



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.

Preservation Virginia founded in 1894.

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

The Historic American Buildings Survey was started document historic sites.

National Trust founded 1949

1850s

1894

1920s

1933

1949



# Early Preservation Efforts in CT and the Region

- Colonial Dames of America - Survey “Old Houses of America” 1912 [ld.php \(ctstatelibrary.org\)](http://ld.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



Connecticut State Library, State Archives



## 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

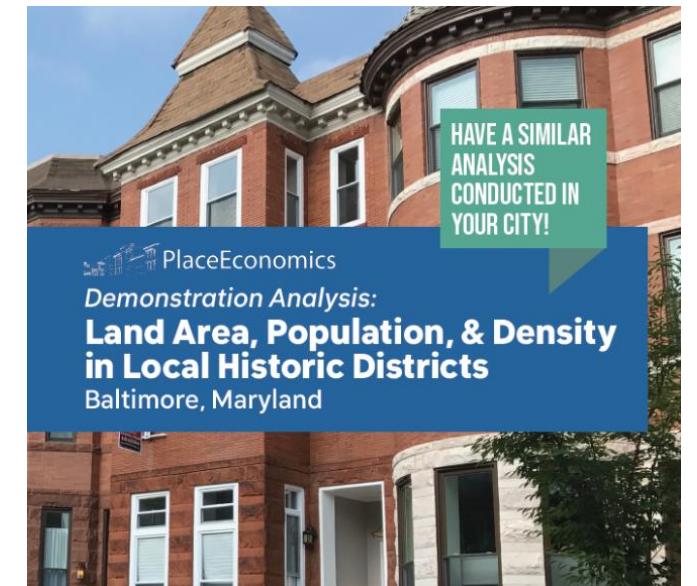
- ▶ Historic Preservation Fund (1976)
- ▶ Section 106 review extended to NR *eligible* properties (1976)
- ▶ Advisory Council an independent agency (1976)
- ▶ Certified Local Government program (1980)
- ▶ Federal agencies responsible for the identification and stewardship of historic properties (1980)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

## Connecticut Local Historic Districts and Property Values



Have a similar analysis conducted in your city!

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

# 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.

Technical Preservation Services

National Park Service  
U.S. Department of the Interior 

Home > The Standards > Rehabilitation Standards & Guidelines > Sustainability

THE SECRETARY OF THE  
INTERIOR'S **STANDARDS FOR  
REHABILITATION &**

**ILLUSTRATED  
GUIDELINES ON  
SUSTAINABILITY  
FOR REHABILITATING  
HISTORIC BUILDINGS**

Guidelines Home  

Introduction  Sustainability

Anne E. Grimmer  
with Jo Ellen Hensley | Liz Petrella |  
Audrey T. Tepper  
National Park Service  
Technical Preservation Services



A PRACTICAL GUIDE FOR  
HOMEOWNERS

Making Your Historic House More  
Energy Efficient While Maintaining  
Its Character

Connecticut Green Bank

ENERGY EFFICIENCY  
FOR HISTORIC  
HOUSES

DRAFT

# 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/preserv/guidelines-for-preserving-rehabilitating-restoring-and-reconstructing-historic-buildings)



# 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  
10 South Main Street, Hartford, Connecticut 06106  
(203) 566-3000

HISTORIC RESOURCES INVENTORY FORM  
For Buildings and Structures

FORM OFFICE USE ONLY  
TOWN NO. SITE NO.  
DRAFT NO. DISTRICT:  ACTUAL  
POTENTIAL

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior):  
This Victorian house shows a smooth pattern on one gable and a bracketed  
hip roofed over. Other outer picture windows situated above the lower  
windows. A rectangular arched alcove looks out from the main gable.

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE:  
Architect: \_\_\_\_\_ Builder: \_\_\_\_\_

19. PHOTOGRAPH:  Landscape  
Date: \_\_\_\_\_ View: \_\_\_\_\_  
negative on file:  64-3

20. SUBSEQUENT FIELD EVALUATIONS:  
Photographer:  64-3  
Organization:  CSHPO  
Address:  P. O. Box 330, Essex, CT 06426  
Date: \_\_\_\_\_  
Sources:  Reservation.

21. THREATS TO BUILDING OR SITE:  
 None known  Highways  Vandals  
 Fire  Developers  Zoning  Other: \_\_\_\_\_



# National Register of Historic Places Listings

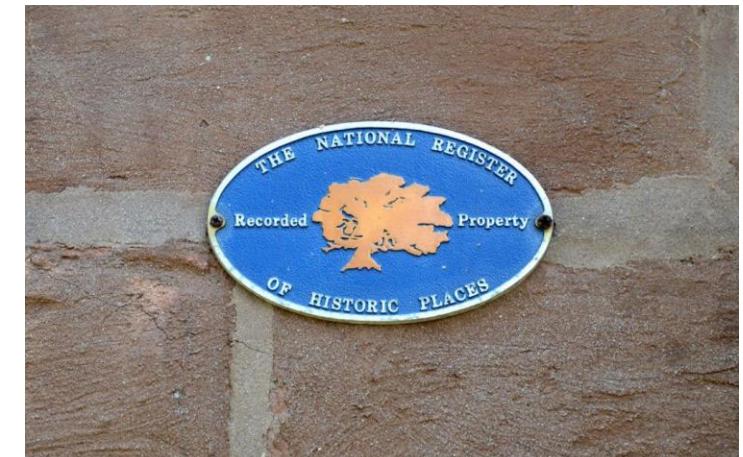
- Honorary listing
- No restrictions to what changes an owner can make to the building
- Recognized by Federally funded projects under “Section 106” of the National Historic Preservation Act
- Connecticut Environmental Protection Act for “unreasonable destruction”

- [National Register Fact Sheet](#)
- [CitizenGuide2021\\_011321.pdf \(achp.gov\)](#)

*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/>



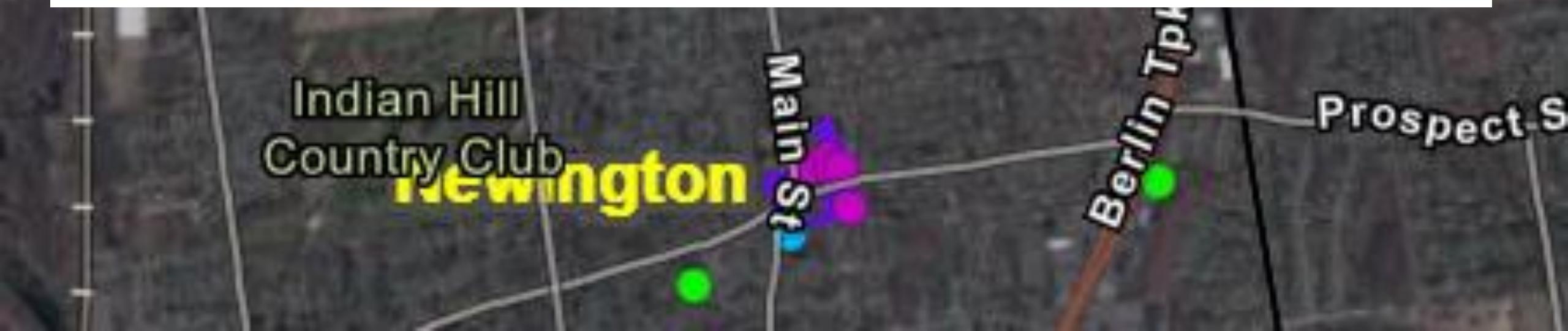


# State Historic Preservation Office

- ▶ 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/decld/services/historic-preservation>



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



# Preservation Incentives – SHPO Grants



## CONNECTICUT

- 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 \(ct.gov\)](#)

# 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 \(ct.gov\)](#)



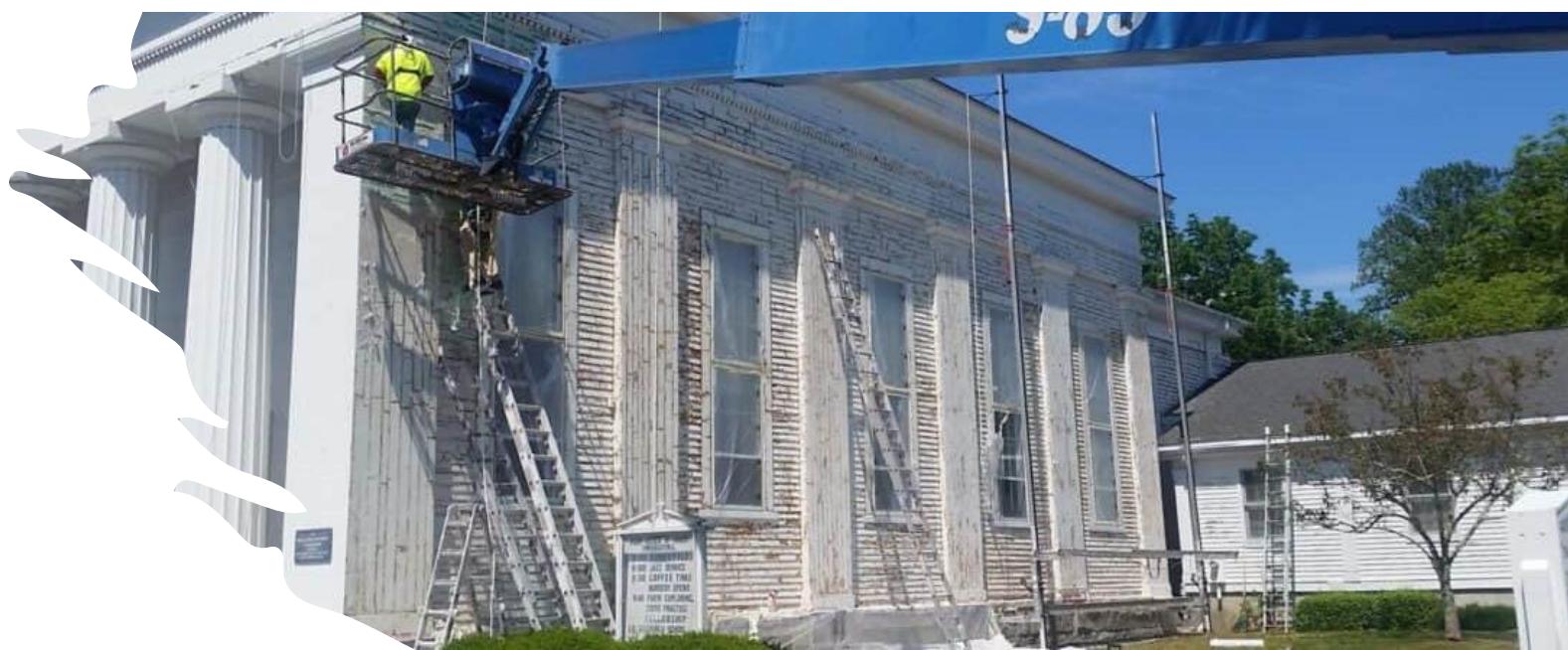


# Historic Homes Rehabilitation Tax Credit

- 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



# 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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