

# The Conservancy Chronicle



www.greenwichpoint.org • P.O. Box 377 • Old Greenwich, CT 06870 • Spring 2011

## A Message from President Chris Franco

*On May 21st, 2011, the Greenwich Point Conservancy will present a restored and renovated Innis Arden Cottage as a gift to the Town. A plaque in the central hall reads:*

*“Innis Arden Cottage has been lovingly and carefully restored by the Greenwich Point Conservancy as a gift to the people of Greenwich. We hope you will enjoy the magic of its beauty, history and heritage.”*

*One of the best things about the restoration of the Cottage, open to the public for the first time since Greenwich Point was purchased in the 1940s, is the public-private partnership that made it possible.*

*This project has been a triumph of collaboration among the GPC, the Town of Greenwich, and many others: the Bruce Museum, the Greenwich Shellfish Commission, the Friends of Greenwich Point, and the Greenwich Historical Society.*

*We thank all those whose efforts and generosity made this dream a reality.*

## A Milestone

The wood paneling was draped with wiring to bring electricity to a building designed for gaslight. Windows broken during a hundred years of nor'easters were boarded up. Plaster loosened by the leaking roof lay on the floors. But Innis Arden Cottage was still one of the most beautiful structures on the Eastern seaboard. Its site, its architecture and the sensibility that went into its design and construction were outstanding. When the GPC started the project to restore the Cottage we had high expectations. Seeing it returned to its original condition but updated for modern use has surpassed anything we could have hoped for.

While remaining true to the building's historic roots, the restoration has created the handicapped-accessible *Floren Family Environmental Center* with teaching, lab and public lecture space (funded by a \$300,000 gift from Livvy and Doug Floren), an “historical” area, and state-of-the-art green technology (see page 3). The three-phase restoration cost a total of \$1,500,000 — most of that raised at our Beach Ball benefits.

The Bruce Museum will move an upgraded Seaside Center to the Cottage. The Shellfish Commission will run programs there and has made significant contributions to the new facilities. The Friends



*This large brass tray, a replica of one that originally hung over the fireplace, is a gift of GPC board members Suzanne & Jack Prunier.*

of Greenwich Point donated plantings that now surround the Cottage. The Historical Society plans exhibits there and has closely followed our work.

It's safe to predict that Innis Arden Cottage will soon be Greenwich's favorite meeting place — and it will be the site of our 2011 Annual Meeting.

### Mark Your Calendar! Saturday, May 21st

GPC Annual Meeting &  
Innis Arden Cottage Dedication

Meeting	5:00 to 5:45pm
Dedication	5:45 to 6:30pm
Reception	6:30 to 7:30pm

## GPC Cited for Award-Winning Work

Last fall the Conservancy was recognized by two organizations for its restoration of Innis Arden Cottage: the Greenwich Historical Society and the Connecticut chapter of the Home Builders and Remodelers Association (the HOBI award).

Cited for outstanding volunteer efforts, the GPC was one of five recipients of the Greenwich Historical Society's Preservation Award for our restoration efforts of Innis Arden Cottage.

"It's important to impress upon town residents the value of preservation" said Preservation Award Program Chairman John Morris Dixon. "The winners clearly illustrate that recycling structures ... contributes greatly to the community. Preservation and restoration ... maintain the incomparable sense of place unique to Greenwich."

The annual HOBI honors excellence in the building and remodeling field throughout the entire state. Accepting the award for best exterior renovation, Murphy Brothers Contracting Vice President Sean Murphy said: "The renovation of the cottage was a team effort. ... We owe a special debt of gratitude to both Chris Franco and Krist Dodaro for all their direction. This is truly ... a tribute to our combined efforts and, of course, the absolutely beautiful Innis Arden Cottage."

## Our Next Project's Already Underway!



If you ever watched your child reach a tentative hand into the Seaside Center's touch tank or were lucky enough yourself to score a candy necklace at the concession stand, you're familiar with the serviceable, but stodgy, "Old Barn." Built back in 1887, it's the oldest structure still standing at Greenwich Point and before generations of Greenwich kids visited the Bruce Museum's marine life exhibits or bought a hot dog there, the building housed livestock on the Tod's estate.

But hidden inside that architectural ugly duckling is a seaside swan. Architect and GPC board member Krist Dodaro has already sketched drawings of the building restored to its original configuration: two separate wings — roofed over but with the center open — affording gorgeous views from the road straight through to the water.

An up-graded concession stand will be housed in one wing of the Old Barn, and plans include a terrace with tables for dining on the beach side. After the Seaside Center has moved to the newly restored Innis Arden Cottage, restrooms will be relocated to the other wing and the brick restroom building will be demolished. As residents enter the Point, this will open a glorious view all the way to the bluff.

The Old Barn restoration project is slated to begin in the Fall of 2012, and will require the GPC to raise approximately \$750,000. We hope that you'll help us restore this stone and shingle structure to its original beauty and bring a wonderful, up-graded resource to the community.

## Age One Hundred and Eight and the Most Up-To-Date Building in Town!



*This wind turbine, located at the Rosengarten Energy Education Courtyard, will power an ospreycam.*

**Wind power** Installed on a stone pillar next to the Cottage, a small, bird-friendly, sculpture-like wind turbine stores power in a battery pack to operate a web camera and video system monitoring osprey activity in Greenwich Cove. The turbine will provide an estimated 1,000 kilowatt hours of electricity a year.

**Solar panels** The eight panels, almost invisible on the one-storey section of the roof, are projected to generate about 2,300 kilowatt hours a year; we hope this will supply most of the Cottage's electricity needs. Sound Solar Systems and its allied company, Altus Power Management, estimate that the turbine will save about \$200 a year and the solar system about \$500 a year compared to conventionally generated electricity.

**The GPC's special thanks go to Sound Solar Systems and Altus Power Management** (both community-minded companies are based in Old Greenwich) for donating four solar panels and the total installation cost of the solar and wind turbine systems.

True to its purpose as the town's new Environmental Education Center, Innis Arden Cottage will be a showcase for state-of-the-art sustainable energy technologies: a geothermal system, solar panels, a wind turbine, and a rainwater collection system.

Unlike conventional power, these generating systems are totally emission-free. When the Cottage opens to the public on June 29, it will be one of the "greenest" town buildings.

**Geothermal energy** Two 550 foot-deep wells will tap heat stored beneath the earth's crust, available night and day, no matter the weather. The system, besides heating and cooling the building, will chill water for the Seaside Center's aquarium.

**Rainwater** will be stored to supply the Cottage's restroom toilets.

### A New Partnership: Greenwich Academy's Duff Center & the GPC

The Duff Center, established in July 2009, aims to help Greenwich Academy students engage with real-world challenges in a number of fields, including environmental stewardship, through internships and problem-solving experiences. This spring and summer, several 9th - 12th grade girls will serve as interns with one or two on site each week to assist in maintaining and monitoring the Cottage's alternative energy systems. (The GPC hopes to involve students from other Greenwich schools in the future.) Antoinette Decker, co-director of the Center, says the interns will also provide tours and talk with visitors to the *Matys and Ruth Rosengarten Energy Education Courtyard*.

The Courtyard was partially funded by a gift from GPC Vice President Nancy Wolf and her husband Jacob Rosengarten in memory of his parents. It will display educational information about the Cottage's sustainable energy systems. The Rosengartens, holocaust survivors who built new and rewarding lives in the United States, put a great value on education.

The Duff Center's mission to inspire every Greenwich Academy student to pursue her passions and apply her learning toward the common good honors Matys and Ruth Rosengarten's commitment to education.



# Beach Ball 2011

Join Us on the Bluff at  
Greenwich Point

Saturday, July 9th at 6PM

Cocktails, dinner,  
dancing, live auction,  
and sunset over New York



## Become a member of the Greenwich Point Conservancy!

- Friend \$25
- Supporter \$50
- Patron \$100
- J. Kennedy Tod Circle \$500

Make checks payable to Greenwich Point Conservancy or charge my membership donation to:

Name \_\_\_\_\_

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Credit Card Type \_\_\_\_\_

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**Thank you  
for your support!!  
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