

HISTORIC RENOVATION,
RESTORATION &
PRESERVATION



SILVER / **PETRUCELLI** + ASSOCIATES
Architects / Engineers / Interior Designers

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At Silver / Petrucci + Associates we take great pride in the preservation, restoration and rehabilitation of historic buildings and structures. We have the expertise to guide clients through the complexities of government regulations and grant programs including the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Multi-disciplined. Two (2) registered historic architects work side-by-side our in-house architects, engineers, interior designers and construction administrators to comprise a staff of 50.



Experienced. Our firm has amassed over \$10 million dollars of rehabilitation and preservation work. Through meticulous research, thorough knowledge and careful detailing, we have returned buildings to their earlier, historic appearance or allowed them to take on new life through adaptive reuse while respecting their historic origins.

On many of our historic projects, we were instrumental in developing Historic Restoration Grant Fund applications from State funding sources. After the grants were won, we managed the grant process by filing the regular reports and providing the close-out documents at the end of the project to assure that the grant funds could be fully expensed to the project.

Award Winning. In 2017 we earned an *Award of Merit* from the Connecticut Trust for Historic Preservation for restoration of the front portico on the historic Ferguson Library in Stamford (c. 1909). Previously, we won an *Outstanding Preservation Project Award* for restoration of the First United Church of Christ in Milford (c. 1823) where sanctuary interiors were totally restored and refinished, while the exterior siding, slate roof, and steeple on this 1823 structure were rebuilt and restored to their former glory.



▲ **James Blackstone Memorial Library (c. 1896), Branford, CT**

New entrance & lobby, interior renovations, mechanical improvements; 26,000 s.f., \$5 million



▲ **Academy Building (c. 1801) Clinton, CT**

Condition assessment and adaptive reuse study; \$486 - \$685K estimate



▲ **Staples House (c. 1732) Farmington, CT**

Window restoration and exterior renovations; 3,000 s.f., \$120,000



▲ **Worthington Meeting House (c. 1774) Berlin, CT**

Renovations to accommodate Berlin Historical Society including new interior finishes, accessibility improvements including elevator/auditorium additions (rendering of addition); 8,000 s.f., \$1.5 million



▲ **Lockkeeper's House (c. 1828) Hamden, CT**

Historic restoration; 1,637 s.f.; \$240,000



▲ **Waldo Bryant House (c.1895) Bridgeport, CT**

Grant assistance and restoration; \$450,000



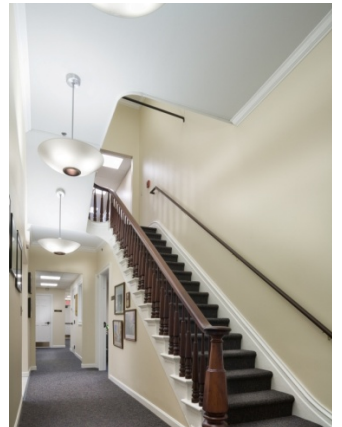
▲ **Fodor Homestead (c. 1802) Norwalk, CT**

Historical survey, rehabilitation, accessibility improvements; \$100,000



▲ **Spruce Street Firehouse (c. 1923) Manchester, CT**

Adaptive reuse as a youth/community center; 4,760 s.f., \$859,450



▲ Stern Hall (c. 1840) Milford, CT

Restoration and rehabilitative reuse and addition; 6,000 s.f., \$1.3 million



▲ Bugbee Memorial Library (c.1902) Killingly, CT

Facility condition assessment,
roof/parapet repairs; \$75,000



▲ Down's House (c. 1797) Milford, CT

Stabilization and restoration; \$120,000



▲ Westerly Public Library (c. 1894), Westerly, RI

Modification of mechanical and electrical systems
related to program changes within the library;
50,000 s.f., \$4 million



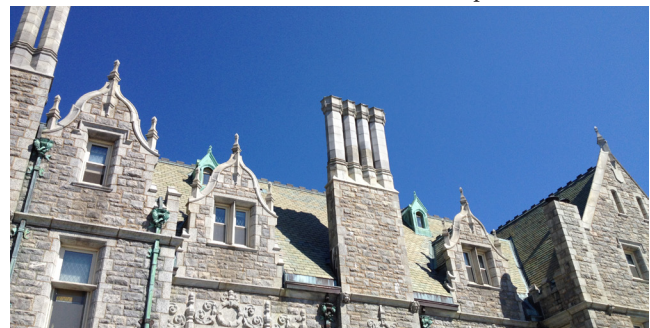
▲ Ferguson Library (c. 1909) Stamford, CT

2017 Award of Merit from CT Trust for Historic Preservation
Grant assistance, facade improvements, restoration; \$1 million



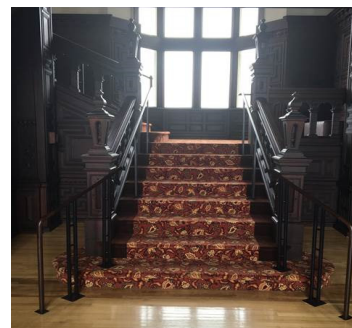
▲ Stowe Barn (c. 1851) Milford, CT

Stabilization and exterior repairs;
2,500 s.f., \$100,000



▲ Branford House (c. 1903), UCONN Avery Point in Groton, CT

Patio restoration, accessibility improvements, lighting and fire protection improvements,
window restoration; \$650,000



▲ Derby Public Library (c.1902), Derby, CT

Facility needs assessment, water infiltration,
masonry repairs; \$200,000



Adaptive Reuse as a Senior Center
13,000 s.f.; \$5 million

1929 - Eckersley-Hall School is built as a replacement for a c. 1870 district school that was destroyed by fire in 1928. Known as St. Sebastian School when it closed in 2009.

2011 - the building is purchased by the City of Middletown for \$800K. Silver / Petrucci + Associates is selected from 17 responding design firms for adaptive reuse as a senior center.

2012 - voters approve \$4.85 million for the project. Building is added to *State Register of Historic Places* for its:

- ▶ georgian revival-style architecture
- ▶ history as a neighborhood school planned by district parents
- ▶ naming after two local WWI army infantrymen killed in action
- ▶ depression-era mural

2012 - grant assistance to offset cost

- ▶ \$1.3M historic state tax credit
- ▶ \$172K SHPO Historic Restoration Fund grant for a new roof, soffit restoration, brickwork, cupola restoration
- ▶ eligibility for additional energy efficiency grants:
 - LEED® Silver (18-well ground source heat pump technology - geothermal)
 - Energy Efficiency Fund Great Ideas Grant
 - CL&P Energy Conscious Blueprint Award (\$15K)

2015 - Eckersley-Hall Senior Center opens to the community

2016 - Currently assisting the City with LEED registration.



Silver / Petrucci's renderings (above) were posted for the community outside the building prior to construction.

Pre-Construction



Existing exterior conditions included a deteriorating roof and cupola, brickwork and soffits which characterized the building.



Unique interior features included a 5'x15' mural painted by local artist Albert McCutcheon in 1936 for the Federal Art Project and Works Progress Administration. A working fireplace with a nursery rhyme tile surround also dated to the 1930s.

After Construction



Careful detailing ensured restoration of the cupola (above) and soffits and roof (below), preserved the exterior features of the building.



The historic mural was incorporated into the new gathering space above and the nursery rhyme surround and fireplace remain a focal point in the new library/reading room below.

