

VERBATIM PROCEEDINGS

HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

JULY 5, 2017

9:35 A.M.

ONE CONSTITUTION PLAZA
HARTFORD, CONNECTICUT

POST REPORTING SERVICE
HAMDEN, CT (800) 262-4102

RE: HISTORIC PRESERVATION COUNCIL MEETING
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1 . . .Verbatim proceedings of a meeting of
2 the Historic Preservation Council, held at One
3 Constitution Plaza, Hartford, Connecticut on July 5,
4 2017, at 9:35 a.m.

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9 CHAIRPERSON SARA NELSON: Good morning,
10 I'd like to welcome you to the July 5th meeting of the
11 Historic Preservation Council and to thank you for your
12 patience as we all navigated the traffic to be here. A
13 quorum is present and the meeting will now come to order.

14 Just a quick check for Council members, a
15 quick show of hands for those people who are able to stay
16 till 12:30 if need be? Okay -- 12:00, alright. Well,
17 I'm not anticipating that it's going to go that long, but
18 I just needed to understand the outside limits.

19 I'd like to introduce Liz Shapiro who is
20 our new HPC Coordinator, amongst many other duties that
21 you have. We look forward to working with you Liz.

22 MS. LIZ SHAPIRO: Thank you.

23 CHAIRPERSON NELSON: For members of the
24 public, there is a copy of an agenda that was placed by

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1 the door where you came in, and I just want to make sure
2 that you got it if you wanted it. And also, that there
3 was a sign-in sheet and anybody who wishes to speak on
4 any of the agenda items, I want to just double-check that
5 you all have signed in. So anyone who hasn't --

6 MR. TOM BOMBRIA: I'm not sure if I have
7 --

8 CHAIRPERSON NELSON: -- okay, let me --

9 MR. BOMBRIA: -- signed the right sheet.

10 CHAIRPERSON NELSON: -- pass this over.

11 Okay great, thank you. And since several of you are new
12 to the HPC today I want to review a few procedural items.

13 In general for the agenda items, there is
14 first the staff presentation followed by Council member
15 questions followed by representatives of organizations.
16 And then members of the public are called in the order in
17 which they've signed in on the sheet.

18 We ask that you speak from the lectern,
19 that you state your name for the record, and for our
20 transcriptionist it's also helpful if you give the
21 spelling of your last name. We ask that comments be
22 limited to three minutes and if somebody has made a point
23 that you actually agree with, in the interest of time we
24 would just ask that you signal your agreement with their

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1 point so that we make sure that there's time for
2 everybody to speak.

3 And lastly for just our own ability to
4 hear clearly, we ask that any private conversations, cell
5 phone conversations, be taken to the outside of this
6 room. And lastly for Council members, very lastly, with
7 the transcriptionist here taping the meeting I need to
8 call on you by name so that they have a clear record of
9 who is speaking, okay.

10 All Council members and staff have seen a
11 copy of the DECD Ethics Statement and the governing State
12 statute. Having reviewed them in today's agenda, I want
13 to ask for Council or staff to identify any potential or
14 real conflicts of interest with any of the agenda items
15 today. There's none, okay.

16 The first order of business is the review
17 and the approval of the minutes. The April minutes were
18 tabled I believe at the May meeting to allow people to
19 have an opportunity to see them since they were
20 distributed late. I'd like to ask for a motion to recall
21 them to the table.

22 MS. KARYN GILVARG: So moved.

23 CHAIRPERSON NELSON: And a second?

24 MS. KATHERINE KANE: Second.

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1 CHAIRPERSON NELSON: And are there any
2 corrections to the minutes? Margaret.

3 MS. MARGARET FABER: It had several typos
4 but nothing really important, but should I -- can I just
5 e-mail some of the typos to you or do you want to go
6 through all of them --

7 CHAIRPERSON NELSON: Um, if --

8 MS. FABER: -- or can we just let it go?
9 We don't need to right?

10 CHAIRPERSON NELSON: -- I would say why
11 don't we let the typos go. If they're substantive
12 comments --

13 MS. FABER: Yeah -- no, nothing
14 substantive.

15 CHAIRPERSON NELSON: -- okay. I had a
16 question. Karyn, under conflict of interest it
17 identified that you had a conflict with the HR grant for
18 Woodstock which I didn't remember you having?

19 MS. GILVARG: No, sorry.

20 CHAIRPERSON NELSON: No, okay. So we will
21 correct the minutes to remove that as a conflict of
22 interest. Okay, any other items? Is there a motion to
23 approve the corrected minutes?

24 MS. FABER: So moved.

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1 CHAIRPERSON NELSON: Margaret, and a
2 second?

3 MR. JEFF PARTRIDGE: Second.

4 CHAIRPERSON NELSON: All those in favor?

5 VOICES: Aye.

6 CHAIRPERSON NELSON: Those opposed?

7 Motion carries. Okay, one abstention which is me.

8 And now the May minutes, are there any
9 additions or corrections to the May minutes? Okay. Is
10 there a motion to approve the minutes as presented?

11 MR. BRIAN JONES: So moved.

12 CHAIRPERSON NELSON: Brian, and a second?

13 MS. KANE: Katherine.

14 CHAIRPERSON NELSON: Katherine, and any
15 abstentions.

16 MS. FABER: Abstain, I wasn't there.

17 CHAIRPERSON NELSON: Yeah. All those in
18 favor?

19 VOICES: Aye.

20 CHAIRPERSON NELSON: Sorry, I did things
21 out of order, my apologies. I have a copy, I didn't get
22 -- alright.

23 The next agenda item is 5(a), the CLG
24 Historic Preservation Enhancement Grant for the City of

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1 Danbury. And let's get the motion up.

2 The Historic Preservation Council votes to
3 recommend the award of a Certified Local Government
4 Historic Preservation Enhancement Grant funded by the
5 Historic Preservation Fund of the Department of the
6 Interior, to the below listed applicant in the amount
7 shown.

8 All grant guidelines and State
9 requirements shall be met by the below listed applicant
10 upon receipt of a grant as administered by the Department
11 of Economic and Community Development. Staff recommends
12 the application for funding.

13 The applicant is the City of Danbury, the
14 project is preparation of architectural plans and
15 specifications for the restoration of Octagon House, and
16 the grant amount is \$20,000. Motion to move?

17 MR. JONES: So moved.

18 CHAIRPERSON NELSON: Brian, and a second?

19 MS. FABER: Second.

20 CHAIRPERSON NELSON: Margaret.

21 MS. ALISA LOZUPONE: Hi, good morning
22 everybody. I'm presenting on behalf of Mary who is out
23 of the office this week on vacation --

24 MS. FABER: And you are Alisa?

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1 MS. LOZUPONE: -- Alisa, sorry. So staff
2 recommends that Council approve this CLG grant as you
3 described it for the City of Danbury to prepare
4 architectural plans and specifications for Octagon House.

5 This project builds off a feasibility
6 study that received HPEG Grant, so this is a project that
7 is on the move, moving in the right direction. I don't
8 believe anybody is here from Danbury to speak about this,
9 but I'm happy to try and answer any questions you might
10 have about the application.

11 CHAIRPERSON NELSON: Do the Council
12 members have questions? Alisa, this is a technical
13 question. The grant application as far as I'm concerned
14 is great, but actually there's some confusion I have
15 about the amount of the grant funding --

16 MS. LOZUPONE: Sure.

17 CHAIRPERSON NELSON: -- for the
18 Preservation Enhancement Grant. So this grant
19 application, not what the owner completed but what the
20 paperwork said, was a grant amount of \$20,000 -- up to
21 \$20,000. And the next one, what was printed said a grant
22 amount of up to \$10,000.

23 MS. LOZUPONE: Huh, where did it say
24 \$10,000, I'm sorry?

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1 CHAIRPERSON NELSON: It's actually on the
2 application itself. I don't know -- and you don't even
3 have to look at that but I'm just curious what the true
4 number is.

5 MS. LOZUPONE: Sure, I believe the true
6 number is \$20,000.

7 CHAIRPERSON NELSON: Okay.

8 MS. LOZUPONE: And that's both in their
9 narrative as well --

10 CHAIRPERSON NELSON: Yup.

11 MS. LOZUPONE: -- and that's what Mary
12 communicated to me.

13 CHAIRPERSON NELSON: Okay.

14 MS. LOZUPONE: But I'll make sure that
15 that's carried through the administrative process.

16 CHAIRPERSON NELSON: Okay.

17 COURT REPORTER: What is your last name?

18 MS. LOZUPONE: It's Lozupone, L-O-Z-U-P-O-
19 N-E.

20 COURT REPORTER: Thank you.

21 CHAIRPERSON NELSON: And this Sara Nelson
22 -- I didn't follow my own rule, Sara Nelson asking the
23 question.

24 COURT REPORTER: That's alright.

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1 CHAIRPERSON NELSON: Okay, any other
2 questions? All those in favor?

3 VOICES: Aye.

4 CHAIRPERSON NELSON: All those opposed?
5 Abstentions? Okay, one abstention. Motion carries --
6 actually, two abstentions.

7 The next is a Certified Local Government
8 Grant, Town of Killingly. The Historic Preservation
9 Council votes to recommend the award of a Certified Local
10 Government Historic Preservation Enhancement Grant funded
11 by the Historic Preservation Fund of the Department of
12 the Interior, to the below listed applicant in the amount
13 shown.

14 All grant guidelines and State
15 requirements shall be met by the below listed applicant
16 upon receipt of the grant as administered by the
17 Department of Economic and Community Development. Staff
18 recommends the application for funding.

19 The applicant is the Town of Killingly,
20 the project is printing and mailing of public education
21 brochures, and the grant amount is \$2,000. Motion to
22 move?

23 MS. GILVARG: I move the grant.

24 CHAIRPERSON NELSON: Karyn, and second?

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1 MR. JONES: Second, Brian.

2 CHAIRPERSON NELSON: Brian.

3 MS. LOZUPONE: Okay so again, staff
4 recommends Council approval of this \$2,000 grant. We
5 think it's a great fulfillment of the CLG goals as public
6 education, especially for an HBC that doesn't have a line
7 item in the Town's budget.

8 So we fully support it and hope you do as
9 well. And again, I'm happy to answer any questions and I
10 don't believe there's anybody here from the public to
11 speak on the grant application.

12 CHAIRPERSON NELSON: Are there any
13 comments or questions? This is Sara -- Alisa, just one
14 comment.

15 MS. LOZUPONE: Sure.

16 CHAIRPERSON NELSON: It's a fabulous
17 endeavor because having been on an HDC I understand the
18 issues that you encounter on a daily basis particularly
19 from people who don't understand, so two comments.

20 One is that it sometimes is useful to
21 clarify for people the difference between a local HDC and
22 a National and State Register just because there's a lot
23 of confusion about a town listing versus a listing with
24 design reviews. So, you know, you might pass along that

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1 comment --

2 MS. LOZUPONE: Sure.

3 CHAIRPERSON NELSON: -- that that might be
4 useful for them.

5 MS. LOZUPONE: Absolutely.

6 CHAIRPERSON NELSON: And the other thing
7 from a standpoint they had mentioned that they often have
8 to deal with realtors, and the other thing that I found
9 kind of helpful was to remind realtors that it was
10 actually the vote of 66.6 percent of the approved
11 property and this wasn't inflicted --

12 MS. LOZUPONE: Oh, right.

13 CHAIRPERSON NELSON: -- on the property
14 owners. That this was something that they themselves
15 wanted.

16 MS. LOZUPONE: Right, that's a really good
17 point.

18 CHAIRPERSON NELSON: And I don't know if
19 there's a way to communicate that to --

20 MS. LOZUPONE: Sure, absolutely. Thank
21 you, I will make sure that's communicated to them and we
22 can incorporate it in the brochure.

23 CHAIRPERSON NELSON: -- but it's a great
24 endeavor.

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1 MS. LOZUPONE: Thank you.

2 CHAIRPERSON NELSON: Any other comments?

3 All those in favor?

4 VOICES: Aye.

5 CHAIRPERSON NELSON: All those opposed?

6 Motion carries.

7 MS. LOZUPONE: Thank you.

8 CHAIRPERSON NELSON: Okay agenda item
9 6(a), The Connecticut Historic Preservation Council votes
10 to request the assistance of the Office of the Attorney
11 General to prevent the unreasonable destruction of the
12 historic properties at 116 and 130 Bank Street, New
13 London, properties that contribute to the significance of
14 the downtown New London National Register District.

15 Is there a motion to move this?

16 MR. WALTER WOODWARD: (Raised hand).

17 CHAIRPERSON NELSON: Walter, a second?

18 MR. PARTRIDGE: Jeff.

19 CHAIRPERSON NELSON: Jeff.

20 CHAIRPERSON NELSON: So as Council is
21 aware the SHPO office sent a letter of invitation to
22 attend the Council meeting to Mr. William Cornish, who is
23 the property owner, along with our list of standard
24 questions which you would have seen in the agenda packet.

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1 And in the interest of complete
2 disclosure, the Council received numerous letters,
3 petitions and reports in advance of this meeting. Those
4 documents received are -- have been made available to Mr.
5 Cornish I believe Todd?

6 MR. TODD LEVINE: Yes.

7 CHAIRPERSON NELSON: Okay, and the
8 documents have been numbered and are available for public
9 review if anybody would like a copy of them. Anything
10 that is received today will be marked and will be added
11 as an exhibit to the collection of documents that we have
12 already received.

13 And for all of you just to sort of orient
14 you to the way this particular agenda item will unfold,
15 first Todd Levine, the staff member, will make a
16 presentation to Council. Council members will have an
17 opportunity to ask questions, and then we've invited Mr.
18 Cornish to come and speak with us.

19 And Council, again, will have an
20 opportunity to ask questions. Then there are -- there's
21 I gather a combined presentation by New London Landmarks
22 and the Connecticut Trust for Historic Preservation. And
23 again, Council will have an opportunity to ask questions.
24 And at the end of those presentations we ask that members

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1 of the public who wish to address us speak.

2 It will be in the order in which you have
3 signed in with preference being that elected municipal
4 officials are always given the first spot. And what you
5 may not be aware of is that the presentations and the
6 questions in terms of the questions to Council, Council
7 doesn't respond to questions.

8 We ask the questions and the end result is
9 the vote to refer the matter for consideration to the
10 Office of the Attorney General. We ourselves do not have
11 that power to start the action ourselves, we are a
12 referral body. And please, if there are any questions
13 during the presentations please feel free to ask.

14 So Todd, I want to invite you to start.

15 MR. LEVINE: Good morning. For the record
16 I'm Todd Levine, I'm the Coordinator for the Connecticut
17 Environmental Protection Act for SHPO staff.

18 There are two buildings that are
19 threatened for demolition, 116 Bank Street and 130 Bank
20 Street, here's photos. This is actually Brad's
21 presentation, I don't have a presentation for you. We do
22 have photos, but both 116 and 130 are contributing
23 resources to the National Register of Historic Places,
24 Downtown New London District, listed in 1979.

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1 116 Bank Street is the John Shepard House
2 built circa 1790, and 130 Bank Street is the Deshon House
3 built circa 1828. A demo application for 130 Bank Street
4 was pulled on March 6th. On April 12th, the New London
5 Historic District Commission and Design Review Board
6 voted to enact the 180-day demo delay ordinance.

7 Demo application for 116 Bank Street was
8 pulled on April 18th, and on May 10th the New London
9 Historic District Commission and Design Review Board
10 voted to enact the 180-day demo delay ordinance. On
11 March 31, 2017, the Connecticut State Review Board voted
12 to affirm that 130 Bank Street is still a contributing
13 property to the Downtown New London Historic District.

14 And on June 23rd -- they meet quarterly so
15 their meeting, the State Review Board voted to affirm
16 that 116 Bank Street is still a contributing property to
17 the Downtown New London Historic District. Both were
18 affirmed all in favor.

19 Both sites are owned by Mr. William
20 Cornish, who is here representing himself, and then in
21 favor of preservation is the Connecticut Trust and New
22 London Landmarks.

23 CHAIRPERSON NELSON: Thank you Tom.

24 MR. LEVINE: You're welcome.

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1 CHAIRPERSON NELSON: Mr. Cornish.

2 MR. WILLIAM CORNISH: Hi, I'm Bill
3 Cornish, 44 Mott Avenue, New London. Is that all you
4 need? I'm representing myself.

5 CHAIRPERSON NELSON: That's fine.

6 MR. CORNISH: Okay.

7 CHAIRPERSON NELSON: And your last name is
8 spelled C-O-R-N-I-S-H?

9 MR. CORNISH: C-O-R-N-I-S-H, yeah.

10 CHAIRPERSON NELSON: Okay.

11 MR. CORNISH: If you can picture a street
12 that's been there forever, and there's some rotten spots
13 that happen to be, I'm finding out historical buildings.
14 So my idea was to take a prototype from another street,
15 which is a vacant building, and put it in this spot.

16 So the vacant building -- the last time I
17 was in Hartford I got an award from some organization, I
18 don't even remember now but it was lovely, a lovely
19 plaque, for putting \$700,000 into the rehab of this
20 historical building. It's like 1850 or something, and we
21 saved everything we could.

22 We saved the marble façade, we saved
23 railings, we saved everything we could and we put it back
24 together and we were applauded. That was like 10 years

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1 ago. Three years ago it burned and so instead of
2 abandoning it we put \$1 million into the same building.
3 We're just starting to turn it up online, so I'm not fly
4 by night I'm born in New London.

5 So I bought the building that is now a
6 tattoo parlor -- this is one of the buildings, that one
7 on the left now a tattoo parlor. It's part of the
8 history, it was a pornographic shop with little booths
9 where guys went in and watched what they watch. The one
10 on the right is abandoned and if you have access to this
11 ton of paper that was sent out to me, this is actually
12 bricks turned to powder.

13 So when I went before the City Council
14 with it when the Historical people got after me, I
15 reached in here and I pulled out a stud with my hand and
16 I wrapped it up and I brought it to them. I said this
17 can't be saved. Now in here there's references to a
18 structural engineer. I haven't seen it, I haven't let a
19 structural engineer in so I think it's bullshit.

20 I'd like to see it if there's actually a
21 structural engineer that put his feet up on this building
22 and said it's salvageable. I'd like to see it. I think
23 you should see it also. So the idea is to -- in here it
24 also refers to nobody knows my plan. All this coming

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1 from people that don't have to spend money. You don't
2 hire an architect and engineer and make a design if you
3 can't go forward. That would be foolish.

4 I'm not paying an engineer and an
5 architect \$70,000/\$80,000 to build a \$2 million building
6 and have this piece of paper sit on my desk. I have to
7 know I can go forward, right, so for the people that
8 don't understand that, they're not using their own money.
9 I'm using my own money so I want to put what we refer to
10 as a vacant building.

11 The one I got the award for on State
12 Street will fit in this spot and it will hold 20
13 apartments, and New London needs apartments, nice
14 apartments. And that's what I intend to do, so I would
15 really entertain a lot of questions because I'm not just
16 ripping these buildings down because some sea captain
17 used to live there and I hate the guy or anything, you
18 know.

19 I need this land to -- as a resource to
20 put this building there. Now here's the offer I want to
21 make. You can have the buildings for free. Anybody that
22 wants to, you just got to take them away. You can't
23 leave them sit there and not produce anything. I have
24 \$440,000 or \$450,000 in the purchase of these two

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1 buildings and I'm willing to put \$2 million into those
2 two buildings, and it will be historically correct
3 because I have to circle around the same people.

4 I have to go to Zoning, I know that. I
5 have to go to the Historical people, I know that. And
6 I'm willing to do it and if they say we don't like this
7 I'll get the architect to change it. So it's not like
8 it's going to be -- by the way my kids are in California.
9 So it's not going to look like me.

10 Bank Street is not going to look like, you
11 know, a big gap there for very long. I have the money to
12 do it, I have the expertise to do it. I've been doing it
13 for many years. So what I need is questions because I
14 won't remember a thing. I got this big package a couple
15 days ago and I can't cover everything in here, you know.

16 So who's got a question? I'll take it
17 from anybody in the audience, you, anybody.

18 CHAIRPERSON NELSON: Let me ask Council
19 members for questions that they have for Mr. Cornish.
20 Margaret Faber.

21 MS. FABER: I wondered if Mr. Cornish has
22 considered selling the building as an alternative to
23 demolition of the building?

24 MR. CORNISH: What's the offer?

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1 MS. FABER: Did you put it on the market?

2 MR. CORNISH: No, no I didn't.

3 MS. FABER: It is an alternative to
4 demolition so I was just wondering, thank you.

5 MR. CORNISH: Okay. No, I haven't
6 considered it but you can take it away. Anybody want to
7 take it away, a show of hands? No, okay.

8 CHAIRPERSON NELSON: Other Council member
9 questions? Margaret.

10 MS. FABER: So as I understand it from
11 what I've learned about CEPA is that cost is that cost
12 is, you know, a contributing factor but it's not an
13 overriding factor when we're considering these cases.

14 And from what I've read here, I think that
15 Mr. Cornish is suggesting that cost is the biggest
16 obstacle he has to, you know, saving these buildings. So
17 --

18 CHAIRPERSON NELSON: Mr. Cornish, is that
19 a true statement? I'm trying to make a question out of
20 it Margaret.

21 MS. FABER: -- yeah, the apartments aren't
22 really the problem.

23 MR. CORNISH: It -- what, leave them as
24 they are?

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1 MS. FABER: Yes -- well no, for
2 rehabilitating them and saving the buildings.

3 MR. CORNISH: When you -- say 130, the one
4 on -- right, that's one store and one apartment. I
5 already have about \$240,000 or \$250,000 into there. I
6 could rehab that, I could do that for \$150,000, okay.

7 Now I have approximately \$350,000 and I
8 got one apartment and one store. You can walk that
9 street right now and walk into any place and get a deal
10 on a ground level because nobody's going in there. When
11 the shopping centers took them away they never really
12 came back.

13 Now we get Ma and Pa type of things like
14 the tattoo parlors and the building on the left. That
15 total investment of mine for those two buildings, the
16 return is \$1,300 so I lose money every day. So yeah,
17 money is a consideration. The City of New London just
18 went up nine percent on their taxes.

19 If I can't get rents, I've got an
20 investment over there of over \$400,000 and I'm sucking
21 wind. So I'm not in the habit of trying to lose money,
22 so.

23 CHAIRPERSON NELSON: Mr. Cornish, have you
24 explored at all to any of the tax credits that are

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1 available to help you defray the cost of rehabbing?

2 MR. CORNISH: Yup -- no I haven't and I'll
3 tell you why. I can't make two individual buildings work
4 and get a return on it of what I have in there now. So
5 -- I mean, tax credits to improve it wouldn't do me any
6 good.

7 I mean, I may get an apartment and a store
8 in the building on the right but that's not going to be
9 enough to carry what I already have invested in it, so.
10 But I mean, if you want to get tax credits and have
11 somebody lift them up and put them someplace else, tell
12 that person.

13 CHAIRPERSON NELSON: Walter Woodward.

14 MR. WOODWARD: Yes, so your fundamental
15 issue is that even if these buildings could be restored
16 they couldn't be made economically viable after they were
17 restored.

18 MR. CORNISH: That's right. Now if you
19 want to -- if somebody wants to make a historical place
20 out of it or a museum or shrine and they want to buy
21 them, if I can't do anything with them I'll sell them,
22 sure.

23 But I'd prefer somebody to pick them up
24 and take them away because I like that area of New

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1 London. I own a few buildings down there and there is a
2 vacant lot down the street. So lift it up, take it a
3 block away. They did some of that stuff at Fort
4 Trumbull. In fact, I know one of the guys that did that.
5 I haven't investigated it, no.

6 I just want them off of there. I don't
7 necessarily want to demolish them if you guys -- if
8 somebody thinks they can successfully -- if some of the
9 thousand people that signed a petition against what I
10 want to do there want to get together and kick in a few
11 bucks, kind of put up or shut up, get some money and move
12 them.

13 CHAIRPERSON NELSON: Brian Jones.

14 MR. JONES: So -- yeah. Mr. Cornish, how
15 -- so you'd like to take the two houses --

16 MR. CORNISH: Yup.

17 MR. JONES: -- and the small, it's like an
18 alley kind of in between or a small lot, and turn it into
19 one structure?

20 MR. CORNISH: Yeah, right.

21 MR. JONES: That's the goal?

22 MR. CORNISH: Right.

23 MR. JONES: So how -- and how many units
24 were going to be in --

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1 MR. CORNISH: Twenty.

2 MR. JONES: -- 20. So would --

3 MR. CORNISH: Three storefronts and 20
4 units above.

5 MR. JONES: -- so how tall will it be, is
6 it similar to the existing?

7 MR. CORNISH: It's three stories.

8 MR. JONES: Three stories.

9 MR. CORNISH: Yeah, above the ground. In
10 New London the first floor is actually above the stores,
11 so in the vacant building it's one, two, three like that,
12 above the ground floors which are stores.

13 MR. JONES: Ahum.

14 MR. CORNISH: In the olden days the
15 storefronts like some of my storefronts, the ceilings are
16 20 feet. So you're going up a long flight of stairs
17 before you get to one.

18 MR. WOODWARD: So it's really -- just in
19 lay terms it's four stories.

20 MR. CORNISH: It's a four-story building,
21 yeah.

22 MR. WOODWARD: Yeah.

23 MR. CORNISH: Yeah. Across the street
24 from that is a four-story building.

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1 CHAIRPERSON NELSON: That's Walter
2 Woodward.

3 MR. WOODWARD: Sorry.

4 MR. JONES: And --

5 CHAIRPERSON NELSON: Brian.

6 MR. JONES: -- Brian Jones is back. Is --
7 how far back does that lot extend? Is the --

8 MR. CORNISH: Ninety feet. There's a --
9 South Ward Street is behind these --

10 MR. JONES: -- yeah.

11 MR. CORNISH: -- it's probably 90 to South
12 Ward Street.

13 MR. JONES: Okay.

14 MR. CORNISH: And then on the other -- and
15 then there's railroad tracks and then on the other side
16 is the piers.

17 MR. JONES: So is the plan to build out
18 from the street further than the existing buildings?

19 MR. CORNISH: Yes, to the -- not from Bank
20 Street --

21 MR. JONES: To the back level.

22 MR. CORNISH: -- yeah right, to the back,
23 ahum.

24 MR. JONES: Thank you.

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1 MR. CORNISH: Right now there's parking
2 back there behind those two buildings, but the plan is to
3 build it back in order to get enough return to make it
4 worthwhile.

5 CHAIRPERSON NELSON: Karyn Gilvarg.

6 MS. GILVARG: Mr. Cornish, you've
7 referenced a number of estimates of cost of renovation
8 and/or new construction. Where are those costs coming
9 from? Where's the --

10 MR. CORNISH: I don't have an estimate of
11 the renovations, I didn't mean to give you that idea. I
12 have an estimate of what the new building would cost.

13 MS. GILVARG: -- and what's that?

14 MR. CORNISH: Close to \$2 million, but I
15 do my own subbing so I shop around. This is a rough
16 estimate --

17 MS. GILVARG: Okay.

18 MR. CORNISH: -- and I have not -- I use
19 an E-2 as engineering and a different guy for architect.
20 I haven't talked to those folks at all because, you know,
21 when you start talking to them they go -- sign a contract
22 and pay me money. I don't want to tie money up in this
23 period of time.

24 MS. GILVARG: And you said you don't have

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1 an estimate of what the cost of rehabilitation would be.

2 MR. CORNISH: I do not. It's not my
3 intention to rehab. If somebody else wants to pick them
4 up and take them away and rehab them, that's somebody
5 else.

6 MS. GILVARG: Can I just follow-up?

7 CHAIRPERSON NELSON: Karyn, yes.

8 MS. GILVARG: And the building that you
9 described that you would want to replace these two
10 buildings with, is that permissible under the current
11 zoning?

12 MR. CORNISH: Yeah, it's just storefront
13 and apartments above.

14 MS. GILVARG: So as to height and bulk and
15 filling the entire lot, that would be permitted under the
16 current zoning?

17 MR. CORNISH: Yes.

18 MS. GILVARG: You wouldn't need any
19 variances?

20 MR. CORNISH: Yeah, yeah. Well we got a
21 guy from the Building Department --

22 MS. GILVARG: Sorry?

23 MR. CORNISH: -- we have a guy here from
24 Building right? I don't think there's anything that says

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1 you can't build because people are building today.

2 There's a monster down the street.

3 MS. GILVARG: I'm not questioning the
4 ability to build, I'm questioning the ability to build a
5 building of the size and bulk that you're describing.
6 But again, just that's a general I guess picture that
7 you've painted.

8 MR. CORNISH: Generally yeah, it's -- I
9 have no knowledge of anything that would say you can't
10 build there.

11 MS. GILVARG: But you don't have plans for
12 the proposed building for instance.

13 MR. CORNISH: I don't have plans because I
14 don't want to pay for them and have a lot of money tied
15 up and then have somebody say oops, so I go by the
16 numbers.

17 MS. GILVARG: Okay, thank you.

18 CHAIRPERSON NELSON: This is Sara Nelson.
19 Mr. Cornish I'm curious, the building that's next to 130
20 which is, I don't know 132 or something?

21 MR. CORNISH: Yeah.

22 CHAIRPERSON NELSON: Can you tell me a
23 little bit about how that's being used and --

24 MR. CORNISH: Yeah, it's a hairdresser.

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1 The little pink one on the side?

2 CHAIRPERSON NELSON: -- ahum.

3 MR. CORNISH: That's a hairdresser and in
4 the first floor there's a notions type of -- little
5 knickknacks and stuff.

6 CHAIRPERSON NELSON: Ahum.

7 MR. CORNISH: People -- I mean, it's like
8 souvenirs almost I think. I haven't been it there but
9 I've been in the hairdressing salon.

10 CHAIRPERSON NELSON: An apartment above?

11 MR. CORNISH: An apartment above, yes. I
12 mean, there's two apartments above.

13 CHAIRPERSON NELSON: And was that recently
14 renovated? I mean, it looks --

15 MR. CORNISH: No -- well it's in good
16 shape. I would say he renovated it probably 10, 12, 15
17 years ago, but he keeps it in good shape.

18 CHAIRPERSON NELSON: Okay. And Sara
19 Nelson again, so one final question from me. The
20 attraction to these two properties for you was strictly
21 development potential or --

22 MR. CORNISH: Strictly. I mean, I backed
23 into these things. On the left-hand side -- wait a
24 minute. See this guy here, that's a -- what I call

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1 hotrods. That's my grandson, alright. So my son said
2 I'm going to stand on my pier, my deck, right, and then
3 as kids will do he takes his money. And then he put it
4 on the market and nobody wanted it because it's just one
5 store.

6 And you can't get a return on a
7 \$240,000/250,000 building at \$1,100 a month. Nobody's
8 going to buy it, I wouldn't buy it. So it sat there and
9 nobody bought it. And then the Shop-Rite people,
10 Capano's, bought that several years ago, 130 Bank Street,
11 and they gutted it. And then they walked away from it.

12 A guy in Norwich who is a restaurateur
13 came down and actually had plans for that and was moving
14 forward and there was a stabbing the basement. I think
15 it was a motorcycle gang he rented it out to. And I
16 don't know whatever happened to the guy, if he died or
17 not, but anyway -- so they left that and then they put it
18 on the market.

19 So I bought the one, the tattoo parlor
20 that used to be a porn shop. And then I figured well,
21 nobody's buying that thing. I'll buy that one, I'll take
22 them both down and I'll build a nice building there. So
23 I bought that one. That one on the right is in tough
24 shape. Nobody that I know would risk their license by

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1 saying that's a rehab, that's a demo.

2 This area here -- first of all when you go
3 into this hallway there's a men's room there. I told you
4 that this used to be the outside of the building, so this
5 is added on. This whole area up here is caved in, and
6 don't quote me, it's new brick, so it's been done before.
7 When you go around the back you see the same thing.

8 Sections are brick that have been pulled
9 out and repaired. They shortened the windows, they
10 didn't do a good job of it because now the windows are
11 caving in the back. They're in this package. So these
12 -- I kind of backed into these two things as an
13 opportunity. I wasn't looking for anything on Bank
14 Street.

15 I mean, I own three -- well, I probably
16 own seven buildings on Bank Street. But these on the
17 right side, they're worth buying and tearing down or
18 somebody can move them, and we can put a lovely building
19 there. It would be -- the model is -- and I brought this
20 to the Historical people, the model is a vacant building
21 on State Street which is lovely, so.

22 CHAIRPERSON NELSON: I'm sorry, Sara
23 Nelson, one final question which I keep saying.

24 MR. CORNISH: I'm here, I'm here.

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1 CHAIRPERSON NELSON: What flood zone are
2 you in with these parcels?

3 MR. CORNISH: I don't know. The insurance
4 people know and the Town knows, I don't know the flood
5 zone. I mean, it's not going to get -- I've never seen
6 it get up that high. On lower Bank Street I've seen it
7 flood, but I've never seen a flood this high -- this
8 closer to State Street, which is a big slope up.

9 And -- but in the back of this 130, that
10 slopes down because there's a drain, a city drain at the
11 bottom. So it probably took on water at some time, but
12 I've never seen it go up -- you know, that drop --
13 between those two buildings -- the back of that building,
14 that's like a -- that's a good 15 foot drop.

15 So that would be over the railroad tracks
16 and coming up to Bank, upper Bank Street. I mean, I've
17 seen it happen, I've been there all my life. I've seen
18 lower Bank Street flood routinely in the olden days. Now
19 it's better, they have better storm water run-off type of
20 thing.

21 CHAIRPERSON NELSON: Margaret Faber.

22 MS. FABER: So Mr. Cornish, were you aware
23 that these buildings were listed on the National Registry
24 when you purchased them?

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1 MR. CORNISH: No, not at all no. No,
2 there was nothing on the deed stamp that said -- or the
3 title, that said these are on the National Register and
4 be careful or nothing, and that's okay.

5 MS. FABER: So my second question is I
6 just wondered, I know you only got the packet a couple of
7 days ago and you're not considering rehabilitation, but
8 have you had a chance to look at the Cross Key
9 architect's plan for adaptive reuse for those buildings?

10 MR. CORNISH: No, is it in here? I got
11 this three days ago, it's a lot. I work every day, so I
12 figured I'm coming here anyway. How's this -- how many
13 units?

14 MS. FABER: It looks pretty good.

15 MR. CORNISH: How many units?

16 MR. BRAD SCHIDE: Six units. I'll talk
17 about it, there's --

18 MR. CORNISH: Yeah, yeah. I can't make
19 money with six units. I got \$460,000 invested, I'm
20 looking at \$2 million. Six units is a -- I don't want to
21 seem like I'm being a pain in the ass, but get real. Six
22 rental units -- and probably there's something on the
23 first floor which will go empty.

24 MR. SCHIDE: No -- well, it doesn't have

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1 to.

2 MR. CORNISH: Well, look around town.
3 Look around outside your sphere and see the empty
4 storefronts. And I push them out all the time, in fact
5 I'm happy I got a pizza guy coming on Bank Street. I'm
6 happy, so.

7 CHAIRPERSON NELSON: Are there other
8 questions for Mr. Cornish? I'm sorry one more, Sara
9 Nelson. How many other buildings do you own in downtown
10 New London?

11 MR. CORNISH: I own one on State Street
12 and I own one, two, three, four, five, six, seven on Bank
13 Street, three of which are on this side, the water side.

14 CHAIRPERSON NELSON: Ahum, and you alluded
15 to one getting a preservation award. Are there any other
16 of those buildings that are listed buildings?

17 MR. CORNISH: Listed on the Historical?

18 CHAIRPERSON NELSON: On the National
19 Register, State Register.

20 MR. CORNISH: I don't know if any of them
21 are. That was never an issue, it never came up. All the
22 rehab I've done in this town it never came up, so.

23 CHAIRPERSON NELSON: Okay.

24 MR. CORNISH: I'll come back -- I mean,

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1 I'll be here so -- I mean, if you want to call me back
2 I'll come back if something comes up and you have the
3 presentations. I'll be more than glad to give you my
4 opinion.

5 CHAIRPERSON NELSON: Thank you Mr.
6 Cornish.

7 MR. CORNISH: Thank you, okay.

8 CHAIRPERSON NELSON: Now there's a
9 combined presentation with the Connecticut Trust and New
10 London Landmarks. And Brad Schide, you're speaking for
11 --

12 MR. SCHIDE: Connecticut Trust.

13 CHAIRPERSON NELSON: -- Connecticut Trust.

14 MR. SCHIDE: This is not a new exhibit.
15 You guys already have this in your packet, but I don't
16 know how many people had a chance to look at it.

17 For the record I'm Brad Schide,
18 Connecticut Trust Historic Preservation. What I passed
19 out today is already in your packet, but I know it's a
20 holiday and I don't know how many people got to see it.
21 I also want to say in the packet is the structural
22 engineer's report. You do have that in there from Sirius
23 Engineering and you also have Cross Key's plan.

24 So I'm sharing my time today with New

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1 London Landmarks because you'll find -- they'll be going
2 second here, they've been a substantial partner and
3 they've done yeoman's work in raising awareness of this.
4 And I was first brought to the attention of these
5 buildings by New London Landmarks.

6 We're obviously here today to seek your
7 support, your vote, to petition the Attorney General to
8 get involved in these very important buildings and I
9 think you'll see, this is much beyond the Connecticut
10 Trust/New London Landmarks. This is a very large issue
11 that is being discussed here.

12 This is also, I should just add, a really
13 great process. I mean, I think when the Connecticut
14 Environmental Protection Act was thought about I think
15 the whole idea was grass roots kind of leading the
16 charge. And I think what you have here is you have the
17 grass roots, New London Landmarks, the community, you got
18 the statewide nonprofit Connecticut Trust, you got SHPO
19 and then finally you got the Historic Council.

20 So I mean in my opinion, this is what it
21 really should be about. And of course you've got the
22 tools like the 180-day demo delay as well. What I'm
23 going to basically talk about, I have a PowerPoint I'll
24 refer to here as well, is really the Connecticut Trust's

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1 role a little bit. We've been very active in New London.
2 I also will talk briefly -- it's briefly because you've
3 got it in your package. I don't want to spend a lot of
4 time on Cross Key's plans, but I will show you those.

5 I also did a pro forma and yes, it is in a
6 flood zone, it's a 100-year flood zone. Norwich
7 Property, which you all voted for Attorney General, also
8 is in a flood zone. It does not mean you can't build on
9 it, it does mean you have to do a lot of mitigation to do
10 that. And you'll see the way the building drops off in
11 some of my slides.

12 So just to go through, so 130 Bank Street
13 it is called the Deshon House. It's -- and again, New
14 London Landmarks will go in more detail on this, but I do
15 want to say it's a contributing resource to the Downtown
16 New London National Register District and the State has
17 affirmed that. Again just to reiterate some of the
18 things Todd said, the demo permit was in March so it's
19 180-day demo delay so roughly around September.

20 The probable cost for -- there are
21 structural issues, Mr. Cornish is absolutely right.
22 There are some issues to attend to. The probable cost
23 according to Sirius Engineering is \$175,000, that's also
24 in your shared file as well as with a written report.

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1 And as Bill said, it is currently vacant.

2 116 Bank Street, I'll be honest with you
3 this came up after. So we were all focused on 130 Bank
4 Street and all of a sudden this one comes up. And again
5 it's an adjacent building, so the 116 is the yellow
6 building and then you see Deshon -- the 130 just on the
7 other side. Again, also a contributing resource in the
8 National Register District.

9 There's really not a reason -- Bill as you
10 heard, is not saying it's structurally unsound. He is
11 not saying that there's any real problems with it. There
12 is an active tenant already in there so we're a little
13 baffled of why it came up. But he did come back, so we
14 went for the demo delay one month and then we were back
15 there the next month for this property.

16 This is, again, an active tenant on the
17 ground floor space. The upstairs is vacant, there's
18 nothing going on in there. But it was -- the demo permit
19 was around March or April, so we're talking about the
20 same time the 180-day demo delay will end. I do want to
21 just give you a perspective of where are these
22 properties. I want to be really clear.

23 This is Bank Street, this is the most
24 significant street in downtown New London. Now State

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1 Street is too, I'm not going to play favorites, but Bank
2 Street is a very significant street. You can see on the
3 top there's the New London train station, the ferry comes
4 in, it's a very walkable downtown. Yes, there are still
5 some struggles to get the market going there but what
6 we've always said is you gotta have somebody take the
7 lead and do something in this town.

8 And Bill -- to be fair to Bill, he has
9 done some work in other parts of the town. Action plan,
10 I just want to say just briefly -- you guys can get the
11 full report, I'm only showing you the first page.
12 Connecticut Trust through your guys support, did the
13 vibrant community initiative. We've done two of them
14 here. This was the 2010 neighborhood plan and if you
15 want to understand what to do in a downtown, I mean, this
16 was what this was about.

17 It was a whole -- it was a consulting
18 team, Charrette, the entire community was involved.
19 There was unanimous support for this plan, City Council
20 approved it. It's a blueprint, not everything's been
21 done but there was nothing in that report about knocking
22 down buildings on Bank Street. I think one of the
23 focuses of the whole thing was that Bank Street was the
24 critical place to put -- the City to put their time into.

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1 I can leave this up for the New London
2 Landmarks, but I just wanted to give you an idea of the
3 streetscape. There's 130 and there's 116, you can see in
4 the middle there, you've got to use your imagination,
5 that's a hole. Now, Bill says he's going to put
6 something back there but it is a time issue. And I think
7 the theory is, is if you let two buildings go, two
8 buildings next year, a building next year, and then
9 pretty much you don't have Bank Street anymore is I think
10 the thought.

11 Now, Bill went through a little of this.
12 I'm only showing this to kind of give you a preface to
13 looking at the Cross Key Architect plan. 116 is the
14 yellow building and you can see there's a huge drop-off.
15 Where that individual is walking is Water Street, Bank
16 Street is up high but you can see it drops off. The
17 flood zone would have to be attended to on both these
18 properties.

19 To preface Cross Key Architects' plan is
20 that the clapboard staircase that you see that Bill
21 referred to there on the side of 130 would come off. The
22 plan that Cross Key Architects looked at was a townhouse,
23 so not apartments. They reason they needed that stairway
24 is because they individual apartments on the top floor

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1 and the entrance was from Bank Street. That would not --
2 that piece would not be necessary in the conceptual plan.

3 Now again, this is conceptual but what
4 Cross Key Architects are looking at -- 116 by the way is
5 the building on the far south there. There's nothing to
6 do with 116, okay. That's a viable building, it's not
7 structurally unsound. You know, we can rehab and get two
8 units in there and plus the ground floor retail. But
9 what the Cross Key proposed here was -- so you got 130
10 Bank Street, the existing building, and then he proposed
11 a new addition.

12 To go back, where the addition would be
13 would be in -- so if you take off that clapboard siding
14 and you move up you would be building in that little
15 space, and it's a vacant space that is there. So he's
16 doing a new addition, I think we got three more units.
17 As Bill said to a rate of return on a two-unit building,
18 is really, really difficult. So the idea here again is
19 conceptual, is to look and see how many total units could
20 we get?

21 Now, I don't think you can build 20 units
22 out of these so -- and we couldn't really reach that goal
23 for Bill, but what we looked at is the existing buildings
24 and what new addition could we do to make, you know,

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1 everything work. Now this is just a street view of it,
2 so the Cross Key Architect new addition is set back a
3 little bit. And again, by the way these are conceptual.
4 It doesn't have to look like this but this is what we
5 thought about. And as you can see, it more or less
6 mirrors the existing 130.

7 The only change made on 116 is dormers
8 because if you're doing apartments above you want a
9 little more light, so there is some dormers. Now whether
10 we can get that through under the tax credit that's a
11 different matter, but this is concept. So Bill mentioned
12 that it was going to be about \$2 million. I -- we were
13 -- Connecticut Trust is not a developer, you know.

14 And Cross Key -- we did hire Cross Key
15 Architects and Sirius Engineering to do it, but it was
16 conceptual. You know, we didn't do full-fledged studies
17 but based on a conceptual estimated idea we think it's
18 about \$1.8 million. And that includes the new
19 construction, it includes rehab, it also includes the
20 building -- the commercial building build-out.

21 We used both the State and the Federal
22 Historic credits on the rehab portion. The big gap money
23 here we're talking about is CHAMP. CHAMP is a viable
24 funding source that the State has funding through the

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1 Department of Housing. It's real money, it's a gap and I
2 think it's up to 100 percent of the medium. So it's not
3 like low, low income or anything like that, but we looked
4 into that.

5 The rent structure, we kept it really
6 conservative. I think my rents are a lot lower than what
7 the market can get, but through that and expenses we were
8 able to carry some debt, you know, an estimated debt of
9 about five percent. And then owner equity, we only
10 needed -- looking at the gap here it was only \$120,000
11 that we needed.

12 And -- you know Bill, I didn't bring that
13 but it's in the folder and I certainly can give you a
14 copy. We just looked at a cash on cash return on a very
15 conservative rent structure and it was around 12 percent.

16 So yes, rate of returns are really difficult on small
17 buildings but by doing this and incorporating the various
18 pieces here we were able to actually make some moderate
19 rate return.

20 Just looking at the bottom box, it was
21 just looking at CHAMP to -- it's a scoring system. So
22 you have to be under 35 percent, which we are in terms of
23 the gap. And then I just showed what the percentage of
24 the historic credit was. So while I'm not saying that

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1 these are the numbers or these are the budgets, our role
2 is simply to try to conceptually lay out what could be
3 possible.

4 Bill would have to obviously, as he
5 mentioned, he'd have to hire an architect, an engineer
6 and you really got to spend some time looking at this
7 stuff to really make sure these numbers work. And now
8 I'll turn it over to Laura.

9 Laura, I will go back to the streetscape
10 and you can just talk from there.

11 MS. LAURA NATUSCH: Thank you. I also
12 wanted to give you as an exhibit our petition signatures.
13 You have it electronically but I wanted you to have a
14 hardcopy.

15 So I'm Laura Natusch, N-A-T-U-S-C-H,
16 Executive Director of New London Landmarks, and thank you
17 for the opportunity to speak in front of you today. So
18 Brad from Connecticut Trust just showed that a feasible
19 prudent alternative to demolition exists for both
20 buildings, and I'm here to talk about the incredible
21 level of support that we have for preserving them and
22 about why that support exists.

23 We have a letter of support from New
24 London's Mayor, Michael Passero. And those of you who

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1 attended the SHPO Conference in May also heard Mayor
2 Passero speak about the importance of historic
3 preservation in New London, and specifically about our
4 grass roots efforts to save these two buildings. We have
5 a Resolution passed unanimously by the New London City
6 Council, and we have a supporting letter from our
7 Historic District Commission.

8 We have 1,518 petition signatures asking
9 for your help today. About 400 of these signatures came
10 from on-line petitions, but over 1,100 people signed in
11 person. We gathered these petition signatures with very,
12 very little canvassing on our part, under 10 hours
13 amongst all our volunteers. Most of these signatures
14 came from the efforts of our downtown business community.

15 Seventeen downtown businesses displayed
16 the petition in their businesses or allowed us to gather
17 signatures when they held special events on their sites.
18 And then another 13 downtown business owners signed the
19 petition, although they didn't have counter space where
20 we could display the petition permanently.

21 Our regional newspaper, The Day,
22 editorialized that not only should these buildings be
23 saved but that the City of New London should use this
24 threat to Bank Street's historic streetscape as an

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1 opportunity to codify its vision for Bank Street in its
2 plan for conservation and development. In one of a
3 series of pro-preservation columns, David Collins from
4 The Day wrote, if you ruin the historic fabric of the
5 downtown with precedent setting demolition you are
6 snuffing out renaissance potential.

7 We've received 27 letters of support, 10
8 of which came from local and regional organizations
9 including Hygienic Arts, the Southeastern Connecticut
10 Cultural Coalition, Hodges Square Village Association,
11 New London Main Street, Hope, Incorporated, Thames River
12 Heritage Park Foundation, and the Connecticut Branch of
13 the Sierra Club.

14 They spoke about issues such as the link
15 between historic streetscapes and economic
16 revitalization, the regional importance of and the
17 investments we've already made in heritage tourism, the
18 environmental impacts of rehabilitation versus
19 demolition, about what the wrecking ball has already
20 taken from New London.

21 So why is there such an outpouring of
22 support for the preservation of these buildings? Now to
23 understand that, you need to understand a little bit
24 about New London. We're an old port city. We're the

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1 whaling city. We have WPA whaling murals in our downtown
2 post office. We have a 10-foot tall whale tale fountain
3 across from Union Station. Our high school athletes are
4 the Whalers. We buy our beer at Whaling City Spirits.
5 But nowhere is our maritime heritage more evident than on
6 Bank Street, named for the bank of the Thames River.

7 When you approach Bank Street from the
8 water you see the same buildings that 19th Century
9 whalers saw as they sailed into port. And when you walk
10 down Bank Street you're walking past sea captain's homes
11 and sailor's boarding houses. Bank Street has always
12 been both the heart of our downtown and the heart of our
13 maritime activity. If you dismantle that streetscape
14 we're not really the whaling city anymore.

15 Without that streetscape all that whaler's
16 pride, it's just window dressing. Those Bank Street
17 buildings are the windows. And here's something else
18 about New London. We've lost a lot of historic buildings
19 and neighborhoods and those losses hurt. Many of the
20 people who wrote letters or who commented on our
21 petitions spoke about neighborhoods raised, families
22 uprooted.

23 And more than one of them liken those
24 losses to the 1781 burning of New London by Benedict

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1 Arnold, which is not a forgotten or obscure history for
2 us. We have an annual festival where we gather behind
3 Bank Street right behind these two buildings and we raise
4 our fists and we yell fie, fie, as we burn Benedict
5 Arnold in effigy.

6 116 Bank Street was probably the very
7 beginning of Bank Street's rebirth after Benedict Arnold
8 torched the city. It was built between 1786 and 1789.
9 We believe it's the very oldest building on the water
10 side of Bank Street. Its first owner was a baker who
11 supplied bread to the continental army.

12 And underneath that siding, it's one of a
13 very few wooden structures on Bank Street where wooden
14 construction was banned in the early 1800's. In the 19th
15 Century it became a sailor's boarding house and then a
16 mission and it's where 42 drowning victims from the
17 steamship Atlantic were laid out on its floor in
18 preparation for burial.

19 130 Bank Street was built in 1828 as New
20 London was recovering from the blockade of 1812 and
21 beginning to prosper with whaling money. Its original
22 owner, Captain John Deshon, became a sea captain in 1798
23 when he was 21 years old. His brother co-founded New
24 London's whaling industry in 1819. So together, these

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1 buildings tell the story of New London's recovery and
2 ultimate resurgence as the second largest whaling port in
3 the world.

4 They also tell another facet of New
5 London's history, a boarding house right next door to a
6 wealthy sea captain's home. Then as now, downtown New
7 London was everyone's neighborhood. It's where the rich
8 and poor have always rubbed shoulders and maybe this is
9 why so many people use the word "our" when they signed
10 our petition or when they wrote letters -- our downtown,
11 our city, our heritage. And this is really the core of
12 the tension between Mr. Cornish's private property rights
13 and the rights of the public.

14 If historic buildings are resources in
15 which the public has a trust then surely that trust is
16 amplified in a municipality's downtown. The irony is
17 that if Mr. Cornish were to tear down 116 and 130 Bank
18 Street and replace them with a larger new building, he
19 would then be able to market his apartments as being
20 located along New London's historic waterfront.

21 His profit margin would hinge on his
22 neighbors not doing what he hopes the state will allow
23 him to do, but he's arguing that he has the right to
24 diminish the value of their properties by demolishing a

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1 chunk of that historic streetscape upon which our entire
2 community depends. And what makes the threat of
3 demolition hard to swallow even for people who are not
4 hard-core preservations is Mr. Cornish's lack of
5 architectural plans.

6 As he told you today, he has not hired an
7 architect nor does he intend to hire an architect until
8 after the buildings are demolished. What little he has
9 said about his intentions are contradictory. In April at
10 the Historic Commission District meeting he said that he
11 wants to tear down 130 Bank Street to its foundation and
12 build something taller on that foundation with the same
13 footprint.

14 In May he said he wants to build a much
15 larger residential building encompassing both lots. We
16 believe that Mr. Cornish has not spent any more time
17 exploring alternatives to demolition than he has spent
18 developing architectural plans, and we hope that by
19 recommending involvement by the State Attorney General
20 you will bring everyone to the table and we will have a
21 discussion about what those alternatives could look like.

22 And we're optimistic that if we work
23 together we can find a solution. New London's real
24 estate market is recently booming and a number of long

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1 neglected buildings are being rehabbed with care and
2 sensitivity. Historic apartments with water views are
3 renting for prices considerably higher than the rent CT
4 Trust used to show how rehabbing these buildings could be
5 profitable.

6 So in conclusion, the people of New London
7 are asking for your help in preserving 116 and 130 Bank
8 Street. They comprise a substantial portion of a beloved
9 historic streetscape. They're both either sound or
10 repairable and Mr. Cornish has not provided any plans
11 that would justify their loss.

12 So we believe that the demolitions of 116
13 and 130 Bank Street in New London would be unreasonable
14 and we ask that you recommend State intervention to
15 prevent them. Thank you.

16 CHAIRPERSON NELSON: Thank you.

17 MS. NATUSCH: Do you have any questions?

18 CHAIRPERSON NELSON: Do Council members
19 have questions? Leah.

20 MS. LEAH GLASER: I guess this is

21 CHAIRPERSON NELSON: Leah Glaser.

22 MS. GLASER: -- Leah Glaser, G-L-A-S-E-R.

23 I just want to sort of get it on the record and you sort
24 of addressed this a little bit about what -- Mr.

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1 Cornish's raising the issues of moving the buildings.

2 MS. NATUSCH: Yes.

3 MS. GLASER: And I was just wondering if
4 you could just address what --

5 MS. NATUSCH: Yes. Yes, we see two
6 reasons that that wouldn't be an acceptable solution.
7 One is the cost of moving these buildings, particularly a
8 brick building.

9 But the more important issue is that when
10 you look at the nominating packet for our Downtown New
11 London Historic District it talks about the streetscape
12 and how even more important than any individual building
13 is that streetscape remaining intact. It also talks by
14 the way about the importance of -- that the buildings
15 share an affinity of mass and scale.

16 And what Mr. Cornish is talking about
17 replacing these buildings with does not fit with that
18 existing streetscape. He's talking about something much
19 larger, much longer. So those are the two reasons.

20 CHAIRPERSON NELSON: Walter Woodward.

21 MR. WOODWARD: This may be for Brad but
22 it's a joint presentation. The 12 percent return on the
23 back of the envelope plan, does that -- is that on the
24 capital investment or is that on --

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1 MR. SCHIDE: Yes --

2 MR. WOODWARD: -- purchase price and --

3 MR. SCHIDE: -- no, it's just capital
4 investment of \$120,000. I did not calculate what he's
5 already put in.

6 COURT REPORTER: Just to get everything on
7 the record, if you'd just speak into the microphone.

8 MR. SCHIDE: Okay. Yeah, it's in your
9 packet by the way --

10 CHAIRPERSON NELSON: Brad Schide.

11 MR. SCHIDE: -- your share file, the
12 total. I brought extra copies if people wanted it -- 12
13 percent was looking at the \$120,000 only and it was over
14 a 15-year period. I did not factor in what he's already
15 put in, some of that is additional equity and that -- if
16 he's going to throw that in it would change that
17 equation.

18 Again, I'm not a developer. What we were
19 trying to look at is what were the most conservative
20 rents, what were the most conservative costs, and we laid
21 out a projection, because I don't know what he's put into
22 the building, assuming what it would cost to rehab the
23 properties.

24 And the \$120,000 was kind of the gap that

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1 we had and so we just threw that in and then we started
2 running it and my God it's, you know, it's a pretty good
3 rate of return so. And the rents -- as Laura said, the
4 rents are a lot lower than what the market is today.

5 MR. WOODWARD: But it's -- yeah, not to
6 dispute that but if you try to use an ROI meaningfully
7 you've tied up the investment cost of the building too.
8 So there is some -- you know, there is some factor on the
9 cost of money that's involved in the purchase price.

10 MR. SCHIDE: Right, and Mr. Cornish is
11 going to have to spend some time -- you know again, this
12 was the concept but yes, you're going to have to spend
13 some time. If he's got that much money he's already put
14 into it, it does change the equation quite a bit. And I
15 was not aware until today what he has put into it, so.

16 MR. WOODWARD: Okay, well thank you. I
17 just wanted to clarify that.

18 MR. SCHIDE: Yeah, sure.

19 CHAIRPERSON NELSON: Other Council member
20 questions for either Brad or Laura? This is Sara Nelson,
21 I've got one question Brad, it's probably more for you.

22 The last -- one of the last times we had a
23 CEPA matter up in Norwich there was consideration of the
24 identification of possible tenants.

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1 MR. SCHIDE: Possible what?

2 CHAIRPERSON NELSON: Tenants that could go
3 into the space that actually helped solidify the
4 construct. Are there -- are you aware of any possible
5 organizations or groups, like I think it was the Housing
6 group up in Norwich?

7 MR. SCHIDE: You mean in terms of
8 developer you're talking about?

9 CHAIRPERSON NELSON: Developer and/or a
10 lease potential.

11 MR. SCHIDE: Well I -- the pro forma, and
12 maybe I'm way off, but I budgeted about \$8.00 a square
13 foot and we just kind of calculated roughly between \$116
14 and \$130. That's a really cheap rent. Sometimes in the
15 lending process they make you do zero there because they
16 don't trust -- as Bill said, it's been a tough market.

17 So I did not do that on this drill because
18 I mean we're obviously looking at potential, but usually
19 what lenders do is they make you put zero into the ground
20 floor retail because depending on -- because sometimes
21 the markets don't support it. But, you know, \$8.00/\$9.00
22 a square foot is pretty cheap. It should rent but, you
23 know, I don't know.

24 I mean again, we'd have to spend some time

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1 in the marketplace to figure out what that number would
2 actually be, so. But there's not a developer that's
3 stepped forward at the moment to do the overall project.
4 And also, Bill owns it so -- you know, and so Bill would
5 have to be the developer would be the concept here.

6 It wouldn't be anybody -- Norwich was a
7 different story because it was Town-owned and there was
8 no developer, there was nothing. So we had to actually
9 assemble a whole team on that one. Now in this case Bill
10 owns the property so he would have to assemble the team,
11 you know, to make some of this work.

12 So I don't know if that answers your
13 question, is that --

14 CHAIRPERSON NELSON: Yeah, I was wondering
15 if there was any other organization waiting in the wings.

16 MR. SCHIDE: -- there are developers who
17 have expressed interest overall in downtown New London
18 but we -- Laura and I haven't spent any time with that.
19 I mean, Laura and I have been -- as you can see she spent
20 plenty of time getting 1,500 name which I've never -- on
21 a petition which is unbelievable so -- but anyway.

22 CHAIRPERSON NELSON: Are there other
23 Council member questions for this presentation? Thank
24 you. So at this point in the review of the agenda item

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1 we would start calling on those people who had signed in
2 to speak in the order in which they signed in.

3 Is there anybody here who's representing
4 the municipality of New London?

5 MR. BOMBRIA: Yes.

6 CHAIRPERSON NELSON: Sir, would you come
7 forward?

8 MR. BOMBRIA: So my name is Tom Bombria,
9 I'm the Community Development Coordinator for the City of
10 New London. And I'm also the liaison for the local
11 Historic District Commission and Design Review Board,
12 and I am here representing the Mayor of New London and
13 the administration.

14 And I believe there's a letter of support
15 on -- from the Mayor to Kristina Newman-Scott, and I'd
16 like to read that letter. But before I do I just want to
17 say that, you know, Mr. Cornish is a respected
18 significantly contributing member of the community along
19 with his family.

20 And so this creates a very, very difficult
21 situation for everyone because of the big picture as so
22 well presented by Laura Natusch and Brad, that the
23 historic fabric and integrity of downtown New London is
24 so important that the community is, you know, speaking

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1 out against the demolition. And it's of such concern
2 that the Mayor of New London has chosen to take a side
3 and as such he wrote a letter of support that I'll read
4 now.

5 So Dear Director Newman-Scott, as Mayor of
6 the City of New London I am writing to express my hope
7 that the Historic Preservation Council will act to
8 protect two historic buildings in the heart of New
9 London's downtown, 116 and 130 Bank Street, from
10 demolition. I firmly believe that our historic
11 waterfront is one of New London's greatest assets. It is
12 part of what defines us as a City.

13 It drives investment and tourism and it is
14 a key component of our City's and our region's
15 revitalization. The loss of these two adjoining
16 buildings would forever diminish the integrity of our
17 Downtown Historic District. Furthermore, it would
18 additionally threaten the character of our downtown by
19 increasing the likelihood of future developers and
20 speculators buying properties with the intention of
21 demolishing them.

22 116 Bank Street is currently occupied and
23 in very good condition. 130 Bank Street, while suffering
24 from deferred maintenance, has been deemed stable and

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1 repairable by a structural engineer who toured the
2 building in March of 2017. As the Historic Preservation
3 Council considers the cultural and historic value of
4 these buildings as well as any submitted plans for
5 adaptive reuse, I believe you will find that there are
6 indeed feasible and prudent alternatives to demolition.

7 If so, I hope you will protect these
8 resources by recommending that the Attorney General
9 intervene to prevent their demolition. Sincerely,
10 Michael Passero, Mayor, City of New London.

11 CHAIRPERSON NELSON: Thank you.

12 MR. BOMBRIA: That's all I have to say
13 unless there's any questions.

14 CHAIRPERSON NELSON: Do Council members
15 have any questions? Katherine Kane.

16 MS. KANE: In your introduction you said
17 the Mayor had decided to take a position. Is that
18 unusual in a circumstance like this?

19 MR. BOMBRIA: He's got to represent all --
20 everyone in the City.

21 MS. KANE: Right.

22 MR. BOMBRIA: And so I'm sure it was, you
23 know, something he had to think twice about.

24 MS. KANE: Thank you.

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1 CHAIRPERSON NELSON: Other questions?

2 Thank you Mr. Bombria.

3 MR. BOMBRIA: Thank you.

4 CHAIRPERSON NELSON: Don Presley, New
5 London Landmarks.

6 MR. DON PRESLEY: Yes, I think Laura
7 pretty well expressed everything that I had to say.

8 CHAIRPERSON NELSON: Okay. And Jane
9 Montinaro, I'm assuming --

10 MS. MONTINARO: Yes, I'm all set as well.

11 CHAIRPERSON NELSON: -- okay. Brad we've
12 heard from. Sharon Churchill.

13 MS. SHARON CHURCHILL: I'm not here
14 representing New London Landmarks, although I did that
15 for a long time. I want to speak to today of course
16 about the proposed demolition of 116 and 130 Bank Street
17 in New London.

18 I want to bring you back for a time -- in
19 time for a moment to New London. Not to the 18th and
20 early 19th centuries when these buildings were first
21 erected, but just a little over 42 years ago. At that
22 time the New London Redevelopment Agency had proposed to
23 tear down a number of buildings on Bank Street.

24 These buildings were targeted because they

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1 were considered too old, too decrepit and even worse,
2 housed undesirable enterprises, a seedy bar, a greasy
3 spoon of questionable reputation, a massage parlor, and the
4 like. No concern was given at that time to the
5 appearance of Bank Street, indeed to the impact of the
6 area as a whole.

7 If these buildings would have been removed
8 leaving a gapped-tooth appearance to the street and
9 eliminating any semblance of a cohesive historic downtown
10 street, New London Landmarks raised public awareness
11 about the value of New London's historic buildings and
12 downtown as a unified whole including conducting an
13 architectural and historic assessment of the area and
14 with the help of the Connecticut Historical Commission
15 eventually succeeding in listing the entire downtown on
16 the National Register of Historic Places as a Historic
17 District.

18 116 and 130 Bank are integral pieces of
19 that Historic District recognized since 1979 as
20 contributing buildings both historically and
21 architecturally to the District. Today those buildings
22 are once again threatened with demolition. Some of the
23 same excuses that we heard in the mid-70's are being
24 resurrected as the rationale -- they're too old, too

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1 decrepit, there's a tattoo parlor.

2 I urge you to refer this matter to the
3 Attorney General's office as the unreasonable destruction
4 of historic structures under the Connecticut
5 Environmental Protection Act. Others have told you about
6 the specific history and given architectural descriptions
7 of these structures. They're both illustrative of the
8 story of New London's early maritime history.

9 Architecturally, 130 Bank strongly
10 resembles the National Whaling Bank at 42 Bank Street,
11 circa 1833. Both are two and a half story brick
12 buildings with modified stepped gable ends, and joined
13 in-wall chimneys which bookend this block of Bank Street.

14 The present owner purchased 130 Bank in
15 April, a year ago, and 116 three months later. At
16 neither time was it a secret that the buildings were
17 contributing buildings located within the District. As
18 you've heard, the main objection is renovation is too
19 expensive and/or that structural problems are beyond
20 correcting.

21 The proposed demolition constitutes the
22 unreasonable destruction of a historic structure pursuant
23 to Connecticut General Statutes 22a-19a. There are
24 feasible and prudent alternatives to demolition of the

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1 buildings including restoration and maintenance. As you
2 have pointed out, the Connecticut Supreme Court has ruled
3 in connection with this statute that although costs may
4 be considered in deciding what is prudent, a mere showing
5 of expense will not mean that an alternative is
6 imprudent.

7 These proposed demolitions constitute a
8 prime example of why Section 22a-19a was first added to
9 the Environmental Protect Act in 1982. Property owners
10 may acquire a historic property with the intention of
11 raising the buildings and starting fresh with a clean
12 slate on a valuable piece of land.

13 There is an assumption that a historic
14 building by virtue of its age and configuration cannot be
15 productive. There are occasions when years of neglect and
16 the lack of maintenance make this a self-fulfilling
17 prophecy. However, in the present instance such is not
18 the case.

19 To recap, the proposed destruction of the
20 buildings is unreasonable and feasible and prudent
21 alternatives to such destruction exist. And therefore, I
22 urge you to refer this matter to the Attorney General's
23 office. Thank you.

24 CHAIRPERSON NELSON: Thank you.

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1 MS. CHURCHILL: And I don't think I gave
2 my name, it's Sharon Churchill.

3 CHAIRPERSON NELSON: Are there questions
4 for Ms. Churchill? Thank you. It looks like -- I'm not
5 sure I'm reading this right. So William Cornish, you had
6 signed this sheet.

7 MR. CORNISH: Okay.

8 CHAIRPERSON NELSON: Yeah, okay no --
9 okay. The next person is David Collins.

10 MR. DAVID COLLINS: I don't need to speak
11 now.

12 CHAIRPERSON NELSON: Okay. Okay, having
13 heard all of the presentations the question for Council,
14 is there additional information that you need in order to
15 make a decision? Karyn Gilvarg.

16 MS. GILVARG: I wonder if Mr. Cornish,
17 having heard the testimony of the other parties, has
18 anything he wishes to add to his statement?

19 CHAIRPERSON NELSON: Mr. Cornish --

20 MR. CORNISH: I didn't hear the question.

21 CHAIRPERSON NELSON: -- Karyn, can you
22 repeat it?

23 MS. GILVARG: Having heard what some of
24 these other folks have said I wondered if you had any

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1 response to some of the statements that they have made.

2 MR. CORNISH: Well yeah, let's see -- let
3 me put this smartass one off for a bit. I think what New
4 London needs now is solid really nice housing. I think
5 there's enough boards and agencies in place to make sure
6 I do it correctly.

7 And, you know, saving a building and
8 turning it into two units is -- you know, even if it was
9 a lovely building, which they are not, I'm sure if I peel
10 the plastic off that it's pretty rotten under there. I
11 want to make it better, I want to add to New London being
12 better.

13 I think it's easy when you don't have skin
14 in the game. You saw that fantasy 12 percent return, I'd
15 jump on that if that was real. That's not real and, you
16 know, it's not counting what I already have invested in
17 it. So no, I haven't heard anything that changes my
18 mind.

19 I don't want to save them, put them
20 together and then take a very large loss. I've already
21 got \$450,000 invested in this. Michael Passero is not
22 passing a special ordinance that says skip the taxes, in
23 fact they just went up nine percent. So I don't see
24 anybody else in this room or outside of this room that

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1 skin in this game, just me.

2 And it's okay to dump on me so if they
3 want to send it on to the Attorney General like I
4 violated some law, well, we'll take it up with that
5 organization. I mean, I thank you for your time. You
6 know, this is an important matter. New London's got to
7 move forward, it can't just say everything is precious.

8 But I don't want to see it like
9 redevelopment either where they just tore up a whole
10 block. But I'm born in New London, I served eight years
11 in the military, I don't have any investments anyplace
12 else. I've been offered stuff everyplace, Waterford --
13 come to Waterford, come to Norwich. Norwich is worse
14 than New London.

15 So I've always invested in downtown New
16 London and so that's where I'm going to stay. And if we
17 have to move this fight to another level, I'll see you
18 there. But I'll entertain any questions and any comments
19 you have right now. Thank you.

20 CHAIRPERSON NELSON: This is Sara Nelson
21 again. So Mr. Cornish, if in fact the pro forma now has
22 the information and can integrate your total investment,
23 would you be interested in working with the Trust and
24 their consultants to further the review of the

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1 opportunities in considering what tax credits might be
2 available?

3 MR. CORNISH: I'd be interested in -- I'd
4 rather be interested in selling the buildings, pulling my
5 money out. I don't want to do all that work with the
6 Historical Trust and all these agencies that you have to
7 deal with all the time.

8 So I've got a vision for what our Town
9 needs there and I'm going to stick with that. I'm not
10 passing up free money, but if it means that I have to
11 keep a building and I find it's ass up and then peel the
12 other one and get surprises, I'm not interested in doing
13 that.

14 But somebody else can -- you know, if the
15 Attorney General denies me right to private property
16 development or even tearing it down as an American, I
17 don't want to go to the same organization, the same State
18 and say okay, now let's get together and do tax credits
19 and all that stuff.

20 I didn't ask anybody for anything. I
21 wouldn't pass it up if it fit in with my plan because all
22 I go to the bank anyway so -- but no, I'd rather sell it
23 nice and clean. Make them monuments, you know, whatever
24 you like. But I'd be out of it. It's all in or all out

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1 for me. I don't want to pussyfoot around.

2 It's been an experience coming up here
3 folks, so anything else?

4 CHAIRPERSON NELSON: Leah Glaser.

5 MS. GLASER: I was -- you know, I get
6 where you're coming but I'm troubled by sort of the
7 disconnect between sort of this idea of, you know, what's
8 allowed based on the many different zoning and
9 preservation laws that have been in place for the last 50
10 years.

11 And I'm troubled that you didn't know that
12 -- and I think that's a lesson here, to make sure that
13 when people do buy in a Historic District that somehow
14 there is an awareness of all the troubles that you would
15 run into before you invest like you have. But there is
16 -- you know, for some of the reasons expressed, that's
17 why there's all these layers that we as a Council sort of
18 just have to take.

19 You know, your investment but also the
20 community. And as you said, this is our country and have
21 to sort of take everybody's thoughts and alternatives and
22 discussions into account. And so I guess my just comment
23 is I am -- I think it comes down to an issue of education
24 and hopefully, you know, that people understand like

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1 yourself, good intentioned people like yourself
2 understand what it means to own a building in a Historic
3 District.

4 And that's sort of what I've been -- you
5 know, I was trying to impress.

6 MR. CORNISH: Well, you know, I'm going to
7 share something with you. Maybe 15 years ago a church in
8 New London wanted to buy a building on the corner, the
9 church is here, the corner is here, and it was a
10 historical building apparently.

11 So the historical people got together and
12 they fought them and so the church didn't tear it down.
13 It's there now and there's a tree growing through it and
14 there's bushes growing through it and the windows are
15 broke in. I don't want to see that on Bank Street.

16 So I think my alternative is the best
17 because when that tattoo parlor guy leaves I don't have
18 to build, I can leave it. I don't have to do anything
19 with the other ones, I can leave them. I have a really
20 good alternative and I know what New London needs. They
21 need really good housing.

22 The guy across the street from that
23 building right now got high-end housing in New London,
24 unheard of. So that's my struggle. Besides being in

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1 America, it's not high and mighty. This is a practical
2 need and this is a housing spot but except for the fact
3 that it's old and historical, it's not usable or you
4 can't get the return out of it to make it usable.

5 So I don't want to get mixed up in
6 historical tax credits and all that good stuff, I'm
7 pretty clean. You know, either it works or it don't
8 work. If this doesn't work I'll walk away, you can buy
9 -- anybody can buy it. They can haul it away, they can
10 buy it and leave it there, make it a monument but I'm not
11 going to invest any more in it, you know.

12 But I mean, you're welcome -- somebody's
13 welcome to buy them. I'll take my money out and run.
14 We're never short of projects in New London, there's a
15 lot to be done in New London -- a lot, so. But this has
16 been an experience to talk about this.

17 You know, get a couple of glasses of wine
18 in me and I'll -- I'll help you with this whole thing.

19 CHAIRPERSON NELSON: Walter Woodward.

20 MR. WOODWARD: Mr. Cornish, I'll buy the
21 first glass of wine.

22 MR. CORNISH: It's a deal.

23 MR. WOODWARD: I -- this is -- I'm more
24 editorializing than anything. I truly believe you have

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1 the best intentions in the world for a City you love.

2 There's no question in my mind about that.

3 MR. CORNISH: Thank you.

4 MR. WOODWARD: And, you know, you have a
5 track record of doing things well. It's obvious that you
6 care about the Town, you care about the City. What's
7 missing -- what I think you missed, and it's what I
8 believe this Council has a duty to see, and that's the
9 long-term value of historic properties in the life of a
10 community.

11 Not in your lifetime or my lifetime, but
12 over generations. It's -- you know, your argument about
13 the economic viability, assuming if I take everything you
14 say at face value, and I certainly believe you believe it
15 and it may in fact all be true, then there is a real
16 economic question at stake here.

17 But there's also a question about historic
18 preservation of really vital properties. 116, definitely
19 130 similarly, that transcends this moment and even this
20 generation and even this time. And that's -- you know, I
21 get where you're coming from.

22 But in my opinion there is a bigger and
23 more important question that I wish you saw that the way
24 that I do because I think someone with your commitment

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1 and talent who embraced that idea could do even bigger
2 and more important things than you have already. But I
3 do thank you for your intentions.

4 MR. CORNISH: Alright.

5 CHAIRPERSON NELSON: Margaret Faber.

6 MS. FABER: I just wondered during the
7 180-day delay, what provisions are being made to secure
8 the buildings? I understand there's some open windows
9 potentially, I don't know who can address that question.

10 MR. CORNISH: I can address that.

11 CHAIRPERSON NELSON: Mr. Cornish.

12 MR. CORNISH: Across the street from 130

13 --

14 CHAIRPERSON NELSON: Could you speak from
15 the microphone please sir?

16 MR. CORNISH: -- yeah. Across the street
17 from 130 is 133. In 133 there's a marquee, it's one of
18 the last marquees. It's not a theater, it's a nice big
19 marquee but underneath it the wood was rotting so we
20 bought new wood.

21 We took it into 130 and we stained and we
22 varnished it and it stunk, alright, so we opened the
23 windows. So some concerned citizen called the Building
24 Department and they called me, and they said the person

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1 that called us says you opened the widows to sabotage the
2 building. So they've been open ever sense, they will
3 remain open. I have no motivation to satisfy any person
4 just walking along the street that wants to break my
5 stones. That's the answer.

6 CHAIRPERSON NELSON: Are there other
7 comments or questions? Okay, let me go back and read the
8 motion one more time.

9 The motion on the table is the Connecticut
10 Historic Preservation Council votes to request the
11 assistance of the office of the Attorney General to
12 prevent the unreasonable destruction of the historic
13 properties at 116 and 130 Bank Street, New London,
14 properties that contribute to the significance of the
15 Downtown New London National Register District.

16 All those in favor of the motion as sent?
17 All those opposed? Motion carries, one abstention. Okay
18 Mr. Cornish, I imagine that you will be hearing from
19 staff --

20 MR. CORNISH: Okay.

21 CHAIRPERSON NELSON: -- to further review
22 the process from here.

23 MR. CORNISH: Okay.

24 CHAIRPERSON NELSON: We -- this Council

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1 has voted to refer the matter to the office of the
2 Attorney General who will now be reviewing all of the
3 information that you presented today, that's been
4 presented to the Council in the form of letters, press
5 articles, and the full file is available for you.

6 MR. CORNISH: Okay.

7 CHAIRPERSON NELSON: And Kristina had to
8 leave. Okay, and I'll just take a minute Cathy and let
9 people who want to leave the room, leave the room. Could
10 I just ask you to take any conversations outside the
11 room? Thank you.

12 Alright, so Cathy is speaking in place of
13 Kristina who had to leave the meeting.

14 MS. CATHERINE LABADIA: Yeah she
15 apologizes, apparently she has a problem that she's
16 hoping to be resolved soon. (Laughter) She's good,
17 she's apparently ready to deliver though.

18 So she asked me to just bring up four
19 points today, the first would be our statewide plan.
20 We've completed four meetings so far -- or excuse me,
21 three meetings so far in addition to the one that we had
22 for our partners, three public meetings.

23 And we've gotten great feedback so far
24 and, you know, we're going to make some adjustments but

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1 we have more meetings coming up in Hamden, Thompson and
2 Torrington -- and the week of July in New London, that's
3 right, the week of July 17th to the 22nd. And we're
4 looking forward to more great feedback to help really
5 shape up what the vision is going to be for putting that
6 strategic plan together.

7 The second thing she asked me to mention
8 was we are still on schedule to move mid-September to our
9 new place at 450 Columbus Boulevard and more information
10 will be coming forth in terms of where we'll be having
11 our Council meetings and how that will be set up. And so
12 as we get more familiar with the building we can inform
13 you what will be happening.

14 And the third thing was with regards to
15 the budget. It's -- we are under the impression that we
16 will be receiving our full CIA allotment in our July
17 deposit, that the sunset is going to happen and we'll be
18 moving forward with the full deposit. What happens after
19 that point, we can't speak to. We have no information,
20 but as far as we can tell they're not going to do the
21 intercept anymore so we're expecting a full deposit in
22 July.

23 And then the last thing is next on the
24 agenda will be an update from Museums. And so I am not

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1 going to do that because we have a new staff member, Liz
2 Shapiro. And so I will let her introduce herself, but
3 we're very happy to have her onboard and assisting us.

4 MS. GLASER: Can I just ask the attendance
5 at the meetings so far at the local?

6 MS. LABADIA: So the attendance, I
7 attendance Old Saybrook so I can speak to that, but there
8 was probably about 20 people there. And then in Wilton
9 --

10 MS. LOZUPONE: About 35.

11 MS. LABADIA: -- about 35.

12 MS. GLASER: And Hartford?

13 MS. LABADIA: Hartford was a full house.
14 There had to be about another 35 people or so for
15 Hartford.

16 CHAIRPERSON NELSON: And just to clarify,
17 that question was Leah Glaser. And the presentations
18 were wonderful.

19 MS. LABADIA: Oh yeah that's right, you
20 attended Old Saybrook right?

21 CHAIRPERSON NELSON: And I thought they
22 did a tremendous job.

23 MS. LABADIA: Ahum, yeah. So we're very
24 happy so far. Okay, thank you.

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1 COURT REPORTER: Who was that?

2 CHAIRPERSON NELSON: That was Cathy --
3 Catherine Labadia.

4 MS. SHAPIRO: Hi, I'm Liz Shapiro and I'm
5 the Director of Operations for Preservation and Museums,
6 and it's a pleasure to be here. Kristina asked me to
7 give you a little update on the museums and I can give
8 you a three weeks in update, so it's very in-depth.

9 I have had the pleasure of visiting all
10 four of the sites, one of them many times. And I think
11 the best thing about my start date is that I have the
12 ability to -- or the privilege of seeing the entire
13 season of the museums in operation.

14 So the staff is really busy right now but
15 as we move into the fall, the end of their season which
16 will end this year I think October 29th, we'll be able to
17 jump right into what the future is going to be looking
18 like for the museums.

19 One of the most interesting things that
20 we've been working on is getting the finals and the final
21 drafts of the building assessment projects that you
22 probably are aware of. And I thank Cathy Labadia a
23 million times over for continuing to steward that project
24 and get me set up and have me meet a lot of the people

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1 who have been involved with that.

2 A couple of things that we've been working
3 on, the Museum staff has been working on preparing
4 budgets for the museums, and this is for Prudence
5 Crandall, Whitfield and for Sloane. We don't really have
6 good budgets for the museums, so this is sort of a first
7 step in making plans to move forward.

8 And we've also been doing sort of the
9 deep-dive, and what we seem to need most up front is
10 better internet at all of our sites and improvements to
11 security. And security especially at Newgate while that
12 site remains closed. I know that everybody really wants
13 Newgate to be open and we're working on that, it will not
14 open on a regular basis this season.

15 We will hopefully have, I'm saying
16 optimistically, four different events at Newgate which
17 might culminate with the Friend's Halloween Fest. That
18 will be discussed soon, but we've been talking about all
19 of the kinds of great themes that Newgate can speak to
20 including civil, you know, punishments and civics.

21 And Catherine, you and I will be talking
22 more about this and -- but we do have the paperwork in to
23 refill the Newgate position. It's really hard to promise
24 that the site will be open with any regularity when

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1 there's not at least a 34-hour a week staff person there
2 to guarantee the security of the site. If you have been
3 there, it is not the kind of site that you want people
4 wandering around unsupervised.

5 So -- and the other thing we've been doing
6 is working in conjunction with DEEP in regard to the bat
7 population at Newgate. So one of our proposed programs
8 will probably involve looking at the site holistically,
9 and I have an e-mail into Brian as well to talk about all
10 the cemetery work at Newgate.

11 So we can really use the fall to program
12 in sort of different directions because the site is
13 incredibly popular. So I'm happy to answer any
14 questions.

15 CHAIRPERSON NELSON: Are there any
16 questions for Liz? Apparently not, but a warm welcome --

17 MS. SHAPIRO: Right, I'm looking at Brian
18 and --

19 CHAIRPERSON NELSON: -- and I think Brian
20 --

21 MR. JONES: Excuse me, how have these
22 museums even worked without a budget, like who pays for
23 staff and stuff?

24 MS. SHAPIRO: -- so I feel like Nancy

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1 Drew, that's what I tell people.

2 MR. JONES: Yeah, ahum.

3 MS. SHAPIRO: And we're really uncovering
4 how that has been done. And there's some really
5 interesting gaps in what we know about how they've
6 worked.

7 MR. JONES: Ahum.

8 MS. SHAPIRO: Staff appears to come out of
9 the general fund but there are accounts that are
10 dedicated to different museum expenditures. And then the
11 capital expenses can be -- come out of a fund that is
12 with the CIA funds for the museums.

13 MR. JONES: Okay.

14 MS. SHAPIRO: So things were divided up in
15 a little bit of a way but because of how the bills are
16 paid, some bills are paid directly through the business
17 office and staff never really sees them.

18 And so the accounting does not exist in
19 one location so that it's really pulling together -- it's
20 all there but it's pulling it together into a report
21 that's a little bit more comprehensive.

22 MR. JONES: Ahum.

23 CHAIRPERSON NELSON: Any other questions
24 for Liz?

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1 MS. SHAPIRO: Thanks.

2 CHAIRPERSON NELSON: Thank you and
3 welcome. Old business 9(a) the Orrin Todd House, hi
4 Julie. How's it going?

5 MS. JULIE CARMELICH: Hi, it's going okay.
6 I have a little bit to update. I forgot where we left
7 off last time but I did receive an e-mail from the
8 Facilities manager at Quinnipiac University.

9 I don't know if you recall, one of the
10 reasons why they weren't willing to pull the permit or
11 rescind the permit for demolition was because they were
12 using it as leverage against the City. Do you remember
13 that report -- okay. So apparently that's been resolved.

14 The negotiations between the City and the
15 University have resolved amicably and all parties are
16 interested in the results. And so I did receive an e-
17 mail from the Facilities manager saying that to his mind
18 the issue was resolved and that, you know, he didn't
19 think he needed to provide me with a notarized letter of
20 intent not to demolish.

21 So then I did a little sleuthing. I
22 called the Building Department, I asked if in fact they
23 had cancelled their demolition request. The University
24 did pull down from the houses the demolition notices, so

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1 they're no longer on the house. But the building
2 inspector considered it still an open permit and that
3 they were just kind of in a holding pattern.

4 And then Todd provided me with some
5 information in Hamden's By-Laws that talked about permits
6 being -- permits automatically expiring after 180 days in
7 Hamden. But I didn't think -- reading what was provided
8 that didn't seem to pertain to the demo permits, so I am
9 still doing a little more research on my end.

10 But I think the immediate danger -- we are
11 out of immediate danger, but I think we do still want
12 some additional confirmation from Quinnipiac about their
13 future plans and any threats that might exist now or in
14 the future. So that's where we are. I still need to do
15 a little more homework, but we'll get it resolved
16 probably by next month.

17 CHAIRPERSON NELSON: This is Sara Nelson,
18 so if the permit sunsets and is no longer valid --

19 MS. CARMELICH: Right, so if the permit
20 sunsets and it's no longer active then I guess we're
21 resolved right? I guess they would have to then pull a
22 new one and that would trigger the whole process again.

23 So if that is in fact true then I think
24 we're done. If that's in fact not true and that as the

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1 building inspector told me it's still in a holding
2 pattern, that they could still move forward at any time,
3 then we need some more assurance from the University.

4 CHAIRPERSON NELSON: -- when does the 180
5 days expire or --

6 MS. CARMELICH: It should have expired.
7 That permit was pulled in December, so it should have
8 expired last month.

9 CHAIRPERSON NELSON: -- so the building
10 official has not --

11 MS. CARMELICH: The building official, I
12 will say, was not real forthcoming. So I need to do a
13 little more research. But in the meantime I did tell the
14 Facilities manager at Quinnipiac that I would be in
15 consultation with you guys and the AG's office and we
16 will get back to him with our next step because I wasn't
17 willing to say okay great, thanks so.

18 CHAIRPERSON NELSON: -- and are the
19 buildings currently occupied, used?

20 MS. CARMELICH: They are neither.

21 CHAIRPERSON NELSON: And are they
22 protected with any sort of --

23 MS. CARMELICH: Mothballing -- yeah, no.

24 CHAIRPERSON NELSON: -- yeah, a fire alarm

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1 system?

2 MS. CARMELICH: Well, they are -- I don't
3 know if they have a fire alarm system but they are
4 mothballed about summer so it doesn't really matter. But
5 they are mothballed in the sense that, you know, power's
6 been turned off.

7 I mean, in the winter they had some heat
8 going just to kind of have it at like 50 degrees, 55
9 degrees just to kind of keep it stabilized. But I don't
10 think they have for example motion lights around the
11 property that would trigger if there were trespassers.

12 I don't think that they have kind of
13 closed up some access entry points. They had not when I
14 went out in March, so.

15 CHAIRPERSON NELSON: I'm just thinking
16 about the vulnerability of a vacant building --

17 MS. CARMELICH: Sure, yeah.

18 CHAIRPERSON NELSON: -- from what we've
19 seen in other cases.

20 MS. CARMELICH: Right.

21 CHAIRPERSON NELSON: It would be as part
22 of a kind of good faith negotiations with Quinnipiac --

23 MS. CARMELICH: Yeah, yeah.

24 CHAIRPERSON NELSON: -- if they could

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1 agree to sort of make sure that protections were in place
2 as they --

3 MS. CARMELICH: Sure, so --

4 CHAIRPERSON NELSON: -- debate what those
5 uses are going to be.

6 MS. CARMELICH: -- yeah, I'll talk -- you
7 know again, I'm kind of still in the research phase
8 figuring out what's what. So I'll go back to the
9 University and find out what their plans are for
10 stabilization.

11 CHAIRPERSON NELSON: Any other Council
12 member thoughts or questions, comments for Julie?

13 MS. CARMELICH: Do you need my name?

14 COURT REPORTER: Yes.

15 MS. CARMELICH: Julie Carmelich, C-A-R-M-
16 E-L-I-C-H.

17 COURT REPORTER: Okay, thank you.

18 MS. CARMELICH: So that's it.

19 CHAIRPERSON NELSON: Alright, thank you
20 Julie.

21 Let's see, next old business was House
22 Bill 5784. I think that we had put this on the agenda to
23 have an opportunity to talk with Margaret who's not here.
24 So my suggestion is that we just table it this month till

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1 next month.

2 Can I have a motion to table -- everyone
3 speaks at once. Alright, try that again.

4 MR. PARTRIDGE: I'll second.

5 CHAIRPERSON NELSON: Okay --

6 MR. PARTRIDGE: Jeff.

7 CHAIRPERSON NELSON: -- Jeff Partridge,
8 alright. And the next agenda item, a certificate of
9 appreciation for Phil Faude.

10 I am the one who actually is -- did not
11 get this done. And the reason I didn't get this done was
12 because I was finding it very difficult to do something
13 for somebody who was such an amazing person.

14 And what I wanted to ask is whether there
15 could be a couple of people who would work with me to
16 just bat things back and forth. As I was sitting there
17 with all of the things that he had done it sort of seemed
18 a bit overwhelming and I think it was just in isolation.
19 So Katherine --

20 MS. KANE: I can help you, and Phil would
21 love that.

22 CHAIRPERSON NELSON: -- okay.

23 MS. KANE: That it was overwhelming.

24 (Laughter)

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1 MR. WOODWARD: I'll fire the cannon.

2 CHAIRPERSON NELSON: Okay, so we need a
3 motion to table this to the next meeting.

4 MR. JONES: I'll move it.

5 CHAIRPERSON NELSON: Brian, and a second?

6 MR. WOODWARD: I'll second.

7 CHAIRPERSON NELSON: Walter, okay.

8 Alright and again, the intention would be that we -- I
9 send this out to you for any sort of other things that
10 you would like to see included in it. But it's easier to
11 respond to something than to think of something out of
12 thin air, so thank you Katherine for helping to contain
13 this.

14 Liaison with public and private officials,
15 Daniel.

16 MR. DANIEL MACKAY: Good morning.

17 CHAIRPERSON NELSON: Daniel Mackay.

18 MR. MACKAY: So Daniel Mackay, Connecticut
19 Trust for Historic Preservation Executive Director, M-A-
20 C-K-A-Y. Welcome, we're certainly pleased that you're
21 here and know the contribution that you'll be able to
22 make to the agency and look forward to your inputs.

23 As Cathy reported, the SHPO five-year plan
24 is obviously well under way. We have had staff and Board

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1 members at each of the first three initial meetings and
2 there's been very good input with some very notable
3 regional distinctions between what the public has
4 commented about and what the focus has been.

5 Obviously Fairfield County has some very
6 unique real estate dynamics that are a focal point in
7 terms of how this Board of Preservation works or doesn't
8 work there. I thought the discussion in Hartford just
9 one week ago was very robust and very expansive, it was
10 not just representation from the City but outlying
11 communities such as Manchester and Glastonbury and others
12 I believe.

13 So it's been I think a very good process
14 to date. The Trust will continue to send staff and
15 Board. As you likely know we are in the midst of our own
16 five-year strategic planning process and, you know, the
17 coincidence of meetings we find is informing our own
18 process and our own evaluation of our role in advancing
19 historic preservation as well as informing the State's
20 role.

21 One of the tools we were using in our own
22 strategic planning process was a survey instrument. We
23 had about a 13 percent -- we've had about a 13/13 and a
24 half percent rate to date to that instrument and we've

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1 been pleased with that. And we have several Board
2 members who are crunching the numbers and reviewing
3 comments and detail.

4 One of the places where the response rate
5 was lower than expected was with our partner
6 organizations, and so we will be retransmitting and
7 holding open for about a two-week period the partner's
8 survey. And so HBC members will receive that again, SHPO
9 staff will receive that again, other partner -- you know,
10 other organizations that we have very close and frequent
11 collaboration will receive that survey instrument again.

12 And if you would please, you know, take 10
13 or 15 minutes with that we would appreciate it. It's the
14 one place in our data collection effort so far that the
15 numbers slipped of it. Katherine?

16 CHAIRPERSON NELSON: Katherine.

17 MS. KANE: Is it your expectation that
18 there was -- is it set up so that the responses are
19 confidential?

20 MR. MACKAY: Yes.

21 MS. KANE: Thank you.

22 MR. MACKAY: Yes, you can -- yes, that's
23 how it works.

24 MS. KANE: We can grant to our heart's

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1 content?

2 MR. MACKAY: Yes, tee off on us as you
3 need to. So we look forward to your revisiting that
4 opportunity if you would. NEC FUTURE obviously has been
5 a real focal point during my time with the Trust.

6 This is the high speed rail planning
7 effort through Connecticut and we are expecting, you
8 know, the project -- the conclusion of the Tier 1 process
9 is now long, long overdue but we are expecting the
10 completion of the Tier 1 process this summer and a record
11 of decision with a recommended -- with an identified
12 recommended route.

13 And I remain hopeful that at the very
14 least the seacoast by-pass between Old Saybrook and Rhode
15 Island will be omitted from the final plan. That's
16 obviously one of our focal points, is a concern for that
17 50 miles of new route.

18 Fairfield County, there continues to be
19 growing interest in the impact of 29 miles of proposed
20 by-pass new routes in Fairfield County. And our work
21 down there, because of more complex politics and other
22 such -- you know, has sort of been slower to take hold,
23 slower to really evolve.

24 But we've had some interesting

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1 correspondence just in the last month with municipalities
2 downstate and are pleased with that. Cathy shared the
3 news about the Community Investment Act funding, and I
4 sort of have a question Cathy if I could.

5 So the -- we've been enduring -- you know,
6 the preservation sector and other sectors that are
7 impacted by Community Investment funds have been enduring
8 the 50 percent diversion of funding for the last two
9 years. That legislation expired at the end of June and
10 so it is nice to hear that the full allocation as set up
11 in statute will be coming in to each of the four agency
12 accounts that approve funds from the CIA.

13 The budget process, however, will not
14 close out until at least July 18th. There was certainly
15 an opportunity for the Legislature to say we'd like to
16 extend the deferral, we'd like to extend it at 50 percent
17 or 75 or take the whole damn thing. So it's a brief
18 respite, I'm glad there's a respite.

19 But the chance for the Legislature to
20 revisit the deferral, extend the deferral is still there.
21 The budget process is not concluded and in some ways it
22 actually might load up the accounts for the potential
23 still to come as the budget process concludes for a
24 sweep, for a sweep out of those funds.

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1 So it's -- I don't want to be inaccurate
2 in my comments. I think what you're sharing is very good
3 news but it may be -- you know, it's a brief hiatus until
4 the budget process closes out. So we're glad it's
5 coming, but we have to play the end game successfully to
6 make sure that we keep the deferral from being put back
7 into place.

8 And so CPA and the Trust and of course the
9 CIA coalition are still very focused on that goal and our
10 lobbyists are very focused on that goal as well. As you
11 know I'm stepping down from Executive Director of
12 Connecticut Trust effective next week. Jane Montinaro,
13 who is here and who you know well, is being appointed --
14 as been appointed Interim Executive Director.

15 And having given out \$5 million in grant
16 monies over her time with the Trust, she is well known
17 and well liked and an excellent choice for managing the
18 transition that's ahead. And the organization could not
19 be in better hands, short or long-term. And Jane, I
20 appreciate the two years working with you all.

21 It was a bitter sweet decision to leave
22 and there's a lot -- there's a great deal including the
23 discussion and the statute that you all undertook today
24 that I hope to bring back to New York. The way the tax

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1 credit program works here is better than New York. The
2 extraordinary role that you all play and the Attorney
3 General's office plays in terms of interceding in
4 demolition matters such as today, that does not exist in
5 New York.

6 But I do feel like having been given the
7 opportunity and the responsibility of leading the State
8 Preservation Office in New York is a very strong green
9 light for both the Governor and the Commissioner of Parks
10 to do -- to be aggressive on improving to make New York a
11 bigger better state in terms of preservation.

12 So I look forward to having two brief
13 years -- as one person in New York called it, your
14 sabbatical in Connecticut, having two brief years here to
15 fundamentally inform the work ahead in New York. So I
16 thank you for, you know the experience, the
17 collaboration, the opportunity to work together, both HBC
18 and SHPO staff.

19 It will fundamentally inform my career
20 ahead albeit, in New York. So thank you.

21 CHAIRPERSON NELSON: Daniel, thank you for
22 all your efforts.

23 Let's see, public forum. Is there anyone
24 here to speak at the public forum? Two sort of quick

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1 things before we adjourn. One is the CEPA workshop that
2 you all have heard about ad nauseam --

3 MR. WOODWARD: The rolling workshop.

4 CHAIRPERSON NELSON: -- the rolling
5 workshop. It appears -- and if I can get a show of hands
6 for those people who need to be present which are the new
7 Council members, that the last week of August which I
8 believe is the week that starts August 28th, so Wednesday
9 the 30th, that would be a window that we have with Alan
10 and his colleagues to have a workshop.

11 So I want to check with all of you before
12 I send out another dual poll.

13 MR. PARTRIDGE: And that's a morning?

14 CHAIRPERSON NELSON: Yeah, and look at any
15 time that week actually. I'm offering Wednesday because
16 this is --

17 MS. GLASER: I can't do Tuesday, Thursday.

18 MR. PARTRIDGE: Tuesday is not good.

19 MS. GLASER: My classes start then.

20 CHAIRPERSON NELSON: But you could do
21 Wednesday.

22 MS. GLASER: Yeah.

23 CHAIRPERSON NELSON: Okay, Wednesday but
24 Tuesday and Thursday. And the same for you Brian?

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1 MR. JONES: I could do Wednesday morning.

2 MS. GLASER: And it would have to start
3 after 9:30 just because I have a child to get to school.
4 That's the week all schools start, so.

5 MALE VOICE: That's right, that's right.

6 CHAIRPERSON NELSON: So 9:30 to 11:30 is a
7 good window?

8 MS. GLASER: Yeah.

9 CHAIRPERSON NELSON: Okay and what about
10 Jeff?

11 MR. PARTRIDGE: I could do that I think.

12 CHAIRPERSON NELSON: Okay, so that's
13 Wednesday the 30th. Alright, 9:30 to 11:30, this might
14 actually be --

15 MR. PARTRIDGE: And that will be held
16 here?

17 CHAIRPERSON NELSON: -- well yes, it would
18 be held here because the move doesn't happen until
19 September. Okay, wonderful. Alright, well I will send
20 out a poll to everybody again just so that staff can
21 respond as well.

22 And the thing I wanted to just check, and
23 I'm looking at Liz and I'm looking at Todd, the August
24 meeting is in fact another Protection Act issue?

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1 MR. LEVINE: Well right now the August
2 meeting is indeed scheduled to be a Protection Act with
3 transcription, and the transcription is already booked.

4 CHAIRPERSON NELSON: Ahum.

5 MR. LEVINE: However, there is a letter of
6 intent with the owner and a potential developer for
7 redevelopment of the mill site rather than demolition.
8 In fact -- and they're investigating.

9 So if we get some -- either a request for
10 more time before the August meeting or some sort of
11 resolution before the August meeting, then we will
12 cancel. But as of right now it is still on the agenda.

13 CHAIRPERSON NELSON: Okay, and let me just
14 -- sorry to sort of keep dwelling on quorum. Let me just
15 do a show of hands of people who are actually available
16 to be at the August meeting.

17 MR. WOODWARD: I'll be away.

18 MR. PARTRIDGE: I'm away.

19 CHAIRPERSON NELSON: Okay.

20 MR. JONES: I'm here -- I'm doing other
21 things but I can run away.

22 CHAIRPERSON NELSON: Okay, so let's --

23 MR. JONES: I prefer not to, but I could
24 be here.

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1 MS. GLASER: So that first week in August?

2 MR. JONES: I'm running a dig for the --

3 CHAIRPERSON NELSON: It might be the 1st
4 -- I think it might be the 2nd?

5 MS. KANE: Of August, yeah, I think it's
6 early.

7 CHAIRPERSON NELSON: Okay so --

8 MS. KANE: August 2nd.

9 CHAIRPERSON NELSON: -- so Jeff is away,
10 Walt is away, okay.

11 MR. JONES: I can be here.

12 CHAIRPERSON NELSON: Alright, so we've got
13 two possible --

14 MR. JONES: I hate to leave the site.

15 CHAIRPERSON NELSON: -- okay one, two,
16 three, four -- Walter.

17 MR. WOODWARD: You know, something I
18 wanted to say, I recently had an opportunity to look at
19 videos that I guess produced in-house by staff on the tax
20 rehabilitation credits.

21 And Julie did an excellent job on those.
22 Those are clear, they're straightforward, those videos
23 are about as good as that kind of video can be. Really
24 dwelled on --

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1 MS. CARMELICH: Oh Walt, oh boy thanks.

2 (miscellaneous back and forth

3 conversation)

4 MR. WOODWARD: -- well I hear they're
5 going viral, I don't know.

6 MS. CARMELICH: God Bless you. I actually
7 consider those to be one of my personal --

8 MR. WOODWARD: Well, but it's a reasonably
9 complicated and detailed process, and step-by-step you
10 take people through it in a very clear way without a lot
11 of fluff.

12 MS. CARMELICH: -- thank you.

13 MR. WOODWARD: It's terrific.

14 MS. CARMELICH: We hope to do more on our
15 other programs too eventually once we hire a model to
16 speak.

17 CHAIRPERSON NELSON: And sorry to go back
18 to the August meeting again, I just want to check. If we
19 don't have a Protection Act issue are there other agenda
20 items potential because sometimes we have collapsed the
21 July and August meeting into one meeting? I just want to
22 see.

23 MR. LEVINE: So I don't know that we're
24 going to have any HRF grants because I think we have

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1 suspended them until now. So I think -- I don't know if
2 they would be coming in for August.

3 MS. LOZUPONE: Yeah, we're not
4 anticipating any -- to be expecting any grants probably
5 until the fall. We may take them internally to review
6 them in preparation for the fall, but given the budget we
7 don't anticipate putting any through. But there could be
8 CLG grant applications.

9 MR. LEVINE: And I know there's no State
10 Register as you know for this month or last month, so my
11 understanding from Jenny was that would be an influx
12 coming in in August. But --

13 CHAIRPERSON NELSON: Okay.

14 MR. LEVINE: -- theoretically if -- I mean
15 if we don't have a quorum then, you know, we won't have a
16 meeting.

17 CHAIRPERSON NELSON: So it looks like
18 there is a quorum. I'm just wondering if in fact we
19 don't have a Threatened Properties Protection Act, it
20 seems at the very least we could do a call-in meeting as
21 opposed to people being physically present.

22 MR. LEVINE: Yes.

23 CHAIRPERSON NELSON: If there's a State
24 Register. When would you get the final determination on

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1 what would --

2 MR. LEVINE: Well, I can talk to Jenny
3 today --

4 CHAIRPERSON NELSON: -- okay.

5 MR. LEVINE: -- or Liz can talk to Jenny
6 today and find out.

7 CHAIRPERSON NELSON: Okay.

8 MS. LOZUPONE: And we can talk to Mary
9 about the CLG grants when she's back next week.

10 CHAIRPERSON NELSON: Okay, because I would
11 think actually from your perspective with the move coming
12 up that it might actually be a relief too to not have an
13 HPC meeting to gear up for. But if there is things, for
14 certain we'll meet.

15 MR. LEVINE: Yes.

16 CHAIRPERSON NELSON: Okay. Alright,
17 motion to adjourn?

18 MALE VOICE: So moved.

19 CHAIRPERSON NELSON: Okay, second?

20 MR. JONES: Second.

21 CHAIRPERSON NELSON: Okay, adjourned.

22 (Whereupon, the meeting was adjourned at

23 11:35 a.m.)

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