

Investment in Connecticut:

The Economic Benefits of Historic Preservation

Creating Jobs

Leveraging Resources

Advancing Sustainable Growth

Enhancing Community Quality

State Historic Preservation Office
Historic Preservation and Museum Division
Connecticut Commission on Culture & Tourism
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State of Connecticut
Prepared by PlaceEconomics, 2011

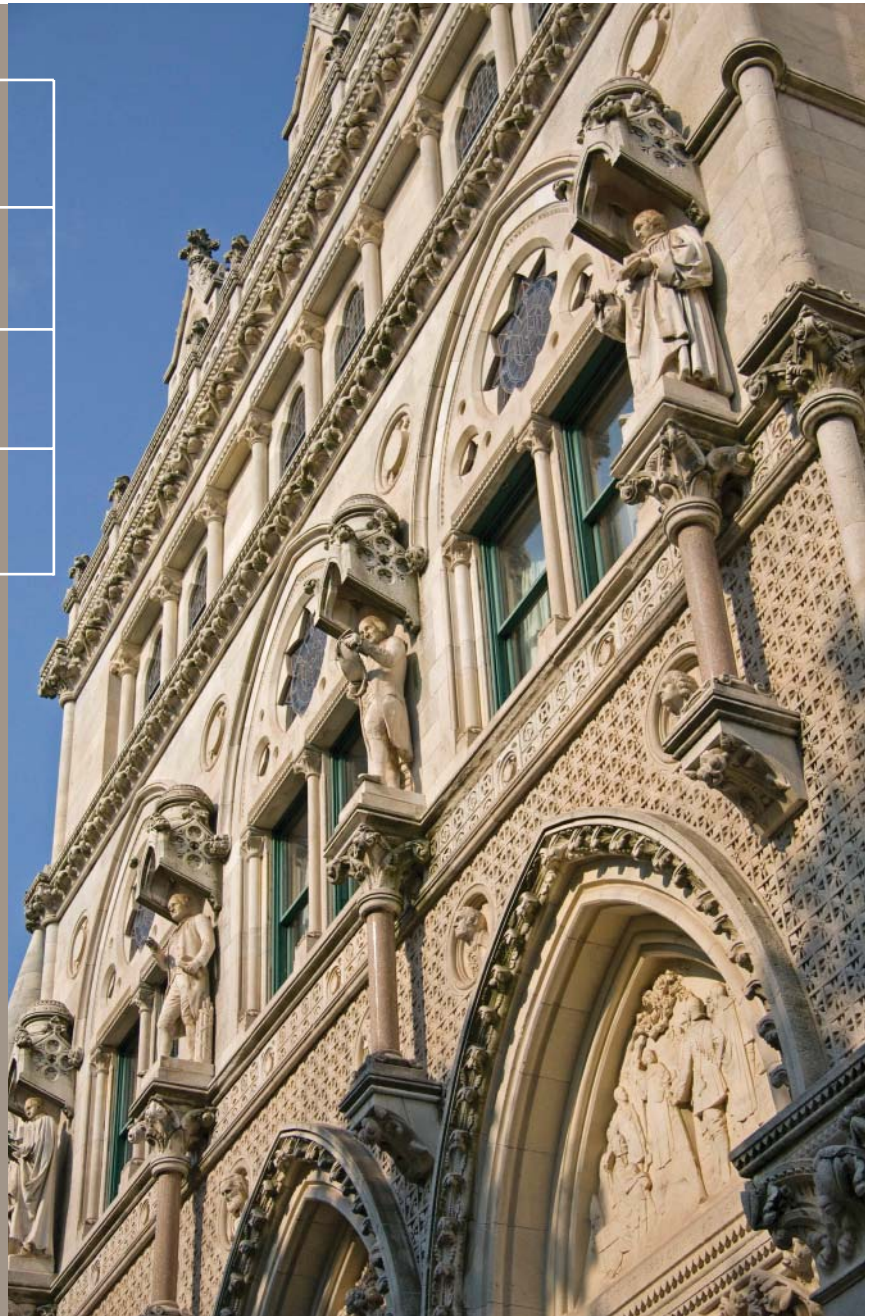


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Introduction

The mission of the Connecticut Commission on Culture & Tourism (CCT) is to preserve and promote Connecticut's cultural and tourism assets. As the State Historic Preservation Office (SHPO), the CCT is chiefly responsible for identifying, protecting and enhancing the incredible inventory of the built heritage that is Connecticut's legacy. One could argue that the stewardship of the state's historic resources is reason enough for the CCT's work.

But the CCT is charged by the Connecticut legislature with a wider mission not just to "preserve and promote our architectural legacy" but to do so in a way that enhances the quality of life and economic vitality of the State.

To meet those responsibilities, the Historic Preservation and Museum Division (HPMD) of the CCT administers a variety of programs. Under Federal law, the SHPO oversees the Federal Historic Preservation Tax Incentive program in Connecticut. Since the inception of that program, more than \$630 million has been invested by the private sector in our historic buildings, \$380 million of that in the last 10 years. The State of Connecticut has supplemented the Federal program with three state tax credits for historic preservation — the Historic Homes Tax Credit, the Historic Structures Rehabilitation Tax Credit and the Historic Preservation Tax Credit. Since 2000, these State and Federal credits have spurred \$450 million of private investment in Connecticut's built heritage.

Some historic resources, however, have needs that cannot be met through tax credits. Therefore the CCT offers several historic preservation grant programs, many of which are funded through the Community Investment Act — a program enacted by the Connecticut legislature in 2005 to create a dedicated funding source to support four public policy priorities — historic preservation, affordable housing, open space and agricultural preservation. Each year, the CCT distributes grants to non-profit organizations and local governments to expand historic preservation at the local level to promote quality communities. Over the last decade, the CCT has awarded over \$15 million in grant funds. These funds were matched by over \$9 million in additional resources from the recipients themselves. Each one of these 230 separate projects contributed to the quality of life and economic vitality of Connecticut.

The CCT has not only the responsibility of its mission but also the accountability of how, in both quantitative and qualitative terms, it is enhancing the quality of life and economic vitality of the State. To that end, the CCT commissioned an analysis of the impact of its programs on the economy of Connecticut. This document is a summary of that study.

The study more than amply demonstrates that the programs of the SHPO are not only saving historic resources, but are:

- Creating jobs and generating revenue for Connecticut and its cities and towns.
- Leveraging scarce public dollars by significantly leveraging federal and private resources.
- Encouraging development that creates sustainable growth.
- Measurably adding to the community quality of towns and cities of all sizes.

Connecticut is rightfully proud of the depth and quality of its historic resources. The CCT is proud to assist Connecticut citizens to make sure those resources are economically and culturally sustainable.

Executive Summary

Historic preservation means jobs. The State of Connecticut encourages the investment that creates those jobs through tax credit programs and grants, both administered by the Connecticut Commission on Culture & Tourism (CCT). Combined with the Federal Historic Preservation tax credit, these programs have made a substantial contribution to the economy of Connecticut even during the deepest recession in two generations. Unlike some tax credits whose impacts may be temporary, the historic preservation tax credits encourage investment in long-term capital assets with both immediate and ongoing benefit to the state, municipalities and the citizens of Connecticut. In difficult economic times, it is appropriate to ask, “Are tax credits and grants performing the way we expected?” Even though Connecticut’s historic preservation incentives were enacted to create housing and preserve our built heritage for future generations, they have proven to be remarkably effective as economic development tools. Here is that story.

Creating Jobs — Historic Tax Credits

The State of Connecticut has encouraged the investment in historic properties through three tax credit programs - the Historic Homes Tax Credit, the Historic Structures Rehabilitation Tax Credit and the Historic Preservation Tax Credit.

While the Historic Homes Tax Credit has been on the books since 2001, the other two are only recently available. Even so, they have been remarkably successful, generating jobs, income and local property taxes.

Ultimately, for every \$100 invested in the rehabilitation of a historic building, \$83 ends up in the pockets of Connecticut workers.

Historic preservation is about jobs — creating more jobs than most types of economic activity in Connecticut, including new construction. Historic preservation is labor intensive, so the economic impact is overwhelmingly local, with salaries, wages, profits and jobs staying in Connecticut.

Completed Projects

State Tax Credits

\$32,470,944

Private Investment

\$159,347,209

Jobs

560

Salaries & Wages

\$28,658,753

State Taxes Generated Directly

\$9,879,527

Annual Property Tax

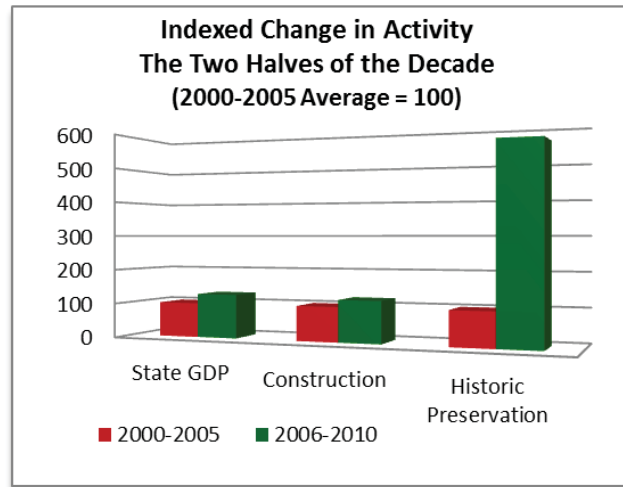
\$2,788,576

Impact per \$1,000,000 of Output					
	Historic Rehabilitation	New Construction	Steel Manufacturing	Computer Manufacturing	Medical Manufacturing
Direct Jobs	9.3	6.7	1.4	0.9	1.4
Indirect Jobs	5.1	5.2	3.1	2.2	3.5
TOTAL JOBS	14.4	11.9	4.5	3.1	4.9
Direct Salary & Wages	\$542,929	\$418,441	\$119,924	\$68,128	\$296,006
Indirect Salary & Wages	\$288,917	\$308,128	\$203,109	\$171,257	\$237,497
TOTAL SALARY & WAGES	\$831,896	\$726,659	\$323,033	\$239,385	\$533,503

Leveraging Resources

The purpose of tax credits is to encourage the investment of private capital in areas deemed in the public good. The test of success is, “Did the credit change investment patterns?” From 2000 to 2006, Connecticut had no state tax credit for the rehabilitation of commercial historic structures. Starting in 2007, two such credits became available.

The results are remarkable. The Gross Domestic Product of the State of Connecticut averaged about 25% greater in the last five years of the decade than in the first five; construction activity averaged 20% more. But investment in commercial historic properties using the federal and/or state credits was over five times greater.



Advancing Sustainable Growth

Historic preservation is the ultimate in recycling as the non-profit group Common Ground demonstrated in their \$22.7 million renovation of 410 Asylum Street in Hartford. The group, whose goal is to fight homelessness, redeveloped the building for mixed-use. This historic structure is Connecticut's first LEED Gold certified project. The commitment to the environment is certainly reflected in such elements as a green roof, but the environment is also well served by what did not happen.

Deciding to rehabilitate rather than demolish 410 Asylum Street prevented:

- Throwing away the embodied energy already incorporated in the building - the equivalent of 615,777 gallons of gasoline.
- Expending the equivalent of 9,986 gallons of gasoline in tearing it down and hauling it to the dump.
- Generating waste equal to 21 days of trash of the entire City of Hartford.
- Adding to the landfill enough material to fill 39 boxcars.
- Wiping out the benefit to the landfill of the last 21,211,680 aluminum cans that were recycled.



The Betty Ruth and Milton B. Hollander Foundation Center, at 410 Asylum Street, Hartford

Enhancing Community Quality

Every corner of Connecticut has benefited from grants from CCT. Over 230 grants have been awarded in 83 communities. They have shared over \$15,000,000 in grants, 68% of which went to bricks and mortar projects. These grants leveraged an additional \$9.2 million from other sources, benefiting people, projects and preservation in Connecticut. Although not meant to be a jobs program, these grants have resulted in 385 jobs and \$19.9 million in salaries and wages for Connecticut citizens.

Connecticut's rich built heritage should be preserved for tomorrow, but is having a positive impact on Connecticut's communities and economy today.

BY THE NUMBERS

Historic Preservation in Connecticut: 2000-2010¹

- **\$450 Million:** Private sector investment in historic buildings
- **\$242 Million:** Direct salary and wages in Connecticut from rehabilitating historic structures
- **\$128 Million:** Indirect salary and wages in Connecticut from rehabilitating historic structures
- **\$15.1 Million:** Personal Income Taxes from rehabilitating historic structures
- **\$15 Million:** Grants to local governments and non-profit organizations
- **\$10.8 Million:** Sales Taxes from historic preservation projects
- **\$7.8 Million:** Increased property taxes to local governments **each year**
- **\$2.0 Million:** Business Income Taxes from rehabilitating historic structures
- **4,144:** Direct jobs in Connecticut from rehabilitating historic structures
- **2,293:** Indirect jobs in Connecticut from rehabilitating historic structures
- **400+:** Housing units rehabilitated using the Historic Homes Tax Credit
- **302:** Number of historic preservation projects using Federal and/or Connecticut tax credits
- **99%:** Historic preservation projects in areas identified as priority areas for development
- **89%:** Historic preservation projects in neighborhoods identified as *Very Walkable or Walker's Paradise*
- **83:** Number of Connecticut communities that have received grants for historic preservation
- **75%:** Tax credit projects in neighborhoods with a median household income of less than \$25,000

¹ Impact of historic preservation projects using Federal and/or State historic tax credits and recipients of historic preservation grants.

About the Connecticut Commission on Culture & Tourism and the Historic Preservation and Museum Division

In 2003, The Connecticut General Assembly created the Connecticut Commission on Culture & Tourism (CCT) (§10-392). Its mission is to promote and preserve Connecticut's unique cultural and tourism assets in order to enhance the quality of life and economic vitality of the state. Through the formation of three distinct but collaborative divisions — Historic Preservation and Museum, Arts, and Tourism — the CCT provides funding, promotional support and technical and economic assistance to further the preservation of and public access to these resources.

Historic Preservation Partners

The CCT works with local and state government agencies, non-profit organizations, local and national businesses and individuals to advance the promotion and preservation of Connecticut's cultural resources. The agency's statutory partners are the Amistad Committee for the Connecticut Freedom Trail, the Connecticut Humanities Council and the Connecticut Trust for Historic Preservation. Federal partners include the Advisory Council on Historic Preservation, National Park Service, and the National Conference of State Historic Preservation Officers. The CCT works collaboratively with the three tourism regions — Central Regional Tourism District, Eastern Regional Tourism District and Western Connecticut Convention & Visitors Bureau.

The **Historic Preservation and Museum Division (HPMD)**, functioning under federal law as the Connecticut State Historic Preservation Office (SHPO), works to preserve Connecticut's historic resources for future generations. The HPMD oversees numerous incentives and programs that preserve these valuable cultural assets and are available to local governments, non-profit organizations, businesses and individuals. The HPMD 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. The Division's activities include:

- Oversight of the HPMD's six state-owned historic properties. Four of these properties are museums open for public visitation: Old New-Gate Prison in East Granby, the Henry Whitfield State Museum in Guilford, the Prudence Crandall Museum in Canterbury, and the Sloane-Stanley Museum and Kent Iron Furnace in Kent.
- Administration of numerous regulatory programs including environmental review and compliance programs.
- Management of the State and National Register of Historic Places programs that identify and protect the numerous historic buildings, sites and neighborhoods within Connecticut.
- Administration of the four historic preservation tax credit programs available to commercial and residential property owners.
- Administration of multiple grant programs that support a wide variety of preservation activities, including basic operational support, planning activities and physical rehabilitation of historic structures.

The HPMD regularly partners with local and statewide non-profit organizations such as the Connecticut Trust for Historic Preservation and the Connecticut Main Street Center. To date, the Division has partnered with over six dozen non-profits, and all of Connecticut's municipalities including 44 Certified Local Governments (CLGs) and federal and state partners.

Tax Credit Programs

Introduction

Connecticut benefits from four historic preservation tax credit programs, all administered by the Historic Preservation and Museum Division (HPMD), which acts as the federally-designated State Historic Preservation Office (SHPO). These include the Federal Historic Preservation Tax Incentive and three distinct state programs — the Historic Homes Rehabilitation Tax Credit, the Historic Structures Rehabilitation Tax Credit and the Historic Preservation Tax Credit.

The purpose of tax credits is to encourage the investment of private capital in areas deemed in the public good. By offsetting the total amount of taxes payable to the federal or state government, these programs encourage owners of residential and commercial structures to rehabilitate their historic properties, facilitating the continuance of the building's current use or the creation of new, adaptive use that fills a contemporary need. They have proven to be an effective and valuable means of facilitating private investment in historic structures, leading to such economic benefits as the creation of jobs, increases in property value and neighborhood revitalization.

The HPMD is involved throughout the rehabilitation process for a tax credit project. This usually includes guiding developers and architects through the tax credit application and approval process and providing technical assistance on allowable design decisions for tax credit qualification. Permissible alterations are defined within the Secretary of the Interior's Standards for Rehabilitation, developed by the National Park Service in 1977 to assist all property owners manage the rehabilitation of their historic properties in a way that does not compromise the architectural integrity of the structure.

Connecticut's SHPO began reviewing Federal Historic Preservation Tax Incentive projects in the first year of the program's existence in 1977. The Federal Historic Tax Credit, however, is available only for income-producing properties. In 2000, the state signed into law the Connecticut Historic Homes Rehabilitation Credit. This incentive is available to residential homeowners of historic properties in targeted revitalization areas.

In 2007, the state approved the Historic Structures Rehabilitation Tax Credit to encourage the conversion of industrial or commercial buildings into residential use. One year later, the General Assembly endorsed the creation of the Historic Preservation Tax Credit, which focuses entirely on mixed-use rehabilitations with an additional credit for the creation of low-income housing. The federal and state credits can be combined to provide the maximum financial incentive.

All state credits are taken against eligible rehabilitation expenditures — soft costs associated with rehabilitation of the certified historic structure; site improvements and non-construction costs are excluded. Likewise, with the exception of projects administered under the Historic Homes Tax Credit program, all projects must meet the "substantial rehabilitation" test, meaning that the qualified rehabilitation expenditures of a certified historic structure must exceed an amount defined in the statute.

The tax credits have been successful in generating private investment for the rehabilitation of Connecticut's historic structures. A key to their success has been their ability to be sold and transferred. This flexibility greatly enhances the leveraging of resources on the part of property owners and developers and can be especially useful when sold by a non-profit organization, such as a community development housing organization.

For more information on state historic tax credit programs, see Appendices B, C, and D.

Statutes, program regulations and applications for all tax credit programs are available at:
www.cultureandtourism.org

Summary of Federal and Connecticut's State Tax Credit Programs

	<i>Purpose</i>	<i>Credit</i>	<i>Cap</i>	<i>Transferable</i>
<u>FEDERAL</u>				
<i>Federal Historic Tax Credit (1977)</i>	Income-producing properties only.	20%	None	No
<u>STATE</u>				
<i>Historic Homes Rehab Credit (2000)</i>	Residential properties only, including owner-occupied rental or condominiums.	30%	\$3m/yr \$30,000/unit with min. expenditure of \$25,000	Yes
<i>Historic Structures Rehab Credit (2007)</i>	Conversion of commercial or industrial buildings for residential use. Partial credits available for mixed residential and non-residential uses.	25%	\$2.7m/building \$15m/yr in reservations	Yes
<i>Historic Preservation Tax Credit (2008)</i>	Conversion of commercial and industrial buildings to mixed-use. To qualify, at least 1/3 of the square footage after rehabilitation must be residential in use.	25% 30% if project includes affordable housing component provided at least 20% of the rental units or 10% of for sale units qualify under CGS Section 839a.	\$5m/building \$50m/3 yrs in reservations	Yes

Summary of Federal and State Tax Credit Projects — Number of projects and project costs

The chart below summarizes the tax credit activity that occurred utilizing Connecticut's four historic preservation tax credit programs from 2000-2010. During this period, ten projects received both federal and a state historic preservation tax credit. The remaining 292 projects received only the federal or one of the state historic preservation tax credits. Projects are counted only once within the following categories: "Federal + State," "Historic Homes Rehabilitation Credit," "Historic Structures Rehabilitation Credit," and "Historic Preservation Tax Credit." For number of projects and amount of expenditure within each program see appendix tables on specific programs. The amount invested is a conservative representation, particularly for the state tax credit programs where the investment amount was calculated indirectly based on the amount of the tax credit voucher issued. In the case of the Historic Homes Rehabilitation Credit in particular, the total expenditure is likely significantly greater.

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
Federal Credit Only -- #	6	4	13	11	4	9	5	17	5	3	2	79
Federal Credit Only -- \$	\$2,194,000	\$5,335,000	\$11,591,000	\$15,338,000	\$5,015,847	\$34,642,439	\$44,032,586	\$100,382,055	\$13,317,000	\$6,700,000	\$52,000,000	\$290,547,927
Federal + State -- #				2								
Federal + State -- \$				\$347,856								
Historic Homes Rehabilitation Credit -- #		6	14	26	28	27	24	25	23	21	16	210
Historic Homes Rehabilitation Credit -- \$		\$1,255,290	\$2,149,733	\$3,578,333	\$2,877,420	\$3,188,817	\$3,574,003	\$3,406,303	\$3,584,693	\$2,438,467	\$1,746,843	\$27,799,903
Historic Structures Rehabilitation Credit -- #								1		1	1	3
Historic Structures Rehabilitation Credit -- \$								\$4,825,000		\$6,388,900	\$380,550	\$11,594,450
Historic Preservation Tax Credit -- #												0
Historic Preservation Tax Credit -- \$												\$0
Total #	6	10	27	39	32	36	30	45	29	26	22	302
Total \$	\$2,194,000	\$6,590,290	\$13,740,733	\$19,264,189	\$7,893,267	\$37,831,256	\$61,623,589	\$149,475,216	\$24,961,375	\$26,991,367	\$99,329,853	\$449,895,136

Federal Tax Credit Program

Federal Historic Preservation Tax Incentive

The Tax Code of 1986 allows owners of depreciable residential, commercial, and industrial buildings that are listed on the National Register of Historic Places to elect a 20% investment tax credit in conjunction with the certified rehabilitation of certified historic structures. The National Park Service administers the program in conjunction with the SHPO and the Internal Revenue Service (IRS).

Economic Impact Analysis

Connecticut

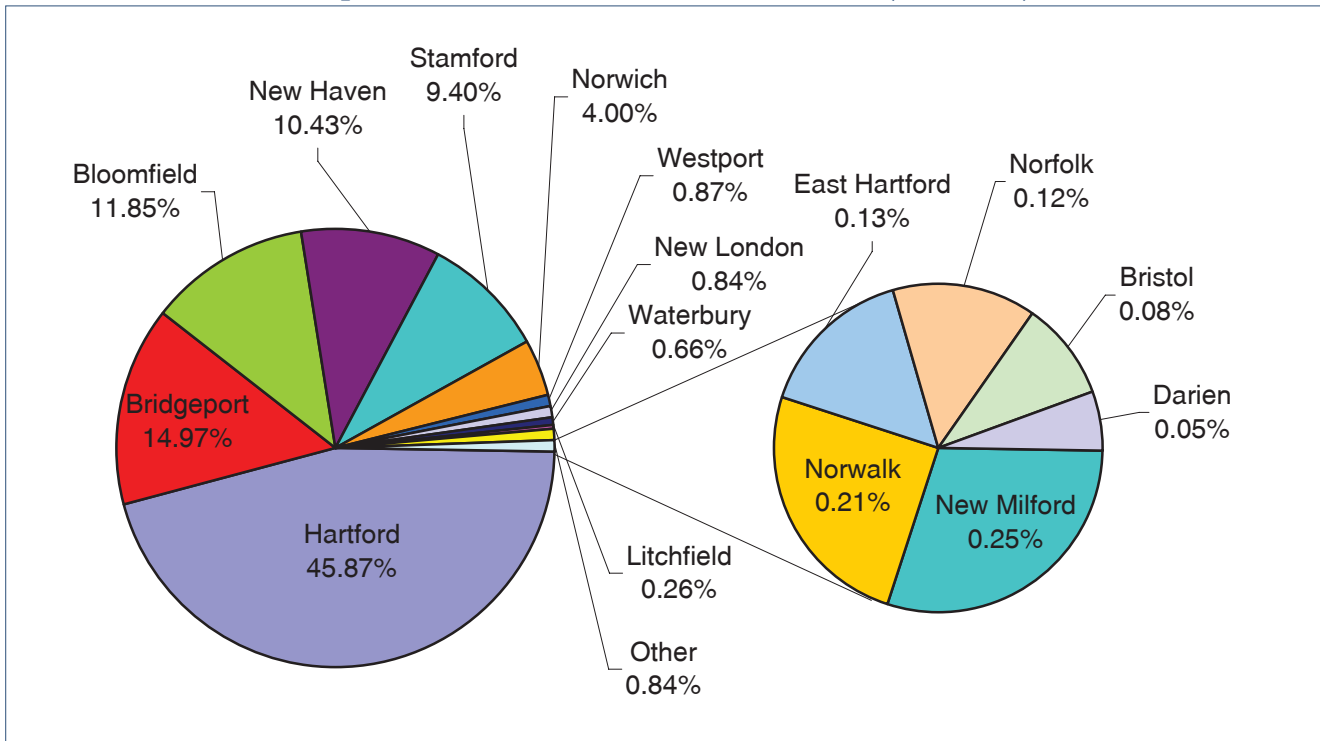
Since the program's inception, the SHPO has reviewed over 750 tax credit projects, representing a total investment of more than \$600 million.¹ In the decade of the 1990s, \$195 million was invested in Connecticut through the federal tax credit program. Nearly twice as much — \$380 million — has occurred in the last decade through the completion of 90 projects. Buildings have been rehabilitated under the federal tax credit program in more than 50 towns and cities throughout the state, including substantial numbers of projects in major urban areas such as Hartford, New Haven, Stamford and Norwich. In Connecticut, the use of federal tax credits for historic rehabilitation projects has resulted in several thousand units of housing, through either the upgrading of existing substandard housing or the creation of new residential units by conversion of schools, factories and commercial buildings.

In the last decade, project costs have ranged from an \$89,000 rehabilitation in Bridgeport to \$90 million in Hartford. Average project costs are \$4 million. More than two-thirds of total project costs occurred in urban centers in the past ten years. In particular, the Cities of Bridgeport, Hartford, New Haven, Norwich and Stamford account for nearly \$265 million of these costs. Project investment was heavily concentrated in the capital city of Hartford, where \$174 million in costs composed almost half of the total project costs in the entire state. Bridgeport followed with project costs of almost \$57 million. All projects were commercial, or revenue-generating, buildings that created retail, office and residential space.

City	Estimated Costs
Bloomfield	\$45,000,000
Bridgeport	\$56,848,000
Bristol	\$300,000
Darien	\$200,000
East Hartford	\$500,000
Hartford	\$174,177,341
Litchfield	\$1,000,000
New Haven	\$39,595,000
New London	\$3,200,000
New Milford	\$950,000
Norfolk	\$450,000
Norwalk	\$800,000
Norwich	\$15,200,000
Stamford	\$35,675,000
Waterbury	\$2,500,000
Westport	\$3,300,000
Total	\$379,695,341

¹ Department of the Interior, National Park Service, *Federal Tax Incentives for Rehabilitating Historic Buildings: Statistical Report and Analysis for Fiscal Year 2009*: National Park Service (2010), http://www.nps.gov/history/hps/tps/tax/download/stat_report_09.pdf.

Dispersion of Federal Historic Tax Credits (2000-2010)



For a list of all Federal tax credit projects in Connecticut between 2000-2010 please see Appendix A.

National

Since the program's inception, the Federal Historic Preservation Tax Incentive has rehabilitated 36,481 historic structures nationwide.² These projects have rehabilitated 217,408 housing units and created 195,067 housing units. Of these, 104,991 were low and moderate-income housing.³ A recent report by Rutgers University estimated that \$1 in tax credits resulted in \$5 in private investment. Over the life of the program, the Federal Tax Credit has thus generated \$85 billion in new investment in urban and rural communities. Other key findings include:

- The \$85 billion in rehabilitation activity has created approximately 1.8 million new jobs, concentrated in the construction, manufacturing, service, and retail sectors. These jobs require higher skill levels and pay wages than those generated by new construction.
- Approximately 75% of the Federal Tax Credit's economic effects are retained in the localities and states where the projects are located.
- The economic impacts of the Federal Tax Credit often occur in areas in need of revitalization. Since 2002, NPS statistics indicate that about two-thirds of all Federal Tax Credit projects have been located in Qualified Low-Income Census Tracts.
- The Federal Historic Tax Credit is a highly-efficient producer of jobs. Dividing \$16.6 billion in aggregate tax expenditures by the 1,815,000 in jobs generated yields a cost per job of less than \$10,000, which compares favorably to other forms of economic stimulus.⁴

² Ibid.

³ Ibid.

⁴ David Listokin and Michael L. Lahr. *First Annual Report on the Economic Impact of the Federal Historic Tax Credit*. National Trust Community Investment Corporation and Rutgers University, Center for Urban Policy Research, 2010.

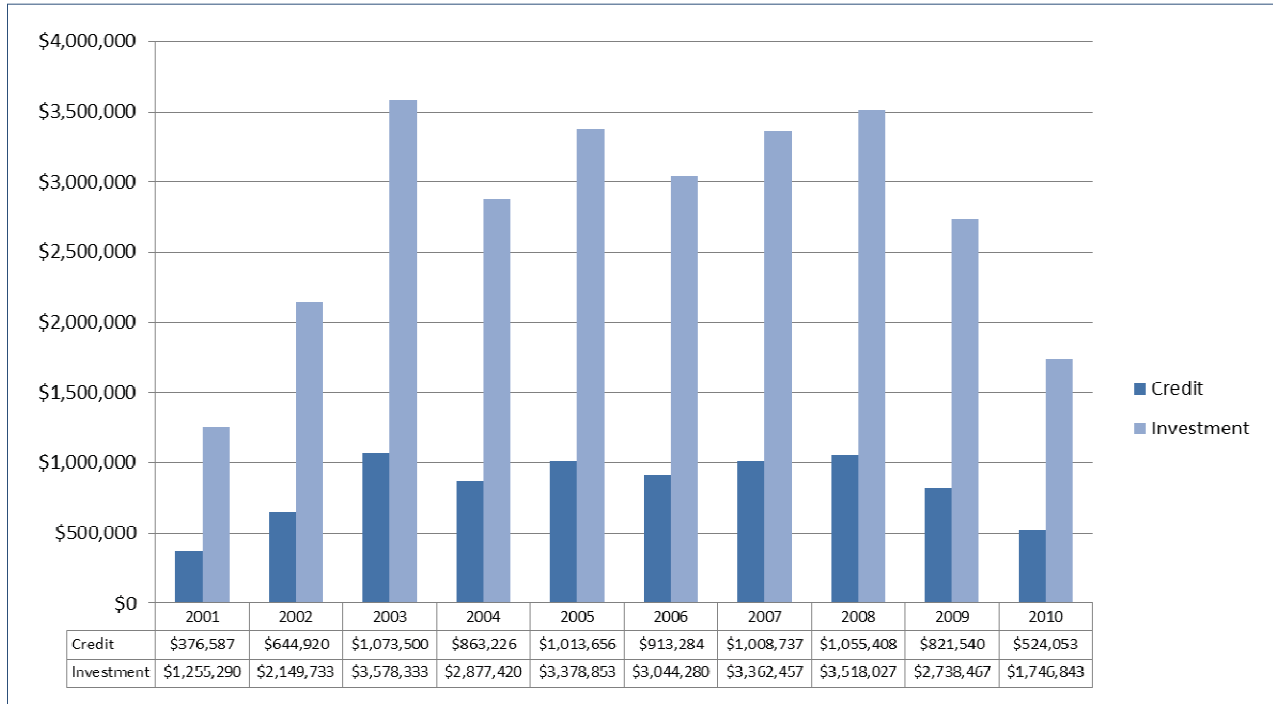
<http://www.preservationnation.org/issues/community-revitalization/jobs/Rutgers-Report.pdf>.

State of Connecticut Tax Credit Programs

Connecticut Historic Homes Rehabilitation Tax Credits

In the last decade, the Historic Homes Rehabilitation Tax Credit has resulted in nearly \$28 million in private investment through the rehabilitation of more than 400 housing units.

Historic Homes Rehabilitation Tax Credit: Tax credits and investment (2000-2010)



Signed into law in 2000, the Connecticut Historic Homes Rehabilitation Tax Credit program is designed to encourage new homeownership and to assist existing homeowners in maintaining or renovating their property. The incentive is specifically targeted at low or medium-income residential, historic neighborhoods with the intent of triggering revitalization and stabilization in the state’s urban neighborhoods, while preserving a community’s historic character. The credit provides a 30% tax credit, up to \$30,000 per dwelling unit, for the rehabilitation of 1-4 family buildings.

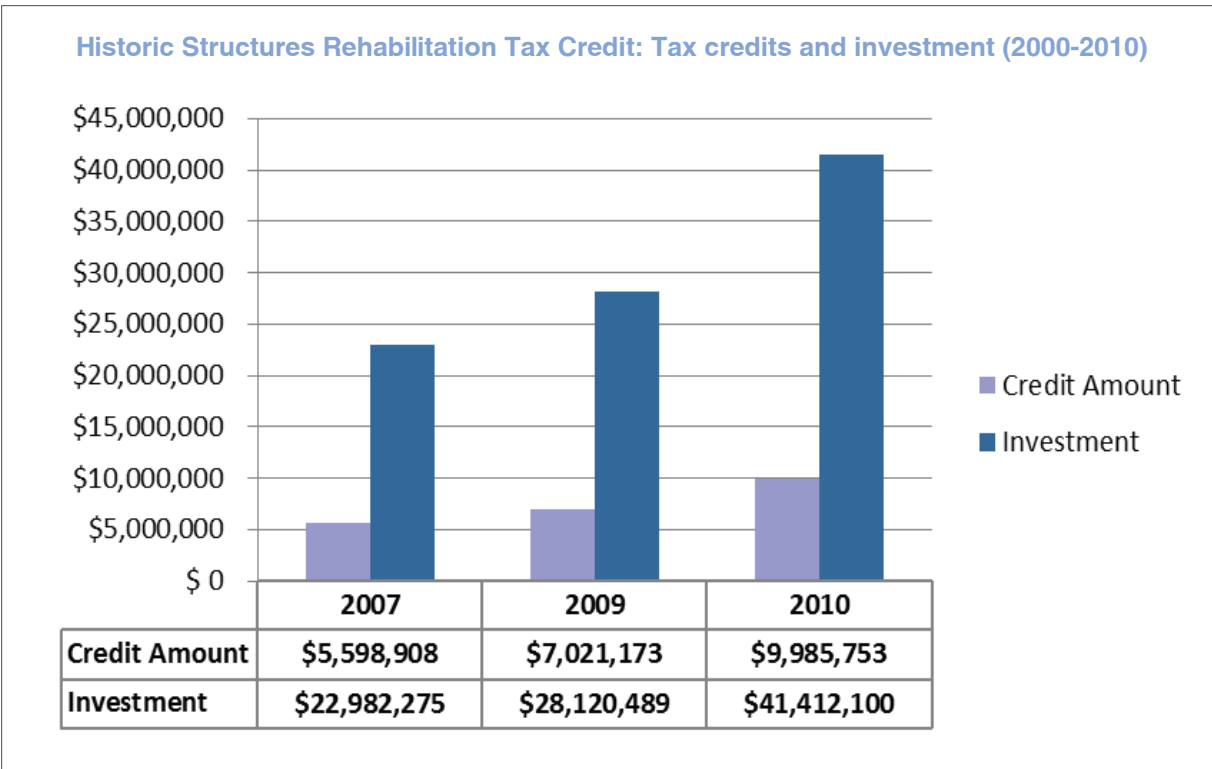
For the purposes of the table above, “investment” is calculated based on the credit being 30% of eligible expenditures. This approach was meant to be as conservative as possible, but significantly understates the impact of the credit. For example, because of the \$30,000 per unit cap, only the first \$100,000 in investment receives a tax credit; any expenditure greater than that is not reflected in the numbers above. In fact, the total expenditure is often greater than that. For example, a homeowner may spend \$150,000 rehabilitating a historic house but will only receive a \$30,000 credit based on the program’s cap. The extra \$50,000 the homeowner invested does not receive any tax credit and that amount is not reflected in the chart above. There is some evidence that rather than the \$28 million showing as investment resulting from the Historic Homes Rehabilitation credit, the amount could be as high as \$52 million.

The first project to be completed under the Historic Homes Tax Credit was the rehabilitation and conversion of 16 deteriorating houses in Frog Hollow, Hartford — an area historically plagued by drugs, crime, vandalism and large-scale abandonment — into single and two-family townhouses.⁵ The project was part of the larger \$8.6 million redevelopment of Mortson Street. All of the rehabilitated homes were sold.

For a list of all State Historic Homes Tax Credit projects, please see Appendix B.

⁵ Eleanor Charles, “In the Region/Connecticut; Rehabilitating Historically Significant Enclaves.” *The New York Times*, February 27, 2000. sec. Real Estate, <http://www.nytimes.com/2002/09/29/realestate/commercial-property-connecticut-downtown-new-haven-smultifaceted-rehabilitation.html>.

Connecticut Historic Structures Rehabilitation Tax Credit Program



Discrepancies between above numbers and those listed in “Summary of Federal and State Tax Credit Projects” table exist because projects are counted only once within the following categories: “Federal + State,” “Historic Homes Rehabilitation Credit,” “Historic Structures Rehabilitation Credit,” and “Historic Preservation Tax Credit.”

Connecticut General Statutes Section 10-416a, passed in 2007, establishes a 25% state tax credit for the conversion of historic commercial and industrial buildings to residential use, including rental or condominium units. Partial tax credits are available for buildings converted to mixed residential and non-residential uses. There is a per building cap of \$2.7 million in tax credits and an annual aggregate program cap of \$15 million in tax credit reservations. Tax credits are available for the tax year in which the building is placed in service or, in phased projects, an identifiable portion of the building placed in service for residential use. Tax credits can only be used by C corporations with tax liability under Chapters 207 through 212 of the Connecticut General Statutes. As with the other state tax credit incentives, the credits can be assigned, transferred or conveyed in whole or in part by the owner to others.

For a list of all State Historic Structures Rehabilitation tax credit projects, please see Appendix C.

Historic Preservation Tax Credit Program

The Historic Preservation Tax Credit program, established by Connecticut General Statutes Section 10-416b, expands upon the Historic Structures Rehabilitation Tax Credit program by offering a 25% state tax credit for the conversion of historic commercial and industrial buildings to mixed residential and nonresidential uses, adding two central components to neighborhood revitalization — mixed-use development and affordable housing. The purpose of the credit is to further encourage developers to target historic buildings and neighborhoods for their projects, as they receive a greater return on their investment for development that combines commercial/retail and residential spaces than they might receive for strictly residential units.

Residential units can be rental or for sale (i.e., condominiums). If the project includes an affordable housing component — provided at least 20% of the rental units or 10% of for sale units are affordable — the total credit increases to 30%. There is a per building cap of up to \$5 million in tax credits. The HPMD allocates \$50 million in tax credit

reservations in three-year cycles. As with other state tax credit incentives, credits can be assigned, transferred or conveyed in whole or in part by the owner to others.

As of September 2010, nine properties enrolled in the program with over \$9.5 million in tax credits reserved. Total project costs are estimated to be over \$46 million.

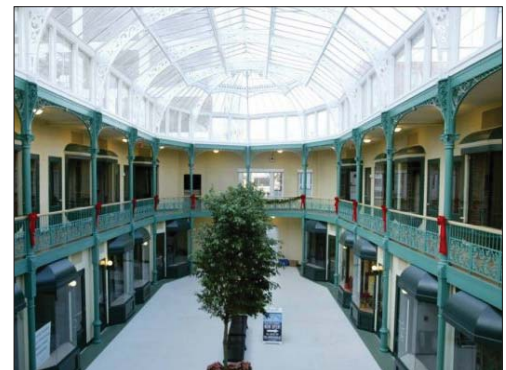
For a list of all State Historic Preservation Tax Credit projects, please see Appendix D.

Tax Credit Case Studies

Highlighted below are five historic rehabilitation projects that participated in the federal and/or state historic tax credit programs. Many of these projects stood vacant before rehabilitation. Nearly all rehabilitation projects occurred as part of broader downtown revitalization plans, transforming a formerly unused and often derelict structure into a serviceable and contributing asset to the city's tax base. These properties often have the direct effect of increasing property values of surrounding buildings, contributing to long-term neighborhood revitalization. In addition to direct project investment and job creation, these projects performed well by numerous indicators of economic activity, including increasing available downtown housing, local and regional businesses, commercial space, and neighborhood walkability.

The Arcade Building — Bridgeport

Constructed between 1835 and 1889 by the architectural firm Longstaff & Hurd, the Sterling Block-Bishop Arcade is the oldest commercial block in the central business district and the oldest enclosed shopping arcade in the state. In its heyday, the Arcade was known as one of the most elite shopping centers in the city. The Arcade Building is composed of two buildings — the Greek Revival Hotel that faces Main Street and a Victorian Gothic enclosed shopping mall that is partially covered by a glass roof and extends behind the hotel. One of three similar structures remaining in the US, the building was placed on the National Register of Historic Places as an individual building in 1978 and is a contributing building to Bridgeport's Downtown South Historic District.⁶



Like many historic downtowns, Bridgeport has experienced severe neglect and deterioration over the years. Bridgeport in particular struggled to find developers willing to invest in the town's blighted buildings and it was not until 2005 when Eric Anderson of New York City-based Urban Green Builders agreed to redevelop the historic downtown that potential for change and economic development began to emerge. From the outset, Anderson and the city embarked on an ambitious plan to rehabilitate nearly 25% of the historic downtown district within the first of four phases. Much of this redevelopment has been focused on the addition of mixed-use building stock that would increase foot traffic and economic development activities. It includes the use of empty lots and rehabilitating 23 buildings that are estimated to create over 1,500 housing units.⁷

Total investment: \$7.4 million
Federal tax credit (est): \$1,480,000 million
Historic Structures state tax credit: \$810,535
Housing units added: 23

As one of the first projects to be undertaken using the state tax credit, the rehabilitation of the Sterling-Block

6 Charles W. Brillvitch, *Nomination for the National Register of Historic Places- Nomination: The Sterling Block-Bishop Arcade*, Edited by National Park Service, edited by Connecticut Historical Commission, 1978.

7 Lisa Chamberlain, "Finally, Progress in Restoring Bridgeport's Grandeur" *The New York Times*, May 29, 2005, sec. 11; Real Estate Desk; SQUARE FEET.

Bishop building into the mixed-use Arcade Building was for many residents a defining and representative catalyst for the broader revitalization of Bridgeport's downtown. In a 2009 letter to the *Connecticut Post*, a former Bridgeport resident wrote, "seeing the Arcade reopen in these tough economic times will provide another shot in the arm in the efforts to revive downtown Bridgeport and continue the positive momentum."⁸ Completed in 2009, the Arcade Building has added 23 market rate apartments to the upper floors and 35,000 square feet of ground-floor retail and commercial space. Residential rental rates for the one-and-two-bedroom apartments range from \$900 to \$1,200 a month, all of which have been rented. A total of \$7,362,220 has been invested in the building's rehabilitation thus far. Eligible costs were \$4,227,912, allowing for \$810,535 in state tax credits, \$600,000 of which was transferred.

Progress continues in the revitalization of Bridgeport's historic downtown, though it has been hampered by the economic downturn. Nonetheless, in early 2010, Anderson announced plans to introduce a grocery store to the Arcade and most of the commercial spaces have been rented. The project and the possibilities it represents has generated excitement among residents and potential business-owners interested in Bridgeport's revitalization. Jean Jacob, owner of Main Street Pharmacy and the Arcade's first tenant believes Bridgeport has the potential to shine once more and hopes his pharmacy — which draws customers by word of mouth and a sign on Main Street — can be a vehicle towards promoting that renaissance. In a 2010 *Connecticut Post* article, he said, "Bridgeport is a beautiful jewel," Jacob said. "It is like a precious metal. After years of not being attended to it becomes tarnished. You just need to polish it. When I look out I don't see empty storefronts, I see the great possibilities for them."⁹

The Hollander Foundation Center — Hartford

Constructed in 1926, 410 Asylum Street is located within Hartford's High Street Historic District, a collection of architecturally significant commercial buildings that characterize Hartford's role as a commercial center for much of Connecticut during the nineteenth and early twentieth centuries. The year of its debut, the *Commercial Record* hailed the building as "the latest achievement in beautiful exterior design" and selected the building as one of the year's most notable buildings in Connecticut. Designed by architect Thomas White Lamb, the Neo-classical building was named the Capitol Building for the view of the State Capitol Building across Bushnell Park. The building is noted for its elaborate and detailed ornamentation and use of expensive materials, as well as "modern" conveniences for its era such as multiple elevators, a built-in garage for automobile access and almost fireproof construction. The first two major tenants were the Western Union Telegraph office and the Capital Bank and Trust Company.¹⁰



Over the years the building was left to deteriorate and remained vacant. The SHPO pursued litigation to protect the building from demolition. In 2003, Stamford business owners Betty Ruth and Milton B. Hollander donated the building to New York City-based non-profit group Common Ground, whose goal is to fight homelessness through the creation of affordable housing, outreach and prevention. At that time, the only tenants in the Capitol Building, renamed the Hollander Foundation Center, "were mice and other vermin," noted Director of Connecticut Partnerships Sharon Gowen.¹¹ The organization converted the building into a mixed-use and mixed-income development, adding 70 units of housing, 80% (56) of which are affordable housing and 20% (14) of which are market rate units. These units include studios, one bedroom and two bedrooms with rents starting at \$765 per month. The remaining 20% of the units consist of two bedroom units renting at \$1400 per month. The ground floor has added over 13,000 square

8 Connecticut Post Staff. "Arcade another Piece in Bridgeport's Revival," *Connecticut Post Online* February 12, 2009.

9 Tom Cleary, "1st Arcade Tenant Sees Prescription for Success," *Connecticut Post Online*, January 24, 2010, <http://www.ctpost.com/news/article/First-Arcade-tenant-sees-prescription-for-success-332383.php>.

10 Bruce Clouette, *The National Register for Historic Places - Nomination: High Street Historic District*, Edited by National Park Service, edited by Connecticut Historical Commission. Washington, DC, 1998.

11 Sharon McLaughlin Gowen, *Interview in Hartford*, CT, 2010.

feet of commercial space. The building is also one of Connecticut's first "green" LEED-certified buildings and the state's first LEED-Gold certified building. Sustainable design elements include enhanced energy efficiency and a green roof that promotes water conservation and reuse. The entire project resulted in \$22,740,612 of investment. Eligible expenditures of \$18,277,577 allowed for a federal credit of \$3,655,515 and a state tax credit of \$2,700,000 that was sold to Connecticut Light and Power Company. The project also qualified for the Low-Income Housing Tax Credit, through which it received \$5,320,394 in credits.

Total investment:	\$22.7 million
Rehabilitation investment:	\$18.3 million
Federal tax credit:	\$3.7 million
Historic Structures state tax credit:	\$2.7 million
Housing units added:	70
Affordable housing units added:	56

In addition to its location within the High Street Historic District, the Hollander Foundation Center is part of Hartford's Business Improvement District and Entertainment District, in an area of the capitol city that is in need of revitalization and economic development. When the project was announced, Gary King, President-Executive Director of the Connecticut Housing Finance Authority said, "Common Ground's restoration of the Capitol Building brings much needed housing, jobs and commercial services to downtown Hartford that will drive further growth in the area." Then-Governor Jodi Rell noted that "Downtown Hartford will benefit from jobs, affordable and attractive housing options with top-quality design and commercial services for residents and the downtown workforce."¹² Indeed, the building's rehabilitation has provided a variety of Connecticut residents opportunities that were not previously available. One resident was previously living in a nursing home on Medicaid and spent the majority of his time in a wheelchair. He is now in a walker because the Hollander Foundation Center's hallways are wide enough for him and there is space for him to exercise. A building shuttle transports tenants downtown, increasing walkability and their access to Hartford's larger community. Another tenant lived in a nearby suburb for 30 or 40 years and moved to the Hollander Center because he wanted to be downtown now that he is older. As Gowen noted, "Adaptive reuse of a historic building creates a sense of community. Tearing stuff down doesn't. It provides our tenants with the ability to feel like they're a part of something — there's an intrinsic sense of stability in living in a place that's been here for 100 years that's important for our tenants. This sense may not be quantifiable but it is identifiable. Our values as an organization supports existing infrastructure over tearing things down."¹³

The building continues to contribute to Hartford's downtown revitalization by providing many of its residents and the neighborhood with new and innovative opportunities. In 2010, Common Ground announced plans to launch a grocery "buying club" that allows members to order groceries online and pick them up at a storefront in the building every two weeks or get them delivered. The grocery store will support larger city goals of bringing a grocery store downtown that include contributing \$100,000-\$250,000 in start-up money to a grocery store project.¹⁴ Such community-building and economic growth would not have been feasible without the transformation of the Capitol Building to the Hollander Foundation Center and the tax credits that made the project possible.

[Southern New England Telephone Company — New Haven](#)

The former Southern New England Telephone Company is considered New Haven's best example of Art Deco architecture. Completed in 1938 by Roy W. Foote and Douglass Orr, the building, now known as The Eli, was converted in 2003 into 147 luxury condominiums with ground floor commercial use. The building is among the top ten tallest structures in New Haven. When completed in 1938, the SNET Administration headquarters was the largest building in the city in both volume and height at 15 stories, providing space for approximately 1,200 SNET

¹² Adam Liegeot , "Governor Rell: Restoration of Downtown Hartford Building Begins this Fall!" *Department of Economic and Community Development: Press Release*, August 13, 2007. <http://www.ct.gov/ecd/cwp/view.asp?a=1104&q=391692>.

¹³ Gowen, Interview in Hartford, CT

¹⁴ Kenneth R. Gosselin, "City Nonprofit Group to Launch Grocery 'Buying Club.'" *Hartford Courant*, April 13, 2010, http://articles.courant.com/2010-04-13/business/hc-grocery-downtown-hartford.artapr13_1_common-ground-grocery-store-katy-frankel.



employees, and was one of the city’s largest employers.¹⁵

When the SNET Administration building was placed on the National Register of Historic Places in 1997 it had undergone few alterations and was still in use as telephone company offices. Developer Morry Kalimian initially considered reselling it or using the building as commercial space but market research showed that there was an unmet demand for luxury housing. This market consisted of lawyers, businessmen, and other professionals connected to Yale, as well as “empty-nesters” interested in living in a college town.¹⁶ Under Kalimian’s rehabilitation plans, minimal changes were made to the exterior and the Art Deco-

style features of the interior were retained and restored. Total project costs were \$10,280,000 and Kalimian received \$1,898,000 in federal tax credits on eligible expenditures. A preservation easement pertaining to the exterior of the building and the first-floor public areas held by the Connecticut Trust for Historic Preservation was upheld and ensured that these areas remained unchanged. The new housing units contained 10-foot ceilings, cherry cabinets, marble floors and views of East Rock and the New Haven Sound. Before switching to condos, when it opened in 2004, the 19 studio apartments were listed at \$910, the 57 one-bedrooms at \$1,280, the 55 two-bedrooms at \$1,800 and the 11 three-bedrooms at \$3,075. All of these prices were market rate.¹⁷

The project was part of a larger citywide effort to revitalize downtown New Haven that began in the late 1990s. Much of this development centered on upgrading the buildings and streets surrounding Yale University, including The Eli. A 2002 *New York Times* article focusing on this revitalization quoted Henry Fernandez, New Haven’s economic development administrator as saying that in two more years, “we will have rehabilitated the 50-square-block- area of downtown New Haven, almost entirely with private money.”¹⁸ The use of federal tax credits facilitated the rehabilitation of The Eli and the addition of 147 housing units.

Total investment:	\$10.3 million
Rehabilitation investment:	\$9.5 million
Federal tax credit:	\$1.9 million
Housing units added:	147

Wauregan Hotel — Norwich

Located within Norwich’s downtown historic district, the Wauregan Hotel consists of two interconnected buildings — the Wauregan and the Clarendon Annex. Built in 1855, the Wauregan was once a prominent luxury hotel located along the New York-Boston transportation corridor. In its heyday, the building was a fashionable residence for downtown businessmen, attorneys and other well-to-do residents. Abraham Lincoln and Gypsy Rose Lee are among the hotel’s noted guests. After construction of the Clarendon Annex in 1894, the 2nd floor ballroom became a focal point of community gatherings, reunions, weddings and civic celebrations. By the 1970s, the Wauregan had begun deteriorating and was being used for transient housing. In 1996 a fire significantly damaged the building and by the late 1990s the hotel stood vacant and in near failing condition, resulting in considerable vandalism.



15 Bruce Clouette and Hoang Tinh. *National Register of Historic Places Inventory-Nomination: Southern New England Telephone Company Administration Building*. Edited by National Parks Service, edited by Connecticut Historical Commission. Washington, DC, 1997.

16 Claire Sanford, “Luxury Apartments Dress Up Downtown Housing Options: Church Street’s Eli Building Leads Influx of Pricy New Digs.” *Yale Daily News*, February 25, 2004, <http://www.yaledailynews.com/news/2004/feb/25/luxury-apartments-dress-up-downtown-housing/>.

17 Ibid.

18 Eleanor Charles, “Commercial Property/Connecticut; Downtown New Haven’s Multifaceted Rehabilitation.” *The New York Times*, September 29, 2002, sec. Real Estate , <http://www.nytimes.com/2002/09/29/realestate/commercial-property-connecticut-downtown-new-haven-s-multifaceted-rehabilitation.html>.

The Wauregan was added to the National Register of Historic Places in 1997 as part of the Downtown Norwich Historic District. That same year, the city government issued a request for proposals to rehabilitate the building. Demolition costs were estimated at \$2 million, exceeding available funds. Eventually architect Bruce Becker was chosen to rehabilitate the building. Almost ten years later, the Wauregan reopened. Project costs totaled \$20,561,597, while eligible expenditures of \$17,014,901 allowed for \$3,402,980 in federal tax credits, and \$2,700,000 in state tax credits under the Historic Structures Rehabilitation Tax Credit Program. Of the \$2.7 million, \$2 million was transferred to Nationwide Mutual Insurance Company and \$700,000 was transferred to Nationwide Mutual Fire Insurance Company, both of Columbus, Ohio.

Total investment:	\$20.5 million
Rehabilitation investment:	\$17 million
Federal tax credit:	\$3.4 million
Historic Structures state tax credit:	\$2.7 million
Affordable housing units added:	70 low to moderate-income

Rehabilitation of The Wauregan Hotel added 70 units of low to moderate-income housing in downtown Norwich, qualifying for Low Income Housing Tax Credit in addition to the federal and state historic preservation tax credits. One-bedroom apartments in the building currently rent for \$717-\$869 for single people earning up to \$33,840 and families earning up to \$48,300. Studios rent for \$306, while two-bedrooms rent for \$909-\$1,006. The building’s Grand Ballroom is available for event rental.

The project has received praise both in national media and from the Connecticut Main Street Center, which the awarded the Wauregan project the Award of Excellence as a model adaptive re-use of a building in May, 2008. Former Norwich mayor Art Lathrop noted that the building was “the worst eyesore in eastern Connecticut. Today it is again the centerpiece of the city.”¹⁹ *The New York Times* remarked on the central role the Wauregan project played in Norwich’s downtown regeneration efforts in a May, 2006 article, noting that the hotel “will probably house workers from the state’s two Casinos, Mohegan Sun and Foxwoods...with a combined 20,000 employees.”²⁰ The Wauregan project restored the hotel to its former state of luxury and prominence within Norwich’s downtown streetscape, but it did so by finding new and contemporary uses for the historic building that support the city’s economic and social needs.

68-70 Bank Street — Waterbury

Constructed circa 1890, 68-70 Bank Street is located within Waterbury’s historic district at the corner of Bank and Center Street. This intersection is central to downtown’s foot and car traffic, as Bank Street is one of the main thoroughfares and Center Street leads directly to city hall. The building is one of the larger buildings along Bank Street and is distinctive due to its size and historic ornamentation. Over the years, the original facades had been insensitively altered, but when developer Parag Mehta began converting the building to a mixed-use development in 2008, rehabilitation plans restored them as closely as possible to their original appearance. Total project investment of \$2,568,723 allowed for \$513,744 in federal tax credits and \$419,564 in Historic Structures Rehabilitation tax credits that were sold to Apple, Inc.. The project also received \$350,000 from the Waterbury Development Corporation and \$42,000 from the Façade Improvement Grant Program.



Originally used entirely for commercial purposes, when Mehta purchased the building the ground floor hosted a restaurant and upper floors were vacant. The rehabilitated building maintained the commercial ground floor and converted the upper floors to residential units. The project added 18 market rate apartments — seven studio apartments, that rent for about \$700 a month, seven one-bedroom units that rent for about \$900 a month; three two-bedroom units that rent for between \$1,100 and \$1,200 a month, and one three-

19 Tom Condon, “Back from the Brink.” *Hartford Courant*, July 9, 2006, <http://www.thewauregan.com/media/WaureganHartfordCourant-07092006pdf.pdf>.

20 C. J. Hughes , “An Old Textile Factory, Refashioned for Luxury.” *The New York Times*, May 31, 2006.

bedroom unit with a loft that rents for about \$1,400 per month. Each of these units has wood floors, granite countertops, central heating and air conditioning and new appliances. The project created market rate apartments in downtown Waterbury.²¹ Apartments are marketed towards young professionals and students due to its proximity to the University of Connecticut and St. Mary's Hospital. Additionally, as of September, 2010, the building is on track to become the first LEED-certified building in Waterbury.

The building's rehabilitation occurred within the context of broader revitalization plans in Waterbury's historic downtown. When the project began in 2008 more than 50% of the buildings were vacant. The building's rehabilitation was considered a productive use of a blighted and disinvested site and part of Waterbury's efforts to transform the neighborhood into a vibrant and active downtown by increasing residential foot traffic and attracting young professionals to the building's proximity to businesses, train stations, retail, restaurants and universities. The plan has been supported by Main Street Waterbury and the Waterbury Development Corporation. Chief executive officer of Main Street Waterbury noted, "investors like Parag are finding creative new ways to adapt and reuse these wonderful and historic old buildings, while they're also bringing more permanent residents downtown... Projects like this are going to be a winner for the investor, for the city, for the tenants...for everyone."²²

Total project investment: \$2.6 million
Rehabilitation costs: \$2.6 million
Federal tax credit: \$513,744
Historic Structures state tax credit: \$419,564
Residential units added: 18

21 Andrew Larson,. "Betting on a Market for Downtown Living." *Waterbury Republican-American*, January 11, 2010.

22 Marc Silvestrini, "N.Y. Developer Buys Historic Waterbury Building, Plans More Apartments Downtown." *Waterbury Republican - American*, November 6, 2009.

Grant Programs

Introduction

The majority of the SHPO's current historic preservation grant programs are funded through the Community Investment Act (CIA).²³ Enacted in 2005, the CIA is a state statute that directs funds towards the conservation of farm land, open space, historic preservation and affordable housing. CCT also awards Historic Preservation Enhancement Grants, funded with federal funds provided by the Historic Preservation Fund of the National Park Service. Other states have enacted similar programs but vary in the source of funds, allocations and procedures. For example, New Hampshire requires that all eligible properties must be listed on their Land and Community Heritage Register in order to apply for funding. In Massachusetts, all funding and applications are administered at the local level.

Community Investment Act (2005) — Summary and grant programs

In 2005, Connecticut passed Public Act 228, commonly known as the Community Investment Act, which provided a dedicated stream of funding to address quality of life issues. CIA proceeds are directed towards four distinct areas: historic preservation, affordable housing, open space and the preservation of agricultural lands.

Senators Donald E. Williams Jr. and Andrew Roraback, the CIA's sponsors, based the CIA on a similar program in Massachusetts that approached quality of life concerns holistically by incorporating farm land, open space preservation, historic preservation, and affordable housing.

The CIA funds the majority of grant programs administered by Connecticut's SHPO. The Act also provides \$200,000 in annual funding to the Connecticut Trust for Historic Preservation to support its preservation programs and its historic buildings financing fund, a gap loan fund for historic houses being rehabbed for affordable housing.

How the Community Investment Act Works

Currently, a \$40 recording fee is collected for all municipal land records including deeds, mortgages, condominium declarations, name change certificates and notices of variances. One dollar of this fee is kept by the town clerk and three dollars becomes part of the general revenue of the municipality in order to pay for local capital improvement projects. The remaining \$36 is submitted to the state for deposit into its land protection, affordable housing and historic preservation account, called the Community Investment Fund, which is distributed among the CCT, Department of Economic and Community Development, the Department of Environmental Protection and the Department of Agriculture and Dairy industry programs.

HPMD

- Basic Operating Support Grants for historic preservation non-profit organizations
- Supplemental Certified Local Government Grants
- Endangered Property Fund Grants
- Historic Restoration Fund Matching Grants
- Survey and Planning Grants

Connecticut's grant programs were created in recognition of the importance of historic preservation activities in the state and to assist communities in identifying, protecting and enhancing their historic resources. Grants are issued to municipalities and non-profit organizations for construction and non-construction projects. Approximately \$4 million has been generated each year for historic preservation. Funds are allocated towards the Historic Restoration Fund; Certified Local Government grants for municipal preservation programs; and basic operational support to advance the mission of historic preservation organizations in the state. Grants are also available to endangered properties facing immediate threats or demolition.

²³ Grant figures include grants distributed under inactive programs — Cultural Capital Grants, Fellowship Grants, Rochambeau Funds, and legislatively directed funds.

Since 2005, the CIA has been an effective vehicle for the implementation of housing and real estate improvements, job creation, and preservation of natural and cultural assets throughout the state. Historic preservation grants have funded projects ranging from supporting Main Street-related projects to the creation of pre-development renovation plans. Importantly, the program has provided dependable and reliable funding for historic preservation in Connecticut.

More information about the CIA can be found at
<http://www.cultureandtourism.org/cct/lib/cct/BuildingCommunities.pdf>

Basic Operating Support for Historic Preservation Non-Profit Organizations

The Basic Operational Support Grants for Historic Preservation Non-Profit Organizations (BOS) program is designed to advance the mission of local historic preservation organizations by supporting and promoting greater organizational stability, increasing historic preservation organization's management, planning, and fiscal capabilities and encouraging a broad range of educational and advocacy programs in historic preservation. These include aiding preservation non-profit groups to survey historic resources, provide public education and plan for historic preservation in their communities. The program also intends to give local historic preservation organizations the financial means to attract qualified staff and to allow governing boards to focus on financial support, governance, policy and mission.

Grant recipients and projects include:

Hartford Preservation Alliance: \$75,000 grant to support Hartford Preservation Alliance's ongoing activities that preserve and revitalize Hartford's unique architectural heritage and neighborhood character.

New London Landmarks: \$24,224 grant to support continuing efforts to encourage preservation and new development issues in New London through advocacy, educational programs, walking tours and coordination with the city and other historic organizations.

New Haven Preservation Trust: \$50,904 grant to enhance the preservation activities, advocacy, public education and scholarship.

Certified Local Government Grants – Supplemental and Historic Preservation Enhancement Grants

Local governments may strengthen their local historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park Service. The CLG program creates a local, state and federal partnership that promotes historic preservation at the grassroots level. The federally authorized Certified Local Government (CLG) program recognizes local preservation planning expertise and allows communities nationwide to participate more formally in federal and state preservation programs. The CLG program in Connecticut promotes preservation of historic resources by establishing a partnership between local governments and the SHPO. In accordance with federal law, a minimum of 10 percent of Connecticut’s annual federal appropriation for historic preservation is dedicated for grants to municipalities under the CLG program. Any general-purpose political subdivision of the state (city, town, municipality, or borough), which meets CLG requirements, is eligible to apply for funds.

Federally-designated Certified Local Governments (CLGs) are eligible to apply for grants on an annual, competitive basis. Supplemental CLG grants use funds from the CIA and are intended to support CLG activities.

There are two types of grants to CLGs: Historic Preservation Enhancement Grants that may be used for public education activities and improved historic district commission administration and Supplemental CLG Grants that may be used for a wide range of historic preservation planning projects. Enhancement grants range up to \$2,800 and Supplemental grants range up to \$30,000.

As of February, 2011, Connecticut has 44 Certified Local Governments. These towns are:

Bridgeport	East Hartford	Hebron	New Milford	Shelton	Westport
Brookfield	Fairfield	Killingly	Norwich	Simsbury	Windham
Canton	Glastonbury	Ledyard	Old Lyme	Southbury	Windsor
Chaplin	Groton	Lyme	Orange	Suffield	Woodbury
Clinton	Guilford	Milford	Plymouth	Stamford (pending)	Woodstock
Colchester	Greenwich	New Fairfield	Ridgefield	Tolland	
Colebrook	Hamden	New Haven	Roxbury	Vernon	
Danbury	Harwinton	New London	Salisbury	Waterford	

Grant recipients and projects include:

Town of Fairfield: \$4,900 to digitize the historic resource database and upload it to the town website with GIS mapping.

Town of Waterford: \$2,800 for an Historic Structures Report for a town-owned vacant barn.

Town of Westport: \$15,000 matching grant to update the Historic District Commission Handbook.



Endangered Property Fund Grants

Funded by the Community Investment Act, Endangered Property Fund Grants provide financial assistance for the preservation of historic properties in Connecticut threatened by immediate loss or destruction. All grants have been matched 50/50.

Grant recipients and projects include:

Town of Eastford: \$28,950 for the rehabilitation and related repairs of the roof of the Union Society of Phoenixville House.

Town of New Fairfield: \$50,000 for the relocation, stabilization and rehabilitation of the Parsonage House and the Hubbell House.

Northwest Connecticut Chamber Education Foundation: \$100,000 for the acquisition and rehabilitation of Skee's Diner, Torrington for use as the region's tourism center.

Historic Restoration Fund Matching Grants

The Historic Restoration Fund Grant program (HRF) is a capital improvement grant program and is one of HPMD's most comprehensive grant programs. Funding "bricks and mortar" projects, the HRF provides assistance for the rehabilitation, restoration or stabilization of historic buildings and structures. HRF funds can also be directed towards the restoration of historic ships, monuments, designed landscapes, sculptures, acquisition of buildings, and intensive-level archaeology. Grants range from \$10,000 to \$200,000 and require a 50/50 match. Funds are available on an annual basis. Applications are accepted once a year.

Grant recipients and projects include:

Connecticut Landmarks, Inc. (Hartford): \$120,000 for the installation of a closed loop geothermal HVAC system and related equipment for the Butler-McCook House and Main Street History Center.

Connecticut College (New London): \$101,500 for the stabilization and restoration of the Depression-era pre-fabricated steel-panel structure at 130 Mohegan Avenue.

Town of Colchester: \$50,000 for the restoration of the Colchester Hayward Volunteer Firehouse.

Survey and Planning Grants

Survey and Planning Grants (SPG) may be used for a wide range of historic preservation planning projects including surveys, nominations to the National and State Registers of Historic Places, pre-development studies, heritage tourism and other planning documents. Grants range from \$1,000 to \$20,000.

Grant recipients and projects include:

Barkhamstad Historical Society: \$5,300 for the publication of a booklet summarizing the history and archaeology of the site now designated as the Barkhamsted Lighthouse Archaeology Preserve, with the goal of communicating the significance of this site.

The Hunt Hill Farm Trust, Inc. (New Milford): \$19,000 for the development and printing of a Strategic Historic Preservation Management Plan for Hunt Hill Farm.

Institute for American Indian Studies (Washington): \$20,000 for a professional archaeological reconnaissance survey of a portion of the Macricostas Preserve in Washington, to facilitate decision-making in property management.

Other Grants

Strategic Initiative Grant

The Strategic Initiative Grant program (SIG) supports cross-discipline programs and activities that develop or expand the scope of current programming, generate product development, or represent fresh ideas/strategies that attract new or greater participation. Projects may be a one-time initiative with long-lasting impact or may be the germination of an innovation with potential for sequential annual growth. Cross-discipline partnerships are strongly encouraged. This program requires matching funds 50/50.

Grant recipients and projects examples include:

The Amistad Committee (New Haven): \$25,000 for the dedication ceremony for the Connecticut 29th Colored Infantry Regiment Monument.

The Norwalk Historical Society: \$6,000 for the research and design of wayfinding signage at the Mill Hill Site, a historically significant, culturally intact green space at the gateway to Norwalk's Wall Street Redevelopment Plan.

The Windsor Historical Society: \$24,500 to support "Come Home to Windsor" events.

Grant Program Case Studies

Highlighted below are outstanding projects that have received grant funds from the HPMD. The case studies represent the three largest grant programs: the Historic Restoration Fund, Basic Operating Support for Historic Preservation Non-Profit Organizations Grants and Survey and Planning Grants. These funds have supported the preservation activities of local governments and non-profits in projects that range from the physical rehabilitation of historic structures to the creation of marketing materials and general operating support. For many historic preservation non-profit organizations this funding is crucial to their administration and activities.

New London Landmarks — New London Basic Operating Support Grant (2007-2010) — \$25,000

Since 2007, the Basic Operating Support has allowed New London Landmarks to expand programming, participate directly in New London development and planning projects including the critical city transportation study, and increase their profile in the city. The city's non-profit preservation organization advocates for the preservation and economic development of the New London's historic resources, with the belief that preservation is economic development. The group provides educational walking, bike and boat tours, developed an educational curriculum for the town's third and fourth graders and has created a plaque program for New London citizens who rehabilitate their homes. The 2008-2009 transit study developed a plan for better linkages among the various transportation services and identified opportunities for more housing and retail development nearby. Traffic circulation, parking and pedestrian access to the transportation center were all examined.²⁴ New London Landmarks advocated for the development of a new transit center downtown. The organization plays an active role in the preservation of the town's past in the development of its future.

Hartford Preservation Alliance - Hartford Basic Operating Support Grant (2007-2010) — \$75,000

Executive Director Laura Knott Twine states, "the \$75,000 Basic Operating Support grant the Hartford Preservation Alliance (HPA) has received since 2007 has allowed the organization to increase the staff by two positions and ensure the stability of the organization. It has allowed HPA to increase the assistance provided to low and moderate-income homeowners in every neighborhood in the city and to leverage funding from the City of Hartford and private foundations. Since the inception of the BOS grant program, HPA has increased its technical assistance services by 70% and public education programming by 100%."

The organization's activities primarily consist of educating the public about preservation issues, forming partnerships for positive change, advocating for rehabilitation and preservation of historic structures, and nominating properties to the state and federal historic registries. They also award an annual Hartford Preservation Alliance Award to individuals and organizations whose activities over the past year have contributed to the preservation of Hartford's historic architecture.

Episcopal Church of the Holy Advent — Clinton Historic Restoration Fund Grant (2006) — \$33,000

The Episcopal Church of the Holy Advent received \$33,000 in Historic Restoration Funds for the church's exterior restoration and interior plaster repair. The church is located within the Clinton Village Historic District, a grouping of approximately 100 major 18th or early 19th-century buildings that serve residential, civic, educational, commercial and religious functions. All restoration work was therefore subject to the Secretary of Interior's Standards. The

²⁴ Southeastern Connecticut Council of Governments. "Regional Intermodal Transportation Center Study." http://www.seccog.org/intermodal-Study/study_08.html (accessed September 5, 2010).

restoration of the church's exterior was part of broader efforts within Clinton, led by the Clinton Main Street Enhancement and Revitalization Committee, to increase economic and social vitality in Clinton's downtown. These efforts have only recently taken on a programmatic form through the Downtown Revitalization Committee, which unveiled its concept plan for major enhancement of Clinton's historic downtown in early 2010.²⁵



The restoration of the Episcopal Church's exterior supported the earlier efforts to enhance the town's Main Street and create a livable and economically viable downtown. First Selectman William Fritz, author of the 2006 grant application, acknowledged historic preservation's role in creating healthy downtowns in a 2009 letter of support to the Downtown Enhancement and Revitalization Committee: "As the Committee charged with downtown revitalization is well aware, the rehabilitation of a town's core is imperative to its economic well-being. Jobs are created by the labor undertaken to improve the properties, sidewalks and streetscape. Property values are enhanced, making the area more attractive for new businesses."²⁶

Katharine Hepburn Cultural Arts Center — Old Saybrook Historic Restoration Fund Grant (2007) — \$200,000

In 2007, the Town of Old Saybrook received \$200,000 in Historic Restoration Funds to assist in the transform of the Old Saybrook Town Hall and Theater into the Katharine Hepburn Cultural Arts Center. The project in its entirety created over \$400,000 of investment. The building was constructed in 1911 as a town hall and theater and listed individually on the National Register of Historic Places in 2007. The restored cultural arts center opened in 2009 and includes a 250-seat theatre and a small museum honoring Katharine Hepburn, Old Saybrook's most celebrated resident. Offerings will include theater and stage productions as well as movies.



The theater is expected to be a major economic generator for the town, encouraging visitors and residents to patronize shops and restaurants throughout the town and providing community groups and organizations with a venue to hold events, as it is also available for rent.²⁷ In 2010, it hosted the Connecticut Film Festival. The project received widespread support from the local community and Connecticut legislators for its positive impact on the economic and cultural vitality of Old Saybrook. Supporters included Representative Marilyn Giuliano and Old Saybrook First Selectman Michael Pace who said that "this grant represents yet another example of the collaborative effort of citizens, town government and the state, which will result in a Cultural Arts Center that will have a positive economic and quality of life impact for all age groups and arts interest of the region."²⁸

²⁵ Stan Fisher, "Downtown Plan Said Good for all in Clinton." *New Haven Register*, December 26, 2009, sec. Shoreline, <http://www.nhregister.com/articles/2009/12/26/news/shoreline/b1-clrevitalize.txt>.

²⁶ Town of Clinton, City Hall. *Clinton Main Street Enhancement and Revitalization Project: Clinton, Connecticut*, 2009, <http://www.clintonct.org/powerpoint/cdrc8.pdf>

²⁷ Corey Sipe, "Hepburn Theater Recognized in Old Saybrook, Connecticut." *The Associated Press*, September 17, 2007, http://www.associatedcontent.com/article/374227/hepburn_theater_recognized_in_old_saybrook.html?cat=3.

²⁸ "State Awards \$200,000 Grant for Katharine Hepburn Cultural Arts." House Republican Press Release, October 24, 2007, http://www.housegop.ct.gov/pressrel/GiulianoM023/2007/20071024_GiulianoM023_01.pdf

Webb House — Wethersfield
Historic Restoration Fund Grant (2006) — \$53,000

Photo: Charles Lyle



The National Society of Colonial Dames of America in Connecticut received \$53,000 in 2006 Historic Restoration Funds to restore the exterior of the Joseph Webb House. The house was declared a National Historic Landmark in 1961 as the site of a five-day conference in May, 1781, between General George Washington and the Comte de Rochambeau, French commander in America, to plan their offensive against the British. Plans begun during this meeting led to the Yorktown campaign and American independence.²⁹ Constructed in 1751 by merchant Joseph Webb, the house sits next to the Silas Deane House, the Isaac Stevens House, the Buttolph Williams House and the Webb Barn. The site also contains the Colonial Revival Garden and the Herb Garden. The Colonial Dames operate the landscape as a museum and educational center.

The late-Georgian house was in danger of collapse due to the lack of vertical support for its roof and upper floors. In 2005, the Colonial Dames received funding from the Save America's Treasures program to document the building's architectural history and assess its physical condition in efforts to stabilize the structure and halt any further damage.³⁰ Total project investment was estimated to be \$130,000. Local businesses were used in the restoration, which included repair of damaged clapboards, replacing rotted framing, and chemical stripping of all paint layers back to the bare wood. Charles Lyle, the site's executive director, noted that "These critical historic preservation programs matter now more than ever, not only because they protect our heritage at a time when there is limited funding available for historic preservation projects, but also because they serve as economic development engines and job creators in communities like Wethersfield."³¹

Middlesex County Historical Society — Middletown
Historic Restoration Fund Grant (2008) — \$62,960

In 2008, the Middlesex County Historical Society received \$62,960 in Historic Restoration Funds for the rehabilitation of their headquarters at the 1810 General Mansfield House. The building is one of the last standing residential structures on Middletown's Main Street. Previously the home of Civil War hero General Joseph K.F. Mansfield, who died at the battle of Antietam in 1862, the Federal brick mansion has housed the historical society since 1959. The General Mansfield House also serves as a museum and garden and is located along the Middletown Heritage Trail.³² The structure is located within Middletown's Main Street National Register Historic District.

Old North Cemetery — Hartford
Survey and Planning Grant (2008) — \$25,000

Listed on the National Register and the Connecticut African American Freedom Trail, Old North Cemetery is a cross-section of Hartford during the vital, turbulent, exhilarating, and sometimes violent 1800s. Notable burials include Frederick Law Olmsted, the father of American landscape architecture and many black Civil War veterans who fought in the 29th Regiment Connecticut Volunteers — the first Union soldiers to enter

29 National Park Service. "National Historic Landmarks Program: Joseph Webb House." <http://tps.cr.nps.gov/nhl/detail.cfm?ResourceId=672&ResourceType=Building> (accessed September 3, 2010).

30 The National Society of Colonial Dames of America in CT. "Webb-Deane-Stevens Museum: Historic Houses and Barns." <http://www.webb-deane-stevens.org/webbhouse.html> (accessed September 3, 2010).

31 Town of Wethersfield. "Webb House Receiving Historical Facelift." <http://wethersfieldct.com/node/2773> (accessed September 4, 2010).

32 Middlesex Historical Society. "About the Middlesex County Historical Society." <http://www.middlesexhistory.org/about.htm> (accessed September 4, 2010).

the Confederate capital of Richmond, Virginia, at the end of the war. Established in 1807, the cemetery represents the diversity of Connecticut's 19th century population. Significant as the burial place for Hartford's leaders as well as Jewish, Irish Catholic, and African Americans, Old North Cemetery suffers from neglect and vandalism.



Local community members have voiced frustration at the cemetery's condition, with one resident writing to the Hartford Courant that, "the state of the grounds was appalling; weeds were chest-high and grave markers were in disarray. The cemetery has decayed more in the past 10 years than in the last 200 years."³³ According to architect Antonio J. Matta of the Department of Public Works, the 2008 Survey and Planning grant allowed the city to hire a professional team composed of landscape architects and sculpture conservators to prepare a master plan for the restoration of the cemetery. The city of Hartford is now planning a \$1 million dollar restoration project for 2011-2012.

**The Barnum Museum — Bridgeport
Survey and Planning Grant (2010) — \$15,000
Endangered Property Fund Grant (2010) — \$100,000**

As noted by executive director Kathleen Maher, when the iconic Barnum Museum in downtown Bridgeport first applied for the Save America's Treasures program for restoration dollars, they were rejected because the National Register of Historic Places did not clearly identify the building as possessing national significance. In 2010, the HPMD issued a Survey and Planning Grant to the museum to hire architectural history consultants to prepare the required research for the National Historic Landmarks program. The Barnum successfully submitted a SAT application.



Designed by architectural firm Longstaff & Hurd, the Barnum Museum, originally called the Barnum Institute of Science and History, opened in 1893 in honor of famous showman and Bridgeport mayor Phineas T. Barnum. In its early years it hosted lectures by Thomas Edison and the Wright Brothers. The structure was listed on the National Register of Historic Places in 1972. The museum, owned by the city and operated as a nonprofit foundation, has focused its outreach on the preservation and interpretation of Bridgeport's industrial and social history, as well as providing educational opportunities for students. However, as of September, 2010 the Barnum Museum is closed indefinitely due to a tornado that hit the town of Bridgeport in June of 2010 and severely damaged the building as well as many artifacts.

In light of the extensive tornado damage to the museum that occurred on June 24, 2010, the HPMD awarded an Endangered Property Fund grant of \$100,000 to enable the museum to commission architectural plans necessary to restore the building and begin stabilization work.

³³ "Your Letters." *Hartford Courant*, July 25, 2010, sec. OPINION.

Connecticut Trust for Historic Preservation — Hamden Survey and Planning Grant (2008) — \$50,000

In 2008, the Connecticut Trust for Historic Preservation received a \$50,000 grant for a Coltsville National Park Visitor Experience Survey. United States Congressman John Larson and a large working committee of non-profits, neighborhood representatives, local and state officials, historians, museums have been working for almost a decade to revitalize the Coltsville area of Hartford centered around Samuel Colt's Armory. In addition to the use of federal and state tax credits, efforts have concentrated on the area becoming a national park overseen by the National Park Service (NPS). Critical to the success of these efforts were the funding of a nomination to the NPS with professionally-prepared research that demonstrates the potential success of the area as a national park. The Visitors Study was requested by the NPS and presented an in-depth analysis of scenarios for the implementation of a national park. The nomination has received strong support from U.S. Congressman John B. Larson, U.S. Senators Christopher Dodd and Joseph Lieberman who jointly authored the Coltsville National Historical Park Act.³⁴

The Coltsville Historic District was named a National Historic Landmark in 2008. Governor Jodi Rell called the latter designation, "a major victory for preservation and a big win for Hartford's continued revitalization."³⁵ The Coltsville Historic District is a 260-acre site which includes legendary industrialist and firearms innovator Samuel and Elizabeth Colt's house "Armsmear", the Colt Armory's ten historic industrial buildings, the Church of the Good Shepherd and Parish House, Colt Park, and numerous other buildings associated with the history of the company and the Colt family.

National Trust for Historic Preservation Survey and Planning Grant (2009) — \$50,000 Architectural Survey Survey and Planning Grant (2010) - \$57,000 National Register Nomination

The National Trust for Historic Preservation's Northeast Regional Office received a \$50,000 Survey and Planning Grant in 2009 to conduct a comprehensive architectural survey of New Canaan mid-Century Modern residences and a nomination to the National Register of Historic Places. The Town of New Canaan is considered to have one of the most significant collections of mid-century Modern houses in the United States, including the Glass House (1945-49, Philip Johnson), a National Historic Landmark. The Survey of New Canaan homes was prompted by the 2007 demolition of the Paul Rudolph home in Westport, Connecticut, in 2007 as the judge who approved its demolition did so due to the "lack of criteria for significance."³⁶ Many of the remaining houses are currently under threat of demolition due to extreme development pressure and a lack of awareness of their significance.

According to Alicia Leuba, a National Trust Field Services Officer, the New Canaan Mid-Century Modern Houses Survey was designed to provide a more complete study of Modern residences in New Canaan, serve as a national model for surveys of other mid-century houses in the United States and develop and promote consistent methodology and nomenclature for the study of mid-century Modern residences.

34 "Dodd, Lieberman, Larson Announce Legislation to Designate Coltsville as a National Park;" Sen. Lieberman, Joseph I. - (ID - CT) News Release. *Congressional Documents and Publications*, April 30, 2010.

35 Service, States News. "Governor Rell: Coltsville Receives Federal Landmark Designation." *States News Service*, December 5, 2007.

36 Christy Maclear, "Modern Homes Survey: New Canaan." <http://www.preservationnation.org/travel-and-sites/sites/northeast-region/new-canaan-ct/about.html> (accessed September 5, 2010).

Program Impacts

The purpose of the HPMD is to save Connecticut's rich built heritage for future generations. These programs are certainly effective in meeting that purpose. But there are additional impacts as a result of these programs that have a positive impact on Connecticut's towns and cities, Connecticut's economy, Connecticut's environment, and an entire range of public policy priorities. Among those that can be quantified are: jobs, household income, geographic dispersal, growth management, walkability, and investment in distressed neighborhoods.

Jobs

Historic preservation means jobs³⁷ — primarily jobs in the construction trades that are the most adversely affected in the current recession. As can be seen in the tables below, the projects that have used one or more of the tax credits for historic preservation have had a significant impact on the Connecticut economy.

The private sector has invested more than \$450,000,000 in these projects over the last decade. What has that meant for Connecticut workers?

Direct jobs	4,223
Indirect jobs	783
Induced jobs	<u>1,554</u>
TOTAL JOBS	6,560

Of course all construction creates jobs, and had that \$450,000,000 been invested in new construction, jobs would have also been created. But rehabilitation in Connecticut is around 20% more labor intensive than new construction. This means that the same dollars invested means more local jobs. 1,023 more Connecticut jobs resulted from this historic preservation investment than had the same amount been invested in new construction.

The approach to estimating jobs and household income is standard in economic development analysis. A thorough explanation of how jobs are calculated is found in Appendix F. But a simplified explanation is:

- A carpenter working on a historic preservation project is a direct job
- The clerk working at the lumber yard selling plywood to the project is an indirect job
- The paycheck the carpenter received as a result of the project allows him to buy a car, creating part of a job for an auto dealer. This is an induced job.

³⁷ Jobs and Household Income are calculated based on data from IMPLAN for Connecticut. Explanation of the IMPLAN model is found in Appendix F.

What Historic Tax Credit Projects have meant for Jobs in Connecticut												
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
Direct Jobs												
Only Federal Credits	20.4	49.6	107.9	142.7	46.7	322.4	409.8	934.1	123.9	62.3	483.9	2703.8
Only State Credits	0.0	11.6	20.9	34.3	31.3	39.2	32.0	80.5	39.7	89.9	24.1	403.4
Combined State & Federal	0.0	0.0	0.0	3.2	0.0	0.0	130.4	380.3	75.0	106.7	98.0	1116.3
Indirect Jobs												
Only Federal Credits	3.8	9.2	20.0	26.4	8.6	59.7	75.9	173.1	23.0	11.6	89.7	500.9
Only State Credits	0.0	2.2	3.9	6.4	5.8	7.3	5.9	14.9	7.4	16.6	4.5	74.8
Combined State & Federal	0.0	0.0	0.0	0.6	0.0	0.0	24.2	70.5	13.9	19.8	18.2	206.8
Induced Jobs												
Only Federal Credits	7.5	18.3	39.7	52.5	17.2	118.5	150.6	343.4	45.6	22.9	177.9	994.0
Only State Credits	0.0	4.3	7.8	12.8	11.6	14.6	11.9	29.8	14.8	33.2	8.9	149.7
Combined State & Federal	0.0	0.0	0.0	1.2	0.0	0.0	48.0	139.8	27.6	39.2	36.0	410.4
Total Jobs	31.7	95.2	200.1	280.1	121.2	561.7	888.7	2166.3	370.8	402.2	941.0	6560.1

Household Income

Jobs translate into paychecks. Because of the labor intensity of historic rehabilitation and the relatively well paid jobs created in construction — particularly for those without advanced formal education — the amount of labor income from these projects is significant. The tables below provide details, but in summary the income is as follows:

Direct jobs	\$247,024,983
Indirect jobs	\$51,213,732
Induced jobs	<u>\$79,574,953</u>
TOTAL Labor Income	\$377,813,668

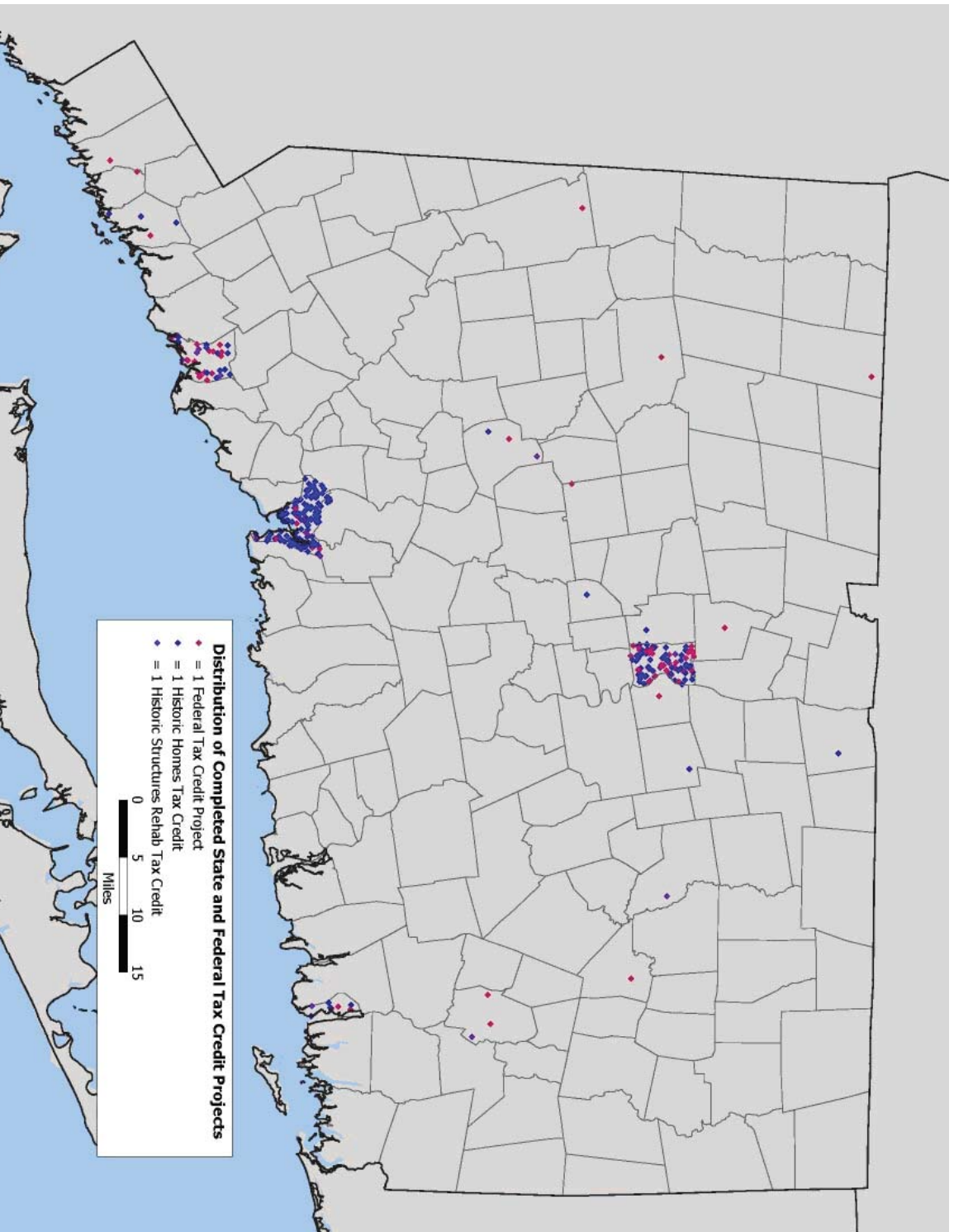
In other words, over 80% of the total investment in Connecticut's built heritage through the tax credit programs (\$450 million) ended up in the pockets of Connecticut workers (\$378 million). Few tax credit programs can make that claim.

Of course all construction jobs create income, and had that \$450,000,000 been invested in new construction, paychecks would also have been created. But labor intensity affects income as well as numbers of jobs. These projects put \$41,000,000 more in the pockets of Connecticut workers than had the same amount been invested in new construction.

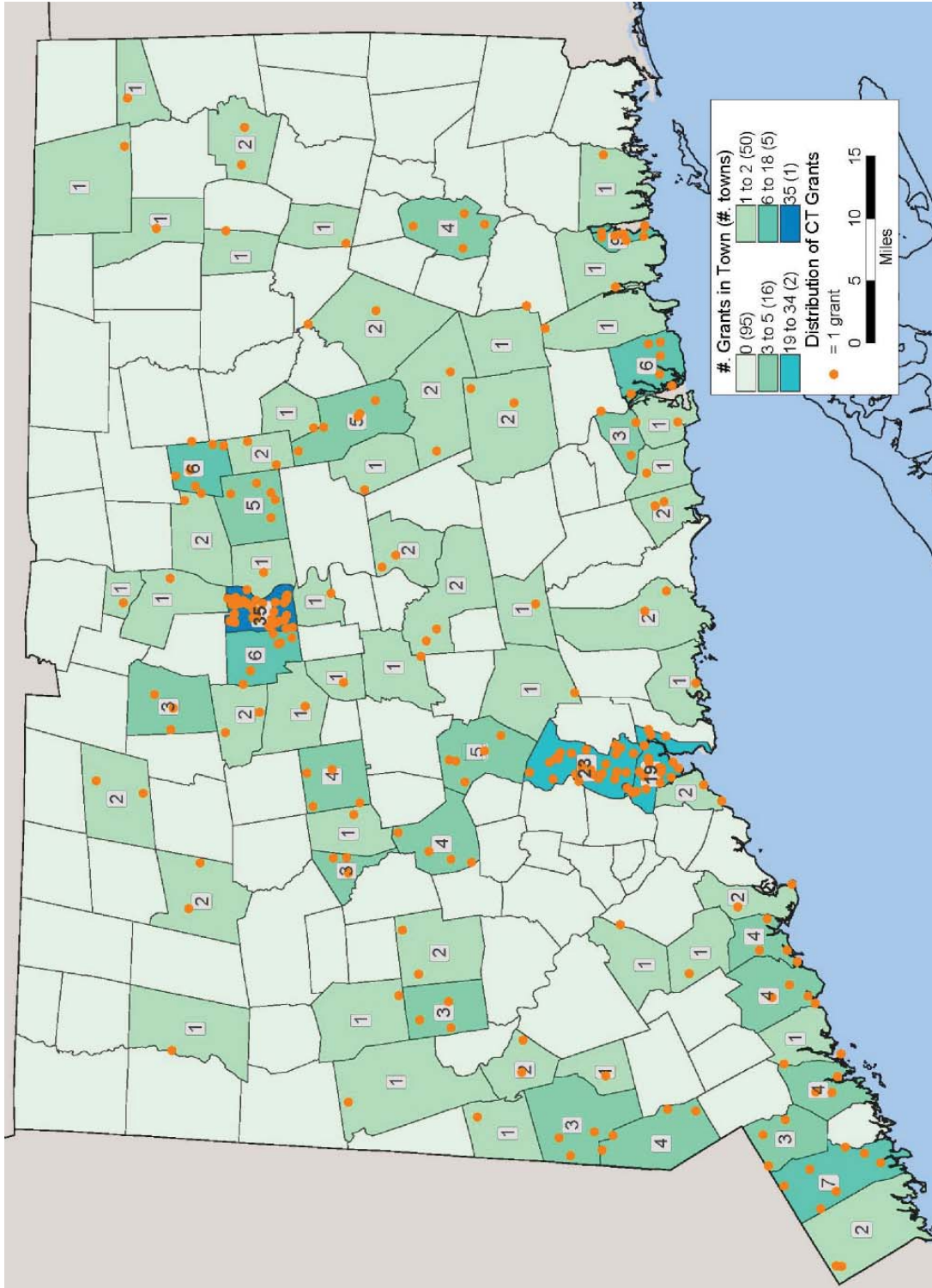
What Historic Tax Credit Projects have meant for Household Income (HHI) in Connecticut												
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
Direct HHI												
Only Federal Credits	\$1,191,296	\$2,896,793	\$6,293,670	\$8,328,212	\$2,723,500	\$18,810,117	\$23,908,770	\$54,505,348	\$7,230,851	\$3,637,959	\$28,234,908	\$157,761,423
Only State Credits	\$0	\$700,238	\$1,262,155	\$2,070,994	\$1,885,951	\$2,367,951	\$1,930,935	\$4,768,039	\$2,397,300	\$5,303,728	\$1,444,388	\$24,131,678
Combined State & Federal	\$0	\$0	\$0	\$188,879	\$0	\$0	\$7,610,937	\$22,187,131	\$4,376,238	\$6,224,711	\$5,716,413	\$65,131,882
Indirect HHI												
Only Federal Credits	\$249,403	\$606,456	\$1,317,607	\$1,743,547	\$570,176	\$3,937,979	\$5,005,404	\$11,410,930	\$1,513,810	\$761,623	\$5,911,100	\$33,028,036
Only State Credits	\$0	\$126,889	\$228,713	\$375,281	\$341,750	\$429,092	\$349,901	\$937,747	\$434,411	\$1,058,719	\$267,551	\$4,550,055
Combined State & Federal	\$0	\$0	\$0	\$39,543	\$0	\$0	\$1,593,382	\$4,644,972	\$916,184	\$1,303,170	\$1,196,756	\$13,635,641
Induced HHI												
Only Federal Credits	\$384,481	\$934,916	\$2,031,230	\$2,687,862	\$878,987	\$6,070,810	\$7,716,358	\$17,591,152	\$2,333,698	\$1,174,121	\$9,112,584	\$50,916,200
Only State Credits	\$0	\$220,094	\$396,712	\$650,942	\$592,780	\$744,279	\$606,919	\$1,520,740	\$753,504	\$1,696,272	\$455,732	\$7,637,975
Combined State & Federal	\$0	\$0	\$0	\$60,959	\$0	\$0	\$2,456,367	\$7,160,714	\$1,412,395	\$2,008,974	\$1,844,925	\$21,020,778
Total HHI	\$1,825,180	\$5,485,386	\$11,530,087	\$16,146,217	\$6,993,145	\$32,360,229	\$51,178,974	\$124,726,772	\$21,368,392	\$23,169,278	\$54,184,357	\$377,813,668

Geographic Diversity

The benefits of public programs are distributed throughout the state. Both the tax credit programs and the HPMD's grant programs effectively serve all areas of Connecticut. As is not surprising, the majority of projects using the Federal Rehabilitation Tax Credit are concentrated in Connecticut's three largest cities — Hartford, New Haven, and Bridgeport. As can be seen in the map below, the State tax credit programs are somewhat more widely dispersed.



But tax credit projects take place where a firm or an individual decides to make an investment in an historic structure. Other than making certain that information regarding these programs is made widely available throughout the State, there is little the HPMD can do to assure more geographic diversity.



That is not true of grant programs, however. Recognizing the fact that there are valuable historic resources in every corner of Connecticut, a conscious effort is made to insure no part of the state is overlooked. Over the last decade over 230 grants of have been awarded by the HPMD. Organizations and municipalities in 87 different Connecticut communities have been recipients of those funds.

Growth Management

The Connecticut Office of Policy and Management has adopted a Conservation and Development Policies Plan. The plan is intended to advance six Growth Management Principles:

1. Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure
2. Expand housing opportunities and design choices to accommodate a variety of household types and needs
3. Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options
4. Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands
5. Protect and ensure the integrity of environmental assets critical to public health and safety
6. Promote integrated planning across all levels of government to address issues on a statewide, regional and local basis.

To help implement those principles, development area policies have been created to identify the areas where development is encouraged and other areas identified for conservation. While the HPMD's programs were not enacted specifically to advance these growth management principles, nearly every tax credit project has taken place in preferred development areas and the vast majority of the grants have either encouraged redevelopment in priority areas and/or advanced the conservation area principles.

Walkability

Recent urban research has demonstrated the importance of “walkability” for quality communities and for public health, transportation and other reasons. In 2008 a group of Seattle software developers created an online system that measures the “walkability” of neighborhoods and addresses. They make the case for walkable neighborhoods as follows.³⁸

Walkable neighborhoods offer surprising benefits to the environment, our health, our finances, and our communities.

- *Environment: Cars are a leading cause of climate change. Your feet are zero-pollution transportation machines.*
- *Health: The average resident of a walkable neighborhood weighs 7 pounds less than someone who lives in a sprawling neighborhood.*
- *Finances: One point of Walk Score is worth up to \$3,000 of value for your property.*
- *Communities: Studies show that for every 10 minutes a person spends in a daily car commute, time spent in community activities falls by 10%.*

Their explanation of what is as follows:

- **A center:** Walkable neighborhoods have a center, whether it’s a main street or a public space.
- **People:** Enough people for businesses to flourish and for public transit to run frequently.
- **Mixed income, mixed use:** Affordable housing located near businesses.
- **Parks and public space:** Plenty of public places to gather and play.
- **Pedestrian design:** Buildings are close to the street, parking lots are relegated to the back.
- **Schools and workplaces:** Close enough that most residents can walk from their homes.
- **Complete streets:** Streets designed for bicyclists, pedestrians, and transit.

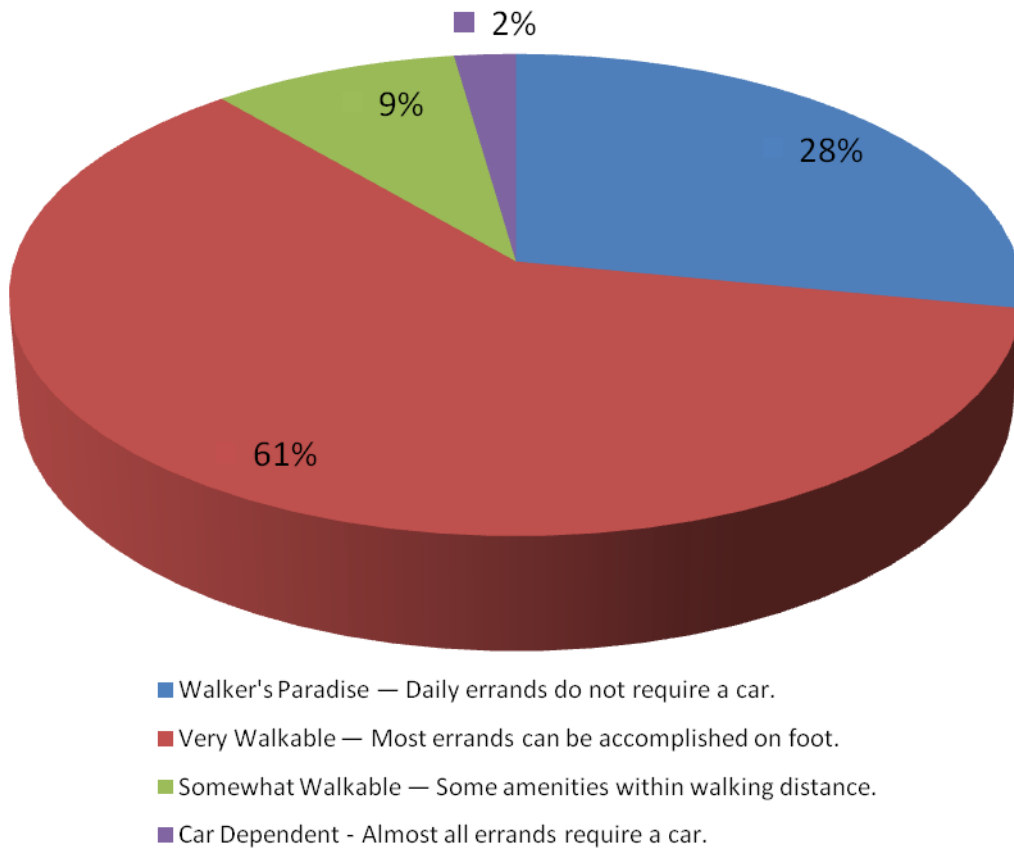
Under *Walk Score’s* system an address will be rated as follows:

<u>Walk Score</u>	<u>Description</u>
90—100	Walker’s Paradise – Daily errands do not require a car.
70—89	Very Walkable – Most errands can be accomplished on foot.
50—69	Somewhat Walkable – Some amenities within walking distance.
25—49	Car-Dependent – A few amenities within walking distance.
0—24	Car-Dependent – Almost all errands require a car.

The address of every project that has received a historic rehabilitation tax credit in Connecticut over the last 10 years was evaluated for its Walk Score. The results can be seen in the chart on the next page.

38 Walk Score, <http://www.walkscore.com/walkable-neighborhoods.shtml>

Walkability Scores of Historic Preservation Tax Credit Projects



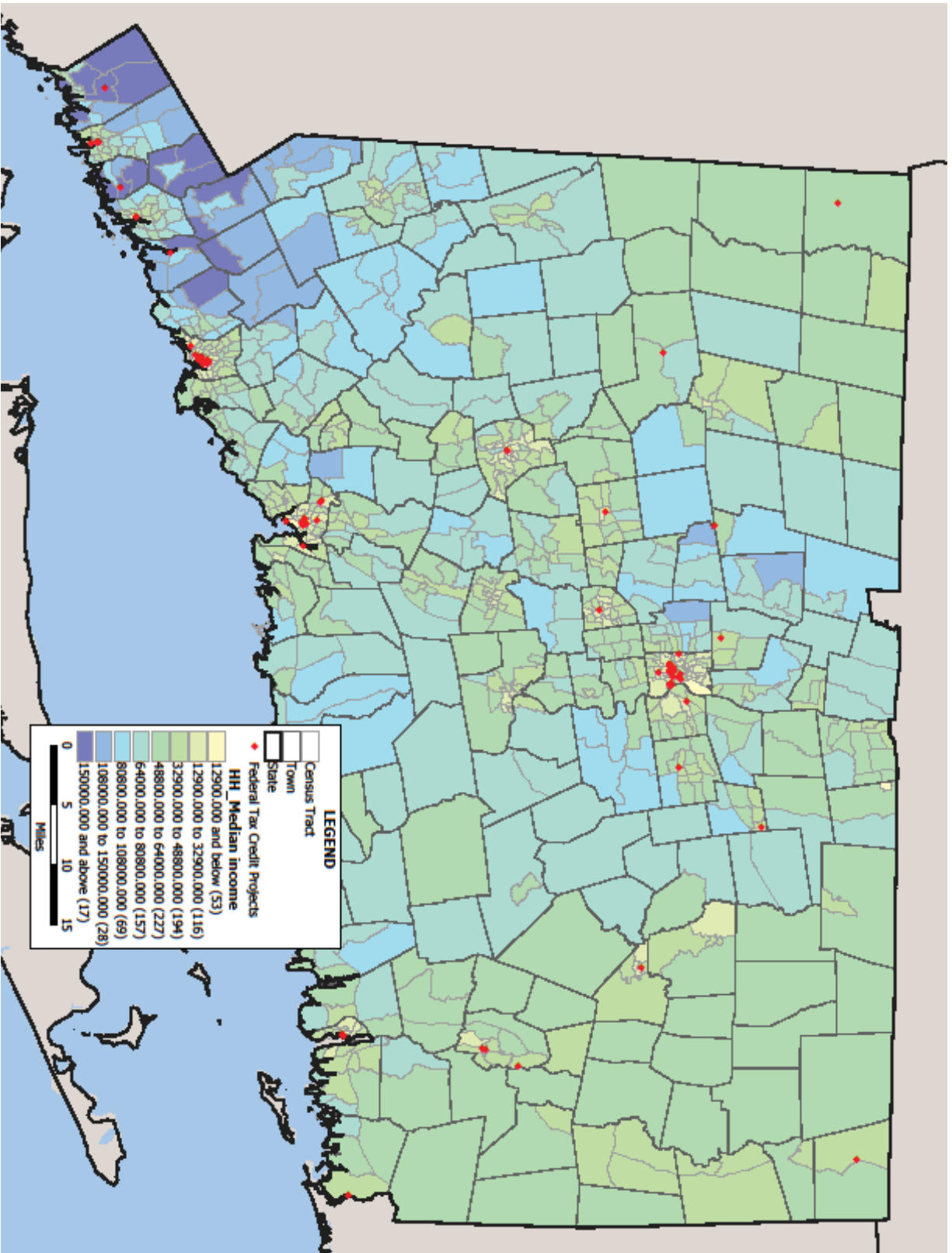
Distressed Neighborhoods³⁹

Historic preservation should be of benefit to all citizens of Connecticut, regardless of their economic well-being. Some programs are specifically targeted to serve low income neighborhoods, but historic preservation programs generally are not. However, the historic preservation tax credits are attracting private sector investment in neighborhoods not of the very rich, but of those at the opposite end of the economic ladder.

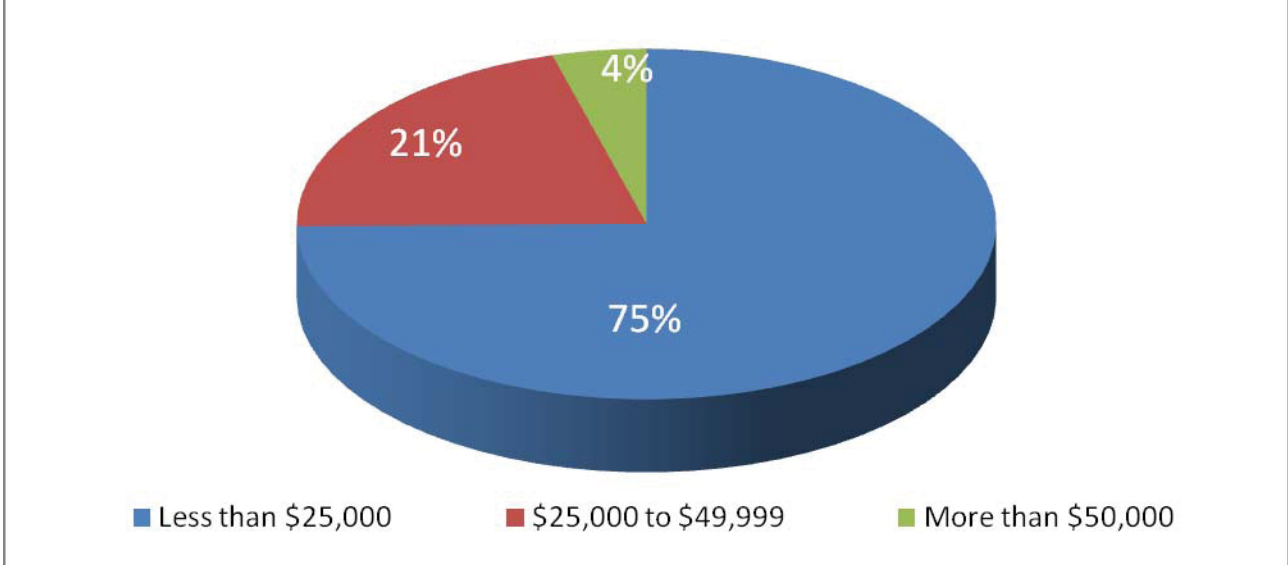
Fully three-quarters of all projects using the Federal Historic Preservation Tax Incentive are located in Census Tracts where the median household income is less than \$25,000 per year. Another 21% are in Census Tracts with median household incomes between \$25,000 and \$50,000. Without any quota, mandates, or special rules requiring investment in distressed neighborhoods, historic preservation tax credits are attracting private money where it is needed the most.

³⁹ See Connecticut General Assembly for definition of “distressed neighborhood.” <http://www.cga.ct.gov/2007/lcoamd/2007LCO09574-R00-AMD.htm>

Federal Historic Preservation Tax Credit Projects by Median Income
 (2000-2010 Federal tax credit projects, 2000 US Census data)



**Median Household Income in
Census Tracts with
Federal Historic Preservation Tax Incentive Projects**



Connecticut’s Historic Homes Tax Credit, however, is specifically targeted at low or medium-income residential, historic neighborhoods in hopes of triggering revitalization and stabilization in the state’s urban neighborhoods, while preserving a community’s historic character. The credit is only available in the 29 legislatively-designated municipalities where homeowners, nonprofit corporations and developers can initiate projects that will help revitalize inner-city historic districts:

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

Towns in red indicate that the entire municipality is eligible for Connecticut’s Historic Homes Tax Credit. Towns in black indicate that only part of the municipality is eligible for the Historic Homes Tax Credit.

In excess of \$28 million has been invested spurred by this credit resulting in the rehabilitation of more than 400 housing units. “Investment” is calculated based on the credit being 30% of eligible expenditure. This approach was used to be as conservative as possible. This approach, however, significantly understates the impact of the credit. Because of the \$30,000 per unit cap, essentially only the first \$100,000 in investment receives a tax credit; any expenditure greater than that is not reflected in the numbers above. In fact the total expenditure is often greater than that. There is some evidence that rather than the \$28 million showing as investment resulting from the Historic Homes Rehabilitation credit, the amount could be as high as \$52 million.

Conclusions

The State of Connecticut is facing the most significant financial challenges in two generations. Proposals are coming from legislators, the Governor, special interest groups, think tanks, newspapers and citizens on how to address those challenges.

Every state agency has the responsibility to ensure that its programs are working effectively to make frugal use of available resources and, if possible, add to the economic recovery of the state.

This study has looked at the programs of Historic Preservation and Museum Division of the Connecticut Commission on Culture & Tourism. Specifically, it has evaluated the last ten years of activity in tax credit and grant programs. We have discovered positive impact on Connecticut and its economy in four broad areas: Jobs, Community Quality, Sustainable Growth, and Leveraging Resources.

Among the findings are:

- The Federal and State tax credits have spurred private sector investment in historic buildings of \$450 million.
- Those projects have meant 6,400 jobs and \$370 million in income for Connecticut workers.
- The credits themselves work as designed leveraging private investment of three to five times the amount of the credit.
- This investment in being made throughout the state but particularly in neighborhoods which have long suffered disinvestment.
- In and of itself, historic preservation is Sustainable Growth, with virtually all grant activities and tax credit projects being directed to areas already targeted by State policy as development priorities.
- All of the Growth Management Principles of the state's Conservation and Development Policies Plan are advanced by historic preservation.
- More recently identified characteristics of quality neighborhoods such as walkability are qualities of neighborhoods where historic preservation investment is taking place.
- Every corner of Connecticut is served by grant programs of CCT and effective partnerships have been built with other statewide and local organizations.
- Historic preservation is the ultimate in recycling, reusing existing materials, reducing additions to the landfill and taking place where infrastructure, public services and often public transportation are already in place.

Connecticut's rich built heritage has a positive impact on Connecticut's communities and economy today.

**APPENDIX A:
FEDERAL TAX CREDIT INCENTIVE PROJECTS**

LIST OF PROJECTS (2000-2010)

Completed Projects (as of September, 2010) ⁴⁰

Project Name	Address	City	Est. Cost	Year Issued
CIGNA	900 Cottage Grove Road	Bloomfield	\$45,000,000	2010
225 Golden Hill Street	225 Golden Hill Street	Bridgeport	\$1,800,000	2001
354 Prospect Street	354 Prospect Street	Bridgeport	\$2,500,000	2001
269-271 Barnum Avenue	269-271 Barnum Avenue	Bridgeport	\$474,000	2002
382 Barnum Avenue	382 Barnum Avenue	Bridgeport	\$89,000	2002
469-473 Noble Avenue	469-473 Noble Avenue	Bridgeport	\$589,000	2002
480 East Washington Ave.	480 East Washington Ave.	Bridgeport	\$180,000	2002
496-498 East Washington Avenue	496-498 East Washington Avenue	Bridgeport	\$320,000	2002
554-556 Kossuth Street	554-556 Kossuth Street	Bridgeport	\$164,000	2002
401-403 Noble Avenue	401-403 Noble Avenue	Bridgeport	\$129,000	2003
564 Kossuth Street	564 Kossuth Street	Bridgeport	\$387,000	2003
572 East Washington Ave.	572 East Washington Ave.	Bridgeport	\$213,000	2003
1042 Broad Street	1042 Broad Street	Bridgeport	\$8,100,000	2005
240 William Street	240 William Street	Bridgeport	\$1,100,000	2005
331 Barnum Avenue	331 Barnum Avenue	Bridgeport	\$361,000	2005
277-281 Fairfield Avenue	277-281 Fairfield Avenue	Bridgeport	\$2,300,000	2007
Wheeler Medical Arts Bldg	1179-1195 Main Street	Bridgeport	\$11,250,000	2008
588-612 East Main Street	588-612 East Main Street	Bridgeport	\$5,242,000	2008
City Trust Building	955-967 Main Street	Bridgeport	\$20,000,000	2008
64-72 Maple Street	64-72 Maple Street	Bridgeport	\$1,200,000	2009
Arcade Building	991-1019 Main Street	Bridgeport	\$450,000	2009
22 Spring Street	22 Spring Street	Bristol	\$300,000	2003
685 Boston Post Road	685 Boston Post Road	Darien	\$200,000	2002
1165-1177 Main Street	1165-1177 Main Street	East Hartford	\$500,000	2000
144-146 Affleck Street	144-146 Affleck Street	Hartford	\$194,000	2000
179 Affleck Street	179 Affleck Street	Hartford	\$165,000	2000
182-184 Affleck Street	182-184 Affleck Street	Hartford	\$145,000	2000
190-192 Affleck Street	190-192 Affleck Street	Hartford	\$190,000	2000
Cheney Block	942 Main Street	Hartford		2000
HELCO Sub-Station	686 Maple Avenue	Hartford	\$235,000	2001
2-10 Hillside Avenue	2-10 Hillside Avenue	Hartford	\$1,200,000	2003
264 Park Terrace	264 Park Terrace	Hartford	\$387,000	2003
268 Park Terrace	268 Park Terrace	Hartford	\$1,600,000	2003
290 Park Terrace	290 Park Terrace	Hartford	\$512,000	2003
304 Park Terrace	304 Park Terrace	Hartford	\$512,000	2003
308 Park Terrace	308 Park Terrace	Hartford	\$498,000	2003
149-151 Affleck Street	149-151 Affleck Street	Hartford	\$315,847	2004
36 John Street	36 John Street	Hartford	\$1,100,000	2004
590-596 Park Street	590-596 Park Street	Hartford	\$3,000,000	2005
83-85 Ward Street	83-85 Ward Street	Hartford	\$415,783	2005
87-89 Ward Street	87-89 Ward Street	Hartford	\$415,656	2005
SNET Co. Bldg	55 Trumbull Street	Hartford	\$14,000,000	2006
Phoenix Life Insurance	One American Row	Hartford	\$25,000,000	2006
14 York Street	14 York Street	Hartford	\$500,000	2007

⁴⁰ Projects that occurred before 2000 are not accounted for in this report or in the following list.

Project Name	Address	City	Est. Cost	Year Issued
160 Affleck Street	160 Affleck Street	Hartford	\$532,000	2007
200-202 Park Terrace	200-202 Park Terrace	Hartford	\$590,000	2007
268-270 Jefferson Street	268-270 Jefferson Street	Hartford	\$715,880	2007
32-34 Madison Street	32-34 Madison Street	Hartford	\$539,664	2007
555-557 Zion Street	555-557 Zion Street	Hartford	\$500,000	2007
559-561 Zion Street	559-561 Zion Street	Hartford	\$500,000	2007
565-567 Zion Street	565-567 Zion Street	Hartford	\$500,000	2007
569-71 Zion Street	569-71 Zion Street	Hartford	\$500,000	2007
575-577 Zion Street	575-577 Zion Street	Hartford	\$500,000	2007
591-593 Zion Street	591-593 Zion Street	Hartford	\$500,000	2007
597-599 Zion Street	597-599 Zion Street	Hartford	\$500,000	2007
601-603 Zion Street	601-603 Zion Street	Hartford	\$500,000	2007
607-609 Zion Street	607-609 Zion Street	Hartford	\$500,000	2007
663 Broad Street	663 Broad Street	Hartford	\$160,000	2007
Sage Allen Building	884-902 Main Street	Hartford	\$7,500,000	2007
956 Main Street	956 Main Street	Hartford	\$90,000,000	2007
980-988 Broad Street	980-988 Broad Street	Hartford	\$704,511	2007
Stackpole, Moore, Tryon Building	115 Asylum Street	Hartford	\$2,800,000	2008
35 Clark Street	35 Clark Street	Hartford	\$3,250,000	2008
Colt Building #32	42 Vredendale Ave.	Hartford	\$4,500,000	2009
Colt Building #25	50 Vredendale Ave.	Hartford	\$1,000,000	2009
Ambassador Apartments	206-210 Farmington Avenue	Hartford	\$7,000,000	2010
172-174 West Street	172-174 West Street	Litchfield	\$1,000,000	2000
32 High Street	32 High Street	New Haven	\$5,250,000	2002
36 High Street	36 High Street	New Haven	\$1,250,000	2002
47-49 South Water Street	47-49 South Water Street	New Haven	\$220,000	2003
525 Quinnipiac Avenue	525 Quinnipiac Avenue	New Haven	\$200,000	2003
Strouse, Adler Co. Corset Factory	78 Olive Street	New Haven	\$9,600,000	2003
99-105 Orange Street	99-105 Orange Street	New Haven	\$1,400,000	2004
Southern New England Telephone Bldg.	227 Church Street	New Haven	\$10,000,000	2005
852 Chapel Street	852 Chapel Street	New Haven	\$7,750,000	2005
866 Chapel Street	866 Chapel Street	New Haven	\$3,500,000	2005
904-906 Whalley Avenue	904-906 Whalley Avenue	New Haven	\$425,000	2008
6 Guthrie Place	6 Guthrie Place	New London	\$1,000,000	2002
73 Washington Street	73 Washington Street	New London	\$2,200,000	2004
225 State Street	225 State Street	New London		2006
Carl F. Schoverling Tobacco Warehouse	1 Wellsville Avenue	New Milford	\$950,000	2002
20 Greenwoods Road	20 Greenwoods Road	Norfolk	\$450,000	2002
11-13 North Main Street	11-13 North Main Street	Norwalk	\$800,000	2001
192-196 Main Street	192-196 Main Street	Norwich	\$13,600,000	2006
88-98 Chestnut Street	88-98 Chestnut Street	Norwich	\$1,600,000	2008
109 Atlantic Street	109 Atlantic Street	Stamford	\$675,000	2002
Yale and Towne	200 Henry Street	Stamford	\$35,000,000	2009
68-70 Bank Street	68-70 Bank Street	Waterbury	\$2,500,000	2010
Westport Bank & Trust Co. Bldg.	87 Post Road East	Westport	\$3,300,000	2006
156 Oak Street	156 Oak Street	Windham		2006

Ongoing Projects (as of September, 2010)

Project Name	Address	City	Est. Cost	Year latest activity
102 Bank Street	102 Bank Street	Bridgeport	\$420,000	2004
110 Bank Street	110 Bank Street	Bridgeport	\$490,000	2004
Jayson Building	179-205 Middle Street	Bridgeport		2007
272 William Street	272 William Street	Bridgeport	\$216,700	2007
Newfield Building	1184-1186 Main Street	Bridgeport	\$12,000,000	2008
Liberty Building	939-951 Main Street	Bridgeport	\$450,000	2009
Bridgeport Organ Company	62-80 Cherry Street & 1325, 1341 Railroad Ave	Bridgeport		2010
Engine House	143 Main Street	Collinsville		2010
Rod Storage Building	20 North Main Street	Georgetown	\$850,000	2009
The Nathaniel Witherell	70 Parsonage Road	Greenwich		2010
Colt Building #39	34 Sequassen Street	Hartford	\$7,850,000	2003
Colt Building #29	170 Huyshope Avenue	Hartford	\$15,000,000	2004
30 Lewis Street	30 Lewis Street	Hartford		2006
Colt Building #1	55 Van Dyke Avenue	Hartford	\$12,000,000	2006
Colt Building #22	7 Sequassen Avenue	Hartford		2006
402-410 Asylum Street	402-410 Asylum Street	Hartford	\$13,500,000	2007
45 Squire Street	45 Squire Street	Hartford		2009
47 Squire Street	47 Squire Street	Hartford		2009
606 Farmington Avenue	606 Farmington Avenue	Hartford		2009
Colt Building #27	140 Huyshope and 75 Van Dyke Avenues	Hartford	\$17,000,000	2004
12 Elm Street	12 Elm Street	Lakeville		2009
Cheney Mill Dye House	190 Pine Street	Manchester		2009
Commercial Trust Co. Bldg	51-55 West Main Street	New Britain	\$9,400,000	2007
804-806 Chapel Street	804-806 Chapel Street	New Haven	\$1,300,000	2007
827 Whalley Avenue	827 Whalley Avenue	New Haven	\$350,000	2007
Winchester Revolving Arms	275 Winchester Avenue	New Haven		2008
20-36 Crown Street	20-36 Crown Street	New Haven		2009
Union & New Haven Trust	205 Church Street	New Haven		2009
40-44 Crown Street	40-44 Crown Street	New Haven		2009
91 Church Street	91 Church Street	New Haven		2009
Ponemah Mill	607 Norwich Avenue	Norwich	\$40,000,000	2009
Clark Thread Mill	12 River Road	Pawcatuck	\$12,000,000	2008
Old Town Hall	175 Atlantic Street	Stamford	\$8,330,000	2008
Grosvenor-Dale Co. Mill Bldgs 2,5 & 6	929 Riverside Drive	Thompson		2010
Minterburn Mill	215 East Main Street	Vernon	\$3,300,000	2005
63 Bank Street	63 Bank Street	Waterbury		2010

**APPENDIX B:
STATE HISTORIC HOMES REHABILITATION TAX CREDIT PROJECTS**

LIST OF PROJECTS (2003-2010)

Completed Projects (as of September, 2010)

Project Address	Town	Tax Credit	Tax Credit 2	Year Issued
586 Clinton Avenue	Bridgeport	\$9,714		2003
213 Alsace Street	Bridgeport	\$7,804		2005
117-119 Maple Street	Bridgeport	\$39,679		2005
55 Sterling Place	Bridgeport	\$50,894		2006
44 Blackman Place	Bridgeport	\$13,534		2008
101-103 Barnum Avenue	Bridgeport	\$88,182		2008
257 William Street	Bridgeport	\$60,000		2010
255 William Street	Bridgeport	\$30,000		2010
247 William Street	Bridgeport	\$60,000		2010
245 William Street	Bridgeport	\$60,000		2010
243 William Street	Bridgeport	\$60,000		2010
237 William Street	Bridgeport	\$30,000		2010
235 William Street	Bridgeport	\$60,000		2010
50 Cottage Green	Enfield	\$27,389		2002
27-29 Benton Street	Hartford	\$60,000		2001
26-28 Mortson Street	Hartford	\$120,000		2001
22-24 Mortson Street	Hartford	\$119,707		2001
83-85 Sargeant Street	Hartford	\$30,000		2002
46-48 Deerfield Avenue	Hartford	\$52,705		2002
3-5 Mortson Street	Hartford	\$60,000		2002
23-25 Mortson Street	Hartford	\$60,000		2002
15-17 Mortson Street	Hartford	\$60,000		2002
11-13 Mortson Street	Hartford	\$60,000		2002
62-64 Deerfield Avenue	Hartford	\$60,000		2003
33 Charter Oak Place	Hartford	\$32,972		2003
24-26 Atwood Street	Hartford	\$60,000		2003
7-9 Putnam Hts.	Hartford	\$60,000		2004
77-79 Edgewood Street	Hartford	\$60,000		2004
30-32 Putnam Hts.	Hartford	\$60,000		2004
209 Jefferson Street	Hartford	\$53,303		2004
19-21 Putnam Hts	Hartford	\$60,000		2004
72-74 Madison Street	Hartford	\$52,616		2005
68-70 Madison Street	Hartford	\$52,616		2005
47 Benton Street	Hartford	\$60,000		2005
30-32 Edgewood Street	Hartford	\$60,000		2005
2-4 Putnam Heights	Hartford	\$60,000		2005
207 North Beacon Street	Hartford	\$30,000		2005
191-193 Jefferson Street	Hartford	\$50,728		2005
14-16 Putnam Heights	Hartford	\$60,000		2005
10-12 Putnam Heights	Hartford	\$60,000		2005
663 Broad Street	Hartford	\$18,294	\$8,294	2006
86-88 Lincoln Street	Hartford	\$5,000	\$55,000	2006
8 Ashley Street	Hartford	\$30,000		2006
663 Broad Street	Hartford	\$55,912		2006
40-42 Lincoln Street	Hartford	\$15,000	\$45,000	2006
223 Garden Street	Hartford	\$30,000		2006
18 Ashley Street	Hartford	\$30,000		2006
108-110 Lincoln Street	Hartford	\$60,000		2006

Project Address	Town	Tax Credit	Tax Credit 2	Year Issued
47 Sigourney St./21 Ashley	Hartford	\$30,000		2007
22 Belden Street	Hartford	\$60,000		2007
14 Charter Oak Place	Hartford	\$9,248		2007
29 Edgewood Street	Hartford	\$120,000		2008
246-248 Sargeant Street	Hartford	\$60,000		2008
160 Kenyon Street	Hartford	\$9,513		2008
30-32 Ashly St.	Hartford	\$51,093		2009
291-293 Sargeant Street	Hartford	\$60,000		2009
19 Edgewood Street	Hartford	\$120,000		2009
19-21 Mortson Street	Hartford	\$60,000		2002
18-20 Deerfield Avenue	Hartford	\$49,429		2002
43 Martin Street	Hartford	\$27,187		2003
17-19 Deerfield Avenue	Hartford	\$54,728		2003
35 Putnam Hts.	Hartford	\$60,000		2004
221 Garden Street	Hartford	\$30,000		2006
47 Ashley Street	Hartford	\$21,493		2007
44 Belden Street	Hartford	\$60,000		2007
38 Belden Street	Hartford	\$60,000		2007
32 Belden Street	Hartford	\$60,000		2007
28 Belden Street	Hartford	\$60,000		2007
227-229 Sargeant Street	Hartford	\$60,000		2008
20 Belden Street	Hartford	\$30,000		2008
78 High Street	Manchester	\$23,977		2003
76-78 Pearl Street	Middletown	\$30,000		2001
38 Forest St.	New Britain	\$25,410		2009
560 Chapel Street	New Haven	\$16,880		2001
118 Avon Street	New Haven	\$30,000		2001
93 Beers Street	New Haven	\$16,155		2002
93 Beers Street	New Haven	\$31,628		2002
58-62 Henry Street	New Haven	\$37,614		2002
46 Mansfield Street	New Haven	\$60,000		2002
96 Blake Street	New Haven	\$20,958		2003
93-95 Henry Street	New Haven	\$59,903		2003
92 Cottage Street	New Haven	\$30,000		2003
79-81 Howard Avenue	New Haven	\$38,465		2003
77 Livingston Street	New Haven	\$29,873		2003
74 Sea Street	New Haven	\$20,100		2003
694 Elm Street	New Haven	\$43,470		2003
66 Kensington Street	New Haven	\$60,000		2003
570 Elm Street	New Haven	\$60,000		2003
475 Elm Street	New Haven	\$57,532		2003
47 South Water Street	New Haven	\$67,995		2003
426 West Rock Avenue	New Haven	\$8,022		2003
420-422 West Rock Avenue	New Haven	\$42,349		2003
40 Gilbert Avenue	New Haven	\$54,976		2003
254 Howard Avenue	New Haven	\$58,191		2003
15-17 Sheffield Avenue	New Haven	\$50,077		2003
118 Avon Street	New Haven	\$16,182		2003
96 Howard Avenue	New Haven	\$16,212		2004
525 Quinnipiac Avenue	New Haven	\$36,632		2004
50 Edgehill Road	New Haven	\$30,000		2004
487 Elm Street	New Haven	\$30,000		2004

Project Address	Town	Tax Credit	Tax Credit 2	Year Issued
486 Elm Street	New Haven	\$30,000		2004
482 Dixwell Avenue	New Haven	\$42,043		2004
469 Edgewood Avenue	New Haven	\$13,784		2004
469 Edgewood Avenue	New Haven	\$18,546		2004
41 Marvel Road	New Haven	\$23,654		2004
400 Blake Street	New Haven	\$30,000		2004
40 Elmwood Road	New Haven	\$9,900		2004
26 Compton Street	New Haven	\$35,685		2004
228 Everit Street	New Haven	\$14,905		2004
210 St. Ronan Street	New Haven	\$30,000		2004
196 West Rock Avenue	New Haven	\$9,620		2004
19-21 West Rock Avenue	New Haven	\$11,910		2004
18 West Elm Street	New Haven	\$8,886		2004
15 Vista Terrace	New Haven	\$7,998		2004
148-150 Canner Street	New Haven	\$29,353		2004
134-136 Mansfield Street	New Haven	\$23,910		2004
116 McKinley Avenue	New Haven	\$18,637		2004
100 McKinley Avenue	New Haven	\$8,343		2004
95 Gilbert Avenue	New Haven	\$57,011		2005
572 Elm Street	New Haven	\$67,160		2005
550 George Street	New Haven	\$29,032		2005
525 Edgewood Avenue	New Haven	\$30,000		2005
519 George Street	New Haven	\$7,980		2005
4-4 1/2 Garden Street	New Haven	\$51,134		2005
34 Gilbert Avenue	New Haven	\$60,000		2005
331 St. Ronan Street	New Haven	\$14,730		2005
33 Asylum Street	New Haven	\$30,000		2005
27-29 West Rock Avenue	New Haven	\$9,128		2005
20 Redfield Street	New Haven	\$57,092		2005
177 West Rock Avenue	New Haven	\$8,465		2005
173 Lawrence Street	New Haven	\$13,127		2005
125 Westwood Road	New Haven	\$9,620		2005
100 McKinley Avenue	New Haven	\$24,022		2005
70 West Rock Avenue	New Haven	\$7,632		2006
607 Whitney Avenue	New Haven	\$90,000		2006
60 Canner Street	New Haven	\$30,000		2006
552 Chapel Street	New Haven	\$23,376		2006
515-517 Whalley Avenue	New Haven	\$60,000		2006
491-493 Whalley Avenue	New Haven	\$22,400	\$50,623	2006
475 Quinnipiac Avenue	New Haven	\$10,242		2006
416-418 West Rock Avenue	New Haven	\$11,430		2006
346 Alden Avenue	New Haven	\$22,187		2006
280 West Rock Avenue	New Haven	\$47,632		2006
21 Clark Street	New Haven	\$25,053		2006
2069 Chapel Street	New Haven	\$20,732		2006
167 McKinley Avenue	New Haven	\$30,000		2006
1508-10 Ella Grasso Blvd	New Haven	\$60,000		2006
145 West Street	New Haven	\$60,000		2006
138 Mansfield Street	New Haven	\$67,500		2006
637 Orange Street	New Haven	\$69,115		2007
339 St. Ronan Street	New Haven	\$20,917		2007

Project Address	Town	Tax Credit	Tax Credit 2	Year Issued
339 St. Ronan Street	New Haven	\$30,000		2007
291-293 Humphrey Street	New Haven	\$120,000		2007
280 Livingston Street	New Haven	\$30,000		2007
275 West Rock Avenue	New Haven	\$8,692		2007
269 West Rock Avenue	New Haven	\$12,639		2007
22 Eld Street	New Haven	\$30,000		2007
16 Court Street	New Haven	\$46,200		2007
151 West Rock Avenue	New Haven	\$30,000		2007
1500 Ella T. Grasso Blvd	New Haven	\$10,000		2007
145-147 Canner Street	New Haven	\$8,334		2007
145 Everit Street	New Haven	\$28,308		2007
1 Mckinley Ave. (2079 Chapel)	New Haven	\$30,000		2007
93 Livingston Street	New Haven	\$26,255		2008
73 West Rock Avenue	New Haven	\$14,003		2008
55 Elmwood Road	New Haven	\$22,284		2008
503 Whalley Avenue	New Haven	\$60,000		2008
29 Orchard Street	New Haven	\$54,632		2008
211 Edgewood Avenue	New Haven	\$53,760		2008
182 Cold Spring Street	New Haven	\$24,085		2008
17-19 Blake Street	New Haven	\$88,598		2008
1504-06 Ella T. Grasso Blvd	New Haven	\$75,185		2008
1496 Ella T. Grasso Blvd	New Haven	\$30,000		2008
145 Everit Street	New Haven	\$30,000		2008
13-15 Blake Street	New Haven	\$60,000		2008
116 McKinley Ave.	New Haven	\$10,913		2008
106 Exchange Street	New Haven	\$54,464		2008
9 Austin Street	New Haven	\$90,000		2009
85 Livingston Street	New Haven	\$30,000		2009
84 Alden Ave.	New Haven	\$18,465		2009
82 Edgehill Rd.	New Haven	\$22,512		2009
82 Edgehill Rd.	New Haven	\$30,000		2009
511-513 Whalley Avenue	New Haven	\$60,000		2009
507-509 Whalley Avenue	New Haven	\$60,000		2009
443 Edgewood	New Haven	\$30,000		2009
335 West Division	New Haven	\$30,000		2009
326-328 West Rock Avenue	New Haven	\$8,964		2009
274 Edgewood	New Haven	\$30,000		2009
204 Bishop St	New Haven	\$30,000		2009
190 West Rock Avenue	New Haven	\$15,007		2009
1631 Chapel Street	New Haven	\$20,089		2009
147 Bradley	New Haven	\$30,000		2009
141 Nicoll St	New Haven	\$30,000		2009
14 Everit St.	New Haven	\$30,000		2009
71 Livingston Street	New Haven	\$12,712		2010
678 Orange Street	New Haven	\$21,991		2010
45 Westwood Rd.	New Haven	\$18,183		2010
39 Cleveland St.	New Haven	\$30,000		2010
29 Clinton Avenue	New Haven	\$9,319		2010
206 Livingston St.	New Haven	\$10,513		2010
1885 Chapel St.	New Haven	\$11,253		2010

Project Address	Town	Tax Credit	Tax Credit 2	Year Issued
131 Westwood Rd.	New Haven	\$20,082		2010
77 West Rock Avenue	New Haven	\$11,712		2005
539 Howard Avenue	New Haven	\$30,000		2008
1514-16 Ella T. Grasso Blvd	New Haven	\$40,000	\$20,000	2008
62 Washington Street	New London	\$40,000		2002
70 Washington Street	New London	\$30,000		2003
68 Washington Street	New London	\$39,405		2003
36 Blinman Street	New London	\$29,905		2004
132 Main Street	Norwalk	\$80,856		2007
130 Main Street	Norwalk	\$22,020	\$37,980	2007
134 1/2 Main Street	Norwalk	\$70,915	\$5,174	2007
103 Ives Street	Waterbury	\$17,424		2003
56 West Hill Dr.	West Hartford	\$30,000		2010

Ongoing Projects (as of September, 2010)

Project Address	City	Tax Credit	Year Latest Activity
279-283 William Street	Bridgeport		2006
239 West Avenue	Bridgeport		2007
231 West Avenue	Bridgeport		2007
166 Clarence Street	Bridgeport		2007
11 Armstrong Place	Bridgeport		2008
60 Broklawn Ave.	Bridgeport		2008
207 Harriet St.	Bridgeport		2008
205 Harriet St.	Bridgeport		2008
199 Harriet St	Bridgeport		2008
197 Harriet St	Bridgeport		2008
21 Brooklawn	Bridgeport		2010
37 Martin Street	Hartford		2002
32 Martin Street	Hartford		2002
158 Capen Street	Hartford		2002
64 Tremont Street	Hartford		2005
181 Collins Street	Hartford		2006
100 Scarborough Street	Hartford		2006
49 Edgewood Street	Hartford		2006
34-36 Ashley Street	Hartford		2006
20 Belden Street	Hartford	\$30,000.00	2007
100 Scarborough Street	Hartford		2007
95 Elm Street	Hartford		2008
95 Elm Street	Hartford		2008
87-89 Atwood St.	Hartford		2009
235-237 Sargeant	Hartford		2009
33 Martin Street	Hartford		2002
54 Edgewood Street	Hartford		2006
91-93 Elm	Hartford		2009
181 Girard Ave.	Hartford		2010
36 Ridge Street	Manchester		2000
469 Edgewood Ave	New Haven		2000
59 Liberty Street	New Haven		2001
232 Sherman Avenue	New Haven		2001

Project Address	City	Tax Credit	Year Latest Activity
47 Crown Street	New Haven		2001
34 Salem Street	New Haven		2003
103 South Water Street	New Haven		2003
97-99 Greenwich Avenue	New Haven		2003
352 West Rock Avenue	New Haven		2003
421 St. Ronan Street	New Haven		2004
90 Alston Avenue	New Haven		2005
178 Bishop Street	New Haven		2005
136 Canner Street	New Haven		2005
226 McKinley Avenue	New Haven		2005
650 Ellsworth Avenue	New Haven		2006
149 East Rock Road	New Haven		2007
484 Yale Avenue	New Haven		2007
257 West Rock Avenue	New Haven		2007
630-634 Quinnipiac Avenue	New Haven	\$8,521.00	2008
396 St. Ronan Street	New Haven		2008
282 West Rock Avenue	New Haven		2008
653 Winchester	New Haven		2008
340 St. Ronan St.	New Haven		2008
77 Everit St	New Haven		2008
664 Winchester Ave.	New Haven		2009
571 Quinnipiac Ave.	New Haven		2009
382 Livingston St.	New Haven		2009
250 Livingston St.	New Haven		2009
199 Lawrence St.	New Haven		2009
106 Exchange Street	New Haven		2009
678 Winchster Ave	New Haven		2009
398 Central	New Haven		2009
380 Winthrop Ave	New Haven		2009
362-64 Whitney	New Haven		2009
295 Central Ave	New Haven		2009
215 Livingston	New Haven		2009
203 Willard	New Haven		2009
3 Hine Pl	New Haven		2010
82 Edgehill Rd.	New Haven	\$12,870	2010
221 Everit	New Haven	\$30,000	2010
19-21 West Rock	New Haven		2010
142 Cold Spring	New Haven	\$11,147	2010
85 Livingston	New Haven		2010
71 Livingston	New Haven		2010
66 Lyon St.	New Haven		2010
358 Central Ave	New Haven		2010
35 Everit	New Haven		2010
286 Livingston	New Haven		2010
25 West Elm	New Haven		2010
234 Lawrence St.	New Haven		2010
21-23 Blake St.	New Haven		2010
210 St. Ronan	New Haven		2010
209 Livingston St.	New Haven		2010
206 Livingston St.	New Haven		2010

Project Address	City	Tax Credit	Year Latest Activity
204 Bishop St.	New Haven		2010
190 West Rock	New Haven		2010
184 East Rock Rd.	New Haven		2010
13 Lewis St	New Haven		2010
115 Everit	New Haven		2010
74 Sea St.	New Haven		2010
23 Hempstead Street	New London		2000
21 Splitrock Rd	Norwalk		2010
12 1/2 Outer Rd.	Norwalk		2010
110 Ives Street	Waterbury		2005

**APPENDIX C:
STATE HISTORIC STRUCTURES REHABILITATION TAX CREDIT PROJECTS**

LIST OF PROJECTS (2007-2010)

Completed Projects (as of September, 2010)

Project Name	Address	City	Year Issued	Amount
Wheeler Building, aka 144 Golden Hill	1179-1195 Main Street	Bridgeport	2009	\$1,715,470.50
Liberty Buiding	939-961 Main Street	Bridgeport	2009	\$2,242,872
Citytrust Main Office Bldg	955-961 Main Street	Bridgeport	2009	\$2,402,649
Arcade Hotel and Mall	991-1019 Main Street	Bridgeport	2010	\$810,535.00
Kenyon Mill	28 Armstrong Road	Coventry	2009	\$290,030
Sage-Allen & Co. Bldg	884-902 Main Street	Hartford	2007	\$2,329,743
Miller Building	804-806 Chapel Street	New Haven	2009	\$370,151.25
George W. Bromley Building	254-256 State Street	New Haven	2010	\$87,007.50
Monte Cristo Garage	13 Washington Street	New London	2007	\$569,165
Wauregan Hotel	192-196 Main Street	Norwich	2007	\$2,700,000
Yale and Towne Industrial Complex - Blg 12 1/2	200 Henry Street	Stamford	2009	
Yale and Towne Industrial Complex - Blg 18	200 Henry Street	Stamford	2009	
Yale and Towne Industrial Complex - Blg 30	200 Henry Street	Stamford	2009	
Yale and Towne Industrial Complex - Blg 24	200 Henry Street	Stamford	2009	
Yale and Towne Industrial Complex - Blg 24 1/2	200 Henry Street	Stamford	2009	
68-70 Bank Street	68-70 Bank Street	Waterbury	2010	\$419,564.00

Ongoing Projects (as of September, 2010)

Project Name	Address	City	Year Latest Activity
American Paper Goods BldgA, aka Sherwood Industries	10 Main Street	Berlin	2009
Bridgeport Organ Co. - Building #1	1325 Railroad Avenue	Bridgeport	2010
Bridgeport Organ Co. - Building #2	62 Cherry Street	Bridgeport	2010
Bridgeport Organ Co. - Buildings # 5 & 6	1341 Railroad Avenue	Bridgeport	2010
Bridgeport Organ Co. - Buildings # 3 & 4	80 Cherry Street	Bridgeport	2010
Capitol Building	410 Asylum Street	Hartford	2007
South Armory, Colt Complex	140 Huyshope Avenue	Hartford	2007
390 Capitol Avenue	390 Capitol Avenue	Hartford	2007
East Armory, Colt Complex	55 Van Dyke Avenue	Hartford	2007
North Armory, Colt Complex	7 Sequassen Avenue	Hartford	2007
Cheney Mill Yarn Dye House	190 Pine Street	Manchester	2009
Wm Clark Co. Thread Mill	12 River Road	Pawcatuck	2007
Picker House, Wm. Clark Thread Mill	12 River Road	Pawcatuck	2009
Minterburn Mill	215 East Main Street	Rockville	2008
560 Main Street	560 Main Street	Willimantic	2008

**APPENDIX D:
STATE HISTORIC PRESERVATION TAX CREDIT PROJECTS**

LIST OF PROJECTS (2008-2010)

Ongoing Projects (as of September, 2010)

Property Name	Address	City	Year Latest Activity
Newfield Building	1184-1186 Main Street	Bridgeport	2010
Jayson Building	179-205 Middle Street	Bridgeport	2010
Commercial Trust Co. Bldg	51-55 West Main Street	New Britain	2009
91 Church Street	91 Church Street	New Haven	2009
Ponemah Mill No. 1 - Building #1	607 Norwich Avenue	Norwich	2010
Store House, Wm. Clark Thread Mill	12 River Road	Pawcatuck	2009
63 Bank Street	63 Bank Street	Waterbury	2010

**APPENDIX E:
CONNECTICUT GRANT PROGRAMS PROJECTS**

LIST OF PROJECTS⁴¹

Grant Acronyms

BOS	Basic Operating Support Grant	LD	Legislatively Directed Grant
CCG	Culture Capital Grant	PD	Fellow Grant Fellowship
EPF	Endangered Property Grant	SCLG	Certified Local Government Grant
HPEG	Historic Preservation Enhancement Grant (subgrant of of SCLG grants)	SIG	Strategic Initiative Grant
HRF and HRFB	Historic Restoration Fund	SPG	Survey & Planning Grant
HROC	Rochambeau Funds		

41 HPMD grant programs typically require a minimum 1:1 match. This is not true of Legislatively Directed grants.

Completed Projects (as of September, 2010)

Fiscal Year	Program	Applicant	City	Grant	Match
2007	BOS	Hartford Preservation Alliance	Hartford	\$75,000	\$91,667
2007	BOS	Hartford Preservation Alliance	Hartford	\$75,000	\$75,000
2009	BOS	Hartford Preservation Alliance	Hartford	\$75,000	\$112,500
2010	BOS	Hartford Preservation Alliance	Hartford	\$75,000	\$139,286
2009	BOS	New Haven Preservation Trust The	New Haven	\$45,906	\$78,600
2010	BOS	New Haven Preservation Trust The	New Haven	\$50,904	\$50,904
2008	BOS	New Haven Preservation Trust The	New Haven	\$57,000	\$57,000
2010	BOS	New London Landmarks	New London	\$24,224	\$41,087
2009	BOS	New London Landmarks	New London	\$27,508	\$37,662
2007	BOS	New London Landmarks	New London	\$32,013	\$42,707
2009	BOS	Historic Neighborhood Preservation Program	Stamford	\$20,000	\$0
2009	BOS	Historic Neighborhood Preservation Program	Stamford	\$23,000	\$23,460
2008	CCG	Clockwork Repertory Theatre	Oakville	\$10,000	\$10,000
2007	CCG	Ridgefield Playhouse	Ridgefield	\$75,000	\$75,000
2006	EPF	Eastford Town of	Eastford	\$28,950	\$28,950
2007	EPF	Northside Institutions Neighborhood Alliance, Inc.	Hartford	\$6,250	\$6,250
2006	EPF	New Fairfield Town of	New Fairfield	\$50,000	\$50,000
2009	EPF	Preston Town of	Norwich	\$50,000	\$50,000
2007	EPF	Northwest Connecticut Chamber Education Foundation	Torrington	\$100,000	\$100,000
2008	EPF	Connecticut River Foundation at Steamboat Dock	Essex	\$40,000	
2006	HPEG	Colchester Town of	Colchester	\$2,800	\$0
2008	HPEG	Fairfield Town of	Fairfield	\$22,500	\$0
2005	HPEG	Guilford Town of	Guilford	\$8,000	\$5,333
2006	HPEG	Hebron Town of	Hebron	\$2,800	\$0
2007	HPEG	New Haven City of	New Haven	\$2,800	\$0
2006	HPEG	New London City of	New London	\$2,800	\$0
2008	HPEG	New London City of	New London	\$2,800	\$0
2007	HPEG	Old Lyme Town of	Old Lyme	\$2,300	\$0
2006	HPEG	Roxbury Town of	Roxbury	\$2,088	\$0
2008	HPEG	Roxbury Town of	Roxbury	\$2,800	\$0
2006	HPEG	Vernon Town of	Vernon	\$16,251	\$10,834
2005	HPEG	Woodbury Town of	Woodbury	\$26,000	\$17,333
2007	HRF	Avon Historical Society	Avon	\$11,000	\$11,000
2010	HRF	Avon Old Farms School	Avon	\$150,000	\$150,000
2010	HRF	Town of Sprague	Baltic	\$90,000	\$90,000
2008	HRF	Berlin Town Hall	Berlin	\$78,000	\$78,000
2006	HRF	Bethel Public Library	Bethel	\$90,000	\$90,000
2010	HRF	Town of Bolton	Bolton	\$55,694	\$55,694
2006	HRF	University of Bridgeport	Bridgeport	\$100,000	\$100,000
2006	HRF	Boys & Girls Club and Family Center of Bristol	Bristol	\$30,000	\$30,000
2010	HRF	American Clock & Watch Museum	Bristol	\$67,500	\$67,500
2007	HRF	Bristol Historical Society	Bristol	\$100,000	\$100,000
2008	HRF	Brookfield Town of	Brookfield	\$27,500	\$27,000
2010	HRF	Cheshire Land Trust, Inc.	Cheshire	\$0	\$28,715

Fiscal Year	Program	Applicant	City	Grant	Match
2007	HRF	Irish History Round Table, Inc. The	Cheshire	\$10,000	\$100,000
2008	HRF	Cheshire Town of	Cheshire	\$23,250	\$23,250
2010	HRF	Cheshire Land Trust, Inc.	Cheshire	\$47,485	\$47,485
2009	HRF	Saint Peter's Episcopal Church of Cheshire	Cheshire	\$49,909	\$49,909
2006	HRF	Episcopal Church of the Holy Advent	Clinton	\$33,000	\$33,000
2006	HRF	Town of Colchester	Colchester	\$50,000	\$50,000
2010	HRF	City of Danbury	Danbury	\$75,000	\$75,000
2010	HRF	Saint Stephen's Episcopal Church	East Haddam	\$65,000	\$65,000
2007	HRF	East Hartford Town of	East Hartford	\$15,000	\$15,000
2008	HRF	Norwich City of	East Lyme	\$50,000	\$5,000
2009	HRF	First Baptist Church	Essex	\$7,500	\$7,500
2008	HRF	Fairfield Historical Society	Fairfield	\$25,200	\$25,200
2007	HRF	Greenwich Family YMCA	Greenwich	\$200,000	\$200,000
2010	HRF	First Congregational Church of Guilford, Inc.	Guilford	\$25,000	\$25,000
2006	HRF	Connecticut Trust for Historic Preservation	Hamden	\$24,000	\$24,000
2008	HRF	Hamden Town of	Hamden	\$200,000	\$200,000
2009	HRF	Christ Church Cathedral	Hartford	\$0	\$200,000
2006	HRF	Cedar Hill Cemetery Foundation Inc.	Hartford	\$12,500	\$0
2007	HRF	Wadsworth Atheneum Museum of Art	Hartford	\$35,750	\$35,750
2010	HRF	Christ Church Cathedral	Hartford	\$50,000	\$50,000
2010	HRF	Immanuel Congregational Church	Hartford	\$54,375	\$54,375
2007	HRF	Antiquarian & Landmarks Society, Inc.	Hartford	\$54,625	\$54,625
2006	HRF	First Church of Christ Hartford	Hartford	\$75,000	\$75,000
2006	HRF	Antiquarian & Landmarks Society, Inc.	Hartford	\$120,000	\$120,000
2007	HRF	Trinity Episcopal Church	Hartford	\$200,000	\$200,000
2010	HRF	Hebron Town of	Hebron	\$32,000	\$32,000
2007	HRF	Manchester Historical Society	Manchester	\$140,000	\$140,000
2008	HRF	Congregational Church of Marlborough	Marlborough	\$37,880	\$37,880
2010	HRF	Middle Haddam Public Library, Inc.	Middle Haddam	\$16,800	\$16,800
2008	HRF	Middlesex County Historical Society	Middletown	\$62,960	\$62,960
2007	HRF	Mystic Seaport Museum Inc	Mystic	\$199,440	\$199,440
2007	HRF	New Canaan Historical Society	New Canaan	\$75,000	\$75,000
2009	HRF	Congregation Beth Israel	New Haven	\$100,000	\$100,000
2007	HRF	New Haven City of	New Haven	\$200,000	\$200,000
2006	HRF	New London County Historical Society	New London	\$23,000	\$23,000
2007	HRF	New London The Public Library of	New London	\$40,000	\$400,000
2010	HRF	Connecticut College	New London	\$101,500	\$101,500
2006	HRF	City of Norwalk	Norwalk	\$100,000	\$100,000
2007	HRF	Norwich Free Academy	Norwich	\$200,000	\$200,000
2008	HRF	Florence Griswold Museum	Old Lyme	\$84,463	\$84,463
2007	HRF	Old Lyme Town of	Old Lyme	\$200,000	\$200,000
2007	HRF	Old Saybrook Town of	Old Saybrook	\$200,000	\$200,000
2008	HRF	Parish of Trinity Church	Portland	\$85,000	\$85,000
2010	HRF	Aldrich Contemporary Arts Museum, Inc.	Ridgefield	\$25,000	\$25,000
2007	HRF	Aldrich Contemporary Arts Museum, Inc.	Ridgefield	\$122,314	\$133,807
2010	HRF	Simsbury Town of	Simsbury	\$90,000	\$90,000

Fiscal Year	Program	Applicant	City	Grant	Match
2007	HRF	Stamford City of	Stamford	\$200,000	\$200,000
2008	HRF	Stratford Town of	Stratford	\$200,000	\$200,000
2007	HRF	Thomaston Town of	Thomaston	\$11,590	\$11,590
2006	HRF	Town of Thomaston	Thomaston	\$50,000	\$50,000
2006	HRF	Trinity Episcopal Church	Torrington	\$52,000	\$52,000
2010	HRF	Vernon Town of	Vernon	\$50,000	\$50,000
2007	HRF	Mattatuck Museum The	Waterbury	\$70,157	\$70,175
2009	HRF	Saint John's Episcopal Church	Waterbury	\$170,000	\$170,000
2007	HRF	Noah Webster House & Hist Society	West Hartford	\$72,143	\$72,143
2006	HRF	National Soc. of Colonial Dames of America in CT	Wethersfield	\$53,000	\$53,000
2007	HRF	Windsor Locks Preservation Association	Windsor Locks	\$24,000	\$24,000
2008	HRF	Woodbury Town of	Woodbury	\$200,000	\$200,000
2005	HRFB	Barkhamsted First Congregational Church, Inc.	Barkhamsted	\$17,500	\$17,500
2004	HRFB	Trinity Episcopal Church	Branford	\$25,000	\$25,000
2005	HRFB	Brookfield Town of	Brookfield	\$50,000	\$50,000
2004	HRFB	Unitarian Universalist Society	Brooklyn	\$66,164	\$66,164
2005	HRFB	Killingly Town of	Danielson	\$25,000	\$25,000
2005	HRFB	Fairfield Historical Society	Fairfield	\$75,000	\$0
2005	HRFB	Hill-Stead Museum	Farmington	\$60,000	\$60,000
2005	HRFB	Manchester Town of	Manchester	\$68,000	\$68,000
2005	HRFB	Church of the Holy Trinity	Middletown	\$50,000	\$50,000
2004	HRFB	New Haven City of	New Haven	\$15,000	\$15,000
2005	HRFB	Society of the Founders of Norwich	Norwich	\$75,000	\$75,000
2007	HRFB	Florence Griswold Museum	Old Lyme	\$30,480	\$30,480
2004	HRFB	Parish of Trinity Church	Portland	\$40,000	\$40,000
2001	HRFB	Saint Luke's Community Services, Inc.	Stamford	\$40,000	\$40,000
2004	HRFB	Wallingford Historic Preservation Trust	Wallingford	\$31,500	\$31,500
2004	HRFB	Christ Church Parish	West Haven	\$35,000	\$35,000
2004	HRFB	Woodstock Historical Society	Woodstock	\$12,500	\$12,500
2009	LD	Greenwich Town of	Greenwich	\$750,000	\$0
2009	LD	CT Trust for Historic Preservation	Hamden	\$100,000	\$0
2007	LD	Hamden Town of	Hamden	\$150,000	\$0
2007	LD	CT Trust for Historic Preservation	Hamden	\$200,000	\$0
2008	LD	CT Trust for Historic Preservation	Hamden	\$200,000	\$0
2009	LD	CT Trust for Historic Preservation	Hamden	\$200,000	\$0
2010	LD	CT Trust for Historic Preservation	Hamden	\$200,000	\$0
2005	LD	Hebron Historical Society	Hebron	\$50,000	\$0
2005	LD	New Haven City of	New Haven	\$175,000	\$0
2007	LD	Amistad America, Inc.	New Haven	\$400,000	\$0
2008	LD	Norwalk Seaport Association	Norwalk	\$250,000	\$0
2005	LD	Plymouth Town of	Plymouth	\$350,000	\$0
2005	LD	Aspinock Historical Society	Putnam	\$100,000	\$0
2008	LD	Vernon Town of	Vernon	\$283,000	\$0
2006	LD	Vernon Town of	Vernon	\$1,200,000	\$0
2008	LD	West Hartford Historical Society	West Hartford	\$100,000	\$0
2009	Mandated	CT Trust for Historic Preservation	Hamden	\$200,000	\$0

Fiscal Year	Program	Applicant	City	Grant	Match
2007	PDFellow	Dphrepaulezz, Omar Hassan	Chaplin	\$15,004	\$0
2005	PDFellow	Lammi-Thompson, Kristina P.	Manchester	\$12,870	\$0
2006	PDFellow	Lammi-Thompson, Kristina P.	Manchester	\$14,300	\$0
2010	PDFellow	Bayers, Whitney	West Hartford	\$30,000	\$0
2007	PDFellow	Grant, Jamie	Manchester	\$15,000	\$0
2006	ROC	Andover Historical Society	Andover	\$320	\$0
2006	ROC	Bolton Historical Society	Bolton	\$320	\$0
2006	ROC	Danbury Historical Society	Danbury	\$320	\$0
2006	ROC	Monroe Historical Society, Inc.	Monroe	\$320	
2006	ROC	Huntington Trust Gov. Samuel	Scotland	\$320	\$0
2006	ROC	Mattatuck Museum The	Waterbury	\$320	\$0
2006	SCLG	Bridgeport City of	Bridgeport	\$2,700	\$0
2006	SCLG	Canton Town Hall	Collinsville	\$30,000	\$0
2006	SCLG	Groton Town of	Groton	\$2,800	\$0
2007	SCLG	Hamden Town of	Hamden	\$2,800	
2007	SCLG	New Haven City of	New Haven	\$5,000	\$5,000
2006	SCLG	Lyme Town of	Old Lyme	\$23,500	\$0
2006	SCLG	Roxbury Town of	Roxbury	\$30,000	\$0
2006	SCLG	Simsbury Town of	Simsbury	\$28,792	\$0
2008	SCLG	Simsbury Town of	Simsbury	\$28,792	\$28,792
2008	SCLG	Vernon Town of	Vernon	\$16,250	\$16,250
2005	SCLG	Waterford Town of	Waterford	\$7,000	\$4,667
2008	SCLG	Westport Town of	Westport	\$28,792	\$28,792
2006	SCLG	Windham Town of	Willimantic	\$30,000	\$0
2009	SIG	CT Trust for Historic Preservation	Hamden	\$150,000	
2008	SIG	Amistad Committee, Inc The	New Haven	\$25,000	\$25,000
2010	SIG	Norwalk Historical Society	Norwalk	\$6,000	\$6,000
2008	SIG	Windsor Historical Society The	Windsor	\$24,500	\$24,500
2009	SPG	Barkhamsted Historical Society	Barkhamsted	\$5,300	\$700
2009	SPG	National Trust for Historic Preservaton, Northeast	Boston	\$57,500	\$12,000
2009	SPG	Barnum Museum Foundation The	Bridgeport	\$3,500	\$0
2009	SPG	Brooklyn Housing Authority	Brooklyn	\$12,275	\$12,275
2009	SPG	Clinton Historic District Commission	Clinton	\$20,000	\$0
2009	SPG	Danbury City of	Danbury	\$20,000	\$0
2010	SPG	The Church of the Epiphany	Durham	\$1,100	\$0
2009	SPG	Saint Stephen's Episcopal Church	East Haddam	\$4,000	\$4,000
2009	SPG	Fairfield Historical Society	Fairfield	\$4,000	\$0
2007	SPG	CT Trust for Historic Preservation	Hamden	\$7,000	\$0
2006	SPG	CT Trust for Historic Preservation	Hamden	\$14,000	\$0
2004	SPG	Connecticut Trust for Historic Preservation	Hamden	\$15,000	\$10,000
2007	SPG	Connecticut Trust for Historic Preservation	Hamden	\$16,500	\$11,000
2010	SPG	CT Trust for Historic Preservation	Hamden	\$33,871	\$0
2007	SPG	CT Trust for Historic Preservation	Hamden	\$34,972	\$0
2008	SPG	CT Trust for Historic Preservation	Hamden	\$50,000	\$0
2009	SPG	CT Trust for Historic Preservation	Hamden	\$51,385	\$0
2009	SPG	CT Trust for Historic Preservation	Hamden	\$174,560	\$189,800

Fiscal Year	Program	Applicant	City	Grant	Match
2008	SPG	CT Trust for Historic Preservation	Hamden	\$200,000	\$0
2009	SPG	CT Trust for Historic Preservation	Hamden	\$210,000	\$210,000
2010	SPG	CT Trust for Historic Preservation	Hamden	\$210,000	\$210,000
2010	SPG	Connecticut Main Street Center	Hartford	\$2,950	\$0
2010	SPG	Connecticut Main Street Center	Hartford	\$3,900	\$6,700
2009	SPG	West End Civic Association	Hartford	\$6,200	\$1,000
2009	SPG	Hartford Public Library	Hartford	\$7,000	\$27,850
2009	SPG	John E. Rogers African American Cultural Center	Hartford	\$15,750	\$5,450
2007	SPG	Hartford Preservation Alliance	Hartford	\$20,000	\$0
2008	SPG	Hartford Preservation Alliance	Hartford	\$20,000	\$0
2009	SPG	Ancient Burying Ground Association, Inc	Hartford	\$20,000	\$0
2009	SPG	Hartford Preservation Alliance	Hartford	\$20,000	\$0
2009	SPG	Hartford Preservation Alliance	Hartford	\$20,000	\$0
2008	SPG	Hartford City of	Hartford	\$25,000	\$0
2009	SPG	Connecticut Public Television	Hartford	\$50,000	\$0
2009	SPG	Connecticut Main Street Center	Hartford	\$63,030	\$0
2007	SPG	Connecticut Main Street Center	Hartford	\$75,000	\$0
2008	SPG	Connecticut Main Street Center	Hartford	\$75,000	\$75,000
2010	SPG	Connecticut Main Street Center	Hartford	\$75,000	\$0
2006	SPG	Connecticut Historical Society	Hartford	\$45,000	\$45,000
2010	SPG	Lebanon Historical Society Museum	Lebanon	\$10,869	\$0
2009	SPG	New Canaan Preservation Alliance, Inc.	New Canaan	\$3,420	\$3,420
2009	SPG	New Canaan Preservation Alliance, Inc.	New Canaan	\$17,000	\$5,250
2007	SPG	New Haven Preservation Trust The	New Haven	\$20,000	\$0
2007	SPG	Amistad Committee, Inc The	New Haven	\$25,000	\$0
2009	SPG	Amistad Committee, Inc. The	New Haven	\$20,000	\$0
2009	SPG	New Haven Preservation Trust The	New Haven	\$20,000	\$5,300
2010	SPG	New Haven Festivals, Inc.	New Haven	\$20,000	\$0
2008	SPG	New Haven Preservation Trust The	New Haven	\$55,846	\$75,000
2008	SPG	New Haven Preservation Trust The	New Haven	\$75,000	\$75,000
2007	SPG	Hunt Hill Farm Trust, Inc.	New Milford	\$19,000	\$0
2010	SPG	Norwalk Preservation Trust, Inc.	Norwalk	\$20,000	\$0
2009	SPG	Preston Town of	Norwich	\$20,000	\$2,500
2009	SPG	Ridgefield Historical Society Inc.	Ridgefield	\$5,000	\$0
2009	SPG	Salem Town of	Salem	\$8,429	\$10,000
2007	SPG	South Windsor Town of	South Windsor	\$10,000	\$0
2007	SPG	South Windsor Town of	South Windsor	\$14,000	\$0
2009	SPG	Historic Neighborhood Preservation Program	Stamford	\$14,000	\$0
2009	SPG	Historic Neighborhood Preservation Program	Stamford	\$20,000	
2009	SPG	Public Archaeology Survey Team, Inc.	Storrs Mansfield	\$19,500	\$19,500
2010	SPG	Stratford Town of	Stratford	\$20,000	\$0
2009	SPG	Town of Thomaston	Thomaston	\$15,250	\$0
2009	SPG	Trumbull Historical Society	Trumbull	\$20,000	\$0
2009	SPG	Institute for American Indian Studies	Washington	\$20,000	\$0
2010	SPG	Mattatuck Historical Society	Waterbury	\$20,000	\$20,331
2008	SPG	Jewish Historical Society of Greater Hartford	West Hartford	\$5,000	\$5,000

**APPENDIX F:
USING IMPLAN TO ASSESS LOCAL ECONOMIC IMPACTS**

The IMPLAN Database. The economic data for IMPLAN comes from the system of national accounts for the United States based on data collected by the U. S. Department of Commerce, the U.S. Bureau of Labor Statistics, and other federal and state government agencies. Data are collected for 528 distinct producing industry sectors of the national economy corresponding to the Standard Industrial Categories (SICs). Industry sectors are classified on the basis of the primary commodity or service produced. Corresponding data sets are also produced for each county in the United States, allowing analyses at the county level and for geographic aggregations such as clusters of contiguous counties, individual states, or groups of states.

Data provided for each industry sector include outputs and inputs from other sectors, value added, employment, wages and business taxes paid, imports and exports, final demand by households and government, capital investment, business inventories, marketing margins, and inflation factors (deflators). These data are provided both for the 528 producing sectors at the national level and for the corresponding sectors at the county level. Data on the technological mix of inputs and levels of transactions between producing sectors are taken from detailed input-output tables of the national economy. National and county level data are the basis for IMPLAN calculations of input-output tables and multipliers for local areas.

IMPLAN Multipliers. The IMPLAN software package allows the estimation of the multiplier effects of changes in final demand for one industry on all other industries within a local economic area. Multipliers may be estimated for a single county, for groups of contiguous counties, or for an entire state; they measure total changes in output, income, employment, or value added. Definitions are provided below. More detail on the derivations of multipliers is available in the earlier cited IMPLAN Users Guide.

For a particular producing industry, multipliers estimate three components of total change within the local area:

- Direct effects represent the initial change in the industry in question.
- Indirect effects are changes in inter-industry transactions as supplying industries respond to increased demands from the directly affected industries.
- Induced effects reflect changes in local spending that result from income changes in the directly and indirectly affected industry sectors.

IMPLAN allows the analyst to choose from multipliers that capture only direct and indirect effects (Type I), multipliers that capture all three effects noted above (Type II), and multipliers that capture the three effects noted above and further account for commuting, social security and income taxes, and savings by households (Type SAM). Total effects multipliers usually range in size from 1.5 to 2.5 and are interpreted as indicated below:

- Output multipliers relate the changes in sales to final demand by one industry to total changes in output (gross sales) by all industries within the local area. An industry output multiplier of 1.65 would indicate that a change in sales to final demand of \$1.00 by the industry in question would result in a total change in local output of \$1.65.
- Income and employment multipliers relate the change in direct income to changes in total income within the local economy. For example, an income multiplier for a direct industry change of 1.75 indicates that a \$1.00 change in income in the direct industry will produce a total income change of \$1.75 in the local economy. Similarly, an employment multiplier of 1.75 indicates that the creation of one new direct job will result in a total of 1.75 jobs in the local economy.
- Value added multipliers are interpreted the same as income and employment multipliers. They relate changes in value added in the industry experiencing the direct effect to total changes in value added for the local economy.

**APPENDIX G:
WALKABILITY SCORES**

<http://www.walkscore.com/methodology.shtml>

Street Smart Walk Score calculates a score by mapping out the walking distance to the closest amenity locations of 9 different amenity categories. Different numbers of amenities are counted in each category (for instance the first 10 restaurants and bars are counted, while only 1 park is counted), which are referred to as counts.

Each category receives different weights as well, which shows that category's importance relative to other categories. The distance to a location, the counts and the weights determine a base score of an address, which is then linearly expanded to range from 0 to 100. After this, an address may receive a penalty for having poor pedestrian friendliness metrics, such as having long blocks or low intersection density.

The following categories, counts and weights are used:

```
amenity_weights = {  
  "grocery": [3],  
  "restaurants": [.75, .45, .25, .25, .225, .225, .225, .225, .2, .2],  
  "shopping": [.5, .45, .4, .35, .3],  
  "coffee": [1.25, .75],  
  "banks": [1],  
  "parks": [1],  
  "schools": [1],  
  "books": [1],  
  "entertainment": [1],  
}
```

The numbers after a category indicate the assigned weight and number of counts of that amenity. More than one number means that more than one count of that amenity is included, with the second nearest amenity of that type receiving the weight of the second number, etc. At this point, the weights indicate the relative importance of categories to one another. So having a grocery store nearby is 3 times as important as having a bank nearby.

These weights were determined from the research literature and testing the algorithm. Lee and Moudon (2006) find evidence that nearby grocery stores, restaurants/bars, banks and schools increase walking, as do areas with grocery/retail/restaurant clusters. Moudon et al. (2006) and Cerrin et al. (2007) both cite collected survey data showing that grocery stores, restaurants/bars, retail locations, coffee shops, and banks are common walking destinations. The Cerrin et al. (2007) survey responses find that people frequently walk to parks as well. The categories we use here are also similar to ones used in studies and work on walkability by Iacono et al. (2010), El-Geneidy and Levinson (2010), and Piekarski (2009).

The amenity categories have been determined from the available research to be of either of high importance to walkability, medium importance or low importance. This is reflected in the category weights. Grocery store and restaurants/bars have total category weights summing to 3, while shopping and coffee shops have weights summing to 2, while the other categories sum to 1.

Grocery stores receive the heaviest weight because they have been found to be drivers of walking (Lee and Moudon 2006), as well as the most common walking destination in surveys (Moudon et al. 2006, Cerrin et al. 2007).

Restaurants and bars are combined into a single category due to their overlapping nature: many restaurants have bars and many bars serve food. Restaurants/bars are found to be some of the most frequent walking destinations (Moudon et al. 2006, Cerin et al. 2007), so this category has a combined total weights of 3.

Variety and options are important, so 10 counts of restaurants/bars are included, with the first counts receiving greater weight than the later counts to account for diminishing returns. Including 10 counts of restaurants also allows for more differentiation among high scoring locations, as 10 restaurants or bars must be very nearby to receive a

perfect score.

The shopping category includes clothing stores and stores categorized as “gift shops”, which defines a broad range of retail locations (e.g. specialty food store, flower store, children’s store, etc.). The “gift shop” category is used as a proxy for the breadth of retail stores near an address.

Shopping and retail are commonly used categories in the research literature, are one of the more common walking destinations (Cerín et al. 2007) and are found to increase walking (Lee and Moudon 2006). The category has a combined total weight of 2, and there are 5 counts included. Giving this category 5 counts demands a certain density of shopping locations for an address to score well. The stores looked at in this category are important in themselves, but are also meant to proxy to a degree for other shopping stores. Not every retail location falls under clothing store or gift shop, but an address that scores well in this category is likely to have these other retail locations close by as well.

For coffee shops, variety is also important, but not to the same degree that it is for restaurants and shopping. Two counts are included, so that in the ideal walkable area some choice is available. Additionally, coffee shops are found by both Cerín et al. (2007) and Moudon et al. (2006) to be important destinations, and the presence of nearby coffee shops gives an indication of the overall walkability of an area. Because of this, we have made the total weight of this category 2.

The other categories are deemed to be more or less equal and all receive a weight of one and have one count. The literature does not give a clear indication of which of these other categories should have a greater weight, while still indicating that they are important. However, they are not generally found to be as important as grocery stores, restaurants/bars, and retail, and it does not seem appropriate to include more than one count for any of them.

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