



MILL DISTRICT SCHOOL

Preservation 101

Stacey Vairo

Circuit Rider

Preservation Connecticut

What is Historic Preservation?

- Way to identify and acknowledge the buildings, sites, objects and structures that convey the history of a place and the people who lived there in the past.
- Involves protections for a community's most significant cultural and historical resources - from federal to local.
- Economically important – history and “charm” are important to people drive tourism and make people want to live in a place.
- Sustainability – original materials are often more durable than new. Why rebuild a structure that was built right in the first place?
- Tell stories of those who have yet to be acknowledged



CLINTON.



When did the movement start?

Began in the 1850s - Mount Vernon and George Washington's headquarters in New York.

1850s

Preservation Virginia founded in 1894.

1894

Ordinances to protect historic cities— Savannah, Charleston, New Orleans 1920s 1930s

1920s

The Historic American Buildings Survey was started document historic sites.

1933

National Trust founded 1949

1949



Early Preservation Efforts in CT and the Region

Clinton historic building 003



- Colonial Dames of America - Survey “Old Houses of America” 1912 [Id.php \(ctstatelibrary.org\)](#)
- Works Progress Administration Survey of historic buildings in Connecticut completed 1934-37. [WPA Architectural Survey - Connecticut State Library Digital Collections \(oclc.org\)](#)
- J. Frederick Kelly (1888-1947)– Henry Whitfield House in Guilford (1930s). *Early Domestic Architecture of Connecticut*, 1924. *Early Connecticut Meetinghouses*, 1948.

Cheshire	Charles Chauncey Hall	Levi Peck House	Margaret W.B. Corwin	Charles Chauncey
Cheshire	Colonel Rufus Hitchcock House	A.W. Phillips House	Alice M. English	Col. Rufus Hitchcock
Cheshire	Deacon Stephen Hotchkiss House		Margaret W. B. Corwin	Stephen Hotchkiss
Chester	Dr. Ambrose Pratt House		Miss. Pratt	Abram Mitchell
Chester	Jonathan Warner Homestead		Caroline S. Russell	--
Clinton	Stanton House		Effie S. Cramer	Adam Stanton
Clinton	Stevens House	Stevens Homestead	Alice Stevens Buell	William Stevens
Clinton	The Arsenal	Little House	Marica Winder	--
Clinton	William Morgan House		Marcia Winder	William Morgan
Colchester	Champion House		Mrs. D.A. Markham	Col. Henry Champion
Colchester	Felton House		J. Frederick Kelly	Major Jonathan Demi
Colchester	Nathaniel Foote House		Mrs. C. Donald Rarey	Nathaniel Foote
Colchester	Taintor House		Mrs. A.H. Terry	Charles Taintor



Early Preservation Efforts in CT and the Region

- Urban Renewal and Federal Highway Administration highways wonderful for transportation bad for Connecticut cities.
- Jane Jacobs vs. Robert Moses
The Death and Life of Great American Cities
- Loss of Penn Station in 1964 – Jacqueline Kennedy became involved in saving Grand Central Station from the same fate.



National Historic Preservation Act of 1966

- 1965 *With Heritage So Rich* – special committee on historic preservation
- 1966 National Historic Preservation Act passed – created:
 - Advisory Council on Historic Preservation (ACHP)
 - State Historic Preservation Offices (SHPO)
 - National Register of Historic Places (NRHP)
 - Section 106 of the NRHP used to review the impacts of federally funded projects on historic and cultural resources.
- Began nationwide understanding of the Historic Preservation.
- Bicentennial celebration in 1976 renewed interest in colonial architecture.



Why is Historic Preservation important?

- Drives economic development – SHPO is housed in the DECD
- [PlaceEconomics](#) – studies economic impact of historic preservation on communities
- Creates a sense of place and attracts people to work and live in historic communities
- Studies show that rehabilitations create more jobs than new builds.
 - Specialized craftsmen needed to complete the work.
 - Local labor used.

PlaceEconomics HOME

Connecticut Local Historic Districts and Property Values

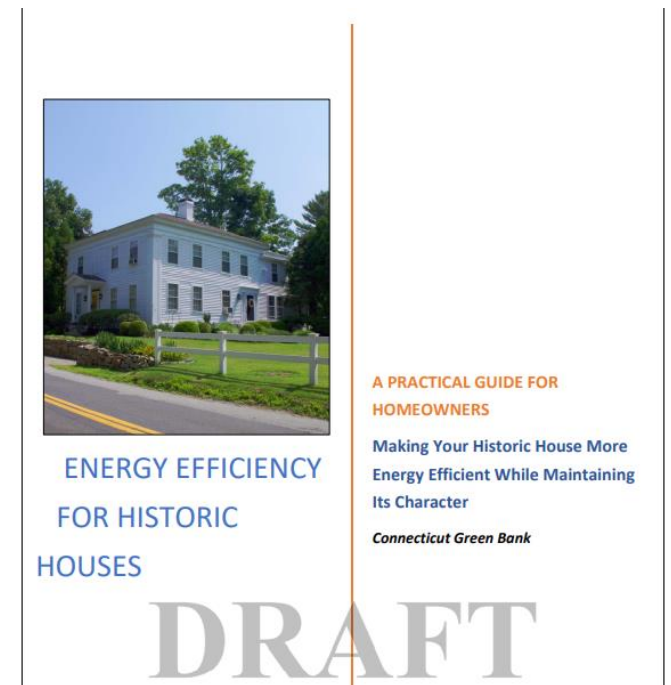
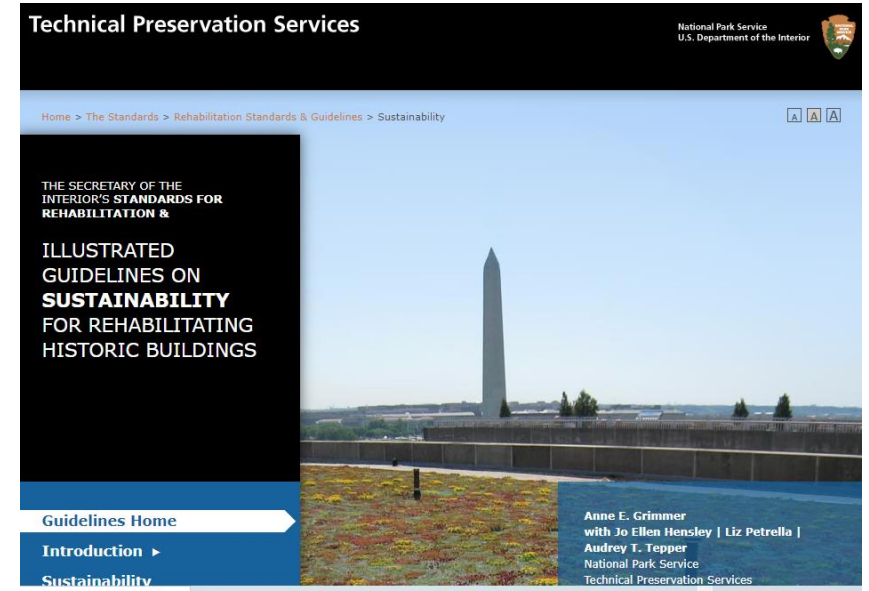


PlaceEconomics
Demonstration Analysis:
**Land Area, Population, & Density
in Local Historic Districts**
Baltimore, Maryland

HAVE A SIMILAR ANALYSIS CONDUCTED IN YOUR CITY!

Sustainability and Preservation

- “The greenest building is the one that is already built.” Carl Elefante, architect.
- Historic resources are naturally sustainable in many ways
 - Siting
 - Shade trees
 - Walkable cities built before cars
- CT Green Bank has come up with a guide for how to incorporate modern sustainable practices into your house while retaining character defining features. [Energy-Efficiency-in-Connecticut Text-3-2020.pdf](#)
- Demolitions FEMA estimates that an averaged sized single family home home with a basement: 45–50 CY



Tools- Secretary of the Interior's Standards

- Developed by the National Park Service in 1978
- Preservation
- Rehabilitation
- Restoration
- Reconstruction

[The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings \(nps.gov\)](https://www.nps.gov/subjects/historicpreservation/secretaryoftheinteriorstandards.htm)



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Inventories - Survey

- Clinton Survey completed in 1980-1984 included 237 properties [Clinton, Townwide, reconnaissance-level \(1-95 o... \(uconn.edu\)](http://www.uconn.edu)
- Most over 50 years of age
 - Architecturally significant
 - Historically significant
 - Threatened properties
- Survey is 40 years old so many houses from the 1920s -1940s excluded
- Funding available to update surveys with the SHPO office – Survey and Planning Grants

47-7
STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
37 South Prospect Street, Hartford, Connecticut 06106
(203) 266-3005
HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY
FORM NO. UPR-147-1-1-1
DATE: 1/1/1984
BY: [initials]
REVISION: 1-10-1984

IDENTIFICATION
1. BUILDING NAME: Common: _____ Historic: _____
2. TOWN/CITY: _____ VILLAGE: _____ COUNTY: _____
3. STREET & NUMBER (and/or location): _____ SCALE Map: _____
4. OWNER(S): _____ PUBLIC: _____ PRIVATE: _____
5. USE: Present: _____ Historic: _____
6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: yes, on _____
Interior accessible: yes, explain: _____

DESCRIPTION
7. STYLE OF BUILDING: _____ DATE OF CONSTRUCTION: _____
8. MATERIAL(S) (Indicate use or location when appropriate):
_____ brick _____ terra cotta
_____ stone _____ concrete
_____ wood shingle _____ asphalt siding _____ aluminum siding _____ other: _____
9. STRUCTURAL SYSTEM:
_____ wood frame _____ post and beam _____
_____ load bearing masonry _____ structural iron or steel _____ other: _____
10. ROOF: Type: _____ gable _____ mansard _____ monitor _____ sawtooth _____ gambrel _____ shed _____ hip _____ round _____ other: _____
Material: _____ wood shingle _____ roll asphalt _____ tin _____ slate _____
_____ metal _____ asphalt shingle _____ built up _____ other: _____
11. NUMBER OF STORIES: _____ APPROXIMATE DIMENSIONS: _____ x _____
12. CONDITION: Structural: _____ excellent _____ good _____ fair _____ deteriorated _____
Exterior: _____ excellent _____ good _____ fair _____ deteriorated _____
13. INTEGRITY: Location: on original site _____ moved, when: _____
Alterations: no _____ yes, explain: _____
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
_____ barn _____ shed _____ garage _____ other landscape features or buildings: _____
_____ carriage house _____ ramp _____ garden _____
15. SURROUNDING ENVIRONMENT:
_____ open land _____ woodland _____ residential _____ scattered building visible from site _____
_____ commercial _____ industrial _____ rural _____ high building density _____
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: _____

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior):
This Victorian house shows a sawtooth pattern on one gable and a bracketed hip roofed tower. A rear side picture window is situated above the tower window. A rectangular divided window looks out from the main gable.

SIGNIFICANCE
Historic: _____ Architectural: _____ Builder: _____
18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: _____

PHOTOGRAPH
photographer: _____ C. Lundberg _____
date: _____ view: _____
negative on file: YES _____
COMPILED BY:
name: _____ date: _____
organization: _____
address: _____
19. SOURCES:
Description: _____
20. SUBSEQUENT FIELD EVALUATIONS:
21. THREATS TO BUILDING OR SITE:
_____ loss through _____ neglect _____ vandalism _____ development _____ other: _____
_____ removal _____ private _____ deterioration _____ zoning _____ explanation: _____

Place Photograph Here



State Register of Historic Places listings

- Honorary Designation – no restrictions for owners
- Provides a threshold for funding for private, non-profit and municipal owners
- Does not have to be 50 years of age
- Database completed for southern half of the state
- [State Register Fact Sheet](#)
- [Connecticut Digital Archive | Connect. Preserve. Share \(uconn.edu\)](#)
- Marena.Wisniewski@ct.gov

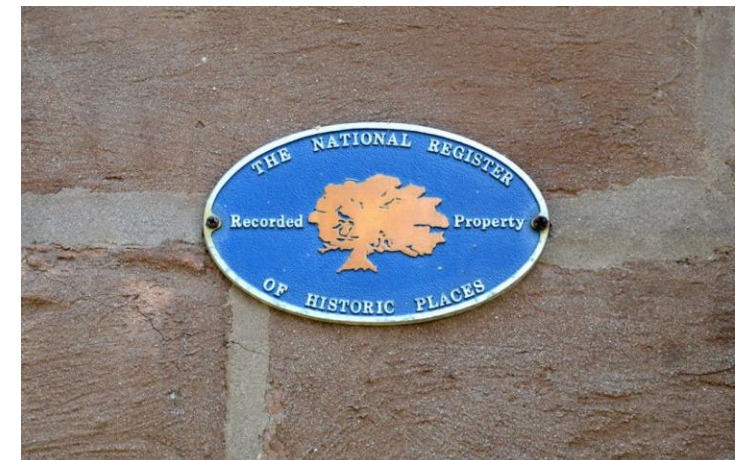
National Register of Historic Places Listings

- Honorary listing
- No restrictions to what changes an owner can make to the building
- Recognized by Federally funded projects under “Section 106” of the National Historic Preservation Act
- Connecticut Environmental Protection Act for “unreasonable destruction”
- Jenny.Scofield@ct.gov
- [National Register Fact Sheet](#)
- [CitizenGuide2021_011321.pdf \(achp.gov\)](#)

ADVISORY COUNCIL ON HISTORIC PRESERVATION

Protecting Historic Properties:

A CITIZEN'S GUIDE TO
SECTION 106 REVIEW



National Register Criteria

A building, structure, district, site or object must have historic significance within one or more of the four criteria for evaluation:

- Criterion A - That are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B - That are associated with the lives of persons significant in our past; or
- Criterion C - That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D - That have yielded or may be likely to yield, information important in prehistory or history.

Integrity is the ability of a property to convey its significance.

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association





National Register Listings in Clinton

- Clinton Village Historic District
- High Street Historic District
- William Stevens House
- Hubbell Carter House

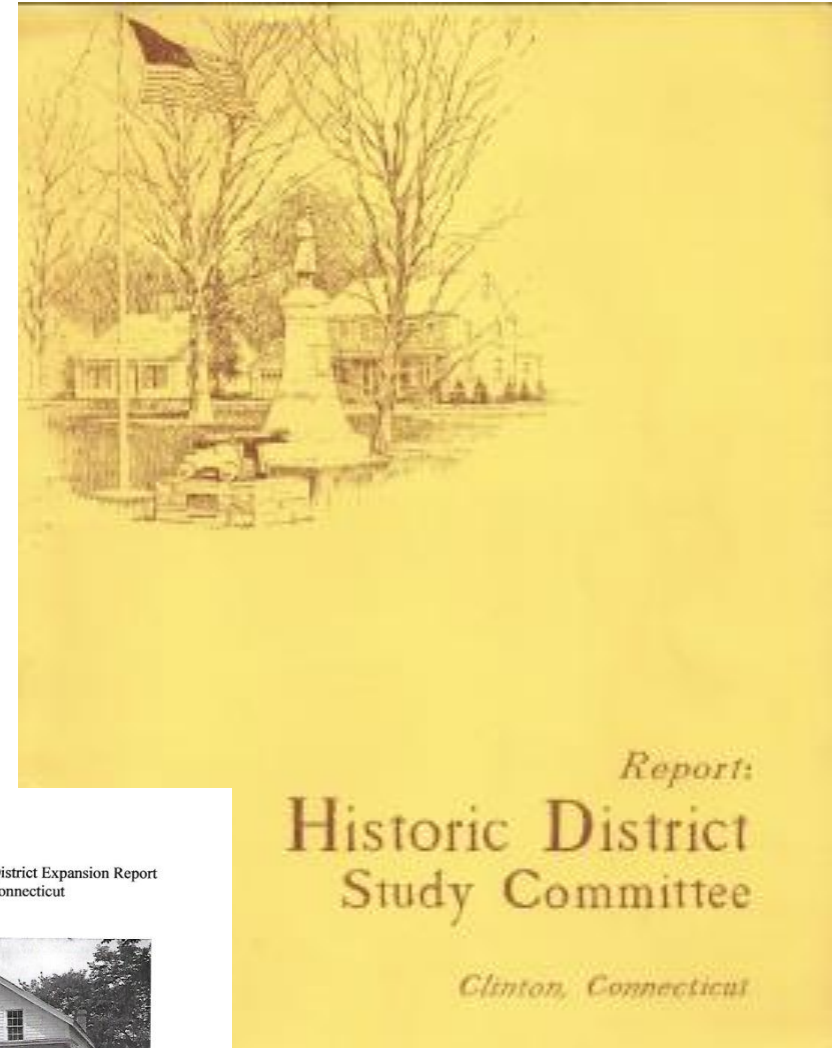
Local Historic District

- Established by the local municipality through a Study Report.
- Approved by a 2/3 majority of property owners.
- Local municipal ordinance guides review of exterior changes by a locally appointed commission - HDC.
- A Certificate of Appropriateness (COA) is required before work can begin.
- Best way to protect local resources – as long as the LHD Commission is operating in a fair and informed manner.



Local Historic District in Clinton

- Liberty Green Historic District
- Established in 1979 and expanded in 2019
- Ordinance found directly on webpage [320-1 & 320 2.wpd](http://clintonct.org) (clintonct.org)
- 90-day demolition delay ordinance
- Certified Local Government status – partnership with state and federal agencies



Liberty Green Historic District Expansion Report
Clinton, Connecticut



prepared by
Peggy Adler, Vice Chairman
Clinton Historic District Commission
and
Approved by the Clinton Historic District Commission, 12/20/2018
Recommended by the CT State Historic Preservation Commission, 01/09/2019
Supported by the Clinton Planning and Zoning Commission, 02/11/2019

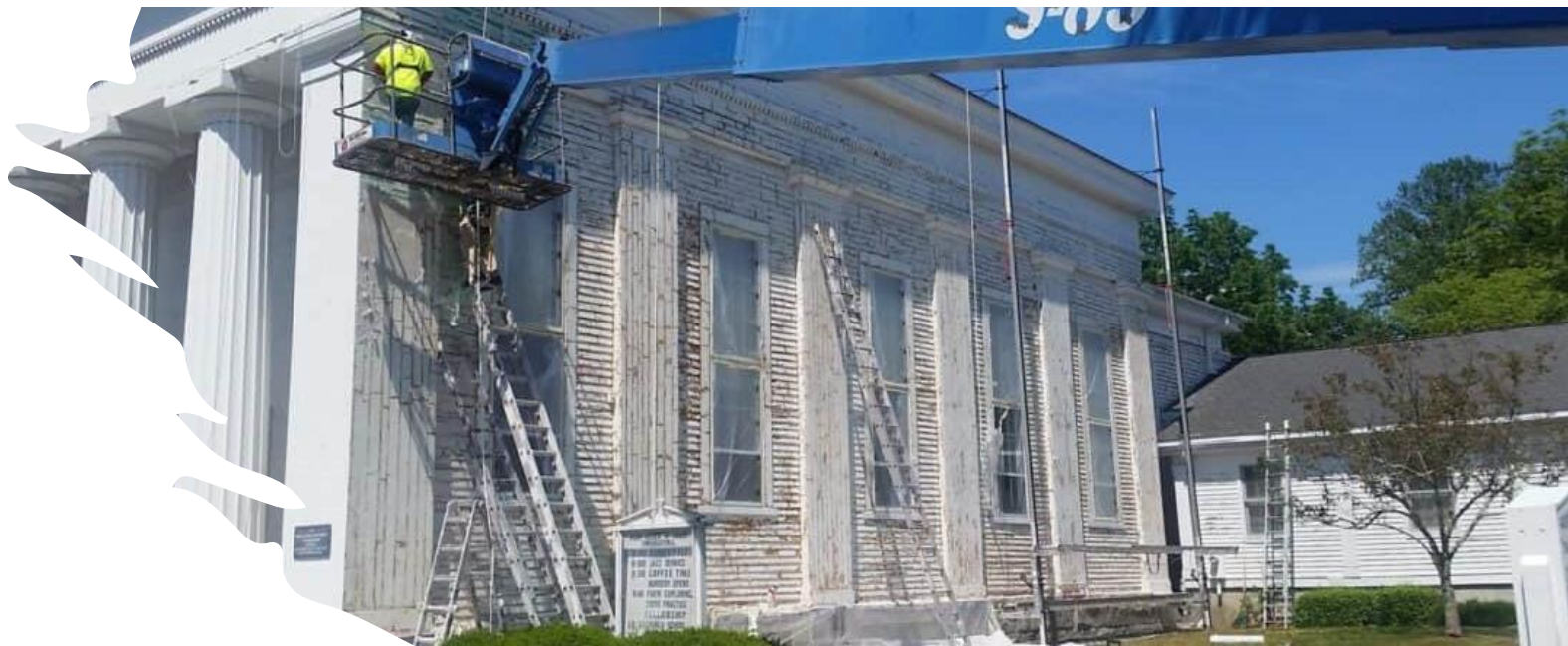
Preservation Incentives – SHPO Grants



- Grants available to non-profits
 - municipalities for properties
 - listed on State Register
- Certified Local Government
 - The Historic Preservation Enhancement Grants (HPEG)
 - The Supplemental Certified Local Government Grants (SCLG)
 - Match waived for some Survey and Planning Grants
- Survey and Planning - complete townwide surveys, planning documents for individual buildings or communities, plans and specification and more.
- Historic Restoration Fund - capital funds used to restore historic buildings listed on the State Register, matching, reimbursable up to \$200,000.
- [Grant Opportunities \(ct.gov\)](https://www.ct.gov/decdev/grants)
- Mary.Dunne@ct.gov

Preservation CT Grants

- 1772 Foundation – private non-profit foundation. They provide 1:1 matching grant of up to \$10,000 administered through Preservation CT.
- Maintenance and Repair Grants – for religious facilities. 1:1 matching grant of up to \$15,000.
- TAC Grant – emergency structural engineering evaluation – amount varies.



CT Historic Rehabilitation Tax Credit

- The CT Historic Rehabilitation Tax Credit Program (C.G.S., Sec. 10-416c) establishes a 25% tax credit on the Qualified Rehabilitation Expenditures associated with the rehabilitation of a Certified Historic Structure. Residential – five or more units, non-residential and mixed use.
- [Historic Rehabilitation Tax Credit \(ct.gov\)](https://www.ct.gov)
- Federal Tax credits for commercial rehabilitation of historic structures to put them back into use – 20% credit on qualified expenditures.
- [Federal Historic Preservation Tax Incentive \(ct.gov\)](https://www.ct.gov)
- Julie.Carmelich@ct.gov





Historic Homes Rehabilitation Tax Credit

- Used to restore and rehabilitate historic homes (owner occupied).
- Only funding option available to private owners of historic residential properties.
- The Historic Homes Rehabilitation Tax Credit provides a 30% voucher, up to \$30,000 per dwelling unit on eligible rehabilitation expenditures that meet the \$15,000 minimum expenditure level and can be directly attributed to the long-term preservation of the historic building fabric.
- [Historic Homes Rehabilitation Tax Credit \(ct.gov\)](https://www.ct.gov/hhr)
- Erin.Fink@ct.gov

Future of Preservation

- In 2017, the National Trust published *Preservation for People: A Vision for the Future* – preservation centered around people rather than just places.
- According to director Stephanie Meeks would serve as a Road Map for the next 50 years.
<https://forum.savingplaces.org/blogs/stephanie-k-meeks/2017/05/18/presenting-preservation-for-people-a-vision-for-the-future>.

Young Preservationists

- 97% of the Millennials appreciate the value of historic preservation;
- More than half (54%) are interested in historic preservation as a means to save the places that define us as Americans;
- 53 % view historic preservation as a way to protect the unique cultural wealth and diversity of communities; and
- They are more than twice as likely to prefer shopping or eating in historic downtowns (52%) and in places with historic appeal over malls and planned commercial districts or recently constructed places. (National Trust Survey, 2017).



Preservation for People: A Vision for the Future

MAY 2017



**National Trust for
Historic Preservation®**
Save the past. Enrich the future.

How can you help?



- Get involved – join your local historical society – volunteer.
- Help with grassroots campaigns if a property is threatened with unreasonable destruction, sign petitions, send letters.
- Contribute to public meetings – get ahead of development. Plan of Conservation and Development.
- Look into incentives for tax abatements for rehabs at the local level.
- Join Preservation CT [Preservation Connecticut \(neoncrm.com\)](http://neoncrm.com)

Questions?

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