

## **EXECUTIVE SUMMARY**

GRANT NAME: Historic Preservation Planning Grant – FY 2025/2026

DEPARTMENT: Parks

DATE: 10/20/2025

Funding request: \$20,000 / 1 year

The park and its buildings were added to the National Register of Historic Places in 1988. The condition of the buildings and the grounds is essential to maintaining the quality of the park. Edgerton Park Conservancy (EPC) recently completed a master plan for the care and maintenance of the grounds; however, the buildings have not been comprehensively assessed and are beginning to show significant disrepair. In the past two years, New Haven Parks has invested over \$150,000 to stabilize roofs at the carriage house, gatehouse and barn that were beginning to fail. Additional work is scheduled to be completed for tuck-pointing and repairing stone walls at the gate house and surrounding wall.

Of greatest concern are the greenhouses and the carriage house. These facilities are essential to maintaining community programming at the park. Heating systems for the greenhouses and the carriage house are showing significant signs of distress. Windows and framing need repair. Plumbing systems are becoming outdated. Due to these growing concerns, we believe that a Feasibility of Adaptive Reuse Study as well as a Conditions Assessment Report for both buildings are necessary to have a plan for continuity of service from the buildings.

As New Haven Parks and EPC look to repair these systems and to maximize the use of these buildings as a community resource, we are seeking assistance from a qualified architect for a Pre-Development Study to 1) assess the overall condition of the carriage house and greenhouses 2) provide guidance on how to retrofit the heating and cooling systems of the buildings to be compliant with the City of New Haven's climate and energy efficiency goals, and 3) provide advice on how the buildings may be further utilized to support goals of New Haven Parks and EPC for programming and events, including the potential to install a commercial kitchen to support events and educational programming.

This assessment would be used to guide further investment in stabilizing the buildings and redevelopment of the spaces to best meet community needs. It will also be an essential tool in developing additional public support for the project. This includes driving a donation campaign to help support future stages of work to improve both buildings. The report will be hosted on the New Haven Parks website and a public meeting will be scheduled in partnership with EPC to share the results and to invite the public to offer further ideas for re-envisioning the spaces.

The assessment will also allow New Haven Parks to plan use of its capital funds for repairs at the buildings while also balancing the various needs that exist throughout the park system.