

## *Making a Difference for Historic Urban Housing*

# The Historic Homes Tax Credit

The Connecticut Historic Homes Rehabilitation Tax Credit is making a difference for owners of historic houses in New Haven. The state offers several forms of tax incentives for rehabbing historic buildings, but the one for homeowners ranks among the most generous of its kind in the nation.

The Historic Homes Rehabilitation Tax Credit provides tax incentives for owner-occupants who rehabilitate historic residential buildings in targeted urban neighborhoods. Under the program, owners can receive a credit voucher for 30 percent of

eligible renovation expenditures. The buildings must be listed on either the State or National Register of Historic Places and must have no more than four units. In addition to private owners, non-profit developers can use the credit to rehabilitate historic houses for sale to owner-occupants (see sidebar for a summary of the requirements).

Twenty-five states, plus the District of Columbia, offer some kind of rehabilitation tax credit for historic homes. The credits range from 10 to 50 percent, but many states cap the amount available to a single project. Connecticut's percentage and its cap, particularly for multi-unit buildings, both lie in the upper end of the range.

This means that Connecticut has a powerful tool to encourage buyers and to assist existing homeowners in maintaining or renovating historic properties. According to Mary Dunne, who administers the credit for the Connecticut Commission on Culture & Tourism, there's another goal as well: to stimulate urban reinvestment.

There is one complication: the credits can be applied only to taxes paid by certain *corporations*—not individuals, even though the credit is targeted at private homes. So the homeowner must find a qualifying corporation and then sell the credit to that corporation, usually for about 80 percent of its face value. On a maximum credit of \$30,000, the homeowner will end up getting about \$24,000—still a significant amount.

*(continued on page 12)*

Connecticut's Historic Homes Tax Credit has helped with the renovation of hundreds of historic, owner-occupied houses in city neighborhoods--154 of them in New Haven.



### In This Issue...

State expands tax credits	3
Funding for preservation	6
Saving archaeological collections	10

## From the Executive Director

The exterior work on the Eli Whitney Boardinghouse continues. In April, GreenStar Energy Solutions insulated the attic floor, basement ceiling, and exterior walls with dense-packed cellulose insulation.

Opinions differ on whether insulating the walls of a 19<sup>th</sup>-century wood frame building with no sheathing is wise. An energy model of the building, performed by Acorn Consulting Engineers, found that 55% of heat loss for the Boardinghouse has been through the walls.

Our Historic Building Committee, made up of architects, restoration contractors, and Trust staff, spent months debating the issue. Ultimately, all decided that the benefits of full insulation in this leaky building, especially with an organic product, outweighed arguments that the exterior paint might peel after a few years.

Once the insulation had been installed, GreenStar did a thermal imaging of the building to ensure the insulation was tightly and evenly packed. All would have been fine except that major rains, aided by a dysfunctional downspout, soaked one corner of the building. Once that area is completely dried out, the insulation there will be re-installed.

Around the same time, our sewer line to the street clogged up completely, after years of threatening to do so. We had to have an entire new pipe system installed, inside and outside the building. This, of course, came on top of the theft of copper water pipes reported in the January/February, 2011, issue of CPN.

After the insulation was completed, carpenters repaired deteriorated clapboards and trim. As I write, we are waiting for wet

days to end so that the final painting, window washing (for the first time since 1989), and installation of exterior storm windows can occur.

Jeanné Chesanow



Repairs at the Whitney Boardinghouse

We look forward to a cool interior this summer and a toasty office next winter.

Our trials at the Boardinghouse do not compare to the horrors of the Springfield, Massachusetts, tornado of early June. I am pleased to report that as part of our regional field service system we are able to send Circuit Rider Greg Farmer to Springfield to help with cleanup and decision making regarding demolitions.

As you can read in this issue, the Trust had a very active spring making grant awards. We awarded \$484,000 in state funds for Historic Preservation Technical Assistance Grants, Barns Grants, and Vibrant Communities Initiative grants. We could not have done this without the support of the Connecticut General Assembly and the Commission on Culture & Tourism, through the Community Investment Act, and the Connecticut Humanities Council. We are deeply grateful to all of our funders and know that the many municipalities, community preservation groups, historic churches, and barn owners are even more grateful.

—Helen Higgins

The Connecticut Trust for Historic Preservation is a nonprofit statewide membership organization established by a special act of the State Legislature in 1975. Working with local preservation groups and individuals as well as statewide organizations, it encourages, advocates and facilitates historic preservation throughout Connecticut.

### Board of Trustees Officers

Edmund Schmidt, Chairman, *Darien*  
Charles Janson, Vice-Chairman, *Darien*  
Edith Pestana, Secretary, *Hartford*  
Edward W. Munster, Treasurer, *Haddam*  
Walter Fiederowicz, Assistant Treasurer,  
*Litchfield*

### Additional Members of the Board of Trustees

Denise Best, *Hartford*  
Michael J. H. Blair, *Stonington*  
Serena Bechtel, *Greenwich*  
Jeanné Chesanow, *Cheshire*  
Leroy Diggs, *Danbury*  
Laura Dillman, *Suffield*  
Robert Faesy, AIA, *Wilton*  
Lynn Friedman, *Madison*  
Ruth Harvey, *Glastonbury*  
James McLaughlin, *Durham*  
Jeffrey Muthersbaugh, *Bethel and Haddam*  
Thomas W. Nissley, *New Canaan*  
Donald Poland, *Hartford*  
George Purtill, *Glastonbury*  
The Hon. Kelvin Roldan, *Hartford*  
Caroline Sloat, *Thompson*  
Robert Svensk, *Southport*  
John B. Toomey, Jr., *Bolton*  
Jane Vercelli, *Thompson*  
Jeanne Webb, *Bolton*  
Richard N. Wies, AIA, *Branford*  
Douglas Williams, *Thompson*  
Hiram P. Williams, *South Kent*

### Gubernatorial Appointees

Theodore F. Ells, *Branford*  
Natalie Ketcham, *Redding*  
Edith Pestana, *Hartford*  
**Advisory Council**  
Martha Alexander, *New Haven*  
J. Barclay Collins, *Sharon*  
William R. Crowe, *Canton*  
Jared Edwards, FAIA, *West Hartford*

Inger Elliott, *Stonington*  
Gerald Farrell, Jr., *Wallingford*  
Mimi Findlay, *New Canaan*  
Glenn Geathers, *Hartford*  
John Herzog, *Madison*  
Lee Kuckro, *Wethersfield*  
Stephen S. Lash, *Stonington*  
Charles T. Lee, *Greenwich*  
Peter Malkin, *Greenwich*  
Cesar Pelli, FAIA, *New Haven*  
The Hon. Andrew Roraback, *Goshen*  
John W. Shannahan, *Suffield*

### Staff

Helen Higgins, *Executive Director*  
Christopher Wigren, *Deputy Director*  
Brad Schide, *Connecticut Circuit Rider*  
Gregory Farmer, *Connecticut Circuit Rider*  
Jane Montanaro, *Preservation Services Officer*  
Kathleen von Jena, *Membership and Office Manager*  
Todd Levine, *Director, Historic Barns of Connecticut*  
Charlotte Hitchcock, *Lead Researcher, Historic Barns of Connecticut*  
Kristen Young, *Project Assistant, Historic Barns of Connecticut*

### Connecticut Preservation News

Editor: Christopher Wigren  
Editor, *Historic Properties Exchange*: Jane Montanaro  
Graphic Design: David Wolfram, *Middletown*  
Printing: Kramer Printing, *West Haven*

Connecticut Preservation News is published bimonthly by the Connecticut Trust for Historic Preservation, 940 Whitney Avenue, Hamden, Connecticut 06517. Publication is made possible by support of the members of the Connecticut Trust for Historic Preservation and by funds provided through the Community Investment Act, Public Act 05-228, Connecticut Commission on Culture & Tourism, State of Connecticut, M. Jodi Rell, Governor. The contents and opinions stated herein do not necessarily reflect the views and policies of the State of Connecticut. The Connecticut Trust for Historic Preservation assumes no responsibility for the advertisements.

This program receives State financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to the Office of Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

© 2011, Connecticut Trust for Historic Preservation. All rights reserved.  
ISSN 1084-189X



Connecticut Commission  
on Culture & Tourism

### Upcoming Meetings of the Connecticut Historic Preservation Council

July 6, 2011, at 9:30 a.m.  
August 3, 2011, at 9:30 a.m.

All meetings take place at the  
Commission on Culture and Tourism  
Main Conference Room  
1 Constitution Plaza

For more information call (860) 256-2800

## State Expands Tax Credits



Good news for preservation topped the General Assembly's 2011 session. In an historic move, the legislature expanded two of the state's historic rehabilitation tax credits, the Historic Structures Rehabilitation Tax Credit and the Historic Preservation Tax Credit (for more on the state's third historic rehabilitation tax credit, see page 1).

The expanded credit provides tax incentives for the rehabilitation of historic industrial, commercial, institutional, former municipal, state or federal government properties, cultural buildings, residential properties of more than four units, or mixed residential and nonresidential properties. Only industrial and commercial buildings were included previously.

Structures may be rehabbed into a use for residential or nonresidential or mixed residential and nonresidential. Purely non-residential uses were never included prior to this change. The legislation does not require any new funding—very important in this economy—but will potentially access more federal dollars because state credits are often combined with federal historic rehabilitation tax credits.

"This is going to be a great benefit to promoting historic preservation," says David Bahlman, director of the Commission on Culture & Tourism's History division, the state's historic preservation office.

Connecticut Preservation Action, the state's preservation lobbying organization, promoted the tax credit expansion. Sen. Gary LeBeau (D-East Hartford) and Rep.

Jeff Berger (D-Waterbury), co-chairs of the Commerce Committee, were instrumental in building support for this initiative in their respective chambers.

Implementing the tax credit will require that regulations be rewritten, says Julie Carmelich, of the Connecticut Commission on Culture & Tourism, who administers the rehabilitation tax credit programs. She hopes to have the expanded tax credits operating by early fall.

The expanded tax credit was not the only good news. In a year that was dominated by the struggle to close a huge budget deficit, preservation programs survived nearly intact. Going into the session, the biggest concern was that legislators would divert a portion, or even all, of the revenue from the Community Investment Act (CIA) to general fund. Since 2005, the CIA has provided millions of dollars for open space acquisition, farmland protection, affordable housing, and historic preservation. The act has been especially important for preservation, as it is the only stable source of state funding in recent memory.

What saved the CIA was its record as a generator of jobs: In the past six years, the act has provided more than \$56 million in state funding that has leveraged nearly twice as much in federal, local, and private investment and created more than 2,000 jobs in the affordable housing and historic

preservation sectors due to CIA projects, including jobs for construction workers, architects, engineers, historical consultants, plumbers, electricians, and masons, plus jobs in the tourism industry.

Similarly, general funding for the Commission on Culture & Tourism, the Connecticut Trust, and the Connecticut Humanities Council were cut only ten percent.

In other action, the legislature approved Governor Dannel Malloy's plan to merge the Commission on Culture & Tourism, whose History division functions as Connecticut's state historic preservation office, into the Department of Economic and Community Development (DECD), effective July 1. Under the plan, Kip Bergstrom, the executive director of CCT, will become a deputy commissioner in the larger agency, where his responsibilities will include administering arts, culture, preservation, and tourism programs, as well as developing innovative business and commercial opportunities in Connecticut cities. According to David Bahlman, director of the History division, "Kip's interest in place-making will allow us to do a lot of exciting new things in urban centers, and preservation will clearly be an important part of that."

Bergstrom also intends to enhance the identity of the History division, says Bahlman. As the state's historic preservation office made the transition from an independent agency, the Connecticut Historical Commission, to being a part of the CCT, it lost visibility. Raising the office's profile will help make it more effective. 🌱

**HUDSON VALLEY  
PRESERVATION**

Visit us at: [www.hvpcorp.com](http://www.hvpcorp.com)  
Sherman, Connecticut (860) 355-0906

**R.J. ALEY**  
The Old House Experts  
Westport ~ New Haven  
(203) 226-9933  
[rjaley.com](http://rjaley.com)  
CT Lic. # 570003

- Kitchens & Bathrooms
- Window Restoration
- Repointing
- Period Additions
- Plaster Restoration
- Porches & Porticos
- Carpentry & Millwork
- Structural Repairs
- Lead Certified

**Dream. Design. Build.**

Steven Bedford



The owners of Rock Hall, in Colebrook, say their historic house is threatened by wind turbines to be built nearby.

**Colebrook.**

The Connecticut Siting Council has approved a wind turbine project here, despite its adverse impact on a National Register-listed site.

BNE Energy, Inc., a developer based in West Hartford, applied for permission to erect Connecticut’s first commercial wind farms at two sites in Colebrook. Near one of the sites, known as Colebrook North, is Rock Hall, an early 20th-century country estate listed last year on the National Register (see CPN, September/October 2010) and operated as a bed-and-breakfast. The owners, Michael and Stella Somers, claim that the sight and noise of the turbines will detract from Rock Hall’s historic character and significantly harm their business.

Final jurisdiction over the siting of power facilities, transmission lines, hazardous waste facilities, telecommunications sites and other forms of infrastructure lies with the Connecticut Siting Council, a public commission established in 1972. The Colebrook proposals, along with one in Prospect, were the first wind turbine projects ever to come before the council.

In reaction to these new projects, the General Assembly passed a bill calling on the Department of Energy and Environmental Protection to create clear standards for approving wind farms, addressing issues such as setbacks, noise levels, and the scale and height of the turbines. However, the new law does not take effect until July 1, and the siting council’s regulations required it to rule on the Colebrook requests before that.

In the meantime, staff members from the Commission on Culture & Tourism Historic Preservation and Museum Division, Connecticut’s state historic preservation office (SHPO), reviewed the proposals to determine what, if any, effect they might have on historic resources. This review is required under the federal law whenever federally-funded activities have the potential to effect historic sites. While the SHPO’s findings are only advisory, agencies must take them into account in making their decisions.

The SHPO staff visited Rock Hall and reviewed the National Register nomination, which identifies the estate as significant, in part, from its relation to the “country house movement” of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, when the rich built houses in rural settings in order to enjoy “stylized country life” amid beautifully landscaped surroundings. The grounds and buildings of Rock Hall epitomize this architectural and social movement.

In a letter to the siting council, the SHPO staff concluded that, “The three turbines proposed directly alter the char-

acter-defining location and setting of this historic country house. Therefore, this office believes that the proposed Wind Colebrook North project will have an **adverse impact** on the Rock Hall historic property” [emphasis original].

Nonetheless, the council approved the Colebrook North turbines on June 9, in a 6-1 vote; it had approved Colebrook South on June 2. According to the printed decision for Colebrook North, the council determined that, “There would be limited year-round views of the turbine blades from the pool area at the Rock Hall property....and potentially seasonal views...through the trees during leaf-off conditions.” Based on this, the council concluded that the visual impact on Rock Hall would be “minimal.” 🌿

**Waterford.**

Mark Steiner, the developer slated to acquire the former Seaside Sanatorium, has requested that the town of Waterford modify the zoning for the site to allow demolition of one or more of the National Register-listed hospital buildings, if necessary.

When the state began the process of disposing of the vacant hospital property, Waterford adopted special zoning regulations for the site. First among the purposes listed was the preservation of the historic buildings.

Steiner was selected to develop the property, but then-Governor Jodi Rell blocked the sale, wanting to keep the



**PRODUCING CUSTOM MILLWORK FOR CONNECTICUT CONTRACTORS AND HOMEOWNERS FOR OVER FIFTY YEARS**

**SPECIALIZING IN PERIOD WOODWORK**  
 WINDOWS • DOORS • ENTRANCES  
 MOLDINGS • BALUSTRADES  
 PANELING • TURNING • CARVING

**222 QUARRY HILL ROAD  
 HADDAM NECK  
 EAST HAMPTON, CT 06424  
 PHONE: 860 267-4693  
 FAX: 860 267-1611**

**WWW.JOHNSONMILLWORK.COM**



### New Canaan and Harwinton:

The dismantling of Harwinton House was completed in the spring, and on May 14 the house's pieces, packed into trailers, arrived back in Harwinton, where it had been built in 1795. The town is still working on plans to re-erect the house as a home for the historical society and a community meeting place (see CPN May/June 2011).

scenic waterfront in public ownership. The economic downturn forced Rell to reinstate the deal with Steiner, who planned to develop the property as over-55 housing and agreed to provide public access to the waterfront. The property transfer has been approved by the General Assembly and reviewed by the Attorney General; the signoff depends only on final zoning approval.

In May, Steiner filed papers asking for several changes in the zoning regulations governing the site. The first is to weaken the purpose statement calling for the preservation of the historic buildings. If reusing any of the historic buildings is not "reasonably feasible," Steiner wants to be able to demolish them and construct "Replacement Historic Structures" in their place.

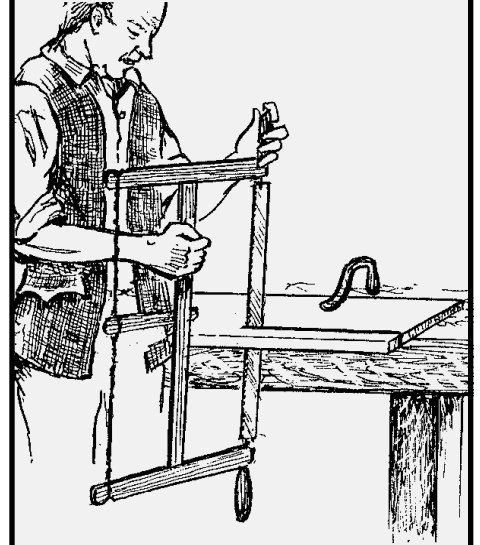
*(continued on page 11)*

N. Harkrader

The Seaside, Waterford, in 2007

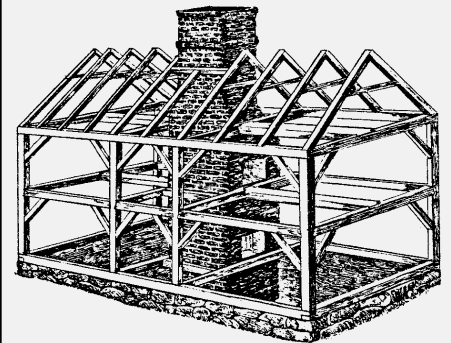


## West River Restoration



18th and early 19th century structural repair, restoration and recreation.

Doors, windows, trim, siding, period rooms, floors, sills, framing, fireplaces, masonry, kitchens, baths, and barns.



### Thomas Linskey

350 Middle Haddam Rd.  
Portland, CT 06486  
860-342-2289  
860-463-1185

*"An old house craftsman dedicated to perpetuating early Connecticut architecture, one job at a time, large or small, for individuals and organizations."*

# Trust Invests for Vibrant Communities

As part of its Vibrant Communities Initiative (VCI), generously supported by the Connecticut Commission on Culture & Tourism, the Connecticut Trust awarded grants in May to help five Connecticut cities and towns produce action plans for underutilized historic places or structures, or for town- or city-wide preservation plans. Each municipality received \$50,000. In addition, Connecticut

Circuit Rider Brad Schide will continue to work with each recipient, helping them carry out the grant projects.

The City of **Hartford** will use its grant to formulate plans to turn the former M. Swift and Sons gold-leaf factory into a “green,” multi-use economic development center. The factory building has been long abandoned and is now owned by a nonprofit developer. CTHP funding will

permit the City to hire professionals to produce a focused action and implementation plan for the factory, which is located in Hartford’s North End, near Keney Park.

The Town of **Lebanon** wants to protect historic assets around the town green by creating a village district. CTHP funding will permit the town to hire professionals to produce design guidelines, zoning regulation changes, a capital needs assessment

Brad Schide



Town of Lebanon



Photographs across from left to right: M. Swift and Sons factory, Hartford; Historic resources around the Lebanon Green; Bank Street, New London; Downtown Norwich

Kronenberger & Sons Restoration Inc., founded in 1946, is a three-generation firm specializing in the restoration, preservation and adaptive re-use of period structures.

We are craftspeople, with the knowledge, skills and experience to return usability to older structures while helping them meet the requirements of the 21st century.

It has been our goal to balance passionate interest in historic preservation with level-headed professionalism.



Years of successful projects and satisfied clients are a testament to that goal.

Our clients have included museums, municipalities, architects, historical societies and homeowners. As varied as our clients, so are their projects. They have included barns, carriage houses, covered

bridges, churches, town halls and a vast array of period homes and out buildings.

For history in the remaking, call us, toll-free in Connecticut 1-800-255-0089.

**KRONENBERGER & SONS**  
**RESTORATION** THE

Home Improvement Contractor #552121



KRONENBERGER & SONS RESTORATION, INC. • 175 INDUSTRIAL PARK ROAD, MIDDLETOWN, CT 06457 • 860-347-4600 • FAX: 860-343-0309 • www.kronenbergersons.com

**Prudential**

Connecticut Realty  
98 Park Street  
New Canaan, CT 06840  
203 322-1400  
203-966-7970 x4036  
800 778-6228 x4036  
Fax 203 972-6157  
tnissley@prudentialct.com



Tom Nissley  
Sales Executive  
(Member, CT Trust)

*“I know antique houses, and others, too!”*

An independently owned and operated Member of the Prudential Real Estate Affiliates, Inc.

of the green, and an examination of key buildings for commercial use.

The City of **New London** has made reuse of several downtown buildings located near the train station and waterfront as a priority. CTHP funding will permit the city to hire professionals to analyze the buildings' rehabilitation potential, as well as some of the obstacles to their reuse.

The City of **Norwich** has nearly 100

historic downtown buildings. In 2010, the city approved \$3.8 million in capital funding to assist downtown properties. The CTHP grant will facilitate the spending of this capital money by allowing the city to hire professionals to identify key buildings for rehabilitation and reuse.

The **Waterbury Green** has long been viewed as one of New England's premier town greens. VCI will work with the City,

local property owners, and other stakeholders to formulate plans to preserve and enhance the green. The CTHP grant will permit the City to hire professionals to prepare a site, maintenance and operating plan to meet the many capital needs facing the green and to set up a local organization to spearhead restoration.

"Our VCI program will demonstrate that historic preservation and economic

*(continued on page 14)*

Brad Schide



Brad Schide



## Historic Buildings Financing Fund

In June the Connecticut Trust approved \$26,000, the last funds from a collaborative grant from the Connecticut Housing Finance Authority (CHFA) that have supported the Trust's Historic Buildings Financing Fund (HBFF). The grant will be use for rehabilitation of 156-158 Sargeant Street, part of the Sigourney Square Historic District in Hartford. Built in 1897, the two-family house forms a gateway to the Asylum Hill neighborhood from Sigourney Square Park. Its mix of Queen Anne and Colonial Revival details make it very attractive for redevelopment.

The house is being rehabilitated by NINA Properties, Inc., with additional funding from Neighborhood Stabilization Funds—through the city—and proceeds from the state Historic Homes Tax Credit. The CHFA/HBFF grant will make up the gap between the cost of rehabilitation and the expected sales price. 🌿

NINA



156-158 Sargeant Street, Hartford

## Trust Awards Preservation Grants

In May, the Connecticut Trust awarded 19 municipalities and nonprofit organizations a total of \$132,653 in Historic Preservation Technical Assistance Grants. The grants will make possible a total initial investment of \$307,300 in these historic sites. The grants are part of a comprehensive historic preservation technical assistance program of the Trust, in collaboration with and with generous funding from the Connecticut General Assembly, the Connecticut Humanities Council, and the Commission on Culture & Tourism, through the Community Investment Act. The grants are intended to encourage and support community efforts in planning for the preservation, restoration, and rehabilitation of historic buildings and places. (In the list, "NR" indicates sites on the National Register; "SR" means State Register.)

Town of Haddam



Middlesex County Jail,  
Haddam

**Branford, Stony Creek Association:** \$7,500 for a village district study for Stony Creek (NR).

**City of Groton:** \$6,000 for a comprehensive capital needs assessment of the Mother Bailey house (NR).

**Guilford Keeping Society:** \$2,250 for capital needs assessment of the Medad Stone Tavern barn (NR).

**Town of Haddam:** \$10,000 for plans and specifications for the rehabilitation of the former Middlesex County Jail (NR).

**Hartford, Bushnell Park Foundation:** \$5,000 for plans and specifications for rehabilitation of the Soldiers and Sailors Memorial Arch (NR).

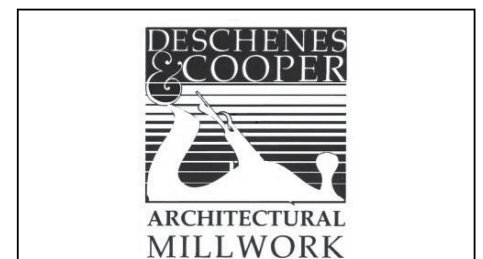
**Hartford, Connecticut Historical Society:** \$20,000 for a capital needs assessment for its headquarters complex on Elizabeth Street (NR).

**Hartford, Sheldon Oak Central and Metropolitan AME Zion Church:** \$5,000 for plans and specifications for redevelopment of 2084 Main Street (NR).

**Killingly, Westfield Congregational Church (Danielson):** \$4,700 for structural investigation of the roof and steeple (NR).

**Town of Madison:** \$7,500 for a conditions and adaptive use assessment of the Bauer Park farmhouse.

**New London, Saint James Episcopal Church:** \$15,000 for a conditions assessment and restoration plan (NR).



Specializing in Historic Millwork including Windows, Entranceways, Raised Paneling, Doors & Mouldings

Over 700 Authentic Moulding Profiles IN STOCK

Antique Oak & Chestnut Flooring

CALL TODAY for our FREE Moulding Catalog on disk.

860-599-2481  
www.ExpertMillwork.com

*The Perfect Storm!*

**Innerglass® Interior Storm Windows:**

- Maintain the charm and beauty of your existing windows
- Significantly reduce heating and cooling bills
- Compression-Fit to eliminate drafts completely
- Greatly reduce outside noise
- Are perfect for enclosing screen porches
- Save energy, save money and save history!

**Innerglass®**  
Window Systems, LLC  
The Compression-Fit Advantage

1-800-743-6207 • www.stormwindows.com

**shuttercraft.com**

mortise & tenon exterior cedar shutters  
any size - any style - unfinished or painted

Call (203) 245-2608 - Madison, CT  
Interior & Exterior Shutter Types in all Sizes  
Free Brochure - Family Owned - Made In USA

# Barn Grants

In May the Connecticut Trust awarded a total of \$102,287 in Barns Grants to 24 nonprofit organizations, municipalities, and private citizens from across the state. The purpose of the grant is to support efforts to preserve the iconic historic barns of Connecticut.

Barns Grants are funded by the Connecticut General Assembly. With matching funds, the grants will make possible a total investment of \$312,320.

A conditions assessment is a prioritized list of repairs and recommendations, with photographs keyed to a sketch of the barn



**Town of Bolton:** \$5,000 for stabilization of the Bolton Heritage Farm barn.

**Cheshire:** \$5,000 for stabilization of the Leavenworth barn.

**Columbia:** \$4,925 for foundation repairs to a 19<sup>th</sup>-century side-hill barn.

**Coventry Historical Society:** \$4,000 for repairs to the Strong-Porter House barn (NR).

**Historical Society of Easton:** \$5,000 towards stabilization of the Bradley-Hubbell barn (NR).

**Town of Farmington:** \$6,500 for conditions assessment and stabilization of the Isaac Cowles Farm barn.

**Greenwich Hospital:** \$4,650 for stabilization of the Mackay-Ingersoll barn.

**Guilford:** \$4,650 for stabilization of the Reuben Stone barn and cider mill (NR).

**Hamden:** \$1,500 for a conditions assessment of the Brooksvale barn.

**Hamden Historical Society:** \$1,500 for a conditions assessment of Maselli barn.

**Madison:** \$5,000 for stabilization of the Chittenden Place barn

**Manchester Historical Society:** \$5,000 for structural repairs to the Woodbridge Farm barn.

**Melrose:** \$2,500 for stabilization of the William H. Thompson carriage barn (NR).

**Middlebury:** \$5,000 for stabilization of the Phillips barn.

**Morris:** \$1,500 for a feasibility study for adaptive use of the Paletsky Farms barn.

**New Hartford:** \$5,000 for stabilization of Gillette's Grist Mill .

*(continued on page 15)*

EARLY NEW ENGLAND  
RESTORATIONS, INC.



HISTORIC RESTORATION  
CUSTOM BUILDING  
PROJECT MANAGEMENT

Structural Repairs  
Plaster Restoration  
Painting

Many 18<sup>th</sup> & 19<sup>th</sup> century  
houses and barns available

860-599-4393

www.WeRestoreOldHomes.com  
est. 1977

*"I look forward to an America which will not be afraid of grace and beauty, which will protect the beauty of our natural environment, which will preserve the great old American houses and squares and parks of our national past, and which will build handsome and balanced cities for our future."*

John F. Kennedy - October 26, 1963

We are proud to serve the architects, engineers and planners who are preserving the past for the future.

*Schwartz & Hofflich* LLP

CERTIFIED PUBLIC ACCOUNTANTS  
FINANCIAL ADVISORS

37 NORTH AVENUE, NORWALK, CONNECTICUT 06851-3832  
(203) 847-4068 (212) 397-0090 FAX (203) 849-0624 • E-MAIL: INFO@SHCPA.COM • WEB: HTTP://WWW.SHCPA.COM  
MEMBER OF DFK INTERNATIONAL WITH AFFILIATED OFFICES WORLDWIDE

# Archaeological and Historical Collections

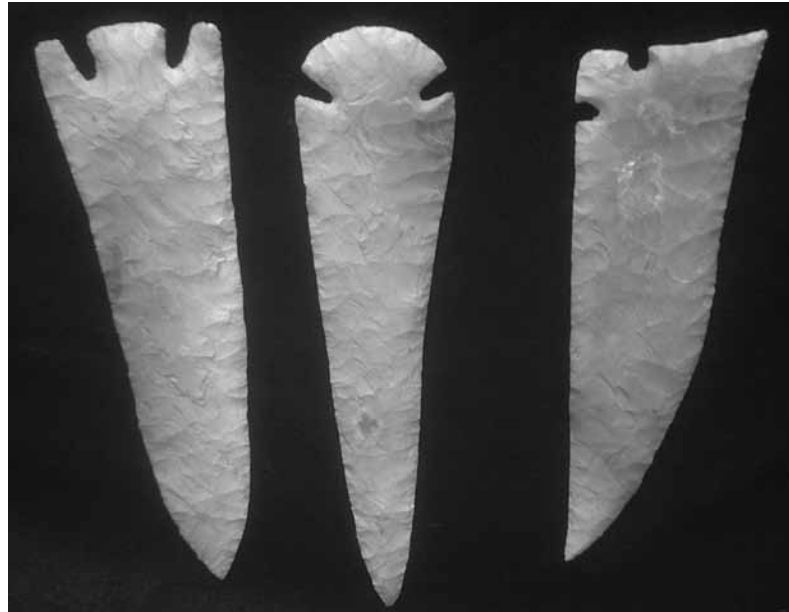
## A National Crisis *By Nicholas Bellantoni, Ph.D., Connecticut State Archaeologist*

A few years ago, the phone rang and the caller told a story of her father's passing. In finalizing his estate she found a "ton of boxes with rocks" in them. The father was a known collector of Indian stone tools, and even tried his hand at knapping arrow points himself. She informed me that the boxes were going to the town dump unless my office wanted them. Not knowing anything about the collection, we ran over to the house to inspect the artifacts. We only had the time to go through a couple of boxes and really saw nothing impressive; however, we decided to take the materials back to our Museum of Natural History and Archaeology Center and see if any of them could be used for educational or exhibit purposes.

As students and volunteers from the Friends of the Office of State Archaeology began cataloguing and identifying the artifacts they discovered about ten finely carved stone knives and projectile points that were more than 11,000 years old. These represented Native American cultures from the western portions of the continent—significant and one-of-a-kind items.

This incident illustrates how archaeological collections, including Native American and Colonial artifacts, are being lost every day, when collectors die without making provisions for the materials. The family views the collection as a personal

Howard Sargent Collection, Connecticut State Museum of Natural History, University of Connecticut



Private archaeological collections are a significant historical resource, says State Archaeologist Nicholas Bellantoni. Members of his office discovered these stone points, which are 8,000 and 3,000 years old, after being offered "a ton of boxes with rocks" in them.

hobby and do not think that it could be of importance—unless, of course, they perceive a monetary value. But, usually the collection is simply perceived as "boxes with rocks" and goes to the town dump.

When the office of the State Archaeologist was established by state legislation in the late 1980s, one of my initial efforts was to create public awareness that there was professional and scientific archaeology happening in Connecticut and that it was significant and could contribute to our understanding of our cultural heritage.

And, as importantly, worthy of preservation!

What is important is not simply the

artifacts themselves, but also their context. 'Context' in archaeological collections refers to the precise location where an artifact is found on a site and its relationship

### Improve Your Old Wood Windows

- Restored
- Double Paned
- Weather Stripped


**GO GREEN!**  
SAVE A WINDOW  
SAVE A TREE

**When only the original window will do!**  
Keep the beauty of your original wooden windows - and it costs less than quality wood replacement windows.



**1.888.966.3937 • www.ct-bi-glass.com**

**GULICK & SPRADLIN**  
RENOVATION CONTRACTORS



Design/Build  
Repair  
Restoration

gulickspradlin.com  
203 996 6151

with other artifacts, such as its position in the soil layers of an excavation. This is a crucial aspect of archaeological artifact analysis and is an important dimension of the significance of archaeological collections. The loss of provenance and context in archaeological artifacts seriously diminishes their value as sources of information.

When we have good context for a collection, it can be very useful in research projects and the solving of hypotheses about our cultural past. But even collections that lack specific information about context and provenance, can be used for comparative purposes or for educational exhibits. So, every collection can contribute to our understanding of history.

Since the success of the PBS series, "Antiques Roadshow," people have become more attuned to the potential of monetary reward for historic items. We all love the program, but it does a disservice to historic preservation efforts when items of Native American, Colonial and Historic origins are seen as being merely worth money. Appraisals of furniture and paintings are one thing, but appraisals of Indian pottery,

Revolutionary and Civil War artifacts, and other significant American cultural items that can be recovered from archaeological contexts only hurt preservation efforts. Revolutionary and Civil War soldier burials have been vandalized in Connecticut to recover buttons, buckles, swords, guns, etc. that could be sold.

Archaeological sites and collections are like an endangered species: once lost, forever lost. They belong to all of us and should be maintained in appropriate repositories and available for educational and research purposes. We do not want to see them lost or vandalized due to attitudes of insignificance or profit.

The Office of the State Archaeologist is available to evaluate legal and ethical considerations in assuring that private archaeological collections are preserved for future generations, and can provide suggestions for owners of collections to use in their estate planning. We can help make the collections accessible to the public and assure that crucial data about where the objects were collected is not lost.

Please do not hesitate to contact me or other museum curators for assistance. 🌱

For more information, contact Nick Bellantoni at (860) 486-5248 or by email to [nicholas.bellantoni@uconn.edu](mailto:nicholas.bellantoni@uconn.edu).

In a separate document explaining the requests, Steiner writes that this change is necessary because "the historic structures on the property have been permitted by the State to deteriorate significantly." He also asks the town to remove the over-55 restriction, to allow a dining facility (which he argues was implied in the previous permissions for an "active adult" development), and to allow replicas of demolished buildings to be built to the same height as the originals.

Unfortunately, the state's transfer to Steiner has never included any requirement that the historic buildings be preserved. The deal was handled entirely within the Governor's office, and there is no sign that the Commission on Culture & Tourism (the state historic preservation office) was consulted in any way.

The buildings may indeed be unusable due to neglect. However, as the Connecticut Trust wrote to the Waterford planning and zoning commission, approval for demolition should be given only after a thorough evaluation process, including:


- independent structural analysis by an engineer with preservation experience;
- detailed plans showing how the developer intends to reconstruct and/or add to the buildings and how those plans conform to the intent of the regulations; and
- review of those plans by preservation experts such as the Waterford Historic Properties Commission, the State Historic Preservation Office, or the Connecticut Trust.

As of press time, the commission had not reached a decision on Steiner's request. 🌱

CT Lic. #  
0625160

*No Job Too Big  
No Job Too Small*

**WILLIAMS GENERAL**  
**CONTRACTING**  
*Residential • Commercial*



203.848.9821  
[Matthewjohnwilliams@yahoo.com](mailto:Matthewjohnwilliams@yahoo.com)

857 Totoket Rd.  
Northford, CT 06472

**WE SELL OLD LIGHTS**

**We buy and sell restored antique lighting at good prices**

We offer a wide variety of period lighting from the late 1800s through the 1930s – Victorian Arts & Crafts, Art Nouveau and more. Whether it's an amazing chandelier for your dining area or an unusual sconce for the bedroom, no one works harder than we do to create that perfect look.

*You'll love our lights*

**WE GUARANTEE IT!**

**860-676-2713**  
(Leave a message if we're not there)

email: [speck21125@aol.com](mailto:speck21125@aol.com) • **OLD LIGHTS ON** • Farmington, CT

**Bring new life to old chimneys**



FEATURING thermocrete<sup>®</sup>, an efficient, cost effective sprayable cement system for enhancing the safety of old, unlined chimneys. It has a lifetime warranty and is tested to UL Standards. Excellent references throughout Southern New England. See our website [www.thermocreteusa.com](http://www.thermocreteusa.com)

**ERIC JACKSON CHIMNEY, LLC**  
SINCE 1982

*Chimney Relining Experts • Repair and Restoration • Complete Chimney Service*  
Burlington, CT 06013 • Phone/Fax: (860) 480-8212  
MEMBER, CONNECTICUT TRUST FOR HISTORIC PRESERVATION

## Historic Homes Tax Credit, cont'd from page 1

At first, the corporate-tax requirement made using the credit difficult, but in recent years a syndicator has emerged who bundles the credits. This has improved the situation. Bundling makes the credit more attractive to corporations, who can avoid negotiating piecemeal with individual homeowners. And the syndicator saves homeowners the complex task of identifying and negotiating with appropriate corporations.

Among Connecticut cities, New Haven stands out for its use of the Historic Homes Tax Credit. According to Mary Dunne, since the credit was initiated in 2000, 154 homeowners in the city have completed rehabilitation projects under the program and received \$4.75 million in credits. Based on the 30 percent tax credit, this translates to a total investment of \$15.8 million in city property. But the investment is actually much larger than that, since many owners end up exceeding the maximum credit of \$30,000 per unit or do additional work not covered by the credit.

Many factors seem to contribute to New Haven's extensive use of the historic homes tax credit. Part of it

might be chalked up to preservation-minded nonprofit housing developers like Neighborhood Housing Services of New Haven. NHS usually uses the credit on four or five properties per year, says Dunne, but nonprofit developers are also

active in other cities—NINA, in Hartford, for instance (see page 7). In fact, most New Haven applications come from private owner-occupants.

Demographics may play a role. The Historic Homes Tax Credit is limited to census tracts in which 70 percent or more of the families have a medium income of 80 percent or less of the statewide median family income. However, the patterns of settlement in New Haven and a few other cities (see sidebar) mean that the entire municipality is eligible, wealthy neighborhoods as well as poor ones. In fact, many of New Haven's private tax credit applications come from more prosperous neighborhoods.

It also helps that large areas of New Haven have the required historic designation, which provides a large supply of buildings eligible for the program. In the 1980s the New Haven Preservation Trust prepared nominations for most of these neighborhoods. The economic downturn of the early '90s slowed the nomination process, and a few key neighborhoods remain undesignated, but the city

Nonprofit developers like Neighborhood Housing Services of New Haven also can use the Historic Homes Tax Credit. This house is part of NHS's Fairlawn Manor project.



boasts nineteen National Register districts and at least two State Register districts, in addition to individually listed buildings.

An important factor is the promotion that the credit receives from the New Haven Preservation Trust. Working with Dunne and, where possible, neighborhood organizations, the NHPT puts on three or four workshops a year to publicize and explain the credit. The Trust also works with applicants who need help with the paperwork.

Although she hasn't been able to track the numbers precisely, Mary Dunne thinks that about twenty percent of the applications received from New Haven since the workshops began in 2008 have come from workshop attendees. The workshops are also helpful in other ways. According to Dunne, attendees gain a better understanding of the program requirements and the application procedure, so their applications can be processed more quickly.

"The workshops actually make my job easier, and I think they make the process easier for the applicants, too," says Dunne. "I'd like to have workshops in other cities."

The Buxbaum has used the tax credit extensively in New Haven, both when she worked for Neighborhood Housing Services and for projects of her own. A regular speaker at the NHPT's tax credit workshops, she sums up the advantage of the program: "Your house retains more value if you restore it historically than if you don't."

The Historic Homes Rehabilitation Tax Credit is an important tool for preserving historic homes and neighborhoods. As the New Haven experience shows, with active promotion and practical help for applicants, this program has the potential to play an even bigger role in improving life in Connecticut's cities. 🌱

*For more information, visit [www.cultureandtourism.org](http://www.cultureandtourism.org) and click on "Historic Preservation" and then "Historic Homes Rehabilitation Tax Credit." To apply for the credit or set up a workshop, contact Mary Dunne at (860) 256-2756 or [Mary.Dunne@ct.gov](mailto:Mary.Dunne@ct.gov).*

### The Historic Homes Rehabilitation Tax Credit in a Nutshell

- Tax credit equal to 30 percent of eligible project costs
- Amount of credit: up to \$30,000 per unit, for one to four units
- Owner must occupy one unit, or must sell the property to an owner-occupant
- Buildings must be on the State or National Register
- Buildings must be in program targeted areas
- Project costs of at least \$25,000
- Work must comply with Secretary of the Interior's Standards for Rehabilitation
- Credits used by corporations paying taxes under Chapters 207-212 of Connecticut General Statutes (banks do not qualify)
- Credit must be assigned to a qualifying corporation in exchange for cash, grants, or reducing amount owed on an extension of credit from that corporation

### Where the Historic Homes Tax Credit Can Be Used

#### *Townwide:*

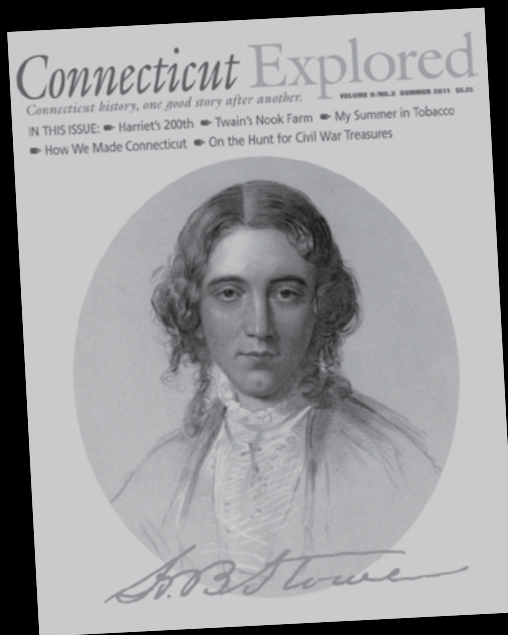
Bridgeport  
Hartford  
New Haven  
New London  
Waterbury  
Windham

#### *Selected areas in:*

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

*Preserving  
Connecticut  
history, one  
good story  
after another*

Read, subscribe, advertise  
Find out more at  
[www.ctexplored.org](http://www.ctexplored.org)



**Connecticut Explored**

Discounts available for members of the Connecticut Trust for Historic Preservation

**Vibrant Communities**, cont'd from page 7

Brad Schide

development are synonymous,” said Helen Higgins, executive director for the Trust. “To make our cities and towns vital centers, the tools of historic preservation must be front and center.”

The five recipients were chosen from a field of seventeen well-qualified applicants. VCI was made possible through a grant from the Commission on Culture & Tourism with funds from the Community Investment Act of the State of Connecticut. Proposals were selected based on the importance of the historic and/or cultural assets included in the proposed project area, the timeline, and impact that CTHP funding will have on completing the project. 🌱



Waterbury green



***We love old houses!***

**CHRISTOPHER WUERTH**

RESTORATION CONTRACTOR LLC

203-430-6020 [wuerthrestoration.com](http://wuerthrestoration.com)

Licensed - Lead Certified - Insured - References

*Over 30 Years' Experience*

**Joseph Ranshoff**  
**Antique Furniture**  
**Restoration**

(203) 606-4506

details in  
**Connecticut Trust**  
**Restoration Services Directory**

**Preservation Circle**

- Chairman's Circle \$ 1,000
- Preservation Patron \$ 500
- Circuit Rider Sponsor \$ 250
- Heritage Partner \$ 100

**Basic Membership**

- Business \$ 100
- Non-profit/Municipal \$ 75
- Family \$ 50
- Individual \$ 40



You can join the Connecticut Trust online too, at [www.cttrust.org](http://www.cttrust.org)

**JOIN THE CONNECTICUT TRUST!**

Name  Mr.  Mrs.  Ms.  Miss \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone (\_\_\_\_\_) \_\_\_\_\_

Email \_\_\_\_\_

Employer (for matching gift program) \_\_\_\_\_

Check enclosed (payable to "Connecticut Trust for Historic Preservation") Charge my:  Mastercard  Visa  American Express

Card Number \_\_\_\_\_ Exp. Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Signature \_\_\_\_\_

**Mail to:**  
940 Whitney Avenue, Hamden, CT 06517-4002 Telephone: (203) 562-6312 All contributions are tax deductible.

**Preservation Grants, cont'd from page 8**

**Norwalk, Norwalk Historical Society:** \$1,250 for historic interior report of the Old Norwalk Lockup (NR).

**Norwalk, St. Paul's on-the Green:** \$900 for conservation treatment report for the church's 18<sup>th</sup> century weathervane (NR).

**City of Norwich:** \$10,000 for conditions assessment and hazardous materials survey for the long-vacant Reid and Hughes building (NR).

**Portland Historical Society:** \$2,750 for a National Register nomination for the Marlborough Street historic district.

**Stamford, Saint Luke's Lifeworks:** \$3,000 for plans needed to recon-

struct the porch on the former Saint Luke's rectory (NR).

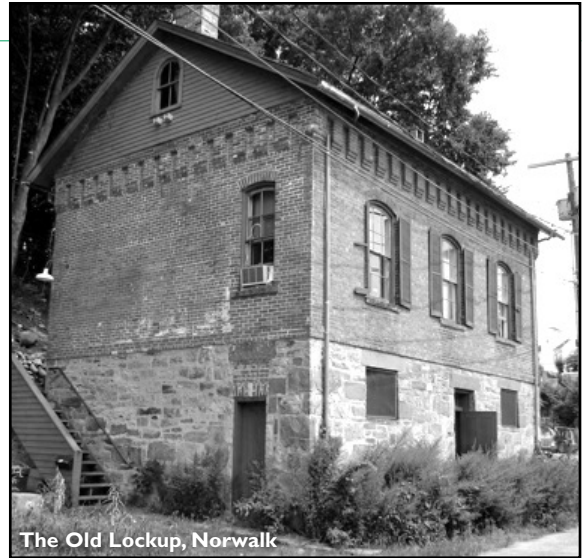
**Town of West Hartford:** \$14,000 for an historic structure report of the Sarah Whitman Hooker house (NR).

**West Hartford, Noah Webster house:** \$3,600 for bid documents related to repairing roof and gutter damage from last winter's severe weather (NR).

**Windsor Historical Society:** \$11,613 to draw up plans and specifications for rehabilitation of the Strong House (NR).

**Woodstock Historical Society:** \$2,500 for a preservation and outreach plan for the Chamberlain mill (SR).

Norwalk Historical Society



The Old Lockup, Norwalk

For more information about grants, call Jane Montanaro at (203) 562-6312, or visit [www.cttrust.org](http://www.cttrust.org).

**Barn Grants, cont'd from page 9**

**Portland:** \$5,000 for stabilization of the George Ames barn.

**Roxbury:** \$5,712.50 for a conditions assessment and stabilization of the Charles Glover Homestead barn.

**Southbury:** \$6,500 for a conditions assessment and stabilization of a rare octagonal barn (NR).

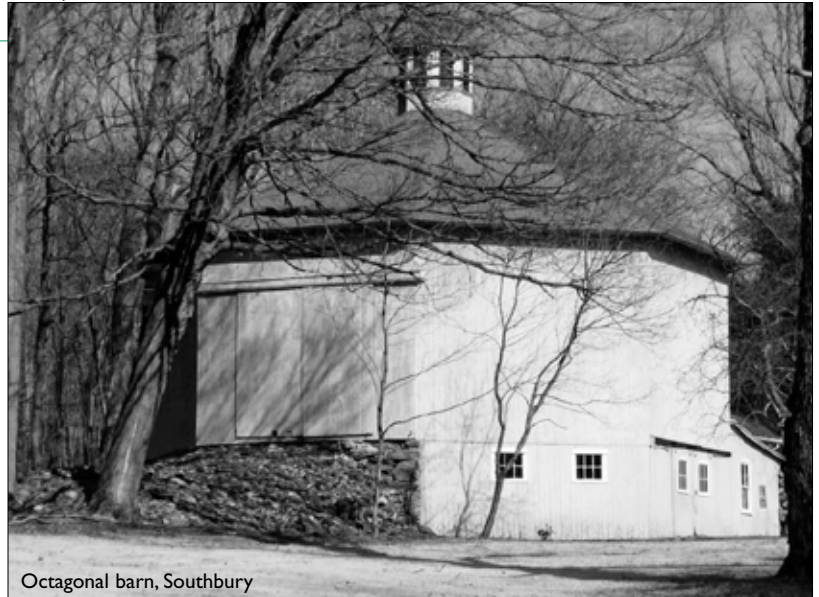
**Torrington:** \$5,000 for stabilization of the Mount Pleasant Farm barn.

**Vernon:** \$5,000 for stabilization of the hay barn at the Strong Family Farm.

**Washington:** \$1,500 for a conditions assessment of the Hollister House barn (NR).

**Town of West Hartford:** \$1,500 for a conditions assessment of the Westmoor Park Barn.

Keith Bilyard



Octagonal barn, Southbury



*17th and 18th Century  
Millwork*

Windows, Doors & Entryways  
Raised-Panel Walls  
Old Glass, Moldings  
Wide Pine Flooring  
Beaded & Feather edge boards  
Send \$4.00 for catalog.  
CUSTOM WOODWORKING


**Maurer & Shepherd Joyners**  
122 Naubuc Avenue  
Glastonbury, Connecticut 06033  
(860) 633-2383  
[www.msjoyners.com](http://www.msjoyners.com)

**Leonard J. Baum Architect**  
401 941-1650 [www.LJBArch.com](http://www.LJBArch.com)



**Restorations, Reconstructions, Additions, & Reproductions for the 18th Century Purist**

**OWN A PIECE OF PLYMOUTH HISTORY!**



**The Terry House on the Plymouth Green**  
Rehab Opportunity: +/-3300 square feet on +/-1.2 acres  
\$279,900 – Possible Owner Financing

The Terry House (c.1800) enjoys a prominent place in Plymouth Village and in the history of Terryville. First owned by the Terry family of clockmakers, the home is listed on the National Register and also served as a station on the Underground Railroad. Currently, a 2 family; also included on the wooded site is an attached woodshed and a detached 3 car garage. Zoned residential including home-based offices; all municipal utilities; owner financing or joint venture possibilities in the rehab of this impressive residence.

Please call Vance Taylor, owner, 860-482-9695  
or 860-480-3307 (cell)

## Connecticut Trust for Historic Preservation

940 Whitney Avenue  
Hamden, CT 06517-4002

Phone: (203) 562-6312  
Fax: (203) 773-0107  
Email: [web@cttrust.org](mailto:web@cttrust.org)  
Web: [www.cttrust.org](http://www.cttrust.org)

Address Service Requested  
Forwarding and Return Postage Guaranteed

NON-PROFIT ORG.  
U.S. POSTAGE  
**PAID**  
NEW HAVEN, CT  
PERMIT NO. 72

## Candlewood Lake Camps

Candlewood Lake, completed in 1928, was built as the largest of Connecticut Light and Power's system of hydroelectric facilities, but it quickly became a summer resort, too. Even before the water reached its intended level, developers began buying up tracts of new lakefront property and laying out lots for vacation cottages.

Because of the hilly terrain, the lake is irregular in shape, with many coves and peninsulas. This encouraged the development of small, independent enclaves, organized as private associations with shared clubhouses or other communal facilities. Cut off from older centers of settlement by steep hills, these enclaves make up a separate, lake-centered world that ignores municipal boundaries—a cozy, intimate place of tightly-packed small houses, mature trees, and narrow, labyrinthine roads where a visitor easily could get lost and never find the way out.

The architecture, for the most part, is unimposing. In the early years Adirondack influences predominated, characterized by log construction (real or faux) or waney-edged siding, and by fieldstone foundations and chimneys. Fitting cottages to the steep lakeshores provided many challenges. Most of the older cottages have been added to and converted to year-round use, with much loss of original flavor, but some survive. Later, year-round development has tended more to standard suburban models, but the proportion of consciously rustic houses remains noticeably high.

One of these enclaves is Candlewood Knolls, in New Fairfield, which had its beginning in 1929 when three investors bought a former summer camp, Camp Arden. In the first section to be built, the land is relatively open, and cottages mostly follow Colonial Revival or Arts and Crafts design, with low roofs and clapboard or shingle siding. The southern section, developed slightly later, is wooded; here rustic log cabins were preferred.

Recreational facilities include a rambling log clubhouse, originally built for Camp Arden, as well as beaches, boat slips,

a playground, a ball field, a basketball court, a tennis court, and central mailboxes. As in nearly all Candlewood developments, many of the original houses have been much altered; however, Meadoway has a concentration of cabins that have retained their rustic character, and the community as a whole continues to be dominated by the slope of the hill, the glint of lake water, and the intimacy of tightly-packed, modest dwellings—elements unchanged from 1929.

—*Christopher Wigren*

## CONNECTICUT *Snapshots*



C. Wigren

Candlewood Knolls