

The New Haven Preservation Trust

# ANNUAL MEETING

MAY 26, 2022

SIXTY-FIRST ANNUAL MEETING

# SCHEDULE FOR THE EVENING

May 26, 2022, at 7pm, Online Gathering

## **Welcome**

### **Call to Order**

Rona Johnston, board president

## **Approval of the minutes of the 60th Annual Meeting**

## **2021 in Retrospect**

### **Treasurer's Report**

Glenn Trunkfield

### **Election of Nominees to Board of Directors**

Susan Jacobson, Governance Committee

### **Preservation Prospects**

a reflection by Rona Johnston

# MINUTES OF THE 60<sup>TH</sup> ANNUAL MEETING

June 17, 2021, Online

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## WELCOME

President Rona Johnston warmly welcomed the group via the Zoom webinar at 6:30 p.m. President Johnston briefly introduced this event for the Trust's 2021 Preservation Awards as a highlight of the preservation year. She also thanked this event's sponsors: the Community Foundation for Greater New Haven and the State Historic Preservation Office at the Connecticut Department of Economic and Community Development.

President Johnston then introduced Aïcha Woods, Executive Director, City Plan, City of New Haven, speaking on behalf of Mayor Elicker. Ms. Woods spoke of her work with the Trust on behalf of the City and how important the partnership is to both organizations. The City works closely with Elizabeth Holt in connection with the Historic District Commission. This is an exciting time for New Haven in terms of the number of projects. Some have compared this period of activity and growth to the period that the awards are highlighting—the 1960s. The City is using history to think about how to re-grow the City and guide the reknitting of the City in a different way from the 1960s. Ms. Woods thanked the Trust, Elizabeth Holt, and Susan Godshall for being a partner and for keeping the City on track.

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## PRESERVATION AWARDS

The awards were presented by Duo Dickinson, chair of the Awards Committee. The theme for the awards in 2021, the 60th anniversary of the Trust, is “1961 to 2021: Creation and Preservation.” We are celebrating the buildings, people, and culture of the year of NHPT's founding.

Channing Harris gave a brief overview of New Haven in 1961, highlighting Modernist buildings constructed in that year and the Trust's growing appreciation of them as time passed.

### NHPT Housing Preservation Award

#### **Newhall Gardens**

5–45 Daisy Street

Architect: Granbery, Cash & Associates

Built by: New Haven Housing Authority

Date: 1961–1962

Renovation Architect: Paul Bailey

Date: 2005

Award accepted by Ed LaChance, Vice President of the Glendower Group, on behalf of Elm City Communities.

### NHPT Merit Plaque

#### **Conte/West Hills Magnet School**

511 Chapel Street

Architect: Skidmore, Owings & Merrill (Gordon Bunshaft and Natalie de Blois)

Built by: City of New Haven

Date: 1961

Renovation Architect: Newman Architects, PC

Date: 1999

Award accepted by Dianne Spence, Principal of Conte/West Hills Magnet School.

### NHPT Landmark Plaque

#### **New Haven Fire Headquarters (Central Station)**

952 Grand Ave

Architect: Carlin & Pozzi Architects

Built by: City of New Haven

Date: 1961

Award approved by Chief John Alston, Jr., who was unable to attend.

### Margaret Flint Award

#### **Carroll L.V. Meeks (1907–1966)**

First NHPT President 1961–1963

Award accepted by Victoria Meeks Blair-Smith, Professor Meeks' daughter.

## MINUTES OF THE 60<sup>TH</sup> ANNUAL MEETING (CONTINUED)

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### CALL TO ORDER

President Johnston called the Business Meeting portion of the evening to order at 7:10 p.m. She then explained that there would be points where the membership would be asked to vote. The voting would be done via the 'chat' function in the Zoom webinar application.

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### MINUTES OF THE 59<sup>TH</sup> ANNUAL MEETING

President Johnston asked for approval of the 59th Annual Meeting minutes. The minutes were available via the NHPT website. Voting was done via the chat function of Zoom. A motion to approve was made, seconded, and approved.

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### TREASURER'S REPORT

Glenn Trunkfield, Treasurer, thanked Susan Godshall, Assistant Treasurer, for serving as Treasurer for many years and for her willingness to remain as Assistant Treasurer in achieving a smooth transition.

The annual financial audit has only just begun and therefore the Trust is presenting a 2020 financial review 'pending audit' versus the reviews of 2018 and 2019 which were a summary of the audited numbers. Not included in the total income line for 2020, unlike 2018 and 2019, is the investment income on our unrestricted funds. When the audit is completed, total income for

2020 is expected to increase by the amount of the investment income received in 2020. Note that to date, except for a drawdown in 2018 to cover the cost of developing a new website, the Trust has never used investment income for operating purposes.

The Financial Summary page shows the Trust had a net operating surplus of \$8,828 for the year. COVID impacted many things during the course of 2020, so while some income categories were less than in previous years, so too were expenses, especially expenses relating to Program, as in-person events were not held after March. The Trust was able to benefit from a PPP loan from the Government in the amount of \$12,477. The loan has now been converted to a grant under the terms of the program. Absent this, we would have shown a small deficit of approximately \$3,600.

At the end of 2020, Reserves, Restricted Funds, and the Endowment totaled \$334,477, a healthy increase over recent prior years.

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### SLATE OF DIRECTORS

Roberta Pilette, Chair of the Governance Committee, presented a slate of two new Directors—Ming Thompson and Khalil Quotap. Their biographies were included in the program for the annual meeting. A motion to accept the slate as presented was made and seconded. The membership voted via the 'chat' function and the slate was approved. There was one Director, Bill Christmas, who was up for re-election. The vote was via 'chat' and once again approved. Pilette

and President Johnston welcomed the new Directors to the board.

President Johnston then listed and thanked those Directors who had concluded their terms: Bob Gryzwacz  
Karin Krochmal

She briefly highlighted each of their contributions to the Trust during their long association and expressed a hope that they will stay active with the Trust.

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### TRUST HIGHLIGHTS OF 2020

President Johnston turned the meeting briefly over to Elizabeth Holt, Director of Preservation Services, for highlights from the Trust during 2020.

Ms. Holt talked about the two in-person events that kicked off what we had hoped to be an exciting year. The first was a members' tour of Eero Saarinen's Yale University's Ingalls Rink led by Eeva-Liisa Pelkonen and Wesley Kavanagh. The second event was a lecture at Bar by Mike Stallmeyer and Elizabeth Holt titled *Why Modern Architecture Doesn't Matter* which discussed the challenges of preserving modern architecture. Shortly after the lecture the Trust shut its office due to the COVID-19 pandemic and Ms. Holt started working from home.

Ms. Holt then discussed how the Trust remained active throughout the pandemic shut down. Scanning projects resulted in the photos from the Historic Resources Inventory becoming available on line as well as the Trust's House Preservation Guides. Tours became virtual. The

## MINUTES OF THE 60<sup>TH</sup> ANNUAL MEETING (CONTINUED)

Trust also offered online events, such as Bruce Clouette's talk on *New Haven Stations, Past and Present*, and Thomas Fisher's talk on *Cass Gilbert and "The Plan for New Haven"*. In the fall of 2020, the preservation awards were given, the annual meeting occurred, and the silent auction took place online at the *Celebration of Preservation*. Ms. Holt spoke at that event on *The Changing Face of Preservation*.

Preservation advocacy work continued throughout the shutdown. The Elizabethan Club received an Historic Structures Fund Grant for repair of its Palladium window. The Pinto House will remain listed on the National Register of Historic Places after it is moved ninety feet from its current location. Staff assisted in the Historic District Commission approval for restoration of one of New Haven's earliest surviving buildings, the Robinson House, 601 Chapel Street, in the Wooster Square Historic District. This project is not quite complete but the Trust is working with the contractor and owner on final design decisions.

The Trust continued to work on at risk properties across the City. The Pearce N. Welch House at 131 Sherman Avenue is slated for demolition as part of a large YNHH project. The Trust is working on finding a new location and use for the property. Also slated for demolition are the former rectory and convent buildings at St Martin de Porres Academy on Columbus

Avenue. The buildings are empty and in states of neglect. The Trust believes they still have historic value worth protecting. The Trust is working with SHPO and other stakeholders to honor the buildings' history while carrying out the school's mission. The Bigelow Boiler Work's future is undecided though the Trust was central to the discussion of its preservation. The large factory is a contributing structure to the National Register River Street Historic District. Its preservation is vital to the historic district's standing. Its loss could mean de-listing of River Street Historic District. Although much of the Winchester Repeating Arms buildings has been converted to apartments and office space, one unrestored portion is highly contaminated to the degree that clean up and adaptive reuse is not a given. The environmental issue facing the Winchester factory is an example of the many obstacles in the preservation and reuse of historic architecture.

In August 2020 the Trust marked with sadness the passing of Deb Townshend, a founding member of the Trust and a tireless voice of historic preservation. The family home, Raynham, has been put on the market. Preservation advocates across the City have rallied for the respectful and appropriate use of the property, which is listed on the National Register of Historic Places.

Ms. Holt passed the meeting back to President Johnston who thanked Ms. Holt for all she has done this past year, showing great creativity and flexibility in this past year of COVID.

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### ADJOURNMENT

With the Annual Business Meeting concluded, President Johnston asked for a vote to adjourn. The vote passed and the business meeting was adjourned at 7:28 p.m.

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### 60TH ANNIVERSARY AWARD

Duo Dickinson, chair of the Awards Committee, presented a special award in recognition of the Trust's 60th Anniversary. The award was presented to an organization that has successfully furthered public recognition of New Haven's diverse heritage.

#### The Ethnic Heritage Center

Founded: 1988

Based at: Southern Connecticut State University

Award accepted by Gloria Horbaty,  
President of the Ethnic Heritage Center.

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### CLOSING REMARKS

President Johnston's closing remarks pointed out that preservation is much more than buildings and places but also includes those who built and designed them, the many individuals who have inhabited them, the communities that gaze upon them and are built around them. Preserving architecture is about a legacy for future generations.

Respectfully submitted:  
Roberta Pilette, Secretary

# NEW HAVEN PRESERVATION TRUST BOARD NOMINATIONS 2022

## Proposed Slate of Directors

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### Oliver Gaffney

Oliver Gaffney is a project landscape architect and partner at TPA Design Group, a landscape architecture and civil engineering firm located in New Haven. He graduated from the University of Connecticut in 2012 and is currently licensed to practice in both Connecticut and Massachusetts. Recent projects include a variety of private commissions, multi-family residential developments, ecological restorations, and site development studies. In New Haven, Oliver has worked on several reuse developments in New Haven which have preserved historic structures while accommodating plans for new housing and mixed-use buildings. As a resident of beautiful and historic Fair Haven Heights, Oliver is currently restoring his 1892 pattern book Victorian home back to its former glory. He enjoys learning about local history and looks forward to exploring that passion through serving the Trust.



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### Betsy Grauer

Betsy Grauer is a native of New Haven and has always appreciated the history and architecture of the city. Over the years she has restored many buildings and, in doing so, has learned a great deal about the construction of older homes. She delights in honoring the details and historic significance of the buildings. Betsy has been a realtor since 1980 and has enjoyed listing and selling many of Greater New Haven's most beautiful homes. She and her husband have two children and four grandchildren, all of whom live locally. They enjoy traveling, hiking, and gardening.



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### Michael Waters

Michael Waters is an architectural historian and an assistant professor in the Department of Art History and Archaeology at Columbia University. His scholarly research focuses on Italian fifteenth-century architecture and practices of making; the study of antiquity in the Renaissance; and the use and transmission of early modern architectural prints, drawings, and treatises. In 2011, he co-curated the exhibit Variety, Archeology, and Ornament: Renaissance Architectural Prints from Column to Cornice at the University of Virginia Art Museum. A New Haven resident since 2020, he also has a strong interest in American architecture and has published essays on several buildings in Connecticut.



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### DIRECTORS WHO LEFT THE BOARD IN 2021/22

Elizabeth Bickley, Edward Cherry, Khalil Quotap

# ACKNOWLEDGEMENT

The Board of Directors of the New Haven Preservation Trust gratefully acknowledges the support of

Department of Economic and  
Community Development  
State Historic Preservation Office



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**NHPT** The New Haven  
Preservation Trust

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