Cover: State Sen. Bob Duff and Co-Director Wes Haynes present a maintenance and repair grant check to congregants of Canaan International Baptist Church, Norwalk.
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Message from the Chair and Executive Director

We are thrilled to be able to offer you this first-ever Annual Report — documenting a banner year for the Connecticut Trust for Historic Preservation!

First and foremost, we thank you for all that you do to steward and protect the places we all care about. From participating in advocacy campaigns to alerting us to issues happening in your neighborhood to supporting us financially, you make all of our work possible.

With your support, we have been thinking big. Over the last year, we worked with our Board of Trustees, staff, partners, and members to develop a five-year Strategic Plan. Together, we identified three primary goals:

- Make a big impact
- Engage and inspire
- Strengthen our organization

How well are we achieving these goals? Please, read on! Our programs touch every corner of the state, assisting homeowners, developers, nonprofits, and local governments facing preservation challenges. Our Circuit Riders offer a guiding hand to communities that need a little help. We are reaching out to new audiences, with a website in development and hundreds of people connecting to our industrial mill heritage through our Making Places program. Thanks to prudent financial management, we closed FY2018 with a modest surplus, which we are actively putting to work for new programs.

Your support this year is more meaningful than ever. Thank you again for being a part of the dedicated community of people in Connecticut engaged in appreciating, preserving, protecting, and promoting the state’s irreplaceable historic places.

Sara C. Bronin, Chair
Jane Montanaro, Executive Director
MAKE A BIG IMPACT — Strategic Plan Goal #1

In FY2017-2018, the Connecticut Trust for Historic Preservation made a significant impact on Connecticut’s communities. In this Annual Report, we highlight the Circuit Rider program, our grant program, and our latest easements — which together have touched over 100 communities around the state.

Circuit Riders By the Numbers:
224 calls
87 communities
24,000 miles traveled

Grants By the Numbers:
$141,520 distributed
27 projects

Loans By the Numbers:
$150,000 devoted to Norwich

Easements By the Numbers:
2 new Easements in 2018
33 total easements

Offering Preservation Guidance Statewide

When facing critical stewardship decisions, you know you can count on the Trust’s two Circuit Riders to provide expert guidance.

The Connecticut Trust stays on the “front lines” of preservation around the State, thanks to our popular Circuit Rider program.

Our two Circuit Riders provide immediate, on-site, no-cost assistance to historical societies, property owners, developers, elected officials, and local preservation commissions across Connecticut. They offer 4 important services:

1. Technical assistance to help identify planning and capital needs and to suggest appropriate preservation techniques
2. Financial guidance to provide and identify appropriate grants and loans
3. Leadership in convening and negotiating among stakeholders
4. Policy and legal support, to empower communities to tailor-make laws to protect their assets

In 2018 the Trust, in partnership with New London Landmarks, State Historic Preservation Office, and the National Trust for Historic Preservation succeeded in preventing the demolition of 116 and 130 Bank Street in the heart of New London’s National Register downtown historic district. Circuit Rider Brad Schide was instrumental in coordinating expert testimony made possible with mini-grants.
In providing these services, the Circuit Riders aim both to ensure that historic places are repaired, rehabilitated, and reused, and to increase local capacity for stewardship and good policy-making.

**In FY 2017-2018, Circuit Riders answered 224 calls for help with site visits, logging in about 24,000 miles traveling to 87 communities in all eight Connecticut counties.**

The Circuit Rider program was established in 2001 with funding from the National Trust for Historic Preservation. Since 2010, support has come primarily from the State Historic Preservation Office, through the Community Investment Act — and through supporters like you.

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**Funding Preservation through Grants**

Since 2003, the Trust has helped distribute over $5.5 million in matching grants to local governments, nonprofit organizations, and private property owners. Our Trust matching grants have provided recipients with funding for community planning, maintenance, repairs, architectural design, and engineering studies. In FY2017-2018, budget cuts at the State of Connecticut reduced public funding for our grant programs. However, careful budgeting and the continued partnership with the 1772 Foundation allowed the Trust to award **$241,120 in matching grants to 27 nonprofit owners of historic places for maintenance and repair.** We focused on this type of award because funding for maintenance and repair is difficult to obtain — especially for nonprofit organizations. In the coming years, we will continue to solicit your help in supporting this impactful grant program.
1772 Connecticut Historic Preservation Grants

For the eighth year, we partnered with the 1772 Foundation to distribute maintenance and repair grants to nonprofit organizations. This year, we granted $191,120 to repair 20 historic places. Applications — from 56 museums and historical organizations in 45 communities — demonstrated a capital repair need of more than $1.6 million in work.

Bristol, American Clock and Watch Museum: $4,000
Canton Historical Society: $6,000
Historical Society of East Hartford: $7,500
Enfield Historical Society: $15,000
Southport, Pequot Library: $1,500
Guilford: Dorothy Whitfield Historical Society, $12,000
Guilford, Dudley Foundation, $12,000
Hampton, Connecticut Audubon Society, $15,000
Hartford, Cedar Hill Cemetery Foundation: $6,500
Lisbon Historical Society: $10,000
Mansfield: Joshua’s Tract Conservation & Historic Trust, $15,000
Middletown, Rockfall Foundation, $12,000
Mystic, Denison Society, $12,000
Mystic Seaport Museum: $12,000
New Haven Museum: $12,000
New Milford, Weantinoge Heritage Land Trust, $10,000
Norwich Historical Society: $5,000
Old Saybrook Historical Society: $12,000
Simsbury Historical Society: $3,620
Torrrington Historical Society: $12,000

Connecticut Trust Maintenance & Repair Grants

Through careful budgeting, the Trust was able to set aside $50,000 from its operating budget to help nonprofit religious organizations meet critical maintenance and repair needs. This year, we gave grants to 7 historic religious places listed on the National Register of Historic Places, from a field of 41 requests totaling $535,185.
Stewarding Legacies through Easements

The CT Trust placed a preservation easement on the Oliver West house (c1813) in East Hampton to honor the wishes of Violet Murphy, its former owner, to protect it in perpetuity. Her estate gifted to the house for sale to return it to use as a private residence. Proceeds from the sale will support Trust programs.

Brooklyn, Unitarian Universalist Society: $10,000
Hartford, Liberty Christian Center: $10,000
New Haven, Mt Gideon Faith Fellowship Church: $9,000
New Haven, Trinity Lutheran Church: $4,000
Norfolk, Church of Christ: $3,500
Norwalk, Canaan Institutional Baptist Church: $10,000
Windsor, Grace Episcopal Church: $3,500

The Trust helps steward Connecticut’s historic treasures with our monitored easement program, maintaining the buildings and owners’ legacies of care for future generations. This year, the Trust accepted two new historic properties to its diverse portfolio. We now protect 33 historic places in perpetuity.

Preservation easements are legal agreements that grant the Connecticut Trust a limited right to protect a property from changes that are not in keeping with its historic, architectural, or natural character. By granting an easement to the Trust, the property owner or “donor” retains title, use, and control of the property. Our easements require routine maintenance, informed by periodic inspections by the Trust. They guide specific future changes to the property, such as subdivision, alterations, and additions. Our easements run in perpetuity, binding future owners. The terms of Trust easements are flexible to fit particular situations and can be used to qualify for a federal income tax deduction.

We have operated a preservation easement program for more than twenty years. Our easements include office buildings in New Haven, condominium complexes in Norwich and New Milford, a number of single-family houses, and open land that provides historic settings for early farmhouses in Ledyard and Ashford. To learn more about how to put a preservation easement on your property, please contact Chris Wigren, Deputy Director, at 203-652-6312 or cwigren@cttrust.org.
ENGAGE & INSPIRE — Strategic Plan Goal #2

The Connecticut Trust for Historic Preservation aims to engage new audiences and inspire a diverse array of stakeholders to support preservation. As described in this Annual Report, we spent the last year leading exciting public programs, bringing industrial heritage to all through an award-winning survey, fiercely advocating for strong policies protecting our heritage, and celebrating preservation excellence through our Annual Awards. In the process, we were able to embrace dozens of partner organizations and hundreds of new audience members.

Creating Exciting Public Programs

The Trust offers public programs that connect local people with historic places in our communities.

Preserving historic places without owning them — the kind of historic stewardship we practice — demands informed and engaged local partners. This year, the Trust sponsored events around the state focused on why we value historic places and the stories they embody — including often heroic stories of how they were saved.

Six of these programs were open house-talks, a new format introduced this year in partnership with local realtors, owners, and heritage organizations.

In Hartford, we screened a new film on the life and work of pioneering landscape architect Beatrix Farrand, followed by a panel discussion, led by the director of the film, on the stewardship of her four major Connecticut gardens open to the public. We held this event to a packed house of 150 people in partnership with the Connecticut Chapter of the American Society of Landscape Architects.
Bringing Mills to Everyone

The Trust completed *Making Places*, a multi-year survey to promote and stimulate preservation and reinvestment in Connecticut’s historic mills and factories, and launched an award-winning website.

Following on successful statewide surveys of town greens and barns over the past decade, in 2013 the Trust received funding from the Community Investment Act through the State Historic Preservation Office to examine historic mills. *Making Places* originated from a goal in State Historic Preservation Plan of 2011 to recognize Connecticut’s exceptional manufacturing heritage *to increase the number of industrial buildings eligible for the federal and state tax credits, thereby encouraging their adaptive re-use.* Over four years, the Trust

- identified, named and located over 1,400 places
- documented 430 underutilized properties as potential candidates for tax credits
- provided $339,000 grant funding toward planning projects in all eight counties, leveraging $2.2 million in subsequent pre-development and construction
- provided technical assistance in 40 mill projects
- made 16 public presentations showcasing successful rehabilitation projects to more than 1,000 stakeholders

The website *Mills: Making Places of Connecticut*, launched in 2017, builds on the data and relationships with diverse stakeholders generated through *Making Places*. The site has received two statewide awards and one national award for the innovative way it links the historic resource survey data to land use data sought by developers and information on businesses and activities within the mills of interest to the general public. In giving the survey one of 7 Connecticut Main Street Center 2018 Awards of Excellence, Kimberley Parsons-Whitaker, Associate Director, lauded the Trust team for “*leading their communities and our state in improving the quality of life and our economy.*”
Advocating for Our Historic Heritage

We champion preservation of Connecticut’s historic places. In FY2017-2018, the Connecticut Trust advocated to protect critical public funding for historic preservation and to support re-using significant vacant public buildings.

Federal Advocacy: The Federal Rehabilitation Tax Credit Program has been the driving force in making the adaptive re-use of endangered buildings economically feasible and transforming large scale buildings and downtowns. In Connecticut, federal tax credits have stimulated historic rehabilitation of 144 places amounting to an investment of over $900 million between 2002 and 2016. In Federal FY 2017 alone, rehabilitations of 17 historic places — a total investment of over $144 million — were completed with federal tax credits.

Last fall, the federal tax credit was threatened with elimination during tax reform efforts in Congress — a move that would have crippled or halted ongoing revitalization projects throughout Connecticut. The Trust joined a consortium of statewide organizations to make the case to elected representatives in the northeastern states of the powerful impact the tax credits have made in creating local jobs and stimulating private investment while saving our historic places. This message got through and the tax credits were saved with some modifications.

State Advocacy: The Trust, in partnership with Connecticut Preservation Action (CPA) and our Community Investment Act (CIA) partners were successful in our coordinated effort to prevent a complete sweep of CIA funding this year. However, our joint efforts with CPA to raise the cap on Connecticut’s state historic rehabilitation tax credits did not succeed.

The Trust also advocated for places that matter such as Seaside Sanitarium, and hosted technical workshops on the problem of demolition by neglect of vacant municipally-owned historic properties.
Celebrating Preservation Excellence

The Trust’s annual awards in 2018 celebrated the accomplishments of people who made our state a better place to live by, among other things: rescuing and recycling agricultural places for community use; converting industrial places to residential, office, and educational use; transforming private houses; giving museums new leases on life; and showing a community’s gratitude and respect for its war heroes.

The Trustees Award  George Malkemus and Anthony Yurgaitis
for outstanding stewardship at Arethusa Farm, Litchfield.

Janet Jainschigg Award  John Herzan
for professional excellence over 40 years in historic preservation

Mimi Findlay Award  Regan Miner
for promising accomplishment in historic preservation early in her career

2018 Awards of Merit

Town of Bolton, Bolton Heritage Farm Barn conservation
Fairfield Museum, Sun Tavern and Victorian Cottage restoration, Fairfield
Richard Granoff and Jeffrey Mendell, former CL&P Service Station historic rehabilitation, Greenwich
Preservation of Affordable Housing, Inc., Billings Forge historic rehabilitation, Hartford
Dakota Partners, former Pratt & Whitney Machine Shop historic rehabilitation, Hartford
UCONN, former Hartford Times Building adaptive re-use, Hartford
Kenneth Sena and Joseph Mazaferro, Rufus Stillman cottage restoration, Litchfield
Lesley Mills, Sanford-Bristol house restoration/historic rehabilitation, Milford
City of New Britain, Veterans’ memorials restoration
Anne McB. Curtis, sensitive addition to Victorian house, New Haven
AMEICO Inc., former SNET Company building adaptive re-use, New Milford
Stamford History Center/City of Stamford, Hoyt-Barnum house relocation/restoration, Stamford
Historic Talcott Mill, LLC, former Talcott Brothers Mill historic rehabilitation, Vernon
Friends of Lachat/Town of Weston, Lachat Farm historic rehabilitation, Weston

Nominated by one of our Trustees, Ellen Gould, and a Trustee-elect, Ed Gerber, the Trust is presented its first Trustees’ Award for Stewardship to George Malkemus and Anthony Yurgaitis for their reclamation and reactivation of Arethusa Farm as a successful dairying business.

Over the past 19 years, George and Tony have preserved 300 acres of agricultural land in Litchfield with numerous historic houses and barns, rehabilitated three historic commercial buildings in the village of Bantam some two miles distant, stimulated strong visitor traffic to their locations, and created 250 jobs on the farm and in the production, wholesale, and retail chain.
The Connecticut Trust is taking action to ensure that it remains a strong organization. In this year’s Annual Report, we highlight the financial strength of our organization. As the reports show, we closed the year with a small surplus—which are reinvesting in programming and staff development.

Looking beyond this fiscal year, we are currently formulating a development plan that will help us ensure that the value and visibility of the Trust’s work attracts financial support from a wide range of sources. In addition, we are identifying ways to support membership growth and engagement. Stay tuned for more on how we will continue to strengthen the organization.

The Connecticut Trust for Historic Preservation ended its FY2017-2018 on June 30, 2018 with Total Assets of $1,655,298.

These assets include an endowment fund and easement stewardship fund maintained by the Trust totaling $367,141.

For the twelve-month period ending June 30, 2018, the Trust had $1,416,263 operating revenues and $1,333,196 in expenses. Investment income, primarily led by gains in the endowment and easement stewardship accounts totaled $7,937.

INCOME STATEMENT
June 30, 2018

Operating Revenue
Corporation & Foundation $343,095
Individuals / Organizations $195,688
Government Statutory Grant $380,000
Other Government Grants $341,684
Program Services $155,795

Total Revenue – Net $1,416,236
**Operating Expenses**

- Program Services: $864,918
- Grants: $240,000
- Development/Fundraising: $108,390
- Administration: $119,888

**Total Expenses**: $1,333,196

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**BALANCE SHEET**

**June 30, 2018**

**Current Assets**

- Cash and Cash Equivalents: $1,525,298
- Operating Investments: $87,021
- Other Current Assets: $18,416
- Restricted Assets: $437,410
- Property and Equipment, Net: $217,934

**Total Assets**: $2,089,929

**Accounts Payable**: $25,225

**Other Current Liabilities**: $409,406

**Total Liabilities**: $4,346,631

**Net Assets**: $1,655,298

**Total Liabilities and Net Assets**: $2,089,929
Our Contributors
Supporting the Trust’s Work

The Connecticut Trust for Historic Preservation gratefully acknowledges the many individuals, organizations, foundations, corporations and government agencies that supported our work during the past fiscal year. Annual contributions and membership ensure that the Trust advances our supporters’ shared preservation goals.

The Trust’s First Annual Golf Classic was held at the Shennecossett Golf Course in Groton, CT on September 22, 2017. We had 39 golfers and an additional 10 people for dinner later in the day. There were 22 sponsors including businesses, nonprofits, and a foundation that made the day possible.

The following list reflects the total giving by donors who contributed $100 or more between July 1, 2017 and June 30, 2018 as a Trust member or to the Annual Fund.

**Trust Circle**
**Chairman’s Circle**
$100,000 and above
The 1772 Foundation
Lesley Mills
State Historic Preservation Office,
Department of Economic and Community Development
Summer Hill Foundation

$10,000 and above
Mr. and Mrs. Peter L. Malkin
Suzanne Salomon

$5,000 and above
M. L. E. Foundation
Howard Gilman Foundation

**$2,500 and above**
Anderson-Paffard Foundation, Inc.
Pratt Family Fund
Jeremy and Joan Frost
Edward Gerber

**$2,000 and above**
Margaret and Peter Anderson
Richard and Ellen Gould

**$1,500 and above**
The JE CM Foundation
Sara C. Bronin

**$1,000 and above**
Anonymous
American Honda Motor Co., Inc.

Atlas Preservation Inc.
General Re Corporation
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Global X
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Svensk & Company Inc
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**Preservation Patron**
$500 and above
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Garrett and Maureen Heher
Mary-Michelle U. Hirschof
Hudson Valley Preservation Corp.
Johnson Millwork
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Stephen S. Lash
Marta Jo Lawrence
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Mr. and Mrs. Vincent Marchitto
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Mr. and Mrs. Edward Munster

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Walker Solutions, Inc.
Gail Wall
Gregory Waterman and Rachel Pattison

**Preservation Sponsor**
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Engineering, LLC
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J & R Lamb Studios, Inc.
Kenneth Johnson
Jones Family Farms
Jean R. Kelley
Kemper Associates
Architects
Local Partner Organizations

$250 and above
Greenwich Preservation Trust
New Canaan Preservation Alliance

Up to $250
American Clock & Watch Museum
Leroy Anderson Foundation
Avery Memorial Association
Avery-Copp Museum
Avon Historical Society
Ball & Socket Arts, Inc.
Town of Berlin Historic District Commission
Bridgeport Public Library
Bushnell Park Foundation
Cheney Cemetery Association

Town of Cheshire, Economic Development
Cheshire Historical Society
Church of the Good Shepherd, Hartford
Citizen's Restoring Congamond
Colchester Historical Society
Connecticut Antique Machinery Association
Connecticut State Library
Town of Cromwell, Planning & Development
Darien Historical Society
Deacon John Grave Foundation
Deep River Historical Society
Deming-Young Farm Foundation
Derby Public Library
Dudley Foundation & Farm Museum
East Haven Historical Society
East Lyme Historical Society
East Lyme Public Library
Ellington Historical Society
Charlotte L. Evarts Memorial Archives, Inc.
Fairfield Conservation Commission
Fairfield Museum and History Center
Falls Village – Canaan Historical Society
First Church of Christ in Hartford
First Congregational Church of Barkhamsted
Friends of Ambler Farm
Friends of Valley Falls
Glebe House Museum & Gertrude Jekyll Garden

Guilford Historic District Commission
Haddam Historical Society
Hazardville Institute Conservancy Society, Inc.
Hebron Historic Properties Commission
Hill-Stead Museum
Historic Neighborhood Preservation Program, Inc.
Historical Society of Glastonbury
Hyland House Museum
Indian and Colonial Research Center
Lebanon Historical Society
Ledyard Historical Society
Litchfield Historical Society
Manchester Historical Society
Mattatuck Historical Society
Meriden Public Library
Merritt Parkway Conservancy
Merwinsville Hotel Restoration, Inc.
Middlebury Historical Society
Middlesex County Historical Society
The Milford Historical Society
Milford Preservation Trust
Mystic & Noank Library
New Britain Downtown District
New Canaan Historical Society
New England Hebrew Farmers of the Emanuel Society of Chesterfield, CT
Connecticut Trust for Historic Preservation

City of New London, Office of Development & Planning
New London County Historical Society
New London Landmarks
New London Ledge Lighthouse Foundation
New London Maritime Society, Inc.
Town of New Milford, Mayor’s Office
Newtown Historical Society
North Haven Historical Society
Old Lyme Historic District Commission
Old Saybrook Historic District Commission
Old Saybrook Historical Society, Inc.
The Old Woodbury Historical Society
Oxford Historical Society, Inc.
Preserve New Fairfield
Preston Historical Society
Public Archaeology Lab., Inc.
Putnam Redevelopment Agency
Railroad Museum of New England
Redding Planning Commission
Redding Preservation Society
Ridgefield Historical Society
Rocky Hill Historical Society, Inc.
Roxbury Historic District Commission
Salisbury Historic District Commission
Salmon Brook Historical Society
City of Shelton, Community Development
Town of Simsbury, First Selectman’s Office
Simsbury Historical Society
Slater Memorial Museum
South Windsor Historical Society
Stonington Historical Society
Stratford Historical Society
Stratford Library
Strong Family Farm
Tarrywile Park & Mansion
Trinity Episcopal Church, Southport
Unitarian Universalist Congregation in Stamford
United Congregational Church, Norwich
Vista Life Innovations Inc.
Voluntown Economic Development Commission
Voluntown Historical Society
Ward-Heitmann House Museum, Inc.
Waterford Historic Properties Commission
Weston Historical Society
Westport Library
Westport Historic District Commission
Eli Whitney Museum, Inc.
Town of Willington, First Selectman’s Office
Willington Historical Society, Inc.
Wilton Congregational Church
The Windsor Historical Society
Wintonbury Land Trust
Town of Woodbridge, Selectman’s Office

Woodbury Historic District Commission
Woodstock Historical Society

Matching Gift Organizations
Bank of America Foundation Matching Gifts
GE Matching Gift Foundation
IBM International Foundation
Mead Witter Foundation
Pfizer Foundation Matching Gifts Program

In-Kind Donations
Florence Griswold Museum
First Presbyterian Church Stamford
Adrienne Farrar Houel
Brian Lyman
Mohegan Tribal Office, Charles Bunnell
The Nehemiah Brainerd Inn
Caroline Sloat

Great care has been taken to ensure that all donations are accurately acknowledged. If an error has been made, please notify our office.

* Deceased
** Given in memory of David Ransom
Create a Legacy

Lillian S. Hardy created a legacy in 2013 when she donated the historic Thomas Lyman House (1788) in Durham to the Connecticut Trust. Ms. Hardy benefited from its appraised $180,000 charitable donation to the Trust. The Trust arranged for the site to be marketed and protected by a preservation easement, which remains part of the permanent chain of title of the property. The easement requires that the house and adjacent landscape remain intact, that the property be maintained in good repair, and provides for limited subdivision of a portion of the 18-acre property. Lillian Hardy’s legacy did not end there. The sale proceeds capitalized the Trust’s revolving loan fund for use in financing the rehabilitation of other historic properties.

Join the Trust Legacy Circle

How to support the Trust’s stewardship of historic places and create a living legacy of your own.

The Trust Legacy Circle recognizes supporters who have included the Trust in their estate plans or other planned giving. If your estate plans include a bequest to the Trust, a designation of the Trust to receive your IRA, or a charitable remainder trust or charitable lead trust that benefits the Trust, we invite you to consider joining this singular group.

Bequests and other types of planned gifts are essential to ensuring that the Trust can perform its important work. Planning a gift to the Trust through your estate is a powerful declaration of your support. Your gift may also help secure significant financial benefits to you. (Please consult your financial or legal adviser.) If you let us know about your bequest when it is created, you will join the Legacy Trust Circle in recognition of your meaningful contributions.

A simple, versatile way to ensure that we can continue our work for decades to come is a gift in your will or living trust, known as a charitable bequest. You can also name the Connecticut Trust as a beneficiary of a retirement plan.

Your generosity will help to ensure that the Trust can perform its important work — and it can inspire others to follow your philanthropic example. Your gift may also help secure significant financial benefits to you. (Please consult your financial or legal adviser.)
Trustees and Staff

Board of Trustees

Officers
Sara Bronin, Chair, Hartford
Richard Wies, Vice Chair, Branford
Tom Nissley, Treasurer, New Canaan
Garry Leonard, Assistant Treasurer, Madison
Caroline Sloat, Secretary, Thompson

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