

VETERAN'S ADMINISTRATION FACILITY, ERECTED A. D., 1930, NEWINGTON, CONN.

Preservation 101

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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 “character” 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

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 to document historic sites.

1933

National Trust founded 1949

1949



Early Preservation Efforts in CT and the Region

- Colonial Dames of America - Survey "Old Houses of America" 1912 [id.php \(ctstatelibrary.org\)](http://id.php.ctstatelibrary.org)
- Works Progress Administration Survey of historic buildings in Connecticut completed 1934-37. [WPA Architectural Survey - Connecticut State Library Digital Collections \(oclc.org\)](http://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.

Connecticut Town	House known as	Known as (2)	Compiled by
Newington	General Martin Kellogg House	Wellesden Farm	Julia Welles Griswold Smith
Newington	General Robert Welles House		Julia Welles Griswold Smith
Newington	Kelsey House	David Kelsey House	Mrs. William H.H. Smith
Newington	Williams or Kellogg House		Julia Welles Griswold Smith
Newtown	Asa Chambers	Chambers House	Emily E. Morris
Newtown	Beers House	Snake Rock Farm	Mrs. Arthur Twining Hadley
Newtown	Morris Homestead		Charles Gould Morris
Newtown	Stilson House	Abel Stilson House	Frank S. Child
Newtown	Theophilus Nettleton House		Emily E. Morris
Norfolk	Amasa Cowles, Sr. House		Mrs. Howard Williston Carter
Norfolk	Captain Titus Ives House		Mrs. Howard Williston Carter
Norfolk	Giles Pettibone, Jr. House	Shepard House	Mrs. Howard Williston Carter
Norfolk	Joel Phelps	Benjamin Bigelow House	Mrs. Howard Williston Carter
Norfolk	Joseph Jones House	Pettibone House	Mrs. Howard Williston Carter
Norfolk	Nathaniel Steven House		Mrs. Howard Williston Carter
North Branford	Augur House		Delphina Hammer Miller
North Branford	Bela Foote House		J. Frederick Kelly & Delphina Miller
North Branford	Evarts' Tavern		J. Frederick Kelly & Delphina Miller





Early Preservation Efforts

- 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 (1961)
- 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– special committee on historic preservation and [With Heritage So Rich](#) the following year
- 1966 National Historic Preservation Act passed – created:
 - Established under National Park Service as a leader in preservation
 - Advisory Council on Historic Preservation (ACHP)
 - State Historic Preservation Offices (SHPO)
 - National Register of Historic Places (NRHP) and National Landmarks list
 - Section 106 of the NHPA required review and consideration of 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



National Historic Preservation Act Later Amendments

- ▶ Historic Preservation Fund (1976)
- ▶ Section 106 review extended to NR *eligible* properties (1976)
- ▶ Advisory Council an independent agency (1976)
- ▶ Certified Local Government program (1980)
- ▶ Federal agencies responsible for the identification and stewardship of historic properties (1980)
- ▶ Greater participation by Native Americans and Native Hawaiians (1992)



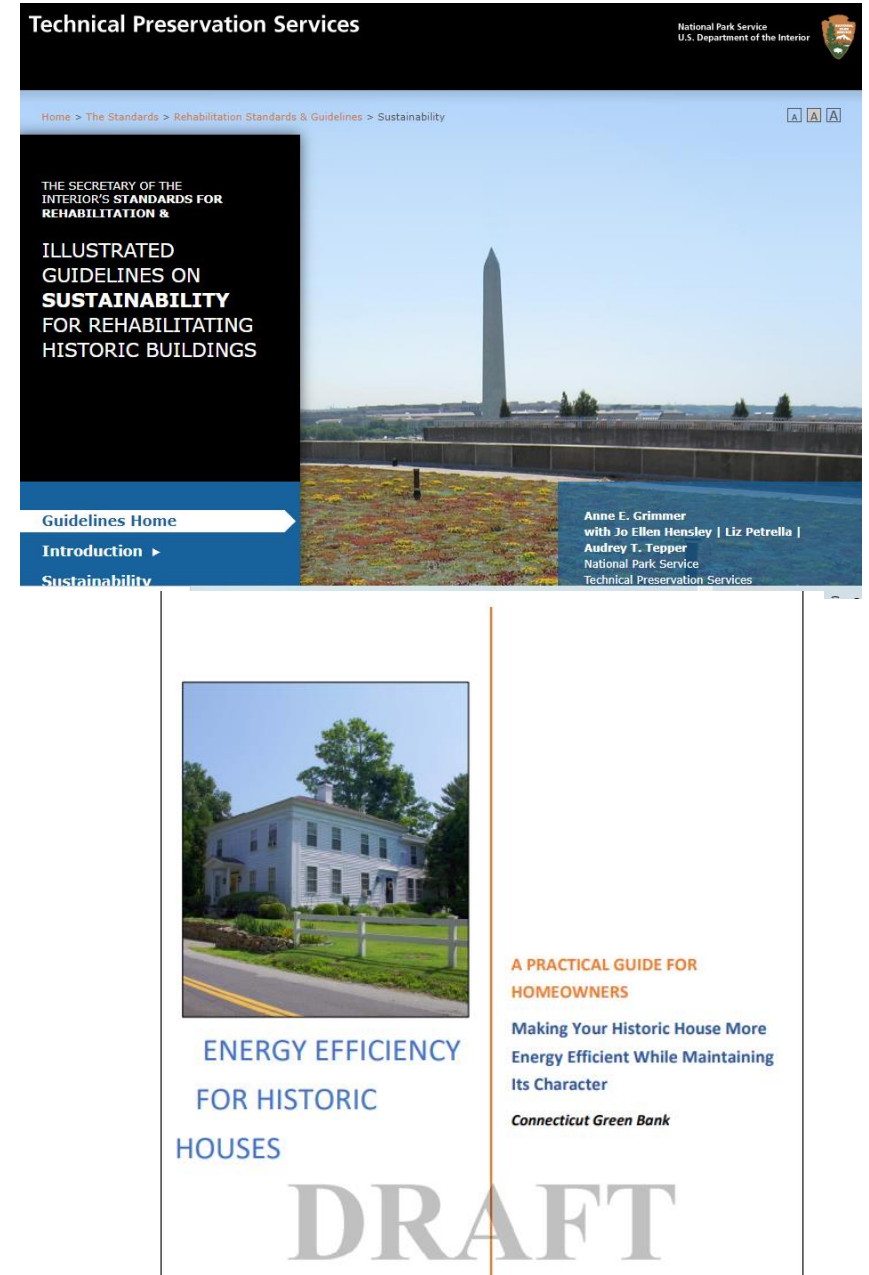
Why is Historic Preservation important?

- Drives economic development
- [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.



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
 - Closed or divided rooms or areas
- CT SHPO has 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 house with a basement: 45–50 CY = five dumpsters.



Tools- Secretary of the Interior's Standards

- Established by the National Park Service 1973
- National standards that promote historic preservation best practices
- Provide a framework for decision-making about work or changes to a historic property
- Applies to properties of all types, materials, construction, sizes, and use
- Began as policies and procedures for federal Historic Preservation Grants-in-Aid
- Codified in 1995 as the Secretary of the Interior's Standards for the Treatment of Historic Properties with the four treatment approaches recognized today: preservation, rehabilitation, restoration, and reconstruction



Tools- Secretary of the Interior's Standards

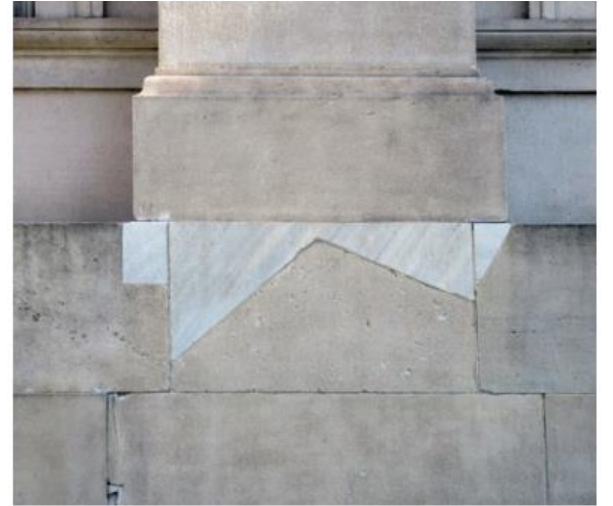
- Preservation
- Rehabilitation
- Restoration
- Reconstruction

[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/tps/standards/treatment/historic-properties/guidelines-for-preserving-rehabilitating-restoring-reconstructing-historic-buildings.htm)



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Standards for Rehabilitation



Highlights:

- ▶ Historic character shall be retained and preserved
- ▶ Distinctive Features, Finishes and Construction Techniques shall be Preserved
- ▶ Deteriorated Historic Features Shall be **Repaired Rather Than Replaced. Severely deteriorated features** should be **replaced in kind**.
- ▶ Chemical or Physical Treatments that Cause Damage to Historic Materials Shall Not be Used
- ▶ Changes to a property that have acquired historic significance in their own right shall be retained and preserved
- ▶ Changes that create a false sense of historical development shall not be undertaken.
- ▶ New construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible in massing, size, scale, and architectural features

Inventories - Survey

- Town-wide Architectural Survey in Newington last done in 1979
- Most over 50 years of age
 - Architecturally significant
 - Historically significant
 - Threatened properties
- Funding available to update surveys through the SHPO office – Survey and Planning Grants

47-7
STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
37 South Project Street, Hartford, Connecticut 06106
(203) 566-3005
HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY
FORM NO. 147-1
UTM: 147-1
DATE: 1/1/14
QUAD: 147-1
SHEET: 1 OF 1
REVISION: 1

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

DESCRIPTION
7. STYLE OF BUILDING: _____ DATE OF CONSTRUCTION: _____
8. MATERIALS (Indicate use or location when appropriate):
_____ brick _____ stone _____
_____ wood shingle _____ asphalt siding _____
_____ metal _____ terra cotta _____
_____ other _____

9. STRUCTURAL SYSTEM:
_____ wood frame _____ post and beam _____
_____ load bearing masonry _____ structural iron or steel _____
_____ other _____

10. ROOF: Type: _____ Pitch: _____
_____ gambrel _____ hip _____
_____ material: _____
_____ wood shingle _____ asphalt _____
_____ metal _____ terra cotta _____
_____ other _____

11. NUMBER OF STORIES: _____ APPROXIMATE DIMENSIONS: _____
12. CONDITION: Structural: _____ Excellent _____ Good _____ Fair _____ Deteriorated _____
Exterior: _____ Excellent _____ Good _____ Fair _____ Deteriorated _____
Interior: _____

13. INTEGRITY: Location: _____ original site _____ moved, when: _____
Alterations: _____ yes, explain: _____
_____ no

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
_____ barn _____ garage _____
_____ carriage house _____ other landscape features or buildings: _____

15. SURROUNDING ENVIRONMENT:
_____ open land _____ wooded _____
_____ commercial _____ industrial _____
_____ residential _____ 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 large picture window is situated above the tower
windows. A rectangular divided window looks out from the main gable.

SIGNIFICANCE
Activity: _____
18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: _____
Builder: _____

PHOTOGRAPH:
photographer: _____
date: _____ view: _____
negative on file: _____

COMPILED BY:
name: _____ date: _____
organization: _____
address: _____

19. SOURCES:
Description: _____

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:
_____ vandalism _____ development _____ other _____
_____ neglect _____ private _____ deterioration _____
_____ fire _____ explanation: _____



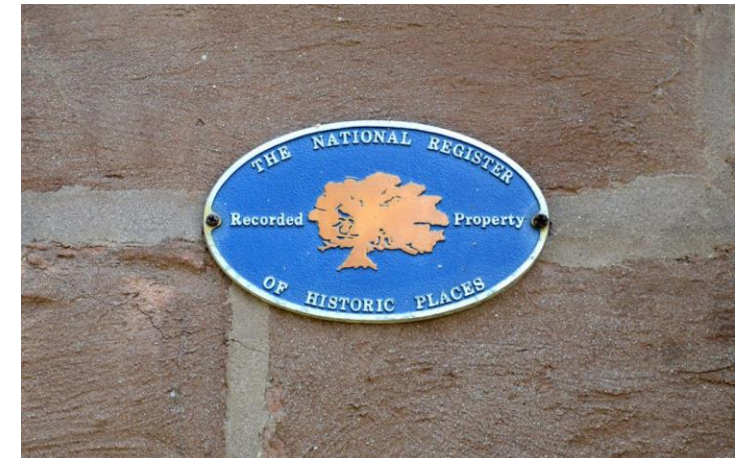
National Register of Historic Places Listings

- 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”
- [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 Listings in Newington

- Newington Junction Multiple Resource Area – North, South and West
- Enoch Kelsey House
- Unni Robbins, Jr. House
- Newington VA Hospital Historic District (2022)

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
- CEPA does not apply
- [State Register Fact Sheet](#)
- [Connecticut Digital Archive | Connect. Preserve. Share \(uconn.edu\)](#)



Local Historic Districts and Properties

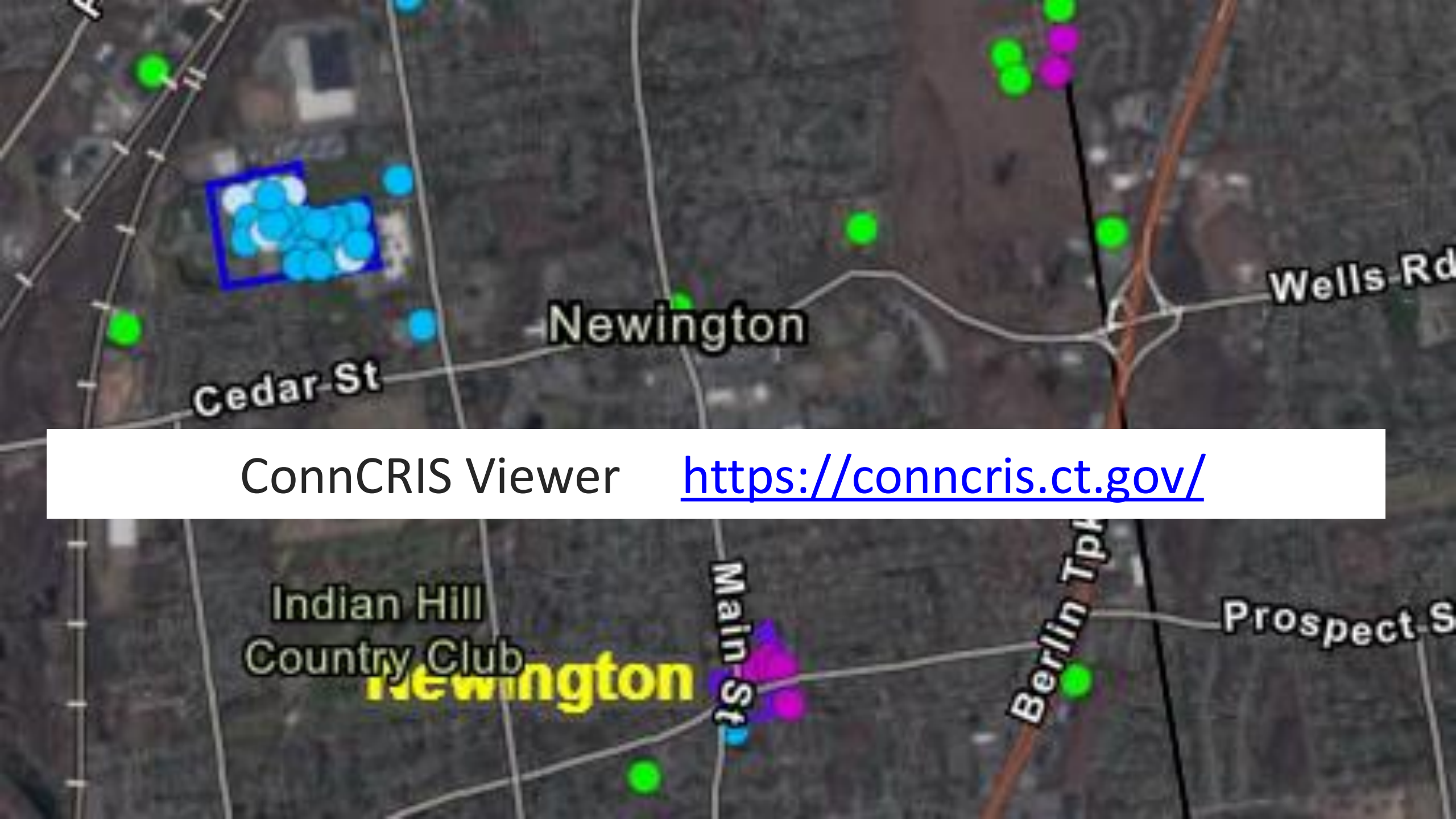
- Established by the local municipality and SHPO through completion of a Study Report.
- Approved by a 2/3 majority of property owners.
- Local municipal ordinance guides review of exterior changes visible from a public ROW by a locally appointed commission - HDC.
- A Certificate of Appropriateness (COA) 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 Districts <https://lhdct.org/>





State Historic Preservation Office

- ▶ Established under the HPA of 1966
- ▶ Basic Responsibilities Include:
 - ▶ Historic Resources Inventory
 - ▶ National Register of Historic Places
 - ▶ Statewide Historic Preservation Plan
 - ▶ Administer federal funding for historic preservation
 - ▶ Ensure historic properties are taken into consideration at all levels of planning and development
 - ▶ Provide public information, education and training, and technical assistance
 - ▶ Certified Local Government program
 - ▶ <https://portal.ct.gov/decd/services/historic-preservation>



ConnCRIS Viewer <https://conncris.ct.gov/>

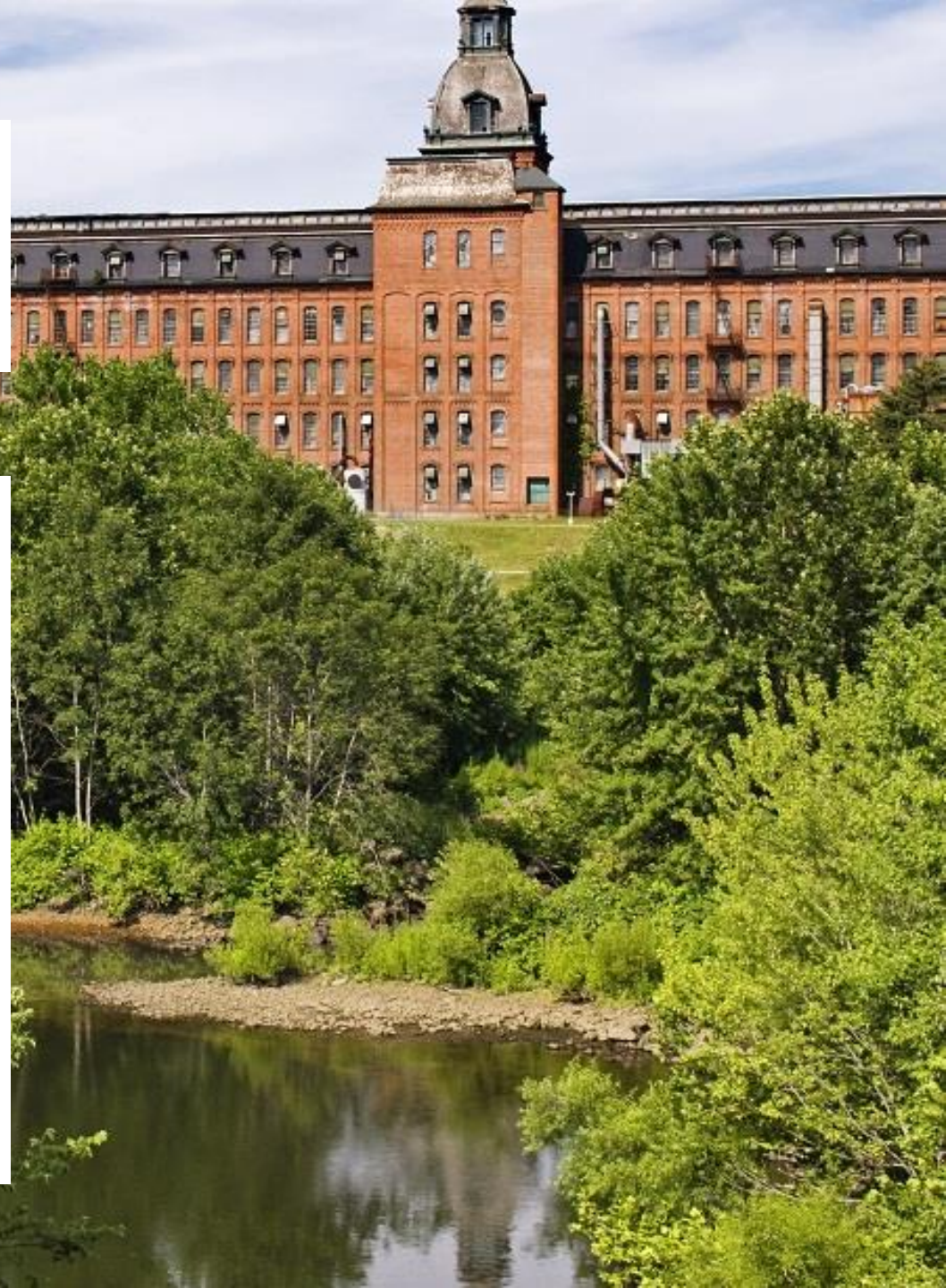


Preservation Incentives – SHPO Grants

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

State and Federal Tax Credits

- 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 Preservation Tax Credit](#)
- Federal Historic Preservation Tax Incentive for commercial rehabilitation of historic structures to put them back into use – 20% credit on qualified expenditures.
- [Federal Historic Preservation Tax Incentive \(ct.gov\)](#)





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% return, up to \$30,000 per dwelling unit on eligible rehabilitation expenditures; \$15,000 minimum expenditure level; and need to be directly attributed to the long-term preservation of the historic building fabric.
- [Historic Homes Tax Credit](#)

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.
- <https://preservationct.org/fund>



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.
- Stephanie Meeks called it 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.



PRESERVATION CONNECTICUT

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. Participate in the 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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