



## **Tod Bryant**

### **Heritage Resources**

[www.heritageresourcesct.com](http://www.heritageresourcesct.com)

Architectural Historian  
Historic Preservation Consultant  
Architectural Photographer

### **Education**

MA	Historic Preservation	Goucher College
MS	Communications	State University of New York
BA	Russian	University of South Florida

### **Awards**

Hiram McCullough Award for best thesis in historic preservation  
Goucher College

Opler Membership Grant for Emerging Professionals  
Society of Architectural Historians

National Alliance of Preservation Commissions Fellowship

2017 Connecticut Trust for Historic Preservation Merit Awards

United Bank Building, New Milford, Connecticut  
Historic Rehabilitation Tax Credit Consulting  
Hubbard Mansion, Stamford Connecticut  
Historic Rehabilitation Tax Credit Consulting

2018 Connecticut Trust for Historic Preservation Merit Award

New Milford Telephone Building, New Milford, Connecticut  
Historic Rehabilitation Tax Credit Consulting

### **Qualifications**

Meets National Park Service Standards 36CFR61, Appendix A for:  
Architectural Historian  
Historian  
Historic Preservationist

Certified as an Architectural Historian by the Connecticut SHPO

### Rehabilitation Tax Credit Projects

- 2018                      Stony Creek Puppet House (c.1866)  
Former chapel, silent film house and summer theater returning to use as a theater.  
Client: Legacy Theater, Inc.
- 2017                      The Lodges (1923 and 1932), Norwalk, Connecticut  
Two former social club buildings being converted to mixed use.  
Client: Sonoson, LLC
- 2016                      Beecher Street School (1911) Southington, Connecticut  
Former school being converted into housing.  
Client: Florian Properties
- American Fastener Company (1900) Waterbury, Connecticut  
Former mill being converted into artists' housing.  
Client: O'Riordan Migani Architects LLC
- 2015                      Boese, Peppard Lace Mill (1904) Norwalk, Connecticut  
Former mill building being converted into transitional housing, a medical center and job training facility by a local nonprofit.  
Client: Open Door Shelter
- 2015                      United Bank Building (1903) New Milford, Connecticut  
This is a landmark bank building on the Town Green in the center of New Milford. All of its systems will be updated and it will be converted into office space.  
Client: Village Green Investments, LLC
- 2014                      Bridgeport Organ Company/ American Graphophone Complex (1880-1930) Bridgeport, Connecticut  
This is a sprawling 230,000 square foot, seven building mill complex that covers an entire city block. It will be converted into over 300 units of housing, retail and commercial space.  
Client: Bhagya Realty Holdings, LLC
- Hubbard Mansion (1869/1969) Stamford, Connecticut  
Former country estate converted to a Ukrainian Catholic girls' high school, which closed in 2003. The building will be refurbished and reopened as a private school.  
Client: Hubbard Mansion, LLC

- 2013                      Maplewood Court Apartments (1895-1904), Bridgeport, Connecticut  
Former public school rehabilitated into 32 units of affordable housing in 1998. The building is being renovated using both state and federal Historic Rehabilitation Tax Credits.  
Client: Maplewood Court Apartments, LP
- 2014                      Mansuy Automobile Showroom Building (1905), Hartford, Connecticut  
Underused former early automobile showroom building being rehabilitated as office space.  
Client: Peabody Associates, LLC
- 2012                      New Milford Telephone Building (1917), New Milford, Connecticut  
Long-abandoned former telephone company office building which was rehabilitated for office, storage and showroom space for a company which imports Modern design classics.  
Client: AMEICO, Inc.
- 2011                      Le Roy Shirt Company Factory (1922), Norwalk, Connecticut  
Vacant loft building which is being converted into office space on the first floor and apartments on the second floor.  
Client: SONO Metro, LLC

#### Rehabilitation Consulting

- 2016                      Waterbury Clock Factory (1893-1910) Waterbury, Connecticut  
Identification and evaluation of Character Defining Features of six now vacant buildings in a large mill complex as part of study for adaptive reuse.  
Client: New Opportunities, Inc.
- 2014                      First United Methodist Church Building (1895) Norwalk, Connecticut  
Spectacular masonry church with an original 19<sup>th</sup> century interior and many stained glass windows, which stood empty for over five years. It is now being rehabilitated by a new congregation.  
Client: Macedonia Church 2010-2012
- Rowayton Community Center (1910), Rowayton, CT  
Consulting services for the preparation of a successful Historic Restoration Fund grant application from the Connecticut Commission on Culture and Tourism for the repair of a 1910 slate roof. Grant Amount: \$146,600.  
Client: Sixth Taxing District, Norwalk, CT

- 2009 – 2013      Grumman-St. John House (ca. 1780), Norwalk, CT  
Advise the Norwalk Inn and Conference Center, Inc. on adaptive reuse and application of the Secretary of the Interior's Standards for Rehabilitation for their conversion of a historic home into extended stay suites.  
Client: Norwalk Inn and Conference Center
- 2008 – 2016      Fodor Farm Homestead (ca. 1802), Norwalk, CT  
Advise the City of Norwalk on adaptive reuse of historic farmhouse and consulting services for the preparation of a successful Historic Restoration Fund grant application from the Connecticut Commission on Culture and Tourism. Grant Amount: \$100,000  
Client: City of Norwalk, CT
- 2009      French World War I artillery piece  
Supervise repair and conservation of 155mm DeBange Model 1877 French artillery piece to be displayed on the Norwalk Green as part of a monument to citizens of Norwalk, Connecticut who served or died in World War I. This project included selection and supervision of conservator as well as writing and submitting a National Register nomination for the cannon and monument.  
Client: First Taxing District, Norwalk, CT
- 2008 - 2011      Ocean Parkway Viaduct  
Supervise repair and restoration of glazed terracotta tile panels on elevated train viaduct built in 1916, including approval of manufacturer as well as all other aspects of repair and installation of the tile.  
Client: Historical Perspectives, Inc.  
New York City Transit Authority

### **Preservation Documentation**

#### **Historic Building Inventory and Evaluation**

- 2015      Historic Resource Inventory, Phase III – South Windsor, Connecticut  
Client: Town of South Windsor
- 2014      Historic Resource Inventory, Phase I – Meriden, Connecticut  
Client: City of Meriden
- 2013      Historic Resource Inventory, Phase II – Clinton, Connecticut  
Client: Town of Clinton

Historic Resource Inventory, Phase I - Deep River, Connecticut  
Client: Deep River Historical Society

Historic Resource Inventory, Phase I – Lebanon, Connecticut  
Client: Town of Lebanon

2011` Downtown Bridgeport, Connecticut Historic Districts (c. 1830-1968)  
Inventory and architectural reevaluation of over 100 civic, commercial and residential buildings in three National Historic Districts to determine the current condition of buildings in the district and to identify more buildings which could now be listed in the National Register. Districts and individual buildings were listed in the National Register from 1972 through 1987.  
Client: City of Bridgeport

2009 Bull's Head Tavern, Bridgehampton, NY  
Inventory and architectural evaluation of four building complex, built from 1835 to 1880, as part of an Environmental Impact Statement.  
Client: Historical Perspectives, Inc.

PepsiCo, Inc. Headquarters complex, Purchase, NY  
Inventory and architectural evaluation of all buildings in the PepsiCo Headquarters complex, including the 1967 Edward Durell Stone-designed main buildings, the sculpture garden, a colonial revival home and outbuildings and two former landscape contractor complexes.  
Client: Historical Perspectives, Inc.  
PepsiCo, Inc.

#### National Register of Historic Places

2017 Burrall-Belden House (c.1741-c.1803), Falls Village, Connecticut  
Architectural evaluation, research, photography and writing of National Register of Historic Places nomination for a very well preserved house with elements of three phases of development.  
Client: owner

2016 Hubbard Heights Historic District (c.1845-c.1965) Stamford, Connecticut  
Architectural evaluation of 561 buildings in a residential and area of Stamford that developed around the former Hubbard Estate as a middle class enclave. Research and writing of National Register of Historic Places nomination for this district.  
Client: Hubbard Heights Association

- 2015      Whistleville Historic District (c.1825-c.1960) Norwalk, Connecticut  
Architectural evaluation of 432 buildings in a residential and area of Norwalk that developed as home for many Italian and Hungarian immigrants in the early 20<sup>th</sup> century. Research and writing of National Register of Historic Places nomination for this district.  
Client: Norwalk Redevelopment Agency
- 2014      High Street Historic District (1710-1958), Clinton, Connecticut  
Inventory and architectural evaluation of 62 buildings in a residential and industrial area of Clinton that developed around the Pond's cosmetic factory. Research and writing of National Register of Historic Places nomination for this district.  
Client: Town of Clinton
- Rowayton Depot Historic District (1820-1963), Norwalk, Connecticut  
Inventory and architectural evaluation of 124 buildings in a residential area of the Rowayton Section of Norwalk that developed around the railroad station. Research and writing of National Register of Historic Places nomination for this district.  
Client: Rowayton Historical Society
- Sturges-Wright House (c.1765), Westport, Connecticut  
Architectural evaluation, research, photography and writing of National Register of Historic Places nomination for an 18<sup>th</sup> century house with early 19<sup>th</sup> century and early 20<sup>th</sup> century elements.  
Client: owner
- Mansuy and Smith Automobile Showroom Building, Hartford, Connecticut  
Architectural evaluation, research, photography and writing of National Register of Historic Places nomination for an early twentieth century (1909-1913) automobile showroom building.  
Client: owner
- 2013      Bushnell-Dickinson House (1790), Old Saybrook, Connecticut  
Architectural evaluation, research, photography and writing of National Register of Historic Places nomination for a very well preserved Georgian house.  
Client: owner

2012

Le Roy Shirt Company Factory (1921), Norwalk, Connecticut

Architectural evaluation, research, photography and writing of National Register of Historic Places nomination for this early twentieth century loft building.

Client: owner

Plainville Congregational Church (1850), Plainville, Connecticut

Architectural evaluation, research, photography and writing of National Register of Historic Places nomination for this extremely well-preserved church building designed by Connecticut Architect, Henry Austin.

Client: owner

2010

Allen House (1958), Westport, Connecticut

Architectural evaluation, research, photography and writing of National Register of Historic Places nomination for this Modern house designed by Chicago architect Roy Binkley. The original owner of the house was a Modern furniture designer and Binkley studied with Mies van der Rohe.

Client: owner

Oysterman's Row Historic District (1840-1920), Norwalk, Connecticut

Inventory and architectural evaluation of over 80 buildings in a residential area of the Rowayton Section of Norwalk that was first occupied by oystermen. Research and writing of National Register of Historic Places nomination for this district.

Client: Rowayton Historical Society

Village Creek Historic District (1949-1965), Norwalk, Connecticut

Inventory and architectural evaluation of 67 buildings in a district of mid-century Modern houses in a community association, founded in 1949, with ground-breaking antidiscrimination rules and design review powers. Research and writing of National Register of Historic Places nomination for this district.

Client: Village Creek Home Owners Association

2009

Restmore (1910), Southport, Connecticut

Architectural evaluation, research, photography and writing of National Register of Historic Places nomination for the former summer home of Dr. Ira DeVer Warner in Fairfield, Connecticut. The building was designed by Ehrick Kensett Rossiter.

Client: owner

- 2008 Lime Rock Park (1955) (photography only), Lakeville, Connecticut  
One of the United States' first purpose-built sports car racing tracks.  
Client: Historical Perspectives, Inc.  
Lime Rock Park, Inc.

Connecticut State Register of Historic Places

- 2016 Beecher Street School (1911-1921)  
Architectural evaluation, photography and historical research for a former Progressive Era elementary school.
- 2015 Boese, Pepard Lace Mill (1904) Norwalk, Connecticut  
Architectural evaluation, photography and historical research for a former lace mill, later used to manufacture heavy industrial saws. This building will be converted into transitional housing, a medical center and job training facility.  
Client: The Open Door Shelter, Inc.
- 2013 New Canaan Town Hall (1909), New Canaan, Connecticut  
Architectural evaluation, photography and historical research for the Colonial Revival style New Canaan Town Hall, designed by New York architect Edgar Alonzo Josselyn. Josselyn also designed the Stamford, Connecticut City Hall and the Tuckahoe, New York, Village Hall.  
Client: New Canaan Preservation Alliance
- 2012 First United Methodist Church (1898) Norwalk, Connecticut  
Architectural evaluation, photography and historical research for the First United Methodist Church building designed by Melvin H. Hubbard using the auditorium plan for the sanctuary and the Akron Sunday School Plan for the education wing.  
Client: Norwalk Redevelopment Agency
- 2010 Bijou Hall (ca. 1897) Jewett City, Connecticut  
Architectural evaluation, photography and historical research for the former American Polish Citizens Club building, which served as the community center for this ethnic group for more than fifty years. It is being converted into housing for disabled female veterans.  
Client: Women's Institute for Housing and Economic Development



## Historic American Buildings Survey

- 2018 Troop C Armory (1903), 1555 Bedford Avenue, Brooklyn, New York  
(Photography only)  
Large format and digital photography of 116,000 s.f. armory.  
Client: Historical Perspectives, Inc.  
BFC Partners
- 2017 R2 and R3 (1910), Naval Annex Brooklyn Navy Yard (Photography only)  
Large format and digital photography of former nurse's residences.  
Client: Historical Perspectives, Inc.  
Steiner Studios
- Fulton Avenue Bridge (1895), Mt. Vernon, New York (Photography only)  
Large format and digital photography of Berlin Bridge Company bridge  
carrying Fulton Avenue over railroad tracks.  
Client: Historical Perspectives, Inc.  
Metro North Railroad
- 2013 454 West 55<sup>th</sup> Street (1895), New York, New York (photography only)  
Large format and digital photography of former church converted to a  
theater in 1964.  
Client: Historical Perspectives, Inc.  
New York City Landmarks Preservation Commission
- 2011 Cedar Grove Beach Club (c. 1920 – c. 1965), Staten Island, New York  
(Photography only)  
Large format and digital photography of beach cottages and Community  
Center.  
Client: Historical Perspectives, Inc.  
New York City Parks Department
- 2009 427 West 13<sup>th</sup> Street (1936), New York City  
Architectural evaluation, large format photography and historical  
research for this former meat packing building on the High Line on the  
Lower West Side of Manhattan.  
Client: Historical Perspectives, Inc.  
New York City Landmarks Commission
- Sturges Gardener's Cottage (1840), Fairfield, Connecticut  
(Photography only)  
Client: Fairfield Historical Society

- 2008                      Mill Basin Bridge (1940)  
Architectural evaluation, large format photography and historical  
research for the only bascule bridge on the Belt Parkway.  
Client: Historical Perspectives, Inc.,  
New York City Department of Transportation
- New York Foundling Home (1874) (photography only)  
Client: Historical Perspectives, Inc.,  
New York City Department of Social Services
- 2007                      Micheels House (1971) (photography only)  
Residence designed by Paul Rudolph  
Client: Connecticut Trust for Historic Preservation
- 2006                      Seth Wetmore House (1746)  
Architectural evaluation, large format photography and historical  
research for this important early example of a Connecticut River Valley  
“River God” house.  
Client: Connecticut Commission on Culture and Tourism

#### Historic American Landscape Survey

- 2009                      St. Elisabeths Hospital Western Campus (1855-1987), Washington, DC  
(Photography only)  
Client: Heritage Landscapes, Inc.  
General Services Administration

#### Historic Structure Reports

- 2011                      Bird Homestead, Rye, New York  
The Bird family property was home to two generations of world  
renowned scientists: entomologist Henry Bird, archaeologist Junius Bird  
and paleontologist Roland Bird. The property includes a remarkably well  
preserved ca.1835 Greek Revival residence, a barn built in 1885 and a  
workshop built before 1912. It will be restored and eventually will be  
open to the public.  
Client: Committee to Save the Bird Homestead  
Funding: National Trust for Historic Preservation

## Mitigation Documentation

2017	Griffin Button Factory, 223 Canal Street, Shelton Connecticut
2015-2017	Hurricane Sandy mitigation documentation for 18 houses in Milford, East Haven and Westport
2013	The Norwalk Company building (1900) Client: Spinnaker Real Estate Partners
2010	Perry-Blauvelt House (c. 1752), Pearl River, NY (Photography only) Client: Historical Perspectives Pearl River Veterans, LLC
2009	Clarke Estate Gardener's Cottage (c.1900) Old Westbury, NY (Photography only) Client: Historical Perspectives State University of New York

## Preservation Consulting

### Urban Revitalization and Planning

2016-2017	Update to historic preservation section of master plan, revision of Demolition Delay Bylaw and update of Historic Resource Inventory. Client: Cecil Group for Town of Randolph, MA
2016	History of the Webster Street Block, Norwalk, CT History of the site of a 1960s Urban Renewal project in the center of South Norwalk as part of a new planning initiative. This site has been the most significant area in this part of Norwalk since the early 18 <sup>th</sup> century. Client: Norwalk Redevelopment Agency
2015	Architectural evaluation, National Historic District nomination and tax credit strategies for the revitalization of the Whistleville neighborhood of Norwalk, Connecticut. The project is funded by a Vibrant Communities Initiative grant from the Connecticut Trust for Historic Preservation. Client: The Cecil Group for the City of Norwalk, CT

2013-2014 Architectural evaluation, National Historic District nomination and tax credit strategies for the revitalization of the former Ponds/Unilever facility and surrounding area in Clinton, Connecticut.

The project was funded by a Vibrant Communities Initiative grant from the Connecticut Trust for Historic Preservation.

Client: The Cecil Group for the Town of Clinton, CT

2013 Architectural evaluation and tax credit strategies for the revitalization of the Walnut Hill Historic District in New Britain, Connecticut.

The project was funded by a Vibrant Communities Initiative grant from the Connecticut Trust for Historic Preservation.

Client: The Cecil Group for the City of New Britain, CT

## Section 106

2012 Architectural evaluation of historic buildings and streetscapes on Main Street in Derby, Connecticut for potential effects of road widening project.

Client: Heritage Consulting, Inc.

## Presentations

2017 The Irish in Connecticut: Reminders of the Past  
Knights of St. Patrick  
New Haven, Connecticut

Over Here: Norwalk in World War I  
Norwalk Preservation Trust Tour

2016 Taking Credit: Using Historic Rehabilitation Tax Credits  
Cultural Alliance of Fairfield County  
Creative Spaces for the Creative Economy Conference

Victorian Splendor  
Norwalk Preservation Trust Tour

2015 Hidden in Plain Sight: Norwalk in the National Register of Historic Places  
Norwalk Preservation Trust tour

Historic Preservation Alphabet Soup  
East Haven Historical Society

- Historic Buildings of South Windsor, Connecticut  
South Windsor City Council
- 2014 The Ten Commandments: History of the Secretary of the Interior's  
Standards for Rehabilitation  
Association for Preservation Technology  
2014 Symposium, Boston, Massachusetts
- History and Architecture of Norwalk's First United Methodist Church  
Macedonia Church, Norwalk, Connecticut
- Historic Buildings of South Windsor, Connecticut  
South Windsor Historic District Commission
- Historic Buildings of Downtown Meriden, Connecticut  
City of Meriden
- 2013 Historic Buildings of Clinton, Connecticut  
Clinton Historic District Commission
- 2012 Historic Buildings of Deep River Center, Connecticut  
Deep River Historical Society
- 2011 History and Use of the Secretary of The Interior's Standards for Rehabilitation  
Connecticut Chapter of the American Institute of Architects
- 2010 How Modernism Got to Westport, Connecticut  
Westport Historical Society
- Village Creek and the National Register of Historic Places  
Norwalk Museum
- 2009 Liberty Square: From the beginning of Norwalk to buildings on the bridge.  
Norwalk Historical Society
- The Colonial Revival and Manice DeForest Lockwood's Oak Hill  
St. Philip Artists' Guild, Norwalk, Connecticut
- Architectural History of Norwalk's Wall Street (walking tour)  
Norwalk Arts Commission
- 2008 Architectural History of South Norwalk (walking tour)  
Norwalk Arts Commission

Finding a Balance: Converting Historic Buildings into Low-Income Housing  
Goucher College

Detlef Leinau and Second Empire Domestic Architecture in Norwalk  
Lockwood-Mathews Mansion Museum

Visible History: Norwalk's Architectural History  
Norwalk Historical Society

### **Academic**

1976-2015      Part-time Associate Teaching Professor  
Teaching and developing intermediate and advanced photography  
courses for New School University and Parsons School of Design  
undergraduate and continuing education students.

### **Photography**

1976-Present      Tod Bryant Photography  
Professional photographer specializing in images for annual reports,  
web sites, advertising and brochures for corporate clients, as well as  
architectural photography.

### **Organizations and Committees**

2017 – present      Steering Committee for Norwalk Plan of Conservation and Development  
A committee charged with providing guidance to the Planning  
Commission in the development of a new master plan for Norwalk,  
Connecticut

Mayor's Walk Bridge Design Advisory Committee  
A committee charged with providing input to the engineering and  
design team for a new \$1.1 billion double span railroad lift bridge over  
the Norwalk River.

2014-present      Steering Committee – Fairfield County Preservation Network (FCPN)  
A subgroup of the Cultural Alliance of Fairfield County, FCPN  
provides a communication links (emails links, section of weekly news  
emails and live events) for groups and individuals involved in historic  
preservation in Fairfield County, Connecticut.

2014 – 2016	<p>Mayor's Task Force for Economic Development Committee charged with creating an Economic Development Plan for the City of Norwalk.</p>
2010-Present	<p>Connecticut Preservation Action – Board of Directors Chairman – Historic Rehabilitation Tax Credit Committee Led successful effort to revise Connecticut Historic Rehabilitation Tax Credit to include more historic building types and uses.</p> <p>Member – Legislative Agenda Committee</p>
2008-Present	<p>Fodor Farmhouse Restoration Committee – Member This City of Norwalk committee chose an architect and contractor to complete the rehabilitation of a c.1802 farmhouse owned by the City of Norwalk at Fodor Farm. Committee also includes the City's Director of Recreation and Parks, Director of Purchasing and Buildings and Facilities Manager.</p>
2007-Present	<p>New Canaan Preservation Alliance – Advisory Board Advise The New Canaan Preservation Alliance in aspects of the organization's programs and operations.</p>
2003-Present	<p>Norwalk Preservation Trust – President and co-founder</p> <p>The mission of the NPT is to be an advocate and resource for historic preservation. We work for the preservation of important historic assets and seek to raise awareness of all aspects of Norwalk's visible history. Web site: <a href="http://www.norwalkpreservation.org">www.norwalkpreservation.org</a></p> <p>Recipient of 2011 Connecticut Trust for Historic Preservation Merit Award for Community Service.</p> <p>Awarded Congressional Citation of Special Merit from U. S. Congressman Jim Himes.</p> <p>Awarded Official Citation From Connecticut General Assembly</p> <p>Awarded Special Citation by Governor of Connecticut</p>

### **Affiliations**

Association for Preservation Technology – Northeast Chapter  
Connecticut Preservation Action  
Connecticut Trust for Historic Preservation  
Fairfield County Preservation Network  
National Trust for Historic Preservation  
Norwalk Historical Society  
Norwalk Preservation Trust

### **Military**

U. S. Army veteran