



The state seal features prominently in the decoration of Connecticut's State Capitol, executed by William James McPherson.

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Legislative Issue:

Preservation at the State Capitol, 2019

As Connecticut's General Assembly goes into its 2019 session on January 9, what are the prospects for preservation?

This issue of Connecticut Preservation News serves as an introduction to the session. We hope it will inform citizens and legislators alike about the ways historic places touch our lives, and the ways we as a state support them.

We begin with two articles about the broader benefits of preservation—economic, social, and environmental. Then, the Community Investment Act, which provides funding for preservation, as well as affordable housing, open space acquisition, and farmland protection, is highlighted. Finally, we describe the work of the State Historic Preservation Office, with news about its Historic Rehabilitation Tax Credits, Historic Homes Rehabilitation Tax Credits, and Historic Restoration Fund grants.

But first—a few words about the state of the General Assembly and some of the issues preservationists can expect to face in the 2019 session.

The 2018 Elections

As the “blue wave” overtook parts of Connecticut and most of Fairfield County, the Democratic party strengthened its majorities in both chambers. In the House, Democrats will have a 92-59 majority (pending resolution of disputed results in Stratford's 120th district). After two years of even division, and consequently complicated decision making, the Senate will return to single-party majority with the Democrats enjoying a 23-13 margin. The election brought 41 new members into the 2019 General Assembly, including three former House members coming back: two newly elected to the Senate

continued on page 2

cont'd from page 1

and one returning to a House seat he once held. As a result, more than twenty percent of the legislature will be new to the issues and processes of lawmaking.

Leadership in both the House and Senate remains the same. In the House, Rep. Joe Aresimowicz will return as Speaker, Rep. Matt Ritter as Majority Leader, and Rep. Themis Klarides as Minority Leader. In the Senate, Sen. Martin Looney will return as Senate President pro tempore, Sen. Bob Duff will return as Majority Leader, and Sen. Len Fasano as Minority Leader. Many of these leaders have shown support for preservation programs in their communities.

The Trust's lobbyist, William J. Malitsky, managing partner of Halloran & Sage Government Affairs, LLC, notes that, with the election results, "The mood of the incoming legislature is one of optimism—at least on the Democratic side of the aisle with overwhelming majorities in both chambers. The battles may be less partisan this coming year and more based on differences between progressives and non-progressives among Democrats."

The Executive Branch

In addition to new legislative faces, the election brought a new governor, Greenwich businessman Ned Lamont, along with lieutenant governor Susan Bysiewicz, the former Secretary of the State. During the campaign and through the transition, Mr. Lamont has said little, if anything, about preservation issues.

One topic of discussion has been calls to eliminate or reorganize the Department of Economic and Community Development, which includes the State Historic Preservation Office (SHPO). After reorganizations in the 2000s, the SHPO had finally seemed to have found a stable home in DECD, whose mission was a good match for the emphasis on preservation as an economic activity. Preservationists were hoping for a new Director of Culture (the job search is ongoing since Kristina Newman-Scott left last summer) with a strong background in preservation to strengthen leadership within the SHPO. Another change would eat up valuable staff time and make it harder for the SHPO to do its mandated work.

George F. Landegger
Collection of Connecticut
Photographs in Carol
M. Highsmith's America,
Library of Congress, Prints
& Photographs Division



Budget

As always, the budget will be a dominating issue. The State's fiscal situation has improved in the last six months but there still are structural shortfalls in the upcoming biennial budget of close to \$2 billion. While there is over a billion dollars in the State's rainy-day fund, Governor-elect Lamont has signaled he would like to leave that untapped. With the easing of expected budget shortfalls, the Community Investment Act seems less in danger of another full or partial diversion into the general fund. However, the long-term fiscal outlook remains troubling, and no fund is completely off limits. At the same time, this may present opportunities to discuss ways that preservation can contribute to reviving Connecticut's stagnant economy.

The Connecticut Trust's Legislative Priorities

As in past years, the Connecticut Trust will maintain a presence at the Capitol during the session, with our lobbyists and in partnership with Connecticut Preservation Action, the CT Places Coalition, and Connecticut Community Investment Act Coalition. The Trust has identified these legislative priorities:

- **Continue funding** for preservation, affordable housing, farming, and open space through the Community Investment Act;
- **Raise the cap** on the State Historic Rehabilitation Tax Credit;

- **Continue to build on relationships** within the Department and Economic and Community Development, home agency of the State Historic Preservation Office;
- **Raise awareness** of the Connecticut Trust, and preservation in general, in both the Legislature and Executive Branches. Given the large number of new faces, education will be especially important this year; and
- **Address preservation-related bills** that inevitably arise during a legislative session.

What Can You Do?

Call or write your Representative and Senator to ask for their support for preservation. If possible, plan to attend the Connecticut Places lobbying day in March and speak to your legislators in person.

Follow the Connecticut Trust's website and Facebook and Twitter feeds for updates and calls to action on specific measures.

Support Connecticut Preservation Action, the state lobbying organization for preservation. 🌿

For more information...

- **Connecticut Preservation Action:**
www.ctpreservationaction.org,
www.facebook.com/CTPreservationAction
- **Connecticut Places Coalition:** ctplaces.org
- **Community Investment Act Coalition:**
communityinvestmentact.org

From the Executive Director

The dawning of a new year brings with it several new faces at the Trust as we welcome new board members, advisors, and staff.

Governor Dannel Malloy appointed three new Trustees, as called for in the Trust's charter. **Catherine Osten**, of Sprague, is beginning her fourth term in the state Senate, representing Columbia, Franklin, Hebron, Lebanon, Ledyard, Lisbon, Marlborough, Montville, Norwich, and Sprague. She co-chairs the Appropriations Committee and is Vice-Chair of the Housing and Labor & Public Employees committees. Sen. Osten served in the Army as a translator-interpreter in Chinese, and in the Corrections Department, first as a corrections officer and then as a lieutenant.

Olivia White, of Essex, is a development consultant. From 2000 to 2015 she was development officer and Executive Director of the Amistad Center for Art

& Culture at the Wadsworth Atheneum. Before that, she worked for the Connecticut General Life Insurance Company and for the City of New York Housing & Development Administration, where she managed the neighborhood preservation program in Bushwick, Brooklyn. The third gubernatorial appointee was **Sara Bronin**, already a member of the Board.

At its December meeting, the Board elected four members. **Cristina Aguirre-Ross**, of New Canaan, is a licensed architect with over 25 years' experience. She has been appointed to numerous municipal boards and commissions and currently serves on the New Canaan Town Council. Ms. Aguirre-Ross spent ten years restoring the Alice Ball house by Philip Johnson and is co-author of *Midcentury Houses Today*, a book dedicated to redefining the concept of preservation and focused on New Canaan.

John Harrington is chief operating officer and chief compliance officer of

Gilman Hill Asset Management LLC. He owns and has restored a c.1780 saltbox farmhouse and English barn in Norwalk, earning an Historic Home Restoration Award in 2016 from the Society for Historic American Homes. He tells the story of the property and its restoration on a blog, www.enoskelloghouse.blogspot.com.

Since 2016, **Christina Smith** has served as executive director of Groundwork Bridgeport, an organization dedicated to beautifying and revitalizing Bridgeport while providing opportunities for local youth. Previously, she was Director of Central Grants for the City of Bridgeport and project manager and head of operations for two private companies. In 2017, Ms. Smith received a SHPO Fellowship to study Frederick Law Olmsted's Seaside Park, in Bridgeport. Also elected was **Edith Pestana**, a former gubernatorial appointee.

Old friends of the Trust joining us on the Advisory Council are **John Herzan**, of Stony Creek, who recently retired from a distinguished career in historic preservation; **Jeffrey Morgan**, Kent, a restoration purist; and preservation architect **Robert Faesy**, Wilton.

The staff welcomed **Kristen Hopewood** in November as Development & Administrative Assistant. Kristen's preservation experience includes participation in the National Register nomination for Downtown New Britain, recorder for the New Haven Historic District Commission, and intern for the Trust's *Mills: Making Places of Connecticut* survey and database.

Finally, we say good-bye to two outstanding trustees, both residents of Haddam, who served the Trust admirably for many years. **Jeffrey Muthersbaugh** provided strong leadership for 19 years, and particularly as board Chair from 2006-2010. He also chaired the Development Committee and participated on the Legislative Policy Committee. The Trust benefited from his professional recruitment skills on several occasions. **Edward Munster** served for 11 years as the Trust's steadfast Treasurer, overseeing finances as well as the revolving loan fund. Ed provided a lot of careful guidance on all financial issues as well. We give both heartfelt thanks and look forward to hearing what they accomplish next. 🌿

Jane Montanaro, Executive Director

The Connecticut Trust for Historic Preservation is a nonprofit statewide membership organization established by a special act of the State Legislature in 1975. Working with local preservation groups and individuals as well as statewide organizations, it encourages, advocates and facilitates historic preservation throughout Connecticut.

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Printing: Kramer Printing,
West Haven

Connecticut Preservation News is published bimonthly by the Connecticut Trust for Historic Preservation, 940 Whitney Avenue, Hamden, Connecticut 06517. Publication is made possible by support of the members of the Connecticut Trust for Historic Preservation and by funds provided through the Community Investment Act in the State of Connecticut. The contents and opinions stated herein do not necessarily reflect the views and policies of the State of Connecticut. Advertisements do not reflect the views or opinions of the Connecticut Trust for Historic Preservation. The Connecticut Trust for Historic Preservation does not endorse advertisers and assumes no responsibility for advertisements.

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ISSN 1084-189X



Connecticut
still revolutionary

Efficient Solutions: Historic Preservation Checks a Lot of Boxes

By Leah Glaser

From the 1880s to the 1920s, Progressive reformers from both political parties (plus, briefly, a separate Progressive party), advocated solutions for addressing the complex problems of America's growing industrial economy. In response to the state's historic manufacturing economy, Connecticut's civic leaders became national leaders in managing and developing natural resources through conservation. Similarly, our policy makers today have an opportunity to manage and develop historic resources to address multiple social and economic concerns in the state.

As a new Governor and new legislators take office, let's look at the ways that historic preservation can address the state's priorities. Our field is certainly about saving History, but such a limited understanding of this field, and the way it penetrates policy beyond culture and tourism, prevents policymakers from seriously considering it as a cost effective, long-term policy solution for our state. Without proper attention to the protection and development of its historic resources, our state is in danger of losing irreplaceable local connections, not to mention sustainable and proven economic opportunities.

First, many are concerned with young people leaving the state. They see millennials and post-millennials driven away by unaffordable housing, high taxes, and lack of work that undermine the factors that might keep many of them here: connection to family, to home, to place. That sense of connection stems from the integrity of place—a physical touchstone for emotions, memory, heritage, and community. New chain stores and restaurants might pay taxes, but they undermine Connecticut's character, distinctiveness, community,



Connecticut was a leader in preservation, establishing one of the first state historical museums in New England, the Henry Whitfield State Museum in Guilford, in 1899.

and sense of belonging. It makes far more sense to engage in "place-keeping," than spending millions, as we have in the past, on "place-making." Yes, preservation plays a role in attracting tourists, but arguably an even greater one in maintaining our children's ties to their home.

Furthermore, historic preservation can attract new residents. It is consistent with components of New Urbanism: ethnically and architecturally diverse, mixed-use, mixed-income, high-density, and pedestrian-friendly neighborhoods along corridors of mass transit. Historic districts maintain traditional patterns such as dense business districts, walkable neighborhoods, distinct villages, and rural farms. Historic buildings and neighborhoods provide well-built and human-scaled environments that are attractive places to live, work, or visit. A community's distinct architectural heritage often encourages the use of compatible materials and forms in new construction. Preserving historic resources provides a promise of stability, a stronger neighborhood identity, and community protection from radical change. Property values within designated districts tend to remain more stable through periods of economic volatility and show stronger appreciation over the long term.

Historic preservation—in tandem with community engagement, affordable housing, and strategic zoning regulations that include flexibility in issuing variances for recognized properties—revitalizes

villages and urban neighborhoods. Working with municipalities, residents and developers, the Connecticut Trust has provided technical advice through various programs, including Making Places and Vibrant Communities Initiative. Other organizations, such as the Connecticut Main Street Center, can provide guidance for attracting developers interested in investing in the revitalization of historic villages. The State Historic Preservation Office administers National or State Register of Historic Places programs, which make properties eligible for grants and tax credits. For investors, state historic preservation tax credits are a proven incentive for economic revitalization and place-making.

Perhaps most urgently, investing in existing infrastructure diminishes the state's



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Preservation contributes to sustainability: in Hartford, the green roof of the recycled Capitol Building (1926; NR) looks out to the State Capitol..

impact on climate change. It is a myth that historic buildings are not energy efficient. As the National Trust for Historic Preservation has argued for over a decade, "The Greenest Building is the One Already Built."

Restoring or rehabilitating (aka recycling) an existing building reduces the gasoline and greenhouse emissions required to produce new materials and transport them for new construction. Additionally, historic building restoration usually preferences local materials and enlists local labor.

According to a 2011 study by the National Trust's Preservation Green Lab, building rehabilitation "almost always offers greater environmental savings than demolition and new construction. It takes between 10 to 80 years for a new energy efficient

building to overcome, through efficient operations, the climate change impacts created by its construction. This study finds that the majority of building types in different climates will take between

20-30 years to compensate for the initial carbon impacts from construction." Investing in existing commercial and residential structures makes better use of tax dollars by reducing the need for new roads, sewers, and utilities. Avoiding demolition drastically reduces landfill waste.

Historic preservation is not just a nice thing to do. It checks multiple boxes. It coordinates positive development and redevelopment across economic and cultural sectors. It can help stem population loss, attract new residents, provide more cost effective and more environmentally-friendly

real estate development. The answers to how we address our future can be found in our past. 🌿

Leah S. Glaser, Ph.D., is Professor of History and Coordinator of the Public History Program at Central Connecticut State University.

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PRESERVATION AT THE CAPITOL

Connecticut Farmland Trust



Szegda Farm in Columbia was protected by a collaboration between the Connecticut Farmland Trust, Connecticut Department of Agriculture, Joshua's Trust, and the Town of Columbia. A portion of the funding was provided by the CIA.



The town of Wethersfield and the Trust for Public Land used open space funding from the Department of Energy and Environmental Protection to purchase the Wilkus Farm for farming and recreation.

The Community Investment Act: Investing in Our Home, Heritage, and Land

One of the most important pieces of preservation legislation passed by the General Assembly, the Community Investment Act helps further the goals of protecting and preserving the beauty and unique character of Connecticut for future generations. It does this by providing a reliable source of funding for farmland protection, open space acquisition, affordable housing, and historic preservation.

A priority of former Senate Majority Leader Donald Williams, the CIA was signed into law in 2005 by Governor Jodi Rell. Under the Act, real estate recording fees are collected for distribution to the Departments of Agriculture, Energy and Environmental Protection, and Housing, as well as the State Historic Preservation Office and the Connecticut Trust. A portion of the fees also remains with town clerks.

As of 2017, the CIA has reinvested more than \$150 million in more than 1,400 projects in every town across the state.

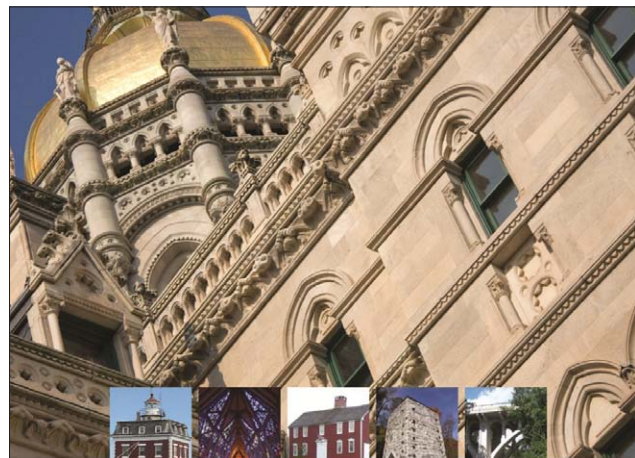
For two years, from 2015 to 2017, 50 percent of the funds generated by the CIA were diverted to the general budget. Nearly full funding was restored in 2017, with \$5 million per year diverted. A coalition of land-use groups dedicated to the programs

funded by the CIA is working to prevent future diversions so it can continue to play a vital role in underwriting the state's economic well-being and overall quality of life in its communities.

Farmland: Funds are distributed through the Connecticut Department of Agriculture Farmland Protection Program, begun in

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The Litchfield Housing Trust used CIA funds to convert the Northfield Firehouse, originally built as a school, into two three-bedroom rental apartments (one of which is handicapped accessible).



Preserve New Fairfield, Inc. acquired, stabilized, and relocated the Parsonage (left) and Hubbell house (right) thanks to an Endangered Properties Fund grant from the State Historic Preservation Office, funded through the CIA.

1978 to preserve productive agricultural land. In 2017 the Working Lands Alliance reported that in the eleven years prior to the availability of CIA funds, 46 farms were permanently protected. In contrast, in the eleven years after its inception, the state permanently protected 116 farms.

Open space: Funds are distributed through the Connecticut Department of Energy and Environmental Protection Open Space and Watershed Acquisition Grant Program, which provides financial assistance to

municipalities and nonprofit land conservation organizations to acquire land that will add open space, enhance recreational opportunities, protect unique geographical features and/or conserve wildlife habitat.

Housing: Funds are distributed through the Connecticut Department of Housing. Since 2014, the Department has awarded nearly \$2 million for the rehabilitation of affordable housing, technical assistance, and training. In recent years, DOH has

focused more on homelessness services and infrastructure than bricks and mortar.

Preservation: Funds are distributed through the Connecticut State Historic Preservation Office through various programs, including Historic Rehabilitation Fund and Survey and Planning grants; and through the Connecticut Trust for Historic Preservation, including Maintenance and Repair Grant. 🌿

For more information, visit <https://communityinvestmentact.org> or <http://www.cttrust.org/cia>.

CONNECTICUT PRESERVATION AWARDS ■ 2019

The Connecticut Trust's Preservation Awards recognize outstanding achievements in protecting and nourishing Connecticut's significant buildings, landscapes and communities. Awards will be presented April 4 in Hartford.

Connecticut Preservation Awards honor exemplary efforts in the preservation and enhancement of historic places throughout Connecticut, including:

- significant efforts in the restoration, preservation or adaptive use of historic resources
- steady, consistent stewardship of historic places over time
- excellence in sustainability of historic places
- effective leadership in preservation
- young preservationists who demonstrate involvement, achievement, or potential—the Mimi Findlay Award

Any individual, organization, or project involved in historic preservation in Connecticut is eligible to receive a Connecticut Preservation Award. Nominated projects must have been completed since January 1, 2014. Nominations must be made by members of the Connecticut Trust. Trustees and staff of the Connecticut Trust are not eligible for awards during the period of their active service.



NOMINATION PROCEDURE

For forms and further information, visit www.cttrust.org or call (203) 562-6312 or email cwigren@cttrust.org.

Nominations must be received by 4:00 p.m. Friday, February 8, 2019.

What the State Historic Preservation Office Does

By Marena Wisniewski

The State Historic Preservation Office, or SHPO, is a federally established agency created under the National Historic Preservation Act of 1966. Every U.S. state and territory has a State Historic Preservation Officer who, with the support of qualified staff, is charged with overseeing the governmental program of historic preservation for its citizens. Connecticut's office evolved from the Connecticut Historical Commission, established in 1955, and has helped preserve historic places across the state for more than 60 years.

Today, the agency continues to build on this vital legacy. It is dedicated to harnessing the state's history as a source of pride and identity, as an enhancement to the quality of life, and as a driver of economic revitalization and development. SHPO manages state and federal programs, administers grant funds from the National Park Service and the state's Community Investment Act, promotes the stewardship of historic properties, and assists with local preservation efforts. As the primary resource for constituents on the topic of historic preservation, only SHPO has the authority to designate historic properties, administer federal tax credits, advise federal agencies in matters of historic preservation, consult on projects that are federal undertakings, and help towns become Certified Local Governments. SHPO is funded by the State of Connecticut with a federal match from the National Park Service.

Historic Designations.

Designating a property communicates its historic significance to the public. In addition to raising public awareness, historic designation is an essential component of the preservation toolkit because it offers additional protections, improves preservation activities, and provides access to incentives. SHPO administers the National Register of Historic Places (on behalf of the National Park Service), the State Register



The State Historic Preservation Plan, recently completed by SHPO, outlines priorities for Connecticut's historic resources over the next five years.

of Historic Places and State Archaeological Preserves.

Regulatory Review and Compliance.

The purpose of historic preservation environmental review is to take into consideration the potential impacts of publicly-funded activities on significant historic resources. In its reviews, SHPO seeks ways to avoid harm to historic properties. If harmful impacts cannot be avoided, then the SHPO works to minimize or mitigate adverse effects.

Certified Local Governments.

The Certified Local Government (CLG) program is a relationship between SHPO, the National Park Service, and a community that creates a joint commitment to preservation. Any city, town, or borough is eligible for certification as a CLG to receive assistance in developing local historic preservation programs and qualify for federal grants.

Grant Opportunities.

SHPO administers funds allocated to historic preservation under the Community Investment Act to support a wide variety of

preservation initiatives that includes, but is not limited to, conducting historic resources surveys, preparing preservation planning or historic structures reports, completing architectural plans and specifications, promoting public awareness, supporting preservation partners, and assisting with maintenance and rehabilitation projects.

Tax Credit Programs.

SHPO administers both federal and state tax credit programs intended to encourage private investment in preserving historic buildings; the credits are considered an economic driver.

Historic Resources Inventories, Surveys, and Other Records.

The historic resources inventory and survey program provides a comprehensive approach to identifying and evaluating the state's important cultural resources as a basis for many of the office's other programs. SHPO provides technical guidance for research, documentation, survey, and evaluation.

State Museums.

SHPO maintains and operates four museums related to important themes in our state's development: Eric Sloane Museum, Kent; Henry Whitfield State Museum, Guilford; Old New-Gate Prison & Copper Mine, East Granby; Prudence Crandall Museum, Canterbury.

Other Activities.

In addition to the programs and services described above, SHPO staff (sometimes working with partners, including the Connecticut Trust):

- Advises Federal, State, and local governments, developers, and property owners in matters of historic preservation;
- Administers federal grant programs, such as the Hurricane Sandy Grant;
- Prepares and implements a statewide historic preservation plan;
- Provides public outreach, education, training, and technical assistance;

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Increase in Historic Preservation Funding

By Alyssa Lozupone

The Connecticut State Historic Preservation Office is excited to announce an increase in the Historic Restoration Fund Grant (HRF) cap. Applicants can now apply for up to \$100,000 in matching, reimbursable grants.

Supported through the Community Investment Act, the HRF Grant is available to municipalities and 501(c)3 and 501(c)13 nonprofits which own historic resources listed on the State or National Register of Historic Places. Funds can be dedicated to the restoration or rehabilitation of an historic property as well as archaeological investigation and activities that preserve, protect, and/or stabilize archaeological sites against natural, human, or other causes. Common projects include window restoration; exterior paint; plumbing, electrical, or HVAC upgrades; and ADA accessibility.

One successful HRF project is the Ellen Larned Memorial Building, owned and operated by the Thompson Historical



Joseph Lindley, Thompson Historical Society

Society. The society received \$50,000 to restore the building's Spanish-tile roof, which leveraged an additional \$100,000 in private funds. 🌿

Members of the Thompson Historical Society in front of the Ellen Larned Memorial Building, restored with a Historic Restoration Fund grant from the State Historic Preservation Office.

To learn more about the Historic Rehabilitation Fund Grant visit www.DECD.org or contact Alyssa Lozupone, Architectural Preservationist at the Connecticut State Historic Preservation Office, at alyssa.lozupone@ct.gov.

Northside Institutions Neighborhood Alliance



Funding for Historic Homeowners

By Alyssa Lozupone

Did you know that Connecticut residents are eligible for funding to help maintain their historic homes? The Connecticut State Historic Preservation Office (SHPO) proudly administers the Historic Homes Rehabilitation Tax Credit (HHRTC), which provides homeowners a 30 percent return on restoration and rehabilitation expenditures, up to \$30,000 per dwelling unit.

To qualify, properties must be listed on the State or National Register of Historic Places, be owner-occupied, and contain between one and four dwelling units. The extensive list of eligible activities includes window restoration and storm windows; roof replacements; interior plaster and carpentry repairs; electrical, plumbing, and HVAC upgrades; and rehabilitation of historic outbuildings.

Since the program was established, in 2000, nearly one thousand homeowners have received funding through the HHRTC. In just twelve months between July 2017 and June 2018, SHPO reserved \$1.9 million in tax credits for 110 homeowners in 18 communities, which is estimated to leverage \$7.3 million in local expenditures.

The Historic Homes Rehabilitation Tax Credit is also used by nonprofit affordable housing corporations such as the Northside Institutions Neighborhood Alliance (NINA) in Hartford's Asylum Hill

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The Northside Institutions Neighborhood Alliance used the Historic Homes Rehabilitation Tax Credit to renovate 94-96 Ashley Street in Hartford's Asylum Hill neighborhood.

Tax Credits Fuel Preservation, Boost Housing

Historic rehabilitation tax credits can help even the playing field between rehabbing historic buildings and constructing new ones. Connecticut's Historic Rehabilitation Tax Credit, offers a tax credit of 25 percent of the total qualified rehabilitation expenditures for buildings listed on the State or National Register of Historic Places (30 percent if the project includes an affordable housing component) and may be combined with the 20 percent federal historic preservation tax credit.

This relatively small public investment can provide the final leverage to bring a big project to fruition, returning vacant or underused properties to full use, enriching local tax rolls, and transforming the reputation and livability of entire neighborhoods through a well-documented ripple effect.

The Connecticut Historic Rehabilitation Tax Credit has proved its value many times over. Two recent projects

are highlighted here, one completed in 2017 and one still under construction. They demonstrate in concrete terms the benefits of the tax credit to local communities and the whole state.

The state tax credit program is capped at \$31.7 million per year. In recent years, reservations have been oversubscribed, with the annual allotment filled sometimes as early as the second quarter of the fiscal year. The result is that developers miss out

Capitol Lofts, Hartford

Developer: Dakota Partners, Inc.

Size: 112 Units

Status: Completed 2017

Cost: \$36,500,000

Funding: CHFA/DOH, CRDA, State and Federal

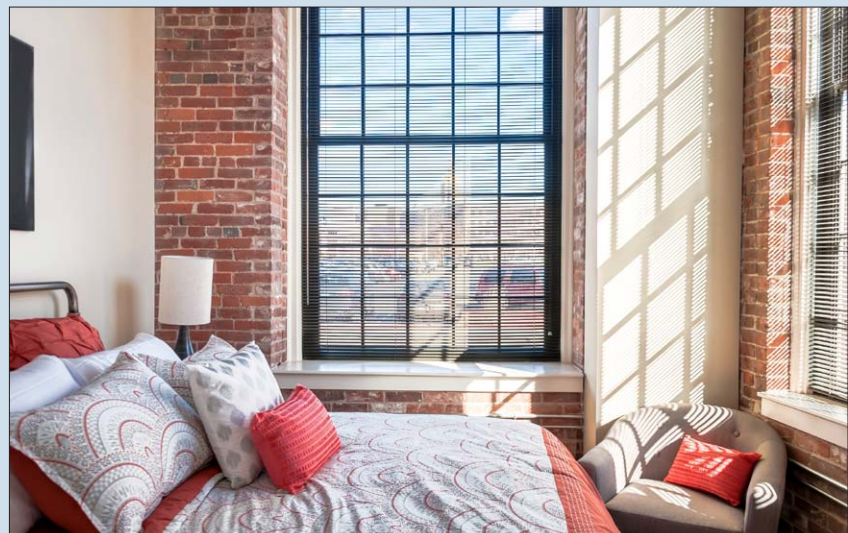
Historic Rehabilitation Tax credits

State tax credits: \$7,300,000

Federal tax credits: \$5,712,465

Located in the scenic Capitol area of Hartford, Capitol Lofts features loft-style one- and two-bedroom apartments with modern finishes; but the former Pratt & Whitney Machine Shop Company stood empty for years prior to its transformation by Dakota Partners.

The conversion of this 124-year-old vacant factory into a combination of affordable and market-rate apartments, just three blocks from the State Capitol, serves as a vital link between Hartford's emerging downtown and the ongoing revitalization of the adjacent Frog Hollow neighborhood, a district listed on the National Register of Historic Places. Community pride has always been the cornerstone of Frog Hollow, and the redevelopment of Capitol Lofts strengthens the connection between the neighborhood, cultural district, and the central downtown area.



on other financing opportunities, work is delayed, buildings continue to crumble, and, sometimes, projects fall through.

This year, the Connecticut Trust and Connecticut Preservation Action are renewing their call to raise the cap by \$10 to \$15 million. Follow the Trust website, www.cttrust.org, and social media sites for updates.



For more information on historic rehabilitation tax credits, visit www.DECD.org. Project data and images courtesy of Crosskey Architects LLC.

By the Numbers

In State Fiscal Year 2018 (July 1, 2017-June 30, 2018):

The State Historic Preservation Office issued 19 new tax credit reservations. These 19 projects are estimated to generate more than \$129 million in rehabilitation work.

Tax credit projects created:

269,501 square feet of nonresidential space
505 units of housing
239 units of affordable housing



Montgomery Mill, Windsor Locks

Developer: Beacon Communities

Size: 159 Units

Status: to be completed summer 2019

Cost: \$45,000,000

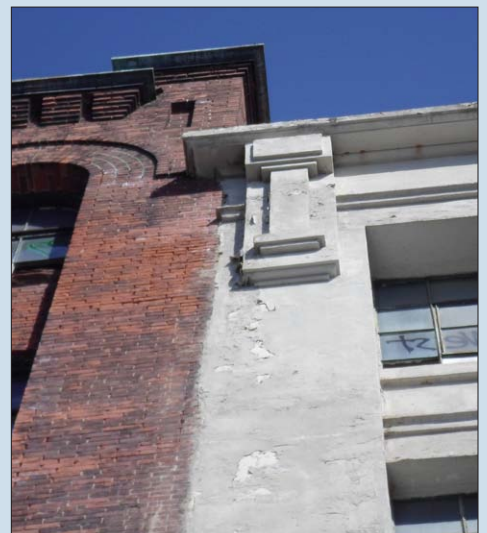
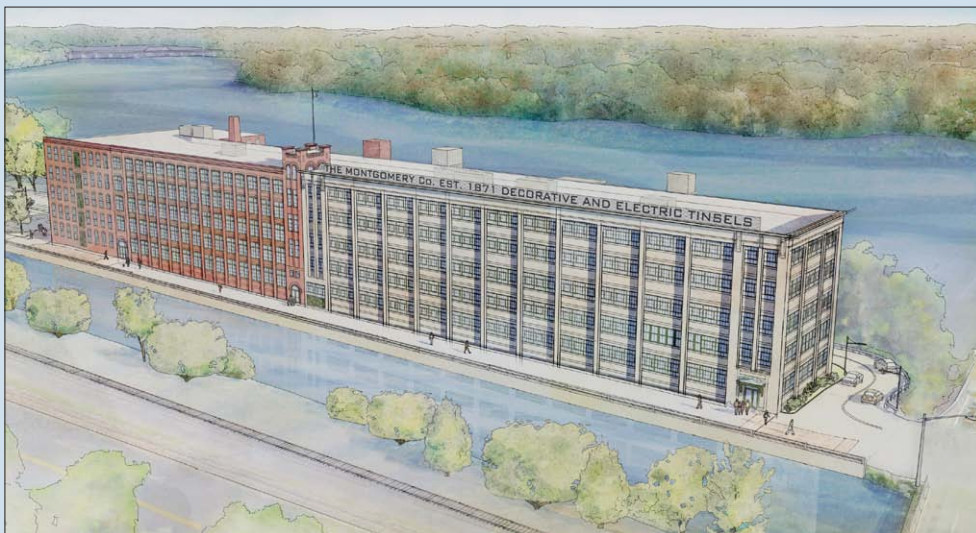
Funding: CHFA; Federal and State Historic Rehabilitation Tax Credits

State tax credits: \$13,170,205

Federal tax credits: \$9,200,000

The J.R. Montgomery Company Industrial Complex, a former textile manufacturing facility that sits on a narrow canal bank between the Windsor Locks Canal and the Connecticut River, is conveniently located halfway between Springfield and Hartford. The complex is an important reminder of Windsor Locks' industrial heritage and a major landmark in the downtown area.

The rehabilitation of this complex involves the conversion of three vacant and neglected buildings into 160 apartments for households of varying income levels. Approximately forty percent of the apartments consist of affordable housing. The plan incorporates green design while working within historic preservation standards. Proximity to downtown amenities, a grocery store, the Amtrak line and Interstate 91 makes the complex a true pedestrian-friendly community.



Briefly Noted



Coventry. ▲

Restoration contractor Steve Marshall (at right in photo) led a two-day, hands-on workshop on repairing and restoring wood windows in November. Homeowners and tradespeople had the opportunity to learn traditional preservation techniques and hone their carpentry skills under Steve's expert guidance.

New Haven. ►

The city's historic district commission received requests to approve demolition of two long-neglected historic structures. The gatehouse of the Quinnipiac Brewery (c.1890, NR, pictured) was claimed to be beyond feasible use by owners Brewery Square Gatehouse Limited Partnership (set up by Bruner/Cott Architects, the firm that redeveloped the complex as apartments in the 1980s). The HDC ruled against the application because it saw no



evidence that the owners had explored alternatives to demolition. However, the City building department subsequently issued an unsafe order requiring that the gatehouse be demolished or shored up, and in December the building was torn

down. Also in December, the HDC denied an application to demolish a carriage house at 515 Quinnipiac Avenue (c.1880, NR) which the owners, a Madison couple who bought the property in 1984, claim had deteriorated beyond repair.





Torrington. ▲

In November the State of Connecticut requested public comments on the proposed sale of the Harlow A. Pease house. Built in 1913 for the president of Torrington's largest building contracting firm, the Colonial Revival-style house is a contributing resource in the Migeon Avenue National Register district. The State formerly operated the house as a group home but no longer needs the property. The Connecticut Trust urged the Office of Policy and Management, which is handling the transfer, to mention the property's historic status in the property listing. The Trust also recommended that the State Historic Preservation Office evaluate the property and, if appropriate, that the State place preservation restrictions on the property before sale.



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Westport. ▲

Realtors joined forces in December to showcase historic houses for sale. Twelve houses built between about 1770 (60 Long Lots Road, pictured) and 1910 were opened on the same day, with shared publicity including a newspaper article that offered information about the houses and comments from preservationists about the advantages of historic houses, ranging from fine craftsmanship and materials, to a sense of connection with the past, to environmental benefits of reusing existing structures. Mark Gilrain of Halstead Real Estate and Mark Mombello of Coldwell Banker report that despite rainy weather about 100 people came out, with one house drawing sixteen parties. At least one property now has a prospective offer, and the agents are considering a repeat event in January or February.

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Historic House in New Haven



Bull's Bridge in Kent



Liberty Community Housing

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email: scholarpainting@gmail.com

Phone: 877-447-2465

Hoyt-Burwell-Morse House

8 Ferris Hill Road, New Canaan, Connecticut 06840
MLS #141863 \$950,000

Bedrooms: 3
Sq. Ft.: 1,902
Lot: 2.14 acres

Full Baths: 3
Style: Antique



The Hoyt-Burwell-Morse House is one of the oldest and finest antique homes in New Canaan. History happened here in the Time Before Now. Built by the Hoyt family, sold to the Burwell and Carter family, later owned by the Morse family, and other distinguished citizens of the town. Faithfully upgraded in mid-twentieth century. An amazing chimney stack anchors the structure. Because of its historic significance, the house must be made available for visits by the public once each year. The documentation of its placement on the National Register of Historic Places is fully available. Changes to the exterior of the house as it is seen from the road are not allowed. However, the house could be expanded towards the rear of the property, and/or a barn could be added.



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Haddam Elementary School (1949, 1953, 1989)

272 Saybrook Road, Haddam, Connecticut

REQUEST FOR PROPOSAL

Reuse/Redevelopment of the Haddam Elementary School

Regional School District 17 currently owns and operates the Haddam Elementary School in Haddam, Connecticut. Due to a school restructuring plan, this school will close at the end of the 2018-2019 school year. District 17 is seeking an adaptive use of the school building and property that will contribute to a vibrant Higganum Village. A Request for Proposals (RFP) has been issued to solicit proposals for adaptive use of the building with the intention to transfer ownership by sale or other responsible means to an end-user that meets the specifications of the RFP and enhances the quality of life in Haddam. Ideally, the building will be sold and reused. In its evaluation, the District will consider the merits of any proposal in its own right but also as it may preserve and complement the history and character of Haddam Elementary School and promote the interest of the community at large.

The school building was built in phases beginning in 1949 with additions in 1953 and a significant addition and gymnasium in 1989. It is constructed of masonry walls with a steel-truss roof and metal decking except for the gable roof above an all-purpose room which is a wood-truss system with wood roof decking. The building is in good condition with all components regularly serviced and maintained.

Proposals will be received by Regional School District 17 until 11:00 a.m. Wednesday, February 6th, 2019.

Contact: Tony Bialecki Pearce Commercial Real Estate, 393 State Street, North Haven, CT 06473 (203) 281-9332 (Office) or (203) 812-9653 tbialecki@hpearce.com, http://www.rsd17.org/documents/HES_RFP.pdf



Lyric Hall (1913)

827 Whalley Ave, New Haven, Connecticut

Lyric Hall, originally the West Rock Theater and located at 827 Whalley Avenue in New Haven's vibrant Westville neighborhood, is a free-standing wood-frame building built in 1913. The structure is typical of the local vernacular commercial style at the turn of the 20th century. It is located at the edge of the Westville Village Historic District, an area listed on the National Register of Historic Places. The one-of-a-kind theater was designed by noted architect C.J. Bailey. It is where working men and women of Westville went to see vaudeville acts and silent films. By 1920, it was eclipsed by the grand movie palaces being built in downtown New Haven, but with help from the City and the Westville community, it was re-imagined as a performance space in 2010.

Three years later, Lyric Hall received a Tavern License from the State of Connecticut, which runs with the land and can be expanded to a full liquor license. Its second level, consisting of 2,000 square feet, can be made into a luxury residential loft or artists' studios. On the interior, the remains of a stage, a tin ceiling, ornate faux columns, and decorative molding along the interior walls attest to the building's roots as theater, although some of these features are somewhat obscured.

Qualifying capital improvements to the building are eligible for Federal Historic Rehabilitation Tax Credits. An outright grant of \$30K is available through the Energy Efficiency Envelope Grant and a \$30K matching grant for the East Elevation has been pledged by the City of New Haven through its Facade Improvement Grant Program. Another matching \$10K for fixtures through Livable City Initiative is slated, making the grand total \$110K.

Don't miss this rare opportunity to own a piece of New Haven History.

Contact: Jamie Cuzzocreo, Pearce Commercial Real Estate, 393 State Street, North Haven, CT 06473 (203) 909-1716, <https://www.loopnet.com/Listing/827-Whalley-Ave-New-Haven-CT/14566336/>



Congregation Rodeph Sholom (1947-49, 1956 school addition)

2385 Park Avenue, Bridgeport, Connecticut

One of several Connecticut synagogues listed on the National Register of Historic Places as part of a multiple property listing of Historic Synagogues of Connecticut, Rodeph Sholom is identified as the largest synagogue in Bridgeport. Plans required approval of the Civilian Production Administration because wartime governmental building restrictions were still in effect. Designed by Jesse James Hamblin and built by the E. & F. Construction Company, of red brick and limestone, the building features a striking monumental classical façade with Art Deco details.

Located at a four-way traffic signal at the corner of Park and Capitol avenues, this 30,256 square-foot, two-story brick building offers convenient access and abundant parking. On 3.15 acres on Park Avenue in Bridgeport, the building features a synagogue with a seating capacity of 750, a large kitchen, and space for a school which includes 15 classrooms, 4 offices, library, elevator, restrooms, playground and a basketball blacktop.

The property is an ideal site for commercial development subject to zoning approval. It abuts a Residential - C Multi-Family (RC Zone) and it is in a neighborhood with areas zoned Office/Retail (OR). It is currently in a Residential Single Family (R-A) zone that allows, with a special permit, a Community Facility or School. Since its construction, it has been continuously used as a synagogue by the Congregation Rodeph Sholom, which reserves the right to remove items specific to their congregation.

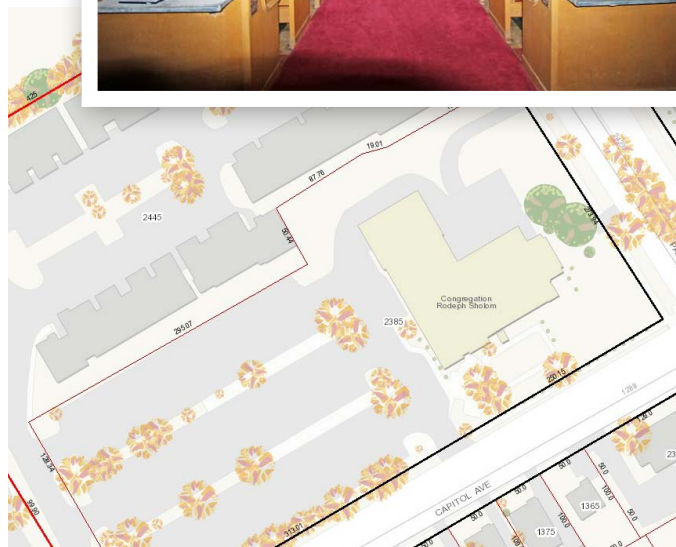
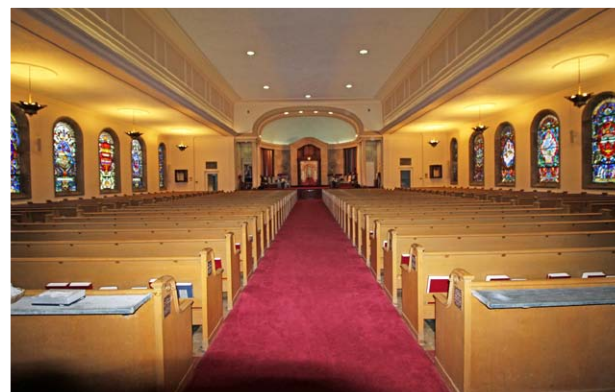
Contact: Jon Angel, Angel Commercial at (203) 335-6600, <https://www.loopnet.com/Listing/2385-Park-Ave-Bridgeport-CT/12947276/>, <https://npgallery.nps.gov/GetAsset/eb48c2e2-3679-47a4-a8d2-846d07212079>

Deadline for the March/April issue is February 22, 2019.

Historic Properties Exchange is published to advertise endangered properties in Connecticut by the Connecticut Trust for Historic Preservation, a statewide nonprofit organization located at 940 Whitney Avenue, Hamden, Connecticut 06517. Real estate advertised in this publication is subject to the Federal Housing Act of 1968.

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- Manages the Connecticut Freedom Trail, Washington-Rochambeau Revolutionary Route, and Minority and Women's History trails.



Marena Wisniewski is State Register Coordinator and Environmental Reviewer for the State Historic Preservation Office, a part of the Department of Economic & Community Development. For more information, visit www.DECD.org.

Upcoming Meetings

Connecticut Historic Preservation Council
February 6, 2019 at 9:30 a.m.
Conference call

To participate contact Liz Shapiro
(860) 500-2360; Elizabeth.Shapiro@ct.gov

March 6, 2019 at 9:30 a.m.
at the
State Historic Preservation Office, Department
of Economic and Community Development
450 Columbus Boulevard,
Hartford, Connecticut

For more information call (860) 500-2343

neighborhood. NINA recently received \$60,000 for its rehabilitation of 94-96 Ashley Street. According to Executive Director Ken Johnson, the HHRTC is the centerpiece of the organization's revitalization strategy:

Like many older urban neighborhoods, Asylum Hill is blessed with a wealth of historic housing...but many of these suffer from years of disinvestment. The tax credit program has enabled NINA to raise the resources necessary to restore these beautiful homes to their

former glory....Homes that were once derelict and ignored are back in demand and whole blocks are beginning to turn around. This tax credit program has been the catalyst for this revitalization.



Visit www.DECD.org to learn more about the program and sign up for the State Historic Preservation Office newsletter, which will keep you up to date on HHRTC workshops being held throughout the state. For questions, contact Alyssa Lozupone, Architectural Preservationist at the SHPO, at alyssa.lozupone@ct.gov.

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Connecticut's Historical Assets, cont'd from page 20

The Challenge

Mixed-use, mixed-income, and mixed-product development in historic structures is very challenging. Older structures can have environmental challenges or be in a state of disrepair due to neglect. These structures may be foreclosed properties or have owners who lack the wherewithal to redevelop the buildings. There is usually a financing gap as the rents that can be charged at project completion do not justify the construction costs. State and federal historic rehabilitation tax credits are one means of gap financing. However, the state tax credit program has been over-subscribed due to its popularity, and the federal program was recently watered down

a bit. Banks often have difficulty with mixed-use projects as there are different criteria for housing and business loans.

Moving the Needle

What can we all do?

- Advocate for an increase in the cap on the state historic tax credit program which Connecticut Preservation Action will be pursuing in the upcoming legislative session;
- Familiarize yourself with the new Opportunity Zone legislation which could unleash billions of dollars in new investment and its overlap with historic districts in the 72 approved zones throughout the state;

- Plan to attend the Adaptive Reuse Summit being planned for late winter in Hartford which will bring together financial institutions, public officials, architects, engineers, contractors and developers to explore ways to get more projects moving forward;
- Explore the Connecticut Trust's Making Places historic mills inventory;
- Read Christopher Wigren's *Connecticut Architecture: Stories of 100 Places*;
- Plan to attend the State Historic Preservation Office statewide preservation conference scheduled for May 17 and 18 in the New Haven area; and
- Be a champion for historic preservation.



Patrick McMahon is the CEO of the Connecticut Main Street Center, which combines economic revitalization and historic preservation to create successful downtowns; <https://ctmainstreet.org>.

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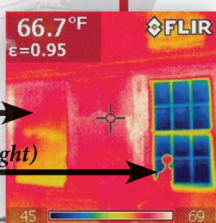
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Capitalizing on Connecticut's Historic Assets— A Path Forward

By Patrick McMahon

We have all been inspired by Connecticut's rich inventory of historic downtowns, villages and neighborhoods. These areas are marked by historic buildings—residential, institutional (public and private), mixed-use commercial and industrial mill buildings—which dot our landscape and help define us as a New England state. Historic structures and districts are incredibly important in establishing a sense of place, but they also factor into Connecticut's economic health and community vibrancy. Though we have made tremendous progress in preserving historic buildings and districts throughout the state, many more are at risk due to a host of factors.

It is imperative that we—the people of Connecticut—step up our game. We need more cross-sector and cross-discipline collaboration to further restoration projects. We need more financial resources, as well as new and creative financial tools. We need more private sector firms with a dedication to and an expertise in historic preservation. We need to gather and analyze data to make the case for preservation. We need better messaging around the importance of historic preservation to our state's future. Historic buildings are not just nice to look at or museum pieces. They represent much more. We need to convince our residents, property owners, businesses, developers, municipal officials and state leaders that historic preservation is economic development.

The Opportunity

In downtowns, in mixed-use commercial corridors, and in neighborhoods throughout the state hundreds of historic buildings are vacant, underutilized, or with deferred main-



Avner Krohn of Jasko Development, LLC, and members of New Britain's Main Street community celebrate the ribbon-cutting for 16 new apartments at the Raphael Building, in August 2017.

tenance, including schools, churches and mill structures, amongst others. Many of these buildings are in walkable and transit-oriented areas. Adaptive use of these buildings represents smart growth, as they are often located where infrastructure already exists. Activating these buildings provides the state the opportunity to create new housing units as well as business space for entrepreneurs, innovators, and small-scale manufacturers. The redevelopment of these structures can create and retain significant construction jobs, as well as employ design professionals and others.

continued on page 19