

Connecticut State Historic Preservation Office Program Overview



Department of Economic and
Community Development

State Historic Preservation Office

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National Historic Preservation Act (NHPA) 1966

- ❑ State Historic Preservation Offices
- ❑ Federal Agency Responsibilities
- ❑ Advisory Council on Historic Preservation
- ❑ National Register of Historic Places
- ❑ Section 106



National Historic Preservation Act

Later Amendments

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



What does SHPO do?

- ❑ The State Historic Preservation Office (SHPO) is responsible for overseeing the governmental program of historic preservation for Connecticut's citizens.
- ❑ SHPO administers a range of federal and state programs that identify, register and protect the buildings, sites, structures, districts and objects that comprise Connecticut's cultural heritage.

CT SHPO will be 66 in 2021!

Originally established as the CT Historical Commission in 1955, SHPO is now located within the Department of Economic & Community Development.



SHPO Programs & Services

Federal

- Conducting a comprehensive survey of historic properties
- Maintaining an inventory of historic properties
- Administering state programs of Federal assistance
- Identifying and nominating eligible properties to the National Historic Register
- Advising and assisting Federal, State and local governments in matters of historic preservation
- Preparing and implementing a statewide historic preservation plan
- Providing public information, education, training and technical assistance
- Working with local governments in the development of local historic preservation programs and help them to become “Certified Local Governments”
- Provide consultation for Federal undertakings under Section 106 of the National Historic Preservation Act

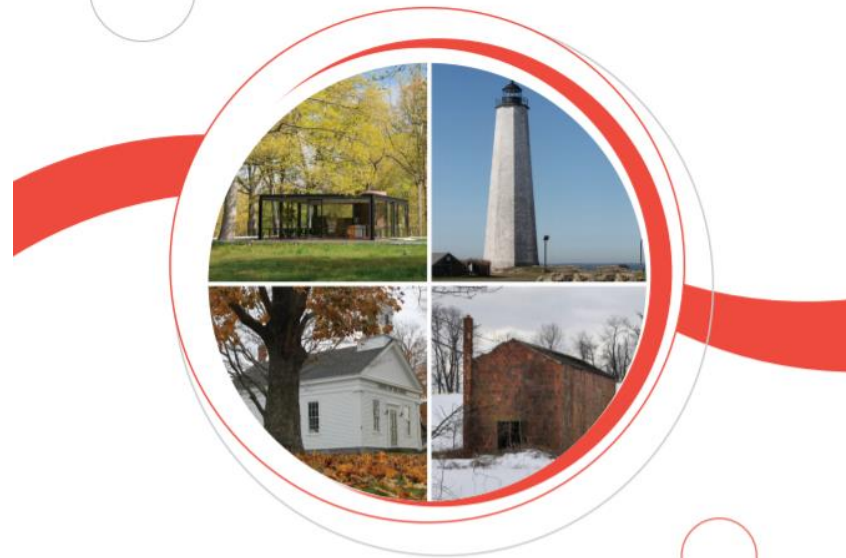
State

- Promoting historic preservation efforts within state government
- Coordinating with tribal governments on historic preservation matters
- Maintaining and managing historic house museums and historic sites
- Coordinating state heritage tourism efforts
- Holding and enforcing historic preservation easements
- Managing the State Rehabilitation Tax Credit program
- Maintaining state historic preservation grant programs
- Supporting Main Street communities and revitalization efforts
- Providing consultation for State undertakings, similar to Section 106 of the National Historic Preservation Act

CT Statewide Historic Preservation Plan

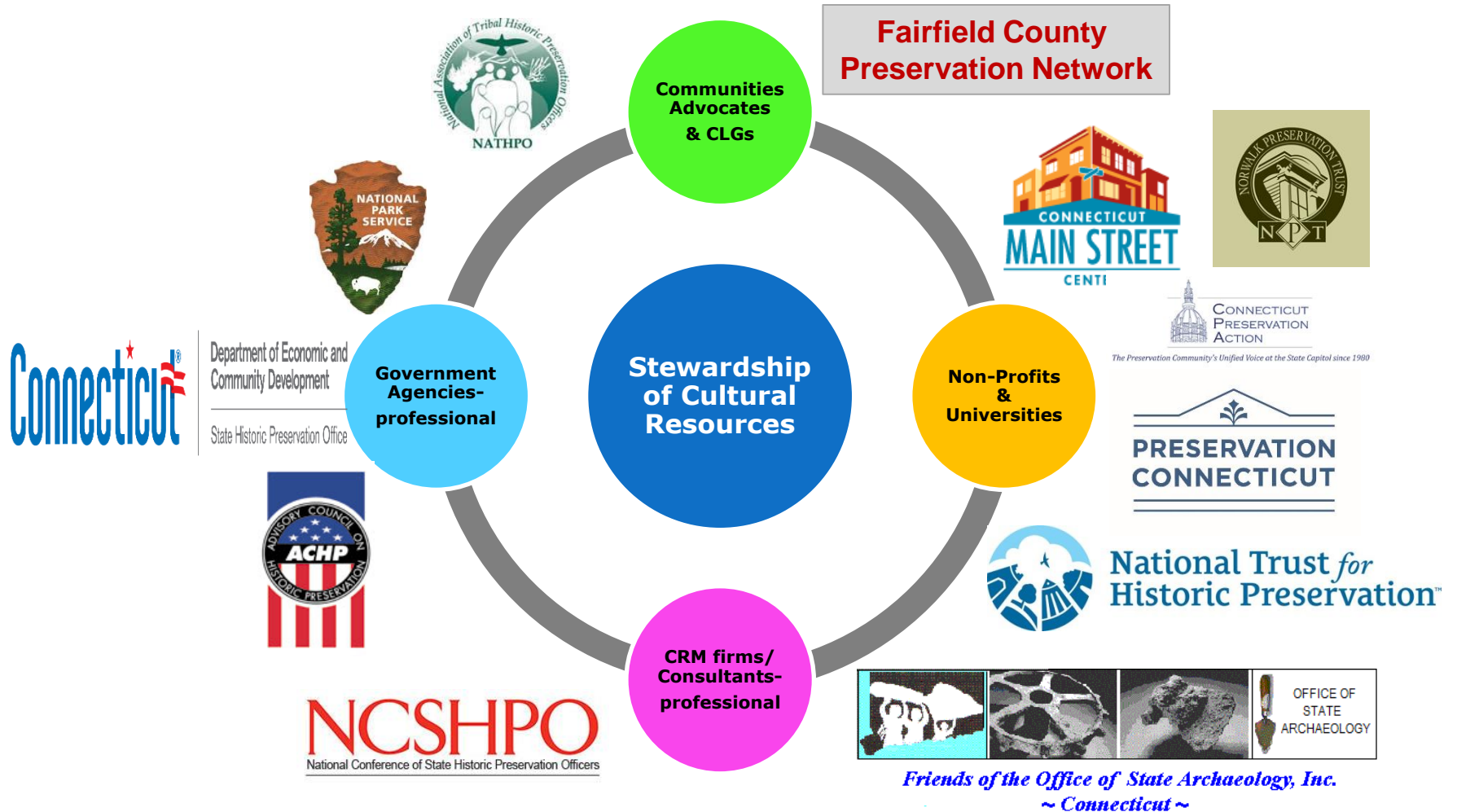
SHARED STEWARDSHIP: 2018-2023

Statewide Historic Preservation Plan



State Historic Preservation Office
Department of Economic & Community Development
450 Columbus Blvd, Suite 5

Preservation Partners



Historic Designations

National Historic Landmarks, National Register of Historic Places,
State Register of Historic Places, Local Historic Districts & Properties



Department of Economic and
Community Development

State Historic Preservation Office

Historic Designations

Connecticut has over **60 National Historical Landmarks**, more than **51,000 properties listed on the National Register**, more than **75,000 properties listed on the State Register**, and over **125 historic districts** and **8,000 buildings designated at the local level**.



Different Historic Designations

□ National Historic Landmarks (**NHL**)

- Properties of national significance
- Reviewed by National Park Service, NHL staff
- Requires owner consent
- <http://www.nps.gov/nhl/>
- No restrictions, but some protection under Protection Act



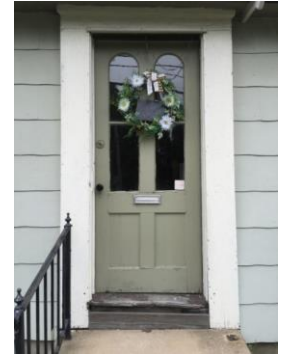
□ National Register of Historic Places (**NR**)

- Properties of local, state, or national significance
- Reviewed by CT State Historic Preservation Review Board & National Park Service NR staff
- Requires consent from majority of private property owners
- No restrictions, but some protection under Protection Act
- <http://www.nps.gov/nr/>

Different Historic Designations

- ❑ State Register of Historic Places (SR) - 1975
 - Properties of local or state significance
 - Reviewed by CT Historic Preservation Council
 - Does not require owner consent
 - No restrictions
 - Includes properties with NHL, NR or local designation
 - https://portal.ct.gov/DECD/Content/Historic-Preservation/01_Programs_Services/Historic-Designations/State-Registry-of-Historic-Places

- ❑ Local Historic Districts & Properties (LHD/LHP) – Chapter 97a Section 7-147
 - Identification of Local resources
 - Designated by town historic commission
 - Requires 2/3 owner consent and involves ballots
 - Certain changes regulated by local ordinance
 - https://portal.ct.gov/DECD/Content/Historic-Preservation/01_Programs_Services/Municipal-Programs/Local-Historic-District-and-Commission-Training



What is the National Register?

- ❑ ***Official list of the Nation's historic places significant in American culture and worthy of preservation.***
- ❑ ***Authorized by the National Historic Preservation Act of 1966***
 - Public Law 89-665; 16 U.S.C. 470
- ❑ ***Honorary Designation/Recognition***
- ❑ ***National Park Service program coordinated by the State Historic Preservation Office***

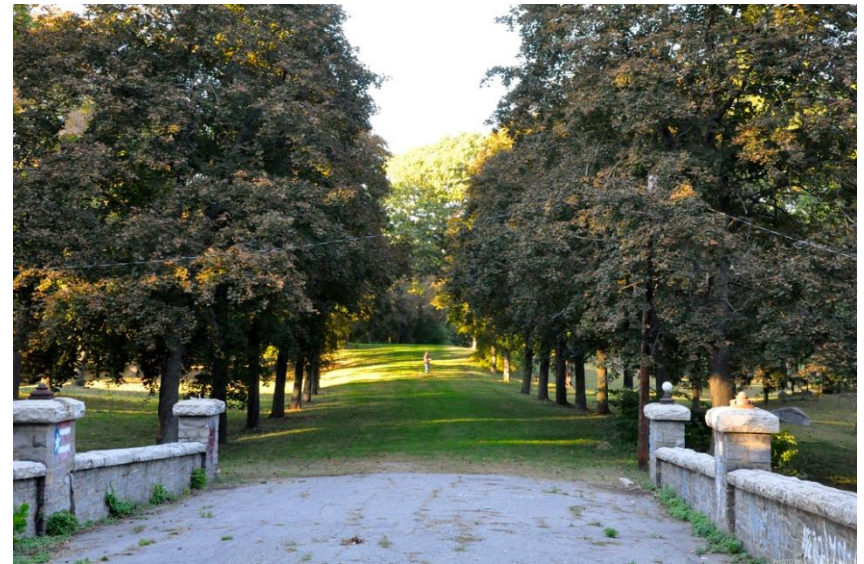
Are all old things historic?



What can be listed on the National Register?

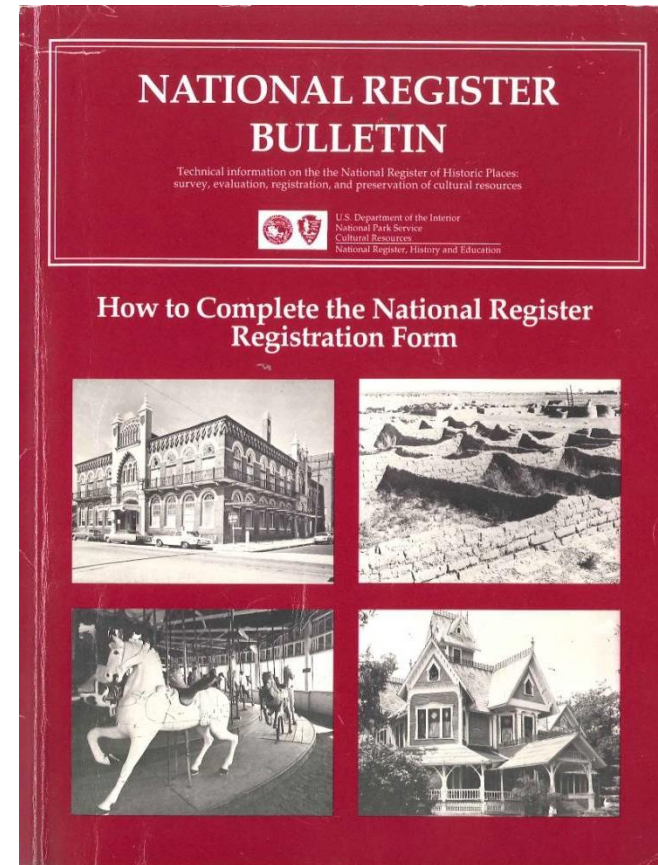


Districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and culture.



National Register Criteria for Listing

- ❑ **A** – events that contributed to the broad patterns of history (nationally, regionally, or locally)
- ❑ **B** – properties associated with the lives of persons significant in our past
- ❑ **C** – embody the distinctive characteristics of a type, period or method of construction
- ❑ **D** – that have yielded, or may be likely to yield, information important in prehistory or history



Integrity

Seven Factors of Integrity:

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



Why list?

□ Recognition

- Appreciation
- Planning
- Placemaking
- Incentives
- Building code flexibility

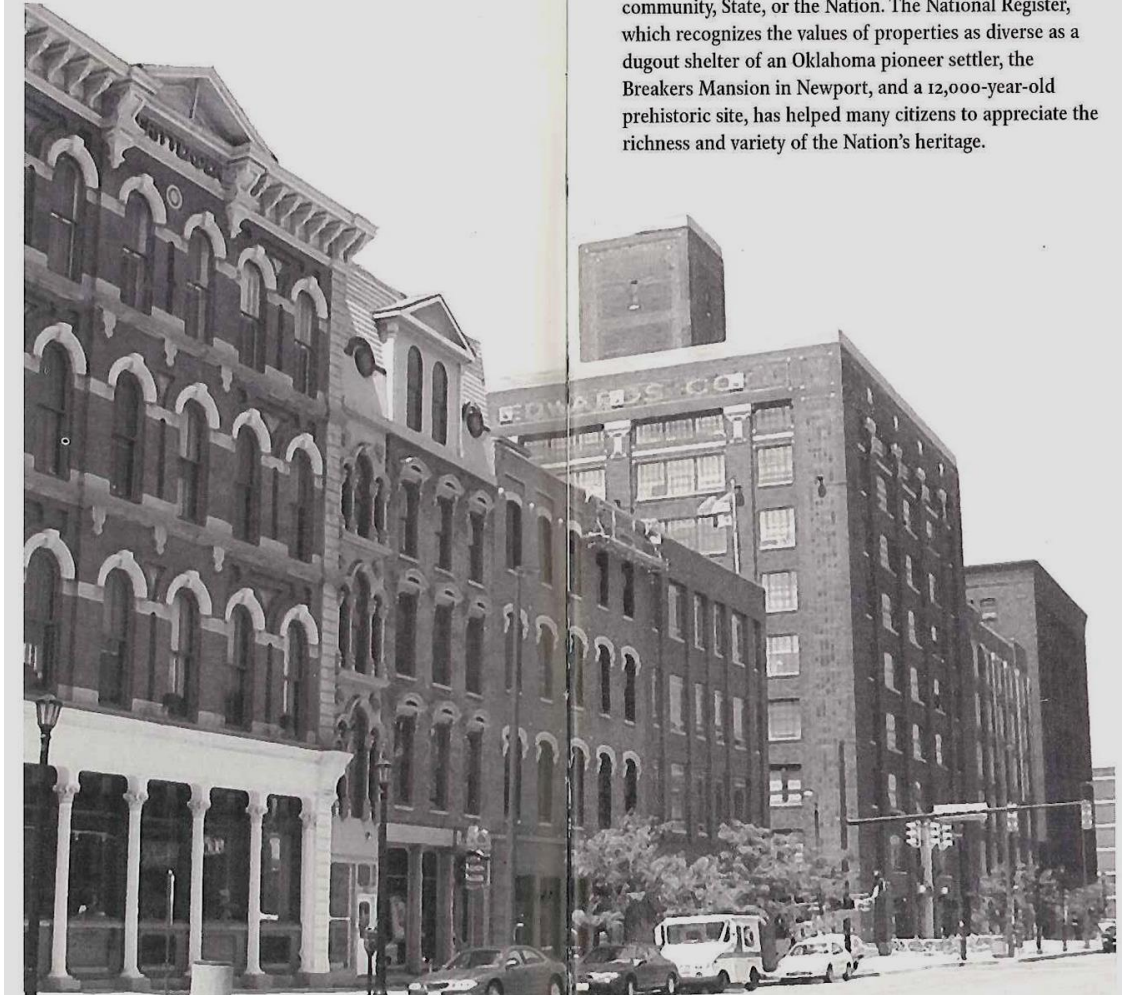
□ Protection

- Environmental Review
- Eligibility for Easements
- Archaeological Preserves

"I don't think without the National Register designation of the Warehouse district we could have gotten the investor interest and the interest of public officials in taking a bunch of old buildings that people were knocking down for parking lots and turning them into a vibrant retail, residential, and office district." (Hunter Morrison, City of Cleveland Planning Office)

NATIONAL RECOGNITION

Listing properties in the National Register often changes the way communities perceive their historic places, and strengthens the credibility of efforts by private citizens and public officials to preserve these resources as living parts of our communities. Listing honors a property by recognizing its importance to its community, State, or the Nation. The National Register, which recognizes the values of properties as diverse as a dugout shelter of an Oklahoma pioneer settler, the Breakers Mansion in Newport, and a 12,000-year-old prehistoric site, has helped many citizens to appreciate the richness and variety of the Nation's heritage.



Results of NR and SR Listing

- Will my property be restricted?
 - **NO state or federal restrictions**
 - Intent is for honorary designation only



- Owners are NOT obligated to open their properties to the public, restore or even maintain them.
- **Private owners' rights are not restricted** – they can sell, develop or use their property in any way they see fit.

Connecticut Register of Historic Places



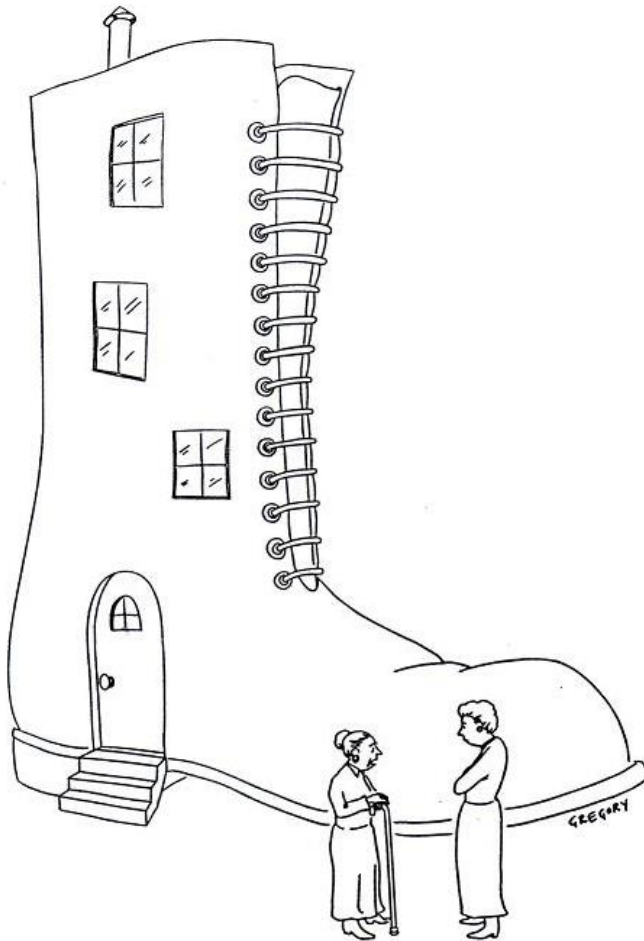
- Connecticut's official listing of structures and sites that characterize the historical development of the state. It includes:
 - The Connecticut Historical Commission's 1966-1967 survey of historic properties;
 - All properties listed on the National Register of Historic Places or determined eligible for listing;
 - All properties approved for Local Historic Districts and Local Historic Property designation by the Historic Preservation Council (even if they are not subsequently approved by the local municipality);
 - All of the resources included in the 1987 survey of state-owned buildings completed for the Commission;
 - All individual nominations of properties and districts approved by the Historic Preservation Council at their regularly scheduled meetings.

HDC: Historic District Commission

- ❑ Connecticut General Statutes, Section 7-147
- ❑ *To promote the educational, cultural, economic and general welfare of the public through the preservation and **protection** of the distinctive characteristics of buildings and places associated with the history of or indicative of a period or style of architecture of the municipality, of the state or of the nation.*



Certificate of Appropriateness (COA)



"Once, I tried to change the laces, and the Landmarks Commission came down on me like a ton of bricks."

(CGS Sec. 7-147d)

- (a) No building or structure shall be erected or altered within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to the historic district commission and approved by said commission.

Certified Local Governments



CLG's in Connecticut:

**Berlin
Bridgeport
Brookfield
Canton
Chaplin
Cheshire
Clinton
Colchester
Colebrook
Danbury
East Hartford
East Lyme
Fairfield
Glastonbury
Groton
Guilford
Greenwich
Hamden
Hartford
Harwinton
Hebron
Killingly
Ledyard
Lyme
Milford**



**New Fairfield
New Haven
New London
New Milford
Norwich
Old Lyme
Old Saybrook
Orange
Plymouth
Ridgefield
Roxbury
Salisbury
Simsbury
Southbury
South Windsor
Stamford
Suffield
Tolland
Vernon
Waterford
Westport
Windham
Windsor
Woodbury
Woodstock**

Environmental Review

Compliance with state and federal laws such as the Connecticut Environmental Policy Act and Section 106 of the National Historic Preservation Act



State & Federal Governments **must** consider the effects of their actions to significant historic resources **before** committing to funding or permitting.

SHPO Represents the Interests of the State and its Citizens in Historic Preservation

Under Federal Law, Historic Properties are those that are listed in the **National Register of Historic Places** or those that are eligible for listing in the National Register

Under State Law, Historic Resources are those that are listed in, or eligible for listing in, the **State Register of Historic Places**



State Environmental Laws:

CT Environmental Policy Act

- Applies to state funded or permitted projects.
- Consideration of the "disruption or alteration" of a historic, architectural, or archaeological resource or its setting.
- SHPO staff work with the Connecticut Office of Policy and Management and other state agencies in order to integrate cultural resource consideration as a component of state agency project planning efforts.

Types of Undertakings We Review



Historic Preservation Through Environmental Review

Clapp House, South Windsor

- ❑ Located on site of proposed redevelopment as industrial park, requiring a permit and CEPA review
- ❑ Retention of building part of project mitigation



CT Environmental *Protection Act*

- ❑ Public Act 82-367;
- ❑ Title 22a Ch. 439, Section 22a-15 to 22a-19b
- ❑ https://portal.ct.gov/DECD/Content/Historic-Preservation/01_Programs_Services/Environmental-Review/CT-Environmental-Protection-Act
- ❑ Legal recourse for “unreasonable destruction” of a Connecticut resource, including historic properties listed in or under consideration for listing in the National Register
- ❑ “Unreasonable destruction”= planned demolition of a property falling under the scope of the statute for which there are reasonable and prudent alternatives to such destruction.

Archaeology



Archaeological Preserves

The State Historic Preservation Office (SHPO) is committed to protecting and conserving the significant archaeological resources that are located on state lands, state-controlled waters and within designated State Archaeological Preserves.

Preservation of these resources requires permits for archaeological investigations, construction and demolition activities, and other actions that affect significant archaeological or sacred sites.

Pursuant to Connecticut General Statute §10-386, no person may conduct an archaeological investigation on state lands or on a state archaeological preserve without a permit from the State Historic Preservation Office.



Secretary of Interior's (SOI) Standards for the Rehabilitation of Historic Properties

A list of 10 guidelines to be applied in a reasonable manner taking into consideration economic and technical feasibility (36 CFR 67)

Highlights:

- Historic character shall be retained and preserved
- Distinctive Features, Finishes and Construction Techniques shall be Preserved
- Deteriorated Historic Features Shall be Repaired Rather Than Replaced
- Chemical or Physical Treatments that Cause Damage to Historic Materials Shall Not be Used



Economic Incentives: Grant Programs

Survey and Planning, Good to Great,
Certified Local Government, Historic Restoration Fund, Institutional
Support for Capacity Building, Stewardship Relief

<https://portal.ct.gov/DECD/Services/Historic-Preservation/Funding-Opportunities>



1) BATTLE OF SACHEMS' PLAIN (THE GREAT PLAIN)

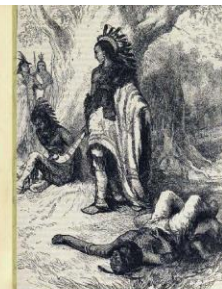
Sachem Uncas and his Mohagen people were closely related to all the tribes of southern New England as the leaders often sent their sons and daughters to marry the leaders of other tribes, forging extensive blood and kinship ties between neighboring peoples and nations. The requisite indigenous balance of power experienced difficult pressures in the 1600s. Newly arrived Dutch, French and English colonists and corporate entities attempted to master the native geo-politics, in efforts to obtain land and resources, as well as to introduce different forms of spirituality. These stresses—combined with devastating epidemic diseases that struck Native populations hard—led growing disagreements about how best to handle changing circumstances among tribal nations. Violence sometimes resulted. In the aftermath of the Tregoe Massacre of 1637, intertribal relations changed significantly. The situation between the Mohagens and Narragansett became volatile when the two Sachems met with their warriors on the Sachems' Plain (now known as the Great Plain) in Norwich on September 17, 1643. Uncas asked Miantonomo to fight on his side. But Miantonomo, who was accompanied by a superior force of warriors, refused. Anticipating this possibility, Uncas fell to the ground—a pre-arranged signal to his warriors to attack. The Mohagens let a barrage of arrows fly, which surprised the Narragansett. The battle that ensued was one of the last in this area using only indigenous weapons.

2) UNCAS LEAP

On September 17th, 1643 The Battle of the Sachems' Plain, (now known as the Great Plain) brought Narragansett and Mohagen warriors to Yantic Hill, a popular Mohagen fishing and gathering place. Narragansett and Mohagen warriors chased one another to a clearing that overlooks the Quaker River. Uncas sent his fastest runner, Tantaquigon to approach the Narragansett Sachem Miantonomo, who was weighed down by a gift of English armor. According to tribal tradition only a Sachem can capture another Sachem. Abiding by this tribal protocol, Tantaquigon then told Miantonomo that Uncas had arrived. Uncas made the long jump across the chasm which at that time, was narrower before modern-day repairs. Some warriors failed to reach the other side, falling to their deaths on the rocks below.

Following the Mohagen capture of Sachem Miantonomo on the Battle of the Sachems' Plain, the English court at Hartford declared that Miantonomo would be executed. They hoped that would quell Miantonomo's advocacy for united Native resistance against the English. Miantonomo's movement of his people would have brought challenged English appetites for expansion and governance within the region.

A monument commemorating Sachem Miantonomo stands on a hill on Elish Street off Borelli Avenue in Norwich.



Survey and Planning Grants:

Funded by the Community Investment Act

Eligible Activities Include:

- Historic Resources Inventory
- State and National Register Designations
- Planning Activities
- Pre-development studies
 - Conditions Assessment
 - Feasibility Study
 - Architectural Plans and Specifications
- Brochures and publications
 - Design Review Guidelines
 - Preservation “Tool kits” and plans



Historic Restoration Fund Grants:

Funded by the Community Investment Act

The State Historic Preservation Office (SHPO) offers matching, reimbursement Historic Restoration Fund (HRF) grants of up to \$100,000 to Connecticut municipalities and 501(c)3 and 501(c)13 nonprofits for capital projects or archaeological site preservation, protection, and stabilization at historic properties listed on the State or National Registers of Historic Places.

Key Grant Details:

Grant awards range from \$5,000 - \$100,000

Grant awards must be matched on a one-to-one basis

Grant funds are paid on a single-payment reimbursement basis following project completion

Hard costs are eligible, pre-development costs are not eligible

Work must adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties

Grants cannot be awarded for work already completed or in progress

Property must be owned or leased (20-year minimum) by the applicant

A preservation easement must be placed on the property following project completion

Facilities must be open to the public or work must be visible to the public

Economic Incentives: State and Federal Historic Rehabilitation Tax Credit



State & Federal Rehab Tax Credits

Federal Historic Preservation Tax Credit

- ❑ 20% of Qualified Rehabilitation Expenditures
- ❑ For income-producing properties (rental residential, office, commercial, or manufacturing)
- ❑ Some “soft” costs, but no site work
- ❑ Work must meet the Secretary of the Interior’s Standards

State Historic Rehabilitation Tax Credit

- ❑ 25% tax credit of Qualified Rehabilitation Expenditures
- ❑ 30% tax credit of Qualified Rehabilitation Expenditures if the project includes an affordable housing component, provided at least 20% of the rental units or 10% of for sale units qualify under CGS Section 8-39a.
- ❑ \$31.7 million in tax credit reservations available each fiscal year
- ❑ per project cap is up to \$4.5 million in tax credits

State & Federal Rehab Tax Credits

Yale and Towne Industrial Complex, Stamford

- ❑ Earned over \$5.9 million in state historic rehabilitation tax credits
- ❑ Successfully rehabilitated 5 historic industrial buildings to residential use



State & Federal Rehab Tax Credits

Winchester Repeating Arms Complex, New Haven

- ❑ Earned over \$16 million in historic rehabilitation tax credits
- ❑ Successfully rehabilitated 8 buildings to residential and non-residential use



State & Federal Rehab Tax Credits

Mechanics & Farmers Savings Bank, Bridgeport

- ❑ **Earned over \$2.4 million in state historic rehab tax credits**
- ❑ **Successfully rehabilitated 3 buildings to mixed residential and non-residential use**



Economic Incentives: Historic Homes Tax Credit



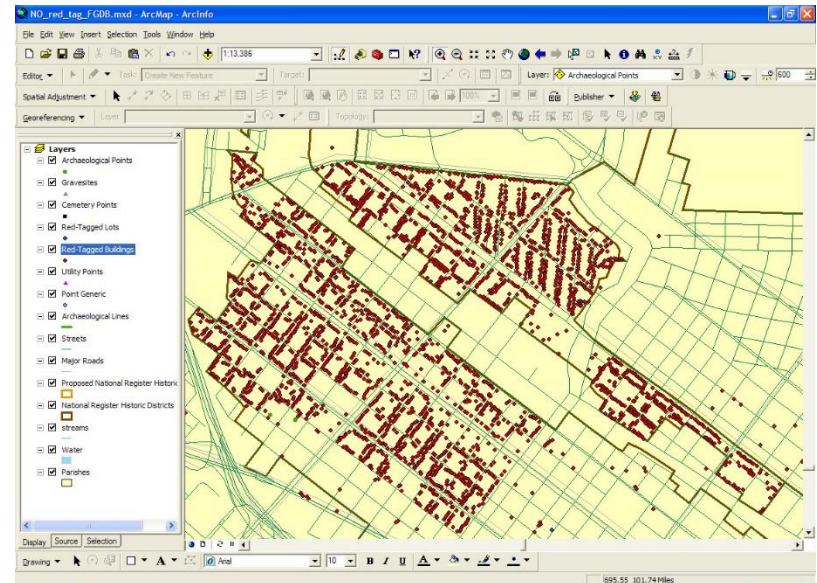
- ❑ 30% of Qualified Rehabilitation Expenditures
- ❑ No “soft” costs
- ❑ Minimum expenditures of \$15,000
- ❑ Credit caps at \$30,000
- ❑ Work must meet the Secretary of the Interior’s Standards

Things we are looking forward to in 2021!

- ❑ GIS System
- ❑ Olmsted 200
- ❑ Freedom Trail
- ❑ Equity Work



The CT Freedom Trail includes more than 100 sites in 42 towns that embody the struggle toward freedom and human dignity, celebrate the accomplishments of the state's African American community and promote heritage tourism.
<http://www.ctfreedomtrail.org/>



Thank you!

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