

GENERAL INFORMATION ON SHPO PRESERVATION RESTRICTIONS

HRF Grantors are required to provide the State Historic Preservation Office (SHPO) with a Preservation Restriction of limited duration on the property that is the beneficiary of funding from either of these programs. Under the terms of the Preservation Restriction, the property owner agrees: 1) not to perform any work on the property other than routine maintenance without the permission of the SHPO; and 2) to ensure reasonable opportunities for the public to view the property which has benefited from an infusion of state dollars; and not to change the use of the property without the prior consent of the SHPO.

The timeframe for SHPO Preservation Restrictions is determined by the amount of grant funds actually received and utilized to complete the project in accordance with the following schedule.

- (a) grant assistance from \$0 to \$20,000: five-year Preservation Restriction;
- (b) grant assistance from \$20,001 to \$50,000: ten-year Preservation Restriction;
- (c) grant assistance from \$50,001 to \$100,000: fifteen-year Preservation Restriction;
- (d) grant assistance in excess of \$100,000: twenty-year Preservation Restriction.

To complete the preservation restriction, please refer to the Sample Preservation Restriction. Fill in the highlighted and underlined sections **ONLY** and return two (2) signed copies to the SHPO along with:

- 1) a copy of the property's current insurance policy
- 2) a certified resolution that empowers one or more individuals to execute the project preservation restriction
- 3) a copy of the Certificate of Title, if not previously submitted with the grant application
- 4) photographs of the property and the completed work

Please return all items to:

Julie Carmelich, Historian
SHPO/DECD
1 Constitution Plaza, 2nd floor
Hartford, CT 06103

DIRECTIONS FOR COMPLETING EXHIBIT A

Exhibit A should consist of a legal description of the property that is identical to or consistent with the description of record as filed with the Town Clerk in the community in which the property is located.

Exhibit A should be provided by the grantor/property owner and inserted where indicated on the sample preservation restriction, prior to returning the executed document to the SHPO.

DIRECTIONS FOR COMPLETING EXHIBIT B

EXHIBIT B

- (A) Exhibit B to an instrument entitled: EASEMENTS, DECLARATION OF COVENANTS, DECLARATION OF PRESERVATION RESTRICTIONS, executed on the _____ day of _____, _____, by the _____ and the STATE OF CONNECTICUT, acting by the CONNECTICUT STATE HISTORIC PRESERVATION OFFICE and made a part thereof.

MAINTENANCE STANDARDS FOR THE ADAMS HOUSE

- (B) The ADAMS HOUSE, built in 1820 by Abram Mitchell, is sophisticated and elegant in design, incorporating elements of both Federal and Greek Revival styles. It is a large, grand white clapboard house, five bays wide, with four chimneys, fanlights in each gable end, and a four-columned entrance portico. The dominant feature of the façade is the large oval light in a spiderweb pattern containing an eagle in the center which is above the front porch.
- (C) Attached hereto and made a part hereof is a photograph of the exterior showing the present appearance of the Adams House.
- (D) The basic exterior dimensions of the structure were not altered. The exterior of the building was restored and maintained as closely as possible to its original appearance. The intent was to maintain the building for contemporary appreciation and usefulness within the framework of historical accuracy. All deteriorated material and architectural features were repaired, rather than replaced insofar as that was possible. Where replacement was necessary, new materials were chosen to match the old in composition, design, color, texture and dimension.
- (E) The Grantors herein will preserve and maintain the structure as described in good condition and in accordance with the Secretary of the Interior's *Standards for Rehabilitation of Historic Properties* during the life of this Preservation Restriction.

DIRECTIONS FOR COMPILING EXHIBIT B

The above format should be utilized to compile Exhibit B attachments for all Preservation Restrictions to be submitted to the SHPO to meet the requirements of all development grants.

Paragraph A - language should be exactly as included above except for date of execution and name of Grantor.

Paragraph B - this should be a good general description of the property (as a whole) for which grant monies were utilized.

Paragraph C - language should be identical except for number of photographs and name of property.

Paragraph D - should be a brief description of work undertaken on property which is similar to, or more detailed than the sample provided above.

Paragraph E - should be identical in language to that of the sample provided above.

DIRECTIONS FOR RECORDING PRESERVATION RESTRICTION

Once the grantor has executed the restriction and submitted the document and all required attachments to the SHPO, the SHPO will execute the document and submit to the Attorney General's Office for approval.

After approval from the Attorney General's Office is obtained, the SHPO will return the fully executed preservation restriction to the grantor for recording at the local Town Clerk or Land Records Office. Please note, that there may be a recording fee. Tell the person that you have a preservation restriction to have recorded.

The Town Clerk or Land Records Office will take the original, fully executed preservation restriction and stamp it with the land record number. Be sure the original document or a certified true copy is returned to the grantor. The grantor will then have to return same to the SHPO in order to initiate payment on the grant award.

Please contact Julie Carmelich at (860) 256-2762 or julie.carmelich@ct.gov with any questions regarding the preservation restriction.