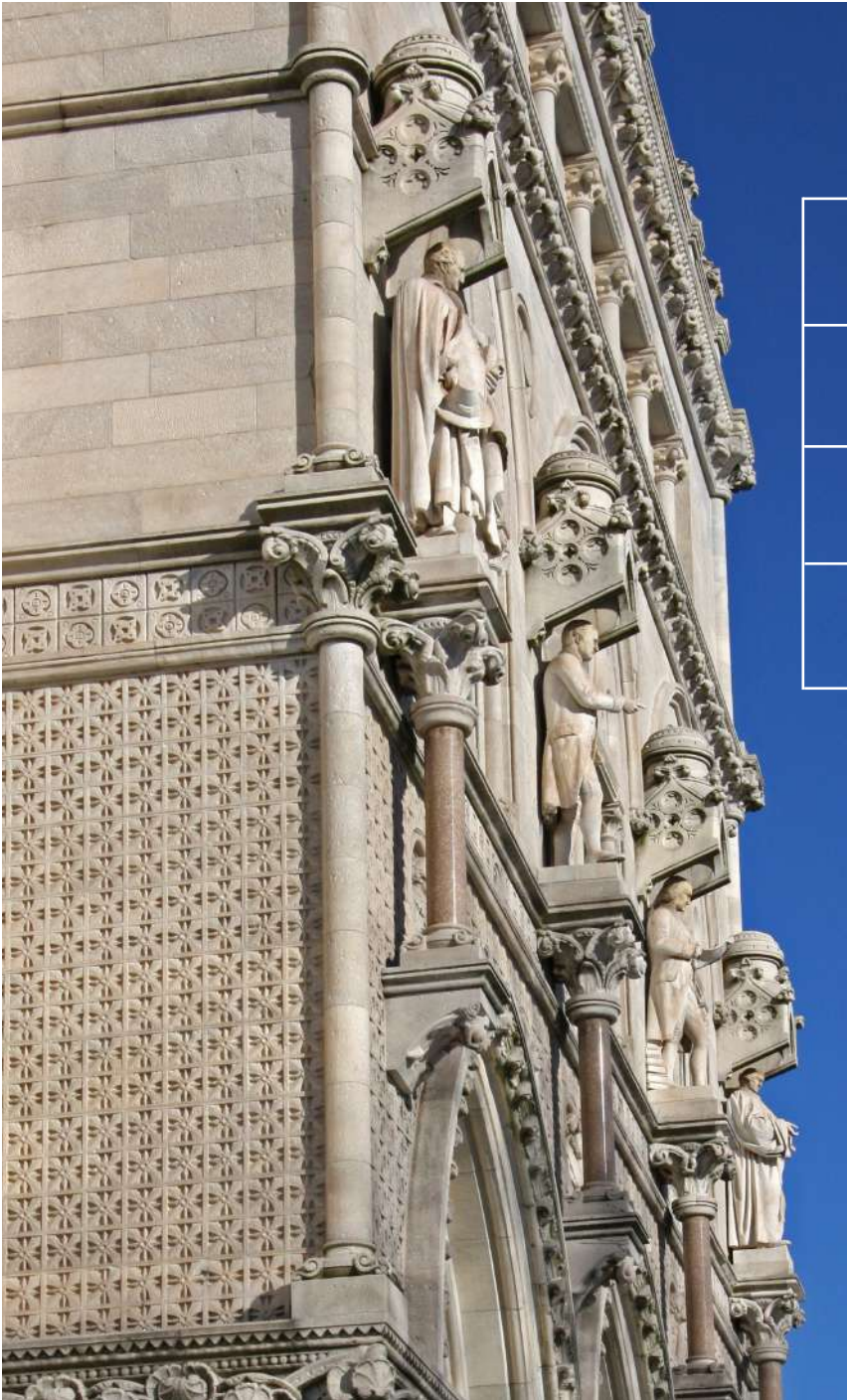


Investment in Connecticut:

State Historic Preservation Plan 2012-2016



Creating Jobs

Leveraging Resources

Enhancing Community Quality

Advancing Sustainable Growth

State Historic Preservation Office

State of Connecticut
Department of Economic and
Community Development

Catherine Smith, Commissioner
Christopher Bergstrom, Deputy Commissioner

Investment in Connecticut: State Historic Preservation Plan 2012-2016

Prepared for the
State Historic Preservation Office
Department of Economic and Community Development
State of Connecticut
Dannel P. Malloy, Governor

Thomason and Associates
Preservation Planners
Nashville, Tennessee



and
The Walker Collaborative
Nashville, Tennessee



2011



Dannel P. Malloy

GOVERNOR
STATE OF CONNECTICUT

David Bahlman
State Historic Preservation Officer

Dear Mr. Bahlman:

Connecticut has always been in the forefront of the historic preservation movement. Our state's rich and diverse architectural and cultural heritage embodies Connecticut's unique story of change, innovation and success. Preserving our heritage helps to create jobs, leverage resources, advance sustainable growth and enhance community quality. In 2011, a milestone study was released, *Investment in Connecticut: The Economic Benefits of Historic Preservation*, that demonstrated the remarkable effectiveness of the state's historic preservation programs.

For over 45 years, the Connecticut State Historic Preservation Office has represented the state in our partnership with the National Park Service. In its new role as part of the Department of Economic and Community Development, the State Historic Preservation Office will contribute to an improved economy and quality of life.

I commend the State Historic Preservation Office for the authorship of our new state preservation plan, *Investment in Connecticut: State Historic Preservation Plan 2011-2016*, which was developed by the SHPO, its statewide and local partners, and the citizens of Connecticut to provide guidance and direction for preserving our past and planning for our future.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Malloy", written over a light-colored background.

Dannel P. Malloy
Governor



Catherine H. Smith
Commissioner



State of Connecticut
Department of Economic and
Community Development

Message from Commissioner Smith

I am very pleased to present *Investment in Connecticut: State Historic Preservation Plan 2011-2016*. This publication is a guide to the preservation programs and goals of the State Historic Preservation Office (SHPO), a division of the Department of Economic and Community Development (DECD), and serves as the federally mandated state historic preservation plan for the next five years. It was developed with public input from private partner organizations and the citizens of Connecticut. It is intended to expand the awareness and recognition of the state's diverse architectural and cultural heritage in order to deepen the commitment to the preservation of these resources. The plan identifies critical issues facing historic preservation in Connecticut, and seeks to improve and strengthen existing preservation programs.

The benefit of preservation programs and the incentives that they create are well-documented, and result in significant economic benefits for Connecticut. The Department of Economic and Community Development is proud to have the State Historic Preservation Office as an integral partner in its mission to build vibrant neighborhoods and communities in Connecticut. Historic preservation is one of the most critical elements in creating places in our state where people want to live and work.

The professional staff of the SHPO, which includes historians, architectural historians, and an archaeologist, will continue to work with preservation organizations, educational institutions, governmental agencies and individuals to protect and preserve our historic resources, and in the process will enhance the economic well-being of our state.

Sincerely,

Catherine H. Smith
Commissioner

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Robert Benson

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INTRODUCTION

Historic preservation is an integral part of community revitalization, economic development, job creation and sustainability efforts in Connecticut. The state's rich heritage and architectural resources are important components of the state's quality of life. For over fifty years the State Historic Preservation Office (SHPO) has worked with citizens, non-profit organizations, and municipalities to preserve and protect the state's historic resources. Much has been accomplished and new trends in downtown living, sustainability, and smart growth make historic preservation an essential part of Connecticut's future.

The SHPO is responsible for overseeing the governmental program of heritage conservation for Connecticut's citizens. The Connecticut Historical Commission was established as a state agency in 1955 and the SHPO was established as part of the Commission in 1966 after the passage of the National Historic Preservation Act. In 2003, the Commission was merged into a new state agency, the Commission on Culture & Tourism which was then merged in 2011 with the Connecticut Department of Economic and Community Development. The SHPO is within the DECD division of Culture and Tourism under Deputy Commissioner Christopher Bergstrom. The State Historic Preservation Officer, David Bahlman, serves as the Director of Culture for DECD. The SHPO continues to work with two public bodies, the Historic Preservation Council, and the State Historic Preservation Review Board. The Historic Preservation Council, with members appointed by the Governor, meets monthly to act on many state historic preservation programs such as the State Register of Historic Places and State Archaeological Preserves. The State Historian and the State Archaeologist serve on the Council. The State Historic Preservation Review Board is composed of experts in the fields of architecture, history, architectural history, and archaeology. They review all proposed nominations to the National Register of Historic Places from Connecticut. The SHPO receives federal funding from the Historic Preservation Fund of the National Park Service, United States Department of the Interior.

This planning document was prepared as the state historic preservation plan and provides an overview of established programs and accomplishments, and goals and strategies for coming years. Statewide historic preservation plans are prepared approximately every five years to meet federal standards. In 1997, the Connecticut Historical Commission published *Historic Preservation in Connecticut — Planning a Future with a Past*. This effort was followed in 2005 with a new statewide plan, *Building Quality Communities: Historic Preservation in Connecticut*. Since 2005, historic preservation efforts in the state have made significant strides in the protection of various resources, including historic resources, archaeological resources, landscapes, and underwater heritage sites. In addition, progress has been made in establishing and enhancing state tax credits for rehabilitation, creating grant programs for preservation projects, and community outreach and support efforts. Key highlights of the past five years include:

- Passage of the Community Investment Act (CIA), creating a funding source for competitive grants for historic preservation projects. The Community Investment Act provides funding in four areas: affordable housing, farmland preservation, open space preservation, and historic preservation.
- Enactment of the Connecticut Historic Preservation Tax Credit and Historic Structures Rehabilitation Tax Credit.
- Completion of a major study, *Investment in Connecticut: The Economic Benefits of Historic Preservation*, detailing the economic contributions of historic preservation to the state.
- Listing significant Mid-twentieth Century Modern Homes across the state on the National Register of Historic Places.
- Inventories of over 2,500 barns as part of the recordation of the state's agricultural legacy.
- Designation of thirteen new State Archaeological Preserves encompassing important industrial, military, civil rights, and Native American sites from across the state.

- Establishment of the Upper Housatonic Valley Heritage Area and the Washington-Rochambeau Historic Trail to promote tourism.
- Victories for historic preservation in two important lawsuits brought under the Connecticut Environmental Protection Act.
- Launching of the new interactive website for the Connecticut Freedom Trail.
- Designation of the Mohegan Tribe of Indians' Tribal Historic Preservation Office.
- Preservation of the Rogers Site in Lisbon, an extraordinary 4,000 year old Native American Site and the first property in Connecticut acquired by the Archaeological Conservancy.

These important accomplishments were successful not only through the advocacy of the SHPO but also through the efforts of partners across the state. In addition, the SHPO provided over fifteen million dollars in financial support for statewide and local non-profit organizations and municipalities, completed new townwide surveys, assisted citizens in nominating properties to the National Register of Historic Places, and funded building restoration and rehabilitation projects.

The new historic preservation plan, *Investment in Connecticut: State Historic Preservation Plan 2012-2016*, provides an overview of the state's architectural, archaeological, and historical heritage and the diversity of these resources. The plan outlines trends in population and housing that affect a wide range of programs. Loss of historic housing in urban areas, weatherization of existing building stock, and the destruction of archaeological sites are some of the effects these trends have. The plan describes the challenges and opportunities these trends represent. In particular, the plan details the financial benefits of historic preservation to the state's citizens and the role preservation will play in the coming years in downtown revitalization, increasing affordable housing, and promoting community sustainability efforts. Within the plan are representative "success stories," recognizing projects which exemplify preservation's positive effects on community character and economic development. The wide range of success stories speaks to the state's proactive stance on financial incentives, the importance of public-private partnerships, and how "place" matters to the citizens of Connecticut. Essential to these success stories is the role played by the SHPO programs and staff through its advocacy, technical expertise, regulatory responsibilities, and financial assistance through tax credits and preservation grants.

An important component of this planning effort was the input from citizens through public meetings, interviews, and a web-based online survey. Meetings held in Westport and Hartford brought together a number of preservation professionals, advocates, and interested citizens while many others completed the online survey. (A full description of the public participation process may be found in Appendix 1 on page 65.) A common theme emerging from the public was the need for more visibility of the SHPO as well as increased public education on the value of the state's historic resources. These recommendations are not new — they were also prominent in the earlier statewide plans — but there are now more opportunities to broaden preservation's constituency across the state given the following:

- Historic preservation is an economic engine for the state as detailed in the 2011 study *Investment in Connecticut: The Economic Benefits of Historic Preservation* - these results should be widely disseminated and publicized.
- The state's rehabilitation tax credits are some of the most substantial in the country and provide significant incentives for the real estate and development community.
- The state's inner cities are gaining population as demographics reflect a shift away from the suburbs. This points to greater demand for downtown housing and commercial development.

- Thousands of units of affordable housing are needed and offer opportunities for combining low-income housing tax credits with rehabilitation tax credits.
- Many communities are creating sustainability programs and going “green” — historic preservation is recycling on a grand scale and should be the centerpiece of community sustainability programs.
- Restoration grants from Connecticut’s Community Investment Act will continue to help save places important to the state’s citizens and highlight the role of the SHPO.
- The merging of the SHPO with the Department of Economic and Community Development offers opportunities for collaboration in identifying and nurturing Connecticut’s unique places and cultures.

The goals and strategies set forth in this plan are not only in response to those expressed by the public as shown above, but are also informed by years of interaction between the SHPO, its partner organizations, other governmental agencies, and Connecticut’s citizens. The plan organizes the state’s historic preservation priorities first within four broad goals consistent with the National Historic Preservation Act, then in more detailed strategies. Although some strategies are written with the SHPO in mind, many are offered to guide professionals, the public, stakeholders, and others that affect historical and cultural resources. These strategies are specific recommendations to enhance and expand the role of historic preservation in the state’s economic development and quality of life.

CONNECTICUT'S HISTORIC, ARCHITECTURAL, & ARCHAEOLOGICAL RESOURCES



Robert Benson



Robert Benson



Robert Benson

A BRIEF HISTORY OF CONNECTICUT

Historic preservation is largely a movement of the twentieth century in the United States. While many individual sites were saved such as President Thomas Jefferson's home Monticello or President George Washington's home Mount Vernon, it was not until the 1930s that Charleston, South Carolina enacted the country's first historic district. In the 1960s, with the passage in 1966 of the National Historic Preservation Act, the ethic of historic preservation as a national movement expanded to encompass entire neighborhoods and downtown areas as well as sites of particular historical interest. In the past several decades historic preservation has become a major part of community revitalization and economic development across the country.

The Colony of Connecticut was settled by English Puritans in the 1630s and secured its charter from England in 1662, but the English were newcomers to the homelands of Native peoples whose ancestors settled here more than 10,000 years before the "discovery" of the New World. The rich historical and architectural heritage of Connecticut is shaped by these earliest settlers and by the generations of inhabitants. Whether Paleo-Indian hunters, Woodland farmers, Colonial settlers, the Continental Army, industry magnates, Jewish farmers, or veterans returning from World War II, each generation has left its mark on the land. The physical evidence of Connecticut's previous inhabitants is seen in its buildings, structures, objects, historic sites, and historic districts. Heritage conservation programs strive to preserve these prehistoric and historic properties and the history associated with them.

PALEO-INDIANS (11,000-9,000 YEARS AGO)

Native Americans lived in the lands now known as Connecticut for at least 11,000 years before the arrival of European settlers. The soil holds a frustratingly incomplete record of the hundreds of generations that preceded the "discovery" of the New World. Archaeologists have developed a broad framework for the study of these people and their material legacy, but it's important to bear in mind that "periods", "phases", and "cultures" defined by researchers present a bare sketch of the complex and rich communities that developed here. Every past community was composed of individuals with their own preferences, desires, ambitions, and understanding of their place in the world. Native Americans were not simply passively responding to changes in their environment or unquestioningly following ancient traditions, but actively engaging and manipulating the complicated physical and cultural landscapes in which they were enmeshed.

The oldest archaeologically documented sites in Connecticut are over 11,000 years old and reflect the unique lifeways of the region's original inhabitants. Charcoal from an ancient campsite called the Templeton Site, located in Washington near the Shepaug River, is radiocarbon dated to 9,950 BC. Distinctive stone tools, including fluted projectile points, knives, and scrapers from Templeton are similar to finds from Paleo-Indian sites in the Great Lakes and northern New England regions. The artifacts from Paleo-Indian sites in Connecticut speak to the sophisticated technologies developed by Native Americans living in an often harsh and unpredictable environment. Sites dating to this period are exceedingly rare. This is in part due to their great age and long exposure to destructive natural forces and partly explained by the small numbers of people living in the region during this period. By the end of the Paleo-Indian Period indigenous people had developed distinctive local traditions. Sites from Connecticut no longer look like the sites in Michigan or Maine and the strong cultural ties that appear to have united people across a large part of North America began to weaken.

ARCHAIC (9,000-2,700 YEARS AGO)

More is known of the people living in the Connecticut area during this period. The Archaic Period was a time of adjustment for Native American peoples. The climate within southern New England gradually shifted towards conditions broadly similar to those of today. Great spruce forests and parklands were replaced by dense pines and then by the mixed hardwoods so characteristic of today's woodlands. While the overall trend was towards more modern conditions, several

major ecological transitions occurred during this period and likely presented significant challenges to the people living here. The generally warmer and more stable climate allowed animals to flourish. The forests, marshes, and shores of Connecticut supported a greater diversity of plants and animals. After generations of living on the move, Native people began to settle in and support themselves with the resources available in the lands around their settlements. This shift is reflected in the tools found at Archaic Period sites and the locations of the sites, themselves. Groundstone tools, such as axes and adzes, were developed for felling and working trees. Fishing became an important part of many communities' lives. Specialized food preparation techniques were developed to better take advantage of the nuts, seeds, roots, and tubers collected from smaller territories.

As the environment evolved towards one that would be familiar today, Native people developed different ways of sustaining themselves on the land. At the earliest phases of the Archaic Period there were at least two distinctive ways that indigenous people lived. One well-documented Early Archaic site is the Dill Farm in East Haddam. People stayed here briefly around 8,500 years ago, but they left behind small fragments of food stuffs and a few handfuls of stone tools. The tools found at Dill Farm suggest that the people that stayed at this site regularly moved from place to place and carried tools that were well suited to life on the move. The stone they used was carried from a great distance and their tools were carefully repaired while they stayed at the site. Although this settlement pattern is similar to that of the preceding Paleo-Indian period, the tools themselves are quite different. The small projectile points are very similar to those found at sites in South Carolina, North Carolina, and Virginia. Sites such as Dill Farm appear to represent the immigration of southern populations into New England. Sharing the landscape with these newcomers were people with closer ties to northern regions. The Sandy Hill Site on the Mashantucket Pequot Tribal Reservation is one site showing these connections. Over 200,000 artifacts from Sandy Hill speak to the long periods of time people spent at the site around 8,500 years ago. The tools found at Sandy Hill were made from local stone collected at or near the site. Large numbers of hazelnuts and tubers were found at the site and plant foods from the nearby marsh were probably an important part of their diet. Pit-house features suggest that unlike the people who stayed at Dill Farm, these people chose to settle in one place for long periods of time. Understanding the relationships between these two groups is difficult as so few Early Archaic sites have been identified in the region.

By 7,500 years ago, Connecticut was home to communities that appear to have developed from the earlier southern immigrants. There is little evidence for long term settlements like Sandy Hill during the Middle Archaic. Sites are clustered around large wetlands and along major rivers and are more common, though still rare, than those dating to the Early Archaic. Populations were growing within Connecticut and the surrounding region; a trend which accelerated during the subsequent millennia.

Late Archaic sites dating between 5,000 and 3,000 years ago, are found in every corner of the state. This period is often referred to as the "Archaic Florescence" because of the dramatic increase in the numbers of sites and the development of many enduring cultural traditions that lasted well into the following Woodland period. Although many Late Archaic sites have been studied in Connecticut and the surrounding region, explanations for why populations appear to have increased so abruptly remain elusive. Compared to earlier periods Late Archaic people relied more on foods requiring significant processing. The intensified use of nuts and seeds that needed to be boiled, leached, crushed, or treated before being eaten suggests that more food was being extracted from shrinking territories. Late Archaic people may have had fewer opportunities to move around, as other communities were established around them.

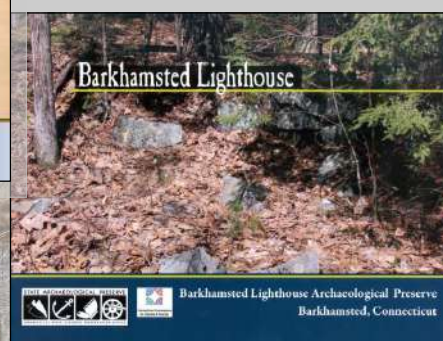
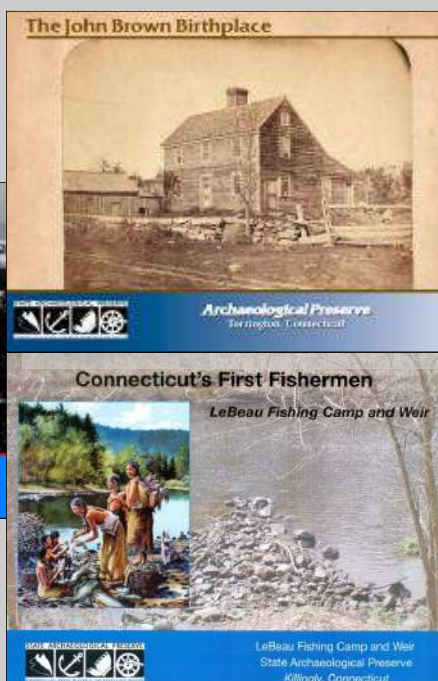
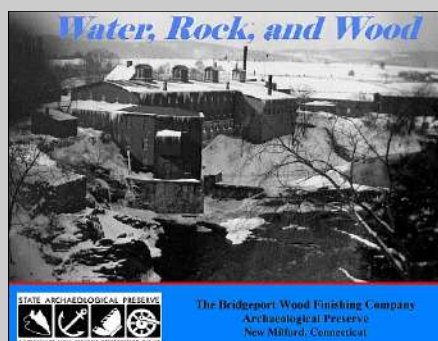
WOODLAND (1,000 B.C. – A.D. 1,500)

The Woodland Period is best known for the adoption of horticulture in the latter half of the period. The reliance of communities on planted crops was not universal and Native people living in many parts of the state continued to lead lives broadly similar to their Archaic period ancestors. Geography played an important role in the development of horticulture.

SUCCESS STORY:

PUBLIC OUTREACH & SHARING OUR PAST

Thanks to the National Historic Preservation Act, the State's important archaeological sites are being identified and documented. The information gained through archaeological studies has added greatly to the understanding of Connecticut's past, but much of that knowledge is embedded in technical reports written for a professional audience and with a limited distribution. Over the last ten years the SHPO has placed an increasing emphasis on the need to disseminate information to the citizens of the state. The SHPO, in partnership with federal agencies such as the Federal Highway Administration, has funded the publication of a series of booklets addressing the important contributions of archaeology to Connecticut's communities. The topics presented in the publications range from the crash sites of two World War II Navy Hellcat planes that collided during night time training maneuvers in Norwich to the archaeology of a diverse, vibrant, and tenacious community of Native and African Americans at the Lighthouse Village in Barkhamsted, to the remarkable life of freeman Venture Smith and the physical legacy of his life in Haddam Neck, to the evidence of Connecticut's ancient fishing economies that supported indigenous people for thousands of years. Each booklet is designed to highlight specific aspects of the shared past and to help tell the stories of the generations of people who have called these lands home.



Communities living along the Connecticut River with access to rich floodplain soils appear to have adopted maize earlier than their counterparts in the uplands and to have relied more heavily on crops for their subsistence. Early Woodland period sites are relatively rare; a pattern that is particularly striking when compared to the great numbers of sites from the Late Archaic. Whether the apparent drop in resident population density is real or reflects the ability to locate and identify Early Woodland sites is still actively debated among archaeologists and other researchers. By the Middle Woodland period, several groups living along the major rivers of Connecticut established hamlets, or small village-like settlements. Hamlets were supported by smaller camps in the surrounding woodlands. In some areas, hamlet settlements eventually developed into villages like those observed by the earliest European explorers and settlers in New England. Major population concentrations of the Late Woodland period were near coastal areas and major rivers, and smaller numbers of sites in the uplands. Villages were often strategically located to take advantage of important natural resources and likely to establish influence or control over territories. Early European settlements were often built on the sites of Native villages for similar reasons.

COLONIAL ROOTS

Prior to the great migration of Puritans to North America in the 1630s, the Dutch arrived and established short-lived trading outposts on the eastern coast of New England, including Plymouth Colony, New Hampshire Colony, and Massachusetts Bay Colony. In time, the English displaced the Dutch and established the Colony of Connecticut. The attractiveness of fertile farm land on the Connecticut River led to the establishment of three English settlements by 1635: a trading post at Hartford, a stockade at Windsor, and a settlement in Wethersfield. Other early towns were located along Long Island Sound and the Connecticut River Valley. In 1637, Hartford, Windsor, and Wethersfield collectively engaged in war against the Pequot Indians. After the defeat of the Pequot Indians, interest in the shoreline of Long Island Sound increased. Special attention was given to the harbor at Quinnipiac (New Haven) and the town plot was laid out in 1638.

Villages in the Colony of Connecticut, influenced by English rural tradition and Puritan vision of community, were laid out around commons surrounded by homelots and agricultural fields beyond. New Haven's town plot comprised of nine squares with the central square serving as the marketplace and the meetinghouse occupying a central location. As populations increased, new farmsteads were created at a greater distance from village centers and new religious parishes were established. Older towns were eventually subdivided and new towns came into being. Stonewalls in the countryside still outlining the edges of fields recall how farmers shaped the land for agricultural use. Although virtually every town had a sawmill and gristmill, few of these structures survive today. If the buildings themselves are largely gone, the history of small mills is still present in the hundreds of small stone dams, raceways, and foundations found along the state's streams and rivers and beneath the grounds of the mill sites.

The seventeenth century witnessed enormous changes to Connecticut's Native American communities. Many tribes were displaced from their homelands, decimated by disease, and swept into conflicts with the English and other tribes. The establishment of "Indian Reservations" by the English has its roots in the Connecticut Colony and the early conflicts between the colonists and Connecticut's Tribes set the course for many of the later Indian Wars. New research by the Mashantucket Pequot Museum and Research Center is exploring the archaeology of the Pequot War (1634-1638), the earliest and one of the bloodiest conflicts between English settlers and Native people in New England.

Slavery existed in Connecticut from the seventeenth century with the settlement of Dutch traders in Hartford. Many Native Americans were enslaved following the early Indian wars and sent to plantations in the Caribbean or given to Native allies of the English. Although most African Americans in Connecticut were enslaved until after the American Revolution, free blacks are also known to have been in the Connecticut Colony during the 1600's. The African American Memorial at the Ancient Burying Ground in Hartford commemorates over 300 Africans and African Americans, enslaved and free, buried in unmarked graves. Connecticut allowed the right to attend church, marry, participate in holiday celebrations, and to protection under the law, but blacks had restricted or denied freedoms. Some individuals such as Bristol in West Hartford or Venture Smith in East Haddam were able to acquire their freedom or own property. Most worked at farming, as servants, or in the maritime industries.

While agriculture was the mainstay of the colonial economy, commerce became an important component as the eighteenth century progressed. Small-scale industries developed, including ironworks, shipbuilding, production of wood



Robert Benson

Old Brooklyn Meeting House was built in 1771 adjacent to the Brooklyn Green, a village green in the center of town. The physical orientation of the buildings around the Green reflects the development of the Town of Brooklyn.

products, and food processing. Millers, coopers, blacksmiths, and silversmiths plied their trades. After 1750, towns began to differentiate themselves on the basis of their role as trade centers.

Church and school were important in colonial society. The value of higher education in preparing young men for the ministry is evidenced by the founding of Yale College (now University). Originally established in 1701 in Saybrook, the location of the school was disputed until 1718 when a site in New Haven was agreed upon. Constructed circa 1750, Connecticut Hall is the earliest remaining Yale building and has been designated a National Historic Landmark.

Connecticut played a pivotal role in the Revolutionary War. In 1775, 3,600 militia joined the American cause and were well represented in Washington's armies. Connecticut supplied arms, tents, food, and clothing to the soldiers, and two residents served as commissary-generals, earning the nickname "the Provisions State". Connecticut experienced four destructive British raids: Danbury, Greenwich, New Haven-Fairfield-Norwalk, and New London-Groton. Homes, shops, barns, ships, churches, warehouses, flour mills, and saltworks were destroyed.

NINETEENTH CENTURY

In the early 1800s, other "revolutions" swept across Connecticut: the transportation and industrial revolutions. The largely rural state with a village-centered way of life and few large mercantile centers moved to an ethnically diverse, manufacturing state with bustling cities. While one-room schoolhouses, country churches, town houses, grange buildings, and small factories recall the civic, social, religious, and economic life of the early nineteenth century, a vast array of extant engineering structures and building types document the dynamism of the "new" Connecticut.

Canals were built in earnest to help manufacturers access raw materials and to give those dependent on agriculture quicker access to urban markets. The Farmington Canal, begun in 1825 and open in 1828, was the largest canal venture in Connecticut, stretching from New Haven to Northampton, Massachusetts. Railroads quickly replaced the need for canals and by 1855 Connecticut had six hundred miles of track crisscrossing the state connecting major cities intrastate and out-of-state. Bridges, tunnels, and miles of railroad track beds are evidence of how railroad-related construction reshaped the natural environment. Stations and freight houses point to the railroads vital role in moving both people and goods before the age of the automobile.

Connecticut became a leading source of tobacco for cigars in the nineteenth century. By 1752, the fertile Connecticut River Valley was growing tobacco for export and the industry experienced rapid growth in the 1800s. Tobacco sheds, long, narrow structures with a system of louvers were designed in the 1800s for curing tobacco.

Connecticut's economy shifted from predominantly agricultural to industrial and populations shifted from countryside to city as opportunities beckoned. Urban growth was further accelerated by the arrival of immigrants from Northern, Eastern, and Southern Europe, and the French-speaking province of Quebec in Canada. Downtowns, with their multi-story commercial blocks, banks, and impressive city halls are reminders of the vibrant energy and growth of the state's cities in the late nineteenth and twentieth centuries. Libraries supported by private philanthropies and buildings constructed by fraternal organizations remain part of the urban landscape. Today's historic central-city residential neighborhoods were built to house an expanding working and middle-class population. Multi-family housing was constructed to meet the huge demand for rentals in the late nineteenth and early twentieth centuries. Ethnic educational and religious institutions - churches, synagogues, schools, social halls - established by immigrants still stand.

Excluded from mainstream white society, Connecticut's African Americans in the mid-nineteenth century formed communities that actively organized churches, schools, lodges, and self-help organizations. Churches helped self-emancipated slaves flee on the Underground Railroad, established abolitionist societies, and invited nationally-known

speakers such as Frederick Douglass and Sojourner Truth to give lectures. But access to employment and education was limited and housing often substandard. Leverett C. Bemen (1810-1883), son of an abolitionist preacher and grandson of a slave, in 1847, laid out a five-acre plot with eleven small house lots that were sold to African Americans. The Vine Street neighborhood is the earliest known free black subdivision where blacks could own their own homes. It is listed on the National Register of Historic Places and the Connecticut Freedom Trail.

While many farmers were abandoning productive farmland for employment in the cities, immigrants — among them Jews from Eastern Europe and Russia, Scandinavians, and Italians — took advantage of the availability of cheap land to start their lives anew. Russian Jewish immigrants, escaping persecution and denial of political and economic rights, fled Tsarist Russia in the late nineteenth and early twentieth centuries and found themselves on farmland in Connecticut towns. Their influence on the built environment is documented in *A Life of the Land: Connecticut Jewish Farmers*, published in 2010.

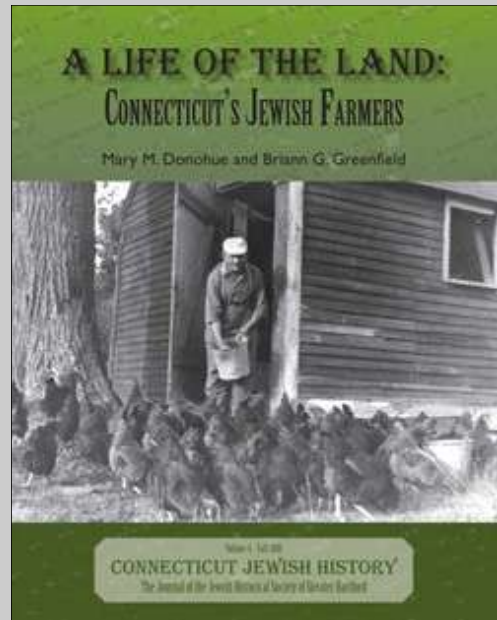
SUCCESS STORY:

DOCUMENTING JEWISH FARMS AND RESORTS

A LIFE OF THE LAND: CONNECTICUT'S JEWISH FARMERS

Connecticut's Jewish farmers have been considered a curiosity since they began to arrive from Eastern Europe in the 1880's. After all, Jews typically had not been associated with farming-and certainly not successful farming. But in the tiny New England state of Connecticut, Jews carved out lives as farmers, bringing to the experience innovations that would come to distinguish them as outstanding in the field. The Connecticut SHPO began its partnership with the Jewish Historical Society of Greater Hartford over two decades ago to document the synagogues, neighborhoods, and cemeteries that tell the story of Jewish immigration to the state.

A Life of the Land: Connecticut's Jewish Farmers, co-authored by Mary M. Donohue, SHPO Architectural Historian, and Briann G. Greenfield, Associate Professor of Public History at Central Connecticut State University, documents the resilience and perseverance of these Jewish farmers and how they impacted their communities. The journal begins historically with the migration of Eastern European Jews through America's cities and then to the Connecticut countryside. The SHPO provided funding and the Jewish Historical Society of Greater Hartford published the journal. It won a 2011 Award of Merit from the Connecticut League of History Organizations.



Other important efforts are being made to protect and preserve Jewish farming and resort resources. The site of Connecticut's earliest country synagogue in Chesterfield, the New England Hebrew Farmers of the Emanuel Society, is now a Connecticut Archaeological Preserve and is being nominated to the National Register of Historic Places. Additional documentation work was done at the synagogue site and the associated creamery due to a road-widening project of the Department of Transportation, creating a fuller picture of the agricultural life of this Jewish community. Country synagogues of the more recent past, such as Temple Beth Israel in Killingly, founded by Holocaust survivors in the 1950's, are also being documented and nominated to the National Register.

Another group of people moved to the countryside during the exodus from farm to city - affluent families seeking retreats. Fleeing from the cities, “gentleman farmers” purchased land in rural areas and built grand estates along Connecticut’s shoreline. Improved transportation and increased leisure time brought summer residents to enjoy the natural beauty and recreational opportunities afforded by the coastal waters, scenic hills, and lakes. Hotels, boardinghouses, religious campgrounds, and summer cottages proliferated on the coastline. Serving as a source of both inspiration and an agreeable environment, artists found havens in the countryside in which to pursue their art.

Compact mill villages, sprawling manufacturing plants, and pockets of urban neighborhoods exemplify the rich industrial heritage of the state. Although the state was home to many industries prior to 1850, the growth in diversity, scale, and complexity of manufacturing enterprises made Connecticut an industrial powerhouse. Long established industries in Connecticut - hatmaking in Danbury, brass works in Waterbury, the clock industry in Plymouth, firearms in New Haven, cotton mills in Vernon, textiles in Willimantic - continued to grow in the mid-1800s while new manufacturers made their homes in the state. The largest industries in the state before the Civil War were woolens, cotton textiles, ironware, shoes, coaches, paper, and brass. Industrial growth in Connecticut was not slowed by the Civil War as it was elsewhere.

TWENTIETH CENTURY

The early twentieth century was a time of continued growth and expansion for Connecticut. A new influx of immigrants - African Americans from the American South - demands for war material during World War I, and the general prosperity of the Roaring Twenties fueled the growth in business and the population in the state’s cities. Following the City Beautification Movement sweeping the nation, civic leaders expanded park construction programs, and implemented urban planning designs. Inspired by the Chicago Exposition of 1893, many civic buildings were constructed in the Beaux Arts style. As the population expanded in the cities, new residential neighborhoods were established further from the center. Trolley lines were laid to reach these new outlying residential neighborhoods. These intertown trolleys made possible the emergence of “streetcar suburbs” in outlying areas. Department stores, restaurants, and movie theaters proved attractive to customers who arrived by bus or automobile and led to the flourishing of central business districts.

During World War I, the U.S. Housing Corporation organized town planners, architects, and landscape architects to create emergency housing communities using the Garden City models in shipbuilding centers and at other industrial centers. Housing developments in Bridgeport stand among the most influential Department of Defense housing communities. Many of these planned communities were listed on the National Register of Historic Places in 1990.

During the Great Depression, the federal government undertook construction programs to counteract the devastation occurring in the American economy and on its citizenry. The Works Progress Administration (WPA), one of the largest New Deal agencies, carried out public works projects throughout the nation. Many of these projects are evident



At the turn of the twentieth century, American Impressionist J. Alden Weir made a farm straddling the Wilton/Ridgefield town line his home. Weir Farm National Historic Site is the only national park site in Connecticut (Courtesy of National Park Service)

throughout Connecticut today in bridges, schools, town halls, libraries, and structures in state parks and forests. The WPA also supported the work of many local artists whose murals were often displayed in public buildings.

Transportation by automobile reshaped the landscape just as railroads did in the previous century. Some of the bridges constructed for the highway system and parkway were constructed earlier by the WPA using the popular Art Deco style with touches of Neo-classical and Modern design. The automobile led to new roadside architecture — tourist courts, diners, motels, fast food restaurants, shopping plazas - and to suburban development. The use of the automobile reversed a century of urban growth as citizens moved further away from the city center, with consequent social and economic implications. The southwest corner of the state grew rapidly as people opted to work in New York City but live outside the city limits.

An unprecedented rate of change occurred after World War II. New technologies in industry, transportation, communication, and military defense systems rapidly altered the way Americans lived. These advancements, shifts in demographics, and suburbanization had far-reaching effects on the built environment. Connecticut's major cities saw their skylines reshaped by new building methods. There is a rich legacy of buildings and complexes still standing which relate to this early twentieth century technology, some of which is associated with the aircraft industry and submarine construction. Other buildings illustrate the growth of public utilities and their need for buildings to house equipment, serve as corporate headquarters, and provide customer service locations.

The decline in new home construction during the Great Depression and World War II created a large housing shortage. Widespread use of automobiles, mass production, prefabricated materials, a growing population, and the availability of low-cost, long-term mortgages, led to the post-war housing boom. Families moved en masse to the family-friendly ranch homes in the suburbs. In the 1950s, builders of modern homes concentrated in rural areas of Connecticut. New Canaan, located within commuting distance to New York City, became home to the “Harvard Five” (Marcel Breuer, Landis Gores, John M. Johanson, Philip Johnson, and Eliot Noyes), young architects that stood at the forefront of modern residential architectural design. These architectural pioneers answered the need for housing with an innovative approach incorporating new materials and construction methods developed during World War II. Self-contained residential subdivisions located far from urban centers were made possible due to improved road construction and newly created interstate highways. By 1951, every major city was working on their highway system. From this new network of highways, suburban development rapidly expanded and Connecticut became one of the most densely populated states in the country by the end of the twentieth century.



Robert Benson

Transportation History—The Merritt Parkway is but one manifestation of new road construction generated by increasing volumes of automobile traffic. The Merritt Parkway, a WPA project completed in the 1930s, is one of the oldest parkways in the United States. It was listed on the National Register of Historic Places and designated a National Scenic Byway.

SUCCESS STORY:

COMPREHENSIVE ARCHITECTURAL SURVEY OF NEW CANAAN MID-CENTURY MODERN RESIDENCES AND NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES

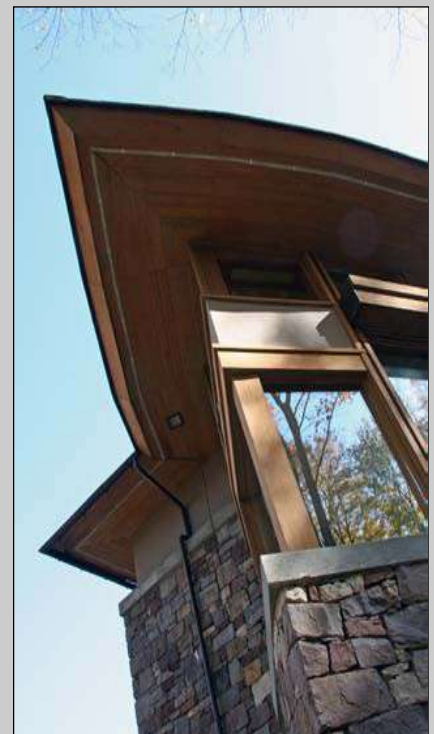
The Town of New Canaan has one of the most significant collections of mid-century Modern houses in the United States, including the Glass House (1945 -1949, Philip Johnson), a National Historic Landmark. Many of the houses are currently under threat of demolition due to extreme development pressures and a lack of awareness of their significance. The New Canaan Mid-Century Modern Houses survey was designed to provide a more complete study of Modern residences in New Canaan and serve as a national model for surveys of other mid-century houses in the United States.

A state survey and planning grant was completed in 2008 and is accessible online at www.preservationnation.org/modernhomesurvey. Of the many Modernist houses built in New Canaan between 1939 and 1979, ninety-one are included in the survey and are accessible on the website in a searchable database. Descriptions, historical and architectural information, and photographs are provided for each of the houses. Biographies of the thirty-one architects whose work is represented is also contained on the website.

Building on the work of the 2008 New Canaan Mid-Century Modern House survey, a Multiple Property Documentation Form was completed. In 2010, the first statewide thematic listing of Modern residential architecture was accepted onto the National Register of Historic Places. Eighteen Modern residences in New Canaan were listed on the National Register in order to illustrate the theme. A coalition of national, state, and local partners collaborated on the project.



Robert Gregson



Robert Gregson



Robert Gregson

OVERVIEW OF CONNECTICUT'S HISTORIC PROPERTIES

The SHPO identifies and documents the state's most significant heritage resources, including archaeological sites, architecturally and historically significant buildings and structures, and important historic industrial sites. The Statewide Historic Resource Inventory (SHRI) has approximately 90,000 documented properties throughout Connecticut containing information, photographs, and maps. This number reflects only a fraction of the buildings, structures, objects, and sites associated with the State's development; new properties are added to the inventory each year. In addition, geographical surveys and statewide thematic surveys have been undertaken for bridges, Civil War memorials, industrial complexes, Jewish farms, lighthouses, outdoor sculpture, railroad stations, state armories, synagogues, theaters, town greens, and United States post offices.

CULTURAL RESOURCES

SITES

A site is defined by the National Park Service (NPS) as "the location of a significant event, prehistoric or historic occupation or activity, or a building or structure where the location itself possesses historic, cultural, or archaeological value, regardless of the value of any existing structure." Connecticut's sites include prehistoric and historic archaeological sites as well as sites related to architecture and history. Prehistoric sites include rockshelters, fishing piers, villages, hamlets, camps, shell middens, and burial grounds. Examples of historic sites include Revolutionary earthworks and fortifications, remnant homesteads, taverns, shipyards, gardens, mill and factory sites, iron forges and furnaces, charcoal kilns, shipwrecks, submerged piers, and battlefields. Cemeteries, gravestones, and monuments are significant in landscape design and public art as well as history and archaeology. Lime Rock Park is an example of a recently-listed historic site in Lakeville. Built in 1957, it was listed on the National Register in 2010 due to its significance as a natural-terrain motor sport venue. Weir Farm National Historic Site is the only national park site in Connecticut. The former farm was home to Julian Alden Weir (1852-1919), one of a group of American Impressionist artists who found inspiration in the quiet rural landscape of Branchville.

Archaeological sites contribute to the understanding of the past and can provide unique insights into the lives of people and communities. Prehistoric sites are known from all 169 municipalities in Connecticut. Ongoing archaeological investigations have identified over 2,000 sites associated with Native American people. Prominent archeological sites include the Templeton site near the Shepaug River in Washington, the Mashantucket Pequot Reservation, and the Mohegan Fort Shantok property in southeastern Connecticut (the latter two are designated National Historic Landmarks).

The study of these Native American sites is pursued by a wide range of researchers representing academic institutions, non-profit museums and preservation groups, professional archaeological consultants, tribal archaeologists, and avocational archaeologists. Non-archaeological professionals such as historians, geologists, botanists, and ecologists are contributing their knowledge to the research, increasing the understanding of the buried elements of history.

Connecticut's archaeological heritage includes many historic period sites. The majority of these properties are associated with former house sites dating between the second half of the eighteenth century and the first half of the nineteenth century. In the late nineteenth century the Clark Tenant House was a small building on one of East Granby's largest farms. By the 1860's the small family farms that had been so important to Connecticut's economy were facing major economic and demographic challenges. The demand for workers to keep Connecticut's mills and factories moving spurred many families to sell or abandon their small farms and move to urban areas. At the same time more prosperous farmers were investing in large scale production of high value crops. The Clark Farm is one example of these large agricultural operations. By 1870, this one farm produced over 100,000 pounds of tobacco. The Clark Farm and others in

Connecticut relied on seasonal labor and tenants, many of whom were African Americans that had been living in rural parts of the state for generations. Archaeological investigations of the Clark Tenant House help tell the story of the rural Black experience before World War II. John Jackson was the son of a tenant farmer and followed in his father's footsteps. John lived at the Clark Tenant House for thirty years and left behind a rich material record of his life on the farm. That record and the remains of the house have been preserved through the efforts of the Federal Highway Administration, the Connecticut Department of Transportation and the SHPO.

Archaeology also enhances the understanding of historic architecture by providing information on changes to house plans and the reconfiguration of early houses to conform to later architectural styles. Archaeology plays an important role in the identification of architectural types and building traditions that are no longer represented as standing structures. Research at the former Ephraim Sprague House in Andover revealed the remnants of an early eighteenth century house of unusual construction. This building was erected on framing resting directly on the ground surface or on shallow stone piers. Evidence suggests that the house itself was of the "long house" tradition – long and narrow in dimensions – a form common in the western uplands of England and deeply rooted in folk tradition but previously documented in New England only in a few early towns of Massachusetts. Records revealed that the owner was descended from settlers who had originated from the West Country in England and settled in one of these Massachusetts towns. No such houses remain standing in the state and the knowledge that such buildings were constructed in Connecticut well into the eighteenth century was only discovered through archaeological excavations and analysis. Studies of Pequot and Mohegan homesteads show the influences of English culture on Native peoples and the continuity of traditional practices and beliefs more than a century after the English colonies were established. Excavations at the state's forges and furnaces speak to the precarious financial context of the eighteenth and nineteenth century iron industry in the Northwest Hills.

Below Long Island Sound and beneath lakes, rivers, and streams lay many important archaeological sites. Large submerged prehistoric sites more than 9,000 years old have been identified just off the shores of Hammonasset Beach State Park in Madison. Hundreds of stone artifacts made over the course of 9,000 years were found on the beach when sand from off shore was dredged to replenish the beach. The site was used by Native Americans when the sea level was lower and the now submerged site was dry land. Intact elements of the submerged site appear to survive, as does the ancient soil that covered the site when it was used by generations of Native people.

Dugout canoes have been recovered from numerous lakes in the state. Native Americans would intentionally sink these watercraft with stones and large cobbles when they weren't needed. Some of them were never recovered by the people that made them and have been preserved by the deep mud that covers some lake bottoms. Examples of these canoes are on display at the Mashantucket Pequot Museum and Research Center. Larger shipwrecks dating from the eighteenth through the early twentieth century have been mapped beneath Long Island Sound. The SHPO and Office of State Archaeologist (OSA) coordinate with the National Oceanographic and Atmospheric Administration and a community of recreational divers in the state to identify and protect these sites. Near Cornfield Point, at Old Saybrook, lie the remains of a very important shipwreck, the Light Vessel LV-51 (1892-1919), the first lightship to be fitted with electric lights. Lightships functioned like movable lighthouses and could be repositioned to warn ships of sand bars and other navigation hazards.

Less tangible to many observers are locations of particular cultural significance to indigenous people. The ancient and contemporary landscape has meaning to Native peoples that may extend well beyond concerns with the sites recognized by archaeologists. Beliefs and traditions associated with specific locations, landforms, or features are an important consideration in understanding the state's cultural heritage.

CEMETERIES

Historic cemeteries reflect important cultural values, social relationships, and beliefs of our communities. For many people feelings of personal reverence for those interred in burial grounds, family plots, and formal cemeteries transcend the more abstract historical significance of these properties. Although not ordinarily eligible for listing in the National Register of Historic Places, many of Connecticut's cemeteries have been registered in recognition of their potential to yield information on the past and for their representations of significant funerary art, architecture, and landscape design. Many of Connecticut's Civil War monuments are located in historic cemeteries.

LANDSCAPES

The NPS defines cultural landscape as "a geographic area associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values." A historic designed landscape is "a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, engineer, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition." Aesthetics play a significant role in designed landscapes. Vernacular Historic Landscapes reflect the everyday lives and culture of the people (communities, families, and individuals) who inhabited and functioned within a place. Examples in Connecticut include farmsteads and rural districts.

Farmsteads and rural dwellings reflect the rural and agricultural heritage of Connecticut. Properties include farmhouses and associated outbuildings such as barns, smokehouses, and dairies. Farmsteads diminished during the twentieth century, particularly in Fairfield and Hartford Counties where the population increased, but a number of eighteenth and nineteenth century houses remain. The homes, surrounded by barns and open fields, still stand despite pressures to develop the land for new commercial businesses and



"The Last Green Valley " - The Quinebaug and Shetucket Rivers Valley National Heritage Corridor—seventy-eight percent of the 695,000-acres is made up of forest and farmland. The relatively undeveloped "rural island" is surrounded by the most urbanized region in the nation. (Aerial from www.glsweetnam.com)

SUCCESS STORY:

OLD NORTH CEMETERY HISTORIC LANDSCAPE PRESERVATION

MASTER PLAN

CITY OF HARTFORD

Listed on the National Register and the Connecticut Freedom Trail, Old North Cemetery is a cross-section of Hartford during the vital, turbulent, exhilarating, sometimes violent 1800s. Significant as the burial place for Hartford's leaders as well as Jewish, Irish Catholic, and African Americans, Old North Cemetery suffers from deterioration. The \$25,000 SHPO grant allowed the city to hire a professional team of composed of landscape architects and sculpture conservators to prepare a master plan for the restoration of the cemetery. The City of Hartford is investing one million dollars in rehabilitation work in 2011 to revitalize this city treasure.



Weld Monument, Old North Cemetery (Courtesy of DECD).

residential subdivisions. The agricultural landscape and architectural styles of the main house and outbuildings compliment and bring to life written records. Existing buildings, written records, and archaeological investigation illuminate the functional relationships between houses, barns, fields, and gardens and how Connecticut farming developed and changed over the course of three centuries.

The town green is one of Connecticut's most well known icons and cherished traditions. Town greens surrounded by residential, civic, and religious buildings, though they may be changed in appearance, are reminders of Connecticut's early town plans. The Lebanon Green is an almost pristine example of the open agricultural use intended by the original proprietors.

The SHPO initiated its Heritage Landscape Project in 1998. The Connecticut Trust conducted the Town Greens survey to document town greens and used the survey as the basis for its web site www.TownGreens.com. As of 2011, the database contains information on 172 town greens and the site has online virtual tours. The SHPO also has a historic resource inventory of sixty significant designed municipal parks.

TRADITIONAL CULTURAL PROPERTIES

A traditional cultural property is defined by the NPS as a property "that is eligible for inclusion in the National Register because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community's history, and (b) are important in maintaining the continuing cultural identity of the community." Examples of traditional cultural properties include: locations where a community has traditionally carried out economic, artistic, or other cultural practices important in maintaining its historic identity; locations reflecting traditional Native American beliefs concerning tribal origins or the nature of the world; and urban neighborhoods that express the specific traditions or beliefs of a particular cultural group. Although there are no traditional cultural properties (TCPs) currently listed in the National Register of Historic Places within the state, a number of Native American Tribes and individuals have identified potential TCPs as a result of federal agency compliance with Section 106 of the National Historic Preservation Act. The Mohegan Indian Tribe, the Mashantucket Pequot Tribal Nation, the Narragansett Indian Tribe, and the Wampanoag Tribe of Gayhead (Aquinnah) have all expressed concerns that sites of ceremonial significance are present within areas that may be affected by federal undertakings. These properties include a range of above-ground stone features, such as stone piles or cairns, stone walls, and large boulders with smaller stones placed on, around, or within clefts of, the large boulders. Although such features have generally been interpreted as elements of colonial and post-colonial agricultural practices by non-Native researchers, the tribes believe that such features express traditional cultural practices and should be preserved.

The SHPO and Native American Heritage Advisory Council (NAHAC) emphasize that the identification and preservation of properties of sacred or ceremonial significance to Native and non-Native peoples is fundamental to maintaining and understanding the state's cultural heritage. Protections for such properties are provided by the National Historic Preservation Act, the National Environmental Policy Act, and by state law. Under Connecticut General Statute Chapter 184a, Section 10-381, a "sacred site" or "sacred land" means any space, including an archaeological site, of ritual or traditional significance in the culture and religion of Native Americans that is listed or eligible for listing on the National Register of Historic Places (16 USC 470a, as amended) or the State Register of Historic Places including, but not limited to, marked and unmarked human burials, burial areas and cemeteries, monumental geological or natural features with sacred meaning or a meaning central to a group's oral traditions; sites of ceremonial structures, including sweat lodges; rock art sites, and sites of great historical significance to a tribe native to this state.

There is a pressing need for a collaborative effort to develop specific guidance on the identification and evaluation of TCPs within Connecticut. Consistent with the state's goal of promoting the identification and recognition of a wide range of

cultural resources that reflect the historical development of the state and its individual communities, and the heritage of a multi-cultural society, SHPO has begun coordination with OSA and NAHAC to plan for inclusive public workshops among interested parties to develop such statewide guidance. SHPO will organize workshops and invite the participation of the concerned tribes, NAHAC, OSA, the Connecticut Department of Energy and Environmental Protection, Connecticut Department of Transportation, U.S. Army Corps of Engineers, Federal Highway Administration, the Advisory Council for Historic Preservation, and the National Park Service.

BUILDINGS

The term “building” relates to any structure created to shelter human activity, such as a barn, house, or synagogue. A third of Connecticut’s building stock pre-dates 1950 and includes a variety of agricultural, civic, commercial, cultural, educational, industrial, religious, and residential buildings.

Agricultural

Barns are perhaps the most iconic buildings associated with Connecticut’s agricultural heritage. The oldest of the surviving barns are a variation on simple rectangular plan forms with doors placed along the long sides of the building. As highlighted by the Connecticut Trust for Historic Preservation’s recent historic barn survey, these so called "English Barns" were adapted by New England farmers to include multiple bays to house animals, grain, and equipment. These relatively simple buildings were further developed by moving the doors to the gable ends, the eventual inclusion of windows, and ventilation systems using the classic barn cupolas found on many nineteenth century farms. An increased focus on farming efficiency in the middle to late nineteenth century brought new functional adaptations and construction techniques to Connecticut’s farms.

The tobacco barn began appearing on Connecticut’s rural landscape in the middle of the nineteenth century when farmers in the Connecticut Valley began to process tobacco as a cash crop. The tobacco barn was created with a single crop and a single function in mind - curing tobacco. Tobacco barns tend to be long, low windowless buildings with pitched roofs. The curing of tobacco requires control over the heat and humidity during the curing process. Tobacco barns in Connecticut relied on simple yet highly effective ventilation systems to produce some of the most highly-valued shade tobacco in the world. Many of the state’s tobacco barns used vertically-hinged siding boards that could be independently opened or closed to provide fine control of airflow and temperature. Other variations included horizontally-hinged boards or panels, and sliding panels. Tobacco barns face demolition as demand decreases and suburban sprawl increases. Reusing tobacco barns is difficult since their utilitarian design poses distinct hurdles and moving them is challenging as they do not have foundations.



One of many tobacco barns that remain on the rural landscape. (Courtesy of the Connecticut Trust for Historic Preservation)

Commercial

Commercial buildings include stores, offices, and other places of business, downtown storefront buildings, larger city business blocks, urban skyscrapers, and rural country stores. Theaters built in central business districts and post-WWII skyscrapers also represent Connecticut’s varied commercial buildings. Commerce played an important role in the development of Connecticut and the state has an important legacy of rural and urban commercial structures.

SUCCESS STORY:

CONNECTICUT TRUST BARNS GRANT – SURVEY, REBUILD, RESTORE

Shining a Spotlight on Connecticut's Barns

What started as a single observation has become a statewide phenomenon. In 2004, a board member for the Connecticut Trust for Historic Preservation noticed a barn on his way to work. A short time later, the barn was gone. Connecticut's barns were being knocked down at whim and very little was being done to protect Connecticut's iconic structures. The Trust decided to take action and document as many barns as possible.

In 2004, one hundred barns were documented and a narrative report, funded by a Connecticut Humanities Council (CHC) grant, was written describing the barns' forms, construction techniques, uses, and appearances. In 2005, an additional 250 barns were documented. Another CHC grant allowed the organization to increase outreach and start a website (www.connecticutbarns.org). The Trust traveled, giving presentations on the history of Connecticut's barns to municipalities and other non-profits. In short order, the Barns Program garnered media attention and was written about in forty newspapers, and highlighted in radio interviews and television spots. This media attention led to legislative attention and the attempt to pass two bills protecting barns. Though the bills did not pass, they succeeded in bringing attention to the threatened barns and led to the General Assembly authorizing the Barns Grant in 2008. Administered by the Trust, the grant was originally authorized for three items: 1) conditions assessments, 2) feasibility study for adaptive reuse, or 3) a State or National Register nomination. In 2009, it was decided the Barns Grants would no longer fund State or National Register nominations but would instead be allowed for capital improvements.

In 2009, over two thousand barns had been documented using Historic Resource Inventory Forms (HRIs). An additional grant from the SHPO allowed for additional barns to be documented. CTHP more than tripled the number of barns documented by 2011, for a total of over 2,500 barns and awarded \$100,000 in grants to barn owners. A statewide thematic nomination to the State Register of Historic Places is being written, funded by the SHPO, and the final report will be highlighted at a statewide conference on the future of Connecticut's barns in 2012.

The Trust has had great success partnering with the SHPO, non-profits, municipalities, volunteers, and other organizations throughout the state and in each of the 169 towns.



(Courtesy of the Connecticut Trust for Historic Preservation)

Industrial

Connecticut has a distinguished heritage in industry and manufacturing, serving as a manufacturing center for watches, furniture, firearms, hardware, textiles, shipbuilding, and other products by the mid-nineteenth century. The roots of the state's industrial heritage, however, extend back to the earliest periods of European settlement. Hundreds of small grist mills, saw mills, oil mills, tanneries, and blacksmith shops dotted Connecticut's eighteenth century landscape. Connecticut has a wealth of streams and rivers that powered many of these small ventures and helped make Connecticut a major manufacturing center within the colonial world. The old dams, spillways, retaining walls, and foundations of these mills rest now in many of Connecticut's most rural areas - remnants of a largely forgotten industrial history hidden in woodlands. The iron-making industry of northwestern Connecticut had a profound effect on the cultural and physical landscape of Litchfield County. Hundreds of factories employed tens of thousands of workers, including French Canadian, German, Irish, Italian, and Polish immigrants. As competition from overseas increased and business practices changed, many factories gradually closed their doors, leaving behind nineteenth and twentieth century industrial buildings.



“Manufactories,” as they were called in the nineteenth century, required ambitious entrepreneurship, business acumen, knowledge of technology, fortuitous circumstances, and a stable workforce. While the twentieth century workforce is well documented, the lives of nineteenth century workers are more remote from the present and more difficult to reconstruct. Real places help make the story more accessible. The spatial geography of mill villages, the form and style of mill worker housing, community facilities, religious institutions, and the homes of mill managers and owners can provide insight into the lives of the mill hands and their families. The size and layout of manufacturing plants shed light on how these buildings accommodated the workforce.

The Ponemah Mill in Taftville was established in 1866 and operated for 100 years. The Ponemah Mill is in the process of being adaptively reused into residential and commercial space.

A statewide thematic survey documents the numerous industrial sites in *Connecticut: An Inventory of Historic Engineering and Industrial Sites*. Adaptive reuse of these structures into lofts, artist studios, and commercial office space has given many of these structures new life. Many industrial buildings will succumb to the elements, be vandalized, or demolished, unless rehabilitated.

Residential

The state has some of the oldest housing stock in the country which makes historic rehabilitation of particular importance. Connecticut is extremely fortunate to have many examples of pre-Revolutionary residential architecture, particularly in the port cities, that illustrate colonial building traditions and technology, lifeways, and reflect period town formation and socio-economic development patterns. The most common form — the basic New England house type known as the Colonial — had appeared by the eighteenth century. Many domestic buildings used as taverns also remain. Located in village centers or along well traversed roads, taverns were an important colonial institution that served to welcome the traveler and provided a place for community social interaction.

Connecticut's growth and prosperity in the nineteenth century led to increased residential development throughout the state. Merchants and other professionals constructed large homes reflecting the Greek Revival, Gothic Revival, and Italianate styles popular in the period. Industrialization often resulted in the creation of mill towns and mill villages with

identical plan houses built around or adjacent to the mill. After the Civil War came the advent of “streetcar suburbs” which led to further expansion of residential areas away from town centers. These early subdivisions allowed city residents to escape the noise and pollution of inner-city areas by taking horse or electric powered streetcars to locations miles away from where they worked. House styles such as Queen Anne and Colonial Revival were widely built throughout the state from the 1880s to the early twentieth century.

The industrialization of the state in the nineteenth century also led to the need for rental units for the state’s workers who could not afford homes. A large variety of multi-family housing types were built in the state such as stacked duplexes, triple deckers (three units), “Perfect Sixes” (six units), and multi-unit apartment buildings. These were also built in a variety of architectural styles with Tudor Revival and Colonial Revival especially prominent.

As the state’s population grew rapidly in the early years of the twentieth century, the rise of the automobile led to new development even further from inner cities. The revival movement (Tudor and Colonial) vied with Bungalows for popularity in the 1910s and 1920s as communities expanded in many sections of the state. New home building slowed considerably during the Depression and World War II, but construction of federally assisted housing complexes and dwellings for Department of Defense workers was of particular importance during these years. Tens of thousands of pre-1950 single-family and multi-family dwellings remain on the landscape and continue to be the subject of architectural surveys. The SHPO has an ongoing survey program that regularly adds new information on historic neighborhoods across the state.

In addition to houses built before World War II, there is growing interest in post-war dwellings as well. Ranch-style houses were an extremely popular building form during the housing boom of the 1950s and 1960s. Many post-war suburban homes have now reached fifty years of age or more and are eligible for consideration for the National Register of Historic Places. Connecticut has a large number of residential suburbs and post-World War II housing that need to be evaluated and documented.

STRUCTURES

Structures are defined as “functional construction made usually for the purposes other than creating shelter.” Common kinds of historic structures found in Connecticut include bridges, railroads, canals, stone walls, dams, and roads. Military structures, engineering structures from Connecticut’s industrial history, and lighthouses are other familiar historic structures.

In 2004, a statewide survey of historic bridges inventoried and evaluated hundreds of historic trusses, stone arches, and concrete arches. Two publications resulted from these surveys: *Connecticut’s Historic Highway Bridges* and *Where Water Meets Land: Connecticut’s Historic Movable Bridges: Connecticut’s Historic Movable Bridges*. Historic bridges are threatened by changes in road design and structural deterioration. A number of historic bridges have been preserved by redesign into pedestrian bridges or being moved to new locations.



Robert Benson

The Cornwall Bridge is one of hundreds of historic bridges inventoried in 2004.

OBJECTS

In terms of historic preservation, “object” applies to works that are primarily artistic or utilitarian in nature or are relatively small in scale and simply constructed. Although the object may be small in scale or movable, it is typically associated with a specific setting or environment. In Connecticut, boundary markers include milestones and stone walls that have been recorded as part of historic districts. One notable example, the South Coventry Historic District, includes stone retaining walls and walls marking fields or property lines as significant objects. Connecticut’s Statewide Historic Resource Inventory includes over 475 pieces of Connecticut’s outdoor art. One hundred forty-two of those pieces are military or war memorials, including Connecticut’s earliest war-related memorial, the Fort Griswold Monument obelisk in Groton, designed in 1830. Other sculptures include fountains, busts, and life-size figures honoring notable persons, modern pieces of abstract art, monuments, gravestones and other cemetery art, and artistic compositions representing America’s democratic ideals found on public buildings.



The Corning Fountain in Hartford's Bushnell Park was erected in 1899 as a memorial to businessman John B. Corning.

NATIONAL HERITAGE AREAS AND NATIONAL HISTORIC TRAILS

National Heritage Areas have distinctive histories and a distinctive geography with nationally important resources. In these locations, natural, cultural, historic, and recreational resources combine to shape a cohesive, nationally distinctive landscape. Connecticut has two National Heritage Areas: the Upper Housatonic Valley National Heritage Area and the Quinebaug and Shetucket Rivers Valley National Heritage Corridor.

The Upper Housatonic Valley National Heritage Area, in northwestern Connecticut and western Massachusetts, encompasses twenty-nine communities and is known for its scenic landscapes and traditional New England towns. The area is also known for its long-standing literary tradition, its scenic landscapes, as the site of two of America’s earliest industries (the iron industry and papermaking), as the site of several important events during the American Revolution, and as home to Mohican Indians prior to European colonization. The Quinebaug and Shetucket Rivers Valley National Heritage Corridor, now known as The Last Green Valley, in northeast Connecticut and south central Massachusetts, is one of the last undeveloped areas in the northeastern United States. Included in the corridor’s thirty-five towns are archaeological sites, rural landscapes, architecturally-significant mills, villages, several National Historic Landmarks and historic districts, and large parks and open spaces.

National trails are officially established through the National Trails System Act of 1968. NPS administers the nineteen national historic trails and eleven national scenic trails established by the law. Connecticut has two trails — the Washington-Rochambeau Revolutionary Route National Historic Trail and the New England National Scenic Trail (also known as the Metacomet, Monadnock, Mattabesett Trail). The Washington-Rochambeau Revolutionary Route National Historic Trail is a series of encampments and roads used by Continental Army troops and French troops during their march from Newport, Rhode Island to Yorktown, Virginia in 1781. The trail extends 680 miles and was designated a National Historic Trail in 2009. The New England Trail, a 220-mile long footpath, has existed for over half a century and celebrates the New England landscape. Connecticut also is one of the fourteen states traversed by the Appalachian National Scenic Trail, a 2,175-mile long public footpath from Maine’s Mount Katahdin to Georgia’s Springer Mountain. Conceived in 1921 and completed in 1937, the trail cuts through the extreme northwest corner of Connecticut from Kent to Salisbury.

The Merritt Parkway in southwestern Connecticut and Connecticut State Route 169 in northeastern Connecticut have been designated as National Scenic Byways. Connecticut also has almost three-hundred miles of Connecticut Scenic Roads (more information on these may be found on the Connecticut Department of Transportation website).

SUCCESS STORY:

THE HARTFORD PUERTO RICAN HERITAGE TRAIL

The Hartford Puerto Rican Heritage Trail is the result of the partnership between Connecticut's SHPO and Trinity College. A Trinity College graduate student identified sites related to the rich history of Puerto Ricans in Hartford and created a database of Puerto Rican organizations and sites. Inspired by the Connecticut Freedom Trail program, the database was later used to develop the Puerto Rican Heritage Trail and website. Priority was given to standing buildings and landscapes still existing in their historic form which conveyed the Puerto Rican experience and culture in Hartford. Thanks to this project, visitors can now physically follow in the footsteps of Puerto Rican immigrants as they move throughout Hartford or virtually trace the footsteps of those that first came from the island to work in Hartford County's fields and factories.



(Courtesy of Hispanic Studies at Trinity College)

<http://www.hispanichartford.org/scholarship/puerto-rican-heritage-trail-carol-correa-de-best/>

MULTI-CULTURAL HERITAGE RESOURCES

In the 1990s, the Minority and Women's History Advisory Committee was formed to identify African American, Native American, Asian Pacific American, Hispanic American, Pacific Islander, and women related sites to add to the State and National Registers. In 2000, minority outreach efforts were expanded with the appointment of a staff liaison to the state's minority constituency with the charge of coordinating increased minority accessibility to SHPO programs. From these combined efforts, the Connecticut Freedom Trail program, the Hartford African American Heritage Trail, and the Puerto Rican Heritage Trail were established. In addition, groups such as the John E. Rogers African American Cultural Center, the African American Historical Association of Fairfield County, the New Haven African American Historical Society, the Queen Ann Nzinga Center, Inc., and the Jackie Robinson Park of Fame actively participate in SHPO programs. The work on the Puerto Rican Heritage Trail is viewed as a first step in engaging the Puerto Rican community. More outreach to diverse communities is an important goal.

Native American Historic Sites

The SHPO works closely with the Connecticut Native American Heritage Advisory Council (NAHAC) to ensure that these and other cultural resources of significance to indigenous people are respected and protected. NAHAC member Tribes are the Mashantucket Pequot, the Mohegan, the Golden Hill Paugussett, the Schaghticoke, and the Paucatuck Eastern Pequot.

African American Historic Sites

The Connecticut Freedom Trail is not just a heritage trail of African American history sites, as important as that is. The Connecticut Freedom Trail consists of sites that history confirms were part of the centuries old battle for freedom, for justice, for equality; a long difficult struggle that continues today. The Amistad Committee, Inc. collaborated with the SHPO to oversee the development and promotion of the Trail. The Connecticut Freedom Trail includes sites that are associated with the Amistad case of 1839-1842, buildings reported to have been used on the Underground Railroad, and gravesites, monuments, homes, and buildings that are associated with the heritage and movement towards freedom of Connecticut's African American citizens. As of 2011, there were 124 sites in forty-eight towns around the state. Historical markers have been erected at most sites.

Women's Historic Sites

Women from Connecticut or who lived in Connecticut have initiated social reforms, made contributions to the arts, served in government, operated businesses, been leaders in education, and designed buildings and landscapes. Connecticut heritage resources illustrate the diversity of these many women. Sites associated with women's history are identified through SHPO sponsored survey work and National Register nominations.

Women have a long history as wage earners working in textile mills, in the garment industry, in button and clock-making, typewriter manufacturing, and on the family farm. Many taverns in the colonial period and later were operated by women. The Alden Tavern in Lebanon is one such tavern that was owned and operated by a woman. Historic school buildings, both secular and religious, are records of women's role in the history of education in Connecticut, as founders, students, and teachers. The Prudence Crandall House, on the Connecticut Freedom Trail and operated as a state museum by the Department of Economic and Community Development, recognizes Prudence Crandall's efforts to educate young African American women in the early nineteenth century. Women were instrumental in founding social welfare institutions, many of which remain today, including orphanages, hospitals, and the YWCA (Young Women's Christian Association). Female literary figures made their home in Connecticut, including Harriet Beecher Stowe, author of *Uncle Tom's Cabin*, whose home in Harford now operates as a museum. The Florence Griswold Museum in Old Lyme, a National Historic Landmark, was the home of Florence Griswold, a prominent patron of the arts who provided a home for American Impressionists at the turn-of-the twentieth century.



The Connecticut Women's Heritage Trail, operated by the Connecticut Women's Hall of Fame, consists of fourteen museums and historic houses around the state committed to the interpretation of women's history and culture. In 2011, the SHPO awarded the Connecticut Women's Hall of Fame a grant to identify additional historic sites associated with women and create a website.

SUCCESS STORY:

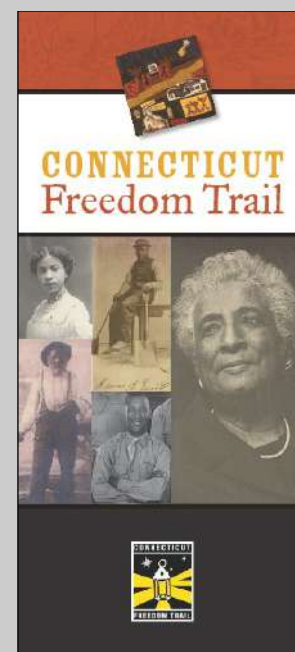
CONNECTICUT FREEDOM TRAIL CELEBRATES 15 YEARS

2011 marks the fifteenth anniversary of the Connecticut Freedom Trail (CFT). The year started with the publishing of the new CFT brochure which highlights African American Churches and Pioneering Women of Color and an updated, interactive CFT website was launched—www.ctfreedomtrail.org.

The events celebrating this anniversary will continue throughout 2011. The International Festival of Arts & Ideas (IFAI) in New Haven celebrated the Trail by pairing poets, scholars and community members at six sites with poetry particular to those sites. The Festival included further site-related programs; walking tours; performances by internationally renowned artists; and panels and dialogues. September, designated Connecticut Freedom Trail Month, will see special events such as Prudence Crandall Day, Venture Smith Day, and the 15th Annual Freedom Run in Windsor.

International Attention

Venture Smith, an African prince who was captured as a boy and enslaved in New York and Connecticut, later purchased his freedom and the freedom of his wife and children. Descendants of Smith visit the cemetery at the First Church of Christ in East Haddam each year on Venture Smith Day. The gravesite of Venture Smith drew international attention in 2006 when scientists took DNA samples, which were then compared with DNA taken from communities on the West coast of Africa. The BBC documented the project and produced the documentary *A Slave's Story*.



CONNECTICUT FREEDOM TRAIL SITES

124 Sites in 48 Towns

AMISTAD SITES

Austin F. Williams House & Carriage House, Canal House & Pitkin Basin, First Church of Christ, Norton House, Reverend Noah Porter House, Riverside Cemetery, Samuel Deming Store, Union Hall, Old State House*, Tapping Reeve Law School*, Battell Chapel, Center Church on the Green, Freedom Schooner *Amistad**, New Haven Museum*, Roger Sherman Baldwin Law Office, United Church on the Green, and Custom House Maritime Museum*

ABOLITIONISM

Francis Gillette House, Friendship Valley, Old Windham County Courthouse, Samuel May House, Unitarian Meeting House, Prudence Crandall Museum, William Winters Neighborhood, Shaker Village, Elijah Lewis House, Samuel Deming House, Smith-Cowles House, Kimberly Mansion, Theodore Dwight Weld House, Harriet Beecher Stowe Center*, Benjamin Douglas House, West Burying Ground, Joshua Hempsted House*, David Ruggles Gravesite, Greenmanville Historic District*, and John Brown Birthplace Site

AFRICAN AMERICAN CHURCHES

Walters Memorial A.M.E. Zion, Little Bethel A.M.E., First Baptist-Greenwich, Faith Congregational, Metropolitan A.M.E. Zion, Union Baptist, Cross Street A.M.E. Zion, First Baptist-Milford, Dixwell Avenue Congregational, Varick A.M.E. Zion, Redeemer's A.M.E. Zion, Archer Memorial A.M.E. Zion

PIONEERING WOMEN OF COLOR

Marian Anderson Studio*, Marietta Canty House, Mary Townsend Seymour Gravesite, Martha Minerva Franklin Gravesite, Hannah Gray House, Flora Hercules Gravesite, James Pharmacy, Nancy Toney Gravesite, Constance Baker Motley House

ART AND MONUMENTS

Fort Griswold Battlefield State Park*, African American Memorial Ancient Burying Ground, Soldiers & Sailors Monument — Bushnell Park, Amistad Memorial, Edward A. Bouchet Monument, Soldiers' & Sailors' Monument — East Rock Park, Jackie Robinson Park of Fame, Connecticut 29th Colored Regiment Monument

UNDERGROUND RAILROAD

Francis Gillette House, Elijah Lewis House, Austin F. Williams House/Carriage House, Samuel Deming House, Smith-Cowles House, Timothy Wadsworth House, Sachem Country House, Hart Porter Homestead/Outbuilding, Benjamin Douglas House, Brace/Stephen House, Joshua Hempstead House, Randall's Ordinary Landmark Inn & Restaurant, Verney Lee House, Steven Peck House, Washburn Tavern, Uriel Tuttle House, Isiah Tuttle House, The Ovals

CONCEPT OF FREEDOM

Lighthouse Archaeological Site*, Benjamin Trumbull House, Old District Schoolhouse For Colored Children, Venture Smith Gravesite, Paul Robeson House, Glasgo Village, Boce W. Barlow, Jr. House, Frank T. Simpson House, Freedom Trail Quilts*, Lemuel R. Custis Gravesite, Old North Cemetery, Wadsworth Atheneum*, Wilfred X. Johnson House, Cesar & Lowis Peters Archaeological Site, Solomon Rowe House, Walter Bunce House, George Jeffrey House, Leverett Beman Historic District, Soldiers Monument, Goffe Street School, Grove Street Cemetery, Long Wharf, The People's Center, Trowbridge Square Historic District, Westville Cemetery, William Lanson Site, Hempstead Historic District, James Mars Gravesite, Milo Freeland Gravesite, Village Creek Historic District, Boston Trowtrow Gravesite, Jail Hill National Register Historic District, West Cemetery, Thomas Taylor Gravesite, Charles W. Morgan*, Nero Hawley Gravesite, Charles Ethan Porter House, Hopkins Street Center, Bristol Gravesite, Green Farms Burying Ground, Henry & Lyzette Munroe House, Ancient Burying Ground, Joseph Rainey House, Riverside Cemetery, William Best House

*Sites Open to the Public

HISTORIC PRESERVATION IN CONNECTICUT



Robert Benson



Robert Benson



Robert Benson

FEDERAL AND NATIONAL SUPPORT

Preservation activities at the federal level are led by the National Park Service (NPS) of the U.S. Department of Interior in collaboration with the Advisory Council on Historic Preservation. Other national partners include the National Conference of State Historic Preservation Officers, National Center for Preservation Technology & Training, National Trust for Historic Preservation, and Preservation Action. Other federal agencies, such as the Federal Highway Administration, U.S. Housing and Urban Development, Department of Defense, and U.S. General Services Administration, play important roles in protecting the nation's cultural resources.

The National Historic Preservation Act of 1966 (NHPA), amended in 1980, 1992, and 2004, made the Federal Government a full partner and a leader in historic preservation. Laying the foundation for preservation on the state and local levels, Sections 106 and 110 of the Act call upon all federal agencies to inventory, designate, and protect historic properties they own. Federal agencies, such as the U. S. Department of Housing and Urban Development, are required to designate "agency preservation officers" to coordinate the review of agency actions that may have an affect on historic and cultural resources. The Act also established the National Register of Historic Places, created the Advisory Council on Historic Preservation, created the nationwide system of state historic preservation offices through which preservation funds and services are provided, created the nationwide system of tribal preservation offices and the designation of Tribal Preservation Officers, allowed for the designation of municipalities as Certified Local Governments, and reserved a minimum of ten percent of a state's annual federal preservation funding for grants to Certified Local Governments.

NATIONAL PARK SERVICE



The NPS, a part of the U.S. Department of the Interior, establishes standards and policies for preservation as well as administers the Historic Preservation Fund. The NPS helps administer dozens of affiliated sites, the National Register of Historic Places, National Heritage Areas, National Historic Landmarks, and National Trails. Among its many resources, the NPS manages 1.5 million archaeological sites, 27,000 historic and prehistoric structures, and 100 million museum items. In Connecticut, there are over 50,000 properties listed on the National Register, two National Heritage Areas, and three National Trails.

The NPS provides substantial funding to the SHPO through the federal Historic Preservation Fund. This fund supports state historic preservation offices nationwide in carrying out federally mandated programs and is also a valuable source of grant funding for historic preservation projects. The staff of the SHPO works closely with their federal counterparts on programs such as the National Register of Historic Places, the Federal Historic Rehabilitation Tax Credit, and review of federally-funded projects that affect historic resources. There is also significant inter-agency cooperation on the state's National Heritage Areas and Trails programs and technical support services.

ADVISORY COUNCIL ON HISTORIC PRESERVATION



The Advisory Council on Historic Preservation (ACHP) promotes the preservation, enhancement, and productive use of the nation's historic resources, and advises the President and Congress on national historic preservation policy. They are the only agency with the legal responsibility to require federal agencies to make their programs and policies advance national preservation goals established by Congress. The Council focuses on partnerships and program initiatives to promote preservation, administers the National Historic Preservation Act's Section 106 review process, works with federal agencies to help improve how they consider historic preservation values in their programs, and administers the Preserve America program.

STATE HISTORIC PRESERVATION OFFICE STATUTORY PARTNERS

The SHPO has three statutory partners under state law: Amistad Committee, Inc. for the Connecticut Freedom Trail, the Connecticut Humanities Council, and the Connecticut Trust for Historic Preservation.



AMISTAD COMMITTEE, INC.

The Amistad Committee, Inc. of New Haven, along with the SHPO, administers the Connecticut Freedom Trail. The SHPO coordinates plaques and informational signs which mark the trail, conducts research, and produces brochures and other public information. The Connecticut Freedom Trail Planning Committee identifies and advocates for sites to be added to the Trail. The Planning Committee also plans programming for Connecticut Freedom Trail Month (September) which celebrates and promotes the existence of the trail. They work with the Amistad Committee, Inc. to develop activities that encourage involvement and interest in the trail.



CONNECTICUT HUMANITIES COUNCIL

The Connecticut Humanities Council (CHC) works to provide opportunities for the people of Connecticut to see themselves in the context of their history. The CHC provides funding through the Connecticut Heritage Revitalization Fund (CHRF). The CHRF assists the state's heritage organizations reassess their internal operations and effectiveness in order to create revitalized programming agendas and operations better suited to reaching larger audiences.



CONNECTICUT TRUST FOR HISTORIC PRESERVATION

Established by a special act of the State Legislature in 1975, the Connecticut Trust for Historic Preservation (CTHP) was created to encourage, advocate, and facilitate historic preservation throughout Connecticut. The Connecticut Circuit Rider Program brings preservation resources to local communities through consultations, investigative visits, and meetings. The Circuit Riders assist local groups in defining relevant issues and developing strategies for preserving for the future. The CTHP helps historic property owners find financial assistance and administers several grants in conjunction with the SHPO. Surveys of Connecticut's historic resources are a product of the partnership. In 2012, a statewide thematic nomination will be presented to the National Register of Historic Places for two-hundred barns surveyed by CTHP.

STATE HISTORIC PRESERVATION OFFICE PROGRAMS

The SHPO is responsible for administering state and federal programs to identify, recognize, and protect heritage resources, including restoration grants, educational services, and compliance programs.

HISTORIC DESIGNATION

Recognizing what is significant is an important part of the historic preservation movement. Designation is a dynamic process since what is considered “historic” changes as the scope of history and the understanding of what is considered “significant” expands. For example, many post-World War II resources that are over fifty years old are now eligible for the National Register of Historic Places. Over fifty thousand properties in Connecticut have been listed on the National Register of Historic Places since 1968 and more than seventy-five thousand properties have been placed on the State Register of Historic Places since its inception in 1975. Nominations document Connecticut’s history from as early as the Woodland Period (1,000 B.C.-A.D. 1500) to the 1960s and reflect the state’s diverse population, enterprises, and development.

NATIONAL HISTORIC LANDMARKS

National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. There are forty-two buildings, eight districts, four sites, and six structures as of 2011 listed as National Historic Landmarks in Connecticut. Listed in 1960, the Stanley-Whitman House in Farmington is the first building designated a National Historic Landmark in Connecticut. The most recent listing, in 2009, is the Richard Alsop IV House in Middletown.



Robert Benson

The Yale Bowl, the first bowl-shaped stadium in the country, received recognition as a National Historic Landmark structure on February 27, 1987. The stadium is the second oldest active college stadium in the country and the largest stadium when it was constructed in 1914.

SUCCESS STORY:

THE BARNUM MUSEUM, NOMINATION TO THE NATIONAL HISTORIC LANDMARK PROGRAM OF THE NATIONAL PARK SERVICE AND THE HISTORIC DOCUMENTATION OF THE NATIONAL SIGNIFICANCE OF THE BUILDING.

BRIDGEPORT

When the iconic Barnum Museum in downtown Bridgeport first applied for the Save America’s Treasures program for restoration dollars, they were rejected because the National Register of Historic Places designation did not clearly identify the building as possessing national significance (a requirement of the program). The SHPO made a grant to the museum to hire architectural history consultants to prepare the required research first for the National Register program and then for the National Historic Landmarks program. The building was subsequently struck by a tornado. The SHPO provided the museum with a \$100,000 Endangered Building Fund grant to help with the recovery.



Robert Gregson

CONNECTICUT NATIONAL HISTORIC LANDMARKS

Connecticut has 60 National Historic Landmarks: 42 Buildings, 8 Districts, 4 Sites, and 6 Structures

These properties are included in the National Register of Historic Places and have been designated by the Secretary of the Interior to have national significance in American history, archaeology, architecture, engineering, and culture.

<p>Alsop, Richard IV, House, Middletown</p> <p>Austin, A. Everett, Jr., House, Hartford</p> <p>Barnard, Henry, House, Hartford</p> <p>Birdcraft Sanctuary, Fairfield</p> <p>Bowen, Henry, C., House (Roseland), Woodstock</p> <p>Bush-Holley House, Greenwich</p> <p>Buttolph-Williams House, Wethersfield</p> <p><i>Charles W. Morgan</i> (Bark), Mystic</p> <p>Cheney Brothers Historic District, Manchester</p> <p>Chittenden, Russell Henry, House, New Haven</p> <p>Coltsville Historic District (Formerly Know As Samuel Colt Home [Armsmear]), Hartford</p> <p>Connecticut Agricultural Experiment Station, New Haven</p> <p>Connecticut Hall, Yale University, New Haven</p> <p>Connecticut State Capitol, Hartford,</p> <p>Crandall, Prudence, House, Canterbury</p> <p>Dana, James Dwight, House, New Haven</p> <p>Deane, Silas, House, Wethersfield</p> <p>Ellsworth, Oliver, Homestead, Windsor</p> <p><i>Emma C. Berry</i>, Mystic</p> <p>First Church Of Christ, Farmington</p> <p>Fort Shantok Archaeological District, Montville</p> <p>Griswold, Florence, House And Museum Old Lyme</p> <p>Grove Street Cemetery, New Haven,</p> <p>Hill-Stead, Farmington</p> <p>Huntington, Samuel, Birthplace, Scotland</p> <p>Johnson, Philip, Glass House, New Canaan</p> <p>Kimberly Mansion, Glastonbury</p> <p><i>L.A. Dunton</i>, Mystic</p> <p>Litchfield Historic District, Litchfield</p> <p>Lockwood-Mathews Mansion, Norwalk</p> <p>Marsh, Othniel C., House, New Haven</p>	<p>Mashantucket Pequot Reservation Archaeological District, Ledyard</p> <p>Mather, Stephen Tyng, Home, Darien</p> <p>Mendel, Lafayette B., House, New Haven</p> <p>Monte Cristo Cottage, New London</p> <p>Morley, Edward W., House, West Hartford</p> <p><i>NAUTILUS</i> (USS) Groton</p> <p>New Haven Green Historic District, New Haven,</p> <p>Norton, Charles H., House, Plainville</p> <p>Old Newgate Prison, Granby</p> <p>Old State House, Hartford</p> <p>Palmer, Nathaniel, House, Stonington</p> <p>Portland Brownstone Quarries, Portland</p> <p>Reeve, Tapping, House And Law School, Litchfield</p> <p>Remington, Frederic, House, Ridgefield</p> <p>Rogers, John, Studio, Ridgefield</p> <p>Russell, Samuel, Wadsworth House, Middletown</p> <p><i>Sabino</i> (Passenger Steamboat), Mystic</p> <p>Stanley-Whitman House, Farmington</p> <p>Sturges, Jonathan, House (The Cottage), Fairfield</p> <p>Tarbell, Ida, House, Easton</p> <p>Trumbull, John, Birthplace, Lebanon</p> <p>Twain, Mark, Home, Hartford</p> <p>Webb, Joseph, House, Wethersfield</p> <p>Webster, Noah, Birthplace, Hartford</p> <p>Whitfield, Henry, House, Guilford</p> <p>Williams, Austin F., Carriagehouse And House, Farmington</p> <p>Williams, William, House, Lebanon</p> <p>Wolcott, Oliver, House, Litchfield</p> <p>Yale Bowl, New Haven</p>
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NATIONAL REGISTER OF HISTORIC PLACES

The National Park Service (NPS), a part of the U.S. Department of the Interior, manages the National Register of Historic Places. The National Register of Historic Places is the nation's official list of properties significant to the history, architectural history, archaeology, engineering, and culture of the United States. It includes individual buildings, structures, sites, objects, and historic districts. Individuals, organizations, state and local governments, and federal agencies can all make nominations to the National Register. At the state level, the State Historic Preservation Review Board recommends listing of National Register eligible properties to the NPS. The Review Board is made up of ten qualified professionals from various preservation-related fields including architecture, archaeology, landscape architecture, and history. Listing in the National Register is an honorary designation, recognizing the significance of properties and districts on a local, state, or national level. Properties that are listed individually, or are contributing to a historic district, may qualify for federal and state tax credits. Listing also provides opportunities for technical assistance and possible grants. Property owners may make additions or alterations to their buildings and these changes are not subject to review. There are no requirements to open buildings to the public. Some protection for historic buildings does occur when federal or state funds are utilized for projects that may impact National Register listed or eligible properties. Under the National Historic Preservation Act, federally funded projects must assess their impacts to historic properties and determine whether the project will adversely affect these properties.

NATIONAL REGISTER DISTRICTS

To qualify for the National Register, a district must contain contiguous parcels that form an identifiable entity with discernable geographic boundaries. A district may be eligible if it displays significance in the areas of American history, architecture, archaeology, and/or culture. Eligibility is determined by evaluating the integrity of location, design, setting, materials, workmanship, feeling, and association of a resource. A district may be eligible if it is associated with events that have made a significant contribution to the broad patterns of history; is associated with the lives of significant people; embodies the distinctive characteristics of a type, period, or method of construction; or has yielded or may be likely to yield, information important in history or prehistory.

There is no State or federal review of alterations to National Register District properties unless State or federal funds are used. Connecticut has over 420 National Register Historic Districts comprising close to 50,000 properties. To find digital copies of all of Connecticut's National Register Nominations go to <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>.

WHY LIST PROPERTIES ON THE NATIONAL REGISTER?

To:

- Identify historically significant buildings, structures, sites;
- Encourage preservation by documenting the significance of a resource;
- Enable federal, state, and local agencies to consider historic properties in the early stages of planning projects;
- Encourage rehabilitation of income-producing historic properties through tax incentives;
- Provide protection from unreasonable destruction under Connecticut General Statutes, Section 22a-19a.



View of Lexington Avenue in New Britain's National Register-listed West End Historic District.

Thomason & Associates

STATE REGISTER OF HISTORIC PLACES

The State Register is the listing of buildings, districts, structures, sites, archaeological sites, landscapes, and traditional cultural properties important to the historic development of Connecticut. Over 75,000 properties have been registered since the list's inception in 1975. It includes all local historic districts and properties, all National Register listed properties, all properties approved for listing by the State Historic Preservation Review Board, and all properties included in an early 1966 survey of Connecticut's historic resources. Finally, the Historic Preservation Council lists properties on the State Register as a result of individual nominations submitted by municipalities, organizations, or members of the public.

The benefits of listing a property on the State Register include identifying a community's historically significant cultural resources and encouraging their preservation. Local and state agencies can identify and take into consideration these important historic properties when planning projects. The SHPO is required to review state-funded or assisted projects that may affect listed properties. Some owners of listed properties may be eligible for state grants or tax credits.

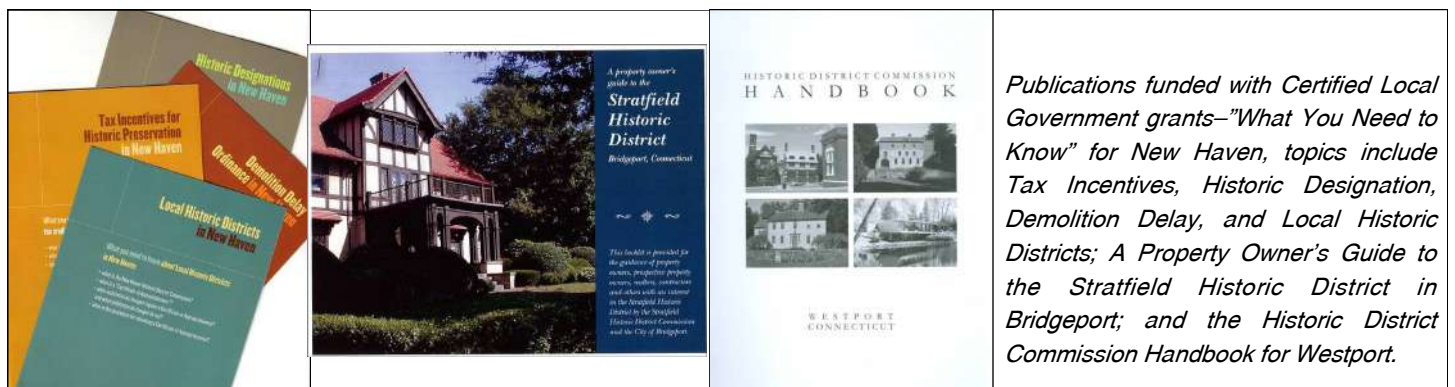
LOCAL

The Connecticut General Assembly gives cities and towns the authority to establish local historic districts and individual historic properties. Connecticut has 126 Local Historic Districts in 72 towns, containing 8,128 buildings. Local Historic District designation is an important tool for protecting community character by maintaining the identity and sense of place. It protects the character of these special areas by ensuring that new development or changes to existing development are compatible with the surrounding neighborhood. A community establishes and administers its Local Historic District which is then regulated by a Historic District Commission or Historic Preservation Commission.

National Register and State Register Historic Districts are not to be confused with a Local Historic District. They are very different types of designations. A National Register or State Register listing is more of an honorary recognition, while a Local Historic District designation provides additional protection and design review through a Local Historic District Commission. Both Local Historic Districts and National Register Districts are automatically listed on Connecticut's State Register of Historic Places.

VILLAGE DISTRICTS

In 1998, the Connecticut General Assembly enacted the Village Districts Act (CGS Section 8-2j), which enables town zoning commissions to establish one or more "village districts." This important tool permits municipalities to protect the distinctive character, landscape, or historic value of such areas "that are specifically identified in the plan of conservation and development of the municipality" by regulating new construction, substantial reconstruction, and rehabilitations. Although the legislation was prompted by concerns about preserving the character of small town centers, it can be used in any municipality, whether rural, urban, or suburban.



PROTECTION FOR CONNECTICUT'S NATIONAL REGISTER PROPERTIES

CONNECTICUT'S ENVIRONMENTAL PROTECTION ACT AND HISTORIC RESOURCES

In 1982, The Connecticut General Assembly revised the state statute that protects air, water, and other natural resources from unreasonable pollution, impairment, or destruction to include cultural resources. This insightful extension of the public trust in Connecticut General Statutes sections 22a-15 to 22a-19 provided the citizens of Connecticut with one of the earliest laws of its kind in the nation to prevent the demolition of historic structures and landmarks.

While the number of court cases involving historic properties has been relatively few, the language of the Protection Act and the advocacy of the SHPO has proved a significant deterrent to unconsidered or casual erosion of the state's heritage. All properties listed or under consideration for listing on the National Register of Historic Places are included in the provisions of the statute. Structures that are within historic districts, which make up the majority of cultural resources in the state, are given the same protection as those individually designated.

A typical feature of environmental protection law is the empowerment of citizens to file suit. In Connecticut, one role of the SHPO is to act as an expert advisor to citizens and community groups concerned about the protection of structures and landmarks. If the facts and circumstances of a particular situation warrant state involvement, the Historic Preservation Council will seek the assistance of the Office of the Attorney General to prevent the unreasonable destruction of the threatened resource.

Strong wins for historic preservation in two long-running court cases in 2011 have immeasurably strengthened the cause of heritage conservation in the state. The very successful rehabilitation of the Capitol Building in Hartford (now called the Hollander Foundation Center) following intense litigation is one recent illustration of the power and merit of the Protection Act.

SUCCESS STORY:

CONNECTICUT ENVIRONMENTAL PROTECTION ACT

Major victories were achieved in two long-standing historic preservation lawsuits brought by the Connecticut Commission on Culture and Tourism and the Connecticut State Attorney General's Office under provisions of the Connecticut Environmental Protection Act. Both cases have significantly strengthened historic preservation law in Connecticut.

In January 2001, the Norwalk Inn & Conference Center purchased a contributing building listed in the Norwalk Green National Register Historic District. Defendants sought to demolish it to make way for an addition to their inn. The resulting settlement agreement and stipulated judgment satisfied not only the concerns of preservation advocates, but provided the owner an opportunity to achieve its business plan and goal of expansion with broad community support.

In the second case, the Town of Wallingford failed in its attempt to demolish a National Register-listed property immediately adjacent to Town Hall. The municipality had purchased the house for its parking lot in 1995 and later insisted that demolition of the structure itself was needed for "future expansion." The court rejected the argument and issued a permanent injunction.



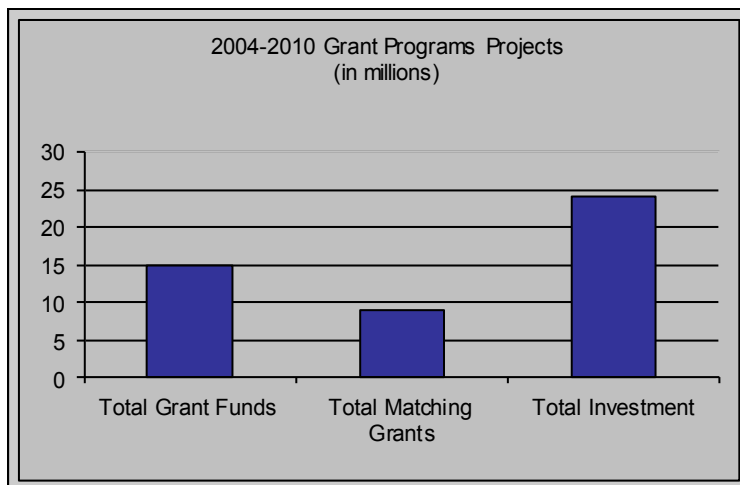
The circa 1780 Grumman-St. John House, owned by the Norwalk Inn and Conference Center, seen here in 1928 and in 2001. (Courtesy of Tod Bryant, Norwalk Preservation Trust)



HISTORIC PRESERVATION GRANT PROGRAMS

Since 2004, over 230 grants from the SHPO have been awarded in 83 communities for a total of \$15.1 million distributed to local governments and non-profit organizations.

- *Historic Restoration Fund Grants* – matching grants-in-aid that provide assistance for the rehabilitation, restoration, or stabilization of historic buildings and structures owned by a municipality or nonprofit organization and listed on the National or State Registers of Historic Places.
- *Historic Preservation Survey & Planning Grants* – used by Connecticut non-profit organizations and municipalities for a wide range of historic preservation planning activities including surveys, nominations to the National or State Registers of Historic Places, pre-development studies, heritage tourism, and other planning documents.
- *Endangered Properties Fund Grants* – provide financial assistance for the preservation of historic properties in Connecticut threatened by immediate loss or destruction.
- *Basic Operational Support Grants* – made to enhance and strengthen local historic preservation leadership by providing operating funds to local historic preservation groups. BOS grants allow historic preservation non-profit groups to survey resources, provide public education, and plan for historic preservation in their communities.
- *Historic Preservation Enhancement Grants* – used by Certified Local Governments to support activities sponsored by municipal historic district commissions that enhance the historic district commissions administrative capabilities, strengthen local preservation programs, and produce public education materials and activities.
- *Supplemental Certified Local Government Grants* – used by Certified Local Governments to support activities sponsored by municipalities for a wide range of historic preservation planning activities including surveys, nominations to the National or State Registers of Historic Places, pre-development studies, heritage tourism plans, and other planning documents.



SUCCESS STORY: ENDANGERED PROPERTIES FUND

CONNECTICUT RIVER MUSEUM

ESSEX

After a fire destroyed the dock at the Connecticut River Museum, the Museum applied for and received an Endangered Properties Fund grant. Not only was the grant used to rebuild the dock, but because the existing dock had to be removed, the Museum was able to have an archaeological survey performed at the site. By utilizing the Endangered Properties Fund, the Museum was able to reopen their dock in time for the boating season with no disruption to their public education programs.



***SUCCESS STORY:
HISTORIC RESTORATION FUND***

CHENEY BROTHERS MACHINE SHOP

MANCHESTER

The Cheney Brothers Machine Shop, owned by the Manchester Historical Society, is located within the Cheney Brothers Historic District, a National Historic Landmark District. The Historical Society restored the existing windows rather than install new replacement windows. The project resulted in improved working comfort as well as energy and dollar savings all while adhering to appropriate restoration practices rather than wholesale window replacement. The improved physical appearance has resulted in less window damage from vandals who before assumed the building was vacant because of the outward appearance. This restoration project sets an example for other industrial building owners as well as the individual homeowner who feel the only way to achieve energy efficiency in an old building is to replace the very materials that give the buildings its integrity and character.



GORES PAVILLION

NEW CANAAN



The Gores Pavilion (1959-60) was designed as a pool house for John Irwin by Landis Gores, one of the “Harvard Five” architects. The Irwin Estate was sold to the Town of New Canaan to be used as a park in 2005. Instead of demolishing the building, the Town and the New Canaan Historical Society joined together to adaptively reuse the building as meeting and gallery spaces. The exterior of the building was restored to its original appearance and the interior adapted for use as an exhibition space. The building will be open to the public for tours. The project is a stellar example of a public/private partnership utilizing the Historic Restoration Fund to not only to restore a historic building, but to repurpose a building for public enjoyment.

ALDRICH CONTEMPORARY ART MUSEUM

RIDGEFIELD

The Aldrich Contemporary Art Museum (circa 1783) is located in the Ridgefield Center Historic District. The Museum utilized the Historic Restoration Fund to restore both the interior and exterior of the building. The exterior work included repointing the stone foundation and chimney; repairing, stripping and painting the exterior cedar clapboard siding; and replacing the wood-shingled roof. New insulation was added to the attic to improve the energy efficiency of the building and a meeting/conference room was restored. Historic preservation, art and tourism come together in this outstanding project.



THE JOSEPH WEBB HOUSE

WETHERSFIELD



The Joseph Webb House is one of three houses operated by the Webb-Deane-Stevens Museum and is a National Historic Landmark. The Webb House was constructed in 1752 for Joseph Webb, a wealthy merchant. In 1919 the building was purchased by the National Society of Colonial Dames of America and opened as a museum. The Colonial Dames used the Historic Restoration Fund to repair and paint the existing clapboard, restore a rear porch, and repair and reinstall late nineteenth century shutters. The Webb House restoration shows how a nonprofit can utilize this grant to restore a house museum and promote not only Connecticut history but to boost local tourism.

FLORENCE GRISWOLD MUSEUM BARN

OLD LYME

The Florence Griswold Museum Barn is the museum's only remaining outbuilding from the Lyme Art Colony Period. This structure, built circa 1850, is an excellent example of a Connecticut River Valley barn. A new concrete floor was poured, the existing roof and siding were replaced, and new barn doors added as part of the exterior restoration. The barn was also re-wired, new plumbing was installed, and fire and security systems were added. The Historic Restoration Fund was used to restore the barn, allowing the barn to showcase the agrarian tradition of southern Connecticut.



BUTLER MCCOOK HOUSE

HARTFORD



The Butler McCook Homestead (1782) has Victorian gardens that were designed by Jacob Widenman in 1865. This National Register of Historic Places listed property is owned by Connecticut Landmarks. In 2010 Connecticut Landmarks completed a closed-loop geothermal heating and cooling system which replaced the existing inefficient systems. With a grant from the Historic Restoration Fund, the new geothermal system will not only save Connecticut Landmarks money on their energy bills, but the Butler McCook House will serve as a model of sustainability.

FEDERAL AND STATE HISTORIC PRESERVATION TAX CREDITS

Four historic tax credits are available in Connecticut: the Federal Historic Preservation Tax Incentive, Historic Homes Rehabilitation Tax Credit, Historic Structures Rehabilitation Tax Credit, and Historic Preservation Tax Credit. The SHPO reviews all applications for tax credits, assists property owners in identification of historic structures, and provides technical advice with respect to appropriate rehabilitation treatments. To qualify for all of the tax credits, a building or site must be listed on the State or National Register of Historic Places or included in a National Register historic district. Between 2000-2010, 302 historic preservation projects used federal and/or Connecticut tax credits.

FEDERAL HISTORIC REHABILITATION TAX CREDIT

The Federal Historic Preservation Tax Incentives, administered by National Park Service and the Internal Revenue Service in partnership with the SHPO, provides federal income-tax incentives for the rehabilitation of historic income-producing properties. Under the provisions of the Tax Reform Act of 1986, a tax credit is available for the substantial rehabilitation of commercial, agricultural, industrial, or rental residential buildings that are certified as historic. The tax credit helps preserve historic buildings, stimulate private investment, create jobs, and revitalize communities by rewarding private investment. Since 1977, the SHPO has reviewed over six-hundred Tax Act projects, representing a total investment of more than \$600 million dollars in more than fifty towns and cities throughout the state.

HISTORIC STRUCTURES REHABILITATION TAX CREDIT

The Historic Structures Rehabilitation Tax Credit program, established in 2007 by Connecticut General Statutes Section 10-416a, offers full and partial tax credits, up to \$2.7 million of the total qualified rehabilitation expenditures, for the conversion of historic commercial, industrial, institutional, governmental, and residential properties of more than four units into rental or condominium units or mixed residential and nonresidential uses. The use of these tax credits is limited to C corporations with tax liability under Chapters 207 through 212 of the Connecticut General Statutes, but they can be assigned, transferred, or conveyed in whole or in part by the owner to others. Thirteen projects have received tax credits since 2007. The SHPO issued over \$22 million in tax credit vouchers leveraging over \$160 million in private investment.

HISTORIC PRESERVATION TAX CREDIT

The Historic Preservation Tax Credit program, established in 2008 by Connecticut General Statutes Section 10-416b, offers a tax credit for the conversion of historic commercial, industrial, institutional, mixed use, government, and cultural buildings to mixed residential and nonresidential use. This is a twenty-five percent tax credit of the total qualified rehabilitation expenditures, but may be increased to thirty percent if the project includes affordable housing. As with the Historic Structures Rehabilitation Tax Credit, the Historic Preservation Tax Credit is limited to use by C corporations with tax liability under Chapters 207 through 212 of the Connecticut General Statutes but can be assigned, transferred, or conveyed in whole or in part by the owner to others.

HISTORIC HOMES REHABILITATION TAX CREDIT

The Historic Homes Rehabilitation Tax Credit program, created in 2001, is designed to encourage new homeownership and to assist existing homeowners in maintaining or renovating their property. The property must be located in one of the state's twenty-one targeted areas or six eligible towns, and contain one one-to-four residential units after rehabilitation, one unit of which must be owner-occupied.

Historic Homes Tax Credit Program

Program targeted areas:

Selected Areas:

Ansonia ~ Bristol ~ Danbury ~ Derby ~ East Hartford ~ East Haven ~ Enfield ~ Griswold ~ Groton ~ Killingly ~ Manchester ~ Meriden ~ Middletown ~ New Britain ~ Norwalk ~ Norwich ~ Plainfield ~ Shelton ~ Stamford ~ Torrington ~ Vernon ~ West Hartford ~ West Haven

Eligible Towns:

Bridgeport ~ Hartford ~ New Haven ~ New London ~ Waterbury ~ Windham

The program allows up to three million dollars in corporate tax credits to be allocated and provides a thirty percent tax credit, up to thirty-thousand dollars per dwelling unit, for the rehabilitation of one-to-four family buildings. Nearly twenty-eight million dollars has been awarded to 210 projects. The Historic Homes Rehabilitation Tax Credit has rehabilitated nearly five-hundred housing units.

SUCCESS STORY: CATALYST FOR COMMUNITY REVITALIZATION

Habitat for Humanity of Coastal Fairfield County in Bridgeport

Since 2000, the Historic Homes Tax Credit has provided financial assistance to individual homeowners and non-profit housing development corporations to rehabilitate residential properties in Connecticut's historic urban neighborhoods. Thanks to the imagination and determination of many non-profit housing development corporations, neglected buildings in largely abandoned neighborhoods have become homes to owner-occupants. A case in point is the recently completed rehabilitation of 235-257 William Street, a multi-unit row house located in Bridgeport.

The building was built in 1896 by Bridgeport mill owner Frank Armstrong for his managers. The building's gambrel roof, alternating bell turrets, granite quoins, and projecting round bays speak to the success of industrialization in the mid-1800s. A later downturn in the job and housing markets due to deindustrialization in the latter part of the 1900s threatened the buildings survival. As the decline continued, the once stately rowhouse built for seven was cut into fourteen units, then twenty-one, and eventually served as a sixty-four unit rooming house.

In 2007, Habitat for Humanity of Coastal Fairfield County took possession of the building. After years of abandonment with its attendant deterioration, the building was finally condemned by the city in the early 2000's and slated for demolition, a decision apparently supported by the local community. Still, it was an impressive landmark building for the area, and when Habitat stepped in, the City of Bridgeport agreed to give the organization a chance to restore it for owner-occupancy. It was a leap of faith for all, especially Habitat, which was about to undertake its first historic rehabilitation project.

Twelve affordable, disabled-accessible condominiums have replaced the once 64 unit rooming house that was slated for demolition. The restoration of the William Street property serves as a catalyst for community revitalization and as an encouraging model for other developers that have taken on similar projects with historic houses on William Street and in the surrounding neighborhood.



235-257 William Street. (Courtesy of Greta Bush and Habitat for Humanity of Coastal Fairfield County)

ARCHAEOLOGY PROTECTION

PARTNERSHIPS

Advocates for archaeological preservation in Connecticut include many local, state, and federal organizations such as the Connecticut Trust for Historic Preservation, Connecticut Preservation Action, the Native American Heritage Advisory Council, the Office of State Archaeology, the Department of Energy and Environmental Protection, the Institute for American Indian Studies, the Mashantucket Pequot Tribal Nation, the Mohegan Indian Tribe, the University of Connecticut, Central Connecticut and Western Connecticut State Universities, Norwalk Community College, Yale University, and many local partners. While only 0.44% of all land in Connecticut is owned by the federal government, many federal agencies contribute directly to archaeological preservation. These federal efforts are often framed by compliance with the National Historic Preservation Act and the National Environmental Policy Act and are pursued as integral parts of federal projects in Connecticut. The National Park Service, Federal Highway Administration, Army Corps of Engineers, Environmental Protection Agency, and National Oceanographic and Atmospheric Administration are all actively engaged in archaeological preservation and have made significant contributions.

Connecticut's indigenous people have been actively engaged in the preservation of Tribal heritage sites. The Mashantucket Pequot Tribal Nation and the Mohegan Indian Tribe have archaeological and cultural heritage research programs and have been very generous in sharing their insights and knowledge of Connecticut's Native and non-Native cultures. Both Tribes host annual archaeological field schools to train Native and non-Native students in archaeological research and excavation techniques. The Tribal Historic Preservation Officers at Mashantucket and Mohegan are also important preservation partners to federal agencies with projects in the state and work in concert with the agencies, the SHPO, OSA, and NAHAC to ensure that historic properties of significance to the Tribes are considered and protected in the federal planning process. The Eastern Pequot Tribal Nation has partnered with the University of Massachusetts - Boston for a multi-year archaeological research program of their reservation properties. This successful program incorporates Tribal community planning and participation and is providing substantial new information about the lives of tribal members and their relationship to the land.

At the state level, the SHPO and the Office of the State Archaeologist (OSA) at the University of Connecticut (Storrs) take the lead role in archaeological preservation. SHPO and OSA rely greatly on the guidance of the Native American Heritage Advisory Council in the consideration and protection of places sacred to indigenous peoples and for the respectful treatment of Native American burial sites and remains. The Connecticut Department of Energy and Environmental Protection (DEEP) serves an important role in preservation efforts. As the largest state land management agency, DEEP administers properties containing over two-hundred known archaeological sites. On-going surveys of state property are assisting DEEP, SHPO, and OSA identify and manage these resources and to share information on state's stewardship of public lands and resources. The Connecticut Department of Transportation (ConnDOT) works closely with the Tribes, SHPO, and other concerned parties to preserve archaeological sites that might otherwise have been damaged by their projects. Where there is no feasible alternative that would allow for site preservation, DOT and other state and federal agencies have conducted extensive mitigation to recover important information about the threatened sites. The SHPO and DOT have placed an emphasis on the need to share the information gathered during these studies with the public. Public outreach efforts have included the creation of web sites, public educational booklets, as well as public lectures geared to the local communities that have been affected by the loss of the archaeological resource.

At the local level, preservation initiatives are often spearheaded by Town Governments, non-profit land trusts, archaeological societies, and concerned citizens. The Connecticut General Statutes delegate the authority to regulate activities that may affect the health and well-being of their residents. Chapter 124, Section 8-2 recognizes the interests of municipalities in the preservation of historic resources and authorizes cities, towns, and boroughs to consider preservation in their zoning regulations. Many Connecticut municipalities have established local zoning regulations that consider the

impacts of development and land use applications on archaeological resources. The individual regulations vary and represent local solutions to preservation needs.

The Statewide Archaeological Resources Inventory, maintained by the SHPO, includes data on prehistoric, historic, and industrial sites. Archaeological Resources Reports have produced cultural, historic and environmental information, photographs, and cartographic data for approximately 5,500 sites. Connecticut's archaeologists have examined ecological modeling, subsistence-settlement patterns, predictive modeling, and archaeological conservancy strategies. The SHPO currently has 1,879 Conservation Archaeology Survey Reports on file, many compiled for compliance with Section 106 of the National Historic Preservation Act (NHPA) and/or the National Environmental Policy Act (NEPA), which requires public agencies to assess project impacts on archaeological resources. It is the responsibility of the SHPO to permit and monitor all archaeological explorations of state-owned land and water to protect archaeological resources.

ARCHAEOLOGICAL PRESERVES

Archaeological sites selected and assessed as significant archaeological resources suitable for *in situ* conservation can be nominated to the National Register of Historic Places and be designated as a State Archaeological Preserve. As of 2011, there were thirty-one sites designated as State Archaeological Preserves including the West Parish Meeting House in Westport and the crash sites of two World War II Hellcat planes that collided during a nighttime training mission over the Thames River in Norwich. Designation gives these sites a degree of protection—unauthorized excavations or other disturbances are not permitted, construction projects in an Archaeological Preserve must be reviewed by the SHPO, and

SUCCESS STORY: **CREATIVE APPROACHES TO “MITIGATION”**

Where significant archaeological resources must be disturbed to allow for important public projects, the damage to a site is typically mitigated through careful excavation and scientific investigations. But excavations are not always the best solution and in some circumstances may not even be feasible. Alternative mitigation allows the SHPO and partners to move vital projects forward and advance preservation needs when traditional approaches are unsuitable.

When the State of Connecticut proposed the Adriaen's Landing project, a major redevelopment of downtown Hartford on the former Connecticut River floodplain, SHPO coordinated with multiple state and private partner's, led by the Office of Policy and Management (OPM), to evaluate the project. Much of this former industrial and residential site was contaminated and preliminary borings suggested that the most significant archaeological deposits might be found twenty to thirty feet beneath the ground surface. The borings also identified an unusually intact sequence of flood deposits recording the Connecticut River's development between one thousand and nine thousand years ago. The costs and practical challenges to identifying, much less excavating, sites in these conditions were prohibitive. Working with a team of researchers including archaeologists, historians, geologists, engineers, paleoenvironmental scientists, and GIS mapping specialists, OPM and SHPO developed a plan to document and study the evolution of the Connecticut River.

The information gained through these studies aid in understanding of how changes in the river affected people over the course of the last nine thousand years. The study and GIS models completed for the Adriaen's Landing project are now used by SHPO, the State Archaeologist, and the Connecticut Department of Transportation to assist in the identification and management of ancient sites throughout the state. The innovative approach allowed the project construction to proceed without the costly delays or the need to manage additional regulated waste materials that would have resulted from traditional archaeological investigations.

a management plan for the care and use of a Preserve must be prepared by the SHPO and the Office of the State Archaeologist.

CEMETERY PRESERVATION

Cemeteries throughout Connecticut, whether in an urban or rural setting, a church graveyard or a small family plot, face the detrimental effects of weathering and risk of being vandalized. Gravestones and cemetery design provide insight into a community's or culture's views on life and death. Many cemeteries are repositories of artistic expression and outstanding examples of landscape architecture.

Cemeteries and grave markers are offered some degree of protection through existing state laws. "Protection of Grave Markers," CGS Section 19a-315b, and "Maintenance of Burial Places", Section 19a-315c, require the SHPO and the local probate court be consulted prior to any proposed removal or alteration of grave markers or renovations to historic cemeteries. Penalties are imposed for vandalism, CGS Section 53a-218, and it is unlawful to possess gravestones, CGS 53a-219. Discovery or accidental disturbance of human skeletal remains must be reported to the Office of the State Archaeologist, CGS Section 10-388.



Thomason & Associates

Headstone in South Street Cemetery near Coventry.

CONNECTICUT'S ARCHAEOLOGICAL PRESERVES

2001

- Putnam Memorial State Park, Redding and Bethel
- Axle Shop-Spring Factory Archaeological Site, Hamden
- Kent Iron Furnace, Kent
- Newgate Prison and Copper Mine, East Granby
- Fifth Camp of Rochambeau's Infantry, Bolton
- Fort Wooster Park, New Haven
- Fourth Camp of Rochambeau's Army, Windham

2002

- Small Pox Hospital Rock, Farmington

2003

- New London Engine House & Turntable, New London
- Quinebaug River Prehistoric Archaeological District, Canterbury
- *Aunt Polly*, East Haddam
- *Cornfield Point Light Ship LV51*, Old Saybrook
- Bridgeport Wood Finishing Company, New Milford
- John Brown Birthplace, Torrington
- Air Line Railroad, Colchester and East Hampton

2004

- Governor Samuel Huntington Homestead, Scotland

2005

- Cady-Copp House Archaeological Site, Putnam
- World War II "Hellcat" Sites, Preston

2006

- Henry Whitfield State Museum, Guilford
- Dividend Brook Industrial Archaeological District, Rocky Hill
- Fort Griswold State Park, Groton
- Ebenezer Story Homestead & Tavern, Preston
- Fort Stamford, Stamford

2007

- New England Hebrew Farmers of the Emanuel Society Synagogue and Creamery Archaeological Site, Chesterfield (Montville)

2008

- Prudence Crandall House Museum, Canterbury
- LeBeau Fishing Camp & Weir Site, Killingly
- Lighthouse Site, Barkhamsted
- CCC Camp Filley, Haddam
- Pine Island Archaeological Site, Groton

2009

- Ash Creek Corduroy Road, Fairfield

2010

- West Parish Meeting House, Westport

PRESERVATION AT THE LOCAL LEVEL

Historic preservation efforts vary considerably from community to community in Connecticut. The movement is led by a network of local not-for-profit historic preservation organizations and municipalities and is supported and promoted by a range of public and private entities, as well as individual citizens. The local preservation organizations, found in many of Connecticut's cities and towns, work with local governments, neighborhood associations, historic commissions, and planning boards, to advocate for preservation. Communities have made the commitment to preserve their community resources by becoming Certified Local Governments, Preserve America communities, and Main Street communities. All of these communities and more have established some form of protection for their historic, architectural, and cultural resources.

CONNECTICUT HISTORIC PRESERVATION NON-PROFIT ORGANIZATIONS

In addition to the state's municipal historians, historical societies, museums, and research centers, Connecticut has a network of state, regional, and local historic preservation non-profit organizations that work tirelessly to advocate for historic preservation in their communities. Historic preservation non-profit organizations conduct surveys of historic resources, nominate significant properties to the State and National Registers of Historic Places, provide technical assistance to city officials and offices as well as property owners and sponsor an array of outstanding educational opportunities for the public.

Currently four of these local historic preservation non-profit organizations receive financial support from the Basic Operating Support for Historic Preservation Non-profit Organizations (BOS) grant program. The BOS program is designed to advance the mission of local historic preservation organizations by supporting and promoting greater organizational stability, increasing historic preservation organization's management, planning, fiscal capabilities, and encouraging a broad range of educational and advocacy programs in historic preservation. The program also intends to give local historic preservation organizations the financial means to attract qualified staff and to allow governing boards to focus on financial support, governance, policy, and mission.

HISTORIC PRESERVATION NON-PROFIT GROUPS

Bridgeport Architectural Landmark League

Connecticut Trust for Historic Preservation

Greater Litchfield Preservation Trust

Greater Middletown Preservation Trust

Guilford Preservation Alliance

Hartford Preservation Alliance*

Historic Neighborhood Preservation Program, Stamford*

Milford Preservation Trust

New Canaan Preservation Alliance

New Fairfield Preservation Trust

New Haven Preservation Trust*

New London Landmarks*

New Milford Trust for Historic Preservation

Norwalk Preservation Trust

Norwich Heritage Trust

Redding Preservation Society

Torrington Trust for Historic Preservation

Wallingford Preservation Trust

**organizations receiving BOS grant support*

Connecticut Advocacy Organization

Connecticut Preservation Action

Academic Program in Historic Preservation

Historic Preservation, Public History Program, Dept of History,
Central Connecticut State University

LOCAL HISTORIC DISTRICT AND HISTORIC PROPERTY COMMISSIONS

Municipalities are given the authority to establish locally designated historic districts in Connecticut General Statutes Sec. 7-147 et. seq., the state enabling legislation for the establishment of local historic districts and historic properties. Commissions review proposed architectural changes that are visible from the public right of way to ensure that exterior alterations are consistent and appropriate with the existing architectural character of the district or property. The commission also has responsibility for reviewing proposed alterations of earthworks or sites of recognized archaeological importance within the boundaries of an historic property. If an application is approved, the property owner is issued a Certificate of Appropriateness. Commissions and their staff review many aspects of design within a district including building scale, massing, and architectural details. In addition, fencing, signs, site lighting, and advertising features are reviewed. Local Historic District Commissions also review construction of new structures in a district and demolition of an existing structure that is visible from a public way. The design review process allows cities to look beyond the specifics of a proposed development and consider its context. How the project will fit and benefit its surroundings is a key aspect of the review process. Local historic designation offers the most protection for areas or buildings of historic and architectural significance and rewards the communities and individual property owners by supporting community identity, enhancing and protecting property values, and promoting economic development.

CERTIFIED LOCAL GOVERNMENTS

The Certified Local Government (CLG) Program is a preservation partnership between municipalities, the SHPO, and the National Park Service. The program focuses on promoting historic preservation at the grassroots level. It recognizes and promotes local preservation planning expertise and offers assistance for projects which strive to protect community heritage. In order to qualify, a municipality must have a local historic district or historic property established pursuant to Connecticut General Statutes Sec.7-147 et. seq. (state enabling legislation for the establishment of local historic districts/historic properties), maintain a system for the survey and inventory of historic properties, and enforce existing laws to protect heritage resources.

Ten percent of Connecticut’s annual federal appropriation for historic preservation is reserved for projects under the CLG program. Matching grants are available for such activities as cultural resource surveys including archaeology, preparation of National Register of Historic Places nominations, preservation planning documents, local historic district handbooks that include design guidelines, historic structures reports, and historic building restoration projects. Forty-four communities in Connecticut participate in the CLG program.

CERTIFIED LOCAL GOVERNMENTS		
Bridgeport	Harwinton	Roxbury
Brookfield	Hebron	Salisbury
Canton	Killingly	Simsbury
Chaplin	Ledyard	Southbury
Clinton	Lyme	Stamford
Colchester	Milford	Suffield
Colebrook	New Fairfield	Tolland
Danbury	New Haven	Vernon
East Hartford	New London	Waterford
Fairfield	New Milford	Westport
Glastonbury	Norwich	Windham
Greenwich	Old Lyme	Windsor
Groton	Orange	Woodbury
Guilford	Plymouth	Woodstock
Hamden	Ridgefield	

SUCCESS STORY:

CONNECTICUT MAIN STREET PROGRAM



Since 2008, Connecticut Main Street Center’s Preservation of Place Grant Program, with funds from the SHPO through the Community Investment Act, has awarded a total of \$220,000 to eighteen Connecticut communities. Preservation of Place grants provide a source of funding for new initiatives that can be integrated into, and leverage, more comprehensive preservation and revitalization programs. Examples of the initiatives include Design Review Guidelines for Simsbury’s Town Center and Putnam’s Walkability Audit and Streetscape Design Study.

SUCCESS STORY:

26-28 CHURCH LANE, WESTPORT

The Town of Westport became Connecticut's first Certified Local Government in July of 1986 and has established a track record over the years of putting tools in place to help preserve its historic resources. 26-28 Church Lane, a prominent Federal style house in Westport's business district for which there are no protections or financial incentives available for preservation, presented a road block for the town. The property owner decided preserving the structure was not a financially viable part of his development plan and submitted a demolition permit application. His plan was to demolish the house and use the space for a parking lot.

After consulting with SHPO, several Westport town bodies, including the Historic District and Planning and Zoning Commissions and the Architectural Review Board, collaborated to work with the owner to successfully find an alternative to demolition. The SHPO assisted with putting the town in touch with qualified consultants to assist with decision-making. After several meetings, a new plan was presented which incorporated the original house into the developer's plan.



SAVE AMERICA'S TREASURES

The Save America's Treasures program is a federally funded grant program for preservation and/or conservation work on intellectual and cultural artifacts and historic structures and sites of national significance. Established by Executive Order in February 1998, Save America's Treasures is a public-private partnership that includes the White House, the National Park Service and the National Trust for Historic Preservation. Grants are awarded to Federal, state, local, and tribal government entities, and non-profit organizations through a competitive matching-grant program. Save America's Treasures, dedicated to the preservation and celebration of America's priceless historic legacy, works to recognize and rescue the enduring symbols of American tradition that define the nation. The Save America's Treasure program has provided over \$5.5 million dollars in grants to Connecticut since its inception. In 2011, Congress fully eliminated funding for the program. Authorization for the program remains so it is hoped to have funding restored in the future.

PRESERVE AMERICA

Since 2003, more than eight-hundred communities have been designated as Preserve America Communities from throughout the country. Established in 2003, Preserve America encourages community efforts to preserve their cultural and natural heritage. The program is administered jointly by the Advisory Council on Historic Preservation (ACHP) and the Department of the Interior. Goals of the program include a greater shared knowledge about the nation's past, strengthened regional identities and local pride, increased local participation in preserving heritage assets, and support for the economic vitality of communities.

Thirteen cities have been designated Preserve America communities in Connecticut. Since 2003, Preserve America grants in Connecticut have totaled over \$500,000. Grants included: Historic Wethersfield's Master Plan and the Wayfinding Signage and Gateway Enhancement; promoting Heritage Tourism in Bridgeport; a promotional campaign for Simsbury; Ledyard's historic resources digitization project; and downtown New Britain's Wayfinding And Pedestrian Linkages Program. Preserve America faces the same funding elimination as Save America's Treasures. Authorization for the program remains, providing the hope for future funding.

SUCCESS STORY:

PRESERVE AMERICA AND THE COMMUNITY INVESTMENT ACT

LEVERAGING RESOURCES TO REDUCE THE COST OF LOCAL INVESTMENT

Towns, cities, tribal communities, and neighborhoods across the country can become designated Preserve America Communities with the goal of increasing local participation in preserving matchless cultural and natural heritage assets in order to support economic vigor in the community. In 2007, The Town of Simsbury received a Preserve America grant in the amount of fifty-thousand dollars for its heritage marketing plan “New England Nearby.” The campaign consisted of a variety of media tools for promoting Simsbury and its inimitable place in Connecticut’s history. The town then applied for the Supplemental Certified Local Government (funded by the Community Investment Act) grant in the amount of thirty-thousand dollars from the SHPO. Because each grant can be used to match the other, seventy-six percent of the project did not require any match from town resources. In an economic era when local budgets are strapped, the synergy of combining Preserve America and Community Investment Act funding has provided the means for Simsbury and other Preserve America Communities in Connecticut to identify, protect, and promote their precious heritage resources.



Simsbury was named one of the National Trust for Historic Preservation's 2010 "Dozen Distinctive Destinations." (Courtesy of Ray Padron)



DEMOGRAPHIC AND GOVERNMENTAL TRENDS

OVERVIEW

Connecticut is largely a dense urbanized state with almost three-fourths of its residents living in cities or suburban areas. As is the case with the rest of the country, its population is aging as the “Baby Boomer” generation grows older. The state’s demographics are also growing more diverse with a substantial rise in the number of Hispanic residents. One of the major trends of the past ten years is the population growth in inner cities, reversing decades of outmigration to suburbs. The state’s five largest cities recorded increases in both population and housing units, and this trend is forecast to continue in coming years. The state witnessed the loss of additional farmland and open space in the past decade but it also has one of the most active farmland preservation programs in the country. Funding for historic preservation was enhanced through the passage of the Community Investment Act in 2005 and this resulted in millions of dollars for rehabilitation and other preservation projects throughout the state. This funding is of particular importance since two federal preservation programs, Preserve America and Save America’s Treasures, were eliminated in 2011. A major study, “*Investment in Connecticut: The Economic Benefits of Historic Preservation*” published in 2011, illustrates the important role historic preservation plays in the state’s economy. It is hoped this report will stimulate greater appreciation of the beneficial affects resulting from rehabilitation, downtown revitalization and heritage tourism — especially with the SHPO becoming part of the Department of Economic and Community Development.

Threats To Cultural Resources

- Demolition and neglect
- Illegal excavation of archaeological artifacts
- Inappropriate alterations
- Insensitive “greening” of historic buildings
- Insufficient local, state and federal funding
- Lack of appreciation of historic resources, especially the vernacular
- Lack of comprehensive municipal planning procedures and policies that protect cultural resources
- Lead-based paint abatement
- Looting and vandalism
- Loss of expertise in traditional building skills
- Natural disasters
- Residential, commercial and infrastructure development
- Urban sprawl, “Greenfield” development

POPULATION GROWTH STATEWIDE

Like most of the country, Connecticut’s population is growing more diverse and older. Connecticut’s population grew slowly in the past decade compared to the rest of the country and much of this growth came from an increase in Hispanic residents. From 2000 to 2010, Connecticut’s population grew 4.9% to a total of nearly 3.6 million residents. This growth rate was about half that of the nation which increased at a rate of 9.7% to over 308 million.



Connecticut’s Hispanic population increased by over fifty percent during the past decade.

About three-fourths of the country’s growth was attributed to immigration, particularly from Hispanics. This trend was reflected in the population figures for Connecticut which became more diversified during the decade. The number of Hispanic, African American, and Asian residents all increased from 2000 to 2010 while the number of those identifying themselves as Caucasian declined slightly. The state’s Hispanic population increased by fifty percent to about 479,000 residents while the number of African Americans grew by seventeen percent to 362,300 and the Asian population jumped nearly sixty-five percent to 135,600. The largest increases in the Hispanic population occurred in the cities in the western part of the state such as Waterbury, Bridgeport, and Stamford.

In addition to diversifying, Connecticut's population is also growing older as the "Baby Boomers" (Boomers) age and families have fewer children. Boomers, those born between 1946 and 1962, continue to be a major demographic group as they move through life. Reflecting this trend, the state's median age grew from 37.4 to 39.5, an increase of 5.6%. In Connecticut, the size of households declined in the past decade as families have fewer children and as the wave of baby-boomers ages. The number of children dropped in seventy percent of Connecticut's cities and towns with Hartford losing twelve percent and in Bridgeport nine percent. Connecticut's children now comprise about twenty-three percent of the total population, down from twenty-five percent ten years ago, and slightly lower than the share nationwide (about twenty-four percent). As a result of fewer children and the overall aging of the population, eighty percent of Connecticut towns show a decline in the number of people within a household. This trend is also seen in declining birthrates among most ethnic groups. The aging of the population is tied to some interesting trends in the state. Boomers are now in their late 40's to mid-60's and constitute a significant portion of those with disposable incomes who travel to historic sites and communities. The next five to ten years should see an increase in visitation at the state's historic sites and greater volunteerism as the Boomers retire. Boomers are expected to be active and engaged in a variety of civic roles over the next several decades. This outlook may be tempered somewhat if the economy grows slower than anticipated.

Another Boomer trend is their move back into downtown areas across the state. Boomers are expressing a desire to be in downtown or walkable urban environments rather than the car-centered suburbs. This movement back to the cities and smaller communities was evidenced in the 2010 census and is expected to increase throughout the next decade. This will provide additional opportunities for rehabilitation of older buildings in Connecticut's urban areas as well as new infill on older industrial sites and vacant land.

Declining birthrates and family sizes could challenge the financial viability of rehabilitating and preserving large houses from the late nineteenth and early twentieth centuries. Many Queen Anne, Romanesque, and Colonial Revival style dwellings were built in the range of 3,000 to 4,000 square feet at a time when couples had five or more children. The rehabilitation and upkeep of these dwellings as single-family homes may be cost prohibitive, and their reuse as multi-family, co-housing, or work/living space should be considered in future zoning efforts.

URBAN AND SUBURBAN POPULATION GROWTH

Connecticut continues to have one of the Nation's highest population density with the population concentrated in the south and southwest counties of the state and in Hartford. Connecticut is the fourth most densely populated state in the country with eighty-eight percent of its population residing in urban areas. Within the four counties of Fairfield, Hartford, New Haven, and New London are 3.0 million of the state's 3.6 million residents. These four counties are largely composed of urban and suburban communities and they all grew at rates from four to six percent from 2000 to 2010. The remaining four counties of Litchfield, Middlesex, Tolland, and Windham recorded higher rates of growth but still contained less than 200,000 residents each.



Thomason & Associates

Co-housing and work/live space may increase in demand for former single-family homes.

The state's density increased significantly after World War II. This boom in population was supported by various factors including federal government housing policies, the availability of farmland, the close proximity to New York City, and the construction of new highways, particularly the Connecticut Turnpike in 1958 (now I-95). Commuting from Connecticut into New York City became a way of life for tens of thousands of residents and many new businesses also located to Connecticut. Fairfield County, located in the state's southwest corner, doubled in population from just over 400,000 residents in 1940 to almost 800,000 in 1970. In the last decades of the twentieth century, most cities in the state lost population as industries and manufacturing closed and residents moved away from the inner city. This led to concerns

over “sprawl,” the loss of farmland and the rising movement of “smart growth” to preserve more of the state’s open land and reuse vacant land in the cities.

The 2010 census suggests that Connecticut’s long pattern of suburban sprawl may be reversing, or at least slowing. Connecticut’s cities all gained population in the past ten years after decades of decline. Hartford, which grew by 2.6%, posted positive growth in only one other census since 1960 and lost thirteen percent of its residents between 1990 and 2000. Bridgeport’s 3.4% increase was the first gain that city experienced since 1950. In all, Connecticut’s five largest cities with more than 100,000 residents gained 22,705 residents, about thirteen percent of the state’s growth. While suburban areas also grew, the rate of growth was less than in previous decades. Fairfield, Hartford, New Haven, and New London Counties grew between 3.9% to 5.8% while the five largest cities grew by 2.6% to 5.0%. These comparable rates of growth indicate the slowing of suburban development and gains in urban housing and revitalization.

The population gains in the state’s cities in the past decade are largely attributed to the increase in Hispanics in older neighborhoods as well as the movement of Boomers and “Generation Y” back to downtowns. As their children leave home, “empty nest” Boomers are moving into rehabilitated buildings and new infill in downtown areas. The Generation Y demographic group (born in the early 1980s to the early 1990s) is also expected to have a large impact on cities in coming years. Generation Y, also known as “Echo Boomers,” total over eighty million Americans and are increasingly moving into walkable and active downtowns rather than suburban areas.

The 2010 census suggests that population growth in the state’s downtowns and older neighborhoods is underway. This will provide many opportunities to rehabilitate existing buildings into housing as well as stimulate the redevelopment of vacant land for new housing and commercial space. The federal and state tax credits for historic preservation are expected to assist in spurring building rehabilitation in coming years.

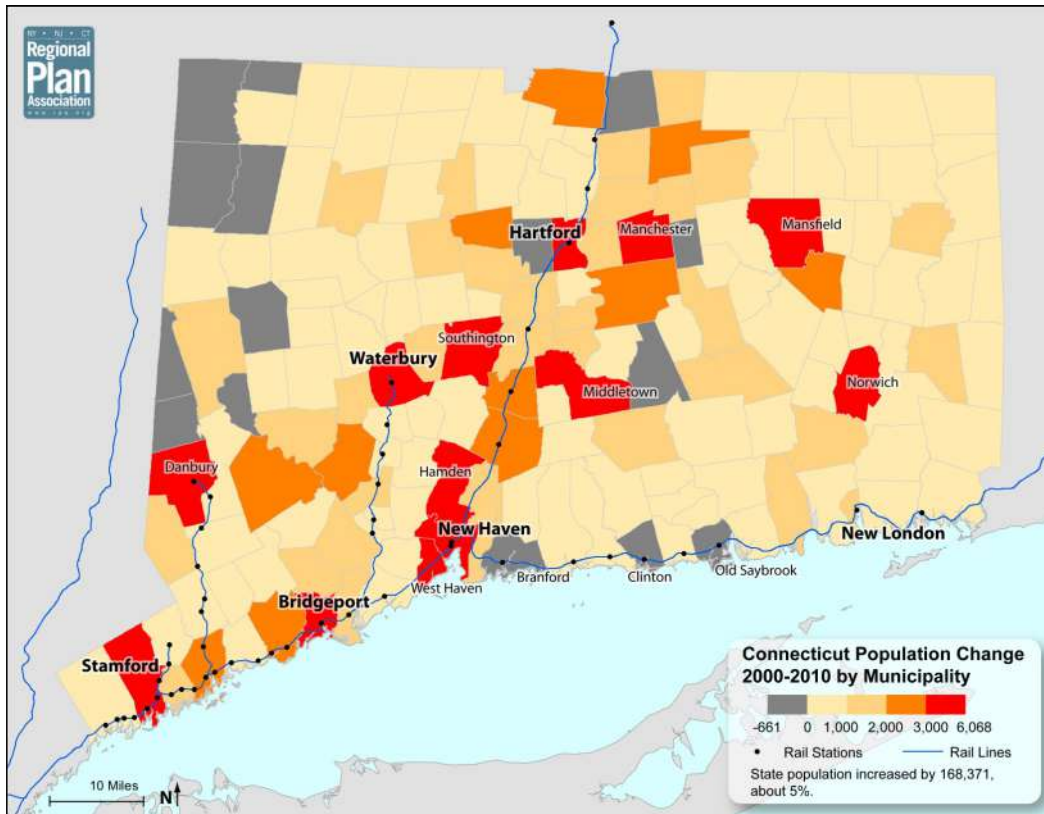


New housing development continues to erode the state’s available farmland and woodlands. (Aerial from www.glsweetnam.com)

RURAL POPULATION GROWTH

Connecticut’s greatest population growth in terms of numbers was in the urban and suburban counties in the south and southwest. However, the largest percentages of population increases were in traditionally rural counties in the north and northeast sections of the state and the Connecticut River Valley. From 2000 to 2010, the counties with the largest percentage of population increase were Tolland (10.3%), Windham (7.7%), and Middlesex (6.9%). None of these counties contain more than 200,000 residents but the rate of growth indicates that the state’s rural areas continue to be developed for new commercial businesses and subdivisions.

The population growth in these counties results in continued development of traditional farmland and woodlands. In particular, the loss of the state’s dairy farms from 2000 to 2010 was a major concern. In response, the Connecticut state government, local governments, and non-profit organizations worked together during the decade to purchase open space or to place easements on properties. The population of the traditionally rural counties in the northern section of the state is expected to grow in coming years and preservationists will continue to be challenged to protect historic farmsteads and other rural resources.



Connecticut's growth in population and housing 2000-2010 (Courtesy of Regional Plan Association)

HOUSING AND DEVELOPMENT IN URBAN AND SUBURBAN CONNECTICUT

Connecticut has some of the oldest housing stock in the country which makes historic rehabilitation of particular importance in the state. Consider the following statistics:

- Seventy-eight percent of Connecticut's housing stock was built prior to 1980 compared to sixty-seven percent nationally.
- Forty-eight percent of Connecticut's housing stock was built prior to 1960 compared to thirty-five percent nationally.
- Thirty-five of Connecticut's housing stock was built before 1950.

Older buildings (pre-1950) comprise over one-third of the state's existing housing units and their preservation and rehabilitation will be necessary for cities and communities to be financially viable and sustainable in the years ahead. These properties constitute an enormous amount of embodied energy and are some of the state's most energy efficient and well-built single- and multi-family dwellings. They provide excellent opportunities to meet the demand for living space close to transportation centers as well as the need for affordable housing. The population increases in the state's urban and suburban areas are reflected in the number of housing starts. After losing housing units in previous decades, Connecticut's five largest cities collectively added 10,269 housing units between 2000 and 2010, about ten percent of the state's total housing growth. Smaller cities and towns between 50,000 and 100,000 residents added 14,471 new homes. Stamford added the most new homes of any city or town in the state, adding 3,256 units since 2000. The housing units built in the state's cities reflect both new construction as well as rehabilitation of existing buildings into residential space.

One of the major trends of the past decade in the state was the increase in housing units close to public transportation. Cities and towns with active train stations (Amtrak or commuter rail) produced thirty-four percent of the state's overall population growth, and thirty-three percent of the state's new housing, about twice their growth share in 2000. Built-up

SUCCESS STORY:

THE HOLLANDER FOUNDATION CENTER

HARTFORD



Constructed in 1926, 410 Asylum Street is located within Hartford's High Street Historic District, a collection of architecturally significant commercial buildings. The 84 year old building, named the Capitol Building for the view of the State Capitol Building across Bushnell Park, is noted for its elaborate and detailed ornamentation and use of expensive materials, as well as "modern" conveniences for its era such as multiple elevators, a built-in garage for automobile access, and almost fireproof construction. Designed by Thomas W. Lamb, the Capitol Building is one of the few surviving neo-Classical Revival buildings in downtown Hartford.

In 1997, the building was purchased with the intent to construct a parking garage. The SHPO, Hartford Preservation Alliance, and the City of Hartford worked in partnership to oppose the plan. Following successful litigation by the State Office of the Attorney General to uphold the National Register listing and prevent the property's destruction using the Connecticut Environmental Protection Act, Stamford business owners Betty Ruth and Milton B. Hollander donated the building in 2003 to Common Ground, a non-profit group whose goal is to fight homelessness through the creation of affordable housing, outreach and prevention. The organization converted the building into a mixed-use and mixed-income development, adding seventy units of housing, eighty percent (fifty six) of which are affordable housing and twenty percent (fourteen) of which are market rate units, as well over thirteen thousand square feet of commercial space on the ground floor. The building is also one of Connecticut's first "green" LEED-certified buildings and the state's first LEED-Gold certified building. Sustainable design elements include enhanced energy efficiency and a green roof that promotes water conservation and reuse. As of spring 2011, every apartment is rented.

towns such as Milford, Meriden, and Greenwich each added more than one thousand housing units over the last decade. The residential growth near the state's train stations and other commuter hubs is yet another indication of the trend of Boomers and Generation Y moving back downtown and utilizing public transportation.

An important characteristic of the state's urban and suburban housing market is the large percentage of residents who live in duplexes and apartment buildings. Connecticut's homeownership rate of sixty-six percent is identical to America's overall average, however, the number of residents living in multi-unit structures is thirty-five percent, almost ten points above the national average. This reflects the state's many apartment buildings and other multi-family housing units. Cities such as New Haven, Hartford, New Britain, and Bridgeport are distinguished by their pre-1950 multi-family dwellings. Common designs for these buildings include six-unit apartments on three floors known as "Perfect Sixes" and multi-story buildings of the early twentieth century built with Tudor Revival and Colonial Revival influences. Many of these pre-1950 apartment buildings have, or are now reaching, one hundred years of age and provide important affordable lodging for many state residents. As income-producing properties, apartment buildings listed on the National Register qualify for both state and federal tax incentives and these credits can be combined with low-income tax credits as well. Aggressive programs to list eligible apartment buildings on the National Register could be of substantial benefit for property owners and developers who wish to rehabilitate and upgrade existing units.

Historic buildings also have the opportunity to play a major role in meeting the need for affordable housing in the state. The U.S. Department of Housing and Urban Development defines affordable housing as a residence for which a renter or owner need not pay more than thirty percent of his or her income. Even though Connecticut's home prices declined in the last several years of the decade, so did median household income and personal income which continued to place homeownership out of the reach of many residents. Connecticut has the highest per-capita income in the nation and many residents can pay large sums for housing - but it also has three of the twenty poorest cities over 100,000 population in the nation and the state's income disparity is the second highest in the country after New York. In only thirty-one of 169 Connecticut municipalities is ten percent or more of the housing stock affordable. One-fourth of homeowners make less than eighty percent of the median income and spend more than thirty percent of their income on housing. The problem of affordable housing also extends to renters with one-fourth of renters making less than fifty percent of median income and spending more than thirty percent of that income on housing.

The lack of affordability of housing is also compounded by limited supply. From 2000 to 2010, Connecticut ranked near the bottom in the nation (47th) in the number of housing units built per capita. The number of housing permits issued decreased by sixty percent from 2000 to 2010 indicating the severity of the recession and overall decline in new housing construction. The limited production of new homes has resulted in a scarce supply of affordable housing units in the state. In 2000, Connecticut had almost 600,000 houses priced under \$200,000; in 2009 that number was down sixty-three percent to 211,000. The lack of affordable units increases poverty and homelessness and may also have the affect of deterring young professionals and blue-collar workers from staying in or moving to the state. Connecticut's large supply of pre-1950 buildings coupled with the available tax credits for rehabilitation provides opportunities to add many new affordable housing units in the years ahead.



Thomason & Associates

The Roma Apartment building in New Britain is representative of the state's many historic apartment buildings.

HOUSING AND DEVELOPMENT GROWTH – RURAL CONNECTICUT

The state's largest percentage of increase in population growth was in rural counties in the northern sections of the state and in the Connecticut River valley. This population growth is often reflected in housing developments built on what was traditionally farmland. Connecticut lost twenty-one percent of its farmland from 1990 to 2010. In response to this loss of farmland, the state continued its Connecticut Farmland Preservation Program (also known as PDR — Purchase of Development Rights) which allows the state to purchase development rights in order to keep land in agricultural use. During the past decade the state boosted spending on farmland preservation to nine million dollars in 2010, after spending five million dollars to six million dollars in prior years.

In the past decade historic preservationists have worked hand in hand with open space and farmland advocates to preserve the state's remaining rural character. A key victory was the passage of the Community Investment Act in 2005 which provides a funding source for both open space and historic preservation. Another important initiative was the Connecticut Trust's "Connecticut Barns" survey which resulted in the identification and documentation of over 7,500 barns throughout the state. This survey effort not only recorded many of the state's oldest and most significant barns, but also highlighted the importance of preserving Connecticut's farmsteads and rural character. As the state's economy improves, additional pressure will be placed on historic preservationists and open space advocates to guide future development through smart growth initiatives and land purchases.

THE HOUSING AND FORECLOSURE CRISIS

Residents across the state have been significantly impacted by the recession and the reduction in house values. Real estate prices declined throughout Connecticut and thousands of homes were placed into foreclosure. Foreclosures affected cities such as Bridgeport and New Haven which witnessed increases in vacant and abandoned houses. Federal programs helped to lessen these impacts but foreclosures remain problematic for the state into 2011. Despite the problems in the housing market, property owners and investors continued the “teardown” trend in some sections of the state as homes were razed to make way for new development.

The collapse of the real estate market in 2007 precipitated a financial recession in America that continued well into 2011. Throughout the country housing prices and resale values declined sharply and thousands of property owners were forced into foreclosure. In Connecticut, house prices were reduced by anywhere from eight percent to twenty-one percent. From 2007 to 2008 the number of foreclosures in the state doubled to 3.1% of all mortgages. Overall, Connecticut fared better than many other states and in early 2011 was ranked thirty-ninth in the country in the rate of foreclosures.

To help counter the foreclosure crisis, the federal government provided millions of dollars to the Housing and Urban Development’s (HUD) Neighborhood Stabilization Program (NSP). The program helps local communities acquire, rehabilitate, and demolish foreclosed properties. In some cities non-profit foundations and local organizations have worked together to acquire abandoned homes and renovate them. An example of this type of coalition is the New Haven Real Options Overcoming Foreclosure (ROOF) program which in 2011 was rehabilitating fifteen older homes in the city’s Hill Neighborhood into affordable housing. In addition to New Haven, the NSP is actively working on projects in Bridgeport, Hartford, Meriden, New Britain, Stamford, and Waterbury.

Preservationists will continue to be challenged by the decline in the housing market in the years ahead. Although the economy and house sales showed some improvement in early 2011, there is still a large backlog of vacant and unsold houses across the state. In some neighborhoods this has resulted in the loss of dwellings to demolition and fire and numerous foreclosures on a block discourages investment and rehabilitation. The decline in home prices has also had the affect of making many inner city neighborhoods more affordable to new home buyers and several private websites now promote the opportunities to buy and rehabilitate properties in the state.

TEARDOWNS

As land and home prices rose to new heights in the 1990s and early 2000s, the trend known as “teardowns” became common throughout the country. Teardowns occur when a small house is purchased and then razed to make way for a larger one. This occurred with such frequency in older neighborhoods that historic preservationists across the country became alarmed by the loss of historic and older homes through this process. The trend was also pronounced in post-World War II suburban neighborhoods as Ranch-style homes of 2,000 to 3,000 square feet on large lots were demolished to make way for much larger houses or multiple-units.

In 2008, Connecticut, New York, and New Jersey were identified by the National Trust as the “epicenter of the teardown epidemic.” In Connecticut, communities in Fairfield County were in the forefront of this type of demolition and development. After the recession began in 2007,



Since 2007, foreclosures have affected thousands of homeowners across the state, such as this home in Old Saybrook. (Courtesy of Gould and Gillin, P.C.)

home prices in Fairfield County fell by thirty percent and teardowns tapered off as housing construction decreased. However, the number of demolition permits in communities such as Westport is now on the rise and in 2011 the news site of WestportNow.com featured the “Teardown of the Day” on its website.

An example of the teardown trend was the loss of the Dr. and Mrs. Louis Micheels House in Westport built in 1972. This Modernist house was designed by architect Paul Rudolph who served as the chairman of the Yale Department of Architecture from 1958 to 1965. The house was considered to be an important example of his work and was sited on a large lot overlooking Long Island Sound. Dr. and Mrs. Micheels listed the house for sale in 2005 and after a year on the market, a local developer purchased the property with the intent to demolish it and build a larger home. Recognizing the house’s architectural significance, the Connecticut Trust for Historic Preservation filed suit to block its demolition under the Connecticut Environmental Protection Act. After months of negotiation a judge allowed the demolition to go forward and the house was razed. Although the house was lost, it did spur renewed interest in preservation protections and raising public awareness about the importance of Modernist architecture of the twentieth century.

The loss of the Micheels house is one illustration of the limits of the state’s demolition delay ordinances. Allowed by state law, these ordinances permit communities to impose a waiting period of not more than 180 days before granting a demolition permit. This waiting period enables interested parties to explore alternatives to demolition and provide a window of opportunity for preservation. For properties that are fifty years old or older, some communities require review by the local Historic District Commission prior to granting a demolition permit. This results in public hearings to discuss the architectural and historical significance of the threatened property and review alternatives for demolition. However, once the waiting period is over and no alternatives are identified, demolition generally proceeds. The term “demolition” itself is also vague in the state legislation which has led to partial removal of buildings, such as “facadectomies” where only the front façade of the building is left standing, and the deconstruction of buildings and rebuilding on a different site. To clarify what constitutes demolition, the Connecticut Trust has developed a model demolition delay ordinance on its website and is working to revise the language in the state legislation.

Teardowns are expected to threaten historic buildings in coming years as the housing market improves. At most risk are houses on large lots in Fairfield County and other areas experiencing rising land values. The risk is not confined to houses built prior to 1960 — a number of Modernist homes from the 1960s and 1970s are also threatened. Historic preservationists should be as proactive as possible to identify properties of particular significance that are likely targets for demolition and land redevelopment. Refining the state’s demolition delay legislation should occur in coming years and preservationists should utilize the state’s environmental laws protecting historic resources when needed.

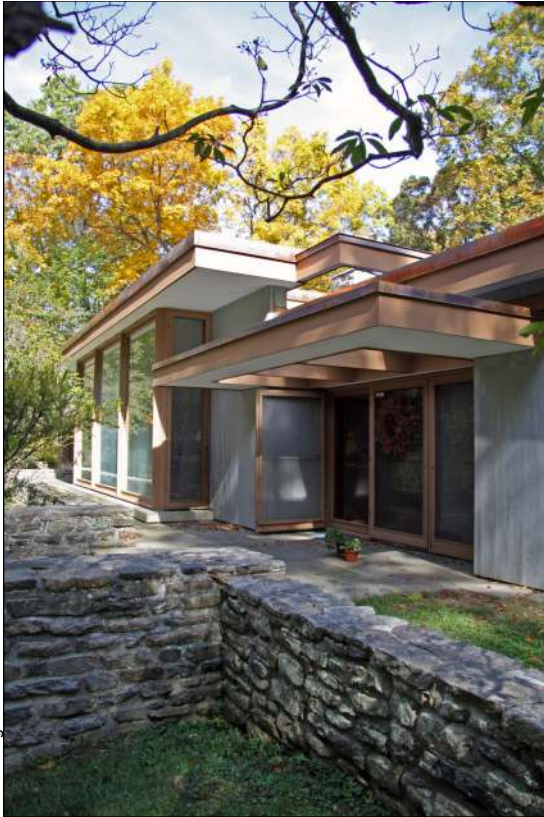
SUCCESS STORY:

MANAGING THE FLOOD OF PROJECTS

The American Recovery and Reinvestment Act of 2009 (ARRA) provided a significant increase in federal funding for projects throughout Connecticut. Through proactive coordination with federal and state agencies and reorganization of existing staff responsibilities, the SHPO has managed a near doubling of its project reviews and consultations while encouraging appropriate preservation measures and supporting important economic initiatives. As of May 2011, the federal government has awarded nearly \$2.5 billion to projects in Connecticut, including: substantial investments in renewable energy technology, weatherization, and energy efficiency initiatives for state, municipal, and private properties; much needed repair and rehabilitation of highway bridges and roadways; and support for the expansion of mass transit infrastructure.

MODERN ARCHITECTURE AND POST-WORLD WAR II DEVELOPMENT

Interest in the architecture of the mid-twentieth century, often called “the Recent Past,” gained momentum in the past five years. Buildings constructed up to 1961 are now fifty years old or older and Modernist houses were the subject of a statewide historic context study. The nomination for “Mid-twentieth Century Modern Residences in Connecticut, 1930-1979,” was listed on the National Register in 2010 and serves as a model for identifying and listing important Modernist dwellings from this period. The identification and evaluation of mid-twentieth century suburbs is also a growing interest among preservationists.



Robert Gregson

Landis Gores House, a Mid-twentieth Century Modern Architecture listed on the National Register of Historic Places.

The recordation and assessments of significance of these resources is particularly challenging due to their sheer numbers and similarity in design. Between 1950 and 1970, Connecticut’s population increased from two million to three million residents and over 500,000 housing units were built to accommodate this influx of new residents.

To more fully understand the significance of the buildings and history of post-war suburbia, a number of nationwide and statewide studies were completed in recent years. The National Park Service has prepared recommendations for evaluating post-World War II suburbs and statewide contexts for this period were prepared in Georgia and Pennsylvania.

Historical and architectural surveys of residential suburbs from this era will require increased attention by preservationists in coming years. Communities will face the challenge of evaluating the significance of post-war suburbs at a time when funding may be constrained. A cost-effective approach could be the preparation of a statewide context for residential subdivisions and other buildings from this era. This approach would assist in the review of federally funded projects affecting such area as well as identifying early subdivisions that may have particular importance in planning or architecture. Statewide contextual studies of mid-twentieth century commercial, industrial and public buildings should also be considered for completion over the next decade.

Hundreds of thousands of houses were built after World War II in Connecticut’s suburban areas, like this house in New Britain.



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CONNECTICUT'S INDUSTRIAL HERITAGE

Connecticut has a distinguished heritage in industry and manufacturing. Industrial development evolved first along the state's many rivers by harnessing available hydropower and second along the many rail lines that crisscrossed Connecticut.

The preservation and adaptive reuse of industrial buildings has challenged preservationists across the state for the past several decades. Many of these former industrial sites have contaminated soils and groundwater that present challenges to preservation and redevelopment efforts. The SHPO works with the Environmental Protection Agency and the Connecticut Department of Environmental Protection to evaluate the potential for preservation of significant industrial sites. A number of the most historically significant of state's industrial buildings have been rehabilitated for new uses while others are vacant.

The state's tax credits for rehabilitation provide new opportunities for the adaptive reuse of the state's industrial buildings. The state boasts numerous conversions of industrial buildings into housing units especially in Bridgeport, New Haven, and New Britain. As part of these efforts, the SHPO should pursue methods to list as many eligible industrial properties on the National Register in coming years. This could be accomplished by funding a statewide historic context and survey of industrial buildings or assist with citywide inventories and contexts. National Register listing would increase the number of industrial buildings eligible for the federal and state tax credits, thereby encouraging their adaptive reuse.



Robert Benson

Connecticut has many industrial landscapes which offer opportunities for redevelopment such as this complex adjacent to the Enfield Canal in Windsor Locks.



Thomason & Associates

The Hale Mill in Yantic is representative of the state's many industrial buildings awaiting reuse.

THE ECONOMIC BENEFITS OF HISTORIC PRESERVATION

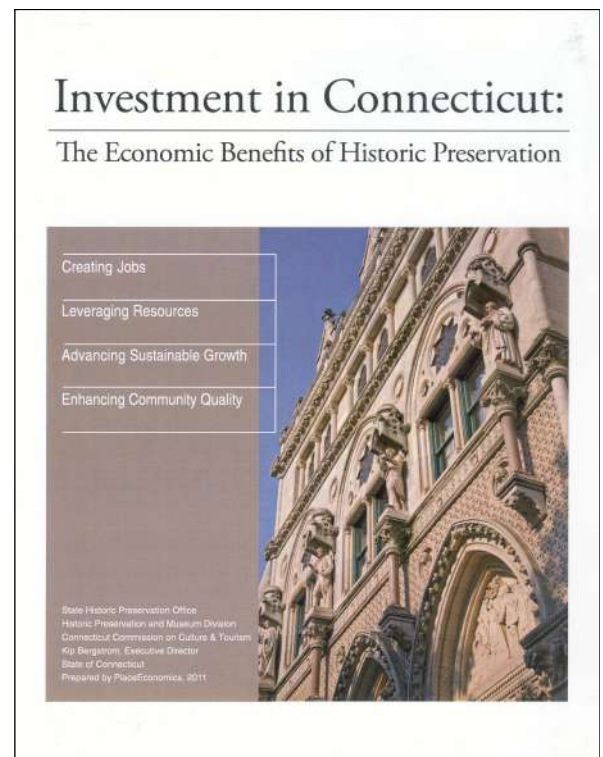
THE ECONOMIC IMPACT OF REHABILITATION TAX CREDITS AND RESTORATION GRANTS

The past six years witnessed the enactment of the Community Investment Act and three state tax credits for rehabilitation. These new funding sources for historic preservation projects have had a positive impact on the rehabilitation of historic buildings across the state and investment in historic properties is expected to accelerate in coming years. Quantifying this economic impact was the subject of two studies completed in 2010 and 2011. The first was a nationwide study, “*First Annual Report on the Economic Impact of the Federal Historic Tax Credit*,” prepared by Rutgers University in 2010, followed by a statewide analysis, “*Investment in Connecticut: The Economic Benefits of Historic Preservation*,” published in 2011 by PlaceEconomics. Both studies found that the historic preservation tax credits and programs not only save historic resources, they create local, high-paying, high-skilled jobs, leverage private investment, stimulate the local economy, drive investment to low-income neighborhoods, and encourage development that creates sustainable growth.

The Rutgers report finds that the Federal Historic Tax Credit-aided rehabilitation investment for Connecticut in fiscal year 2008 totaled \$13.5 million. The total resulting impact of this investment included 745 jobs generating \$95.2 million in output, \$50.4 million in gross domestic product, and \$36.2 million in personal income. The impact on total taxes was approximately \$13.4 million (\$2.7 million local government, \$2.3 million state government and \$8.3 million federal government).

The State of Connecticut supplements the Federal Historic Tax Credit with three state tax credits and grant programs for historic preservation. The PlaceEconomics’ study found that the federal and state tax credits have prompted \$450 million of private investment since 2000. Over the past ten years, the SHPO has administered over fifteen million dollars in grant funds to 230 projects in eighty-three communities, many of which were funded by the Community Investment Act. These grants leveraged over \$9.2 million from other sources. Through these projects, 6,560 jobs were created over the past ten years, either directly or indirectly. The study found that over eighty percent of the money generated through the tax credit programs ends up in the pockets of Connecticut workers. Three-fourths of all projects using the tax credits are located in low-income neighborhoods, driving private investment where it is most needed. Connecticut’s Historic Homes Tax Credit specifically targets low or medium-income residential historic neighborhoods.

The study, “*Investment in Connecticut: The Economic Benefits of Historic Preservation*,” is a detailed analysis of the economic impacts to the state through rehabilitation projects, heritage tourism, downtown redevelopment, and increased property values. The Executive Summary for the report follows on page 52 through 54. The full report is available on the SHPO’s website at www.cultureandtourism.org.



“*Investment in Connecticut: The Economic Benefits of Historic Preservation*” published by PlaceEconomics in 2011.

Historic preservation means jobs. The State of Connecticut encourages the investment that creates those jobs through tax credit programs and grants, both administered by the Connecticut Commission on Culture & Tourism (CCT). Combined with the Federal Historic Preservation tax credit, these programs have made a substantial contribution to the economy of Connecticut even during the deepest recession in two generations. Unlike some tax credits whose impacts may be temporary, the historic preservation tax credits encourage investment in long-term

Completed Projects	
State Tax Credits	\$32,470,944
Private Investment	\$159,347,209
Jobs	560
Salaries & Wages	\$28,658,753
State Taxes Generated Directly	\$9,879,527
Annual Property Tax	\$2,788,576

capital assets with both immediate and ongoing benefit to the state, municipalities and the citizens of Connecticut. In difficult economic times, it is appropriate to ask, "Are tax credits and grants performing the way we expected?" Even though Connecticut's historic preservation incentives were enacted to create housing and preserve

our built heritage for future generations, they have proven to be remarkably effective as economic development tools. Here is that story.

CREATING JOBS: HISTORIC TAX CREDITS

The State of Connecticut has encouraged the investment in historic properties through three tax credit programs - the Historic Homes Tax Credit, the Historic Structures Rehabilitation Tax Credit and the Historic Preservation Tax Credit.

While the Historic Homes Tax Credit has been on the books since 2001, the other two are only recently available. Even so, they have been remarkably successful, generating jobs, income and local property taxes.

Ultimately for every \$100 invested in the rehabilitation of a historic building, \$83 ends up in the pockets of Connecticut workers.

Historic preservation is about jobs — creating more jobs than most types of economic activity in Connecticut, including new construction. Historic preservation is labor intensive, so the economic impact is overwhelmingly local, with salaries, wages, profits and jobs staying in Connecticut.

LEVERAGING RESOURCES

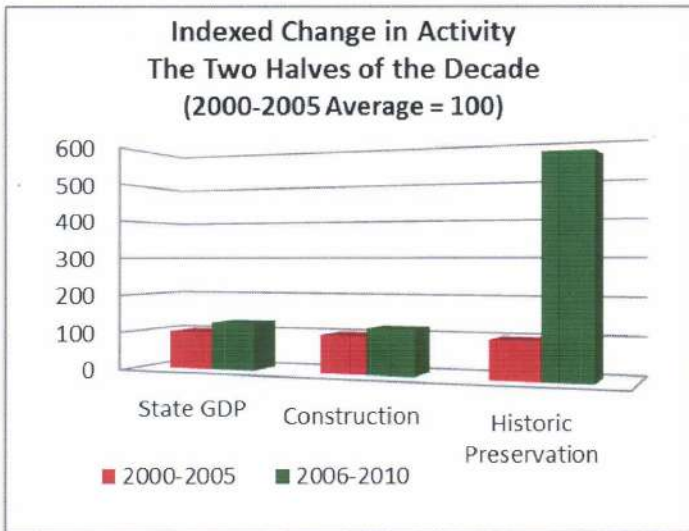
The purpose of tax credits is to encourage the investment of private capital in areas deemed in the public good. The test of success is, "Did the credit change investment patterns?" From 2000 to 2006, Connecticut had no state tax credit for the rehabilitation of commercial historic structures. Starting in 2007, two such credits became available. The results are remarkable. The Gross Domestic Product of the State of Connecticut averaged about 25% greater in the last five years of the decade than in the first five; construction activity averaged 20% more.

But investment in commercial historic properties using the Federal and/or state credits was over five times greater.



Impact per \$1,000,000 of Output

	Historic Rehabilitation	New Construction	Steel Manufacturing	Computer Manufacturing	Medical Manufacturing
Direct Jobs	9.3	6.7	1.4	0.9	1.4
Indirect Jobs	5.1	5.2	3.1	2.2	3.5
TOTAL JOBS	14.4	11.9	4.5	3.1	4.9
Direct Salary & Wages	\$542,929	\$418,441	\$119,924	\$68,128	\$296,006
Indirect Salary & Wages	\$288,917	\$308,128	\$203,109	\$171,257	\$237,497
TOTAL SALARY & WAGES	\$831,896	\$726,659	\$323,033	\$239,385	\$533,503



- Generating waste equal to 21 days of trash of the entire City of Hartford.
- Adding to the landfill enough material to fill 39 boxcars.
- Wiping out the benefit to the landfill of the last 21,211,680 aluminum cans that were recycled.



The Betty Ruth and Milton B. Hollander Foundation Center, at 410 Asylum Street

ADVANCING SUSTAINABLE GROWTH

Historic preservation is the ultimate in recycling as the non-profit group Common Ground demonstrated in their \$22.7 million renovation of 410 Asylum in Hartford. The group, whose goal is to fight homelessness, redeveloped the building into a mixed-use project. This historic structure is Connecticut's first LEED Gold certified project. The commitment to the environment is certainly reflected in such elements as a green roof. But the environment is also well served by what did not happen.

410 ASYLUM STREET

Deciding to rehabilitate rather than demolish the building prevented:

- Throwing away the embodied energy already incorporated into the building - the equivalent of 615,777 gallons of gasoline.
- Expending the equivalent of 9,986 gallons of gasoline in tearing it down and hauling it to the dump.

ENHANCING COMMUNITY QUALITY- HISTORIC PRESERVATION GRANTS

Every corner of Connecticut has benefited from grants from CCT. Over 230 grants have been awarded in 83 communities. They have shared over \$15,000,000 in grants, 68% of which went to bricks and mortar projects. These grants leveraged an additional \$9.2 million from other sources, benefiting people, projects and preservation in Connecticut. Although not meant to be a jobs program, these grants have resulted in 385 jobs and \$19.9 million in salaries and wages for Connecticut citizens.

BY THE NUMBERS

Historic Preservation in Connecticut: 2000-2010¹

- **\$450 Million:** Private sector investment in historic buildings
- **\$242 Million:** Direct salary and wages in Connecticut from rehabilitating historic structures
- **\$128 Million:** Indirect salary and wages in Connecticut from rehabilitating historic structures
- **\$15.1 Million:** Personal Income Taxes from rehabilitating historic structures
- **\$15 Million:** Grants to local governments and non-profit organizations
- **\$10.8 Million:** Sales Taxes from historic preservation projects
- **\$7.8 Million:** Increased property taxes to local governments **each year**
- **\$2.0 Million:** Business Income Taxes from rehabilitating historic structures
- **4,144:** Direct jobs in Connecticut from rehabilitating historic structures
- **2,293:** Indirect jobs in Connecticut from rehabilitating historic structures
- **400+:** Housing units rehabilitated using the Historic Homes Tax Credit
- **302:** Number of historic preservation projects using Federal and/or Connecticut tax credits
- **99%:** Historic preservation projects in areas identified as priority areas for development
- **89%:** Historic preservation projects in neighborhoods identified as *Very Walkable* or *Walker's Paradise*
- **83:** Number of Connecticut communities that have received grants for historic preservation
- **75%:** Tax credit projects in neighborhoods with a median household income of less than \$25,000

¹ Impact of historic preservation projects using Federal and/or State historic tax credits and recipients of historic preservation grants.



Source: *Investment in Connecticut: The Economic Benefits of Historic Preservation* available at www.cultureandtourism.org

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PlaceEconomics is a real estate and economic development consulting firm based in Washington, D.C. Brochure design by Sara McLaughlin.

THE ECONOMIC IMPACT OF HERITAGE TOURISM

Another indicator of the importance of historic preservation in the state is the revenue generated by heritage tourism. Heritage tourists are those who travel to the state primarily to visit historic sites and museums. This type of tourist typically stays longer in the state, spends more money, and makes more repeat visits than other tourists. Each year, more than 3.5 million visitors to Connecticut visit one or more of the state's historic and heritage sites. These visitors play a major role in contributing to Connecticut's nine billion dollar travel and tourism industry.

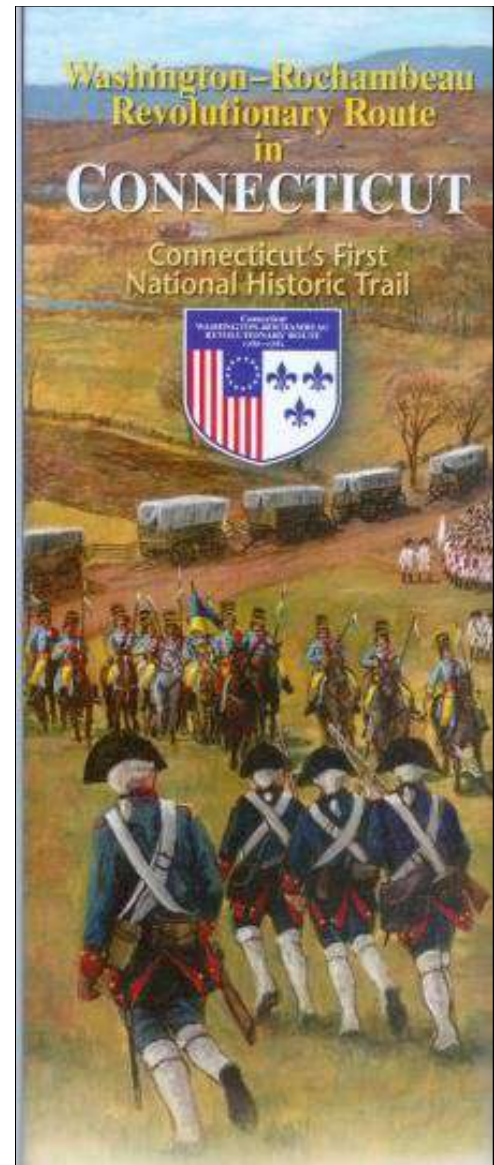
The Upper Housatonic Valley Heritage Area and the Washington-Rochambeau Heritage Trail were established in the last five years to capitalize on the state's growing heritage tourism industry. Within the state are also some 170 historic house museums which offer a diversity of experiences. A strong partner in the promotion of heritage tourism is the Connecticut Humanities Council which provides funding and technical assistance for heritage tourism sites.

THE ECONOMIC IMPACT OF HISTORIC PRESERVATION AND SUSTAINABILITY

Rehabilitating existing buildings is an inherently sustainable practice since it requires less use of natural resources, utilizes a building's embodied energy, and helps to conserve a community's infrastructural investment. The link between historic preservation and sustainability is growing and several projects undertaken in recent years illustrate the importance these factors have on local economies.

In 2010, the New York-Connecticut Sustainable Communities project was initiated and is intended to develop livable communities and growth centers around the region's transit network, expand economic opportunity by creating and connecting residents to jobs, foster affordable, energy-efficient housing, and provide more transportation choices. Participating in this effort in Connecticut are the Cities of Bridgeport, New Haven, Norwalk, and Stamford as well as regional planning agencies. A key provision of this initiative is to promote rehabilitation of historic buildings into housing close to transportation centers in these four cities.

A number of Connecticut communities including Bridgeport, Mansfield, and Woodstock have recently completed sustainability plans. These plans address sustainability primarily through recycling, reducing waste, and promoting renewable energy sources and overlook the obvious connecting thread with historic preservation. Community advocates for historic preservation should be involved in sustainability efforts in coming years and ensure that a preservation ethic is blended into these plans as well.



The collaborative efforts of local, state and federal agencies resulted in the creation of the Washington-Rochambeau Revolutionary Route to promote heritage tourism.

ACTION PLAN



Robert Benson



Robert Benson



Robert Benson

GOALS AND STRATEGIES

GOAL I: EXPAND THE IDENTIFICATION AND RECOGNITION OF A WIDE RANGE OF CULTURAL RESOURCES THAT REFLECT THE MULTI-CULTURAL HERITAGE AND HISTORICAL DEVELOPMENT OF THE STATE AND ITS INDIVIDUAL COMMUNITIES.

- Complete the town-based survey program.
- Fund archaeological surveys.
- Develop a resource database for all properties listed on the National Register to promote statewide sharing of cultural resource information.
- Digitize and create a database of all historic survey files for public access and assistance in administering the state's historic preservation program.
- Survey and nominate to the National and State Registers of Historic Places heritage resources related to African American, Hispanic, Asian, and Native American history.
- Expand the geographical representation of sites on the Connecticut Freedom Trail.
- Survey and nominate to the National and State Registers of Historic Places heritage resources related to women's history.
- Prepare statewide contexts and National Register nominations for industrial properties, multi-family housing and apartments, and post-World War II residential subdivisions.
- Expand public appreciation of heritage resources.
- Identify the potential for other heritage trails similar to the Connecticut Freedom Trail and possible partnerships for their development.

GOAL II: STRENGTHEN PROGRAMS AND POLICIES TO PROTECT CONNECTICUT'S DIVERSITY OF HERITAGE RESOURCES.

- Assist state and federal agencies to ensure consideration and appropriate treatment of heritage resources as part of project planning and implementation.
- Encourage reuse of both privately and publically owned historic buildings.
- Assign high priority to State and National Registers of Historic Places listing of endangered historic properties.
- Encourage designation of state and local scenic roads.
- Encourage municipalities to adopt historic preservation legal tools such as demolition delay ordinances to protect cultural resources.
- Adopt a standard definition of demolition which can be applied statewide to Demolition Delay Ordinances.
- Increase outreach to citizens, organizations, and municipalities seeking establishment of local historic districts/properties.
- Use the Secretary of the Interior's Standards for the Treatment of Historic Properties in agency programs.
- Use professional standards for archaeological field research, cultural resource management studies and appropriate curation of archaeology artifacts.
- Designate State Archaeological Preserves.

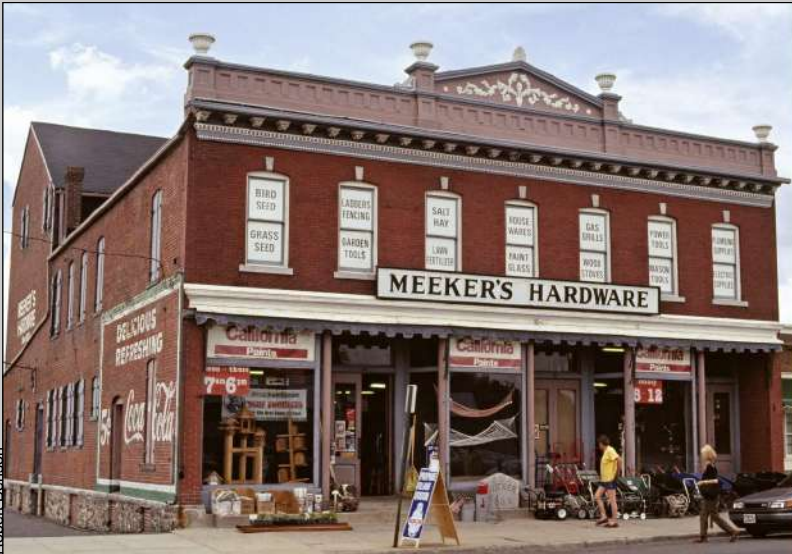
GOAL III: PROMOTE STATEWIDE ADOPTION OF HISTORIC PRESERVATION ETHIC.

- Distribute the report and executive summary of the “Investment in Connecticut: The Economic Benefits of Historic Preservation.” to heighten public awareness of the economic value and benefits of historic preservation.
- Develop preservation leadership at the local level.
- Participate in coalitions among diverse environmental organizations and others concerned about land-use policies.
- Partner with community organizations to encourage African American, Hispanic, and Asian participation in the preservation network and to build historic preservation capacity at the grassroots level.
- Partner with Native American tribal communities to promote the preservation of significant resources.
- Increase public awareness of Connecticut’s archaeological heritage.
- Expand tourism promotional efforts for the Connecticut Freedom Trail.
- Develop a communication plan for providing information to the educational community about Web sites, curriculum guides, and other outreach products that promote heritage education.
- Provide bilingual workshops and materials on historic preservation topics.
- Collaborate with foundations, non-profits and other partners in providing professional development support for constituents.
- Increase public awareness of sustainable development, “green” construction practices related to historic buildings and the reuse of existing historic buildings.
- Partner with colleges and universities to provide meaningful opportunities for student education and work experience.

GOAL IV: INCREASE HERITAGE RESOURCE PLANNING AT THE STATE AND LOCAL GOVERNMENT LEVELS.

- Integrate and align SHPO programs with those of the Department of Economic and Community Development to maximize benefits to constituents.
- Develop messaging that positions the SHPO and its services as critical and having meaningful benefits for Connecticut.
- Establish the identity of the SHPO as a recognizable “brand” that makes it easy for the public to identify the state’s historic preservation office’s programs.
- Increase the SHPO’s use of electronic communication systems including the internet and social media.
- Seek outside funding to further support constituent programs and services.
- Promote adoption of comprehensive planning legislation to mandate inclusion of historic preservation and review of impacts on historic resources.
- Encourage communities to participate in the Certified Local Government program and strengthen the role of Certified Local Governments as preservation partners.
- Assist Certified Local Governments through the SHPO grant program to increase their administrative capacity and heighten their visibility and influence in historic preservation in their communities.
- Develop heritage tourism programs.
- Encourage communities to participate in the Connecticut Main Street Program.
- Encourage stewardship of historic properties by federal, state, municipal, and tribal governments.

APPENDICES



Robert Benson



Robert Benson



Robert Benson

APPENDIX I: PLANNING PROCESS AND PUBLIC PARTICIPATION

In formulating Connecticut's Statewide Historic Preservation Plan, it was imperative to involve as many participants as possible. Public input was an important facet in preparation and was solicited through the following means:

- Interviews
- Public Meetings
- Public Opinion Survey
- Open House
- Planning Workshop
- Draft Plan Presentation
- Posting all meetings, workshops, and the draft plan on the agency's state website and Facebook page
- Emailing comment opportunities with complete draft plan to over 8,000 recipients

INTERVIEWS

The SHPO identified numerous individuals who provided useful information and perspectives on issues affecting Connecticut's heritage resources. These included Historic Preservation Council members, preservation non-profit leaders, Community Development Officers, historic preservation commission members, preservation advocates, local governmental officials, educators, archaeologists, and owners of historic buildings. Many of the interviews were held as part of two or three-person meetings, while some were conducted via telephone conversations.

PUBLIC MEETINGS

Two public meetings were held early in the planning process:

Meeting #1: March 23, 2011, at the Westport Town Hall, Westport, at 5:00 p.m. Hosted by a Certified Local Government.

Meeting #2: March 24, 2011, at the offices of Hartford Preservation Alliance, Hartford, at 5:00 p.m. Hosted by a preservation non-profit organization.

These two meetings started with opening comments by David Bahlman, the State Historic Preservation Officer, explaining the purpose and direction of the project. This was followed by presentations by the project consultants and a lengthy question and answer session. The two public meetings were attended by almost thirty citizens from over a dozen communities. Comments from the participants were recorded and helped to formulate the overall goals and objectives of the plan.



Participants at the Westport public meeting in March, 2011.

Thomason & Associates

PUBLIC OPINION SURVEY

The public opinion survey was created with a series of specific questions on key issues for the state's historic resources and preservation efforts. The survey was posted on the Commission on Culture and Tourism webpage and links to the survey were also placed on other relevant web pages such as the Connecticut Trust. The survey had a total of ten questions. Six of the first seven were choice questions in which issues were ranked by priority to the respondent and similar questions. Question number 8 required a brief narrative response, while the final two were intended to solicit information on the respondent with regard to where they live. Almost 50 people took the survey and a summary of the results include:

- ◆ The greatest challenges facing historic preservation in Connecticut are public misperception of historic preservation and a need for historic preservation education or training.
- ◆ The most important goals for the next five years are to increase public awareness of the benefits of Connecticut's historic properties and continue to provide funding sources for historic preservation.
- ◆ The most effective methods the SHPO can use to provide historic preservation information to the public is through their website and training workshops.
- ◆ Preservationists would be most likely to attend preservation workshops and training focused on funding opportunities for historic properties and energy conservation for historic buildings.
- ◆ The top priority for the state's historic preservation community over the next five years should be to increase funding for restoration grants.
- ◆ The majority of respondents felt that the average person where they lived did not recognize that there are benefits to preserving the architectural historic, and cultural character of the community.
- ◆ Most respondents represented non-profit historical society or preservation organizations.
- ◆ Respondents were from all of Connecticut's counties except for Tolland. A majority of respondents (forty-three percent) were from Hartford County and twenty-seven percent were from Fairfield County. Of the respondents who indicated the type of community they lived in, twenty-five percent indicated "Urban," twenty-three percent indicated "Rural," and fifty-two percent indicated "Suburban."

OPEN HOUSE AND PUBLIC WORKSHOP

An open house and public workshop for the planning project was held on May 3, 2011, at the SHPO in Hartford from 1:00 p.m. to 6:00 p.m. The purpose of the open house was to allow interested citizens to drop by at their convenience and discuss with the project consultants any issues that interested them related to historic preservation in Connecticut. The workshop that followed was for the project consultants to present their observations and preliminary ideas for the plan and to solicit input from meeting participants. Following a presentation by the consultants, an open discussion occurred.



State Historic Preservation Officer David Bahlman and Connecticut Main Street President John Simone at the public workshop in May, 2011.

Key comments from this workshop include:

- The SHPO needs to be “branded” and become more visible.
- The SHPO website needs updating to include programs currently not covered and expand its information and links.
- The merger with the Department of Economic and Community Development should be viewed as a unique opportunity to enhance the identity and profile of the SHPO.
- There is a need for a comprehensive web-based database of National Register properties/districts in the state. Existing surveys should be digitized and integrated into GIS and readily accessible to the public.

PUBLIC COMMENT ON THE STATE PLAN

The request for public comment on the draft state plan was emailed to over 8,000 recipients by the agency. The link to the full draft was also specifically emailed to the federal offices including ACHP, FEMA, FAA, EPA, DOE, FCC, USARMY, USPS HUD, DOH, FHWA, and NOAA, state agencies including the Intergovernmental Policy Division of the Office of Policy and Management, the Governor’s Office, the Department of Energy and Environmental Protection, Certified Local Government contacts (these include chief elected officials, planners and historic district chairmen), Community Development Block Grant coordinators, Amistad Committee members, historic preservation non-profit organizations, Connecticut Freedom Trail Site Committee members, tax credit developers, historic preservation grantees, SHPO consultant lists including Archeology, Architectural Historians, Historians, and Historical Architects, Connecticut Preservation Action, higher education programs, Historic Preservation Council members, State Review Board members, Advisory Committee on Culture and Tourism members, Native American Heritage Advisory Council and Connecticut Main Street Center.

The request for public comment on the draft state plan was also posted on the Department of Economic and Community Development website. All comments received were reviewed and revisions were made to the plan to incorporate these suggestions.

The public input process was an important component in the formulation of the goals and strategies of the SHPO and preservation community over the next five years. The goals and strategies summarize the wide variety of statements and opinions gathered for this project.

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