fully leased. As Epstein states, "It's the perfect little mixed-use building: small scale, neighborly, historic, but with modern amenities, and now, once again, a solid citizen of the Village." *



362-364 Whitney Avenue

Located at 362-364 Whitney Avenue in the Whitney Avenue Historic District, the Tilton House (c. 1905) is currently being renovated by into four separate residential condominiums by Urbane New Haven. According to developer Eric O'Brien, "the goal of the project is to preserve the 'originality' of the historic home, restoring its architectural details on the outside as well as the inside." Though unfinished at press time, the firm's fine workmanship on this house has already had a positive impact on the architectural character of the streetscape. This elegantly proportioned Queen Anne/Shingle Style residence originally belonged to and was occupied by Albert Tilton, Superintendent of the Winchester Repeating Arms Company, and his brother. By 1936, the building was owned and adapted to office use by the New Haven Medical Association. In the early 1950s, the building underwent additional major alterations and most recently housed a number of health agencies including the New Haven Medical Association, the Connecticut Lung Association and the Juvenile Diabetes Foundation. *

www.nhpt.org



89 Sherland Avenue

Once the focal point of a 30-acre Fair Haven Heights estate, the James F. Babcock House (1862) at 89 Sherland Avenue was built for this prominent local attorney and publisher of the *New Haven Palladium*. Now situated on a ¾-acre parcel, this outstanding example of Victorian Stick-Style architecture remains essentially well-preserved, though it has suffered

from vandalism and a leaking roof, and has been vacant since August, 2009. The Babcock House is in urgent need of an appreciative owner and is currently for sale. *



155-175 Whitney Avenue

The demolition of 155 and 175 Whitney Avenue (1954 and 1924, respectively) is underway at press time. Significant architectural and landscape elements have been removed. Since last fall, when the New Haven Preservation Trust was officially notified of Yale's plan to build a new School of Management facility on this site, repeated attempts were made to convince university officials that it would be wiser, more progressive and "greener" to incorporate these substantial buildings into a new academic campus than to destroy structurally intact and distinctive examples of 20th-century commercial architecture. Newsletter articles and editorials, meetings and public testimony ensued, but ultimately these efforts failed to enlighten the powers that be. The Trust continues to encourage contextual design on New Haven's major streets and corridors. *



208 Columbus Avenue

Following the recent merger of Sacred Heart Church's congregation with a nearby parish, the Archdiocese of Hartford has put the church (1851) and its associated rectory, convent and school on the market for \$2.5 million dollars. Located on Columbus Avenue in the Trowbridge Square Historic District, this well-known neighborhood landmark designed by architect Sidney Mason Stone is at risk. Though religious groups have expressed interest in acquiring the facility, the asking price is daunting. In 2008, Newman Architects estimated that \$231,000 was needed for repair work to the sanctuary. The possible demolition of these buildings would be a major cultural loss for New Haven. *

Restored Mory's to Re-Open in Summer of 2010

Yale's storied drinking and eating club, Mory's, is scheduled to re-open in the late summer of this year after having closed in December of 2008 because of a deteriorating physical plant and several years of operating losses.

Listed on the National Register of Historic Places in 2005 with assistance from the New Haven Preservation Trust, the club is located in a Greek Revival-style white clapboard house built circa 1817. It was moved in 1849 to its present site at 306 York Street, where it opened as a private club under the management of the legendary Louis Linder for students and faculty with Yale affiliations. It remained open continuously until its recent closing.

News of Mory's closing brought forth an outpouring of interest and concern from its more than 12,000 members around the world who were shocked to hear that the "place where Louis dwells" might be shuttered forever. Mory's Board of Governors recognized that there were many problems associated with running a modern club and eating establishment out of a 19th-century frame house. They decided to renovate the house and bring its facilities up to the 21st century, while retaining the character for which Mory's is so well-remembered. Not only did they wish to preserve the building's scale and appearance, but also the "quirkiness" which is as much a part of Mory's as the tradition of the Whiffenpoofs singing for their dinner every Monday evening during the academic year.

The Board selected restoration architects Gregg Wies & Gardner Architects of New Haven to develop the plans for renovating Mory's. The architects approached their task with an understanding and respect for the characteristics of the club that members considered to be important, while combining both old and new in an unobtrusive manner.

The traditional tables, carved with initials and messages from past classes



will remain, while the former men's toilet facility will be moved and consolidated with the women's room into a new facility on the main floor, accessible from just outside the dining area. Old oak paneling and built-in units are being stripped of years of paint and dirt and removed as necessary to be re-used in other parts of the building whenever possible. Fireplaces that had been boarded up for years are being re-opened and re-activated in lounge areas, and lighting fixtures are being cleaned and re-installed with energy saving lamps. Key to the architect's plans for restoration was retaining the essential character and feel of the old Mory's, respecting the detail, scale and materials of the period house, while making it more efficient by replacing the infrastructure.

The planned restoration, now well underway, includes the new "Temple Bar" to be located in the back of the

Key to the architect's plans for restoration was retaining the essential character and feel of the old Mory's...

original building. It will extend the red brick pavers that line the front and side walkways. Additional wall space will provide an area to exhibit items of Yale memorabilia that now include photographs detailing everything as it was prior to demolition, as well as the removal and storage of items while renovations and restorations were planned and executed. A fresco dining is being introduced on the south side under a handsome wood arbor that is in keeping with the character of the original house. A new state-of-the art kitchen will offer a wider range of menu selections. Increased seating capacity and revised operating hours, combined with improved service within a sensitively restored structure, undergird Mory's business plan for its future.

John Herzan, the Trust's Preservation Services Officer and advisor on Mory's restoration, serves on the board of Mory's Preservation Inc., which is charged with raising funds for the renovation of this historically and culturally significant building.

Interested readers may follow the progress of the construction project by visiting <http://www.morysclub.org/constructionprogress.php>. *



Yale Renovates Saarinen's Ingalls Hockey Rink

The David S. Ingalls Rink at Yale University, designed by the Finnish-American architect, Eero Saarinen, was completed in 1957 and opened the following year. A unique feature of its construction, suspension cables connected to a single concrete central arch that carried the weight of the wooden curved-roof structure, was a sensation and the rink has since become an iconic Modernist building of international acclaim.

The passing of time and the rink's interior climate ultimately took their toll on the building, especially on its concrete central arch. Renovation and a much-needed refurbishment of the rink, often lovingly referred to as "The Yale Whale," began in 2008 and was finished in the autumn of 2009. The architecture firm of Kevin Roche John

Dinkaloo and Associates, the successor firm to Eero Saarinen and Associates, completed the \$25 million renovation with minimal disturbance to the original design. Work on the rink took place over two summers, while construction on an underground addition proceeded year round.

"Yale went out of its way to conserve the architectural integrity of this 20th-century landmark, while incorporating necessary changes," stated Trust Preservation Services Officer John Herzan.

The building was completely updated to meet current codes, and a 12,700 square-foot underground extension was created to provide new locker rooms, training areas, offices, lounges and other facilities. The addition is located beneath a parking lot, but glass-block walls and windows allow natural daylight into the training area. ADA requirements were met by adding a handicapped entrance that was integrated into one of the existing ticket booths, while a new team entry to the extension was carefully blended into the surrounding landscape. The playing surface was taken down to bare earth and new ice-making and climate-control systems were installed to permit year-round use of the rink.

Larger press boxes were added to accommodate a full range of modern media equipment. Although some seating had to be removed, corner seating was added to maintain a capacity of 3,500 and to improve sight lines. Original benches were refinished or replaced. A new insulated roof was installed that preserved the original oak roof timbers; energy efficient lighting was incorporated; plate glass was replaced with insulated glass; and the exterior wood doors were refinished or replaced.

The Ingalls Rink was added to the Connecticut State Register of Historic Places in 2002. *

Join the New Haven Preservation Trust Please consider becoming a member of the New Haven Preservation Trust today. Membership support is key part of our operating budget. We need you to support preservation in New Haven!

Name Mr/Mrs/Ms (first) (mi) (last)

Address

City/State/Zip

Phone

Email

LEVELS OF MEMBERSHIP

- ☐ Individual \$35
 - ☐ Alice Washburn Fellow \$80
 - ☐ Henry Austin Fellow \$250
 - ☐ Professionals for Preservation/Individual \$250
 - ☐ Professionals for Preservation/Office or Firm \$500
 - ☐ 50/fifty Community Partnership
 - ☐ Family \$50
 - ☐ Ithiel Town Fellow \$125
 - ☐ The Proprietors' Circle \$500
- I am interested in becoming a 50/fifty Community Partner with my pledge of \$5,000 to be paid over the next five years.*
- ☐ I am interested in volunteering for the Trust.

Please enclose completed form and your check made payable to:

The New Haven Preservation Trust
934 State Street
P.O. Box 1671
New Haven, CT 06507

Donations may be made by credit card on our website: www.nhpt.org

Thank you!

The New Haven Preservation Trust
934 State Street
P.O. Box 1671
New Haven, CT 06507

Non-profit Org.
US Postage Paid
Permit No. 235
New Haven, CT

The New Haven Preservation Trust's
Mission is to honor and preserve
New Haven's architectural heritage—
historic buildings and neighborhoods—
through advocacy, education and
collaboration.

News & Views is a semi-annual publication
of The New Haven Preservation Trust.

Editors: Anita Buckmaster and John Herzan;
Contributing Writers: Susan Godshall, Sara
Jamison, Pedro Soto, Penny Welbourne, and
members of the Trust; Design: Jack Design.

Support for this publication comes
from the Connecticut Commission on
Culture & Tourism, The Community
Foundation of Greater New Haven,
The NewAlliance Foundation, and members
of the New Haven Preservation Trust.

© 2010, The New Haven Preservation Trust.
All rights reserved.

Inside

A successful collaboration
New preservation workshop
Lintels and Sills

NEWS & VIEWS NHPT

The New Haven
Preservation Trust

Spring 2010

