

Request for Proposals  
Shelton Canal Industrial District  
Shelton, CT 06484

Deadline: Friday, November 4, 2016

Contact Information:

Paul J. Grimmer, President  
Shelton Economic Development Corporation  
475 Howe Avenue, Suite 202  
Shelton, CT 06484

Phone: 203.924.2521

Email: sedc4@sheltonedc1.com

**Public Notice**

The Shelton Economic Development Corporation (SEDC) is acting in its capacity as the "Implementation Agency" for the City of Shelton, downtown revitalization program.

As such, the State of Connecticut Historic Preservation Office (CT SHPO) has required that we create a "Memorandum of Understanding" that will guide our actions along a section of our Canal Street Industrial Neighborhood that has elements considered to be significant historically and which we mutually want to preserve.

We are requesting a proposals from qualifies firms and individuals to provide general consulting services for the following:

1. Review of SHPO's Directive of May 23, 2016 to the city of Shelton (Letter Attached)
2. Preparation of a draft Memorandum of Understanding (MoU) between the City of Shelton and the CT SHPO
3. Guidance in support of the City of Shelton's becoming a Certified Local Government
4. Preparation of the application to create a Historic District in accordance with CT SHPO and National Standards.

Please submit this proposal to our office by November 4, 2016. We reserve the right to reject any and all proposals and to require one interview if it is considered advisable.

Please submit 6 copies of your proposal and include resumes of all team members and several examples of similar projects you have worked on. Please feel free to contact Mr. Todd Levine at the CT SHPO should you have any questions regarding their objectives.



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May 23, 2016

RECEIVED MAY 26 2016

Mr. James Ryan  
Shelton Economic Development Corporation  
475 Howe Avenue, Suite 202  
Shelton, CT 06484-3113

Subject: Building Demolition  
223 Canal Street  
Shelton, Connecticut

Dear Mr. Ryan:

The State Historic Preservation Office (SHPO) has reviewed the referenced project in response to multiple requests for comment. The proposed demolition of the building located at 223 Canal Street is receiving funds from the State of Connecticut, Department of Economic and Community Development (DECD), for the remediation and re-development of the property. The demolition and development will require Flood Management Certification issued by the Department of Energy and Economic Protection (DEEP). As a result of state funding and permitting, the proposed activities are subject to review by this office pursuant to the Connecticut Environmental Policy Act (CEPA). The property owner also has requested a Low-Income Housing Tax Credit (LIHTC) from the United States Department of Housing and Urban Development (HUD) for the proposed new construction at this site. This proposed undertaking, therefore, is subject to the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (Section 106). This letter is intended to fulfill the review requirements of SHPO pursuant to both CEPA and Section 106 for the aforementioned agencies. The City of Shelton (Shelton) also is receiving funding from the Federal Highway Administration (FHWA) for a proposed greenway that will extend an existing trail through the project parcel and the Canal Street area as part of a larger master plan. FHWA will fulfill its Section 106 responsibilities independent of this letter. This letter only pertains to the actions at 223 Canal Street subject to the referenced funding or permitting from DECD, DEEP, and HUD.

The Shelton Canal Industrial District has been determined eligible for listing on the National Register of Historic Places and is recognized as one of the most significant industrial complexes in the State of Connecticut. The building designated as 223 Canal Street is considered a contributing element to this district and its demolition will result in an adverse effect. SHPO understands that the demolition of this building is part of a larger master plan of development proposed by the property owners. After much deliberation, SHPO acknowledges that the developer responsible for the demolition of 223 Canal Street has limited control over the remaining buildings that comprise the Shelton Canal Industrial District. As a result, although this office intended to provide a more comprehensive review of the entire plan being proposed by the property owners within this historic district, we can only offer the following guidance. This office strongly encourages reconsideration of this plan to incorporate, preserve, and celebrate

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more of the remaining historic fabric of this district. The property owners should embrace their role as stewards of Shelton's history. In addition to maintaining the city's character and identity, a substantial body of work regarding preservation demonstrates that it would benefit Shelton's economy and property values. In this regard, SHPO would like to point out that rehabilitation of existing structures is not only environmentally friendly, but is considered to be the, "most powerful economic revitalization tools in the nation" by the National Main Street Center. Specifically with regard to industrial structures, reuse creates an urban livability that attracts talented professionals. As the World Bank reported in the Urban Development Series titled the *Economics of Uniqueness*, "...heritage is a differentiator that attracts talent to cities." In other words, those cities that invested in historic assets also provided an enabling environment for job creation. People are drawn to old places to experience the unique beauty, inspirational awe, or nostalgic feel. These places spur our imagination and retain a sense of distinctiveness that does not exist in modern building forms, such as Avalonia. People are attracted to these places that have been maintained through time not only in their work and home lives, but these locations are purposely sought out as destinations for the fastest growing industry in small cities: Heritage Tourism. In this respect, the historic lock and canal should not be perceived as an end destination for visitors to Shelton, rather these should be parts of a larger industrial experience of Shelton's founding.

Although SHPO regrets another loss within this important historic district, we do not object to the demolition of 223 Canal Street provided that a Memorandum of Agreement (MOA) is professionally implemented. Because this office recognizes that this demolition is being financed and permitted through both the individual actions of the developer and the cumulative actions of Shelton, we are recommending mitigative measures that can be shared by both parties. Shelton's Plan of Conservation and Development, published in 2006, contains a section titled Preserve Historic Resources. SHPO fully supports this document and advises the City of Shelton to give it greater consideration. As you will see, half of the mitigative measures requested below are from the historic preservation strategies listed in this guiding document. To compensate for the historic loss of the building at 223 Canal Street, SHPO recommends that the Memorandum of Agreement contain the following mitigative measures:

1. Draft a Nomination Form for listing the Shelton Canal Industrial District on the National Register of Historic Places to both honor the neighborhood and create opportunities for the remaining structures to be eligible for grants for historic preservation and tax credit programs. This should be completed within 16 months of the execution of the MOA.
2. Become a Certified Local Government, which will enable the municipality to become eligible for state and federal grants and loans for historic preservation programs and restoration projects. The application process must begin prior to demolition.
3. Immediately allow tax abatements for restoration or improvements to blighted historic properties that do not compromise their architectural or historic integrity before any

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demolition (see Connecticut General Statute 7-148).

4. Adopt a demolition delay ordinance that requires a minimum of a 90-day waiting period before the demolition of a historic structure. The draft language and process should be mapped out prior to demolition.
5. Any new construction that replaces a historic building within the Shelton Canal Industrial District will not exceed the height of the historic building it replaces.
6. SHPO staff will have an opportunity for design review of any new construction at the site of 223 Canal Street to ensure that it is compatible with the historic district.

SHPO recognizes that many of these mitigation measures cannot be completed prior to the demolition of 223 Canal Street. This office does not want to delay the proposed development; but to ensure compliance, DECD will condition the Brownfield funding on completion of these stipulations to the satisfaction of SHPO within 18 months of the execution of the MOA. If the mitigation is not completed by this time, or a continuing resolution has not been agreed upon, DECD will consider the grant agreement in default and require all funding to be returned.

This office appreciates the opportunity to review and comment upon this project and we look forward to additional consultation as the project moves forward. These comments are provided in accordance with Section 106 of the National Historic Preservation Act, as amended, and the Connecticut Environmental Policy Act. For additional information, please contact Todd Levine, Environmental Reviewer, at (860) 256-2759 or [todd.levine@ct.gov](mailto:todd.levine@ct.gov).

Sincerely,

Catherine Labadia  
Deputy State Historic Preservation Officer

cc: Andrea Asprelli, Mutual Housing Association of South Central CT  
Mark Hood, DEEP  
Scott Speal, OEP-DOT  
Tim Sullivan, DECD