



NATIONAL TRUST
for HISTORIC PRESERVATION™

NORTHEAST PRESERVATION NEWS

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Statewide Partners

Connecticut Trust for Historic Preservation,
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Preservation Alliance, Preservation New
Jersey, Preservation League of New York
State, Preservation Pennsylvania, Preserve
Rhode Island, Preservation Trust of Vermont.

Statewide Main Street Programs

CT: Connecticut Main Street
DE: Delaware Main Street Program
ME: Maine Downtown Center
MA (Boston): Boston Main Streets
NH: New Hampshire Main Street Center
NJ: Main Street New Jersey
PA: Office of Community Development;
Pennsylvania Downtown Center
VT: Vermont Downtown Program

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Saving the Wauregan Hotel

Ending a decade-long struggle to save the Wauregan Hotel in Norwich, CT, from demolition and neglect, the National Trust, through its National Preservation Loan Fund, has provided a \$350,000 gap-financing loan to Becker & Becker, a Fairfield-based architecture and development firm, enabling the renovation of the hotel to commence. This caps a five-year effort by the Northeast Office, many local organizations, and concerned individuals to prevent demolition of and gain recognition and support for this historic hotel.

Opened in 1855, the Wauregan was once considered the finest hotel between Boston and New York. During the spring of 1860, future president Abraham Lincoln spent the night at the hotel while campaigning throughout Connecticut. Over time the hotel fell into disrepair and lost favor with the public. The building was operated as a "welfare hotel" prior to its closing and has lain vacant since 1990. It stands at the main intersection in downtown Norwich and is considered critical to the downtown's revitalization.



The Wauregan Hotel, Norwich, CT

The National Trust's Northeast Office first became involved in June 1999 when it was contacted by Norwich Landmarks. The hotel was threatened with demolition by the City, based on fears that the building was structurally unsound, and rehabilitation was economically infeasible. The Trust provided an Intervention Grant that September, with funds matched by concerned community members, to secure an independent structural analysis, the results of which refuted the City's claim that the building was unsafe. Thereafter the Northeast Office worked with Norwich Landmarks, the Con-

necticut Trust, the Connecticut Historical Commission, the Norwich Heritage Trust and others to try to change public opinion about the building and encourage the City to give Becker & Becker an opportunity to present their proposal for reusing the building. The plan calls for a mix of low- and moderate-income apartments with commercial space on the street level and a fully restored grand ballroom for public functions.



Conceptual Drawing of Rehabilitated Wauregan Hotel

In 2000, the National Trust, in partnership with Norwich's Office of Tourism and Main Street, began an effort to help the City understand the value of its incredible historic building stock as a catalyst for community revitalization, by organizing a Community Exchange in which 40 key city leaders traveled to Portsmouth, NH, with Donovan Rypkema, a national expert in the economics of historic preservation. They witnessed firsthand the role that preservation can play in revitalizing a city. The exchange proved to be a catalyst for the formation of a business leaders' association, the election of a preservation-friendly mayor, and later, the acceptance of Norwich into the Connecticut Main Street Program.

Becker & Becker's commitment to saving the Wauregan has been extraordinary. They tirelessly championed a reuse proposal that ultimately gained the support of the City of Norwich, under the leadership of Mayor Art Lathrop, and the backing of the Connecticut Housing and Finance Authority, lenders, and investors. The National Trust is proud to be able to provide the final piece of financing to enable this project move forward. Construction is expected to start this spring.

Dates, Deadlines and Announcements

April 3 — Preservation Pennsylvania continues its spring workshop series with “**History Makes Cents on Main Street**” in Jim Thorpe, PA. Other workshops take place on April 24 and May 4. For more information, and to register, go to www.preservationpa.org, or call Susan Cabot at (717) 234-2310.

April 4 — Deadline for nominations for the **Top Ten Best Preservation Opportunities, 2004** in the Pittsburgh region. Sponsored by the Young Preservationists Association of Pittsburgh, the list is an inventory of endangered historic properties with a good chance of survival and reuse. For more information go to www.youngpreservationists.org or contact Dan Holland at holland6@aol.com.

April 17 — Lower Merion Conservancy continues its spring historic preservation lecture series with a walking tour of Lower Merion’s first historic district, Gladwyne. Other lectures take place on May 2 and 26, and June 17. For more information call (610) 645-9030 or contact programs@dragonfly.org.

April 21-24 — The **2004 Boston Restoration & Renovation Exhibition and Conference**, a learning and networking event featuring 3 days of exhibits with a broad array of specialty products and services, and 4 days of seminars, workshops and discussions. For more information go to www.restorationandrenovation.com, or call (800) 982-6247.

April 23 — The 2004 Annual New Jersey Preservation Conference, “**New Jersey: The Early Years**,” to be held in Trenton, NJ, will focus on identifying, protecting and interpreting New Jersey’s archaeological resources. For more information go to www.state.nj.us/dep/hpo or call (609) 984-0543.

April 24 — Rhode Island Statewide Preservation Conference, “**A Future for Historic Schools**,” to be held in Bristol, RI.

For more information go to www.preservation.ri.gov or contact Sarah Zurier at szurier@preservation.ri.gov.

April 30 — Deadline for entry forms for the **2004 American Society of Landscape Architects Awards**. For more information, go to www.asla.org/Members/Awdcrit04.htm, call Jeffrey Lofton at 202-216-2331, or contact professionalawards@asla.org.

April 30 — **New Hampshire Preservation Alliance** presents “**Saving Community Landmarks and Landscapes**,” a conference designed to help preservationists with practical information, networking opportunities and take-home resources, to be held in Concord, NH. For more information go to www.nhpreservation.org or call (603) 224-2281.

May 1 — Deadline for nominations for the **2004 National Preservation Honor Awards**, which recognize the efforts of those whose skill and determination have given new meaning to their communities through preservation. For more information go to www.nationaltrust.org/preservation_awards/index.html, contact awards@nthp.org or call (202) 588-6236.

May 1 — Deadline for the June round of **New England Grassroots Environment Fund (NEGEF)** grants. NEGEF’s grant-making includes a wide variety of environmental interests, including historic preservation and sprawl. Funds are available to grassroots organizations within New England. For more information, go to www.grassrootsfund.org, or call (802) 223-4622.

May 3 — Deadline for applications for the **Pennsylvania Historical and Museum Commission’s Keystone Historic Preservation Grant Program**, available to nonprofit organizations and local governments for capital improvements on historic resources eligible for listing in or listed in the National Register. For more information, go to www.artsnet.org/phmc, call Bryan Van Sweden at (717) 772-5071, or e-mail him at bvansweden@state.pa.us.

May 3 — Deadline for applications for the **New Jersey Historic Trust’s Garden State Historic Preservation Trust Fund**,

which provides two categories of matching grants to encourage the careful preservation, restoration and rehabilitation of historic properties. For more information go to www.njht.org/programs.htm or call (609) 984-0473.

May 4-6 — **National Center for Preservation Technology and Training** presents a seminar and workshop on “**Cemetery Monument Conservation**,” to be held in Washington, D.C. For more information, and to apply, go to www.ncptt.nps.gov/cemetery.

May 9-12 — 2004 National Main Streets Conference, “**Revitalization Resources: Money, Places, Partners**,” featuring more than 75 educational sessions, tours workshops and networking events, to be held in Albuquerque, NM. For more information go to www.mainstreet.org.

May 14 — Deadline for applications for **National Endowment for the Humanities’ Preservation Assistance Grants**, which help small to mid-size institutions improve their ability to preserve and care for their humanities collections. For more information go to www.neh.gov/grants/guidelines/pag.html, call (202) 606-8570 or e-mail info@neh.gov.

May 21 — **Vermont Preservation Trust** and the **Vermont Division for Historic Preservation** host the Tenth Annual Historic Preservation Conference “**The Creative Community: Adventures in Preservation and Imagination**,” to be held in Bellows Falls, VT. For more information go to www.ptvermont.org, contact Robert McBride at ptvramp@sover.net or call him at (802) 463-3252.

Unique Travel Destinations

The Trust has announced the 2004 Dozen Distinctive Destinations, its annual list of unique and lovingly preserved communities in the United States that provide, in Trust President Richard Moe’s words, “exciting alternatives to the homogenization of many other vacation spots.” The Northeast Office is pleased that two of the cities are in our region: New Paltz, New York and Newport, Rhode Island. For more information on this year’s list go to www.nationaltrust.org/dozen_distinctive_destinations/2004/index.html.

Keep Up with News of the Northeast

You can learn about the latest developments in preservation by joining our mailing list. Send an e-mail to nero@nthp.org, or visit the National Trust’s Web site at www.nationaltrust.org