



Hartford www.HartfordPreservation.org Preservation Alliance



The Hartford Preservation Alliance is excited to announce that the former Swift Factory Complex at 10-60 Love Lane in the Northeast Neighborhood has new owners – Common Ground, developers of The Hollander (formerly the Capitol Building), at 410 Asylum Street Downtown. HPA Staff has been working for several years with Common Ground, the Northeast Neighborhood Revitalization Zone, the City of Hartford, and the Swift Family heirs to find new purpose for the historic site. HPA had the Swift Factory placed on the State Register of Historic Places to add protection while negotiations were taking place. Elevation to the National Register will now be explored in order to access Federal Historic Rehabilitation Tax Credits which would provide additional funding. Please read the official Press Release for detailed information on this important venture that will protect another Hartford landmark.

Hartford, Connecticut (October 7, 2010): The historic Swift Factory property on Love Lane in Hartford's Northeast neighborhood was deeded last week to Northeast Neighborhood Partners, Inc., (NNPI) a not for profit established to convert the former gold leaf factory into an affordable workspace for craftspeople, artists and other creative businesses. The property will feature sustainable design and incorporate an urban agriculture initiative and space for community programs. The heirs of Matthew Swift, who established the business in 1868, donated the property to NNPI.

The project will be developed on a turn key basis by Common Ground, developer of the Hollander Foundation Center at 410 Asylum Street in downtown Hartford. Northeast Neighborhood Partners is led by Rosanne Haggerty, who is also the founder and president of Common Ground. Legal representation, essential given the complex and challenging nature of this endeavor, was provided on a pro bono basis by two Hartford law firms. NNPI was represented by partner Franca DeRosa of Brown Rudnick LLP, who assisted with environmental due diligence, assessment of potential environmental liabilities, and environmental regulatory filings. Partners Peter Chadwick and Rosemary Ayers of Day Pitney LLP assisted with NNPI's formation and application for tax exempt status and the legal aspects of the real estate transaction.

M. Swift & Sons, Incorporated operated continuously from 1868 until 2004. Not finding a buyer for the property, the Swift family reluctantly prepared to demolish the buildings. Local residents and the Hartford Preservation Alliance approached Common Ground for help. "Common Ground develops and operates housing and related retail space, but in discussions with community leaders, local organizations and residents, it was clear that job creation needed to be the focus of the Swift site, not just housing," said Haggerty. "Thus the idea for a new organization was born, to focus on job creation

and community development in the Northeast using the Swift site to anchor that effort."

Yet the project faced a significant challenge: like many former industrial sites, areas of the property require environmental investigation and remediation. Before a viable re-use plan could be put in place, resources were needed to identify remaining contaminants and estimate remedial costs.

Working with the City of Hartford's Department of Development Services, Haggerty applied to the State's Brownfield Pilots program, administered by the Department of Economic and Community Development (DECD), which also arranged for additional testing of site conditions through their EPA Assessment program. In August, a \$600,000 remediation grant was awarded to the project, paving the way for the plan to proceed.

Mayor Pedro E. Segarra says, "For decades, the Swift Factory was a major employer in the City. The Northeast neighborhood in particular is in critical need of investments and job opportunities. This development will not just meet both of those needs but will also generate green technology opportunities and develop quality housing. This investment is a down-payment on Hartford's future and is a homerun for our residents right now."

"The Department of Economic and Community Development is a proud supporter of this project that will turn a dilapidated factory into an important asset for the community, and help to create jobs and an urban agriculture center for local residents," said Department of Economic and Community Development Commissioner Joan McDonald. "Our \$600,000 investment for assessment, abatement and remediation is a clear indication of our commitment to the project and our faith in Common Ground to carry it to successful completion. This is a great example of community development at its best."

"The Swift project is a major opportunity for residents of the Northeast neighborhood to fully involve itself in plans to revitalize a significant sector of our city, providing jobs and job training

Swift Factory

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Mission Statement

*The mission of the
Hartford Preservation Alliance
is to advocate for the preservation
and revitalization of
Hartford's unique architectural heritage
and neighborhood character.*



opportunities, providing a commercial and retail anchor for the community at large and, finally, providing hope and the realization of dreams for thousands of residents," said Darlene R. Childs, President of the Northeast NRZ.

"The Hartford Preservation Alliance is thrilled to be working with Common Ground again by saving and adaptively reusing another Hartford landmark for 21st century use," said Tomas Nenortas, Director of Programs. "As with The Hollander, our collaboration will transform a derelict site, ripe for economic development, into a quality community asset for the Northeast neighborhood. We are committed to advocating for the preservation and revitalization of the Capital City's unique architectural heritage and neighborhood character and look forward to the rebirth of the Swift Factory complex."

Northeast Neighborhood Partners will next develop and implement the remediation plan and work with partners to create detailed plans for each element of the project. The rehabilitation of the factory and two historic homes on the property will likely be financed using New Markets and Historic Rehabilitation tax credits, along with grants and in-kind support.

"We hope to restore the two homes on the site with volunteer help," said Haggerty. "We see the Swift Factory as an opportunity to bring the energies of many people and organizations together, and the best ideas on building safer, healthier and more prosperous communities. We are looking for creative people and committed institutions to be part of this."



The Hartford Preservation Alliance is featured every other week in the Hartford News "Once Upon A Time" front page feature. This feature includes a vintage photograph of a notable Hartford building or home and a caption with a brief description. On HPA's website www.HartfordPreservation.org there is a more extensive, full-length article. Please visit the site often to learn more about Hartford's unique architectural history.

Double Your Gift!

The Hartford Preservation Alliance is a 501(c)(3) organization and qualifies for most employer matching gift programs. HPA has received matching funds this year from Travelers, Aetna, The Prudential Foundation, and Mass Mutual, just to name a few. If you are employed or retired from a corporation offering a matching gift program, please consider taking advantage by doubling your donation!

Supporting HPA

The Hartford Preservation Alliance has been financed in part by the Connecticut Commission on Culture and Tourism, the Hartford Foundation for Public Giving, the City of Hartford, Aetna Foundation, The Hartford and the Connecticut Trust for Historic Preservation, in cooperation with the Connecticut Humanities Council and New Alliance Bank Foundation. Many others, including businesses and our members, have contributed to the operation of our organization, and we wish to thank them for their support.



Connecticut Preservation Action
"Advocating for Historic Preservation
Since 1980"

New England Management, Corp.
56 Arbor Street office rentals

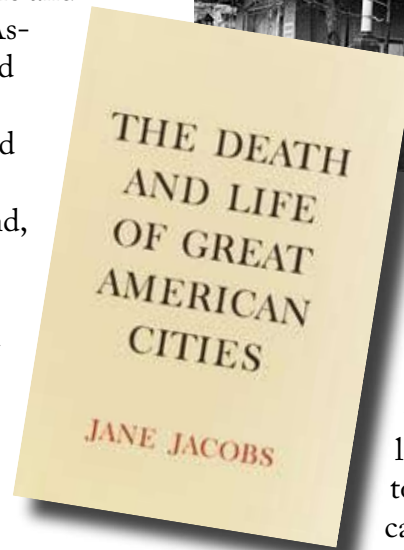
<p>Membership Dues:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Student \$ 15 <input type="checkbox"/> Individual \$ 25 <input type="checkbox"/> Household \$ 40 <input type="checkbox"/> Preservation Friend \$ 100 <input type="checkbox"/> Preservation Ally \$ 150 <input type="checkbox"/> Preservation Advocate \$ 250 <input type="checkbox"/> Preservation Patron \$ 500 <input type="checkbox"/> Benefactor \$ 1,000 	<p>Join the Hartford Preservation Alliance!</p> <p>Name: <input type="text"/></p> <p>Street: <input type="text"/></p> <p>City: <input type="text"/> State: <input type="text"/> Zip: <input type="text"/></p> <p>Telephone: <input type="text"/></p> <p>Email: <input type="text"/></p> <p style="text-align: center;">Mail to: Hartford Preservation Alliance, 56 Arbor Street, Suite 406, Hartford, CT 06106 All contributions are deductible to the extent allowed by law.</p>
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Jane's Walk

October 9, a beautiful Fall day in the West End, saw people come out to experience the Capital City's first JANE'S WALK, inspired by urban activist Jane Jacobs. Six different walking conversations were designed to bring together people who share a desire to make Hartford's neighborhoods more livable and walkable. Sponsored by the West End Civic Association with collaboration from the Hartford Preservation Alliance, the day was one of 400 Jane's Walks that took place in 65 cities around the world during 2010; which included the United States, Canada, Germany, India, Ireland, Spain, Uruguay and Zambia.

Two of the six tours were guided, the first being the GREEN WALK, a fascinating look into the "hidden" Park River which many do not realize that the majority stills runs exposed. The misconception that the entire river was buried was quickly dismissed as participants were enveloped by luscious Fall foliage. The Park River divides the Asylum Hill and West End Neighborhoods and the allure of the former mansions, some of which still stand along Woodland Street, provided a perfect architectural background for the adventurous group.

The second tour, the HISTORICAL and ARCHITECTURAL WALK, provided great insight as to why up until the time of the Civil War, the area between Woodland Street and Prospect Avenue – what is now known as the West End – was farmland. Mary Falvey, Senior Program Assistant at HPA, led a large contingent through three streets south of Farmington Avenue; Beacon Street, Warrenton Avenue, and Oxford Street. Explained was how the changes in American culture from the end of the Civil War to the onset of the Great Depression influenced various architectural styles. The running of trolley lines – which connected



workers with jobs in Downtown Hartford's prosperous banking, insurance and manufacturing industries – allowed greater development of the West End as a residential suburb within city limits. This architectural sampler tour also showed how technological, economic, and social changes shaped the neighborhood.

The four self guided tours involved: ARTIST'S STUDIO'S, a diverse display of visual artists; TASTE of the WEST END, sample foods from neighborhood restaurants; I SPY - WHAT DO YOU SEE?, a search of architectural treasures and curiosities; and WEST END STORIES, proud stories from longtime West Enders about the neighborhood's sense of place. It is this "Sense of Place" that made Jane Jacobs such a stalwart proponent of saving and reviving Cities from their misguided attempts at "urban renewal", a legacy of irreplaceable destruction, urban clear-cutting, all in the name of progress. "Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody." Jane Jacobs (1916-2006), "The Death and Life of Great American Cities."

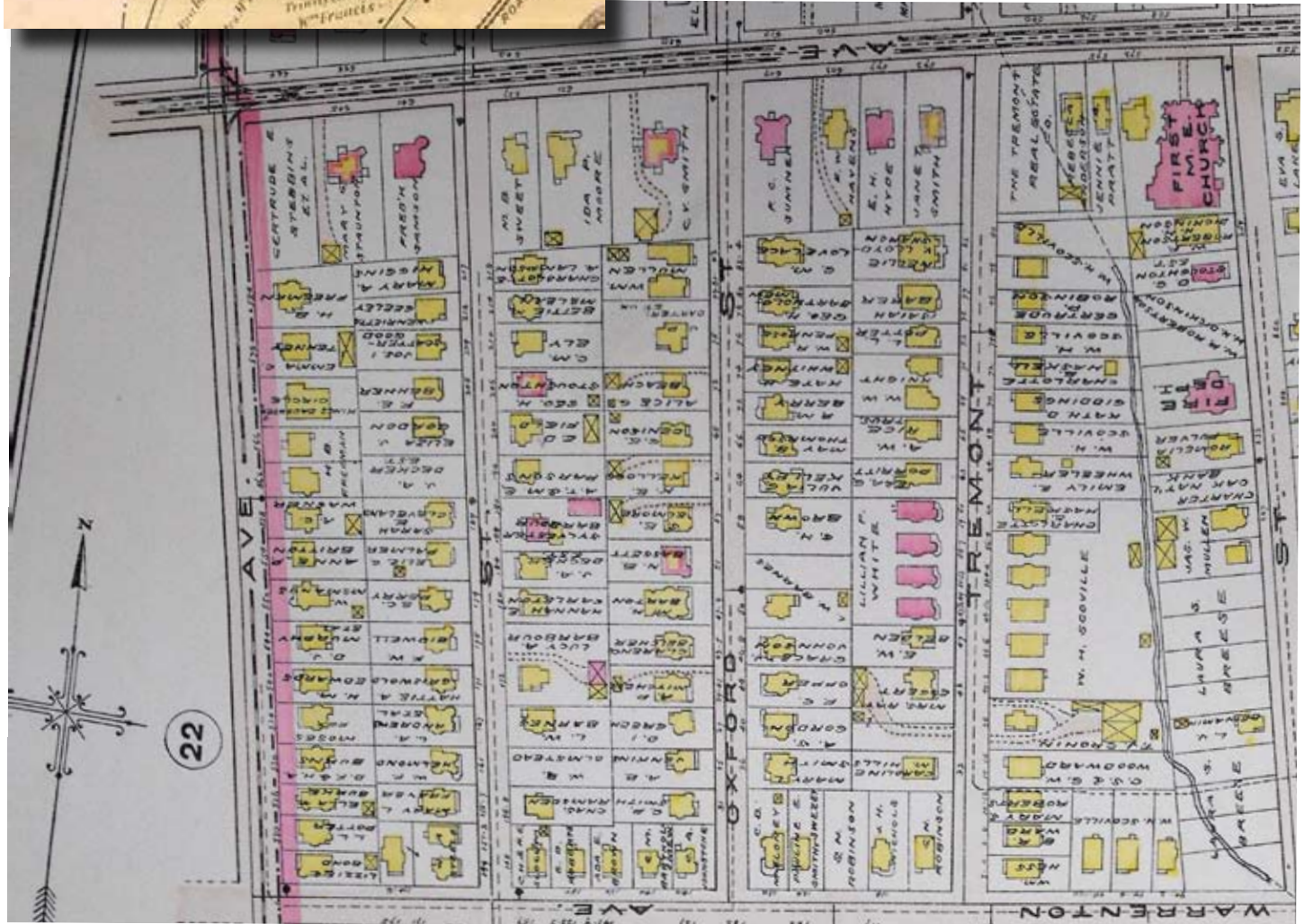
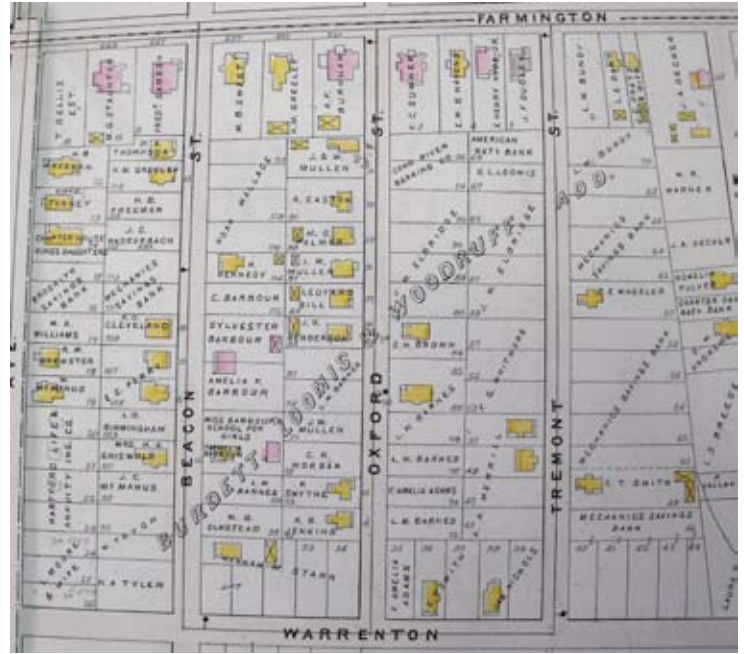
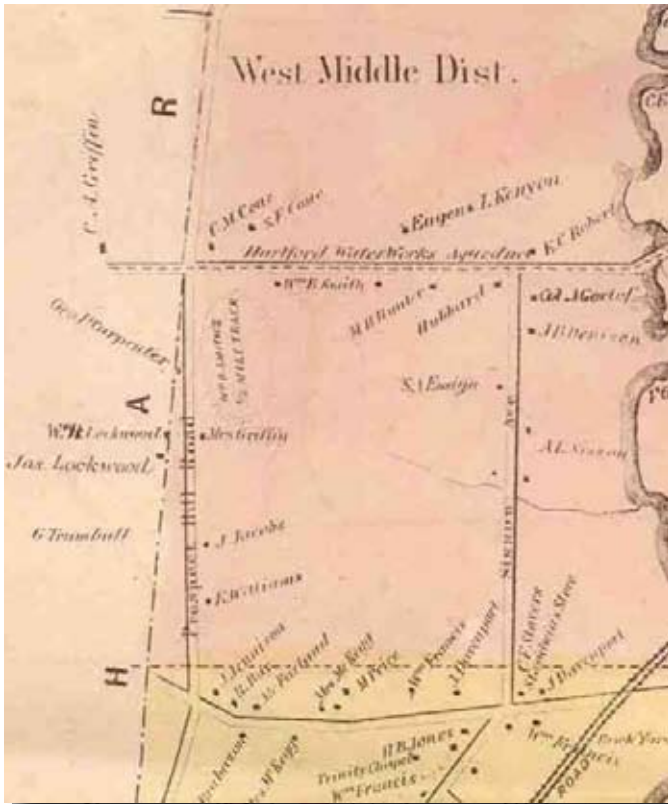


Insurance Atlases are a great tool to research your home's and neighborhood's history. Commissioned for the Insurance Industry they provide a wealth of information on Hartford's built and natural environments. They detail type of construction, owner's name, acreage, and plot dimensions. Some of the newer atlases even display detailed yard configurations; fountains, ponds, streams, carriage drives and walk ways. Check out the area covered during Jane's Walk on page 5 and discover the development pattern for the West End. Please contact the office for an appointment to view the atlas collection.

Key for 1896 and 1909 Atlases: Yellow = Wood, Pink = Brick, Grey = Stone

Insurance Atlases

Left: The West End showing sparse development in 1869.
 Right: The neighborhood showing increased development by 1896.
 Bottom: The neighborhood by 1909.



Your Voice Along with HPA's Bolsters Historic Preservation Efforts in Hartford

In 2005, Connecticut passed Public Act 228, commonly known as the Community Investment Act (C.I.A.), which provided a dedicated stream of funding to address historic preservation needs. The Hartford Preservation Alliance along with its many preservation partners in the city have benefited. Over \$7,425,936 in funding (which requires additional private sector or municipal matches) has been invested through studies, financing and endangered funds, surveys, planning, hard construction grants, and operating support. The Community Investment Act funds have enabled the Hartford Preservation Alliance to provide direct technical assistance through greater education, advocacy, and one-on-one project support. HPA also provides the voice of the community who are concerned about the preservation and revitalization of the Capital City's historic architectural assets.

The Community Investment Act has been an integral component in empowering historic preservation efforts in Hartford. Over the past three years, \$466,500 in C.I.A. funds has been allocated to Hartford Preservation Alliance for program and basic operating support as well as a three-year architectural survey of Hartford's entire building inventory and the creation of new historic districts. This allocation has leveraged \$200,000 from the City of Hartford, a strategic partner in preserving and enhancing Hartford's architectural assets, through direct support of Hartford Preservation Alliance. Additional funding through private foundations has been matched or leveraged against the C.I.A.'s income stream. Beyond funding, the City has grown in job opportunities and affordable substantive housing.

Through historic preservation Hartford has increased the number of commercial sites, jobs and sustainable housing. Education has been enhanced through community appreciation events such as architectural walking tours, workshops, and lectures. Often these opportunities are in collaboration with community development corporations (SINA, NINA, CIL, CAC), City Departments, and the State mandated Neighborhood Revitalization Zones (NRZ's). Advocacy has grown as demolition threats continue to plague Hartford's built environment. The Hollander at 410 Asylum Street, once

targeted for a parking lot, has been turned into the State's first Mixed Use-Multifamily/LEED Certified Historic building. The former "perfect-six" apartment house at 87 Atwood Street, once on the City's demolition list, has been transformed into an affordable market-rate housing duplex. It is the collaboration between HPA, the City, and public/private stakeholders, especially the CT Housing Finance Authority and SHPO's Endangered Building Fund (both C.I.A. supported) that succeeded in placing these two sites back into productive use. C.I.A. funding helps HPA continue advocacy for rehabilitating blighted and abandoned sites and reducing the severe impact of demolition-by-neglect. Technical Assistance requests has also grown exponentially with the adoption of the Historic Preservation Ordinance which provides guidelines for renovation work requiring a building permit and visible from the public way. With over 4,500 buildings listed on State and National Registers, client requests for technical assistance increase as additional properties are added to the list of protected properties and owners learn of the economic benefits of historic preservation. Please contact your local legislators and express solidarity for their continued support of the C.I.A. program, a model for economic development and historic preservation.



The Hollander at 410 Asylum Street.

Vanished Hartford

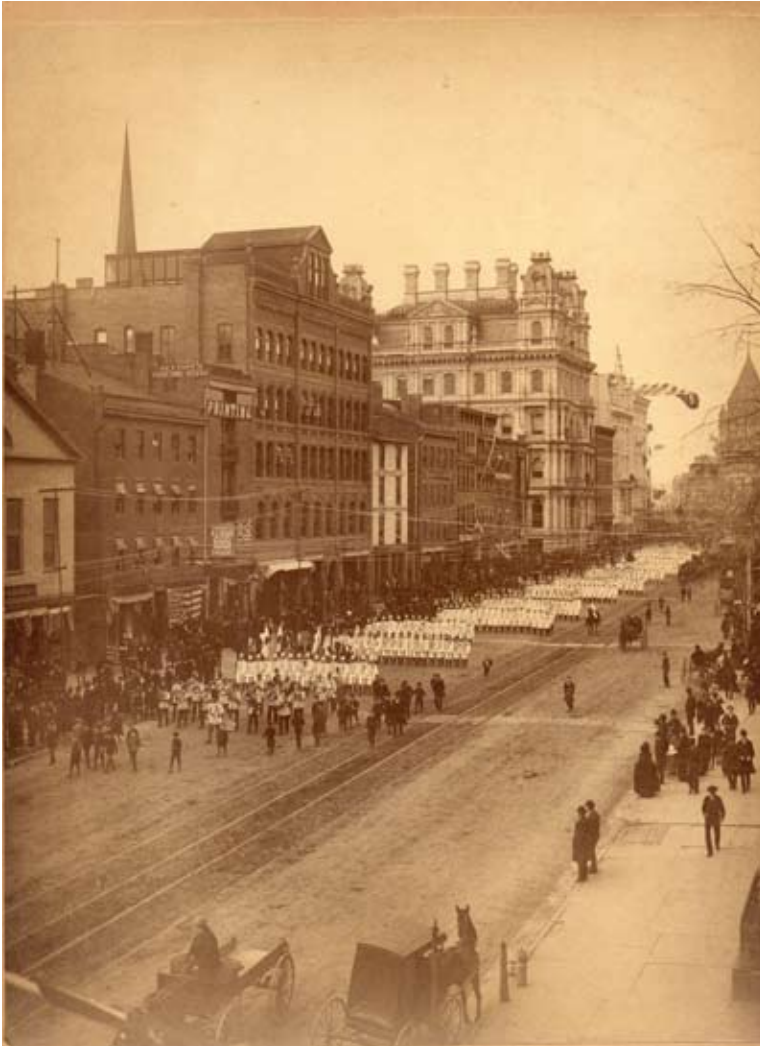


Photo courtesy of the Tomas J. Nenortas Collection

Hartford loves a good parade! The six-story building, left of center and directly below the steeple, was the Waverly Building located at 721 Main Street. Construction began in May of 1886 and officially opened a year later. During the digging of the foundation, workmen uncovered bones from unmarked graves from the adjacent Ancient Burying Ground. Development over time had encroached upon the once expansive final resting place of Hartford's founding families. The Wavery was designed and built by John C. Mead for Brown, Thomson and Company, which owned the Cheney Block just down the road. In 1948 the distinctive upper floors were removed after a lengthy court battle had evicted residents. This block of whimsical structures was eventually demolished for the modern One Financial Plaza, locally known as the "Gold Building", constructed in 1974. The fanciful neighbor to the right was the Connecticut Mutual Life Insurance Building. HPA has a burgeoning database of Hartford architects and builders. Please contact the office to inquire if your address is listed.



Many thanks to all the sponsors, volunteers, staff and board members who made the inaugural Designer Spaces and Market Places a great success! A special thank you goes to our exhibitors, fifteen notable Interior Designers and five Restoration Trade Experts whose awesome displays were informative and educational. The proceeds received will provide greater resources to continue the mission of protecting Hartford's unique architectural heritage and neighborhood character.





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New Money from Old Places: Historic Preservation Incentives for the Economy

On September 21 Connecticut Preservation Action (CPA) hosted a seminar to provide information on how historic preservation contributes to job creation, urban revitalization, affordable housing and sustainable building practices. Area developers, architects and municipal officials met at The Hollander Foundation building (410 Asylum Street) and were able to see first-hand the benefits of historic preservation. David Brown, Executive Vice President of the National Trust for Historic Preservation was the keynote speaker and William Crosskey of Crosskey Architects, a long time HPA contributor and the architect of The Hollander's rehabilitation, spoke about his work with the building. HPA staff members Laura Knott-Twine and Mary A. Falvey serve on the Board of Directors for CPA.

-The Hollander Rooftop Garden



Connecticut Preservation Action (CPA) is the unified voice of the preservation community at the State Capitol. Please visit www.CTPreservationAction.com to learn how your efforts can help ensure a common public policy for local, state, and national historic preservation initiatives.