

Historic Preservation Enhancement Grant Application Cover Sheet

GRANT INFORMATION

Supplemental Certified Local Government Grant (State funds up to \$30,000)

APPLICANT INFORMATION

Name of Municipality: Town of Clinton

Chief Elected Official: Karl Kilduff, Town Manager

Federal Employer ID Number:

DUNS Number:

Street Address: 54 East Main Street

Municipality: Clinton

State: Connecticut

ZIP Code: 06413

Contact Name: Karl Kilduff, Town Manager

Daytime Phone: (860) 669-9333

Email Address: kkilduff@clintonct.org

Website: www.clintonct.org

Mailing address: 54 East Main Street

Municipality: Clinton

State: Connecticut

ZIP Code: 06413

PROJECT INFORMATION

Brief explanation of the project including address and date of construction of the historic resource, if applicable:

The Town of Clinton wants to expand upon the two existing National Register Historic Districts by linking the Commerce Street and Leffingwell Road area the existing National Register Historic Districts as well as the locally designated Liberty Green District. Commerce Street has twenty-four properties that were built in the 1800s. Leffingwell Road is comprised mostly of 1920s homes which could have originally been built from mail order catalogue kits, such as those of Sears & Roebuck or locally through and the Clinton Lumber & Coal Company. To that end, the Town is seeking a \$20,000 Historic Preservation Enhancement Grant (HPEG) in order to hire a qualified, professional consulting architectural historian or historian, to research, identify and evaluate the area for nomination as a National Register Historic District.

Grant Amount Request: \$20,000.00

Has the applicant received a grant from SHPO in the past:

☒ yes ☐ no

Is this a subsequent phase of a project:

☐ yes ☒ no

Is this a new initiative:

☒ yes ☐ no

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List any previous grants received from SHPO (include grant type, date awarded, and award amount):

A \$30,000 grant was awarded to the Town in 2014 for the purposes of completing a historic resources inventory.

LEGISLATIVE INFORMATION


U.S Representative's Name:	Joe Courtney	District # 2
State Senator's Name:	Norm Needleman	District # 33
State Representatives Name:	Christine Goupil	District # 35

AUHTORIZATION

Name of Authorized Official: Karl Kilduff

Title: Town Manager

Signature:



Date: 10-28-2021

Historic Preservation Enhancement Grant Application Checklist

Required Items	Included	N/A	Comments
Application Cover Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Project Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Budget	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Budget Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Certified Resolution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
W-9	<input type="checkbox"/>	<input type="checkbox"/>	Form already on file with State
Vendor Profile Form	<input type="checkbox"/>	<input type="checkbox"/>	Form already on file with State
Direct Deposit Forms Incl. copy of cancelled check or Deposit Slip	<input type="checkbox"/>	<input type="checkbox"/>	Form already on file with State

Applicant Name: Town of Clinton

Project Name: Commerce St/Leffingwell Rd Historic Structure Report for National Register Nomination

Amount Requested: \$20,000.00

Signature: _____

Date: 10-28-2021

Appendix A: Budget

	Grant Share	Applicant Share	Total
Consultant Fees (list type of consultant)	\$20,000 (100%) Architectural Historian	\$0.00 (0%)	\$20,000
Supplies			
Printing/Copying			
Postage			
Advertising		\$200.00 (100%)	\$200.00
Other (Specify)			
Total	\$20,000.00	\$200.00	\$20,200.00

**HISTORIC PRESERVATION ENHANCEMENT GRANT
TOWN OF CLINTON, CONNECTICUT**

PROJECT ABSTRACT:

The Town of Clinton is seeking financial grant support to continue documenting and preserving the rich history of this community. As a Certified Local Government, the Town of Clinton is eligible for the State Historic Preservation Office's (SHPO) Historic Preservation Enhancement Grant program.

The Town wants to expand upon the two existing National Register Historic Districts located in Clinton by linking the Commerce Street and Leffingwell Road area given its connectivity and proximity to Clinton's downtown and the walkability of the two existing National Register Historic Districts as well as the locally designated Liberty Green District. Commerce Street has twenty-four properties that were built in the 1800s. Leffingwell Road is comprised mostly of 1920s homes which could have originally been built from mail order catalogue kits, such as those of Sears & Roebuck or locally through and the Clinton Lumber & Coal Company.

To that end, the Town is seeking a \$20,000 Historic Preservation Enhancement Grant (HPEG) in order to hire a qualified, professional consulting architectural historian or historian, for a period of one year from the date of hire, to research, identify and evaluate the area for nomination as a National Register Historic District. The Town expects the consultant to prepare a report documenting their research to prove that the properties in the proposed district are worthy of recognition and designation as a National Register Historic District.

As envisioned, this application will support the Statewide Historic Preservation Plan (Shared Stewardship: 2018-2023) goal to expand knowledge of and appreciation for historic preservation and to that end improve access to information. This project will strengthen the capacity, knowledge and professional qualifications of municipal bodies, especially Clinton's Historic District Commission which has an advisory obligation to other town agencies in matters related to historic preservation. With the historic assets identified and documented, the Clinton Historic District Commission will be better positioned to educate town agencies on available resources.

PROJECT NARRATIVE:

Clinton, Connecticut has a rich history and traces its settlement to 1663 when a committee appointed by the General Court at Hartford laid out a community for 30 families to be known as the Homonoscitt Plantation. The Town of Clinton is seeking support to continue documenting and preserving the rich history of this community.

Briefly describe the historic preservation activities undertaken by your municipality.

The first National Register Historic District designated in Clinton, the Clinton Village Historic District, was established in 1994 and is comprised of 144 contributing buildings; two structures; two sites; and six objects for a total of 154 resources. Clinton's second National Register Historic District, High Street-John Street Historic District, was authenticated twenty-six years later, adding another eighty-nine contributing resources, giving this small town almost 250 contributing buildings.

Two decades before Clinton's first National Register Historic District, a group of citizens formed a study committee which did extensive research to create and establish a local historic district, which was approved in 1979 by the Connecticut Historical Commission, thereby creating the Liberty Green Historic District and enacting its enabling ordinance. The district's creation also established the Historic District Commission which has an advisory obligation to other town agencies in matters related to historic preservation. HDC's initiatives are designed to include those who may not define themselves as preservationists, but who nonetheless perpetuate a preservation ethic.

Further, the Town has incorporated historic preservation into its town-wide planning and land use regulations. Acting through its Planning and Zoning Commission, Clinton established the Village Zone, which was replaced by the East Main Street Village District Zone in 2019. The purpose of the zoning designation is

"to ensure that new development or redevelopment of land within the District protects the distinctive and traditional character of the East Main Street (aka the Boston Post Road) streetscape and is consistent and compatible with the following objectives: Keep intact the concentration of municipal buildings and existing open lawns as the central focal point of the town's civic activities; maintain the existing village scale by encouraging similarly sized buildings that keep with the village character of the neighborhood, thereby preventing new buildings which are noticeably larger than the current scale that predominate the streetscape; preserve the historic and significant structures within the District; promote and maintain a mix of residential, commercial,

and public and municipal uses; reduce visual clutter and establish architectural, landscaping and signage standards which foster area identity, reflecting the maritime nature and history of Clinton; and promote the East Main Street corridor as an extension of the central business district, encouraging pedestrian activity between the two districts.”

What issue will your project address? How was this issue identified?

The Town wants to expand upon the two existing National Register Historic Districts by linking the Commerce Street and Leffingwell Road area given its proximity to Clinton’s downtown and the walkability of the two existing National Register Historic Districts as well as the locally designated Liberty Green District. Additionally, the Commerce/Leffingwell corridor links Route 1 to Clinton’s coast and its tourism assets.

The area is known to be important to Clinton’s historical development with Commerce Street (originally named Wharf Lane) laid out in 1814 to facilitate access to the shipyards. It starts at the Boston Post Road and runs southward, ending at Clinton Harbor and Lobster Landing, with a number of marinas situated in between. During Clinton’s early history as the Homonoscitt Plantation, the southern end of current-day Commerce Street was the general location where Native Americans lived in proximity to the original land grant settlers.

What specific activities will you carry out with the grant funds?

It is Commerce Street and adjacent Leffingwell Road for which the Town of Clinton is seeking a \$20,000 Historic Preservation Enhancement Grant (HPEG) in order to hire a qualified, professional consulting architectural historian or historian, for a period of one year from the date of hire, to research, identify and evaluate the area for nomination as a National Register Historic District.

The Town expects the consultant to prepare a report documenting their research to prove that the properties in the proposed district are worthy of recognition and designation as a National Register Historic District.

What Goal and/or Objective of the SHPO Statewide Plan will this project address?

The Statewide Historic Preservation Plan (Shared Stewardship: 2018-2023) identifies a goal to expand knowledge of and appreciation for historic preservation and to that end improve access to information.

The Town expects that the report prepared by the hired consultant will be made available electronically to raise awareness of historic preservation both within the proposed district and re-kindle interest within the existing districts.

The ultimate designation of a Commerce Street/Leffingwell Road National Register Historic District will promote existing preservation programs and partnerships that can make preservation relevant and beneficial to the residents of Clinton.

Does the project address one or more of the funding priorities outlined in the guidelines?

This project will strengthen the capacity, knowledge and professional qualifications of the municipal bodies, especially Clinton's Historic District Commission which has an advisory obligation to other town agencies in matters related to historic preservation. With the historic assets identified and documented, the Clinton Historic District Commission will be better positioned to educate town agencies on available resources.

Who will benefit from your project?

Once authenticated, the economic benefits of National Register Historic District recognition would make Clinton non-profits and the Town of Clinton eligible for grants for planning and development of historic resources within this District.

It is expected that the process of documenting the proposed district would include public engagement that will raise awareness among residential property owners of the rich history of the area and their property. Additionally, awareness of resources that could be leveraged to finance historic preservation/rehabilitation would also be anticipated.

Private homeowners in the approved District could become eligible for an Historic Homes Rehabilitation Tax Credit. Grants could be available through the State Community Investment Act fund as well as others funded by the National Park Service. Additionally, there could be loans available, within the district, from agencies other than Connecticut's State Historic Preservation Office (SHPO).

How will this project advance the public's awareness of historic preservation?

The project will provide the people of Clinton with a sense of pride in their town's overall history. The proposed project and the ultimate National Register Historic District designation will describe the area's historical assets and create an opportunity for public engagement around the District as well as re-fresh outreach to existing districts.

At present, the Clinton Historic District Commission's Historic Property Restoration Recognition Program, calls attention to early American Clinton properties that have deteriorated, or had inappropriate renovations and have completed appropriate restoration, through public recognition. HDC's hope is that this program will give owners of 17th, 18th, 19th and early 20th century Clinton properties, whether in an historic district or not, an incentive to enhance their investment. Properties in the Commerce Street/Leffingwell Road District are eligible under this program and would provide a source of on-going promotion of historic preservation.

Additionally, as the proposed district lies within an important tourism corridor leading to Clinton Harbor and Long Island Sound, district signage will increase visibility of its waterfront history for residents and tourists frequenting the marinas and harbor-front restaurants.

Describe the impact and long-term benefits to the CLG

By investing in the necessary research that will lead to the creation of a Commerce Street/Leffingwell Road National Register Historic District, the State Historic Preservation Office will aid in identifying the historic places that define this CLG.

Explain the lasting impacts the project will have on historic resources (as applicable)

The historic assets and their role in Clinton's history will be documented and available to the public to enhance local knowledge of and appreciation for local history.

In addition, since the area to be documented also serves as a tourism corridor, documenting the history of the Commerce Street and Leffingwell Road area creates an opportunity to promote local history as a tourist asset and encourage linkages to the two existing National Register districts. Building local history in a tourism-based program can enhance the local economy, build interest in preservation and promote local historic resources.

Who will manage the project?

The project will be overseen and managed by Clinton's Town Manager Karl Kilduff. Mr. Kilduff has over 20 years of experience in successfully managing state and federal grants. The Clinton Historic District Commission, with its advisory obligation to other town agencies in matters related to historic preservation, will be engaged to provide additional support as necessary.

What product will be produced with the grant funds (what is the “deliverable”)?

The Town expects to receive a written report that will document the properties located in the proposed district and a determination that the assets are worthy of the creation of a National Register Historic District. The report should reflect extensive research and serve as documentation to support an application for district designation. An electronic copy of the report is also expected for use and re-use in other areas to increase public awareness of the local history documented in the report.

How will the grant-funded product be shared with the public (as applicable)?

The consultant’s work product will be added to the Clinton Historic District Commission’s interactive website (<https://clintonct.org/182/Historic-District-Commission>) which helps document Clinton’s history and serves as an archive for other historic district resources. The report will also help support other publications prepared by the Historic District Commission in the future.

The Town will also make the report available for review at Clinton’s Henry Carter Hull Library, the Clinton Historical Society’s library and the Clinton Public School system school libraries to help reinforce their local history curriculum.

The project and ultimate National Register Historic District designation will be brought to the public and will advance their awareness of historic preservation by articles in Shore Publishing’s “Harbor News”, the Town of Clinton’s weekly newspaper; Zip06, its on-line edition; “Clinton Events” the quarterly magazine mailed to every household and business in Clinton; and via social media, where Clinton has multiple, highly popular groups and pages – some specifically oriented toward the Town’s history – with a collective audience of over 7000 individuals.

How will you measure the success or impact of the project?

The single measure for the success of the professional engagement in this grant application will be the approval of a Commerce Street/Leffingwell Road area as a National Register Historic District.

Measures that would indicate the impact of the project, both during the professional engagement and afterwards, include:

- Increased hits to HDC website demonstrating interest and awareness of the specific project specific and information on other districts.

- Increased opportunities for public engagement regarding historic assets and preservation through meetings with property owners.

ESTIMATED PROJECT TIMELINE:

30 days	Execute Grant Contract with State, Prepare RFP
45 days	Advertise RFP, Evaluate Proposals, Select Consultant, Contract for Services
6 months	Complete documentation of the Commerce/Leffingwell area
2 months	Review draft report, edits to draft, applicable notice period
30 days	Grant close out

BUDGET NARRATIVE:

- Consultant Fees – A HPEG award of \$20,000 will be used to engage a qualified architectural historian for the purposes of documenting the Commerce/Leffingwell Area in preparation of applying for nomination as a National Register Historic District.
- Advertising - \$200 of town funds is earmarked for expenses related to advertising notices or meetings associated with the project in the Harbor News, weekly paper of wide circulation in Clinton.

IDENTIFIED PROPERTIES:

Here now is a list of the properties on Commerce Street, dozens of which were built in the 1800s and early 1900s, followed by those on adjacent Leffingwell Road, whose 1920s homes were built from mail order catalogue kits, such as those of Sears & Roebuck and The Clinton Lumber & Coal Co.:

Commerce Street, Clinton, CT

Commerce & West Main	1936 (Post Office)
10 Commerce Street	1875 (Methodist Church Parsonage)
11 Commerce Street	1846
12 Commerce Street	1855 (Methodist Church)
15 Commerce Street	1900 (No number on building)
17 Commerce Street	1960
18 Commerce Street	1848
20 Commerce Street	1952 (At rear of property - down lengthy driveway)
21 Commerce Street	1866
22 Commerce Street	1840
22R Commerce Street	2006
24 Commerce Street	1860
27 Commerce Street	1923
28 Commerce Street	1846
31 Commerce Street	2020
32 Commerce Street	1876
33 Commerce Street	1880
34 Commerce Street	1860
37 Commerce Street	1966 (Dental Office)
38 Commerce Street	1870
41 Commerce Street	1970
52 Commerce Street	1850 (Bassett Marina)
58 Commerce Street	1900 (Indian River Marina)
59 Commerce Street	1800 (Corner of Leffingwell Road)
60 Commerce Street	1961
61 Commerce Street	1823

63 Commerce Street	1964 (at rear of property)
65 Commerce Street	1955
67 Commerce Street	1930
71 Commerce Street	1870
73 Commerce Street	1880
77 Commerce Street	1900
81 Commerce Street	1820
85 Commerce Street	1924
89 Commerce Street	1929
91 Commerce Street	1850
97 Commerce Street	1840
101 Commerce Street	1860
105 Commerce Street	1905
109 Commerce Street	1910
110 Commerce Street	1875 (no number on building)
113 Commerce Street	1910
114 Commerce Street	1865
116 Commerce Street	1965
118 Commerce Street	1800
119 Commerce Street	1900
122 Commerce Street	1850
5 & 7, 9 Fisk Ave. & Commerce - Zippo Evans: very long driveway to back of property)	
123 Commerce Street	1984 (condo)
125 Commerce Street	1984 (condo)
128 Commerce Street	1925
130 Commerce Street	2006
134 Commerce Street	2013

140 Commerce Street 2000 (Hammonasset Marina)
142 & 152 Commerce Street 1940 (Lobster Landing)

Leffingwell Road, Clinton, CT

7 Leffingwell Road	1964
10 Leffingwell Road	1961 (no number on house)
12 Leffingwell Road	1950
13 Leffingwell Road	1958
14 Leffingwell Road	1924
15 Leffingwell Road	1962
17 Leffingwell Road	1922
18 Leffingwell Road	1926
22 Leffingwell Road	1926
25 Leffingwell Road	1925
26 Leffingwell Road	1928
30 Leffingwell Road	1924
31 Leffingwell Road	1929
33 Leffingwell Road	1948 (corner of Grove Street)
34 Leffingwell Road	1929

CERTIFIED RESOLUTION

I, Sharon Uricchio, Town Clerk of the Town of Clinton, Connecticut, do hereby certified that the following is a true and correct copy of a resolution duly adopted at a meeting of the Town Council of the Town of Clinton, duly held on September 1, 2021, at which meeting a duly constituted quorum of the Town Council was present and acting throughout and that such resolution has not been modified, rescinded or revoked and is at present in full force and effect:

BE IT RESOLVED, that Karl Kilduff, who is the Town Manager of the Town of Clinton, is empowered to execute and deliver in the name and on behalf of the Town of Clinton a certain contract with the State of Connecticut, Department of Economic and Community Development, and to affix the corporate seal, if any.

In Witness whereof, the undersigned has affixed her signature and the corporate seal of this municipality, this the 28th day of October, 2021

Sharon Uricchio
Sharon Uricchio, Town Clerk

10-28-2021
Date

