

#### Question 1

*Please provide a specific description of the proposed action/revitalization plan that you are contemplating. What are the goals and objectives of the project? What is the historic character of the chosen area? Do the area's resources have an historic designation? Why was the particular area and historic assets chosen?*

The crossroads in the center of Ledyard have been an important gathering place in North Groton, as Ledyard was originally known, for over 200 years. Initially, the open field created at the intersection of crossroads was used for militia drills and today the space is used for major holiday celebrations as well as the annual Ledyard Fair and seasonal farmers market.

Despite its central location and importance in the community, the Fairgrounds/Town Green is an underutilized landscape that has not been looked comprehensively. Over the years, sections have been developed in a piecemeal fashion. Buildings needed for the annual agricultural fair have been constructed; fences erected carving the space into small sections; memorials erected and pathways put in; but nothing has tried to consider the space as a whole. What has resulted is a "mish mosh" of elements, some higher quality and some utilitarian, with the net result that the landscape can not easily be used except for the specific uses it has been programmed for. As a result, this historic space is used only sporadically throughout the year. What could be a true town gathering point sits for the majority of the year. (Attachments: Aerial photographs of Fairgrounds/Town Green area; photographs)

For several years, the Town of Ledyard has been working to create a village center in Ledyard Center, and has taken several steps toward encouraging development that creates "a sense of place." Village District Zoning was adopted in 2005 and the Ledyard Town Center Committee completed a reporting 2007 that looked at the whole of Ledyard center and development ideas for the area.

The goal of this project is to determine how to better utilize this untapped resource and to bring the community together to experience the historic fabric of Ledyard Center. Goals and objectives of project are as follows:

- To create a cohesive and comprehensive plan for the Town Green/Fairgrounds that enables greater community use while preserving the historic elements of the buildings and cultural landscape in the area
- To enhance the gateway to Ledyard Center and to encourage traffic to slow down and experience the historic nature of the area
- To identify lower cost, high impact goals and prioritize their completion

Ledyard Center is the Town's government and retail center with a small cluster of historic buildings. The Greek Revival Congregational Church (1843) and the shingle-clad, Queen Anne-style Bill Library (1892), mark the "gateway" to Ledyard Center on the east side of Colonel Ledyard Highway, a state road that bisects the Center. Adjacent to these visual landmarks are a one-room school and the original Ledyard Town Hall (circa 1930). Approximately .25 miles north are two municipal buildings: the blond brick Ledyard Center School (1949) on the east side of the highway, and the Colonial Revival Town Hall (1956) on the west.

At the center of this historic node, and tucked away from view from the street are the historic Fairgrounds/Town Green. First held in 1927 as a Grange fair, the Ledyard Fair preserves the Town's agricultural heritage and the tradition of New England fairs. Fairgoers from around the region are drawn by "traditional" agricultural fair events such as horse and oxen pulls; carnival rides and food tents.

**Question 2**

*Briefly outline how the proposed planning will be accomplished and which professional disciplines you intend to use, and bid process you need to go through to select them.*

An assessment of the area will be completed to consider current conditions, potential for growth, needs of stakeholders, community needs. Based on this assessment, the final report will include a design for the fairgrounds/town green that incorporates these needs and creates a more cohesive space that will enable to community to better utilize the space. The report will also include recommendations for placemaking and wayfinding to enable visitors and passers through to slow down and experience the Center, growing visitorship to the historic resources and creating more of a sense of place while passing through. Finally, the plan will integrate the one room schoolhouse and veterans memorials into the landscape, enhancing their visibility and drawing attention to their historic significance to the Town.

**Question 3**

*Provide photographs of proposed area or structure showing at a minimum streetscape, historic context, elevations, facades, (from public way), distinctive historic features, interior shots, if appropriate.*

Please see attached pages with photographs and descriptions of images

**Question 4**

*Discuss timelines for completion, proposed deliverables and action steps you hope to facilitate as a result of the CTHP project funding.*

Draft RFP & circulate for comment	July 2011
Issue RFP	End of July/beginning of August 2011
Review responses & interview candidates	End of August/Beginning of September 2011
Kick off meeting	End of September
Meetings/research/design	September - January
Community Visioning sessions	September - November
Draft presentation of plan	End of January 2012
Revisions to plan based on stakeholder input	February 2012
Final draft & presentation	End February 2012

**Question 5**

*Who are the stakeholders for the project? Please be specific and list names of organizations and roles they will play in the project.*

The following is a list of stakeholders participating in the project: Letters of Support are attached from the Library, Economic Development Commission, Ledyard Town Center Commission and the Historic District Commission. Verbal support has been received from all other stakeholders.

**Entity**

Town of Ledyard  
Ledyard Congregational Church  
Ledyard Town Center Committee  
Economic Development Commission  
Agricultural Committee  
Bill Library  
Ledyard Fair Committee  
Ledyard Lions Club  
Ledyard Historical Society  
Ledyard Historic District Commission

**Involvement**

Property owner  
Property owner  
Tasked by Town Council to develop property  
Consulting role: development  
Farmer's Market  
Property owner  
Stages Agricultural Fair  
Maintains Veterans Memorial  
Maintains One Room Schoolhouse  
Consulting role re: historic preservation

**Question 6**

*Amount of funding you are requesting? Will there be other funding sources in the project? Will CTHP funding leverage other funds? Please identify.*

The Town of Ledyard is requesting \$50,000 for this project. This will augment \$150,000 to be spent on a new stone wall, to replace the existing chain link fence, and landscaping along Colonel Ledyard Highway (Attachment: Town Green Improvements project) and the possibility of other funding, including a \$25,000 request for circulation improvements in the adjoining Municipal Complex area.

**Question 7**

*How does the project proposed meet your community/economic development goals for downtown? Are you a Certified Local Government? Do you have Local Historic Districts in your Town and are they involved in the project? Are there examples of other community/public initiatives the municipality has undertaken where community involvement was a central theme?*

The Town of Ledyard has been a Certified Local Government since 1991 and a Preserve America Community since 2009. It has two local historic districts that are not part of this project; however, the Historic District Commission is in support of the project.

With the Bill Library, Ledyard Center School and Ledyard Congregational Church as anchors to the Town Green area, their historic character will guide any future improvements to the landscape. This project will allow stakeholders to determine what needs to be done to maintain the character of the historic resources existing in Ledyard Center while integrating new design elements to enhance the open space and provide for greater opportunities to use and experience it. Additionally, any gateway elements will enhance the historic buildings visible along the major thoroughfares and encourage travelers to slow down, notice the historic resources in Ledyard Center and, hopefully, stop to experience them.

This project is a collaboration between the Board of Education, the Library Foundation, the Congregational Church, the Ledyard Lions Club, and the town's government, specifically the Ledyard Town Center Committee and the Economic Development Commission.

Over the last five years, several projects have been completed that involved community participation or visioning meetings: the Ledyard Town Center Report (2007); Housing Affordability Study (2009); Design Guidelines public visioning (2009). Additionally, the Town Green Improvements project (2010) reached out to stakeholders to describe the proposed landscape improvements and to receive public feedback.

# Town of Ledyard

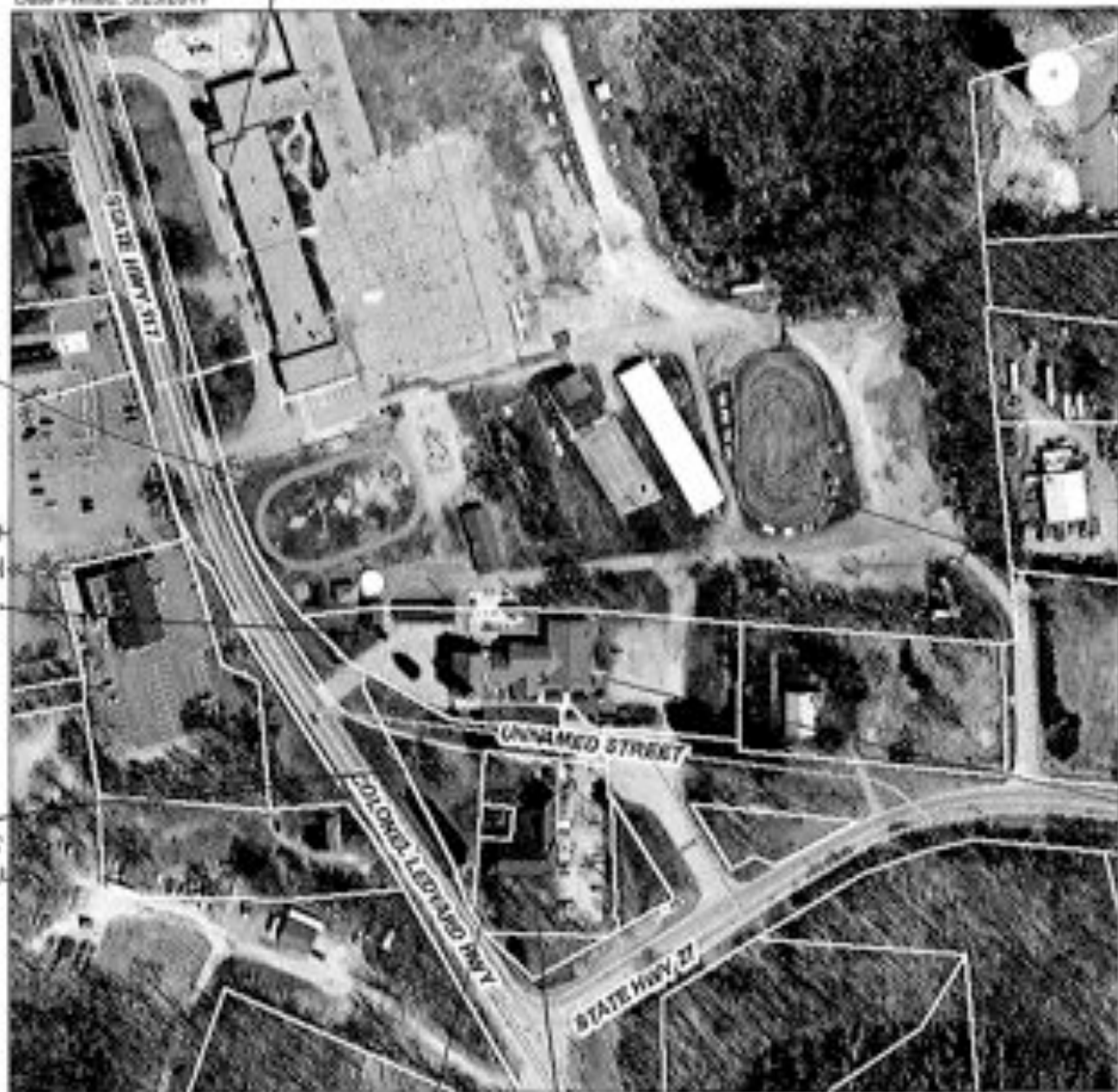
Geographic Information System (GIS)

OVERVIEW -  
FAIRGROUNDS &  
TOWN GREEN



LEDYARD CENTER SCHOOL

Date Printed: 3/25/2011



### MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Ledyard and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet

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Feet



# Town of Ledyard

Geographic Information System (GIS)

DETAIL - CHURCH &  
LIBRARY SURROUND



Date Printed: 3/25/2011



CIVIL WAR  
MONUMENT

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Approximate Scale: 1 inch = 50 feet



**Town of Ledyard**

Geographic Information System (GIS)

DETAIL - FAIRGROUNDS  
& TOWN GREEN

Date Printed: 3/25/2011

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## Gateway to Ledyard Center



## "Town Green"





## Fairgrounds



## Bill Library



## Ledyard Congregational Church



## Veterans Memorial & Civil War Monument



**LEDYARD HISTORIC DISTRICT COMMISSION**  
**LEDYARD, CONNECTICUT**

March 24, 2011

Ms. Helen Higgins, Executive Director  
Connecticut Trust for Historic Preservation  
940 Whitney Avenue  
Hamden, Connecticut 06517

Dear Ms. Higgins,

This letter is being written to support an application by the Town of Ledyard for a Vibrant Communities Initiative Grant. This grant would allow the Town to look at the Town Green/Fairgrounds area to determine the best future of this historic center of the town.

Initially, this area was used as a militia training field and is the site of the Ledyard Congregational church and local one room school house. In 1873, a granite Soldiers Monument commemorating the Town's Civil War dead was erected in this area and a library was added 20 years later- both given the Town through the generosity of the Bill family. The Town's Annual Fair was first held here in 1946 and continues to the present day. The ensuing years have seen the construction of numerous buildings to support this activity. Finally, in 1949, the Town's consolidated school building was built at the northern edge of this historic area.

This grant would allow the Town to pull together all of these various activities into a unified coalition to better enhance the use of this important community asset. The ensuing study would create better visibility and protection for this cultural landscape while allowing its continued use by the community, as it has done for the last 200 years.

The Historic District Commission strongly supports the application for this grant.

For the Commission,

  
William Fossum, Chairman

Cc: Mayor Fred Allyn  
Councilor David Holdridge



## LEDYARD PUBLIC LIBRARIES

P.O. BOX 225  
LEDYARD, CONNECTICUT 06339

March 24, 2011

Helen Higgins, Executive Director  
Connecticut Trust for Historic Preservation  
940 Whitney Avenue  
Hamden, CT 06517

Dear Ms. Higgins,

I am writing on behalf of Ledyard Public Libraries to support the Vibrant Communities Initiative: Urban/Town/Village Center Visiting and Revitalization Grant submitted by the Town of Ledyard. The Bill Library is within the area targeted for enhancement and is well positioned to serve as a gateway to the town. This grant would help us to achieve that goal. The Library sits upon a hill next to a small town green, a memorial garden and the Ledyard Fairgrounds. Two of the main roads into the town center, Route 117 and Colonel Ledyard Highway intersect on the back side of the library. The building is partially hidden from view to the cars approaching from Route 117 going north. Several of the trees which hide the building are scheduled for removal this spring as we add solar panels to our roof. One of our goals is to landscape the area in a way that would showcase the building and draw the eye away from the panels on the roof. It would have the added effect of slowing traffic as it comes into town.

On the opposite side of the building is a town green with a civil war monument in front of the library and a memorial garden with monuments to other wars on the outside corner. The civil war monument is lost in front of the building and it may make sense to consolidate it with the other war memorials.

Providing a tie in to the fair grounds would also improve the area creating a larger more inviting public space. The area in front of the library currently has a bench and a couple of picnic tables and it is not unusual to see residents making use of them in warm weather. Some of the space at the fairgrounds is now used for community events such as a Garden Club sale in the spring and a Farmer's Market in the summer. The space could be made available for many more events that would serve to bring the community together.

Thank you for considering Ledyard for this grant.

Sincerely,

Gale F. Bradbury  
Library Director



**TOWN OF LEDYARD**  
**CONNECTICUT**  
ECONOMIC DEVELOPMENT COMMISSION

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339  
(860) 464-8740  
(860) 464-1126 (Fax)

March 25, 2011

Helen Higgins, Executive Director  
Connecticut Trust for Historic Preservation  
940 Whitney Avenue  
Hamden, CT 06517

RE: Vibrant Communities Initiative Grant

Dear Ms. Higgins:

For what seems decades, the Town of Ledyard has had as one of its prime goals the establishment of a vibrant Town Center. Over the years, there have been several studies and we have made progress. We have extended water lines; adopted village district regulations and are currently, constructing some limited improvements. However, there is still much to do and the Vibrant Communities Grant could greatly help us define a community consensus around our fair grounds and historic assets.

The Economic Development Commission would commit to be a prime participant in this effort and hopes for your favorable consideration.

Sincerely,

*Steve Eichelberg*  
Steve Eichelberg, Chr.



**TOWN OF LEDYARD**  
**CONNECTICUT**  
LEDYARD TOWN CENTER COMMITTEE

781 Colonel Ledyard Highway  
Ledyard, Connecticut 06339  
(860) 464-8780  
(860) 464-1126 (Fax)

March 25, 2011

Helen Higgins, Executive Director  
Connecticut Trust for Historic Preservation  
940 Whitney Avenue  
Hamden, CT 06517

RE: Vibrant Communities Initiative Grant

Dear Ms. Higgins:

The Ledyard Town Center Committee has been charged by the Town Council with the pursuit of an enhanced and vibrant town center. Recently, we have worked to develop a relatively small package of aesthetic improvements to the Town fair grounds. The parcel of land abuts an existing elementary school, an historic one-room schoolhouse, a church, a war memorial, a library and commercial land. The process of developing these improvements involved consultation with all effected groups and users of the area and candidly, resulted in frustration on the part of many.

The improvements are now out to bid; however the process clearly pointed toward the need to create a viable consensus for the future of the fair grounds and the integration of the assets, both historic and cultural in the area.

This grant as I understand it would help us with that effort and we are committed to participate in the program.

Sincerely,

Jeff Beauchamp, Chr.