



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Maria Capriola, Assistant Town Manager; Cherie Trahan, Director of Finance  
**Date:** September 28, 2015  
**Re:** Mansfield Historical Society Request for Matching funds for CTHP Technical Assistance Grant

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**Subject Matter/Background**

The Mansfield Historical Society is requesting the Town's assistance in meeting the matching requirement for a Historic Preservation Technical Assistance Grant (HPTAG) from the Connecticut Trust for Historic Preservation. The grant would pay for a conditions assessment of the two town-owned buildings currently occupied by the Society under a lease from the town: the 1843 Old Town Hall and the 1935 former Town Office Building. The buildings, located at 954 Storrs Road, accommodate the Society's museum collections, library, and exhibition space. The conditions assessment would identify all needed repairs, prioritize them, and provide a cost estimate for each repair.

The HPTAG process has two parts: a pre-application form is due on October 15, 2015 and, if the Society is invited to submit a full proposal, it will be due on December 1, 2015. The source of matching funds must be indicated on the pre-application form. If the Society's full application is approved, the funds for the conditions assessment would be available in the Spring of 2016.

Both of the Society-occupied, town-owned buildings are in need of serious repairs and must also be brought into compliance with ADA standards. The buildings suffer from leaks, water-damaged walls, and constantly wet basements. The exteriors of the buildings will need to be re-painted – a project that will require lead abatement. In addition, the former Town Office Building has neither a handicapped-accessible entrance nor an accessible restroom.

The Society intends to apply for grant funding from various sources to address the buildings' deficiencies, and a conditions assessment is a necessary first step in getting grant funding to assist in carrying out the work. The Society has obtained a cost estimate for the conditions assessment from the Nelson Edwards Company, a firm with extensive experience in assessing historic buildings.

Although the Town of Mansfield plans to undertake a condition study of all Town-owned facilities, the Society needs to proceed with the conditions assessment of these two buildings because 1) both are historic buildings listed on the National Register of Historic Places and therefore should be assessed by a consultant who specializes in historic buildings; and 2) waiting for completion of the Town's condition study would delay the Society's plans to apply for other grants by a year or more, allowing the buildings to deteriorate further

### **Financial**

The cost of the conditions assessment is estimated at \$30,000; in order to receive a HPTAG in this amount, the 1:1 local match would have to be \$15,000. The Town of Mansfield and the Mansfield Historical Society propose to each pay half of the required matching funds, a total of \$7,500 each.

### **Recommendation**

The following motion would be in order:

*Resolved, to appropriate the sum of \$7,500 from the Capital Fund Deferred Maintenance Account as the match for an Historic Preservation Technical Assistance Grant from the Connecticut Trust for Historic Preservation; this appropriation is conditional upon the Mansfield Historical Society applying for and receiving the grant.*

### **Attachments**

- 1) Description of the Historic Preservation Technical Assistance Grant Program
- 2) Pre-Application form for HPTAG, due on Oct. 15
- 3) Proposal from the Nelson Edwards Company Architects LLC
- 4) Information about the Nelson Edwards Company Architects LLC

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# Historic Preservation Technical Assistance Grants (HPTAG)

## Historic Preservation Technical Assistance Grants (HPTAG)

**What is HPTAG:** A collaborative historic preservation technical assistance program of the Connecticut Trust for Historic Preservation, with funding from the Connecticut General Assembly and the State Historic Preservation Office, Department of Economic and Community Development.

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**The purpose of HPTAG:** to support efforts that help communities throughout the state plan for the preservation, restoration and rehabilitation of historic places. Historic Preservation Technical Assistance Grants (HPTAGs) serve as catalysts to enable communities to move forward with preservation projects. Grants will be given for direct preservation planning assistance.

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**Maximum Grant Awarded:** All grants are preservation planning grants. All grants require a one-to-one cash match. Matching funds can not come from the State of Connecticut. Grant awards are between \$2,500 and \$20,000 with funds reimbursed at the end of the grant, upon approval of the Final Report.

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### **Direct Preservation Planning Assistance includes:**

Feasibility studies for re-use of a historic resource, condition assessments; plans and specifications for the restoration/rehabilitation of a building, structural and engineering analyses, and Historic Structure Reports

HPTAG grant products are to make recommendations that follow Secretary of the Interior Standards.

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### **Eligibility requirements:**

Incorporated 501(c)3 non-profit organizations or municipalities in the state of Connecticut.

Partnerships between public and private non-profits are encouraged. Organizations must have the ability to administer the grant, both fiscal and project management. Preservation/restoration/engineering/other consulting professionals must be part of any grant request. The cash match must be in place when the grant application is submitted.

Historic resource must be listed, or eligible for listing, on the State Register of Historic Places.

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**Not Eligible:**

Projects from for-profit organizations or institutions, from the State of Connecticut or from individuals without an organizational or institutional base.

Projects for general operating expenses or for purchase of office equipment for the purpose of general operations.

Acquisition money.

Costs, such as refreshments, associated with social events or fundraising events.

Construction related costs.

Projects already underway.

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**How to Apply:**

Please Contact Jane Montanaro, Preservation Services Director at [JMontanaro@cttrust.org](mailto:JMontanaro@cttrust.org) or 203-562-6312

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**Final Report:** All grant recipients are required to file a Final Report at the completion of the project. The final report form and instructions can be found [here>>](#)



Pre-Application
Historic Preservation Technical Assistance Grants
(HPTAG)

Today's Date: \_\_\_\_\_

Legal Name of Organization Applying:
Date of Incorporation:
Address of Organization:
Phone: Fax:
CEO/Executive Director:
Contact person for this application:
Phone:
Email:

Historic Name of Building or Site:
Date of Construction:
Architectural Period/Style:
Is the property listed on the State Register?
Address of building or site:
Attach photograph here.

1. Please provide a brief description of the principal purposes of your organization.

2. Specific Purpose for which grant funds are requested:

3. Briefly outline how the proposed project/program will be accomplished:

4. Financials:

Project Budget: Total \$
The amount you are requesting from HPTAG: \$ (Not to exceed 50% of project total.)
Other funding sources for this project:
Total budget of your organization: \$



NELSON  
EDWARDS  
COMPANY  
ARCHITECTS LLC

September 22, 2015 *rev 9/25/15*

Ms. Ann Galonska, Museum Director  
Mansfield Historical Society  
954 Storrs Road  
Storrs, Connecticut 06268-0145

Re: Proposal for Condition Assessment Study and Design Development Documents  
Mansfield Historical Society

Dear Ann:

On behalf of Nelson Edwards Company Architects I want to thank you for contacting us with regard to preparing an updated Condition Assessment Study for the Mansfield Historical Society. Our proposal is based on our meeting on July 23<sup>rd</sup> and our subsequent conversations about the Town and Historical Society's needs.

Our current understanding of the project is as follows:

- The Mansfield Historical Society occupies two adjacent buildings – the 1843 Old Town Hall and the 1935 former Town Office Building. Both buildings are listed on the National Register of Historic Places.
- The buildings are owned by the Town of Mansfield and leased to the Historical Society under a long-term lease arrangement.
- Both buildings exhibit signs of deterioration that include water infiltration from a variety of sources that has caused high moisture levels within the buildings and failure of interior and exterior paint finishes; deterioration of chimneys; and high humidity for collection storage. The electrical system is not uniformly to code (new panel but some outlets are not grounded) and the former Town Office Building is served by two mechanical systems – one recent and the other more antiquated and connected to the a chimney observed to be pulling away from the building. In addition, the basement level of the Old Town Hall floods due to lack of functioning storm drainage system and both buildings need to be brought into compliance with current ADA requirements.
- The purpose of our work for the Historical Society is to document the extent and reasons for the current deterioration, prioritize the identified repairs, prepare an opinion of probable cost for the identified work (in current construction dollars) and to develop Design Document level documents for an anticipated scope of work for identified repairs and/or handicap accessibility.
- The Historical Society will apply to the Connecticut Trust for Historic Preservation for a Historic Preservation Technical Assistance Grant (HPTAG) to partially underwrite the cost of a Condition Assessment Study.
- The Town / Historical Society does not have complete existing condition drawings for either building. The status of a civil site plan that identifies and locates on-site subsurface drainage structures is unknown at the time of this proposal.

The Condition Assessment Report will include the following:

- Assessment of the building's structural framing system(s).
- Assessment of current Mechanical, Electrical, Plumbing, Security and Fire Protection Systems.
- Assessment of the building's "envelope" including roof, siding, windows, chimney, flashing, gutters and doors.
- Assessment of site drainage as it impacts building foundations and basements.
- Review of current conditions / building design vis-a-vis Building, Fire and Accessibility Codes to identify areas of non-compliance that need to be addressed for the buildings to continue as a place of public assembly.
- Prioritized list of building repairs with associated opinion of probable cost for repair.

1156 Main Street, Branford, Connecticut 06405 Phone 203.481.6611 Fax 203.481.1992 [info@nec-architects.com](mailto:info@nec-architects.com)

Our work for the Historical Society will be divided into three phases. The first phase will be preparation of base documents for the work of the Study and subsequent Design Development drawings. The second phase will be the Condition Assessment Study. The third and final phase will be Design Development drawings for accessibility modifications and / or other urgent repairs identified in the Study.

## CONSULTANT'S WORK

### PHASE I – MEASURED DRAWINGS

**Task 1 – Laser Scanning / Measured Drawings for the Old Town Hall and former Town Office Building (Existing Conditions Surveys, Inc.)**

- On site laser scanning of all levels of both buildings (Basement, first floor, second floor / attic and roof plans) and conversion of information into "Basic" Measured Floor Plan drawings – total of 4 plans per building / 8 plans in total.
- On site scanning of exterior elevations of both buildings and conversion of the information into "Basic" Measured Exterior Elevation drawings – total of 4 exterior elevations per building / 8 elevations in total.
- Note, the laser scanning process captures all information about the building interior and exterior. While not included in the scope of this proposal the data file generated by the laser scanning process will allow for future generation of full interior elevation drawings and building sections at such time as they are required by the Town / Historical Society.
- We include a proposal from Existing Conditions Surveys, Inc. at the end of this proposal.

### Phase 2 – CONDITION ASSESSMENT STUDY

**Task 1 –Structural Condition Assessment (GNCB Engineers and Restoration Carpenter)**

#### **Task 1a - Structural Analysis**

The work of this task includes the following:

- Review, document and photograph basement foundation walls, where visible above grade and from the basement / crawl space interior.
- Review, document, and photograph the first floor framing from basement level with particular attention to badly deflected, deteriorated or sagging areas and sills. Measure, document and photograph first floor framing with particular attention to areas of deterioration.
- Coordinate access to concealed second floor framing systems (former Town Office Building) with restoration carpenter to expose concealed second floor framing. Access will be performed through selective removal and replacement of second floor boards. We assume a maximum of (4) openings on the second floor. Measure, document and photograph the second floor framing with particular attention to areas of deterioration. All openings will be returned to existing condition at the conclusion of our investigation and all openings will be pre-approved by the Town / Historical Society before the start of our work.
- Review, document, and photograph the roof framing, noting especially deteriorated conditions. To access the roof framing at the former Town Office Building we will temporarily remove and replace the ceiling insulation.
- Development of prioritized recommendations for structural repairs / restoration.
- Preparation of a summary chapter for inclusion in the Condition Assessment Report.

*Please note that it is not within the scope of these services to expose and document all concealed conditions. Rather the design team and restoration carpenter will make reasoned assumptions for areas of investigation based on observed conditions and knowledge of historic framing techniques.*

### Task 1b - Structural Analysis for Building Code

The work of this task includes:

- Review of field data collected and completion of a structural analysis to determine the following:
  - a. What is the capacity of the existing, as documented, structural framing for:
    - i. The current CT Building Code by space use or;
    - ii. The capacity based upon actual loading conditions.
- Determine by analysis if the floor levels need to be posted for live load (live load is the combined occupant load and collection storage load.)
- Where and if structural framing members are found to be deficient due to inadequate initial size or present reduced size due to deterioration, the engineer will develop recommendations for structural repair and/or upgrade of deficient areas.

### Task 2 – Mechanical, Electrical, Security, and Fire Protection systems (General Drafting and Design, Inc.)

The work of this task includes the following:

- On-site review of the current condition of heating, electrical, plumbing, security, and fire protection systems.
- On site review of humidity levels vis-à-vis collection storage standards.
- Development of prioritized recommendations to address currently identified conditions.
- Development of cost estimate for identified repairs.
- Preparation of summary chapter for inclusion in Condition Assessment Report.

### Task 3 – Architectural Condition Assessment (Nelson Edwards Company Architects, LLC)

#### Task 3a – Survey, Review and Document Architectural Condition (Laura Boyer, AIA)

The work of this task includes the following:

- Review of building envelope components including siding, masonry, windows, doors, roof and chimneys to determine existing condition and reason(s) for deterioration.
- Review of site conditions impacting water infiltration into basement areas.
- Development of prioritized recommendations for envelope repair to address identified conditions.
- Preparation of summary chapter for inclusion in the Condition Assessment Report.

#### Task 3b - Architectural Analysis for Building, Fire and Accessibility Code (Sara Nelson, AIA)

1. Review existing building areas in light of current Building, Fire and Accessibility codes.
2. Identify areas of concern and recommended strategies for addressing code related issues.

### Task 4 - Prioritized List of Needs / Opinion of Probable Costs (NEC Architects and General Contractor)

The work of this task includes:

- Review of structural, mechanical, electrical, plumbing, fire protection and architectural work items.
- Development of an Opinion of Probable cost for identified work items requiring attention within the next five years. The Opinion of Probable cost will be developed with a General Contractor.
- Prioritized list of work items as to relative degree of urgency. Generally these items are arranged as follows:
  - a. **Immediate** – in danger of failing.
  - b. **Urgent** – should be done within 1 year to maintain integrity.
  - c. **Necessary** – accomplish within a 3 to 5 year period but not currently urgent.
  - d. **Maintenance** – issue to be addressed within the next 10 year (maximum) period.
  - e. **Cosmetic** – Improvement to general building aesthetics.

### **Task 5 –Project Management and Conditions Assessment Report (NEC Architects, Sara Nelson, AIA)**

The work of this task includes on-going project management, client meetings, project support, review of grant material(s), writing and production of the integrated Condition Assessment report. The Condition Assessment report will include the following:

- Brief introduction, acknowledgements and description of methodology.
- Structural summary, analysis and recommendations.
- Architectural summary, analysis and recommendations.
- MEP / FP summary, analysis and recommendations.
- Prioritization of Repair work.
- Opinion of Probable Cost for identified work items.
- Maintenance Plan.

Prior to completion of the Condition Assessment report we will distribute a "draft" electronic copy for the Town / Historical Society's preliminary review. We will schedule a meeting with Town / Historical Society staff and committee members to review findings, identify any further questions and decide on scope for Design Development level documentation prior to the completion of the final report. We will provide the Town / Historical Society with two (2) printed copies and an electronic (.pdf) file of the final report.

### **PHASE 3 - DESIGN DEVELOPMENT DOCUMENTS FOR REPAIRS AND/OR ACCESSIBILITY**

The scope of work and related budget for the Design Development drawings will be finalized upon completion of the Condition Assessment study and the Owner's review of the Opinion of Probable Cost: In preparing our proposal we make an assumption for a reasonable scope of work that includes envelope or accessibility repair of less than \$75,000.00.

#### **OWNER PROVIDED INFORMATION**

The design team will need a copy of a civil site survey that locates underground drainage structures and delineates contour lines and spot elevations adjacent to both buildings.

Additionally we will need a list of, or copies of repair and maintenance work that has been performed on the building within the last 20 years (for development of the cyclical maintenance plan.)

#### **REQUIRED CONDITION FOR CONSULTANT WORK**

The consultant team will start work as seasonally permitted. To facilitate safe and complete inspection of building areas we require clear access to all parts of the basement / foundation walls, exterior walls and attic / roof areas.

#### **CONSULTANT TEAM MEMBERS**

We propose the following team members to complete the work of this study:

Structural Engineer:	Gibble Norden Champion Brown Consulting Engineers, Inc. (James Norden, PE)
Restoration Carpenter:	Steve Keams (Steve has worked with Jim Norden on numerous projects in fragile wood-framed historic buildings)
MEP / FP Engineer:	General Drafting and Design, Inc. (Gary DeFellippo)
Historical Architect:	Nelson Edwards Company Architects LLC (Sara Nelson, AIA and Laura Boyer, AIA)
Measured Drawings:	Existing Conditions Surveys, Inc.
General Contractor:	To be determined

#### FEE FOR SERVICES

**Phase 1 – Measured Drawings:** The total fee is Three Thousand Six Hundred Dollars and no cents (\$3,600.00) arrived at as follows:

Laser scanning measured Floor Plans for both buildings	\$2,400.00
Laser scanning / measured Exterior Elevations for both buildings	1,200.00

**Phase 2 Condition Assessment Study:** The total fee for is Nineteen Thousand Five Hundred Dollars and no cents (\$19,500.00) arrived at as follows:

Structural review, analysis and chapter report (GNCB)	\$6,000.00
Restoration carpentry for Investigative demolition (Keams)	1,000.00
MEP/FP and security review, analysis and chapter report (GD&D)	4,000.00
Architectural Condition Assessment, Maintenance Plan and prelim. design (NEC)	6,000.00
Project Management, Meetings and Report (NEC)	<u>2,500.00</u>
Sub-Total:	\$19,500.00

**Phase 3 Design Development Documents:** The total fee for is Four Thousand Five Hundred Dollars and no cents (\$4,500.00) arrived at as follows:

DD drawings for building envelope repairs and grant support (NEC)	\$4,500.00
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#### REIMBURSABLE EXPENSES

Reimbursable expenses are those expenses incurred by the consultant in the interest of the project and include report copies, mileage (IRS rates), etc., and are in addition to the cost for Professional Services itemized above. Reimbursable expenses are charged for at 1.15 times their actual cost. For a project of limited scope we believe a reasonable budget for reimbursable expenses is \$750.00.

#### SCHEDULE FOR WORK

The schedule will be finalized upon date of award of a HPTAG grant from the Connecticut Trust for Historic Preservation. For the purpose of this proposal we assume a grant award on or about April 1, 2016. Accordingly we propose the following schedule:

- Laser Scanning / Measured Drawings: April, 2016
- Condition Assessment Study: May – July 2016
- Town / Historical Society direction to consultant for scope for DD documents: July 31, 2016
- DD Documents for repairs: August, 2016

Please note, if funding for the State's Historic Restoration Fund does become available this year we will review the proposed schedule in light of the application schedule. Additionally we understand the Town / Historical Society will be investigating a grant from the 1772 Foundation. The phase I application for the next grant cycle is due December 31, 2015. The second (invitation only) application is due March 1, 2016.

#### QUALIFICATIONS OF CONSULTANT TEAM

The firms of Nelson Edwards Company Architects and GNCB Engineers are certified by the Connecticut State Historic Preservation Office as meeting the qualifications of Historic Architect / Engineer. A copy of NEC Architect's company certification by the Connecticut State Historic Preservation Office is attached for your files.

If the project is awarded a HPTAG grant we will prepare a Letter of Agreement for services based on this proposal and will forward that to you for execution. We will ask our insurance agent to forward to you a copy of our Certificate of Insurance.

Proposal for Consulting Services  
Condition Assessment Study and DD Documents  
Mansfield Historical Society  
September 22, 2015  
Page 6 of 6

We appreciate the opportunity to submit our proposal for consulting services, and to help the Town of Mansfield and Mansfield Historical Society plan for the future of these historic buildings. Please feel free to contact me if you have any questions regarding this proposal. We wish you the best of success with this endeavor.

Sincerely,

Sara O. Nelson, AIA  
Principal  
/sn

Enclosure  
NEC Architects firm and personnel CV  
GNCB Consulting Engineers firm and personnel CV  
NEC Architects SHPO Certification  
Existing Conditions Surveys, Inc. proposal



**EXISTING CONDITIONS SURVEYS, INC.**  
**BUILDING SURVEYS / 3D LASER SCANNING**  
"LASER BUILDING MEASURING AT THE LOWEST COST"

398 COLUMBUS AVENUE #334  
BOSTON, MASSACHUSETTS 02116  
PHONE: 617-247-9161  
FAX: 617-249-0746  
EMAIL:KURT@EXISTINGCONDITIONS.COM

September 10, 2015

Sara O. Nelson, AIA

NELSON EDWARDS COMPANY ARCHITECTS LLC

1156 Main Street, Branford, CT 06405

Re: Architectural existing conditions survey: 954 Storrs Road, Mansfield, CT.

## PRELIMINARY QUOTE FOR SERVICES:

### Scope of work:

- A. Field measure, with the Trimble TX-5 3D laser scanner and other tools and create accurate architectural existing conditions 2D Autocad R-2014 floor plans, and exterior elevations for (2) buildings on site as described below.

### Methodology/ About us

- B. A Veteran owned company, each year, we measure and draw apx. 20,000,000 sq. ft. of space. Architectural existing conditions surveys and drawings is our core business. By using the latest laser technology, a methodical, and comprehensive proprietary check list, and a highly trained staff, we have been able to build an extremely impressive portfolio of work since the company was founded 16 years ago. All of our staff has worked together on numerous projects, and most importantly, all of our staff have worked for, and have been trained by architects. This allows us to understand the language of buildings, how they are constructed, and ultimately what information is necessary and vital to our client's needs. We offer no architectural or engineering design services; we focus only on our expertise of 3D laser scanning and existing conditions drawings and models. Clients shall field verify all work prior to use, and contact ECS if any updates are needed that are within our scope according to our terms and conditions. Our professional uniformed staff understands that discretion is a must in the workplace, we are all trained to be unobtrusive when on site, and respectful of our clients and inhabitants of buildings. Also, our lasers pose no harmful effects to people or property.

C. List of relevant projects and experience:

**List of related project that are similar in scope. All projects listed were field measured, and accurately drawn/modeled by ECS, Inc.**

1. **Tufts University**, Boston Medical School Campus, MA.: full campus documentation apx. 3,000,000 sq. ft. using FICM standards
2. **Harvard Business School**, All residential Units, apx. 350,000 sq. ft. using FICM standards
3. **Harvard Law School**, All residential units apx. 100,000 sq. ft. using FICM standards
4. **Emerson College**, full campus survey apx. 1,200,000 sq. ft. using FICM standards.
5. **Yale University**, The Sterling Memorial Library and Bass Library apx. 875,000 sq. ft.
6. **University of California at Berkley** apx. 250,000 sq. ft.
7. **Brown University**, Providence, Rhode Island: Residential units apx. 30,000 sq. ft. using FICM standards
8. **Massachusetts Institute of Technology**, Cambridge, MA. 54 building survey apx. 220,000 sq. ft.
9. **Vanderbilt University**, Nashville, TN. Alumni Hall apx. 50,000 sq. ft.
10. **Boston University** apx. 1.1. million Sq. ft. residential and academic space using FICM standards
11. **Notre Dame University**, entire Law School Campus. apx. 100,000 sq. ft.
12. **Vassar College**, all residential units apx. 300,000 sq. ft.
13. **Amherst College**, apx, 250,000 sq. ft. of residential and academic space.
14. **Princeton University**, apx. 150,000 of academic space.
15. **Dean College**, entire campus apx. 350,000 sq. ft.
16. **University of Massachusetts, Boston**, Wheatley Hall, apx. 150,000 sq. ft. of academic space. using FICM standards
17. **University of Massachusetts, Lowell**, residential building survey, apx. 850,000 sq. ft. of Residential space. using FICM standards
18. **Roger Williams University**, entire campus including all residential units apx. 1.2 million sq. ft. using FICM standards
19. **The Boston Conservatory of Music**, apx. 75,000 sq. ft. of residential space.

**Other distinguished projects, of which we are very proud to have been selected to perform:**

1. The United States Senate Chamber, The Capitol Building, Washington, D.C.
2. The Massachusetts State Senate Chamber, The State House, Boston, MA.
3. The State House of New York, Albany, New York
4. Trinity Church, Boston, MA.
5. The Old South Church, Boston, MA.
6. The Church of the Advent, Boston, MA.
7. Carnegie Hall, New York, New York.
8. The Museum of Fine Arts, Boston, MA.
9. The Charles Street Jail, Boston, MA.
10. The Bank of America Tower, Providence, R.I.

## **Anticipated Survey areas; Scope of Work architectural building documentation**

2D Autocad R-2014 CAD drawings will include all information listed below as standard.

- A. Provide a survey of existing building areas as described and create 2D CAD drawings. All elements listed below will be located that are visible and accessible at time of survey, at a moderate level of detail.
- B. Deliverable will include 2D Autocad drawings as described.
- C. Progress drawings will be delivered as they become ready.
- D. Areas to be surveyed include:
  - Existing exterior elevations ( all sides 2 buildings )
  - Existing floor plans ( all levels 2 buildings including basement, 1<sup>st</sup>, 2<sup>nd</sup>, attic, roof)

## **Architectural Documentation**

Drawings to include:

- I. Exterior envelope of existing building, including:
  - a. Exterior walls ( not including individual stone coursing)
  - b. Windows
  - c. Doors
  - d. Parapets/canopies
  - e. Porches
  - f. Exterior stairs to grade
  - g. Chimneys
- II. Interior floor plans of existing building at a moderate level of detail, including:
  - a. Exterior walls
  - b. Interior partitions
  - c. Windows
  - d. Doors
  - e. Floors
  - f. Stairs, ramps, elevators, other vertical circulation
  - g. Plumbing fixtures (ie. toilets, sinks, showers not including runs)
  - h. Exposed columns
  - i. Vertical height information in text (Bottom of deck, beam, sill and head)

D. Fee

Task 1: 2D existing conditions interior floor plans as described above.

Task 3: Fee lump sum \$2,400.00

Task 2: 2D existing conditions exterior elevations as described above.

Task 1: Fee lump sum \$1,200.00

**ECS, INC. PRICE MATCH POLICY: We will match any lower price submitted by a legitimate competitor for the same services. (Ask for details)**

- Digital images of exterior and interior: **NO CHARGE**

Note 1: It will be the goal of ECS, Inc. to field verify and draw all of the requested information, however, it is to be understood, that we are only capable of measuring and drawing that which we can actually field verify and gain access to, and not those items that are inaccessible or unreachable without destructive testing or other obtrusive or unsafe methods.

Note 2: Please visit our web site [www.existingconditions.com](http://www.existingconditions.com) for examples of our work, and other important company information and terms and conditions.

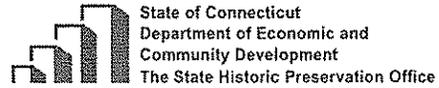
Note 3: Fee for basic services includes all travel, reimbursable, etc.

We thank you for the opportunity to submit our proposal. If you have any questions, please call me directly.

Regards,

Kurt J Yeghian  
Existing Conditions Surveys, Inc.

Accepted \_\_\_\_\_ Date \_\_\_\_\_



September 15, 2009

Dear Ms. DeSisto,

Please let this email serve as notice that the firm of Nelson Edwards Company Architects, LLC **meets the federal qualification standards for historical architecture** and are therefore included in the Connecticut State Historic Preservation Office's list of qualified historical architects.

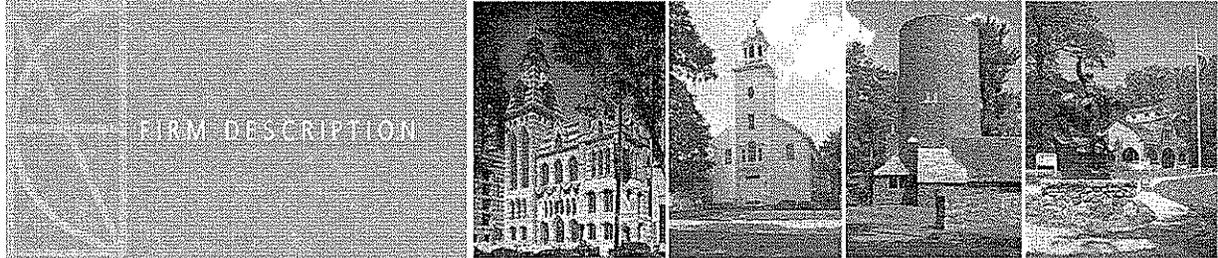
If you have any questions, please feel free to contact me at the number below.

Best Regards,

Stacey Vairo  
State and National Register Coordinator  
Connecticut Commission on Culture & Tourism  
One Constitution Plaza, Second Floor  
Hartford, CT 06103  
(860) 256-2766

FROM: Vairo, Stacey (mailto: Stacey.Vairo@ct.gov)  
SENT: Tuesday, September 15, 2009 8:45 AM  
TO: desisto@nec-architects.com  
SUBJECT: RE: Proof of Certification by the CT SHPO

# NELSON EDWARDS COMPANY ARCHITECTS LLC



## REGISTRATION

Limited Liability Company  
registered in the State of  
Connecticut

## CERTIFICATION

Historical Architect  
(36 CFR, Part 61)

Minority Women Business  
Enterprise (MWBE)  
*State of Connecticut*

## DESIGN EXPERTISE

Historic Preservation  
Adaptive Reuse  
New Construction  
Institutional  
Residential

## PRINCIPALS

Sara O. Nelson, AIA  
Thomas D. Edwards, AIA

## STAFF

3 Licensed Architects  
2 Intern Architects  
2 Administrative

NELSON EDWARDS COMPANY ARCHITECTS, LLC is a full service architectural firm with a special focus on the preservation of historic buildings and sites. Our clients include state and municipal agencies; non-profit entities such as universities, secondary schools, historical societies, house museums and churches; and private building owners.

## OUR SERVICES

Our services include existing condition surveys, feasibility studies, adaptive re-use studies and full architectural services for the design, bid and construction of preservation projects. Our consultant teams are assembled to address the specific needs of a given project and may include materials conservation consultants, archaeologists, architectural historians, landscape architects, structural, civil, geo-technical, mechanical, electrical, plumbing or fire protection engineers.

Given our focus and experience, our firm additionally acts as consultant to other teams working on projects and sites in historically sensitive areas. In this capacity we work to broaden the dialogue to include preservation of historic context, natural context and cultural significance for Landmark structures or properties listed on or adjacent to National Register, State Register or Local Historic Districts.

## OUR APPROACH

We are committed to providing the highest level of professional service to our clients and their needs. We understand the importance of focusing on the details while maintaining an overarching understanding of project goals. We combine our knowledge of the theory and practice of preservation with an experienced understanding of contemporary materials, building codes and workforce conditions to help owners achieve sensible, sensitive and cost-effective restoration efforts.

# SARA O. NELSON

## NELSON EDWARDS COMPANY ARCHITECTS LLC

### EDUCATION

University of Virginia  
Master of Architecture  
(1989)

Wellesley College  
Bachelor of Arts, cum laude  
(1983)

### PROFESSIONAL AFFILIATIONS

Chair, State of Connecticut  
Historic Preservation Council

American Institute of  
Architects (AIA)

American Institute of  
Architects, Connecticut

Association for Preservation  
Technology

National Trust for Historic  
Preservation

### REGISTRATION & CERTIFICATION

Architect: Connecticut  
Historical Architect (FR vol.  
62, no. 119)

National Council of  
Architectural Registration  
Boards (NCARB)

Interior Design: Connecticut



Sara O. Nelson is a founding member of Nelson Edwards Company Architects, LLC and has over twenty-five years of experience in the field of historic preservation. She directs the firm's historic preservation projects including the award-winning restoration of the historic facades of the New Haven City Hall, Phase 1 restoration of Putnam Memorial State Park and restoration of the Farm Complex at Avon Old Farms School.

Ms. Nelson is knowledgeable and experienced in the theory and practice of historic preservation and understands the unique challenges of planning, designing and constructing sensitive restoration or adaptive reuse projects that blend modern infrastructure with historic building fabrics. She is adept at working within the parameters set forth by federal, state and municipal agencies as well as local boards and commissions.

She brings a high level of professional dedication to all projects and has an innate ability to listen carefully, research thoroughly, analyze, organize and communicate the goals of all projects that has won her the respect of facilities managers and private clients alike. She seeks and balances the unique input of all project team members and has considerable experience leading the large and multi-disciplinary teams required by preservation work.

Ms. Nelson received her Bachelor of Arts, cum laude, from Wellesley College (1983) with a concentration in art and architectural

history. She received her Master of Architecture degree from the University of Virginia (1989) where she additionally completed graduate level study in landscape and architectural history.

She holds architectural registration in the State of Connecticut; interior design registration in Connecticut; and registration with National Council of Architectural Registration Boards (NCARB). Ms. Nelson is certified by the Connecticut State Historic Preservation Office as meeting The Secretary of the Interior's Historic Preservation Professional Qualification Standards for Historic Architect as set forth in Federal Register Vol. 62, No. 119 for 36 CFR Part 61 and is included in the State of Connecticut list of historical architects. She is currently in the process of becoming LEED certified.

In 2012, Ms. Nelson was appointed by Governor Dannel Malloy to chair the Connecticut State Historic Preservation Council. She is a former chair of the Guilford Local Historic District Commission, and former member of the Board of for Connecticut Preservation Action. She is a member of the American Institute of Architects (AIA) and the American Institute of Architects Connecticut Chapter. She has served in many capacities for a number of organizations related to the arts, preservation and health care reform.

# LAURA L. BOYER

## NELSON EDWARDS COMPANY ARCHITECTS LLC

### EDUCATION

Yale University, Master of Architecture (1991)

Yale University, Bachelor of Arts in Architecture (1986)

### PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)

American Institute of Architects, Connecticut

AIA CT Committee on the Environment (*co-chair*)

### REGISTRATION & CERTIFICATION

Architect: Connecticut

Interior Designer: Connecticut

National Council of Architectural Registration Boards (NCARB)

LEED (Leadership in Energy and Environment) Accredited Professional

**LAURA BOYER** has been practicing architecture for over 20 years and is a LEED accredited professional (BD+C). She has designed, managed and consulted a variety of projects from small to large, including adaptive reuse, historic preservation, interior and exterior refurbishments, athletic facilities, exterior envelope and ADA accessibility. She is Co-Chair of AIA Connecticut's Committee on the Environment and participates in developing professional educational programming on Sustainability issues.

### WORK EXPERIENCE

NELSON EDWARDS COMPANY ARCHITECTS, LLC, Branford, CT (2010 - Present)  
Project Architect

DONALD BAERMAN, AIA ARCHITECT, LLC, North Haven, CT (1991 - 2010)  
Project Architect

GILVARG-EPSTEIN DESIGN, New Haven, CT (1989)  
Architectural Intern

FAIRBANK ASSOCIATES, Cambridge, MA (1987 - 1988)  
Architectural Intern

YALE BUILDING PROJECT, New Haven, CT (1989)  
Construction Crew

### TEACHING EXPERIENCE

LECTURER, Yale School of Architecture (2001 - 2005)  
Materials & Methods: Critical Systems - with Donald Baerman

### PROFESSIONAL ART EXPERIENCE

THE BARGE PROJECT, INC., New Haven, CT  
Founding board member and Vice President for a non-profit educational arts organization that serves as a vehicle for the exchange of ideas between architecture and sculpture.

JOHN SLADE ELY HOUSE CENTER FOR CONTEMPORARY ART, New Haven, CT  
Group Show: 'Structures' 2004

GUNN MEMORIAL LIBRARY GALLERY, Washington, CT  
Current work: 2003

# HISTORIC PRESERVATION

NELSON EDWARDS COMPANY ARCHITECTS LLC

## AVON OLD FARMS SCHOOL

Avon, Connecticut

### FORGE

HRF Grant Application, DECD / SHPO

Restoration of Building Envelope

CONNECTICUT TRUST AWARD OF MERIT FOR RESTORATION  
OF AVON OLD FARMS SCHOOL FARM COMPLEX (2014)

### KITCHEN ROOF

Restoration

### POPE QUADRANGLE

HRF Grant Application, DECD / SHPO

Restoration of Landscape / Walkways

Restoration of Entry No. 5

### WATER TOWER, CHAPEL & SMITHY

HPTAG Application, Connecticut Trust for Historic Preservation

HRF Grant Application, DECD / SHPO

Restoration of Building Envelope

CONNECTICUT TRUST AWARD OF MERIT FOR RESTORATION  
OF AVON OLD FARMS SCHOOL FARM COMPLEX (2014)

## CITY OF NEW HAVEN, NEW HAVEN CITY HALL

New Haven, Connecticut

### HISTORIC MASONRY FAÇADES

Certified Local Government Grant Application, CT Historical

Commission, Phase 1 – Restoration Testing

Condition Assessment Study

Restoration of the façades

AIA CT DESIGN AWARD FOR TECHNICAL RESTORATION (1999)

AIA NEW ENGLAND CITATION FOR RESTORATIONS (2000)

## CITY OF NEW HAVEN

New Haven, Connecticut

### FIRST ABIJAH PARDEE HOUSE

Historic Structures Report

Structural Stabilization

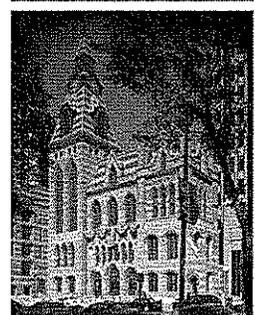
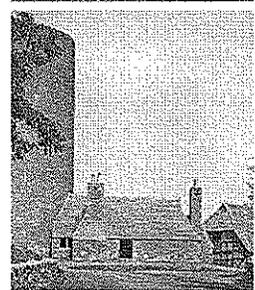
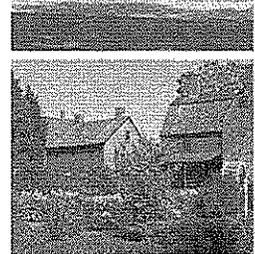
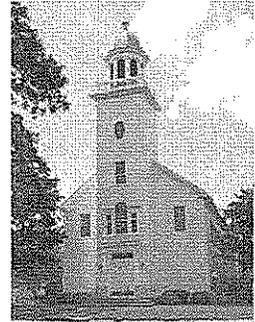
### GOFFE STREET ARMORY

HRF Grant Application, DECD / SHPO

## COLONIAL DAMES OF AMERICA IN THE STATE OF CONNECTICUT, WEBB-DEANE-STEVENS MUSEUM

Weathersfield, Connecticut

Programming and Feasibility Study



HISTORIC PRESERVATION (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

**EDWARD FOWLER HOUSE**

Guilford, Connecticut

Exterior Envelope Restoration

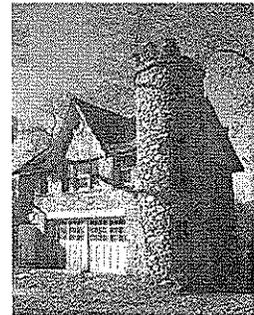


**FIRST CHURCH OF CHRIST, SCIENTIST**

Guilford, Connecticut

Certified Local Government Grant Application, CT Historical Commission

Exterior Envelope Restoration



**FIRST CONGREGATIONAL CHURCH OF GUILFORD, INC.**

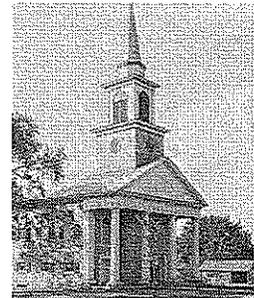
Guilford, Connecticut

HPTAG Application, Connecticut Trust for Historic Preservation

Condition Assessment Study of 1829 Sanctuary (owner rep.)

HRF Grant Application, DECD / SHPO

Restoration of Church Portico (owner rep.)

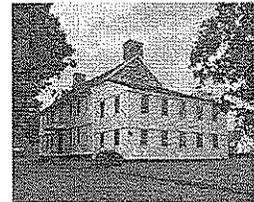


**FIRST CONGREGATIONAL CHURCH OF PLAINFIELD**

Plainfield, Connecticut

HPTAG Application, Connecticut Trust for Historic Preservation

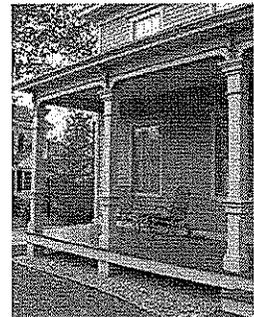
Condition Assessment Study, Building Structure & Geo-Technical Investigation



**GIRLS, INC.**

Waterbury, Connecticut

Condition Assessment Study of Elisha Leavenworth House



**NEW HAVEN MUSEUM, PARDEE~MORRIS HOUSE**

New Haven, Connecticut

HPTAG Application, Connecticut Trust for Historic Preservation

Condition Assessment Study

**NORWALK LAND TRUST, 34 SAMMIS STREET**

**CARRIAGE HOUSE**

Rowayton, Connecticut

Condition Assessment Study

Program Workshop

**NORWICH FREE ACADEMY**

Norwich, Connecticut

Condition Assessment Study Slater Memorial Museum

HISTORIC PRESERVATION (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

**NORWICH HISTORICAL SOCIETY, BUCKINGHAM  
MEMORIAL MUSEUM**

Norwich, Connecticut

HPTAG Application, Connecticut Trust for Historic Preservation  
Condition Assessment Study



**ORANGE CONGREGATIONAL CHURCH**

Orange, Connecticut

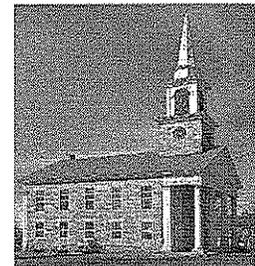
Condition Assessment Study for Historic Sanctuary  
HRF Grant Application, CT Historical Commission



**STATE OF CONNECTICUT, PUTNAM MEMORIAL STATE PARK**

Redding, Connecticut

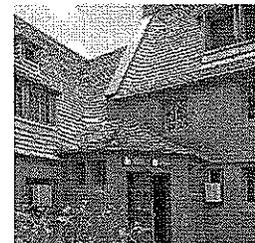
RESTORATION OF PUTNAM MEMORIAL STATE PARK AND PAVILION  
AIA CT DESIGN AWARD FOR PRESERVATION (2009)



**STONY CREEK CHURCH OF CHRIST CONGREGATIONAL**

Stony Creek (Branford), Connecticut

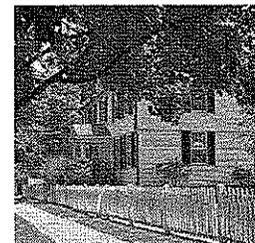
Condition Assessment Study



**THE TRUST FOR PUBLIC LAND, PRATT-STANNARD HOUSE**

Westbrook, Connecticut

Condition Assessment Study and Feasibility Report



**TOWN OF BOLTON, BOLTON HERITAGE FARM COMMISSION**

Bolton, Connecticut

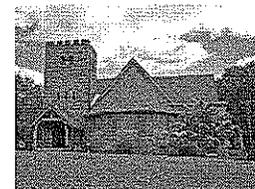
**BOLTON HERITAGE FARM COMPLEX**

Condition Assessment Study

HRF Grant Application, DECD / SHPO

RESTORATION OF BARN ROOF AND CUPOLA (2011)

FIRE RESTORATION (2015)



**TOWN OF SCOTLAND, TOWN HALL**

Scotland, Connecticut

Condition Assessment and Feasibility Study

Emergency Stabilization of Building Structure

STEAP Grant Application / Window Restoration

**TOWN OF WATERFORD**

Waterford, Connecticut

**ALESSANDRO SECCHIAROLI BARN**

Condition Assessment Study

HISTORIC PRESERVATION (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

**TOWN OF WATERFORD (CONT'D)**

Waterford, Connecticut

**JORDAN VILLAGE MAIN STREET**

Vibrant Communities Initiative Grant, CT Trust for Historic Preservation  
Masterplan and Design Guidelines

**TAHARA HOUSE**

Condition Assessment Study

**YOUTH SERVICES BUILDING (FORMERLY HALL OF RECORDS)**

Window Restoration

**TOWN OF WILLINGTON**

Willington, Connecticut

South Willington Preservation Planning Study,  
Vibrant Communities Initiative

**WEST HARTFORD HISTORICAL SOCIETY,  
SARAH WHITMAN HOOKER HOMESTEAD**

West Hartford, Connecticut

HPTAG Application, Connecticut Trust for Historic Preservation  
Condition Assessment Study

**WILLINGTON HISTORICAL SOCIETY, DANIEL GLAZIER TAVERN**

Willington, Connecticut

Condition Assessment and Feasibility Study  
HRF Grant Application, CT Historical Commission  
Restoration of Building Structure and Chimney

**WOMEN AND FAMILY LIFE CENTER**

Guilford, Connecticut

HRF Grant Application, CT Historical Commission

**YALE UNIVERSITY, HALL OF GRADUATE STUDIES**

New Haven, Connecticut

Restoration of Public Spaces

**YALE UNIVERSITY, WL HARKNESS HALL**

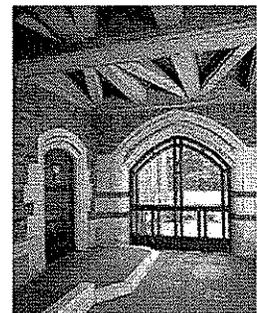
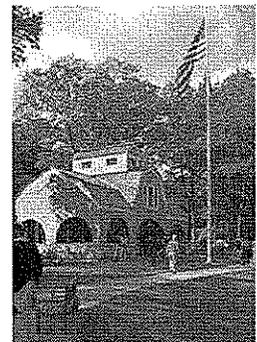
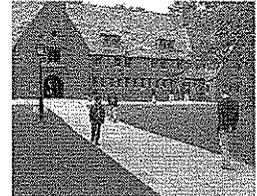
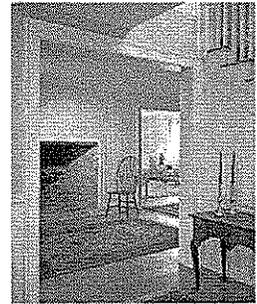
New Haven, Connecticut

Restoration of Exterior Doors  
Restoration of Interior Finishes

**YALE UNIVERSITY, LEWIS WALPOLE LIBRARY**

Farmington, Connecticut

**BARN COMPLEX**  
Exterior Restoration



HISTORIC PRESERVATION (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

**YALE UNIVERSITY, LEWIS WALPOLE LIBRARY (CONT'D)**

Farmington, Connecticut

**DAY LEWIS MUSEUM**

Exterior Restoration

**TIMOTHY ROOT HOUSE**

Restoration and Adaptive Reuse of House (2001)

Restoration of Entry Porch & Site Fence (2009)

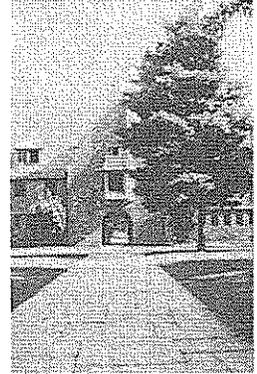
Restoration of Exterior Envelope (2014)

Master Plan and Site Work (2015)

**MAJOR GENERAL SOLOMON COWLES HOUSE**

Restoration of Exterior Envelope (2012)

Restoration of Interior (2016)



*updated July 2015*

# CONDITION ASSESSMENT STUDIES

NELSON EDWARDS COMPANY ARCHITECTS LLC

## AVON OLD FARMS SCHOOL

Avon, Connecticut

Forge Building

Kitchen

Pope Quadrangle Entry Roof

Quadrangle Entry 5

Water Tower, Chapel & Smithy

## CITY OF NEW HAVEN

New Haven, Connecticut

FIRST ABIJAH PARDEE HOUSE

Historic Structures Report for Building

NEW HAVEN CITY HALL

AIA CT DESIGN AWARD FOR TECHNICAL RESTORATION (1999)

AIA NEW ENGLAND CITATION FOR RESTORATIONS (2000)

Historic Façades

## FIRST CONGREGATIONAL CHURCH OF GUILFORD, INC.

Guilford, Connecticut

1829 Church Sanctuary Portico (owner rep)

## FIRST CONGREGATIONAL CHURCH OF PLAINFIELD

Plainfield, Connecticut

Building Structure and Geo-technical Investigation

## GIRLS, INC.

Waterbury, Connecticut

Elisha Leavenworth House

## NEW HAVEN MUSEUM

New Haven, Connecticut

Pardee-Morris House Building Structure, Envelope and MEP Systems

## NORWALK LAND TRUST

Rowayton, Connecticut

34 Sammis Street Building Envelope and Structure

## NORWICH FREE ACADEMY

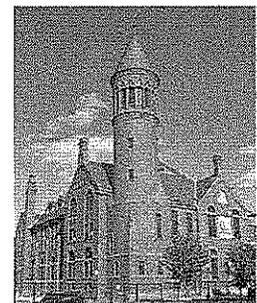
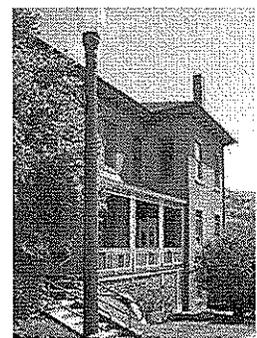
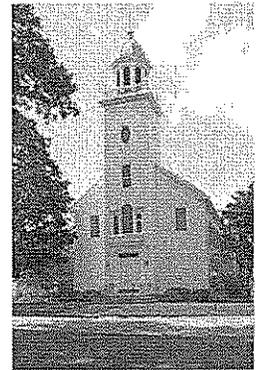
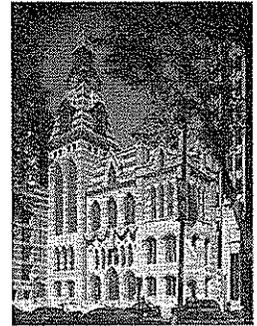
Norwich, Connecticut

Slater Memorial Museum

## NORWICH HISTORICAL SOCIETY

Norwich, Connecticut

Buckingham Memorial Museum



CONDITION ASSESSMENT STUDIES (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

**ORANGE CONGREGATIONAL CHURCH**

Orange, Connecticut  
Church Sanctuary

**ST. THOMAS'S DAY SCHOOL**

New Haven, Connecticut  
Robbins Hall

**STONY CREEK CHURCH OF CHRIST CONGREGATIONAL**

Stony Creek (Branford), Connecticut  
Interior and Exterior Assessment of Church

**THE TRUST FOR PUBLIC LAND**

New Haven, Connecticut  
Pratt Stannard House

**TOWN OF BOLTON, BOLTON HERITAGE FARM COMMISSION**

Bolton, Connecticut  
Bolton Heritage Farm Complex

**TOWN OF SCOTLAND**

Scotland, Connecticut  
Town Hall

**TOWN OF WEST HARTFORD**

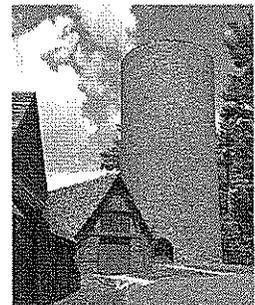
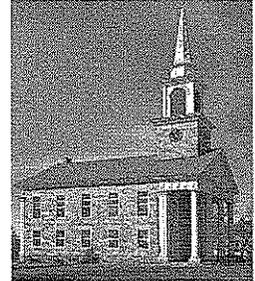
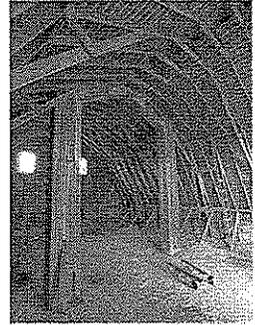
West Hartford, Connecticut  
Sarah Whitman Hooker Homestead

**TOWN OF WATERFORD**

Waterford, Connecticut  
Alessandro Secchiaroli Barn  
Congregation Ahavath Chesed Tahara House  
(subcontract through Archaeological & Historical Services, Inc.)

**WILLINGTON HISTORICAL SOCIETY**

Willington, Connecticut  
Daniel Glazier Tavern



CONDITION ASSESSMENT STUDIES (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

**YALE UNIVERSITY, CENTRAL CAMPUS**

New Haven, Connecticut

211 Park Street

Daniel Cady Eaton House

WL Harkness Hall

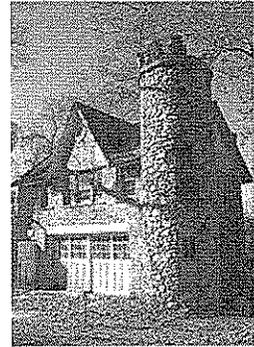
**YALE UNIVERSITY, LEWIS WALPOLE LIBRARY**

Farmington, Connecticut

Barn & Day-Lewis Museum

Major General Solomon Cowles House

Timothy Root House



*updated June 2015*

## **FIRM PROFILE**

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GNCB Consulting Engineers, P.C. provides structural and geotechnical engineering services leading to the construction, renovation and evaluation of buildings and other structures. Our projects range from complex biotechnology laboratories to private residences to waterfront structures. Many of these projects have been professionally recognized with prestigious awards.

The firm was founded in 1965. Its roots trace to the Old Saybrook branch of a Denver firm established by Milo S. Ketchum, in 1961. Milo Ketchum was an internationally known pioneer of thin shell concrete structures in the United States. He was also an educator, writer and creative structural engineer.

GNCB has differentiated itself from other structural firms by combining the disciplines of structural engineering and geotechnical engineering. These services are not often provided by the same firm; however, it has proven to be a fortuitous combination by allowing significant constructability and cost considerations to be comprehensively appraised early in each project

Our approach to projects includes providing full service engineering packages which successfully and seamlessly integrate with the services of other design professionals. We provide problem-solving strategies throughout the course of the project and believe that the best projects are those where all team members win together.

**The Historic Preservation and Restoration Technology Group** at GNCB has been providing specialized services to owners and architects in the areas of building preservation, conservation and adaptive reuse for the past 20 years. A sensitivity to aesthetic considerations as well as clients' intended use demands are integrated with the need to provide modern Code compliance for these unique projects. Requirements for compliance with The Secretary of the Interior's Standards for Treatment of Historic Properties are followed for all projects requesting tax incentives and credits.

Our history of emphasizing service to clients and designing innovative engineering solutions has given our clients only one surprise, that of receiving greater value than expected in each project.

**JAMES F. NORDEN, P.E.**

---

***Principal***

**EDUCATION**

- Bachelor of Civil Engineering, (Structures Major), University of Connecticut, 1967.
- Master of Arts in Historic Preservation, Goucher College, 2005.  
Thesis topic: *The Conservation of Buildings Constructed with Portland, Connecticut Brownstone*
- Graduate Courses: Advanced Concrete Structures, University of Colorado, 1969-1972.

**PROFESSIONAL ACTIVITIES**

- Principal, GNCB Consulting Engineers, P.C.
- Registered Professional Engineer in: Connecticut, Massachusetts, Colorado
- Member; Professional Advisor Board, UCONN Department of Civil Engineering

**PROFESSIONAL SOCIETIES**

- American Society of Civil Engineers, Life Member
- Construction Specifications Institute
- The Masonry Society
- National Trust for Historic Preservation
- Connecticut Trust for Historic Preservation
- Connecticut Historical Society
- Historic New England, Boston, MA
- The Association for Preservation Technology International (APTI)
- Preservation Trades Network (PTN)

**HONORS AND PUBLICATIONS**

- Chi Epsilon National Honorary Civil Engineering Society
- James F. Lincoln Arc Welding Foundation Award for Queen Post Space Frame roof structure for USDAN Center for the Arts.
- "Use of CAD in Consulting Engineering" lecture, Connecticut Engineers in Private Practice.
- "Details for Structural Drawings" Co-Author, in Structural Engineering Practice.
- "The Role of Structural Engineer in Historic Preservation" NE/AIA Conference, Hancock Village, MA

**JAMES F. NORDEN, P.E.**

---

***Principal***

**PROJECT EXPERIENCE**

- Octagon Building Amherst College  
Amherst, MA
- Madison Civic Center,  
Madison, WI
- Johnson Chapel Amherst College  
Amherst, MA
- 2<sup>nd</sup> Congregational Church  
New London, CT
- Western Maryland College  
Westminster, MD
- Kurt Vonnegut Townhouse  
New York, NY
- Edith Wharton at the Mount  
Lenox, MA
- Tappan House at Tanglewood  
Lenox, MA
- Norman Rockwell Museum  
Stockbridge, MA
- Florence Griswold House Museum  
Old Lyme, CT
- Joseph Webb House  
Old Wethersfield, CT
- Old Newgate Prison  
East Granby, CT
- Barnum Museum  
Bridgeport, CT
- Wauregan Hotel  
Norwich, CT
- The Bolton Heritage Farm  
Bolton, CT
- Worthington Meetinghouse  
Berlin, CT
- Hyland House Museum  
Guilford, CT
- Mary and Eliza Freeman Houses  
Bridgeport, CT
- Milford Historical Society  
Milford, CT
- Norwich City Hall  
Norwich, CT
- UConn Avery Point Lighthouse  
Groton, CT
- Henry Whitfield House Museum  
Guilford, CT
- Prudence Crandall House Museum  
Canterbury, CT
- Viets Tavern  
East Granby, CT
- Lock Keeper's House  
Hamden, CT
- Denison Society Homestead Museum  
Mystic, CT
- Trinity on Main (former Trinity United  
Methodist Church)  
New Britain, CT
- Stanton-Davis Homestead Museum  
Stonington, CT
- Amos Bull House  
Hartford, CT
- The First Church of Christ in Hartford  
Center Church  
Hartford, CT
- Noah Webster Museum  
West Hartford, CT
- William Tully House  
Old Saybrook, CT
- First Congregational Church of Guilford, Inc.  
Guilford, CT
- Trinity Episcopal Church  
Portland, CT
- Orange Congregational Church  
Orange, CT
- St. John's Episcopal Church  
Stamford, CT
- Sloane Stanley Museum  
Kent, CT
- Center Congregational Church  
Meriden, CT
- Church of the Holy Trinity  
Middletown, CT
- Hammond Estate  
Waterford, CT
- College Hall, Amherst College  
Amherst, MA

**NATIONAL REGISTER OF HISTORIC PLACES**

**PROJECT EXPERIENCE**

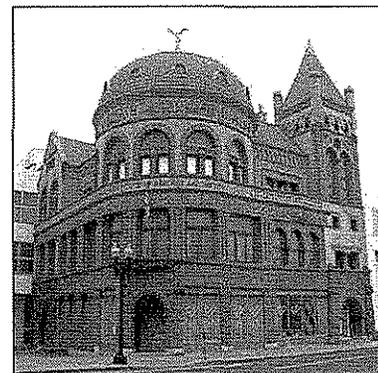
- Henry Whitfield House (c. 1639)  
 Guilford, CT  
*Existing Conditions Assessment  
 Survey and Report  
 National Historic Landmark status*



*The Mount  
 Lenox, MA*

- Emily Dickinson Homestead (c. 1817)  
 Amherst, MA  
*Structural Condition Assessment  
 Survey, Report and Contract Documents  
 National Historic Landmark status*
- Joseph Webb House (ca. 1758)  
 Wethersfield, CT  
*Structural Review and HSR Documentation to  
 National Park Service Standards  
 National Historic Landmark status*
- Old Newgate Prison (ca. 1705)  
 East Granby, CT  
*Existing Conditions Assessment Survey and  
 Report of  
 Pre-Revolutionary Prison  
 (Former Copper Mine)  
 National Historic Landmark status*

- The Mount – Edith Wharton Estate  
 Lenox, MA  
*Exterior Restoration and Stables Structural  
 Renovations*
- Avery Point Lighthouse (c. 1942)  
 Groton, CT  
*Restoration of Masonry Façade and Wood  
 Lantern Room of Historic Lighthouse*
- Stanton-Davis Homestead Museum (ca.  
 1670's)  
 Stonington, CT  
*Existing Conditions Assessment Survey and  
 Report  
 Contract Documents*
- Prudence Crandall House (ca. 1810)  
 Canterbury, CT  
*Existing Conditions Assessment Survey and  
 Report for CT State Preservation office  
 National Historic Landmark status*



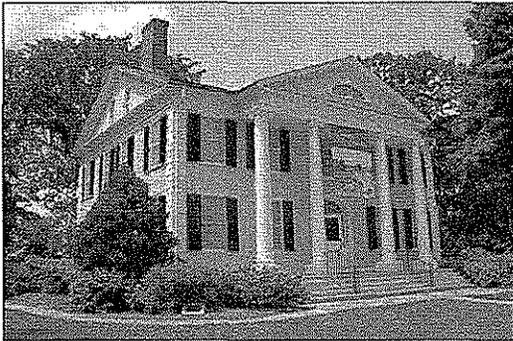
*Barnum Museum  
 Bridgeport, CT*

- Barnum Museum (ca. 1893)  
 Bridgeport, CT  
*Exterior Conditions Survey of Brick, Stone and  
 Terracotta Façade and structural restoration  
 National Historic Landmark status*

**NATIONAL REGISTER OF HISTORIC PLACES**

**PROJECT EXPERIENCE**

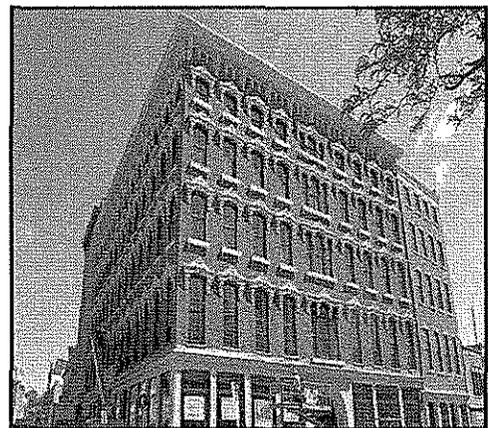
- Denison Museum (ca. 1717)  
 Pequotsepos Manor  
 Mystic, CT  
*Existing Conditions Assessment  
 Survey and Report*



*Florence Griswold Museum  
 Old Lyme, CT*

- Florence Griswold House Museum  
 Old Lyme, CT (ca. 1817)  
*Structural HSR Survey and Report  
 National Historic Landmark status*
- Trinity on Main (c. 1889)  
 New Britain, CT  
*Survey for Granite Façade Restoration of  
 Romanesque Revival Church Building for  
 Adaptive Re-use as Urban Performing Arts  
 Center and Repair and Restoration of Building  
 Exterior Phase I Tower*
- William Tully House (ca. 1750)  
 Old Saybrook, CT  
*Existing Conditions Assessment Survey and  
 Report for Residence Threatened with  
 Demolition*

- Amos Bull House (ca. 1750)  
 Hartford, CT  
*Existing Conditions Assessment Survey and  
 Report for CT Landmarks Building*
- Viets Tavern (ca. 1765) at Ole Newgate Prison  
 East Granby, CT  
*Existing Condition Assessment Survey and  
 Report for CT State Historic Preservation office*
- First Church of Christ in Hartford  
 (ca. 1807)  
 Hartford, CT  
*Existing Conditions Survey and Report,  
 Preparation of Contract Documents for  
 Submission for Historic Restoration Fund Grant  
 to Reinforce Ornate Plaster Sanctuary Ceiling,  
 and Survey and Report of Brick/Tower/Timber  
 Steeple*



*Wauregan Hotel  
 Norwich, CT*

- Wauregan Hotel (c. 1850)  
 Norwich, CT  
*Restoration and Adaptive use of Historic Hotel  
 to Retail and Affordable Housing*

**NATIONAL REGISTER OF HISTORIC PLACES**

**PROJECT EXPERIENCE**

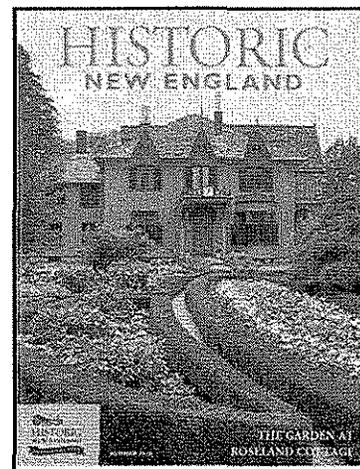
- Eugene O'Neill Theater (c. 1865)  
 Waterford, CT  
*Survey of Existing Complex of Nine Major Buildings on National Register of Historic Places*
- Worthington Meetinghouse  
 (ca. 1774)  
 Berlin, CT  
*Phase I Heavy Timber Building Stabilization, Contract Documents and Construction Phase*
- Mary and Eliza Freeman Houses  
 Bridgeport, CT  
*Existing Conditions Assessment Survey and Report*
- Lockkeeper's House (ca. 1820)  
 Mt. Carmel, CT  
*Existing Conditions Assessment Survey and Report, Contract Documents for Adaptive Use of Farmington Canal Building*



*Hyland House  
 Guilford, CT*

- Willington Tavern  
 Willington, CT  
*Structural Condition Assessment and Contract Documents for 1815 Tavern Restoration*
- Roseland Cottage (ca. 1846)  
 Woodstock, CT  
 Owned by Society for the Preservation of New England Antiquities  
 d/b/a Historic New England  
*Existing Conditions Assessment and Contract Documents for Gothic Revival Style Summer Residence*

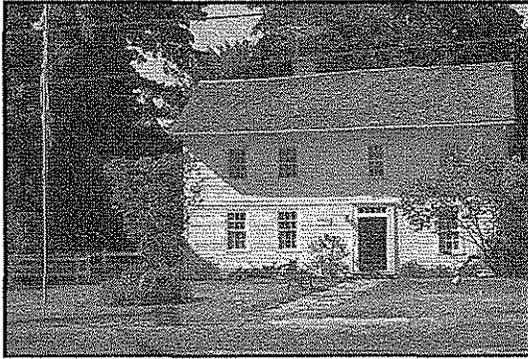
- Hyland House Museum (ca. 1692)  
 Guilford, CT  
*Existing Conditions Assessment Survey and Report*
- Thomas Lyon House (ca. 1690)  
 Greenwich, CT  
*Existing Conditions Assessment Survey and Report for Feasibility for Adaptive Use*
- Eastham Library (c. 1897)  
 Eastham, MA  
*Structural Survey of existing Building Condition and Issues for new Addition Plans*



*Roseland Cottage  
 Woodstock, CT*

**NATIONAL REGISTER OF HISTORIC PLACES**

**PROJECT EXPERIENCE**



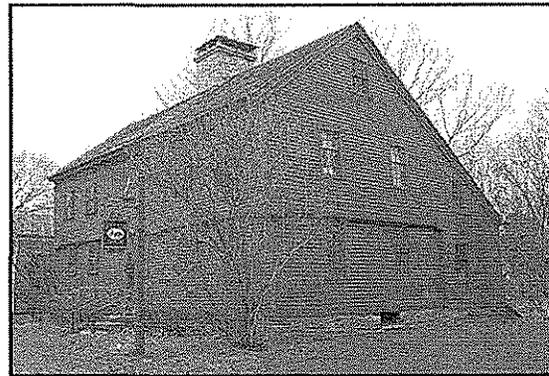
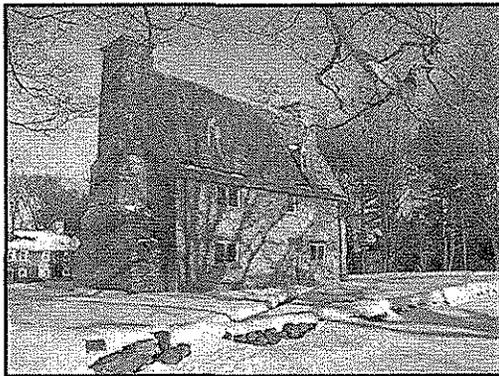
*Ells-Stowe House  
 Milford, CT*

- The Bolton Heritage Farm  
 (ca. 1800's)  
 Bolton, CT  
*Existing Conditions Assessment Survey and Report for Farm Complex*
- The Hurd House Museum (ca. 1682)  
 Old Woodbury, CT  
*Condition Assessment and Report for Ongoing Preservation Efforts*
- Sloane-Stanley Museum  
 Kent, CT  
*Existing Condition Assessment and Report for CT State Historic Preservation office*
- Milford Historical Society  
 Ells-Stowe House (ca. 1700)  
 Nathan Clark Stockade House (ca. 1659)  
 Bryan-Downs House (ca. 1758)  
 Milford, CT  
*Existing Conditions Assessment Survey and Report for Complex*
- Thomas Lee House (ca. 1660)  
 East Lyme Historical Society  
 East Lyme, CT  
*Structural Conditions Survey and Report*
- Sarah Orne Jewett-Eastman House (ca. 1774)  
 South Berwick, ME  
*Structural Analysis*  
*National Historic Landmark status*

## **HISTORIC PRESERVATION**

### *17<sup>th</sup> Century*

GNCB Consulting Engineers, P.C. provides full service structural and geotechnical engineering, and historic preservation for historic preservation projects representing the 17<sup>th</sup> through early 20<sup>th</sup> century building periods throughout New England and the United States. Our expertise includes investigation, documentation, evaluation, and preparation of the structural engineering design scheme for restoration and repair of building envelopes and structure, to assist owners to maintain and continue the use of the historic property, or to modify an existing structure for adaptive reuse. Projects are located throughout New England.



*GNCB Consulting Engineers assisted the Connecticut Historic Commission to determine the necessary repairs to maintain the Henry Whitfield House (left), and the Dorothy Whitfield Historical Society to determine a program of maintenance for the Hyland House (right).*

**Henry Whitfield House**, ca. 1639, Guilford, Connecticut – *Existing Conditions Assessment Survey and Report for the National Historic Landmark building.*

**Nathaniel Clark Stockade House**, ca. 1659, Milford, Connecticut – *Existing Conditions Assessment Survey and Report for the Milford Historical Society.*

**Stanton-Davis Homestead Museum**, ca. 1670's, Stonington, Connecticut – *Existing Conditions Assessment Survey and Report with complete Construction Documents for a planned fire phase restoration project.*

**Hyland House**, ca. 1690, Guilford, Connecticut – *Existing Conditions Assessment Survey and Report.*

**Thomas Lyon House**, ca. 1690, Greenwich, Connecticut – *Feasibility Study for Restoration of Abandoned House for Reuse.*

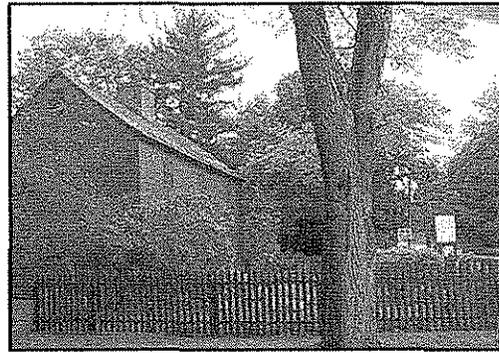
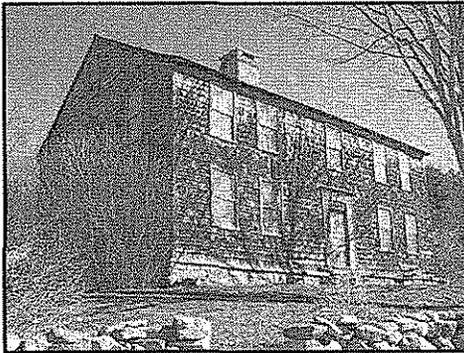
**Thomas Lee House**, ca. 1660, East Lyme, Connecticut – *Existing Conditions Survey and Report of building including measured drawings and proposed structural repairs.*

**Tenant Farmers House at Spencer-Pierce-Little Farm**, ca. 1690, Newbury, Massachusetts – *Structural conditions assessment of timber frame and repair plans for construction for Historic New England.*

## **HISTORIC PRESERVATION**

### *18<sup>th</sup> Century*

GNCB Consulting Engineers, P.C. provides full service structural and geotechnical engineering, and historic preservation to historic preservation projects representing the 17<sup>th</sup> through early 20<sup>th</sup> century building periods. Our expertise includes investigation, documentation, evaluation, and preparation of the structural engineering design scheme for restoration and repair of building envelopes and structure, to assist owners to maintain and continue the use of the historic property, or to modify an existing structure for adaptive reuse. Projects are located throughout New England and the United States.



*GNCB Consulting Engineers assisted the Denison Society to determine the necessary repairs to maintain the homestead (left) and Noah Webster House to determine a program of maintenance (right).*

**Denison Society Homestead Museum**, Mystic, Connecticut – *Existing Conditions Assessment Survey and Report, ca. 1717.*

**Noah Webster House**, West Hartford, Connecticut – *Existing Conditions Assessment Survey and Report with Recommendations for Repair of a sagging main staircase, ca. 1748.*

**Worthington Meetinghouse**, Berlin, Connecticut – *Structural Condition Assessment Survey and Report followed by the Building Stabilization Phase, including preparation of Contract Documents and Construction Administration services, ca. 1774.*

**Extown Farmhouse**, New Canaan, Connecticut – *Existing Conditions Assessment Survey and Report, preparation of Construction Documents, and Construction Administration services for restoration of private residence compound, ca. 1776. Extown Farm is protected through a Preservation Easement under the Historic New England Stewardship Program to protect the farm buildings and landscape features of the historic property.*

**Webb House**, Wethersfield, Connecticut – *Historic American Building Survey documentation and structural intervention (Conservation), ca. 1752.*

**Ambler Farm**, Wilton, Connecticut – *Existing Conditions Assessment Survey and Report of ca. 1789 farmhouse.*

## **HISTORIC PRESERVATION**

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### **18<sup>th</sup> Century**

**Butler-McCook Carriage House**, Hartford, Connecticut – *Existing Conditions Assessment Survey and Report of ca. 1782 carriage house.*

**Nathan Hale Homestead Barns**, Coventry, Connecticut – *Existing Conditions Assessment Survey and Report of eighteenth century barns.*

**Viets Tavern**, East Granby, Connecticut – *Existing Conditions Assessment Survey and Report of ca. 1765 tavern.*

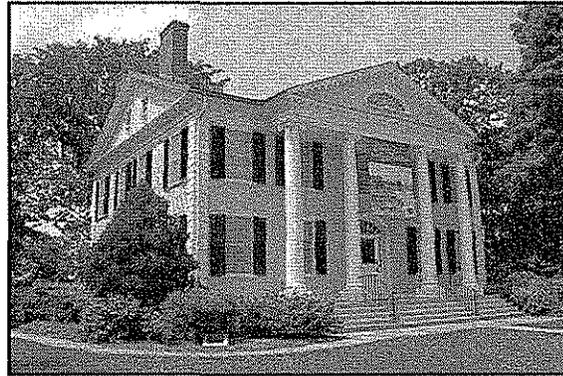
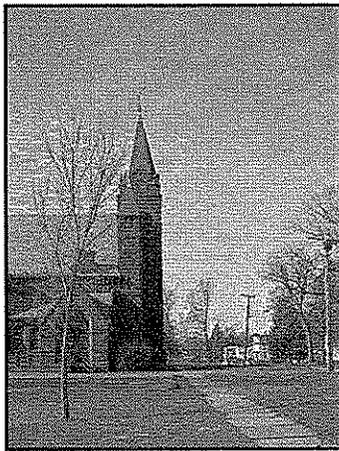
**Tully House**, North Cove Historic District, Old Saybrook, Connecticut – *Existing Conditions Assessment Survey and Report of ca. 1750 residence for feasibility of restoration.*

**Old Newgate Prison**, East Granby, Connecticut Owned and Managed by the Connecticut State Historic Commission – *Existing Conditions Assessment Survey and Report of 1700's National Historic Landmark guardhouse, tobacco barn, stone walls, ruins and copper mine.*

## HISTORIC PRESERVATION

### 19<sup>th</sup> Century

GNCB Consulting Engineers, P.C. provides full service structural and geotechnical engineering, and historic preservation to historic preservation projects representing the 17<sup>th</sup> through early 20<sup>th</sup> century building periods. Our expertise includes investigation, documentation, evaluation, and preparation of the structural engineering design scheme for restoration and repair of building envelopes and structure, to assist owners to maintain and continue the use of the historic property, or to modify an existing structure for adaptive reuse. Projects are located throughout New England and the United States.



*GNCB Consulting Engineers assisted Trinity Episcopal Church to restore the Portland Brownstone façade (left) and the Florence Griswold Museum to underpin the foundation and upgrade the floor framing of the museum (right).*

**Florence Griswold Museum, Old Lyme, Connecticut** – *Underpinning of foundation and upgrade of floor framing of historic artists colony and museum, ca. 1817, a National Historic Landmark.*

**Wauregan Hotel, Norwich, Connecticut** – *Adaptive Re-use of ca. 1850 6-Story Urban Hotel to 137 Housing Units with Street Level Retail. One of two hotels where Abraham Lincoln stayed when passing through Connecticut in 1860.*

**Trinity on Main, New Britain, Connecticut** – *Existing Conditions Survey and Report of Building Envelope, and Interior Framing. Preparation of Contract Documents, Solicitation of Contractor Bids, and Construction Administration of Granite Façade and Tower Restoration of ca. 1889 Romanesque Revival Church Building for Adaptive Re-use as Urban Performing Arts Center. Formerly known as Trinity United Methodist Church.*

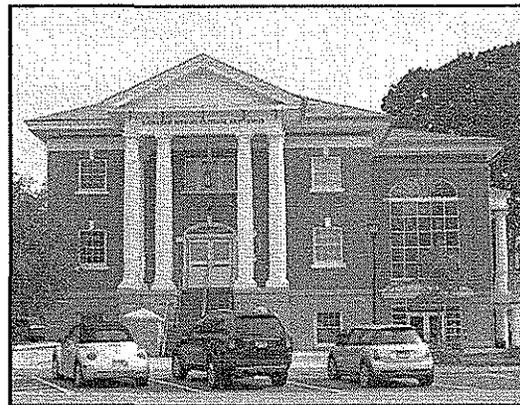
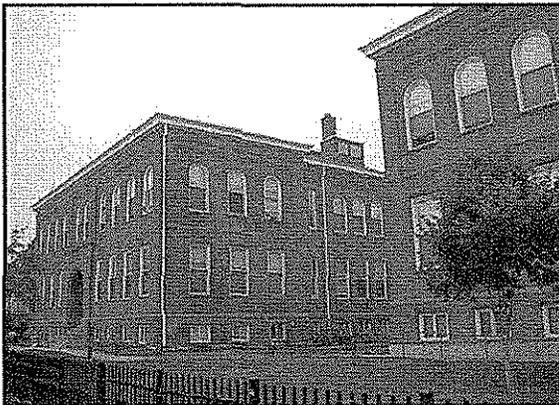
**Trinity Episcopal Church, Portland, Connecticut** – *Restoration of Portland brownstone façade and repair of interior tower wood framing levels, ca. 1892.*

**Octagon Building (Amherst College), Amherst, Massachusetts** – *Restoration of historic stucco exterior, ca. 1840.*

## **HISTORIC PRESERVATION**

### *20<sup>th</sup> Century*

GNCB Consulting Engineers, P.C. provides full service structural and geotechnical engineering, and historic preservation to historic preservation projects representing the 17<sup>th</sup> through early 20<sup>th</sup> century building periods. Our expertise includes investigation, documentation, evaluation, and preparation of the structural engineering design scheme for restoration and repair of building envelopes and structure, to assist owners to maintain and continue the use of the historic property, or to modify an existing structure for adaptive reuse. Projects are located throughout New England and the United States.



*GNCB Consulting Engineers determined the necessary repairs to the Maplewood Schools (left), and Katharine Hepburn Cultural Arts Center (right).*

**Katharine Hepburn Cultural Arts Center**, Old Saybrook, Connecticut – *Brick Opera House Restoration to Multi Purpose Town Facility Centered Around Performing Arts Use., ca. 1910.*

**Maplewood Housing**, Bridgeport, Connecticut-*Adaptive Reuse of 2 Elementary Schools to Housing Use; Major Structural Upgrades For Code Compliance, ca. 1920.*

**Hamilton House, Amherst College**, Amherst College, Massachusetts – *Renovation to Large McKim, Meade & White Building Designed as Fraternity House, ca. 1920's.*

**Avery Point Lighthouse Society**, Groton, Connecticut –*Restoration of Masonry Façade and Wood Lantern Room of Historic Lighthouse, ca. 1942.*

**UConn Wilbur Cross Library**, Storrs, Connecticut – *Renovation of Former Library Facility For Use As Campus Student Center, ca. 1939.*

**Alumnae Hall**, Wellesley College, Wellesley, Massachusetts – *c. 1922 Theater complete restoration to bring up to modern facility for collegiate performing arts use.*

# NELSON EDWARDS COMPANY ARCHITECTS LLC



## FIRM CLASSIFICATION

Limited Liability Company,  
registered in the State of  
Connecticut

State of Connecticut Minority  
Women Business Enterprise  
(MWBE)

## DESIGN EXPERTISE

Historic Preservation  
Adaptive Reuse  
New Construction  
Institutional  
Residential

## PRINCIPALS

Sara O. Nelson, AIA  
Thomas D. Edwards, AIA

## STAFF

3 Licensed Architects  
3 Intern Architects  
2 Administrative

NELSON EDWARDS COMPANY ARCHITECTS, LLC is a full service architectural firm with a special focus on the preservation of historic buildings and sites. Our clients include state and municipal agencies, non-profit entities such as universities, secondary schools, historical societies and churches as well as private building owners.

## OUR SERVICES

Our services include existing condition surveys, feasibility studies, adaptive re-use studies and full architectural services for the design, bid and construction of preservation projects. Our consultant teams are assembled to address the specific needs of a given project and may include materials conservation consultants, archaeologists, architectural historians, landscape architects, structural, civil, geo-technical, mechanical, electrical, plumbing or fire protection engineers.

Given our special expertise with preservation and restoration our firm additionally acts as consultant to other firms working on or in historically sensitive areas. In our capacity we work to broaden the dialogue to include preservation of historic and natural context, cultural property and resources particularly within or adjacent to National Register or Local Historic Districts.

## OUR APPROACH

We believe in and provide a high level of service to our clients and their project needs. We understand the importance of focusing on the details while maintaining an overarching understanding of project goals and we appreciate the importance of cost-effective solutions that are achievable within current industry practice, and that help owners realize long-term value for their investment.

## CERTIFICATION

The firm is certified by the Connecticut State Historic Preservation Office as meeting The Secretary of the Interior's Historic Preservation Professional Qualification Standards for Historic Architects as set forth in Federal Register Vol. 62, No. 119 for 36 CFR Part 61. Nelson Edwards Company Architects was established in 1996 and is a Limited Liability Company registered in the State of Connecticut. The firm is certified as a Minority Business Enterprise (MWBE) by the State of Connecticut Department of Economic Development.

## SARA O. NELSON

NELSON EDWARDS COMPANY ARCHITECTS LLC

### EDUCATION

University of Virginia  
Master of Architecture  
(1989)

Wellesley College  
Bachelor of Arts, cum laude  
(1983)

### PROFESSIONAL AFFILIATIONS

Chair, State of Connecticut  
Historic Preservation Council

American Institute of  
Architects (AIA)

American Institute of  
Architects, Connecticut

Association for Preservation  
Technology

National Trust for Historic  
Preservation

### REGISTRATION & CERTIFICATION

Architect, Connecticut

Historical Architect (FR vol.  
62; no. 119)

National Council of  
Architectural Registration  
Boards (NCARB)

Interior Design, Connecticut



Sara O. Nelson is a founding partner in the office of Nelson Edwards Company Architects, LLC. She has 24 years of experience. As a partner with Nelson Edwards Company Architects, LLC, Sara Nelson

has been the Principal-in-Charge for a wide variety of preservation, institutional and municipal projects including the award winning restorations of the New Haven City Hall and Putnam Memorial State Park Pavilion. Through this experience, she is familiar with and adept at working within the parameters set forth by state and municipal agencies, institutions, local boards and commissions and code enforcement agencies. She is well qualified to lead the multi-disciplined team of consultants required by the complicated nature of these projects.

Ms. Nelson's ability to analyze, organize and communicate the goals of a particular project has won her the respect of facilities managers and private clients. She is a careful listener and brings a high level of professional dedication to meeting individual user needs within the context or larger institutional goals. Her creative solutions are carefully formulated to respond to budget, schedule, and program requirements while maintaining quality of design and responsiveness to context.

She received her Bachelor of Arts, cum laude, from Wellesley College (1983) and her Master of Architecture from the University

of Virginia (1989). She has graduate level study in both architectural history and landscape history and holds architectural registration in the State of Connecticut; interior design registration in Connecticut; and a certificate of the National Council of Architectural Registration Boards (NCARB). She is certified by the Connecticut State Historic Preservation Office as meeting The Secretary of the Interior's Historic Preservation Professional Qualification Standards for Historic Architect as set forth in Federal Register Vol. 62, No. 119 for 36 CFR Part 61 and is included in the State of Connecticut list of historical architects. She is currently in the process of becoming LEED certified.

Ms. Nelson is a member of the American Institute of Architects (AIA) and the American Institute of Architects Connecticut Chapter. In 2012, she was appointed by Governor Dannel Malloy to chair the Connecticut State Historic Preservation Council. She is a former chair of the Guilford Local Historic District Commission, and is currently a member of the Board of Directors for Connecticut Preservation Action. She has served in many capacities for a number of organizations related to preservation and health care reform.

## HISTORIC PRESERVATION

NELSON EDWARDS COMPANY ARCHITECTS LLC



Nelson Edwards Company Architects, LLC is a full service architectural firm with a special focus on the preservation of historic buildings and sites. Our clients include state and municipal agencies, non-profit entities such as universities, secondary schools, historical societies and churches as well as private building owners.

Our services include existing condition surveys, feasibility studies, adaptive re-use studies and full architectural services for the design, bid and construction of preservation projects. Our consultant teams are assembled to address the specific needs of a given project and may include materials conservation consultants, archaeologists, architectural historians, landscape architects, structural, civil, geo-technical, mechanical, electrical, plumbing or fire protection engineers.

Our firm is dedicated to providing excellence in design and project leadership, clear communication with clients and team members alike.

# CONDITION ASSESSMENT STUDIES

NELSON EDWARDS COMPANY ARCHITECTS LLC

## AVON OLD FARMS SCHOOL

Avon, Connecticut  
Forge Building  
Kitchen  
Pope Quadrangle Entry Roof  
Quadrangle Entry 5  
Water Tower, Chapel & Smithy

## CITY OF NEW HAVEN

New Haven, Connecticut

## FIRST ABIJAH PARDEE HOUSE

Historic Structures Report for Building

## NEW HAVEN CITY HALL

AIA CT DESIGN AWARD FOR TECHNICAL RESTORATION (1999)  
AIA NEW ENGLAND CITATION FOR RESTORATIONS (2000)  
Historic Façades

## FIRST CONGREGATIONAL CHURCH OF GUILFORD, INC.

Guilford, Connecticut  
1829 Church Sanctuary Portico (owner rep)

## FIRST CONGREGATIONAL CHURCH OF PLAINFIELD

Plainfield, Connecticut  
Building Structure and Geo-technical Investigation

## GIRLS, INC.

Waterbury, Connecticut  
Elisha Leavenworth House

## NEW HAVEN MUSEUM

New Haven, Connecticut  
Pardee-Morris House Building Structure, Envelope and MEP Systems

## NORWALK LAND TRUST

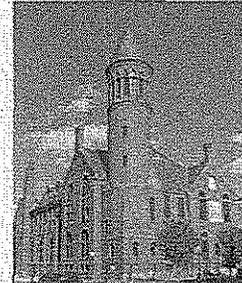
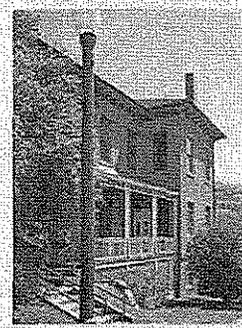
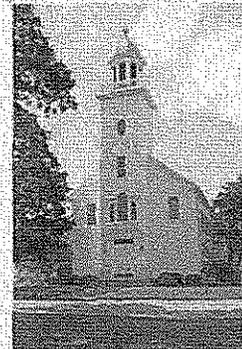
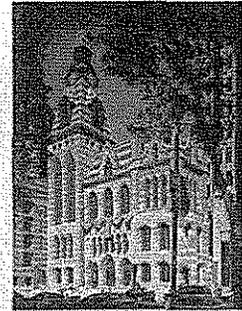
Rowayton, Connecticut  
34 Sammis Street Building Envelope and Structure

## NORWICH FREE ACADEMY

Norwich, Connecticut  
Slater Memorial Museum

## NORWICH HISTORICAL SOCIETY

Norwich, Connecticut  
Buckingham Memorial Museum



CONDITION ASSESSMENT STUDIES (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

ORANGE CONGREGATIONAL CHURCH  
Orange, Connecticut  
Church Sanctuary

ST. THOMAS'S DAY SCHOOL  
New Haven, Connecticut  
Robbins Hall

STONY CREEK CHURCH OF CHRIST CONGREGATIONAL  
Stony Creek (Branford), Connecticut  
Interior and Exterior Assessment of Church

THE TRUST FOR PUBLIC LAND  
New Haven, Connecticut  
Pratt Stannard House

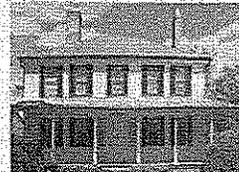
TOWN OF BOLTON, BOLTON HERITAGE FARM COMMISSION  
Bolton, Connecticut  
Bolton Heritage Farm Complex

TOWN OF SCOTLAND  
Scotland, Connecticut  
Town Hall

TOWN OF WEST HARTFORD  
West Hartford, Connecticut  
Sarah Whitman Hooker Homestead

TOWN OF WATERFORD  
Waterford, Connecticut  
Alessandro Secchiaroli Barn  
Congregation Ahavath Chesed Tahara House  
*(subcontract through Archaeological & Historical Services, Inc.)*

WILLINGTON HISTORICAL SOCIETY  
Willington, Connecticut  
Daniel Glazier Tavern



CONDITION ASSESSMENT STUDIES (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

YALE UNIVERSITY, CENTRAL CAMPUS

New Haven, Connecticut

211 Park Street

Daniel Cady Eaton House

WL Harkness Hall

YALE UNIVERSITY, LEWIS WALPOLE LIBRARY

Farmington, Connecticut

Barn & Day-Lewis Museum

Major General Solomon Cowles House

Timothy Root House



updated June 2015