

Preservation Matters





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Message from the Chair and Executive Director

What an exciting year for us! The Board of Trustees voted to refine our name to “Preservation Connecticut!” After 45 years as the Connecticut Trust for Historic Preservation, we are thrilled to now be doing business simply as Preservation Connecticut, and as such, we will refer to ourselves as Preservation Connecticut throughout this report.

Although our name has changed, our mission remains the same: we’re focused on creating a future that’s sustainable — and rich with opportunity — for everyone in our state. Every day, Preservation Connecticut connects and supports our communities by investing, building partnerships and taking urgent action for conservation — to make our neighborhoods places people love to be.

For eighteen years, our team of Circuit Riders has helped create this future by tackling knotty preservation problems across Connecticut. Thanks to our strong partnership with the State Historic Preservation Office, our team grew to three this year! Veteran Circuit Rider Brad Schide has been joined by new Circuit Riders Stacey Vairo and Mike Forino in the field. In fiscal year 2019, Circuit Riders logged 80 towns towns and helping with 214 activities. Let us know if we can help your community!

We have also been your eyes and ears at the State Capitol. We successfully defeated a dangerous legislative proposal that would have gutted historic preservation protections in opportunity zones. And we pushed to maintain State funding for preservation, affordable housing, open space conservation, and farmland.

In the last year, we have protected in perpetuity 4 historic properties through our easement program: three in Lebanon, and one in Hartford. Let us know if you’d like to learn more about the tax and other benefits of an easement donation. We also continue to engage hundreds of people on our “book tour” for our publication, *Connecticut Architecture: Stories of 100 Places*. Written by Preservation Connecticut’s Deputy Director Christopher Wigren, it is the first comprehensive illustrated history of Connecticut architectural heritage — and it just won a Connecticut Book Award. And we have invested in a new partnership with Capital for Change, which gives us new capacity to direct funding to worthy projects.

Please visit us online — now at www.preservationct.org — to buy your copy of *Connecticut Architecture*, share your preservation story, stop a demolition, or engage with important policy issues. And please attend our January 24th conference at UConn Law School, called “Historic and Green: A New Climate Agenda,” which will discuss new possibilities for a more vibrant and sustainable Connecticut.

The best news of all? We ended this year with a small surplus, which we are re-investing in our impactful initiatives. We couldn’t do this without YOU: our donors, members, and partners. Thank you for your support!

Sara C. Bronin, *Chair*

Jane Montanaro, *Executive Director*

MAKE A BIG IMPACT Strategic Plan Goal #1

In 2019 Preservation Connecticut made a significant impact on Connecticut's communities.

Circuit Riders By the Numbers:

- 214 visits • 80 communities
- 6 technical consultancies

Grants By the Numbers:

- 76 applications totaling \$871,240
- 33 awarded totaling \$259,426

Easements By the Numbers:

- 4 new Easements in 2019

Loans By the Numbers:

- \$50,000 devoted to Middle Haddam as a bridge for a State Historic Restoration Fund grant
- 250,000 invested with Capital for Change to make direct loans for revitalization of endangered historic properties

Offering Preservation Guidance Statewide

When facing critical stewardship decisions, you know you can count on our three Circuit Riders to provide expert guidance.

Preservation Connecticut stays on the “front lines” of preservation around the State, thanks to our popular Circuit Rider program.

Our Circuit Riders provide immediate, on-site, no-cost assistance to historical societies, property owners, developers, elected officials, and local preservation commissions across Connecticut. They offer 4 important services:

1. Technical assistance to help identify planning and capital needs and to suggest appropriate preservation techniques
2. Financial guidance to provide and identify appropriate grants and loans
3. Leadership in convening and negotiating among stakeholders
4. Policy and legal support, to empower communities to tailor-make laws to protect their assets

In providing these services, the Circuit Riders aim both to ensure that historic places are repaired, rehabilitated, and reused, and to increase local capacity for stewardship and good policy-making.

In 2019, Circuit Riders answered 214 calls for help with site visits and community meetings traveling to 80 towns in all eight Connecticut counties.



Top: Preservation Connecticut's new signage installed at our headquarters in Hamden.

Bottom: Circuit Rider Brad Schide meets with Waterbury residents interested in information about demolition delay ordinances.

The Circuit Rider program was established in 2001 with funding from the National Trust for Historic Preservation. Since 2010, support has come primarily from the State Historic Preservation Office, through the Community Investment Act. This year, we were able to grow the staff to three Circuit Riders in the field, serving communities more than 60 hours per week.

Funding Preservation through Grants

Since 2003, we have helped distribute over \$5.75 million in matching grants to local governments, nonprofit organizations, and private property owners. Our matching grants have provided recipients with funding for community planning, maintenance, repairs, architectural design, and engineering studies.

1772 Connecticut Historic Preservation Grants

For the ninth year, Preservation Connecticut has partnered with the 1772 Foundation to distribute maintenance and repair grants to nonprofit organizations. This year, we granted \$202,426 to repair 23 historic places. Applications — from 57 museums and historical organizations in 43 communities — demonstrated a capital repair need of more than \$436,672 in work.

- Cheshire, Ball & Sockets Arts: \$5,000
- Clinton, Adam Stanton Museum & General Store: \$7,500
- Groton, Bill Memorial Library: \$5,000
- Hamden, Whitneyville Cultural Commons: \$14,726
- Hartford, Harriet Beecher Stowe Center: \$10,000
- Hartford, Mark Twain House: \$10,000
- Kent, Kent Land Trust: \$10,000
- Kent, Weantinogue Heritage Land Trust: \$8,000
- Mansfield, Joshua's Trust: \$10,000
- New Britain, Art League of New Britain: \$5,000
- New Haven, New Haven Museum: \$10,000
- New Haven, The Institute Library: \$12,500
- New Milford, The New Milford Historical Society: \$9,200
- Old Saybrook, The Katharine Hepburn Cultural Arts Center: \$5,000
- Preston, Preston Historical Society: \$10,000
- Ridgefield, Keeler Tavern Museum: \$5,000
- Torrington, Torrington Land Trust: \$6,500
- Vernon, Strong Family Farm: \$9,000



Stanton House, Clinton



Porch repair underway at Stowe

- Waterford, Waterford Historical Society: \$10,000
- Weston, Friends of Lachat: \$10,000
- Weston, Weston Historical Society: \$10,000
- Winchester, Winchester Historical Society: \$10,000
- Windsor, Ellsworth Memorial Association, Inc.: \$10,000

Maintenance and Repair Grants for Houses of Worship

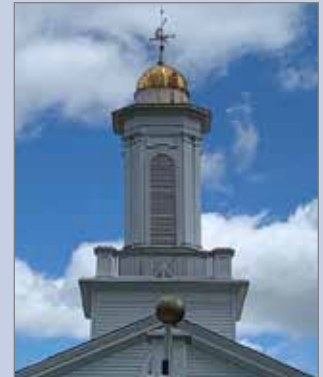
Historic religious buildings are often the most important architectural icons in a community. Preservation Connecticut maintains one of the only programs in Connecticut to help religious institutions with their maintenance and repair needs. Our grants are funded by the State Historic Preservation Office of the Department of Economic and Community Development, using money generated by the Community Investment Act. We review the urgency of the need, the organization's capacity to match the grant and carry out the work, and the organization's community engagement. Our 2019 recipients were:

- South Congregational Church, Granby (1917; NR): \$15,000 for steeple repairs
- Saint Justin-Saint Michael Catholic Church, Hartford (1931): \$10,600 for an electrical systems upgrade
- South Congregational Church, New Britain (1865; NR): \$15,000 for roof repair
- First Congregational Church of Woodstock, UCC (1821; NR): \$9,400 for roof replacement

Circuit Rider Technical Assistance Consultancies

What happens when Circuit Riders encounter an issue where a small grant can make a big difference at a critical time? The Circuit Rides can offer direct technical consultancies valued at \$500 to \$1,500 for emergency structural, architectural or code evaluations. The evaluations are intended to spur further investment in stabilizing and reusing historic sites. In 2019, we provided 6 technical consultancies to worthy projects:

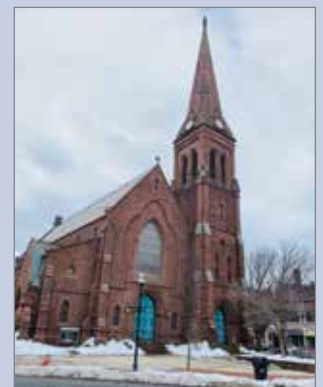
- **Bloomfield**, for the Wintonbury Historical Society. Architect Robert B. Hurd provided scope and cost estimate of repairs to building envelope at Old Farm School (1796), one of the oldest buildings in Bloomfield.



South Congregational Church, Granby



Interior, St. Justin-St. Michael Catholic Church, Hartford



South Congregational Church, New Britain



The Friends of Teel House, Norwich



Capital for Change check presentation in New Preston.

- **East Granby**, for the State of Connecticut. James K. Grant Associates conducted a structural assessment of deteriorating ice house at Viets Tavern, home of the first warden at Old Newgate Prison & Copper Mine.
- **New Haven**, for the New Haven Preservation Trust. The organization undertook efforts to save a 19th century carriage house.
- **Norwich**, for the Friends of the Teel House Inc. GNCB Engineers conducted a load evaluation of the ballroom in the Joseph Teel House, originally built as a hotel in 1789.
- **Old Saybrook**, for the First Church of Christ Congregational. Jablonski Building Conservation Inc. investigated lead-encapsulating paint and write specifications for its removal and repainting on the 1839 meeting house opposite the historic town green.
- **Tolland**, for the Tolland Historical Society. Cirrus Structural Engineering evaluated the belfry of the Old Tolland County Court House built in 1822 and used as such until around 1890.

A New Partnership – Capital for Change

In January, Preservation Connecticut \$250,000 investment with Capital for Change (C4C), a Hartford-based Community Development Financial Institution. Under this new partnership, our Circuit Riders are instrumental in referring projects for C4C loans.

The first loan under this agreement was made to restore Pavilion Hall (1897) in New Preston which received a 2019 Connecticut Preservation Award. A second loan to complete the historic renovation of the National Register-listed W. L. Hatch building in New Britain (1929), which will be leased as office space.

Stewarding Legacies Through Easements

We help steward Connecticut's historic treasures with our monitored easement program, maintaining the buildings and owners' legacies of care for future generations. In 2019, Preservation Connecticut accepted four new historic properties to its diverse portfolio. We now protect 36 historic places in perpetuity.

Preservation easements are legal agreements that grant Preservation Connecticut a limited right to protect a property from changes that are not in keeping with its historic, architectural, or natural character. By granting an easement to us, the

property owner or “donor” retains title, use, and control of the property. Our easements guide specific future changes to the property, such as subdivision, alterations, and additions. They run in perpetuity, binding future owners. The terms of our easements are flexible to fit particular situations and can be used to qualify for a federal income tax deduction.

We have operated a preservation easement program for more than twenty years. Our easements include office buildings in New Haven, condominium complexes in Norwich and New Milford, a number of single-family houses, and open land that provides historic settings for early farmhouses in Ledyard and Ashford. To learn more about how to put a preservation easement on your property, please contact Chris Wigren, Deputy Director, at 203-652-6312 or cwigren@preservationct.org.

- **Hartford Brownstone**

Preservation Connecticut’s only easement within the City of Hartford overlooks Bushnell Park. It is a handsome residential brownstone constructed in 1863 and is located in the Elm Street National Register district.

- **Lebanon Town Green**

Preservation Connecticut accepted easements on three parcels located along the mile-long historic green, the core the Lebanon Green National Register district and one of the most memorable and renowned public spaces in Connecticut.

- **Noyes House II (1954), New Canaan**

The family of Eliot and Molly Noyes signed a preservation easement for their landmark New Canaan Connecticut house, with Preservation Connecticut. The Noyes house, designed by Eliot Noyes (1910-1977), is one of New Canaan’s crown jewels of Modern Design. “Our family is proud to establish this easement with Preservation Connecticut to ensure the longevity of this house’s remarkable design. Preserving this house is our contribution to the larger story of New Canaan as a nexus of design representing new ideas,” said Fred Noyes, son of Eliot Noyes.



Brownstone, Hartford



Lebanon Town Green, Lebanon



Noyes House II, New Canaan

ENGAGE & INSPIRE Strategic Plan Goal #2

Preservation Connecticut aims to engage new audiences and inspire new and more diverse audiences to support preservation. As described in this Annual Report, we spent the last year leading exciting public programs, advocating for strong policies protecting our heritage, and celebrating preservation excellence through our Annual Awards. In the process, we were able to embrace dozens of partner organizations and hundreds of new audience members.

Creating Exciting Public Programs

We offer public programs that connect local people with historic places in our communities.

This year, Preservation Connecticut sponsored 38 events around the state.

Five of these programs were Open House Talks in Haddam, Old Lyme, North Haven, Westport, and Fairfield. These are partnership events with local real estate agents to promote historic homes that are for sale. This program series began in 2017 and has proven popular for our members and buyers to see fantastic private houses. We also educate the owners about preservation tools and engage the local heritage organizations to reach a wider audience.

In partnership with the State Historic Preservation Office, we offered two workshops for local historic district commissions in New London and Woodstock that were open to the public and multiple commissions, plus various individual trainings with commissions, by request.

A Window Repair Workshop was held in the woodshop of Stephen C. Marshall in Mansfield. Attended by eight individuals, the intimate, two-day hands-on training engaged homeowners and contractors in learning about materials and techniques of historic wood window repair.

Preservation Connecticut's Deputy Director and inhouse architectural historian, Christopher Wigren, launched his book, *Connecticut Architecture: Stories of 100 Places* in November. Since then, the book tour has brought him to more than 35 venues around the state, including as a guest lecturer at the University of Hartford's Architecture graduate program and as a guest on Ann Nyberg's WTNH News Channel 8 segment. Ann called *Connecticut Architecture* the perfect holiday gift, "for you to spend time with over the holidays to get to know the state of Connecticut and its architecture."



Brainerd House,
Haddam Open House Talk



Peck Tavern,
Old Lyme Open House Talk



Channel 8's Ann Nyberg interviews
Deputy Director Chris Wigren.

Preservation Connecticut hosted a Private Access Tour at Hilliard Mills in Manchester. The developer generously brought the 30 attendees around the entire site sharing the challenges and victories that he has met in his efforts to reuse all of the mill buildings from the 19th century textile mill complex. A gathering at 2nd Bridge Brewing Co. located at the site rounded out the tour.

Advocating for Our Historic Heritage

We champion preservation of Connecticut's historic places. In FY2018-2019, the Connecticut Trust advocated to protect critical public funding for historic preservation and to support re-using significant vacant public buildings.

Preservation Connecticut worked with local and statewide advocates to stop the passage of several legislative proposals that threatened historic properties in “opportunity zones.” If adopted, these proposals would have likely led to more “demolitions by neglect” where historic buildings are allowed to decay to the point of destruction, increasing blight in neighborhoods and decreasing property values and local tax revenues. More importantly, they would have set a dangerous precedent and expose the Connecticut Environmental Protection Act to disastrous amendments. Our efforts were successful thanks to you — our supporters joining your voices in opposition and reaching out to your local representatives.

We will continue to remain vigilant and be your advocate at the State Capitol during the 2020 legislative session.

Celebrating Preservation Excellence

Preservation Connecticut's Annual Awards in 2019 celebrated the accomplishments of people who made our state a better place to live by preserving our historic places. Our awards recognize the grit, sweat, brains, and investment of the individuals behind the rescue, re-use and/or recycling of six historic Connecticut places. We also gave special awards to two preservationists and awarded the Harlan Griswold Award — the highest honor in preservation in Connecticut, selected with the State Historic Preservation Office — to the Guilford Preservation Alliance. These awardees empowered volunteers, created jobs and homes, proclaimed civic values, and strengthened communities.

Preservation Connecticut
Annual Awards



2019 Awards of Merit

- **Jeffrey Taylor**, *Greenfield Hill cemetery restoration, Fairfield*
- **Interpreters and Translators, Inc.**, *J. B. Williams Company office building rehabilitation, Glastonbury*
- **Greenwich Historical Society**, *reimagined campus*
- **United States General Services Administration**, *Richard C. Lee Federal Courthouse exterior restoration, New Haven*
- **Onekey, LLC.**, *Ponemah Mill Phase I rehabilitation, Norwich*
- **Plain Goods**, *Pavilion Hall restoration/adaptive use, New Preston*
- **Janet Jainschigg Award**, *Carol Leahy for professional excellence over 22 years in historic preservation.*
- **Mimi Findlay Award**, *Cameron Henry for achievements and future promise in preserving historic sites.*
- **Harlan Griswold Award**, *Guilford Preservation Alliance for documenting and advocating for historic buildings and neighborhoods, as well as moving beyond basic preservation activities to educate the public about Guilford's history; initiate and support measures to protect stone walls, scenic roads, and street trees; confront the legacy of slavery with its "Witness Stones" Project; and encourage heritage tourism.*

Jainschigg Award (l-r) Francis Henkels, Westport HDC; State Senator Tony Hwang; Carol Leahy, Award Recipient; Jane Montanaro; and Sara Bronin.



Celebrating Preservation Excellence

Preservation Connecticut is acting to ensure that it remains a strong organization.

Being a strong organization means being a fiscally sound organization. First and foremost, we are pleased to report that the year with a small surplus — which we are reinvesting in programming and capacity building. This year, we received the cleanest audit we've ever had. We have completed a review of all of our financial accounts and have moved them to a new investment advisor which is managing our portfolio to meet Board-approved benchmarks. Our endowment is at its highest point thanks to strategic investing and your generosity. Growing our endowment will help us weather uncertain fiscal climates in the future.

Being a strong organization also means taking a hard look at how we can improve to meet our future fiscal goals. Preservation Connecticut continues to maintain a strong relationship with the State Historic Preservation Office, with State funding this year at 58% of our overall budget. While we appreciate and value this partnership, we know that we must work hard to diversify our sources of revenue. In 2019, we continued to work with an outside development consultant to assess and improve our development relations. We have heard from many that while you love what we do, we need to a better job explaining our value to the world. As a result, we engaged a marketing firm to help us better communicate with our supporters. We think these efforts have already borne fruit, and we hope that our progress continues. We will be reaching out to you to ask for your support in this effort!

In 2020, Preservation Connecticut will be providing donors with more information about estate planning that includes our organization. We are pleased to be included in the bequest of a long-time member and supporter, Mr. Edward Currie of Southbury, whose generous gift will help to increase our endowment. If you have questions about our Legacy Society, please contact us!

Finally, it's the people who make Preservation Connecticut run. Our staff and Board have never been stronger. We the addition of a third Circuit Rider, we have expanded our staff capabilities. We are pleased to have appointed six new members to the Board: Mary Jean Agostini (Berlin), Deb Cohen (West Hartford) Garry Leonard (Madison), Edith Pestana (Hartford), Bob Tierney (Old Lyme) and Jonathan Wharton (New Haven). Greg Waterman (Wethersfield) became assistant Secretary. All other officers of the organization remained the same.



Samuel Hemingway House,
North Haven Open House Talk

Income Statement/Financial Overview

Preservation Connecticut ended its FY2018-2019 on June 30, 2019 with Total Assets of **\$1,660,178**.

For the twelve-month period ending June 30, 2019, Preservation Connecticut had **\$1,052,123** operating revenues and **\$1,033,012** in expenses.

INCOME STATEMENT

June 30, 2019

Operating Revenue

■ Corporation & Foundation	\$221,932	21%
■ Individuals/Organizations	\$145,051	14%
■ Government Statutory Grant	\$380,000	58% (all govt)
■ Other Government Grants	\$238,700	
■ Program Services	\$ 66,439	6%
Total Revenue – Net	\$1,052,123	

Operating Expenses

■ Program Services	\$486,305	47%
■ Grants	\$252,426	25%
■ Development/Fundraising	\$126,030	12%
■ Administration	\$168,251	16%
Total Expenses	\$1,033,012	

BALANCE SHEET

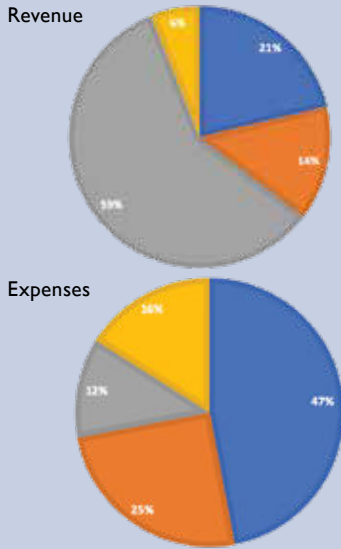
June 30, 2019

Current Assets

Cash and Cash Equivalents	\$252,659
Operating Investments	\$1,137,729
Other Current Assets	\$68,348
Restricted Assets	0
Property and Equipment, Net	\$201,442
Total Assets	\$1,660,178

Accounts Payable	\$154,079
Other Current Liabilities	\$192,233
Total Liabilities	\$419,655

Total Liabilities and Net Assets	\$1,660,178
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Our Contributors

Supporting the Trust's Work

Preservation Connecticut gratefully acknowledges the many individuals, organizations, foundations, corporations and government agencies that supported our work during the past fiscal year. Annual contributions and membership ensure that we advance our supporters' shared preservation goals.

The following list reflects the total giving by donors who contributed \$100 or more between July 1, 2018 and June 30, 2019 as a member or to the Annual Fund.

Preservation Circle Donors

Chairman's Circle

\$100,000 and above

The 1772 Foundation
State Historic Preservation
Office, Department of
Economic and Community
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330 Railroad Avenue, LLC
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 Margaret Zellers
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Chairman's Circle

\$1,000 and above
 Built Rite Carpentry
 Glastonbury Restoration
 Innerglass Window Systems
 Knollwood Capital
 Investments

(continued)





Scholar Painting &
Restoration
R.J. Aley, Building &
Remodeling, LLC
SilverBrick

Preservation Patron
\$500 and above

Cenaxo, LLC
Crosskey Architects, LLC
Stu Grant Windows

Preservation Sponsor
\$250 and above

Architectural Preservation
Studio
Atlas Preservation Inc.
Bi-Glass Systems
Cly Del Manufacturing Co.
David Scott Parker
Architects, LLC
EJ Iott, LLC
Evelyn Cole Smith
Architects, LLC.
GL Capasso Inc.
Gulick & Co., LLC
James K. Grant Associates
Jay Bright, Architect
Kronenberger and Sons
Restoration, Inc.
MaryLou Davis, Inc.
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Architects, LLC
Pirie Associates Architects
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Remodeling, LLC
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Heritage Partner \$100
and above

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Local Partner Organizations

\$250 and above

Avon Historical Society
Connecticut Community
Foundation
Connecticut Humanities
Council
Fairfield County Community
Foundation
Greater Litchfield
Preservation Trust
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Alliance
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Historic Preservation
Redding Preservation Society
Town of Redding—
First Selectman's Office

Local Partner Organizations

Up to \$250

Avery Memorial Association
Avery-Copp Museum
Bridgeport Public Library
Brookfield Museum and
Historical Society
Bushnell Park Foundation
Cheney Cemetery
Association
Chester Historical Society
Church Of The Good
Shepherd, Hartford
City of Ansonia, Department
of Economic Development
City of New London, Office
of Development & Planning
City of Shelton, Community
Development

Colchester Historical Society
Congregation Beth Israel,
New Haven
Connecticut Antique
Machinery Association
Connecticut Audubon
Society
Connecticut Landmarks
Connecticut League of
History Organizations
Connecticut State Library
Coventry Historical Society
Darien Historical Society
Deacon John Grave
Foundation
Deep River Historical Society
Derby Historical Society
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District Commission
East Haven Historical Society
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Fairfield Conservation
Commission
Fairfield Museum and
History Center
Fairfield Public Library
Falls Village – Cannan
Historical Society
Farmington Historical Society
First Congregational Church
of Barkhamsted
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Library
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Green Haven, Inc
Greenwich Preservation
Trust
Guilford Historic District
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Haddam Historical Society
Hamden Public Library
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Commission
Hazardville Institute
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Historic Wooster Square
Association Inc.
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Hartford
Historical Society of
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Killingworth Historical
Society
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Ledyard Historical Society
Litchfield Historical Society
Little Red School House
Association
The Lyric Centre
Madison Historical Society
Meriden Public Library
Merwinsville Hotel
Restoration, Inc.
Middlebury Historical Society
Middlesex County Historical
Society
The Milford Historical
Society
Milford Preservation Trust
Mystic & Noank Library
Mystic Seaport Museum
Naugatuck Historical Society
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District
New Canaan Historical
Society
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Your generosity will help to ensure that the Trust can perform its important work — and it can inspire others to follow your philanthropic example. Your gift may also help secure significant financial benefits to you. (Please consult your financial or legal adviser.) If you let us know about your bequest when it is created, you will join the Legacy Trust Circle in recognition of your meaningful contributions.



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** Given in memory of Marc Levine

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