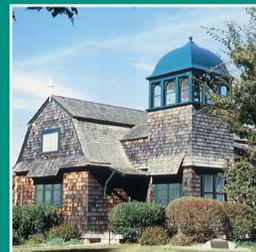
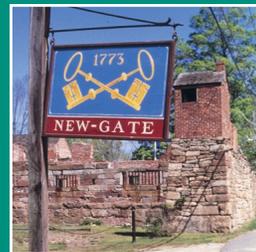
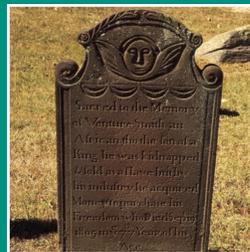


# BUILDING QUALITY COMMUNITIES: Historic Preservation in Connecticut



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on Culture & Tourism**

STATE HISTORIC PRESERVATION OFFICE  
Historic Preservation and Museum Division

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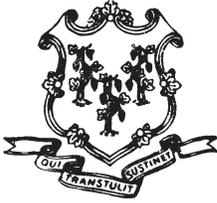
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Executive Director  
Connecticut Commission on Culture & Tourism  
and Connecticut State Historic Preservation Officer

STATE OF CONNECTICUT

2005



M. JODI RELL  
GOVERNOR

STATE OF CONNECTICUT  
EXECUTIVE CHAMBERS  
HARTFORD, CONNECTICUT  
06106

## Message From the Governor

In July 2005, it was my great pleasure to sign into law a public act that will provide new and substantial funding for historic preservation, farmland, open space preservation and affordable housing. These are all essential to Connecticut's quality of life.

Historic preservation connects each one of our citizens to important figures and events in our history and creates a sense of place in all our communities. For 50 years, the State of Connecticut has recognized the value of preserving the state's rich and diverse heritage. In 1955, the Connecticut Historical Commission was established as a state agency. In 2003, the Commission on Culture and Tourism was created, combining the Historical Commission, the Commission on the Arts, the Film Office and the Tourism Office. This new agency has assumed the responsibility for the identification and protection of our irreplaceable historic assets.

In 2006, we will celebrate the 40th anniversary of the National Historic Preservation Act, the act that required each state to appoint a State Historic Preservation Officer and establish a State Historic Preservation Office. With these landmark laws, our commitment to historic preservation was made part of our federal and state public policy.

I would like to commend the Connecticut Commission on Culture and Tourism for our new state preservation plan, *Building Quality Communities: Historic Preservation in Connecticut*. Join me in recognizing the places of our past and planning for their future in the State of Connecticut.

Sincerely,

A handwritten signature in black ink that reads "M. Jodi Rell".

M. Jodi Rell  
Governor



## Connecticut Commission on Culture & Tourism

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Tourism  
Film  
History

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Hartford, Connecticut  
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### Executive Director's Message

Connecticut's past is present in every one of the state's towns and cities. Whether they are anchored by nineteenth century downtowns and Main Streets or dotted with internationally recognized Modernist style homes. Whether rural farmsteads and agricultural landscapes define them or formally designed parks characterize our communities, significant historical and archeological sites all represent the goals, aspirations, and accomplishments of our citizens.

I am very pleased to present *Building Quality Communities: Historic Preservation in Connecticut*. This publication is a guide to the historic preservation programs of the Connecticut Commission on Culture & Tourism and serves as the federally mandated state preservation plan. It is intended to expand awareness of and deepen the commitment to preserve the state's diverse cultural heritage. The plan identifies critical issues facing historic preservation in Connecticut and strategies that can be implemented to maintain, strengthen, improve and increase the effectiveness of existing preservation programs.

The Connecticut Commission on Culture and Tourism is the designated State Historic Preservation Office and the Director of the Historic Preservation and Museum Division is the Deputy State Historic Preservation Officer. The professional staff of the division includes historians, architectural historians, architects, and archaeologists. But historic preservation does not happen through state efforts alone. Through partnerships between historic preservation organizations, educational institutions, governmental agencies, and individuals, many work to realize preservation objectives that benefit our state's residents and visitors. *Building Quality Communities: Historic Preservation in Connecticut* offers a view of the duties and obligations of the Commission and provides information on opportunities for citizens and communities to work with the state.

Linda Spencer, senior historian of the Commission and author of the state plan, has devoted over two decades to the preservation of Connecticut's architectural heritage. Her clearly-written, well-illustrated plan will serve as our guide over the next five years to the protection of our historic resources. As we celebrate the anniversaries of the establishment of the federal and state historic preservation programs in Connecticut, we continue to forge a future with our past.

Jennifer Aniskovich, Executive Director  
State Historic Preservation Officer



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# INTRODUCTION: FORGING A FUTURE WITH THE PAST

For 50 years the State of Connecticut has recognized the value of preserving the state's heritage and promoting interest in its rich and diverse history. In 1955, the Connecticut Historical Commission was established; in 2003, a new agency, the Commission on Culture & Tourism was created, which combined the Historical Commission, the Commission on the Arts, the Connecticut Film, Video, and Media Office, and the Office of Tourism to enhance this mission. The new agency's Historic Preservation and Museum Division is responsible for administering state and federal programs to identify, recognize, and protect heritage resources.

In 1997, the Connecticut Historical Commission published *Historic Preservation in Connecticut • Planning a Future with a Past*, the agency's statewide historic preservation planning document. The intervening years have witnessed many historic preservation successes. Among them are legislation that enhances protection of historic properties; expansion of the Connecticut Freedom Trail and funds to further research and designation of African American heritage resources; completion of new townwide surveys; and state monies for a study of the nationally significant Washington-Rochambeau Revolutionary War Route and preparation of a thematic National Register of Historic Places nomination. Through the efforts of town governments, concerned citizens, and local preservation organizations and historical societies, the value of historic properties to communities has been recognized by increased listings on the State and National Registers of Historic Places. Public/private sector historic rehabilitation projects have saved threatened buildings.

The new historic preservation plan, *Building Quality Communities: Historic Preservation in Connecticut*, is intended to expand awareness and commitment to preserving the state's diverse cultural heritage and resources, and to increase public knowledge about the goals and benefits of historic preservation. The plan identifies critical issues facing historic preservation in Connecticut and strategies which can be implemented to maintain, strengthen, improve, and increase the effectiveness of existing preservation efforts.

The following chapters provide a picture of Connecticut's rich heritage and its value, describe the benefits of historic preservation, and present an overview of the State Historic Preservation Office programs and the partnerships that help preserve the state's heritage resources for future generations. Interspersed throughout are "success stories" — examples of how historic preservation has become a means of maintaining and furthering community character and spirit. Although each is different, the projects described resulted from creating "common cause" — linking historic preservation and other community goals, forging an alliance between the public and private sectors, and bringing together diverse interests and groups. Integral to these success stories is the role of the Historic Preservation and Museum Division's State Historic Preservation Office programs: in bringing attention to the value of historic properties; in providing technical expertise in restoration; and in making rehabilitation projects financially feasible.

## BUILDING QUALITY COMMUNITIES

These “success stories” are only representative; Connecticut is fortunate to have many preservationists, government officials, and members of the business community who envision a future in which historic preservation, environmental conservation, and social and economic development are integrated to create quality communities. We have good foundations to build on but much remains to be done to ensure protection of Connecticut’s heritage resources. Preservationists need to get the message out, broaden the constituency, and work to incorporate historic preservation into public policy. Existing historic preservation tools need to be more widely employed at the local level. The Connecticut Historical Commission’s 2002 planning survey revealed that Connecticut residents are concerned about quality of life in their communities: the negative effects of sprawl; threats to the integrity of historic residential neighborhoods; and the loss of local landmarks in the name of progress.

*Building Quality Communities* envisions partnerships that will foster a preservation ethic, government leadership that recognizes the value of heritage resources and works to make historic preservation a matter of public policy, and creation of an informed citizenry which understands the role of historic preservation in maintaining and enhancing quality of life in their communities.

We must support and strengthen efforts to use historic preservation as a tool to reinvigorate and reinvest in our communities; we must encourage recognition of the heritage contributions of all of the state’s citizens; we must nurture the idea of responsible stewardship; we must create opportunities for everyone to preserve what is meaningful to them; we must advocate and communicate the benefits of historic preservation; we must increase public knowledge about programs, laws, and preservation practices that may be used to preserve heritage resources.

The State Historic Preservation Office works with a public concerned about its history. We listen. The goals and objectives set forth in this plan are informed by the expressions of concern and requests for assistance by citizens, preservation organizations, and government agencies each year. In the accomplishment of our mission, the experience and knowledge gained through staff interaction with citizens and local governments helps the State Historic Preservation Office plan and set priorities in program implementation.

The four plan goals are listed below.

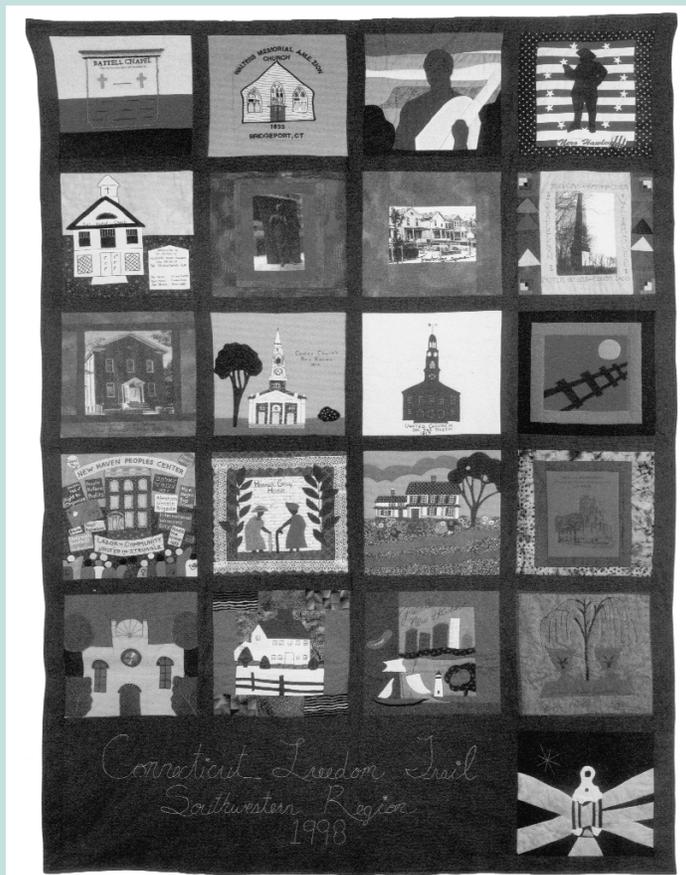
- Promote identification and recognition of a wide range of cultural resources that reflect the historical development of the state and its individual communities, and the heritage of a multi-cultural society.
- Implement programs and policies to protect Connecticut’s diversity of heritage resources.
- Promote statewide adoption of an historic preservation ethic.
- Encourage heritage resource planning at the state and local government levels.

Working together, we can ensure that our heritage resources are preserved for generations to come.

*success story: piecing together history*

What better way to celebrate the Connecticut Freedom Trail than to create a project that brings together Connecticut citizens of diverse ethnic, racial, and religious backgrounds from all regions of the state to join hands in a common cause. Thus, the origins of the Freedom Trail quilts.

Proposed by the Connecticut Freedom Trail Planning Committee, the idea was enthusiastically embraced by professional, avocational, and amateur quilters, who volunteered their time to create the dozens of squares needed to represent sites on the Freedom Trail—some 68 in all. There are four quilts and the images are organized by region: Eastern, North Central, Southwestern, and Northwestern.



Quilters' organizations, church groups, and, often, individuals just volunteering as word of the project spread, designed the images and choose the materials. Once the squares were done, each was carried by bicycle couriers to Hartford, where the squares were assembled into quilts by dozens of sewers at the Faith Congregational Church (a site on the Freedom Trail).

Quilters were asked to comment on the project. Some explained the meaning of the design selected for a specific quilt square; others reflected on the meaning of the undertaking itself. This brief poem expresses the sentiments of many.

*To participate in an historical project,  
To leave my mark, however small,  
To honor those people and places of  
the Freedom Trail*

Dedication took place at the State of Connecticut Legislative Office Building in Hartford in September 1998.

They are in the collection at the State Museum of Connecticut History in Hartford, where they are on permanent display

*Above: Southwestern Region. Freedom Trail logo at lower right.*



# HERITAGE MATTERS

The people of Connecticut have a proud history worthy of preservation. Native American archaeological sites, farmsteads, industrial complexes, village centers, town greens, residential neighborhoods, and main streets are all part of the complex cultural landscape that is Connecticut.

What are heritage resources? Heritage resources can be individual buildings and districts, historic landscapes, and prehistoric and historic archaeological sites. They are Connecticut's historic places — part of the fabric of every community in the state. They are where residents live and work, the places of worship and schools they attend, parks enjoyed in leisure time, and final resting places for loved ones. Heritage resources can also be hidden from view: for example, the ruins of an historic factory building or the seasonal campground of a Native American tribe. The definition also includes structures, such as bridges, and objects, such as public sculpture. Roads are cultural resources, still hugging the contours of the land in many places and often retaining their rural character.

Why preserve? Connecticut's heritage resources are a window to the past, enrich our lives in the present, and represent a legacy to the future. Historic buildings, landscapes, and archaeological sites tell the story of past lives and give meaning to the historical forces which have shaped the Connecticut we know today.

Historic preservation is part of the broader questions of managed growth and overall environmental concerns. Heritage resources are an economic asset and contribute to the quality of life in Connecticut's towns and cities, making our state a desirable place to work, live, and visit.

---

## CONNECTICUT STORIES

Heritage resources mark successive periods in the state's history, help illuminate the broader development patterns of our nation, illustrate the ethnic and racial diversity of Connecticut, and serve to remind us all of the human energies that shaped the land and gave it meaning.

## KEEPING TIME

**FIRST SETTLERS** What can pottery shards, projectile points, a ring of charcoal-blackened stones, oyster shells, stone bowls, or animal bones tell about Connecticut history? Beneath the ground is another part of our irreplaceable heritage—the archaeological remains of the state's prehistoric Native American cultures. Resources include campsites, rockshelters, and burial grounds, which have yielded human graves, floral and faunal material, tools, projectile points, ceramics, and evidence of building remains. Site analysis and use of carbon-dating have led to understandings about Native

## BUILDING QUALITY COMMUNITIES

American settlement and subsistence patterns, technology, burial customs, and intergroup trade and cultural influences.

Prior to European settlement, native tribes occupied Connecticut, most of whom belonged to the Mahican branch of the great eastern Algonquin group, speaking different dialects of the same language. The first Paleo-Indians reached New England approximately 10,000 years ago — shortly after the end of the last ice age — in search of migratory animals. In Connecticut, one camp dating to that era has been excavated near the Shepaug River in Washington: the Templeton site, where charcoal from a hearth was radiocarbon dated to 8,240 B.C. and stone tools — including knives, scrapers, a drill, and a hammerstone — were found. These tools were probably used in wide range of activities: butchering animals; processing plant foods; and cleaning, cutting and tanning hides for clothing. To date, there are only four known Paleo-Indian sites, although periodically, surficial finds of artifacts are discovered in rivers or plowed fields. Relatively little is known about these earliest settlers because geological and climatic changes which post-dated the Paleo-Indian period erased the landforms that allow archaeologists to predict settlement locations.

In the Archaic Period, which extended from approximately 6,000 B.C. to 1,000 B.C., mixed deciduous forests replaced evergreens in many areas and the warming climate led to increased food supplies: wild plants became more diverse, and species such as deer, turkey, and beaver became more abundant. The best-documented habitation site for the Early Archaic period is the Dill Farm site in East Haddam, which yielded cooking and refuse features (carbonized hazel and hickory nuts, and mammal bones), and tools. Around 1,700 B.C. a new culture seems to have entered the region, the Late Archaic hunter-gatherers. Late Archaic sites have been more frequently documented. The range in site size, and the quantity and types of artifacts suggest more complex settlement systems than in prior periods. The establishment of seasonal camps to exploit plant and animal resource availability during different times of the year documents human adaption to changing environmental conditions, requiring a sophisticated knowledge of the natural world based on observation and experimentation. Late Archaic sites have also given the earliest evidence of cremation burial practices.

*Archaeologists at work investigating a site at the Mashantucket Pequot Reservation, Ledyard.*



The subsequent Woodland Period (1,000 B.C. - A.D. 1,500) is characterized by increased use of pottery, introduction of cultigens (maize, beans, and squash), and development of village settlement—especially in the larger river valleys. Development of long-distance exchange networks can be inferred from the presence of non-native stone material. Late Woodland burial sites have provided information about cosmological beliefs: typical graves consist of flexed inhumations, often oriented to the west where the after life was thought to be located. Late Woodland Period - Contact sites have yielded evidence of the round pole-frame structures called wigwams. Colonial documents describe similar structures inhabited by Native Americans.

One of the best-documented Native American sites, spanning some 10,000 years, is the Mashantucket Pequot Reservation in Ledyard, a National Historic Landmark. Ongoing archaeological investigations have identified over 250 sites. Recent research has found a 9,000 year-old hunting camp called Sandy Hill, and a Pequot fort (c.1675). At the Sandy Hill site, the analysis of soil striations revealed the existence of 9,000-year-old pit houses, probably made with wood beams. The fort site study reveals how the Pequots adapted the technology of the European settlers but also illustrates how the traditional way of life continued in foodways and in the use of wampum as a medium of exchange.

**COLONIAL ROOTS** Europeans arrived in Connecticut in the early 17th century: first the Dutch, who established short-lived trading outposts, and later the English, who displaced the Dutch and established permanent settlements to create the Colony of Connecticut. By 1635, the towns of Hartford, Windsor, and Wethersfield had been established. Other early towns were located along Long Island Sound and the Connecticut River Valley; as the century progressed, interior upland regions were settled and new towns were created. It was not until the early 18th century, however, that the somewhat forbidding terrain of the Northwest Highlands beckoned settlers.

English rural tradition and the Puritan vision of a community in which individuals would “sitt down close together” influenced the form new communities assumed: villages laid out around the commons or “town plot,” surrounded by homelots and agricultural fields beyond. The meetinghouse occupied a central location. Over time, as population increased in older towns, new farmsteads were created at a distance from village centers and spurred the formation of new religious parishes. In the final stage, older towns were subdivided and new towns came into being.

## **Henry Whitfield House State Museum, Guilford**

The Whitfield House is a tangible reminder of early 17th-century English settlement of Connecticut. Saved through the efforts of the Society of Colonial Dames in Connecticut and acquired by the state in 1899, the Whitfield House is an example of how early-20th century preservationists strove to preserve America’s colonial heritage. At that time, the house was restored to its c.1640 appearance.



In 2004, the Henry Whitfield State Museum celebrated its 100th anniversary of the 1904 formal opening of the museum. Constructed in 1639 as a residence for the Reverend Henry Whitfield, a founder and first minister of Guilford, the Henry Whitfield State Museum is a National Historic Landmark and is operated by the Connecticut Commission on Culture & Tourism.

## BUILDING QUALITY COMMUNITIES

Although changed in appearance, town greens surrounded by residential, civic, and religious buildings are a reminder of early Connecticut town plans. The commons in Lebanon is an almost pristine example of the open agricultural use intended by the original proprietors.

The broad linear main streets along ridges that are evident in such communities as Wethersfield, Middletown, Enfield, and Suffield harken back to the structure of many colonial settlement patterns. In the countryside, stone walls still outline the edges of fields, which, although overgrown, recall how farmers shaped the land for agricultural use. Although virtually every town had a sawmill and gristmill, few of these resources remain today.

While agriculture was the mainstay of the colonial economy, commerce became an important component as the 18th century progressed and small-scale industries developed, including ironworks and ship building, production of wood by-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, and mercantile wealth grew.

Connecticut is fortunate to have many examples of pre-Revolutionary residential architecture that illustrate colonial building traditions, and reflect period town formation and socio-economic development patterns. House forms range from the one-and-one-half story vernacular Cape with center chimney to the two-and-one-half story high-style Georgian Revival with twin chimneys and many variations in between. The most ubiquitous form — the basic New England house type known as the Colonial — had appeared by the 18th century: two rooms deep, two-and-one-half stories high, three or five-bay facade, gable roof with center chimney. 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.

In addition to standing resources, historic archaeological ruins can provide information about colonial building technology and lifeways. Excavation of an 18th-century house in rural Connecticut which was destroyed by fire c.1750, yielded food remains — telling what the house's inhabitants ate — and artifacts that offer clues as to how they lived in what was then the frontier. 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.

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) in 1718. Constructed c.1750, Connecticut Hall is the earliest remaining Yale building and has been designated a National Historic Landmark.



## BUILDING QUALITY COMMUNITIES

*American Thread Mill, Willimantic, Connecticut was a leading manufacturer of textiles in the late 19th century. By far, the largest concentration of mills was in Eastern Connecticut, home to numerous textile companies.*

### 19TH CENTURY: FORCES OF CHANGE

Successive transportation “revolutions,” industrialization, urbanization, and immigration transformed Connecticut’s natural landscape and built environment, and created profound societal changes in less than one hundred years: from a predominantly “Yankee,” largely rural state with a village-centered way of life and a few larger mercantile centers to an ethnically diverse, manufacturing state with populous and bustling cities. The turnpike era, which began in the late 18th century, was soon supplanted by the railroad in the 1830s and 1840s. By mid-century, railroad lines criss-crossed the state — along the coast and following the river valleys, connecting major cities intrastate, and linking to out-of-state destinations. Although the state was home to many industries prior to 1850, as the century progressed, the growth in diversity, scale, and complexity of manufacturing enterprises made Connecticut an industrial powerhouse. As opportunities beckoned, population shifted from countryside to city, urban growth that was further accelerated by the arrival of immigrants from Northern, Eastern, and Southern Europe, and the French-speaking province of Quebec in Canada.

Connecticut heritage resources are illustrative of these changes. While one-room schoolhouses, country churches, town houses, grange buildings, and small factories recall the civic, social, religious, and economic life of the early 19th century, a vast array of extant engineering structures and building types documents the dynamism of the “new” Connecticut. 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 people and goods before the age of the automobile. Compact mill villages, sprawling manufacturing plants, and pockets of urban neighborhoods exemplify the rich industrial heritage of the state.

A reminder of the vibrant energy and growth of the state’s cities in the late nineteenth and twentieth centuries can be found in central business districts, with their multi-story commercial blocks, banks, and impressive city halls, a testament to the ambitious construction programs undertaken by civic and

## BUILDING QUALITY COMMUNITIES

business leaders. Often, private philanthropy supported the erection of libraries. Buildings erected by fraternal organizations remain part of the modern urban streetscape. Today's historic central-city residential neighborhoods were built to house an expanding working and middle-class population. Ethnic educational and religious institutions established by immigrants still stand proud: churches, synagogues, schools, and social halls.

Educational reform entailed the construction of consolidated grammar schools and high schools—buildings that remain an ongoing community presence. Normal schools to train teachers were constructed. Orphanages and homes for the aged attest to Victorian interest in social welfare. The reform impulse also underlay the establishment of municipal parks: to better the lives of the working classes by offering relief from oppressive city-living conditions, overcrowding, and substandard housing. The restorative benefits of parks—both physical and moral—were extolled. Hartford's Bushnell Park, dating from 1854, was the first municipally funded park in the state.

Forces of change also affected the countryside and small towns. While the exodus from farm to city meant the abandonment of many farms and marked decreases in population, at the same time, affluent businessmen were seeking rural retreats from the workaday world. "Gentlemen farmers" purchased land in rural areas; grand estates were built along Connecticut's shoreline. Increased leisure time and improved transportation networks brought summer residents and vacationers to enjoy the natural beauty and recreational opportunities afforded by the state's coastal waters, and scenic hills and lakes. Construction of hotels, boarding houses, religious campgrounds, and enclaves of summer cottages burgeoned. Artists found the Connecticut countryside both a source of inspiration and an agreeable environment in which to pursue their art. Noted American Impressionist J. Alden Weir made a farm straddling the Wilton/Ridgefield townline his home at the turn of the 20th century. The property is a National Historic Site, the only such designation in Connecticut.

**THE 20TH CENTURY:  
THE FIRST  
FIFTY YEARS** The early decades of the 20th century witnessed continuing growth in business and industry, and in the state's cities. It was fueled by an influx of new immigrants, migration of African Americans from the American South, demands for war materiel during World War I, and the general prosperity of the Roaring Twenties. Civic leaders turned their attention to municipal beautification — expanding park construction programs and implementing urban planning designs. The City Beautiful Movement, which was inspired by the "White City" of the Chicago Exposition of 1893, led to the construction of many civic buildings in the Beaux Arts style. As population expanded in urban areas, new residential neighborhoods serviced by trolley lines were established within existing city limits. Intertown trolleys made possible the emergence of "streetcar suburbs" in outlying areas. Central business districts flourished, with department stores, restaurants, and movie theaters attracting customers who arrived by bus or by automobile.

Other forces were at work, however, and in the first half of the 20th century change occurred at an unprecedented pace — propelled by new technologies in industry, transportation, communication, and military defense systems, by the Great Depression, and by World War II. Marked shifts in demographic patterns and suburbanization also had far-reaching effects on the built environment. New



## BUILDING QUALITY COMMUNITIES

*New technologies were eagerly embraced by consumers in the 1920s. The popularity of “talking pictures” as a phenomenon of mass culture is recalled by elaborately decorated movie palaces such as the Palace Theater in Waterbury. Recently restored, the theater serves as a regional as well as local cultural center.*

methods of building construction reshaped the skyline of Connecticut’s major cities. The state has a rich legacy of buildings and complexes which relate to early 20th century technology. Some are associated with the aircraft industry and submarine construction. Others illustrate the growth of public utilities — telephone, electricity, and gas: the need for buildings to house equipment, serve as corporate headquarters, and act as customer service locations.

In the 1930s, Connecticut benefitted from the construction programs undertaken by the federal government to help counteract the devastating effects of the Great Depression on the American economy and its citizenry. Throughout the state federally assisted works projects are evident today: bridges, schools, town halls, libraries, and structures in state parks and forests. The Works Progress Administration (WPA) — one of the many so-called alphabet agencies of the New Deal — supported the work of many local artists whose murals were often displayed in public buildings.

The Merritt Parkway, constructed in the 1930s, runs from the New York State Line at the town of Greenwich to the town of Stratford. In recognition of its historic



*Lake Avenue Bridge,  
Greenwich.*

## **BUILDING QUALITY COMMUNITIES**

transportation and landscape significance, it was listed on the National Register of Historic Places and designated a National Scenic Byway.

Whereas in the 19th century, the railroad wrought a “revolution,” in the 20th century, the automobile reshaped the landscape once again. Connecticut’s Merritt Parkway is but one manifestation of new road construction generated by increasing volumes of automobile traffic. A new roadside architecture developed, manifest at first by tourist courts and diners, and later by motels, fast food restaurants, and shopping plazas. Although the trend had begun prior to World War II, after the war the process of suburbanization accelerated — reversing a century of urban growth, with consequent social and economic dislocations in the state’s cities.

## **THE LIVES THAT WERE LIVED**

**RUNNING  
THE MILLS** While the establishment of “manufactories,” as they were called in the 19th century, required ambitious entrepreneurship, business acumen, knowledge of technology, and no small supply of fortuitous circumstances (“luck”), no enterprise could succeed without a stable workforce — the men and women who ran the machines. In the 20th century, workers’ lives could be better documented than in the 19th century through photographs, newspapers, and oral history accounts. For the 19th century, although written documents such as company account books, diaries, and birdseye and insurance maps exist, many aspects of workers’ lives are more remote from the present and more difficult to reconstruct. Real places help make this 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. Even the size and layout of manufacturing plants can shed light on how these buildings accommodated the workforce.

**WORKING  
THE LAND** Although greatly diminished in number throughout the 20th century, in especially the northwestern and eastern parts of the state, farmsteads still remain, with 18th or early 19th century houses surrounded by barns and open fields that constitute an agricultural landscape that in many ways is timeless. In many other cases, however, the land has been subdivided and only the main residence stands. Nevertheless, architectural style itself—form and size, floor plan, degree of architectural embellishment, presence of additions or evidence of other changes over time—give substance to written records. Existing buildings, written records, and historic archaeological investigation can indicate the relationship of barns and outbuildings to the main house and to each other, the location of gardens, and type of plant materials, which together can create the image of a working historic farm.

Agricultural resources are associated with many ethnic groups in Connecticut. In the late 19th century and early 20th centuries, as many “Yankees” abandoned marginally productive farmland for employment opportunities in the cities, newcomers — among them, Jews from Eastern Europe and Russia, Scandinavians, and Italians — took advantage of the availability of cheap land to start their lives anew.

Beginning in the 1890s, Russian Jewish immigrants began to settle on farmland in Eastern Upands towns—part of a massive migration of some 3.2 million Jews who fled Tsarist Russia in the late 19th and early 20th centuries to escape persecution and denial of political and economic rights. *Back to the Land: Jewish Farms and Resorts in Connecticut 1890-1945*, an architectural survey undertaken by the Connecticut Historical Commission in 1998, documents the lives of these immigrants: perpetuation of cultural and religious traditions in the institutional buildings constructed (such as synagogues), ways in which old buildings were adapted to new uses, establishment of dairy and poultry farming (and with it, erection of such agricultural buildings as chicken coops and creameries), and creation of rural summer resorts that catered to urban Jews. In many cases, farmers supplemented their income by opening their homes to paying guests.

In the second half of the 19th century, increased specialization and larger farming operations created the need for “hired men” — many of whom were African American or recent European immigrants. In the Connecticut River Valley, seasonal labor played an important role in tobacco cultivation. In the 20th century, African Americans migrating from the American South would constitute a growing proportion of the workforce. Archival research and on-site archaeological investigations at the Clark Tenant Farm House site in Windsor — listed on the National Register of Historic Places — provides information about the lifeways of Connecticut’s rural farm laborers. The Clark Farm Tenant House is believed to have been occupied from c.1870 to 1900 by John Jackson, a Connecticut-born African American who had served in the Civil War.

**PLACING  
WOMEN IN  
THE PAST**

Only in recent decades have historians turned their attention to the complex historical roles of women and brought to light women’s achievements. Preservationists have been challenged to identify places associated with the biography of notable

women and ones that include women’s history. Women have initiated social reforms, made contributions to the arts and performance, served in government, operated businesses, been leaders in education, and designed buildings and landscapes. Connecticut heritage resources illustrate the diversity of these “stories.”

- While the sobriquet “Rosie the Riveter” still recalls the role of women in the industrial workforce during World War II, the story of women as wage earners in Connecticut has a much longer history, for example, in textile mills, in the garment industry, in button and clock-making, and in typewriter manufacturing. For centuries, women worked the family farm. In the colonial period and later, many taverns were operated by women. Historical documents, for example, indicate that the Alden Tavern in Lebanon was owned and operated by a woman. Initial archaeological investigation has led to discovery of the remains of the tavern — building foundations — and artifacts from the period 1775, which coupled with Mrs. Alden’s will and probate inventory, allows greater insight into tavern life and this aspect of women’s history.

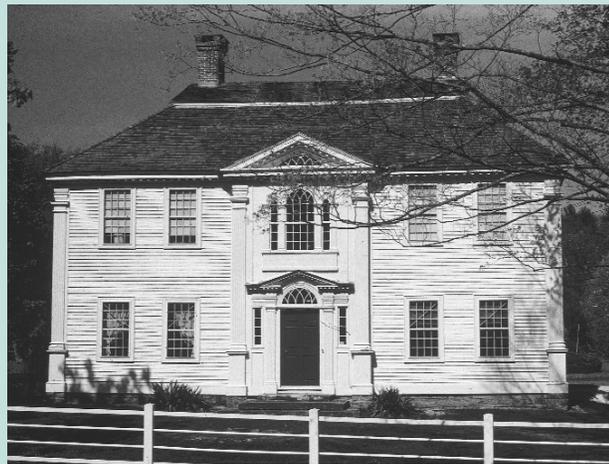
***HERITAGE RESOURCES  
REPRESENT INDIVIDUAL  
AND COLLECTIVE  
CONTRIBUTIONS OF PAST  
GENERATIONS TO  
CONNECTICUT’S  
POLITICAL, ECONOMIC,  
ETHNIC, RACIAL, SOCIAL,  
AND CULTURAL HISTORY.***

## BUILDING QUALITY COMMUNITIES

- Historic school buildings, including both secular and religious institutions of higher learning, are a record of women’s role — as founders, students, teachers — in the history of education in Connecticut
- Institutions of social welfare which women were instrumental in founding, including orphanages, hospitals, and the YWCA (Young Women’s Christian Association), remain today. Women were often at the forefront of reform movements, as demonstrated by the pioneer women’s rights advocates Abby and Julia Smith, who refused to pay taxes because they were not enfranchised. Their house, the Kimberly Mansion in Glastonbury, is a National Historic Landmark.
- Connecticut has been home to literary figures such as Harriet Beecher Stowe, author of Uncle Tom’s Cabin, whose residence in Hartford is a museum. Among prominent women patrons of the arts was Florence Griswold, who provided a home for American Impressionist painters at the turn-of-the 20th century. The Florence Griswold Museum in Old Lyme, is a National Historic Landmark
- The work of Theodate Pope Riddle, who designed several private schools and her home, Hill-Stead, in Farmington, is but one example of a number of women practicing architecture in 20th-century Connecticut.
- For 50 years, the renowned opera and concert singer, Marian Anderson, maintained her home and studio in Danbury. Despite the obstacles she faced as an African American performer, during the 1930s through the 1950s, Ms. Anderson built an extraordinary career. In 1963, she received the Presidential Medal of Freedom.

### Prudence Crandall: State Heroine

Prudence Crandall opened a school for young African American women in Canterbury in 1833, the first academy of its kind in New England. In the face of strong opposition, passage of the “Black Laws,” which made it illegal to operate her school, and several court trials, Crandall was forced to close. Her effort demonstrates the obstacles that free blacks faced in obtaining an education. In recognition of her courage, Prudence Crandall was designated Connecticut’s State Heroine in 1995 and the property is on the Connecticut Freedom Trail.



The Prudence Crandall House was purchased by the state in 1969 to save this landmark from demolition and is operated as a state museum by the Commission on Culture & Tourism.

The studio building is now located on the grounds of the Scott-Fanton Museum in Danbury

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## **THE VALUES OF HISTORIC PRESERVATION**

Historic preservation is an effective tool for fostering local pride, revitalizing residential neighborhoods and town centers, maintaining community character while enhancing livability, and managing growth while encouraging economic development.

### **THE LEGACY OF THE PAST**

Historic preservation recognizes the power of place to connect us to the past. An old house, a cemetery, or the remains of a foundation concealed in the underbrush tell us that there were people here before us. What we have left of their time are pieces of a puzzle that engage our curiosity. While historic buildings, structures, sites, and objects are not the whole story, as primary documents, they give us access to understandings about the past. The cultural landscape—how human beings shaped their environment — reflects the values, goals, and aspirations of earlier generations.

Historic preservation is about heritage and protects the artifacts that provide a chain of continuity between the past and the present. Historic preservation helps us figure out who we are, where we want to go, and how to get there. Richard Moe, President of the National Trust for Historic Preservation states:

Preservation is not just about buildings, it's about lives. It's about places, not just as isolated bits of architecture and landscape, not just as lifeless monuments, but as environments where we can connect with the lives of generations that came before us, where we can build and maintain rich, meaningful lives for ourselves and the generations that will come after us.

Historic preservation is about pride: of place, of past achievements, of skilled workmanship. Historic preservation celebrates the history and contributions of our remarkably diverse society and culture.

### **THE BENEFITS OF HISTORIC PRESERVATION**

Historic preservation creates new jobs, revitalizes downtown districts, provides affordable quality housing and stimulates heritage tourism. When viewed in cost-benefit terms, historic preservation is one of the best investments available today.

**COMMUNITY RENEWAL** In communities throughout the nation, rehabilitation of historic buildings has helped stem deterioration of residential neighborhoods and revitalize commercial centers. In Connecticut, historic preservation has been a widely employed tool for urban

## BUILDING QUALITY COMMUNITIES

conservation through use of federal tax credits for rental residential and commercial properties. Connecticut's historic homes tax credits for rehabilitation of owner-occupied residential properties helps stabilize urban neighborhoods by creating homeownership opportunities. Investment in historic buildings makes economic sense: vacant buildings are returned to the tax rolls, and rehabilitation projects create jobs and increased revenues for local governments through higher property values. What are the multiplier effects? Compared to new construction, five to nine more construction jobs are created by rehabilitation projects per \$1 million of expenditures. Moreover, historic rehabilitation projects revalues nearby properties in the private sector.

Building equity in the neighborhood, instilling pride, establishing a sense of neighborhood identity and of individuality, increasing homeownership, and providing affordable housing: these and other benefits can all be tied to historic preservation. The preservation of a neighborhood preserves more than buildings. It preserves people in a place — in community. In the words of Stanley Lowe, a leading community advocate of historic preservation in Pittsburgh:

What we have is irreplaceable. When you tear a building down, you must be absolutely sure. There must be no doubt. ... Because when you tear down the buildings, you are tearing down the neighborhood, and they don't come back as fast as they disappear.

## HISTORIC PRESERVATION AND SMART GROWTH

Sprawl is eating up open space and farmland, and sapping the strength of cities—an economic policy that is unsustainable in the long term. Sprawl is degrading our environment; sprawl is fiscally irresponsible.

We pay in the erosion of our quality of life. Everyplace winds up looking more and more like Noplace. ... Sprawl and its byproducts represent the number-one threat to community livability in America today. And in a competitive global marketplace, livability is the factor that will determine which communities thrive and which ones wither.

Richard Moe, President  
National Trust for Historic Preservation

It is driving up the costs of government services and utilities. Recycling historic buildings makes economic sense. We have invested billions of dollars in our older communities, in the buildings themselves as well as the public infrastructure — streets, water lines, and sewers and it is fiscally irresponsible to waste that investment. Smart growth is a strategy both to conserve undeveloped land and maintain the vitality of urban centers by channeling development to areas where infrastructure already exists.

Why is historic preservation smart growth?

- Historic buildings are where public infrastructure already exists. Reducing dependence on the automobile is facilitated by mixed uses in close proximity and pedestrian orientation—characteristics of traditional historic neighborhoods.

- Business districts succeed when there is diversity and means the range of rental rates that a mix of old and new buildings can offer.
- Rehabilitation of historic buildings consumes no new land. In contrast, demolition adds to solid waste landfill that costs in terms of dollars and environmental quality.

### *success story: “new city”*

Imagine a “new city”: a community with industries, businesses, and housing in close proximity to one another—a place of work and residence—laid out in an orderly pattern, with its focal point a park. An example of 1960s Greenbelt new town or later 20th century New Urbanism? Neither. Over 150 years ago, P.T. Barnum (later famed for his circus and flamboyant showmanship) formed a partnership to develop hundreds of acres of farmland east of the Pequonnock River, across from the existing City of Bridgeport and — with perhaps characteristic overstatement — he dubbed the scheme “new city.”

The “new city” forms the heart of the East Bridgeport Historic District, which was listed on the National Register of Historic Places in 1979. As the nomination noted, the area had fallen on hard times. But the basic urban character remained and so did much of the original housing stock. Recognizing the potential of the area the Washington Park Association, a non-profit housing and community revitalization organization, was formed in 1988. Out of these efforts an ambitious project emerged in the late 1990s to rehabilitate ten properties, many of which were abandoned and in poor condition. This multi-million dollar project using federal Historic Preservation Tax Incentives has resulted in more than housing. It is more than community renewal. It marks a return to the urbanity and urban spirit envisioned by Barnum’s “new city.” Meticulously restored residences ring a rejuvenated Washington Park, now enjoyed by young and old alike.

The project was awarded a National Trust for Historic Preservation Award.

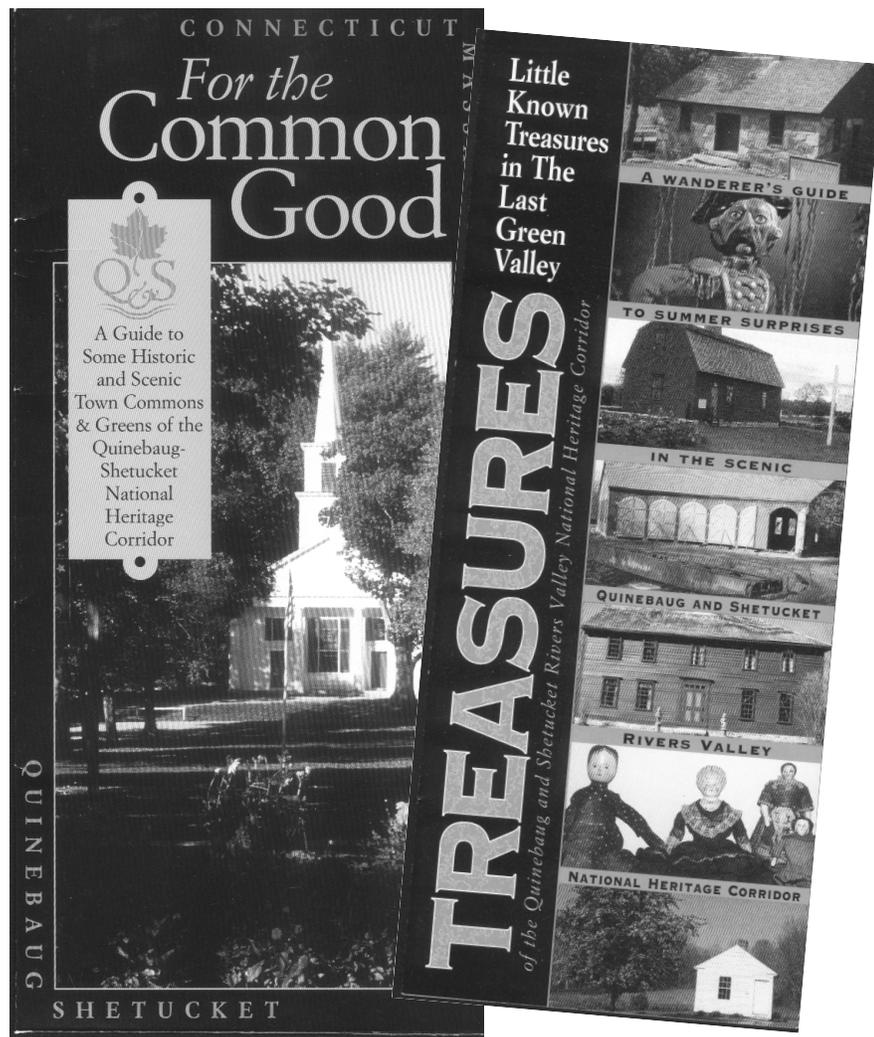


**BUILDING QUALITY  
COMMUNITIES**

**HERITAGE  
TOURISM**

In Connecticut, tourism is a multi-million dollar industry which creates jobs and tax revenues. In 2003, out-of-state visitors spent \$366 million. It is estimated that every state dollar invested in tourism promotion generates a return of \$51 from the private sector. Historic properties contribute to making the state an attractive and interesting destination stop for travelers: whether properties operated as house museums or those included in self-directed multi-site thematic trails. State-designated scenic highways — roads lined by both historic properties and/or natural features — encourage visitation as well. A recent study authorized by the Connecticut General Assembly indicated that the desire for “heritage experiences” ranks second in motivating tourists visiting the state. Heritage tourism builds on the unique historic and cultural aspects of a community to encourage local economic development. The special character of historic buildings and their environments — their authenticity, architectural design, and ability to convey a sense of time and place — are community assets.

*Quinebaug-Shetucket Rivers Valley Heritage Corridor, Inc., is a non-profit corporation which was established to promote recognition of heritage resources in this nationally-designated corridor. Brochures provide self-guided tours to historic buildings and sites, including town greens. Member towns participate in annually-held walking weekends which attract thousands of participants who explore the corridor’s cultural landscapes, including nature trails, farmland, and historic cemeteries.*



*success story: giving new life to main streets*

Downtowns often contain not only a community's most historic buildings but also those which in the past defined so much of its character. Responding to the accelerating loss of vitality in many small town business and retail centers in the wake of suburban mall and "big box" store construction, in 1980 the National Trust for Historic Preservation established the Main Street program to foster local economic redevelopment using historic preservation as a key component

Recognizing the program's potential value as a catalyst for revitalization of Connecticut's Main Streets, in 1995 Connecticut Light and Power Company (CL&P) provided initial funding and a full-time coordinator for a Connecticut Main Street program. In 1999, Connecticut Main Street Center, a non-profit corporation was formed. CMSC is currently funded by both the Connecticut Department of Economic and Community Development and CL&P.

The Main Street program's four-pronged approach — design, organization, promotion, and restructuring — helps Connecticut towns develop strong local management and marketing strategies. Combined public and private sector cooperation and investment, and community commitment to preserving downtown can make a difference. Currently there are eleven Connecticut Main Street communities. Cumulatively, these communities have generated over \$250 million in public and private reinvestment in their downtowns. More than 200 businesses have been started and over 1,400 jobs created.

"First Town Downtown" is the town of Windsor's slogan for its Main Street program, which was developed as a next step to a revitalization study prepared by the town with a grant from the State Historic Preservation Office's Certified Local Government Program. First Town Downtown is a non-profit organization that promotes activities to encourage patronage of local businesses and use of the town center.



The Historic Preservation and Museum Division of the Connecticut Commission on Culture & Tourism administers state and federal programs to identify, recognize, and protect the historic buildings, places, and sites that give Connecticut its special character:

- survey
- National and State Registers of Historic Places
- review of state and federally funded projects
- minority and women’s history initiative
- state and federal tax credits
- state historic restoration fund grants
- certified local government program
- assistance on: preservation techniques; establishing local historic designations; archaeology
- planning
- archaeological preserves
- management of museum properties

The story of historic preservation in Connecticut reflects the success of partnerships with a wide range of governmental agencies, organizations, private sector interests, and individuals who make preservation happen in Connecticut. Partners include the statewide Connecticut Trust for Historic Preservation, local historic district commissions, non-profit preservation and land conservation organizations, archaeological societies, local historical societies, and town-appointed municipal historians.

Among the accomplishments are the numbers of properties included in statewide cultural resource inventories and listed on the National and State Registers of Historic Places; completed public and private sector historic rehabilitation projects; mitigation of possible adverse effects on historic resources of state or federally funded undertakings; and enhancement of community efforts to protect heritage resources.

## **CREATING AWARENESS OF HISTORIC RESOURCES**

Connecticut's wealth of heritage resources cannot be protected unless their existence is known. Conducting surveys, enrolling properties on the State and National Registers of Historic Places, issuing publications, and conducting outreach programs are a means of telling the Connecticut story.

## **IDENTIFYING COMMUNITY CHARACTER**

**TOWNWIDE SURVEYS** Knowing about historic properties through surveys is an essential first step in a community's preservation efforts.

Town-based inventories facilitate local historic preservation planning and form the basis for adopting such preservation tools as demolition delay ordinances, locally designated historic districts, and National and State Registers of Historic Places nominations.

Working with town governments, local historical societies, municipal historians, and local preservation organizations, the State Historic Preservation Office has undertaken town-wide surveys to identify buildings, structures, and places of historic and/or architectural significance. Surveys provide an overview of a community's historical development, inventory forms that contain architectural and historical information about each historic property, location maps, and recommendations for listing on the National Register of Historic Places. To date, more than three-quarters of the state's towns have been partially or fully surveyed.

Recent efforts have focused on towns in both the existing Quinebaug-Shetucket Rivers Valley National Heritage Corridor and the proposed Upper Housatonic Valley National Heritage Area. Designated by the federal government, national heritage corridors recognize the special character of cultural landscapes on a regional basis and provide a framework in which conservation, historic preservation, and economic development interests can partner. In a joint effort, the State Historic Preservation Office and Quinebaug-Shetucket Rivers Valley National Heritage Corridor, Inc., a nonprofit organization representing a 35 town region in the northeastern "quiet corner" of the state, funded surveys of Franklin, Griswold, Lisbon, Montville, Sprague, Union, and Voluntown to assist the Corridor's ongoing preservation planning, educational activities, and tourism initiatives. In northwestern Connecticut, historic resource inventories of Canaan, Cornwall, Kent, Sharon, and Warren — towns included in the proposed Housatonic Valley National Heritage Area — furthered efforts by a coalition of elected officials, nonprofit organizations, and individual citizens to recognize the region's iron industry heritage. The data was used by the National Park Service in its congressionally-authorized study of the area, the first step towards national designation of a heritage corridor.

## **LOOKING AT THE BIG PICTURE**

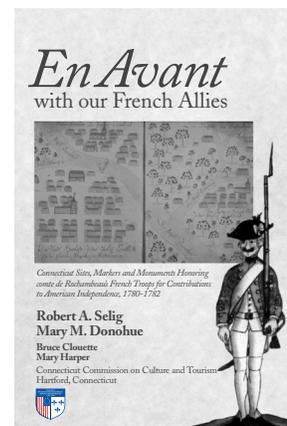
**THEMATIC SURVEYS** Collaborative partnerships — with other state agencies as well as nonprofit organizations — have also facilitated the State Historic Preservation Office's efforts to undertake thematic surveys, which generate information on types of heritage resources and provide

a statewide as well as local context for understanding their significance. Thematic surveys include state-owned buildings and structures, town greens and parks, and public sculpture.

## BUILDING QUALITY COMMUNITIES

Extensive data on state-owned properties — including buildings in state parks, the campuses of the state university and community college system, hospital and correctional facilities, and the courts — has enhanced state agency cultural resource management, helped expedite agency review of proposed state-funded projects, and provided new perspectives on the diversity and growth of government institutions and services for the past hundred years. Survey of state and municipally-owned bridges — a joint project of the Connecticut Department of Transportation in cooperation with the Federal Highway Administration and the Connecticut Historical Commission — documented over 100 stone, concrete, and metal structures.

Building on a decade-long initiative to document Connecticut military history and the service of its citizens in times of war, which began with a survey of armories and Civil War Monuments, the State Historic Preservation Office has spearheaded ground-breaking research on Connecticut's Revolutionary War heritage by completing a study of the trail — the route taken in Connecticut by French troops under the command of the comte de Rochambeau during the period 1780-1782. Buildings, campsites, and segments of road associated with this campaign as well commemorative sculptures and plaques have been identified. Connecticut citizens on the home front provided materiel and morale support for the troops. French assistance played a crucial role in the outcome of the war. In October 1781, combined French-American forces defeated the British at the battle of Yorktown, Virginia.



The Commission is participating in the National Park Service American Battlefield Protection Program to identify properties relating to the American Revolutionary War and the War of 1812. Sixteen Connecticut sites have been selected for inclusion in this national study, including several state-owned properties, including Old New-Gate Prison and Copper Mine in East Granby, a



*Although worked as a copper mine in the first half of the 18th century, Old New-Gate Prison began to be used as a prison in 1773. During the American Revolutionary War, it served to hold Tories and British prisoners.*

*success story: sos!*

Relying on this attention-getting acronym to spark public interest, the Smithsonian Institution's National Museum of American Art and Heritage Preservation, a nonprofit educational organization based in Washington, D.C., ten years ago launched the Save Outdoor Sculpture! program to create a national inventory of outdoor sculptures and to raise citizen awareness of their historical significance and merit.

As part of this nationwide initiative, the State Historic Preservation Office led the effort to research, photograph, and inventory nearly 500 pieces of Connecticut outdoor sculpture and in 1996 published *Legacy at Risk: Connecticut's Outdoor Sculpture*. The report contains an illustrated overview of the development of outdoor sculpture in the state, information on artists and materials, and an index of the inventoried sculptures. The categories included military or war memorials, monumental allegorical compositions, fountains, busts and life-size figures commemorating individuals, and pieces of modern abstract art.

A team of architecture and history professionals, community-based volunteers, local historical societies, the Connecticut Trust for Historic Preservation, and the state Commission on the Arts scoured the state, often finding hitherto unknown treasures. This collaborative — itself a success — has generated citizen, private organizational, and local governmental awareness of

the heritage significance of a community's outdoor sculpture, created opportunities for new partnerships with the state's military history community, historic cemetery constituency, arts groups, and minority and women's history advocates and has spawned more than 50 restoration projects throughout the state.

The restoration of the Corning Fountain, a centerpiece of historic Bushnell Park in Hartford, spearheaded by the non-profit Bushnell Park Foundation. The project was also aided by a Save Outdoor Sculpture grant from Heritage Preservation.

Throughout the state, outdoor sculpture are an important component of the cultural landscape of public spaces — town greens, urban plazas, parks, or cemeteries. The State Historic Preservation Office's sponsorship of a survey of public sculpture has led to a new appreciation of its historic and artistic values.



National Historic Landmark property open to the public and managed by the Historic Preservation and Museum Division of the Commission on Culture & Tourism.

## BUILDING QUALITY COMMUNITIES

Thematic surveys funded have furthered efforts by existing historic preservation organizations and generated new citizen and local government interest in preserving Connecticut's heritage resources. A decade ago, the Connecticut Historical Commission initiated its Heritage Landscape Project to document culturally significant spaces that are "common ground": town greens and designed municipal parks. Information on the historical development of town greens and parks, the significance of existing landscape features, public sculpture, buildings, and structures (from bandstands to park benches) is of value to municipalities as caretakers of this heritage. The Town Greens survey was the starting point for the Connecticut Trust for Historic Preservation web site, [www.TownGreens.com](http://www.TownGreens.com), which has data on 172 town greens, links to area heritage tourism websites, and on-line virtual tours.

## VALUING CULTURAL DIVERSITY

**AFRICAN AMERICAN HISTORY** Recognizing the need to broaden its efforts to identify minority-related heritage resources, the Connecticut Historical Commission in 1990 established the Minority and Women's History Advisory Committee. Creation of the Connecticut

Freedom Trail is but one of the successful outcomes of community outreach and agency collaboration with the New Haven-based Amistad Committee, Inc., which promoted the initial concept to identify and recognize African American heritage sites related to the struggles for freedom, justice, and equality. Established in 1996, the Freedom Trail has expanded from the original 68 sites to number over 100 sites in 44 towns. Included are buildings reported to have been used on the Underground Railroad, sites associated with the Amistad case of 1839-1842, and gravesites, monuments, homes, and other structures that represent the concept of freedom. Historical markers have been erected at each site. In addition to an informational brochure on the trail, audio tapes are available for self-guided tours, and a web site has been established: [www.ctfreedomtrail.com](http://www.ctfreedomtrail.com)

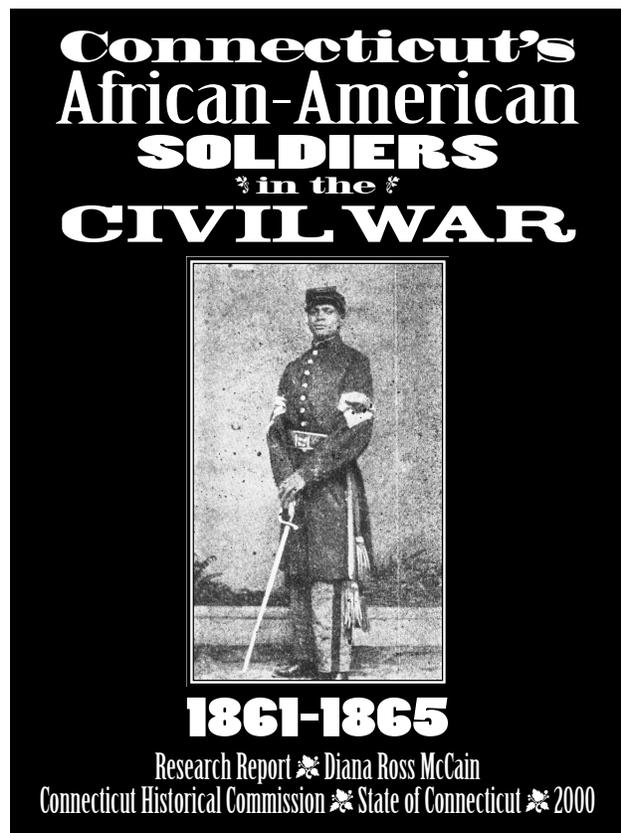
Research projects completed have further contributed to understanding the legacy of Connecticut's African Americans:



*Cemeteries are highly visible and familiar community landmarks, and, although silent, gravestones and monuments can tell of the past. Included on the Freedom Trail is the Venture Smith Grave in the First Church Cemetery in East Haddam. Smith, who lived from 1729-1805, had been captured as a child in Africa and sold into slavery in Connecticut. He later bought his freedom and that of his wife and children. His experiences are recounted in a pamphlet he dictated.*

## BUILDING QUALITY COMMUNITIES

- Two reports on the Underground Railroad in Connecticut, a theme of national significance that is under study by the National Park Service, U.S. Department of the Interior.
- *Experiment in Community: An African American Neighborhood, Middletown, Connecticut 1847-1930*, about the development of the Vine Street neighborhood, adjacent to Wesleyan University where, beginning in 1847, black abolitionist Leverett Beman assisted African Americans purchasing homes.
- Connecticut's Black Governors, which presents biographical information on more than two dozen individuals who held the title of Black Governor in a dozen towns — including Hartford, Norwich, and New London — and identifies associated historic sites. Drawing on African political customs but using the language of Anglo-American politics, the tradition of African Americans electing Black Governors began in the colonial period and lasted to the Civil War.
- *Connecticut's African American Soldiers in the Civil War, 1861-1865*, which documents the participation of African Americans in the Union army, particularly in the Twenty-Ninth and Thirtieth (Colored) Regiments, Connecticut Volunteer Infantry. The two regiments included approximately 1,600 black soldiers. The report provides biographical data on 50 veterans buried in Hartford's Old North Cemetery and identifies other cemeteries containing veterans' graves or monuments that list African American soldiers' names, including in Granby, East Lyme, and North Canaan.



## **DISCOVERING THE REMAINS OF THE PAST**

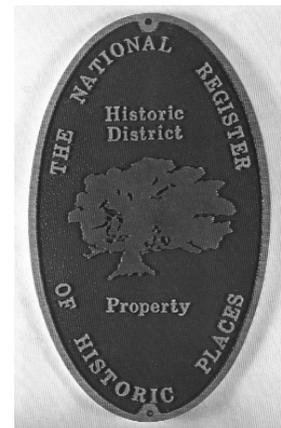
**PREHISTORIC AND HISTORIC ARCHAEOLOGY** History can be found both above and below the ground. Archaeological sites can yield important information about the state's Native American cultures and early human interaction with the environment. Historic archaeology, which studies sites made by people with written records, can aid our understanding of lifeways and construction technology. Investigations of building ruins and surrounding land, for example, may supplement available documentary sources — such as legal documents, maps or diaries — to reconstruct the past.

The Statewide Archaeological Resources Inventory includes data on prehistoric, historic, and industrial sites. Archaeological Resources Reports have produced culture, historic and environmental information, photographs, and cartographic data for approximately 4,750 sites. Connecticut's archaeologists have examined ecological modeling, subsistence-settlement patterns, predictive modeling, and archaeological conservancy strategies. While distribution of archaeological survey data varies across the state, some areas have been more intensively investigated than others — for example, areas along major river systems (in particular, the Shepaug and Housatonic Rivers in northwestern Connecticut, and the lower Connecticut River Valley). Several towns have surveys of both prehistoric and historic industrial sites. Over 1,000 Conservation Archaeology Survey Reports have been generated as a consequence of federal, state and local laws that require public agencies to assess project impact on archaeological resources.

Recognizing that archaeology can bring new insights and broaden understanding of the use of an historic property and the lives of its inhabitants, the Henry Whitfield State Museum in Guilford has partnered with Yale University to investigate the grounds of the museum. Since 2000, Yale University has conducted a field school at the site. A professionally led archaeological team works hand-in-hand with museum staff to analyze, clean, and store artifacts. Findings are published and form the basis for public programs. Types of artifacts recovered include pottery shards, oyster and clam shells, and animal bones. Recovered artifacts may shed light on how Whitfield and later families lived. Earlier conducted investigations revealed evidence of Native American occupation/use of the site.

## **RECOGNIZING SIGNIFICANCE**

**NATIONAL REGISTER OF HISTORIC PLACES** The National Register of Historic Places is an inventory of buildings, structures, districts, sites, and objects that merit preservation because of their significance in American culture. Since 1968, over 50,000 properties in Connecticut have been listed on the National Register by the National Park Service, U.S. Department of the Interior. National Register nominations document Connecticut's history from as early as the Woodland Period (1,000 B.C.-A.D. 1500) to the 1960s. The range of properties recognized is broad: reflecting the historical development of Connecticut, the diversity of its population, and the energy and enterprise of its inhabitants who shaped the landscape. In addition to residential and commercial historic districts, various



## BUILDING QUALITY COMMUNITIES

individual property types have been listed, including domestic architecture, schools, churches, libraries, industrial complexes, farmsteads, parks, and cemeteries. Some listings are multi-town — the Merritt Parkway and Farmington Canal transportation corridors; others are statewide of a single property type — synagogues or lighthouses; still others are townwide — colonial houses or fire stations.

Recent priorities for National Register listing have included historic archaeology sites relating to Connecticut’s early industrial history, properties on the Connecticut Freedom Trail, designed landscapes (parks and cemeteries), and town greens. Buildings, encampments, and road segments associated with the Washington-Rochambeau Revolutionary War Route have been listed on the National Register of Historic Places as part of a multi-town thematic nomination.

*New Canaan became a center of modern architecture when a group of Harvard University-related architects settled in the town in the late 1940s. Completed in 1948 the Landes-Gorres House demonstrates what were to become hallmarks of the style: open plan, generous expanses of glass, and emphasis on horizontality.*



Recognizing what is significant is a dynamic process. What is considered “historic” changes over time as new information becomes available through research and as the perspective of time and broadened cultural understandings affect the identification and evaluation of heritage resources. For example, architecture of the 1950s and 1960s — once an anathema to historic preservationists—is receiving new scholarly attention.

National Register nominations are generated by survey recommendations, review of federal or state-funded undertakings, by the Office of the State Archaeologist, and a broad spectrum of interests: local historic district commissions, local preservation organizations and historical societies, real estate developers seeking federal tax credits for historic preservation projects, and owners of historic properties. Partnering with state agencies and municipal governments has encouraged stewardship of publicly owned properties.

### WHY LIST?

To bring to public attention the value of an historic property, in order to:

- recognize its historic, architectural, or cultural significance;
- create a dialogue about its future;
- ensure appropriate rehabilitation treatments;
- educate fellow citizens about the past;
- express pride in owning a piece of history; and
- stimulate community investment.

**“MAYBE ELEVATING OUR LITTLE CORNER OF THE WORLD TO THE NATIONAL REGISTER WILL SPARK THAT INVOLVEMENT IN PRESERVING THE HISTORY OF OUR COMMUNITY NOT ONLY FOR OUR APPRECIATION TODAY BUT ALSO FOR THE BENEFIT OF THOSE WHO WILL COME AFTER US”.**

**PROPERTY OWNER**

**STATE REGISTER** The State Register of Historic Places is an official listing of those sites and districts important to the historical development of Connecticut. It uses the same criteria for listing as the National Register except that National Register special-case considerations (such as the 50-year age requirement) are not applicable. These criteria have made possible listing properties whose significance has occurred within the more recent past. Properties are approved for listing by the Historic Preservation Council, a 12-member governor-appointed board. All properties approved for nomination to the National Register of Historic Places by the State Historic Preservation Board are also placed on the State Register.

**BUILDING QUALITY COMMUNITIES**

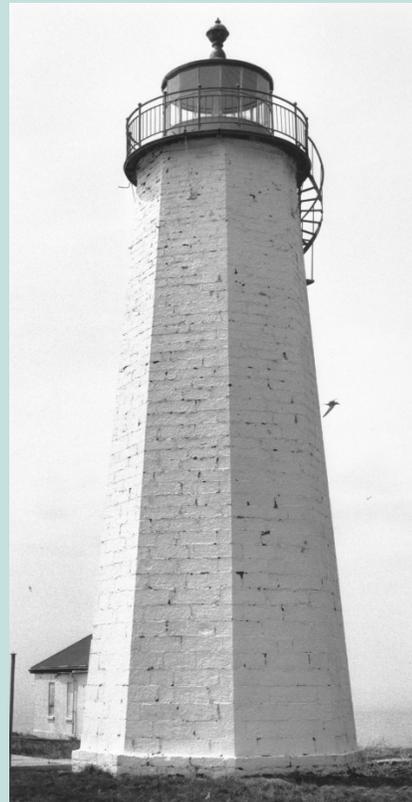
*success story: keeping the light*

In the nineteenth century, the federal government constructed lighthouses as aids to navigation up and down the East Coast of the United States. The lights have always been a welcome sight to guide mariners through the darkness of the night. Lighthouses are highly visible local landmarks in Connecticut’s shoreline communities, mark an important chapter in maritime history, and are character-defining elements of the state’s picturesque coastline. As part of its review and comment responsibility on proposed federal undertakings, the State Historic Preservation Office recommended that the U.S. Coast Guard survey lighthouses located in the state. This initial documentation formed the basis for a thematic National Register of Historic Places nomination. Recognition of the significance of lighthouses has given impetus to projects to preserve these beacons of light from the past.

After a fire destroyed the lightkeeper’s house, the fate of Connecticut’s second lighthouse — constructed in 1802 on Faulkner’s Island off the coast of Guilford—was uncertain. Time and weather had taken their toll and relentless erosion of the island threatened the building with total destruction. Thanks to the dedicated work of Faulkner’s Light Brigade, a Guilford-based volunteer organization, the lighthouse was restored in time to celebrate its bicentennial. Town of Guilford and privately raised monies matched federal funds administered by the Connecticut Department of Transportation. Congress also appropriated funds for an erosion control project to be administered by the Army Corps of Engineers.

To further public awareness of the Faulkner Island Lighthouse, the Henry Whitfield State Museum in Guilford, in collaboration with the Light Brigade, mounted an exhibition of documents, photographs, and objects related to the lighthouse’s story.

True to its motto “Don’t let the light go out,” the work of the Light Brigade continues, with emphasis on maintaining the lighttower, increasing public access, and providing educational materials.



## BUILDING QUALITY COMMUNITIES

### NATIONAL HISTORIC LANDMARKS

Connecticut has 60 National Historic Landmarks, including individual properties and historic districts, that have been designated by the National Park Service, U.S. Department of the Interior, in recognition of their national significance.

Located in more than 30 towns across the state, these properties represent such themes as industrial history, excellence in architectural design, scientific invention, artistic and literary achievement, and association with individuals who played a major role in the American Revolution and Constitutional Convention.

The Old State House in Hartford dates from the end of the 18th century and was designed by the prominent Boston architect Charles Bullfinch. The building served as the state capital until the current capital building was completed in 1878.

The Mashantucket Pequot Reservation in Ledyard and the Fort Shantok Archaeological District in Montville are National Historic Landmarks in recognition of the continuity and cultural heritage of Connecticut's Native Americans. Built in Connecticut, the USS Nautilus, which was the world's first nuclear-powered submarine and launched in 1954, became a National Historic Landmark in 1982. Three museum properties operated by the Connecticut Commission on Culture & Tourism are National Historic Landmarks: the Henry Whitfield State Museum in Guilford; the Prudence Crandall House in Canterbury; and Old New-Gate Prison and Copper Mine in East Granby.

Working with the National Park Service, the State Historic Preservation Office takes an active role in identifying properties that may be eligible for designation. Recent Commission efforts have focused on properties associated with women's and minority history.

## EDUCATING THE PUBLIC

**PUBLICATIONS** One outcome of research on the Washington-Rochambeau Revolutionary War Route was the publication by the Connecticut Historical Commission in 2000 of *Rochambeau's Cavalry: Lauzun's Legion in Connecticut, 1780-1781* and *Rochambeau in Connecticut: Tracing His Journey*, authored by Dr. Robert Selig. The studies chronicle the French army's travels through the state.

The State Historic Preservation Office's survey program has produced publications on military, ethnic, and African American history. The agency's mandated review of state and federally funded development projects has also offered an opportunity to promote knowledge of the state's heritage resources. For example, when Amtrak undertook an extensive project of electrification and track improvement for the introduction of high-speed service for the northeast corridor, the State Historic Preservation Office asked for an illustrated report covering historic resources associated with the railroad in Connecticut (later expanded to include the entire corridor from New Haven to Boston). The transfer of ownership of Fort Trumbull, which is located along Long Island Sound in Groton, from the U.S. Navy to the State of Connecticut and its subsequent restoration was reviewed by the State Historic Preservation Office. *Fort Trumbull: Ramparts, Subs, and Sonar*, an illustrated history of the fort, was developed to document the site and assist in its interpretation for the public.

To facilitate program planning and implementation, the State Historic Preservation Office identified six geographic historic contexts or regions in Connecticut with distinctive topography and development patterns: Western Coastal Slope, Eastern Uplands, Central Valley, Eastern Coastal Slope, Western Uplands, and Northwest Highlands. In the 1990s, an illustrated six-volume series on the architecture and history of each historic context was published. Relying on survey and National Register of Historic Places data and secondary published sources, the reports represent a major effort to promote knowledge and understanding of the state's heritage resources. The reports are available at academic and public libraries in the state.

**OUTREACH PROGRAMS** Through National Register public information meetings, staff participation at conferences, and graphic presentations to diverse audiences, the State Historic Preservation Office provides information on a wide variety of topics relating to Connecticut's heritage resources and on appropriate building restoration and archaeological investigation techniques. Agency partnerships with nonprofit organizations and governmental agencies have led to joint sponsorship of public lectures, exhibitions, and other interpretive activities.

Public lectures and walking tours sponsored by town governments, local historical societies, and avocational and professional archaeologists during the annually held Archaeology Awareness Week—a collaborative effort between the Office of the State Archaeologist and the State Historic Preservation Office—provide the public with opportunities for learning about the state's archaeological heritage.

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## SUPPORTING COMMUNITY-BASED INITIATIVES

Technical assistance, tax incentives, and funding for heritage projects helps historic preservation efforts at the local level. Creating linkage between historic preservation and other community goals, forging an alliance between public and private sectors, and bringing together diverse groups and interests are key elements

### FUNDING BRICKS AND MORTAR PROJECTS

**STATE HISTORIC RESTORATION FUND** The state Historic Restoration Fund provides matching grants for the restoration or rehabilitation of properties on the State Register of Historic Places, which are owned and operated by a municipality or a nonprofit organization. Since 1987 over 150 grants totaling more than \$4 million have been awarded for projects located in more than 50 towns across the state. The vast majority of work has involved exterior restoration of wood siding, masonry, windows, roofs and other historic character-defining features. A number of projects have involved disabled access retrofitting.

- Historic Restoration Fund grants have helped communities preserve their important civic buildings, such as town halls and

## BUILDING QUALITY COMMUNITIES

libraries, religious buildings, and cemeteries.

- The Fund makes a vital contribution to the state's heritage tourism industry and local economies, for example through grants to historic house museums open to the public and historic theaters.
- The diversity of awards, in terms of both recipients in the nonprofit sector and types of historic properties, illustrates how community needs of the present can be met by building with the past: creating social service centers, housing for the homeless, or providing cultural facilities.



Historic Restoration Fund monies can be used for acquisition of threatened properties to further the public interest. When the Samuel Huntington Birthplace, a National Historic Landmark in the town of Scotland, was for sale, town officials and citizens were concerned about the future of a property associated with one of Connecticut's signers of the Declaration of Independence, President of the Continental Congress and governor of Connecticut. A challenge grant of \$50,000 to the Governor Samuel Huntington Trust was used towards the purchase price of the property. The building has been restored on the

exterior, and although interior work continues, the house is open to the public. The Trust has created educational materials that interpret the site for the visitor.

## STRENGTHENING LOCAL LEADERSHIP

### CERTIFIED LOCAL GOVERNMENT PROGRAM

The federally authorized Certified Local Government (CLG) program fosters partnerships between the State Historic Preservation Office and municipalities, recognizes and promotes local preservation planning expertise, and offers assistance for development and other projects to advance community heritage protection efforts. In order to qualify, a municipality must have a local historic district or historic property established pursuant to CGS 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 earmarked 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.

The Certified Local Government program encourages communities to develop preservation plans that identify goals and strategies to protect their heritage resources and to integrate historic preservation within the larger context of local comprehensive land-use planning documents. Comprehensive town plans

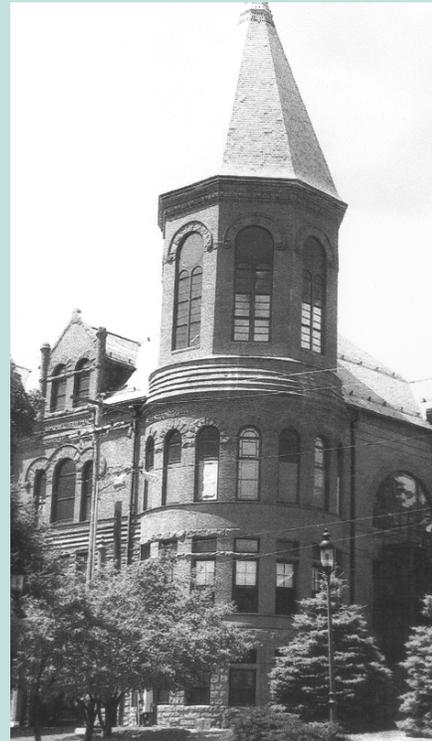
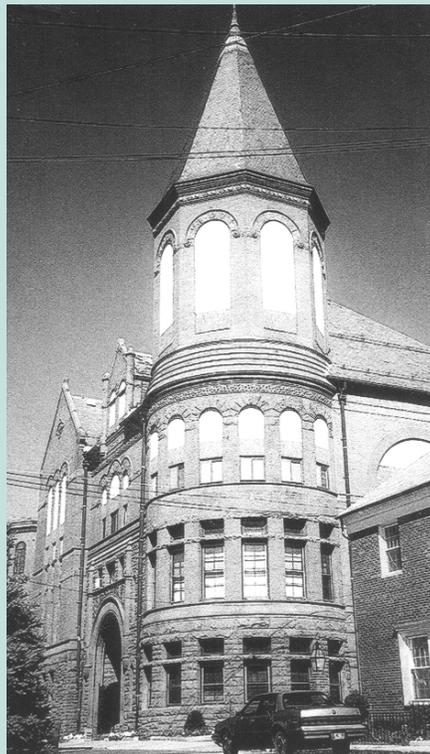
**BUILDING QUALITY  
COMMUNITIES**

provide an opportunity for communities to manage change in ways that can enhance rather than detract from community character, encouraging new development that is compatible with existing residential neighborhoods, town centers, open space, and rural landscapes.

**FACILITATING LOCAL HISTORIC DESIGNATIONS** In Connecticut, citizens concerned about how to maintain the historic character of individual buildings or neighborhoods in their community have a legal tool that can help: Connecticut General Statutes Section 7-147 *et seq.* This law allows towns to establish historic districts and historic properties for which exterior architectural changes are reviewed by local preservation commissions. Agency staff meet with community representatives considering establishment of local historic districts/properties and provide information regarding the “how-tos”: procedures to follow, delineating district boundaries, and preparing the study report required by law.

Since 1959, over 100 historic districts have been established and more than 50 individual properties have been designated statewide. Although the vast majority of districts are residential in nature, they are as varied as the state’s towns. They encompass densely built-up blocks in the major cities of Bridgeport, Hartford, and New Haven, linear main streets and enclaves of historic houses in rural, exurban, and suburban communities, and clusters of buildings surrounding town greens.

Some of the state’s most significant historic buildings are town and city halls. The town of Vernon’s impressive municipal building was constructed in 1893, a testament to the industrial wealth generated by the successful textile mills along the Hockanum River. A century later, alterations to the building diminished its architectural character. Certified Local Government planning and restoration grants have helped to bolster the town’s revitalization efforts. Interior work reopened a public assembly space for use as Council Chambers.



## **FACILITATING ECONOMIC DEVELOPMENT**

**FEDERAL TAX CREDITS** The federal Historic Preservation Tax Incentives program provides a 20% tax credit for rehabilitating income-producing properties listed on the National Register of Historic Places. The process involves review and comment by the State Historic Preservation Office and certification action by the National Park Service, U. S. Department of the Interior. Staff assists private property owners in identification of historic structures and provides technical advice about appropriate rehabilitation treatments.

In the last 25 years, use of federal tax credits in Connecticut has resulted in creation of thousands of units of rental housing, through either upgrading of existing — often sub-standard — buildings or the creation of new residential units by conversion of schools and industrial buildings. Underutilized commercial buildings on main streets and in downtowns have been converted to mixed uses, adding a residential dimension that acts as a catalyst for further

### *success story: multiplier effect*

More than 20 years ago, South Main and Washington Streets in South Norwalk were victims of urban decay; many buildings were slated for removal. Listing on the National Register of Historic Places brought recognition, and energetic leadership of local preservationists and elected officials paved the way for a \$12 million redevelopment of 15 buildings for residential and commercial use by a developer using federal historic preservation tax credits in the 1980s. These efforts have served as a catalyst for further investment in the area and promoted new interest in historic designations.

- A nearby industrial building was reused to become the Maritime Center, which is a major tourist destination -- its attractiveness enhanced by the proximity of dining and entertainment venues located in restored historic buildings.
- Known by the acronym SONO, the area's successful comeback has increased the value of properties adjacent to the historic district and encouraged development activity, including the adaptive reuse of the Norwalk Lock Building at a cost of \$12.3 million.
- Reflecting investor interest, the boundaries of the existing historic district were expanded. The former Norwalk City Hall on North Main Street was listed individually on the National Register. Federal historic and historic preservation tax credits assisted its restoration. Today the building houses a local history museum and offices.



development. Buildings have been rehabilitated under the Historic Preservation Tax Incentives program in more than 50 towns and cities throughout the state, including substantial numbers of projects in such major urban communities as Hartford and New Haven. Since 1980, nearly a billion dollars has been invested in over 750 projects under the tax incentives program in Connecticut.

## **HELPING REVITALIZE URBAN RESIDENTIAL NEIGHBORHOODS**

### **STATE TAX CREDITS**

Among Connecticut's greatest assets are its urban neighborhoods. In recent years, many have suffered from an accelerating cycle of blight, abandonment and decline.

Homeownership is a key element in maintaining neighborhood vitality. The state Historic Homes Rehabilitation Tax Credit program provides financial assistance to local nonprofit Community Housing Development Corporations and individual homeowners to rehabilitate properties in historic city neighborhoods.

Buildings must be listed on the State or National Register of Historic Places. Buildings of 1-4 units are eligible, provided one unit will be owner-occupied for five years after completion of the rehabilitation work. The program allows a 30% tax credit, up to \$30,000 per dwelling unit. Minimum rehabilitation costs must be \$25,000. With the exception of site improvements and "soft costs," all exterior and interior work are eligible expenditures. The program encourages restoration of significant exterior architectural features that give historic neighborhoods their special character.

Since 2000, over 125 rehabilitation projects have been approved, representing an investment of over \$25 million. Thanks to the energy and determination of community-based non-profit housing corporations, many derelict buildings—source of concern to neighborhood residents as well as city officials—have been rehabilitated to become homes.

### *Eligible Towns*

Selected areas:

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

Townwide:

Bridgeport	New London
Hartford	Waterbury
New Haven	Windham

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## **PRESERVING CONNECTICUT'S CHARACTER**

Preservation of Connecticut's cultural resources has been a dynamic process, reflecting interaction between the State Historic Preservation Office and other governmental agencies, organizations in the state's preservation network, and concerned citizens. This partnership has fostered recognition and stewardship of cultural resources at both state and local levels of government.

## BUILDING QUALITY COMMUNITIES

### *success story: homework*

**ASSIGNMENT:** Convert abandoned and fire-ravaged hundred-year-old historic apartment buildings to owner-occupied townhouses.

**METHOD:** Form public-private development partnership, secure community support, obtain funding from public and private sources — including city and state funds, and private lenders — and use the Historic Homes Rehabilitation Tax Credit program.

**RESULT:** A block with restored buildings, streetscape improvements, and proud homeowners.

The Frog Hollow Historic District in Hartford, which was developed as a working class neighborhood in the late 19th century, has the city's largest concentration of brick "Perfect Sixes." Among the most architecturally distinguished, those on Mortson Street were in severely deteriorated condition as a result of arson and vandalism. Mortson-Putnam Heights Ventures acquired these buildings from the City of Hartford and put together a financing package that included use of the Historic Homes Rehabilitation Tax Credit program. A national insurance company, with its roots reaching back back to the 19th century in Hartford, supported the project by participating in the Historic Homes program.

*Mortson Street Before and After Rehabilitation*



## CULTURAL RESOURCE MANAGEMENT

**ADVISING GOVERNMENT AGENCIES** To aid the proper treatment of historic properties, the State Historic Preservation Office undertakes review of federal undertakings and state-funded projects, has oversight of archaeological preserves, monitors preservation restrictions, and provides technical assistance.

The environmental review process provides a planning framework which allows for consideration of historic preservation alongside other development needs. The State Historic Preservation Office provides guidance and technical assistance on identifying heritage resources and developing appropriate measures to protect them. Staff annually review over 1500 proposed projects, including large-scale urban redevelopment, transportation corridor improvements, cell towers, industrial parks, water and sewer upgrades, gas pipelines, housing rehabilitation, and disposition of federal properties.

While existing survey data, the Archaeology Resources Inventory, and National and State Register listings facilitate review, when such information is not available, a federal or state agency may be requested to undertake appropriate research to determine what, if any, heritage resources may be affected by a proposed project. In areas of known archaeological sensitivity, for example, investigation, including document search and limited field testing, may be necessary.

Many proposed projects will have either no or minimal effect on historic properties. In some cases, however, the consultation process involves reaching a consensus on minimizing or mitigating possible adverse effects. For example, limited field testing may yield archaeological artifacts. *In situ* preservation may be recommended to avoid further disturbance of the site or, when this is not a feasible option, mitigation may involve additional archaeological investigations, including excavation.

**ENCOURAGING STEWARDSHIP** Properties may be listed on the National Register of Historic Places in conjunction with review of publicly funded projects, thereby affording them future protection. In some cases, recordation of standing resources may be recommended. Another outcome may be creation of public educational materials such as illustrated booklets or website information. A programmatic approach to consultation, which sets forth a consistent and standardized process for identifying, evaluating and managing historic properties, may be developed in order to streamline review: for example, stipulating use of the Secretary of the Interior’s Standards for Rehabilitation for locally administered Community Development Block Grant monies to rehabilitate housing in the state’s major cities and towns.

Under the Connecticut Environmental Policy Act, the State Historic Preservation Office reviews major construction projects that use state funds, including proposed work to state-owned properties. The survey of state-owned properties and subsequent nomination of many of them to the National or State Register of Historic Places have been crucial steps in alerting state agencies to the historical significance of their properties. The office reviews architectural plans and specifications to ensure that character-defining building features are maintained while necessary rehabilitation work or expansion occurs. The State of Connecticut has undertaken several major projects to restore and upgrade

**BUILDING QUALITY  
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significant historic buildings in state parks, including Harkness Mansion in Waterford, Gillette Castle in East Haddam, and the Heublein Tower in Avon.

The State Historic Preservation Office also reviews projects that involve state or federal disposition of historic properties. For example, when the state acquired Fort Trumbull in New London from the United States Department of the Navy,

*success story: thinking new uses for old buildings*

For much of the twentieth century, G. Fox and other Main Street department stores made downtown Hartford a hub of retail activity. Construction of retail malls, beginning in the 1960s and rapidly accelerating in subsequent decades, however, radically changed consumer shopping habits. The G. Fox flagship store in downtown Hartford closed its doors in 1990. Although acquired by the City of Hartford, the building remained largely untenanted, facing an uncertain future.

Now, thanks to the energy and vision of both the public and private sectors, the G. Fox Building has been returned to productive use and maintains its pride of place in the city's history. Reuse of this local landmark as the new home of Capitol Community College, a retail mall, and office points up the economic and cultural value of historic preservation, and its role in urban revitalization. The college portion of the building represents an investment by the state; a limited partnership using the federal Historic Preservation Tax Incentives program, is the developer of retail and office space.

College classrooms, faculty offices, library, and cafeteria occupy the upper floors of the original 1918 building. A skylight-lit atrium from floors 8-11 provides a dramatic common space. The first floor is multi-use: entrance lobby for the college and a retail "street," with shop-fronts. Entrance foyers and first-floor architectural elements in the Art Deco style have been retained either in place or relocated while accommodating a complex program.





*Fort Trumbull was established during the American Revolutionary War and named after Jonathan Trumbull, Connecticut's wartime governor. In the 20th century, the Navy used the property as a research facility in underwater detection and weaponry. Structures associated with use of the fort as a coastal defense installation for much of the 19th century have been restored, including the fort, blockhouse, and military quarters.*

assistance was provided to ensure that rehabilitation work respected the historic character of the site building. The property is now a state park with an interpretive visitor center.

In addition to the Connecticut Environmental Policy Act, the State of Connecticut has a pivotal role to play in preservation of historic resources through fiscal policies, municipal planning and zoning requirements, agency regulations, and the location of state facilities. For example, assessment of space needs can entail demolition, new construction on an already cleared site, or adaptive reuse of historic buildings. State law encourages use of historic buildings as a high priority and as a means of strengthening the health of communities.

Institutions in the State higher-education system, which includes the University of Connecticut (UConn) at Storrs and its branches, and Eastern, Central, Southern, and Western Connecticut State Universities, also administer historic properties, and planning for their maintenance or construction of new facilities entails stewardship. The historic core of the UConn campus, for example, is listed on the National Register of Historic Places. Often, universities and community colleges are located in historic neighborhoods. The State Historic Preservation Office helps to identify heritage resources to facilitate long-term planning and offers technical assistance for rehabilitation projects.

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**RESPONDING  
TO PUBLIC  
CONCERNS**

Proposed substantial alteration or demolition of heritage resources by federal and state agencies is generally subject to an environmental review process. Actions of private individuals and municipalities, however, can threaten historic properties as well. What legal remedies exist to protect these buildings? The Connecticut Environmental Protection Act allows any person to bring suit to prevent the "unreasonable destruction" of historic buildings and landmarks that are listed on the National Register of Historic Places or under consideration for listing. This law provides an opportunity for consideration of alternatives to demolition. For example, individual citizens, local historical societies, preservation organizations, or municipalities may request the assistance of the

*success story: artspace*

Named by the Connecticut Trust for Historic Preservation in 1996 in its annual list of the most important threatened places in Connecticut, the Hygienic Building in New London has been restored to house an art gallery on the first floor and artists' work/living spaces above. The project demonstrates how the Connecticut Environmental Protection Act can benefit local preservation efforts to save a piece of community history.

Erected in 1844, the building was originally a dry-goods store and rooming house for sailors in the heyday of New London as a whaling city. The building gets its name from the Hygienic Restaurant which opened in 1919. But before it closed in 1985, its local fame stemmed from hosting annual avant-garde art shows. Although its venue changed, the Hygienic Art Show — by now a firmly ensconced tradition — continued.

Opposed to plans to demolish the building and replace it with a parking lot, local arts supporters brought the matter to the attention of the Connecticut Historical Commission in 1996. The Office of the Attorney General obtained an injunction to prevent demolition, which allowed the parties concerned time to work out an agreement. It took Hygienic Art, Inc. four years to obtain title secure funding, and complete restoration work. The building opened in January 2000.

Artspace in historic buildings are being created in other Connecticut cities, including the conversion of the D.M. Read Building, a former department store in downtown Bridgeport. As has been the case in so many cities nationwide, where resident artists have played an important role in revitalization, the expectation is that such projects in Connecticut will infuse new life into urban neighborhoods and commercial districts.



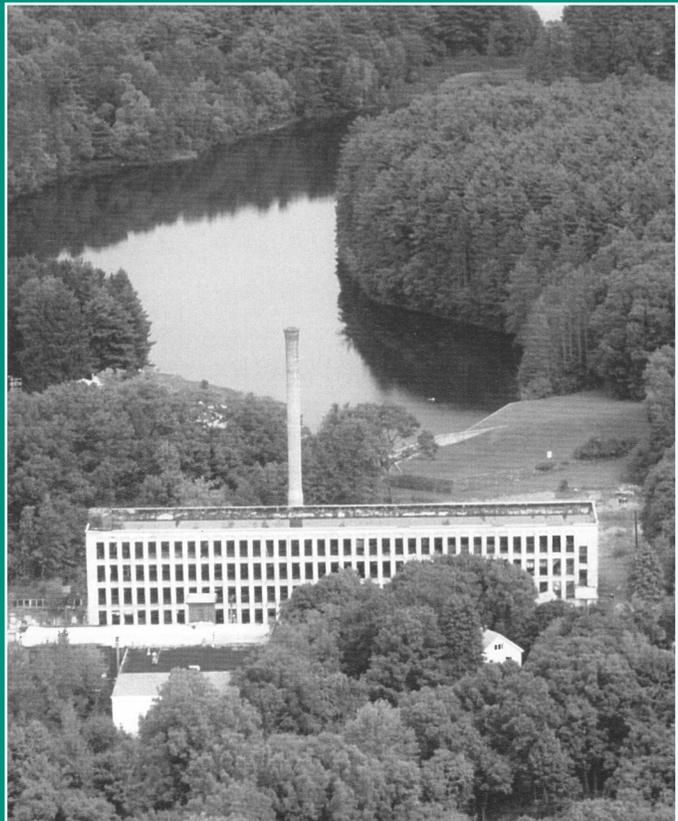
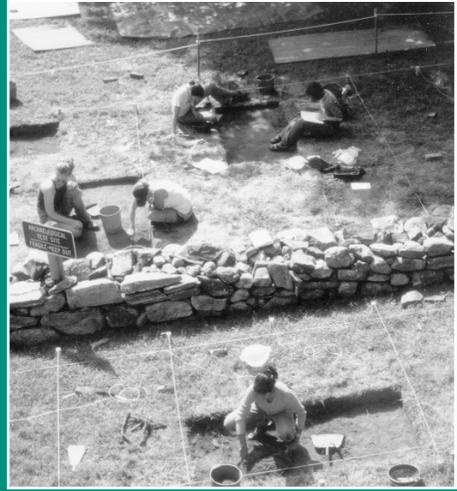
State Historic Preservation Office. Staff conduct on-site visits and work with the property owner to explore feasible and prudent alternatives to demolition. Monthly meetings of the 12-member governor-appointed Historic Preservation Council provide a public forum whereby all the interested parties can present their points of view. In many cases, the owner may not be aware of the historical or architectural value of the property or the reuse potential of the building. Buildings once slated for demolition have been converted into housing or commercial space that now serve their communities well.

**ARCHAEOLOGY PROTECTION** The Historic Preservation and Museum Division of the Commission on Culture and Tourism has special responsibilities under state law to protect the state's archaeological heritage: CGS Section 10-388 et. seq., names the Commission as one of the state agencies notified when Native American remains are found during the course of agricultural, archaeological, or construction activities; CSG 10-386 requires an agency permit for all archaeological investigations proposed for state lands and state-administered waters. The State Archaeological Preserve program, authorized by CGS Section 10-384, is administered by the State Historic Preservation Office. Among the sites designated are two agency-owned properties (Old New-Gate Prison and Copper Mine, East Granby, and Kent Iron Furnace at the Sloan-Stanley Museum complex, Kent), and several campsites associated with the Rochambeau Route and American Revolutionary War. The office's Staff Archaeologist serves as liaison to the Native American Heritage Advisory Council, which was established by state statute.

Archaeological remains are fragile and non-renewable resources which have scientific value only when the context of their deposition can be established by systematic survey and excavation. Improperly conducted archaeological investigation can disturb stratification of sites and proximity of artifacts, making interpretation difficult or of little validity. Moreover, improperly undertaken excavation or inappropriate research strategies further reduce the finite inventory of archaeological sites. Working in partnership with the Office of State Archaeologist, the State Historic Preservation Office provides technical assistance and guidance to municipalities, historical societies, local preservation organizations, and the general public on preservation and conservation of Connecticut archaeology and encourages communities to incorporate the protection of archaeological resources into local zoning regulations.



*The Kent Iron Furnace site, shown below, contains a wealth of remains illustrative of 19th century iron production—a major industry in western Connecticut.*



# A CONNECTICUT PERSPECTIVE

BUILDING QUALITY  
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*Historic Preservation in Connecticut: Planning a Future with a Past*, was the state-wide preservation plan published in 1997 by the Connecticut Historical Commission. It provided an overview and evaluation of factors affecting heritage resources in our state and identified the challenges facing historic preservation. What changes have taken place since the late-1990s? What have been the economic, population, and land-use trends? Have public or private sector historic preservation initiatives been undertaken to address concerns raised earlier? What types of heritage properties or cultural landscapes are on the endangered list today?

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## CONTEXT FOR HISTORICAL PRESERVATION

Economic and demographic changes, land use, infrastructure improvements, and communications technology are some of the factors affecting Connecticut's heritage resources. State laws provide a framework for protection of historic properties and create enabling legislation that empowers communities to respond to local historic preservation issues.

## GROWTH PATTERNS

**THE ECONOMY** In the late 19th century through World War II, manufacturing was the powerhouse of the Connecticut economy: textiles in the Eastern Uplands, brass manufacturing in the Naugatuck Valley, hardware and machine tools in central Connecticut, and myriad other industries, including arms manufacturing, locks, rubber products, and clocks. The fundamental shift from manufacturing to service industries (especially retail trade), and to the financial, insurance, and real estate sectors (FIRE), which began in the 1960s, continues. Although the defense industry remained a strong component of the overall economy in the last decade, communications and biotechnology emerged as major growth sectors. Pfizer Pharmaceuticals, for example, opened a \$294 million research headquarters in New London in 2000. Growth in southeastern Connecticut was further fueled by expansion of the Foxwoods and Mohegan Sun casino complexes. Finance, which had suffered a decline largely owing to volatility in the stock market, especially after the tragedy of September 11, 2001, appears to be on the rebound. Corporate mergers and restructuring continue to reshape the state's business environment.

Connecticut is the leading agricultural state in New England in terms of dollar value. The state's major agricultural products include fruits, vegetables, mushrooms, corn silage, hay, tobacco, Christmas trees, sod and greenhouse/nursery products. Aquaculture has become important in the state: Connecticut's \$62 million oyster industry represents 95% of the entire northeast regional

## BUILDING QUALITY COMMUNITIES

production. In the last decade, there has been a trend away from high acreage/low value agriculture such as dairy farms, to lower acreage/high value production, such as nurseries and greenhouses (the “green industry”). Farmland in Connecticut, however, is still being lost to development.

**DEMOGRAPHICS** According to the 2000 Census, from 1990 to 2000, Connecticut’s population grew at a somewhat slower pace than in the previous decade—3.6 compared to 5.8 percent. Middlesex County was the leading gainer with an 8.3% change in population. Much of that growth has occurred in suburbs such as Durham, Killingworth, Chester, Haddam, and East Haddam. In addition to Middlesex County, Fairfield, Windham, and Tolland Counties had growth rates of 6-7%. On the other end of the spectrum, Hartford and New Haven Counties registered declines.

Census figures indicate that Fairfield and New Haven Counties are the most densely populated per square mile; Litchfield is the least, with Windham a close second. These numbers, however, can be misleading. Statewide, more and more communities are classified as “suburban,” which the census defines as between 300 and 2,500 people per square mile. Although with fewer residents per square mile than towns in southwestern and central regions of the state, eastern uplands towns — largely in Windham County — are among the communities experiencing significant growth: 20% and higher. Many are located in the Quinebaug-Shetucket Rivers Valley National Heritage Corridor.

The state's major cities have lost population: Hartford down 13%, New London 10%, and New Haven 6%. In the past decade, thousands of people have moved from Connecticut’s cities and even the larger suburbs on their borders to more rural communities such as Burlington, Marlborough, Killingworth and Colchester, some of which grew at a rate of greater than 25%. The trend is perhaps most obvious in eastern Connecticut, where many communities are losing their rural character, as orchards and farms give way to subdivisions and shopping plazas. Of the 15 fastest growing towns in Connecticut, 11 were towns with populations of less than 10,000.

What are the implications for Connecticut’s heritage resources?

- Continuing decline in manufacturing leaves historic industrial buildings and complexes underutilized or vacant — in cities and small towns alike.
- Statewide, suburban and exurban population growth impacts existing cultural landscapes, including loss of farmland to housing, spawns strip development and construction of “big boxes” that change the character of traditional crossroads villages and small town centers, and threatens archaeological resources.
- Dispersed development forces ever greater reliance on automobile use, necessitating new road construction and highway improvements, which can impact historic properties and roads.
- Exodus from the state’s major cities can threaten the stability of historic residential neighborhoods.
- Retail and office development on the periphery of urban centers saps vitality of main streets and downtowns, leaving storefronts and upper stories of commercial buildings underused.

- Population shifts away from urban areas can lead to redundant institutional buildings, including places of religious observance and public schools.

## **NEW LEGAL TOOLS**

Cultural resource laws in Connecticut provide for review of state-funded development projects, historic and scenic road designations, protection of archaeological sites and cemeteries, demolition delay ordinances, and alternatives to the building code for historic buildings. Since the late 1990s, several new laws have been enacted that further historic preservation, and regulations have been put in place for permits to allow investigation of archaeological sites on state lands and procedures to establish state archaeological preserves.

- Tax Credits for Rehabilitation

A coalition of preservation organizations, community development officials, nonprofit housing corporations, and concerned citizens was successful in obtaining enactment of the Historic Homes Rehabilitation Tax Credit (CGS Section 320-j) in 1999. Administered by the State Historic Preservation Office the program allows allocation of up to \$3 million per state fiscal year in corporate tax credits and applies to properties listed on either the State or National Register of Historic Places located in “targeted areas.” The program is designed to help stem disinvestment and building abandonment in the state’s urban residential neighborhoods by creating new homeownership opportunities and by assisting existing homeowners maintain or renovate their property.

- Village Districts

In 1998, the legislature enacted Establishment of Village Districts (CGS Section 8-2j), which enables town zoning commissions to establish one or more “village districts,” in which the commission can regulate new construction, substantial reconstruction or rehabilitation of properties in order 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.” Although the legislation was prompted by concerns about preserving the character of small town centers, the law can be used in any municipality. The statute stipulates that regulations for exterior rehabilitation work follow the Secretary of the Interior’s Standards for Rehabilitation.

- Transportation Improvements Design

Construction or repair of bridges in accordance with AASHTO design standards can adversely affect historic resources as well as alter community character. Without exemptions, municipalities pursuing bridge projects at variance in width with AASHTO guidelines are not eligible for public funding. With passage of Public Act 97-214, “An act concerning the rehabilitation or replacement of bridges,” criteria under CGS section 13A-13A for ConnDOT granting

## BUILDING QUALITY COMMUNITIES

exemptions now include “environmental factors and consideration of community standards and custom. “ The law also releases municipalities from liability on bridges not designed under AAASHTO guidelines.

“An Act Concerning Alternative Design Standards for Roads and Bridges” (Public Act 98-118) is follow-up legislation which calls for ConnDOT under CGS section 13A-86A to consult with certain groups — including the Connecticut Trust for Historic Preservation — in the development of new design standards for roads and bridges.

- Demolition by Neglect

Demolition by neglect is an issue of increasing concern to local preservationists and town officials. In this situation, an owner fails to maintain a building to such an extent that its condition precludes its being rehabilitated or it becomes a public health hazard requiring demolition. In 2001, Public Act 01-128 revised Section 7-148(7) (H) (xv) of the existing municipal blight ordinance law to allow municipalities to make and enforce “regulations establishing a duty to maintain property and specifying standards to determine if there is neglect.”

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## HERITAGE AT RISK PRESERVATION CHALLENGE

Despite the successes of historic preservation, heritage resources continue to be threatened or lost. Properties are abandoned, the object of vandalism, arson, and destruction. Archaeological sites are subject to looting. Growth can bring with it fragmented and unplanned development, which can destroy cultural landscapes. Which resources are vulnerable and why? What helps to save them?

## INDUSTRIAL HERITAGE RESOURCES

The loss of buildings and related engineering structures of Connecticut’s industrial history is a continuing concern. Site clearing has claimed some factories; others have been lost to fire. For many, it is simply a matter of time as the buildings sit vacant, subject to vandalism and open to the weather. In the 1980s, dozens of mill buildings in Connecticut were converted to residential use, representing a cumulative investment in excess of \$100 million. The pace of rehabilitation projects, however, slowed in the 1990s, owing in part to economic downturns and the potential costs (and legal risks) of hazardous waste remediation requirements. The closely spaced structural columns and multiple floors of historic industrial buildings are often seen as incompatible with modern plant layouts, which require unencumbered open spaces and single-level manufacturing for efficiency.

A more favorable investment climate investment has renewed interest in rehabilitating industrial buildings for both residential and commercial development. For example, recent state legislation reduces liability for innocent

landowners and prospective buyers, and provides new sources of funding for environmental remediation. Increasingly, “brownfields,” are being recognized as an opportunity—a key element in urban revitalization and economic growth. Shifts in the economy—for example, to research and development firms—have generated new space needs that can be accommodated by the flexibility and affordable spaces that traditional industrial buildings offer. Although federal historic tax credits can provide critical equity, other mechanisms need to be developed to enhance the financial viability of rehabilitation projects. Some states have created tax credits to complement the federal program. In recent years, at both the state and local governmental levels marketing empty industrial buildings has been given greater attention. Funding for structural and reuse analyses, and environmental assessment studies is critical. At the time of its publication in 1980, the HAER (Historic American Engineering Record) survey, which identified 490 Connecticut industrial and engineering sites statewide, represented a pioneering effort to document the state’s rich history of manufacturing and of transportation technology. In the past this study has been an effective tool in increasing appreciation of the significance of these heritage resources, led to National Register listings and to adaptive reuse projects, and remains a basic text. A computerized and updated database is needed.

#### **SITE PLANNING**

Recognizing that its mills represent an asset, the town of Vernon has been making a concerted effort to redevelop them. To attract potential developers state and federal funds were targeted to undertake a structural analysis and reuse study of the Minterburn Mill, a vacant five-story concrete building. The Hockanum Mill is being redeveloped for start-up companies seeking affordable space.

A grant from the State Historic Preservation Office’s Certified Local Government program helped make possible an historic structures report to identify needed rehabilitation work. Basic repairs code improvements have allowed the building to be retenanted.

#### **URBAN LANDSCAPES**

Connecticut’s cities are still in danger, suffering from a weakened economic base and declining residential neighborhoods. In some cases, however, a greater danger lies in the possible return to the failed policies of a quarter-century ago—blight clearance and redevelopment plans that destroyed urban fabric in the name of saving it. In its analysis of urban issues, the Conservation and Development Policies Plan for Connecticut, 1998-2003, stated:

The continuing vitality of our cities is arguably Connecticut’s greatest resource challenge. Cities hold many of our cultural and historical resources of greatest value. Preserving and celebrating these while enabling sorely needed economic and social revitalization is a vital concern.

## BUILDING QUALITY COMMUNITIES

Nationwide, whether it is the National Trust for Historic Preservation Main Street Program, “smart growth” governmental policies, or the “Livable Cities” approach, each promotes rebuilding community by rehabilitating historic residential buildings, reinvigorating central business districts, and encouraging compatible new construction. Whatever term is used, these efforts rely on community leadership, local preservation planning, and grassroots support to achieve success.

Both cause and effect of disinvestment, outmigration from Connecticut’s major cities has led to a sharp rise in the number of abandoned buildings. In addition to the federal historic tax credits for rehabilitating rental properties, new state programs, such as the state’s Historic Homes Rehabilitation Tax Credit, support homeownership rehabilitation projects.

Acquisition and marketing strategies are also critical factors. In lieu of tax foreclosure auctions, some communities offer these properties for sale by the proposal method, which increases the likelihood of properties being returned to productive use. Information can be a key element in making known the availability of historic properties for rehabilitation. LISC (Local Initiatives Support Corporation), a national nonprofit community development intermediary, created a catalog featuring 125 vacant buildings in Hartford. Properties are organized by neighborhood, and include photographs, lot size, name of current owner, and tax delinquency status. The catalog has generated investment interest.

### URBAN HOMESTEADING IN NORWICH

Abandoned buildings were sold by the city’s Board of Review of Dangerous Buildings for one dollar. Bidders were required to supply restoration plans, demonstrate expertise and financial ability to carry out the project, and be willing to post a \$5,000 performance bond. In awarding bids, preference was given to bidders who planned to occupy the houses and who intended to preserve or restore the historic character of the building. Renovations had to be completed within a year and the building must be owned five years or the city recaptures part of the sale price.

While financing neighborhood revitalization projects requires forging partnerships among the public, nonprofit, and private sectors, project design and construction require a different type of coordination: with local building code agencies. As a general rule, most building codes are designed for new construction; regulations can adversely affect rehabilitation projects, in terms of both costs and preservation of the historic character of a property. Chapter 34, “Existing Structures” of the State Building Code, however, permits some flexibility for rehabilitation projects by using a scoring chart that allows an evaluation of the building as a whole, which permits a variety of approaches to meet code requirements. In addition, Section 3406 allows special consideration for historic buildings.

There is no one solution. Some strategies to maintain urban residential neighborhoods focus on improving the streetscape and on lifestyle amenities. Sufficient parking for residents, for example, can be a problem in densely built up urban neighborhoods. One approach is to allow overnight on-street residential parking in designated areas, a solution that avoids construction of unsightly parking lots and encourages rehabilitation of existing buildings. Connecticut’s Main Street program is thriving, but additional incentives are needed: state

tax incentives to rehabilitate commercial buildings and local zoning changes that would help revive downtowns by allowing mixed building uses — upper story housing in commercial building — or conversion of commercial buildings to specific uses such as artists’ live/work spaces.

## RURAL LANDSCAPES

## BUILDING QUALITY COMMUNITIES

As the process of suburban and exurban growth continues in the state, development pressures are altering land-use patterns in rural regions of the state. The loss of farmsteads and open space to housing development is but one manifestation of change. In many areas of the state, one of the most character-defining features of Connecticut's rural landscape—the dry-laid stone walls that edge agricultural fields, serve as boundary markers, or as fences defining the relationship between building and road—are being destroyed both through sale and theft. Historic barns are an endangered property type. Following the National Trust for Historic Preservation Barn Again! program, some states have created funding for the preservation of agricultural buildings.

New mix of business uses can also affect the character of small town centers, both in terms of services provided to residents and in the built environment. Increases

### *success story: saving place*

Changing land-use patterns have endangered Connecticut's rural landscape and the farmsteads supported an agricultural way of life for hundreds of years. Thanks to an innovative three-way partnership for learning, open-space conservation, and historic preservation, the historic character of Church Farm, located in the Quinebaug-Shetucket Rivers Valley Heritage Corridor in northeastern Connecticut, is being preserved. Owners with a profound sense of historic legacy—Church Farm had been in the family for generations—and the stewardship of three institutions make this possible.

Concerned about long-term protection for Church Farm, the owners worked with the State Historic Preservation Office to nominate the property to the National Register of Historic Places. Listing in 1988 served to bring recognition to the property and to facilitate use of a preservation easement and other legal protection tools.

The farmhouse and barn, as well as a portion of the historic landscape, are protected by a preservation easement held by the Connecticut Trust for Historic Preservation. To ensure further protection of Church Farm and an appropriate use for the land, in 1999 the owners donated the 152-acre farm to Trinity College in Hartford, which has established a field station for research in the natural sciences and environmental studies. Trinity College and Joshua's Trust, a local land trust which had received 104 acres in an earlier donation from the owners of Church Farm, will jointly develop a strategic plan for the farm, including habitat management.



## **BUILDING QUALITY COMMUNITIES**

in population often place strain on existing town facilities and services as well. Whether prompted by the need for additional space or compliance with state standards, many smaller communities face difficult decisions: to maintain or to move town services from the town center location and to expand existing buildings or construct entirely new ones. Preservation planning is key: evaluating existing historic buildings and the character-defining elements of their setting.

## **TRANSPORTATION-RELATED RESOURCES**

Economic and population growth concentrated in suburban and now exurban areas coupled with land-use policies that favor sprawl create ever-increasing volume of automobile usage that has strained the capacity of Connecticut's highway system (including the historic Merritt Parkway), increased maintenance needs, and spawned road widening projects. These circumstances have in the past affected historic properties and continue to do so.

### **SCENIC ROAD PLANNING**

Over 250 miles of state highways in dozens of towns have been designated by ConnDOT under the state scenic roads law and 11 corridor management plans have been completed. These plans identify character-defining elements and address issues related to road improvements, including construction of guard rails and retention of major landscape elements. Protection of scenic roads requires plan implementation: for example, Branford and Guilford — towns traversed by Route 146 — jointly established a committee of citizens and town officials to advise on scenic road matters and to meet with staff from ConnDOT to review proposed construction.

### **NEW TOWN FACILITIES**

When the Town of Colebrook (pop. approx. 1,500) faced the need for expanding its facilities, town officials were concerned about how to preserve the special character of their town center. Under consideration was a site with a deteriorated historic barn. A planning study was commissioned to investigate possible alternatives. The town decided not only to continue its presence in the center but also to adaptively reuse the barn as part of its new town hall complex.

Recent legislation that promotes road and bridge design flexibility, Connecticut's designation by the Federal Highway Administration as one of five states nationwide to participate in the "context-sensitive design" program, establishment of the Merritt Parkway Conservancy, and creation of scenic road management plans offer new approaches in transportation planning. "Thinking beyond the pavement" means adoption of transportation policies that, in consultation with community representatives, consider the character of cultural landscapes that are adjacent to proposed road improvements: taking into consideration, for example, the scale of roads or bridges in relation to the surrounding environment or retaining historic features. By redesigning a road widening project in a rural community, for example, thousands of feet of historic stone walls that were originally slated for removal were saved.

### **TEARDOWN**

Historic residential buildings are being demolished at an alarming rate in many suburban areas of the United States — including in Connecticut — where owners want to build larger houses, which threaten the integrity of historic districts and diminish the overall character of a neighborhood. Often the

new houses are out of scale with surrounding residences and incompatible in terms of architectural style.

One of the more recent historic preservation challenges has been the evaluation and protection of significant examples of Modern residential architecture from the 1950s and 1960s. Perhaps the state's greatest concentration of such buildings is in New Canaan, where teardowns is a concern. By 1950 a group of young Modern architects that included Philip Johnson and Marcel Breuer had moved to New Canaan. Throughout the 50s and 60s they and their younger associates designed many award-winning houses that attracted the interest of magazine editors, influenced a generation of architects and were the subject of academic scholarship. Many of these houses are seen as lacking adequate square footage to meet modern needs. At the same time, however, these houses are situated on sites with some of the most desirable natural views. Local zoning, which regulates lot coverage by footprint, works against preservation of these one-story buildings, making it virtually impossible to build even small additions. The only option is to build up, an approach which would adversely alter their historic character.

The National Trust for Historic Preservation included "Teardowns" in its annual list of America's Eleven Most Endangered Properties and has published a special report, "Taming the Teardown Trend," which outlines suggested solutions, including local historic district designation, review and revision of floor-area ratios, and local financial incentives such as tax abatements to encourage historic rehabilitations.

**CREATING A PRESERVATION ETHIC**

Recognizing the need to generate understanding of the value of this post-WWII architecture, the New Canaan Historical Society, in conjunction with DOCOMOMO, is undertaking a survey of the town's "moderns." The data will form the basis for local preservation strategies. (DOCOMOMO is an international organization devoted to the study of buildings of the Modern Movement.)

## **CELL TOWERS**

Another issue of nationwide concern is the construction of cellular telecommunication towers, which, by their very nature, are tall structures rising above countryside and the built environment and, as a consequence, have a dramatic impact on our built and natural environments. Yet, the towers are necessary if we want the services they provide. Since the mid-1990s, requests for review and comment by the State Historic Preservation Office on proposed cell tower installations have increased fourfold to an annual average of over 800 per year.

The challenge is to balance the needs of the industry with maintaining the historic character of both individual historic properties and districts. One option that has found increasing acceptance in recent years is to locate antennas on or in historic buildings in ways that do not detract from the architecture, rather than building freestanding towers. In Connecticut, for example, many churches have been able to reconstruct now-missing, or repair weakened, steeples by allowing communications companies to install equipment in them. The National Trust for Historic Preservation publication, *Locating Telecommunications Towers in Historic Buildings* (Nancy E. Boone, et. al., 2000), presents valuable information about current laws pertaining to the construction of cell towers and offers examples of solutions that preservationists will find useful.

## **CEMETERIES**

Many Connecticut urban and rural cemeteries are uncared for or long forgotten. Gravestones are vandalized or slowly succumb to the detrimental effects of weathering. Whether in private or public ownership, small family plots, church graveyards, ancient burial grounds, and cemeteries are part of a community's heritage. Cemetery design, as well as the motifs and inscriptions of gravestones, shed light on cultural views of life, death, and family. Moreover, many cemeteries are repositories of artistic expression and outstanding examples of landscape architecture.

### **RESOURCES**

Responsibility for the caring and maintaining of historic cemeteries is primarily local: town government or cemetery associations. The Connecticut Gravestone Network, a statewide nonprofit, works in partnership with local community groups to foster the preservation and protection of the state's historic cemeteries.

Existing state laws afford some degree of protection: CGS Section 19a-315b "Protection of Grave Markers" and Section 19a-315c "Maintenance of Burial Places" require consultation with the State Historic Preservation Office and the local probate court prior to any proposed removal or alteration of grave markers or renovations to historic cemeteries. CGS Section 53a-218 provides penalties for vandalism and CGS 53a-219 prohibits unlawful possession of gravestones. CGS Section 10-388 requires that the discovery or accidental disturbance of human skeletal remains be reported to the Office of the State Archaeologist.

In the last decade, listing cemeteries on the National Register of Historic Places has been a high priority. However, federal criteria recognize only those properties that demonstrate high levels of artistic achievement or as an example of a planned landscape. In some cases, listing on the State Register of Historic Places has assisted local preservation efforts. The Connecticut Historical Commission's 1996 survey of Native American and historic burial grounds and cemeteries in towns east of the Connecticut River also enhances their protection.

## **STRENGTHENING ADVOCACY**

Connecticut's preservation network includes local preservation organizations. These organizations, however, are few in number and are largely located in the state's cities. Absent this form of local support, some historical societies have broadened their mission to include acting as a community voice for historic preservation. In some cases, *ad hoc* groups of concerned citizens are created to deal with a crisis situation. These local efforts are often hampered by limited personnel, lack of technical building expertise, and lack of funding.

To address this major concern, the Connecticut Trust for Historic Preservation, with support through a challenge grant from the National Trust for Historic Preservation, established the Connecticut Circuit Rider program.

The Circuit Rider program is based on the premise that the investment of people and money resources in historic community centers, and historic landscapes is an engine for community revitalization, cultural heritage tourism, and overall economic development.

Connecticut Trust for Historic Preservation Program goals are to provide guidance on protection strategies and design issues, and to help build new and

strengthen existing preservation organizations. Small matching grants are available for developing local organizational capacity, public education programs, architectural and engineering studies, and feasibility studies.

## **AGENDA FOR ACTION**

The historic preservation process is a collaborative activity, involving many participants. And, it is accomplished in many ways. How can the State Historic Preservation Office assist citizens and communities in preserving Connecticut's heritage resources?

## **GOALS AND STRATEGIES**

In identifying goals and strategies, the State Historic Preservation Office considered current levels of knowledge about Connecticut's heritage resources, factors contributing to the preservation or loss of historic properties, and the resources available to protect what makes Connecticut a special place. In addition, a widely distributed planning questionnaire asked recipients to rank order threats to community historic resources, types of properties in need of protection, and what tools would best assist preservation efforts at the local level. Incompatible new construction, the need for additional funds/financial incentives, and the absence of local preservation planning were ranked high as concerns. Agricultural and historic residential resources were most often cited as threatened.

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**GOAL I : PROMOTE 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.**

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- Complete the town-based survey program.
- Assign high priority to funding archaeological surveys.
- Assign high priority to survey and nomination to the National and State Registers of Historic Places of under-represented heritage resources and those relating to minority and women's history.
- Publish and distribute survey documents for community and scholarly use.
- Develop ways to expand public appreciation of heritage resources.

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

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- Provide assistance to 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 Register of Historic Places listing of endangered historic properties.
- Encourage recordation of significant endangered historic properties.
- Encourage designation of state and local scenic roads.
- Encourage municipalities to adopt historic preservation legal tools such as demolition delay ordinances, overlay zoning, and ordinances to protect archaeology.
- Provide guidance to citizens, organizations, and municipalities seeking establishment of local historic districts/properties.
- Promote use of the Secretary of the Interior's Standards for the Treatment of Historic Properties through agency programs.
- Promote use of professional standards for archaeological field research cultural resource management studies, and appropriate curation of archaeological artifacts.
- Promote designation of State Archaeological Preserves.

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**GOAL III: PROMOTE STATEWIDE ADOPTION OF HISTORIC PRESERVATION ETHIC.**

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- Heighten public awareness of the values and benefits of historic preservation.
- Encourage development of preservation leadership at the local level.
- Help build coalitions among diverse environmental organizations and others concerned about land-use policies.
- Encourage minority participation in the preservation network.
- Promote efforts to increase public awareness of Connecticut's archaeological heritage.

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

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- Encourage communities to participate in the Certified Local Government program.
- Assign high priority in the Certified Local Government program to local historic preservation plans.
- Encourage development of heritage tourism programs.
- Encourage development of heritage corridors as a regional planning tool.
- Encourage stewardship of historic properties by municipal, state, and tribal governments.



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