

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

HISTORIC PRESERVATION COUNCIL MEETING

JULY 10, 2019

9:45 A.M.

STATE HISTORIC PRESERVATION OFFICE  
450 COLUMBUS BOULEVARD  
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 Department of Economic and Community Development,  
3 Historic Preservation Council Meeting, held at the State  
4 Historic Preservation Office, 450 Columbus Boulevard,  
5 Second Floor, South Conference Room F, Hartford,  
6 Connecticut on July 10, 2019 at 9:45 a.m. . . .

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10 CHAIRPERSON SARA NELSON: Good morning,  
11 Fiona and Walt.

12 DR. WALTER WOODWARD: Good morning.

13 CHAIRPERSON NELSON: We're ready to call  
14 the meeting to order.

15 MS. FIONA VERNAL: All right. Thank you.

16 DR. WOODWARD: Excellent.

17 CHAIRPERSON NELSON: Good morning. I'm  
18 calling the July 10th Historic Preservation Council  
19 meeting to order. A quorum is present.

20 For those of you, who are members of the  
21 public today, you'll find copies of the agenda for this  
22 meeting and the sign-in sheet next to the door.

23 The meeting will be divided into two  
24 parts. Part one will be conducted from now until 10:15,

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1 and, at 10:15, there will be a 15-minute recess, which  
2 will allow people to come into the room, who are here for  
3 agenda item number IX, which is 95, 97-99 Howe Street,  
4 New Haven.

5 Should there be sufficient time before the  
6 end of part one, we will vote to move agenda item XI  
7 forward.

8 MS. VERNAL: Excuse me.

9 CHAIRPERSON NELSON: Yes?

10 MS. VERNAL: Did we want to say anything  
11 about Brian?

12 CHAIRPERSON NELSON: Fiona, yes, but not  
13 at this point.

14 MS. VERNAL: Okay.

15 CHAIRPERSON NELSON: The following is the  
16 Historic Preservation Council's policy regarding conflict  
17 of interest.

18 The Historic Preservation Council votes on  
19 matters, which provide leadership, service and economic  
20 benefit to property owners, consultants, local  
21 governments and not-for-profit organizations.

22 Given this responsibility and to maintain  
23 the highest professional standards in the discharge of  
24 our duties, it is important to maintain a strong Code of

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1 Ethics for all Council members and Department employees.

2 In order to provide possible violations of  
3 the Department of Economic and Community Development  
4 ethic statement, it is necessary for Council to be aware  
5 of any situations for which there is real potential or  
6 apparent conflict of interest involving anyone here.

7 A conflict of interest may occur when a  
8 public official's participation in agency matters results  
9 in personal financial gain.

10 You all have been provided with a copy of  
11 the DECD ethic statement. Have reviewed them in today's  
12 agenda, I want to ask any Council members or staff to  
13 disclose any affiliations, which may present a potential  
14 conflict. Are there any such? Okay.

15 Karyn, you're going to clarify for the  
16 record that?

17 MS. KARYN GILVARG: Yes. I thought I'd  
18 wait until the hearing on the New Haven matter to clarify  
19 what my role in New Haven was.

20 CHAIRPERSON NELSON: Perfect. Okay. The  
21 next agenda item is number IV, with the review and the  
22 approval of the June 5, 2019 minutes. Are there  
23 corrections to the minutes, as presented? Margaret?

24 DR. MARGARET FABER: Just a couple. So

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1 item eight, threatened properties update, number one,  
2 it's Coggshell-Robinson for the house name, C-O-G-G-S-H-  
3 E-L-L, dash, Robinson, and that's mentioned in another  
4 place in that same paragraph and then on the next page in  
5 the third paragraph.

6 Okay and then number 15 says about I'm  
7 congratulating Ms. Shapiro. I just wondered if her title  
8 should be listed there for her new appointment.

9 MS. LIZ SHAPIRO: Can you tell me what  
10 page that's on? I'm sorry.

11 DR. FABER: I'm sorry. That's page nine.  
12 And the other problem was on page eight and nine.

13 MS. SHAPIRO: Great. Thank you.

14 CHAIRPERSON NELSON: Are there any other  
15 items? Okay. Not hearing any, is there a motion to move  
16 to approve the minutes, as corrected?

17 DR. FABER: So moved.

18 CHAIRPERSON NELSON: I saw Margaret, and  
19 then I saw Kathy, so I'm taking it you're a second,  
20 Kathy?

21 MS. KATHLEEN MAHER: Yes.

22 CHAIRPERSON NELSON: All right. All those  
23 in favor?

24 VOICES: Aye.

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1 CHAIRPERSON NELSON: All those opposed?  
2 Hold on one second. Fiona and Walter?

3 MS. VERNAL: Aye.

4 CHAIRPERSON NELSON: And Walter?

5 DR. WOODWARD: Aye.

6 CHAIRPERSON NELSON: Okay, so, that was  
7 unanimous for and one abstention. All right, thank you.

8 Okay. The first agenda item, V.a., the  
9 Historic Preservation Council votes to recommend the  
10 award of a Survey and Planning Grant, funded by the  
11 Community Investment Act of the State of Connecticut, to  
12 the below-listed applicant in the amount shown.

13 All grant guidelines and State  
14 requirements shall be met by the below-listed applicant  
15 upon receipt of a grant, as administered by the  
16 Department of Economic and Community Development.

17 Staff recommends the application for  
18 funding. The applicant is the First Church of Christ,  
19 Woodbridge. The project is consulting services of a CFR  
20 qualified conservator to examine current conditions and  
21 make recommendations for the repair of historic plaster  
22 and painting in the sanctuary of the First Church of  
23 Christ, Woodbridge, Meeting House 1832, 5 Meeting House  
24 Lane, Woodbridge.

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1 Is there a motion to move?

2 MS. MAHER: Motion.

3 CHAIRPERSON NELSON: Kathy. And a second?

4 I saw Tom. All right. Good morning, Mary.

5 MS. MARY DUNNE: Good morning. So staff  
6 does recommend approval of this application. The Church  
7 received a grant from us several years ago, or they  
8 completed it last year, to do the structural repairs that  
9 were required in the sanctuary, and, so, now they are  
10 addressing the not exactly cosmetic.

11 There are plaster issues and cornice  
12 issues, and then this really gorgeous, as you saw from  
13 the photos, Trompe-L'Oeil painting, and, so, they need to  
14 hire a conservator, and we're sort of splitting hairs  
15 over what type of conservator they want; a fine arts  
16 conservator, which would make sense, because of the  
17 painting, and the Secretary of the Interior has a pretty  
18 broad-based description of the different types of  
19 conservators, so we will work with them if they're  
20 awarded the grant to hire the best combination of  
21 historic building experts and art conservators to make  
22 sure that they get the right product.

23 The budget is high. I believe, from  
24 subsequent conversations, that this may not cost more

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1 than \$5,000 or \$10,000. I did, since the budget was a  
2 little nebulous, you know, up to 20, up to 40, they're  
3 prepared to match whatever is required, even if it were  
4 to go over, you know, 40,000, but, honestly, I believe  
5 something like this is only going to be \$5,000 to  
6 \$10,000, so I don't know if you want to revise the  
7 resolution.

8 I mean they only get reimbursed for half  
9 of what they spend, so I'm not sure how you want to  
10 handle that.

11 CHAIRPERSON NELSON: So my experience is,  
12 if they actually are doing paint sampling and putting it  
13 under the microscope and doing microscopy, that that  
14 budget, that their budget that they've identified might  
15 actually be appropriate.

16 MS. DUNNE: Okay.

17 CHAIRPERSON NELSON: So I would want to  
18 leave them the flexibility.

19 MS. DUNNE: Great. Great. And, as I  
20 said, they're prepared to go over the match, as well, so  
21 they can match 20 and beyond if it is going to be more  
22 than that.

23 So there's no one here, but I'll be happy  
24 to answer any concerns or questions.

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1 CHAIRPERSON NELSON: Are there Council  
2 member questions? Kathy?

3 MS. MAHER: Yeah, so, you're right.  
4 Splitting hairs is -- fine arts conservator means  
5 something very specific and it's not this.

6 MS. DUNNE: Right.

7 MS. MAHER: They would want to reach out  
8 to like Canning Studios.

9 MS. DUNNE: Yeah.

10 MS. MAHER: Because they do everything.  
11 They're the master craftsmen that can deal with the  
12 Trompe-L'Oeil.

13 MS. DUNNE: There are several firms.

14 MS. MAHER: Yeah. Yeah.

15 MS. DUNNE: Well, exactly. And, in fact,  
16 Canning I believe was involved in the HRF Grant. I mean,  
17 obviously, this will have to be competitively bid, but  
18 there is a small group, a, you know, pool of qualified,  
19 and Canning did suggest that they pair with a fine arts  
20 person and a plaster conservator. It's a lot of moving  
21 parts here, but, you know, we'll make sure that they get  
22 the right team.

23 MS. MAHER: So they're on the right track.

24 MS. DUNNE: Yeah.

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1 CHAIRPERSON NELSON: So other questions?

2 Karyn?

3 MS. GILVARG: Mary, the imagery in the  
4 Trompe-L'Oeil, none of it is religious, is that correct?

5 MS. DUNNE: Right. No.

6 MS. GILVARG: Okay.

7 CHAIRPERSON NELSON: Other questions?

8 MS. MARGUERITE CARNELL: I was just going  
9 to make a comment that Canning does plaster conservation  
10 in-house, so they can do that, and they will typically  
11 sub-contract to a fine arts conservator for anything  
12 that's basically painted on canvas.

13 MS. DUNNE: Great. It's not canvas. I  
14 don't believe it is.

15 CHAIRPERSON NELSON: Any other comments or  
16 questions? Okay. Not hearing any, all those in favor of  
17 this motion?

18 VOICES: Aye.

19 CHAIRPERSON NELSON: Walter and Fiona?

20 DR. WOODWARD: I'm good.

21 CHAIRPERSON NELSON: Fiona? Okay, so, all  
22 opposed? Abstention? I'll put her as an abstention.  
23 Motion carries.

24 Agenda item V.b., the Historic

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1 Preservation Council votes to recommend the award of a  
2 Survey and Planning grant funded by the Community  
3 Investment Act of the State of Connecticut to the below-  
4 listed applicant in the amount shown.

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

10 The applicant is the Mark Twain House and  
11 Museum. The project is consulting services of a CFR  
12 qualified historical architect to conduct a comprehensive  
13 condition assessment of the exterior woodwork and paint  
14 of the Mark Twain House 1874, 351 Farmington Avenue,  
15 Hartford, Connecticut, and the grant amount is \$5,000.

16 A motion to move?

17 MS. MAHER: Motion.

18 CHAIRPERSON NELSON: And a second?

19 MR. JEFFREY PARTRIDGE: Second.

20 CHAIRPERSON NELSON: Jeff.

21 MS. DUNNE: And, again, staff recommends  
22 approval of the application. I think they're going about  
23 it the right way. They're not delving right into  
24 repainting. They need to take a look at the actual

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1 condition of the woodwork before they actually jump into  
2 the job.

3 There's no one here from Mark Twain House  
4 to take any questions, but I would be happy to answer any  
5 concerns or questions that you might have.

6 CHAIRPERSON NELSON: I've got one, and  
7 this goes back to this conversation that I think we have  
8 with a lot of these Survey and Planning grants.

9 So the motion is a comprehensive condition  
10 assessment, and the owner is looking for condition  
11 assessment and plans and specifications for bidding, and  
12 that feeds into my budget question.

13 MS. DUNNE: Well that's interesting,  
14 because that seems low. They did consult three  
15 qualified, and this is okay, this is appropriate  
16 according to State Procurement, they did approach three  
17 qualified architects, and they got three bids, and using  
18 that scope I'm kind of surprised that the total budget  
19 cost is \$10,000. I'm not sure how you want to address  
20 it.

21 MS. MAHER: So, to that point, now points  
22 for the Mark Twain, because they actually did acknowledge  
23 that in the application, the other bid was \$25,000, which  
24 seemed more realistic, because just being familiar with

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1 the amount.

2 CHAIRPERSON NELSON: Yeah.

3 MS. MAHER: I mean Crosskey knows what  
4 they're doing, absolutely.

5 CHAIRPERSON NELSON: Right.

6 MS. MAHER: But I wasn't sure if there was  
7 an in-kind component to that, because I agree with Sara.  
8 It's extraordinarily low for that.

9 MR. THOMAS ELMORE: And the question I  
10 have, have you seen what was submitted to the architects  
11 to get a real understanding of what they're asking for?

12 MS. DUNNE: Actually, that's a good  
13 question. No. We usually do that after the fact, but,  
14 obviously, we would look at all three proposals, and  
15 that's a good question.

16 MR. ELMORE: No. I would go back to what  
17 did they give the architects, not look at the proposals.

18 MS. DUNNE: Right, so, they really  
19 understand the scope of work.

20 MR. ELMORE: Right.

21 MS. DUNNE: Well, in the proposal, we'll  
22 outline exactly what they're going to do, but you're  
23 right. Yeah, they didn't ask for --

24 MR. ELMORE: Because I picked up on the

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1 large discrepancy. I mean if one was 20 and one was  
2 25,000, that's different, but you're looking at two and a  
3 half less.

4 MS. DUNNE: Well that's why I think it's  
5 important to look at the proposal, as well, because there  
6 may be not add alls, but there might be additional costs  
7 that aren't in the base that might add to it, so we could  
8 table it, and I can gather that information and explain  
9 to them what the concerns are and see if this is really  
10 how they want to proceed, or if, upon reviewing the bids,  
11 I notice why there's such a discrepancy, and we could  
12 advise them, you know, to review their request.

13 CHAIRPERSON NELSON: If, in reviewing the  
14 bids, you notice that the proposal is more money or is  
15 more comprehensive, then we've under-funded them.

16 MS. MAHER: And that cuts their time frame  
17 out, because, again, that cold weather, yeah.

18 MR. ELMORE: Sara, you know. Did you draw  
19 up that? That's not easy.

20 CHAIRPERSON NELSON: I was assuming they  
21 actually had drawings, but that's a whole big question.

22 MS. DUNNE: Yeah. I think it would not  
23 serve the applicant if we just awarded them \$5,000, even  
24 if that's how much they think they need, so we could,

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1       yeah, we could just table it, and I could gather the  
2       information and include that in the next package, so you  
3       can see it, and then take it from there.

4                   CHAIRPERSON NELSON:   It's really in their  
5       best interest.

6                   MS. MAHER:   Peter comes from a strong  
7       background.

8                   MS. DUNNE:   Well that's why -- I guess  
9       maybe that's why I considered this, you know, ready to  
10      go, because I spoke with Peter personally, and I spoke  
11      with Catherine, the Grants Manager, but, you know, I  
12      don't think there's anything wrong.

13                  CHAIRPERSON NELSON:   Is there anyone here,  
14      who can answer these from the Mark Twain House?

15                  MR. PARTRIDGE:   There's no option of  
16      increasing an amount, if needed?

17                  MS. DUNNE:   Oh, after the fact?

18                  MR. PARTRIDGE:   No, now.

19                  MS. DUNNE:   No, not now.

20                  CHAIRPERSON NELSON:   I think  
21      clarification, to Tom's point, about what was the scope  
22      that was identified by the owner, and then review. Given  
23      that it's July already, they wouldn't be moving into  
24      restoration work this year.

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1 MS. DUNNE: They're planning -- I asked  
2 about the other projects they were planning, and they're  
3 not going to be doing them until spring of 2020 and  
4 beyond, and, so, I don't know.

5 They're kind of compartmentalizing  
6 everything. I don't know that this would cause them any  
7 undue inconvenience.

8 MS. MAHER: Yeah, because it's just study.

9 MS. DUNNE: Yeah. They're not going to  
10 undertake anything until next spring anyway.

11 CHAIRPERSON NELSON: Okay. It seems,  
12 looking around the table, that that's the general  
13 consensus, so, then, we would need a motion to table this  
14 until the August -- what is the date of our August  
15 meeting?

16 A FEMALE VOICE: 7th.

17 CHAIRPERSON NELSON: Thank you. The  
18 August 7th.

19 A FEMALE VOICE: Motion to table.

20 CHAIRPERSON NELSON: Okay. To table to  
21 August 7th meeting. Is there a second? Leah. Okay.  
22 All those in favor of tabling?

23 VOICES: Aye.

24 CHAIRPERSON NELSON: Fiona? Walter?

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1 DR. WOODWARD: Aye.

2 CHAIRPERSON NELSON: Okay. Fiona? All  
3 those opposed? We'll put her down as an abstention.  
4 Motion carries.

5 Agenda item V.c., the Historic  
6 Preservation Council votes to recommend the award of a  
7 Survey and Planning grant funded by the Community  
8 Investment Act of the State of Connecticut to the below-  
9 listed applicant in the amount shown.

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

15 The applicant is the Stonington Cemetery  
16 Association. The project is Consulting Services of a CFR  
17 qualified structural engineer to prepare a condition  
18 assessment of the Billings Family Mausoleum 1896,  
19 Stonington Connecticut, and the grant amount is \$4,500.

20 Is there a motion to move?

21 DR. FABER: So moved.

22 CHAIRPERSON NELSON: Margaret. And a  
23 second?

24 MS. MAHER: Second.

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1 CHAIRPERSON NELSON: Kathy.

2 MS. DUNNE: Great. Staff does recommend  
3 approval of this application, as well. The Stonington  
4 Cemetery was listed on the National Register with funding  
5 from our Hurricane Sandy Disaster Relief Assistance  
6 Grant. The Billings' Mausoleum is a contributing  
7 resource to the -- I guess it's a district.

8 So we do recommend approval. There was  
9 concern about the disposition of the dome on my part,  
10 especially considering some of the materials in the  
11 application, but the plan is to, while they did have to  
12 lower it to protect it, they feel certain they can do all  
13 of the investigation with it sitting there and possibly  
14 even the repair with it sitting there, and their ultimate  
15 plan is to restore and reinstate the dome.

16 Actually, we do have Lynn Callahan and her  
17 colleague from the Stonington Cemetery Association to  
18 answer any questions that I cannot.

19 CHAIRPERSON NELSON: Are there Council  
20 member questions? Tom?

21 MR. ELMORE: I'm curious. Where does the  
22 dome go?

23 MS. DUNNE: I had that question, too, and  
24 I did ask that question.

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1 CHAIRPERSON NELSON: Can we ask them to  
2 come up to the table, because we're transcribing? Thank  
3 you. Could you just give us your name?

4 MS. LYNN CALLAHAN: Lynn Callahan.

5 CHAIRPERSON NELSON: Okay, thank you.

6 MS. CALLAHAN: Stonington Cemetery  
7 Association. The dome originally sat I think in a  
8 steeple. We don't have pictures or original plans, and  
9 this is a J & R Lamb design idea, to have a colored glass  
10 dome or even a sort of a half circle in a building to  
11 cast reflective light on the floor of the building.

12 In this case, the dome, as you can see  
13 from the photos, is not representational. There are some  
14 pictures online in Churches of these big domes with  
15 pictures of Saints.

16 This one is simply a design, a colored  
17 glass design, and it's not stained glass. It's colored  
18 glass, leaded colored glass, but, in the late 1990s, and  
19 I was not a Board member at that time, there was worry  
20 and concern that the dome would fall, because the  
21 structural members had rotted, because there's leaking,  
22 so the dome was lowered to the floor, and you can see  
23 it's encased, and I have other photos, if you'd like, so  
24 it was encased in sort of a wood corset structure, so

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1 it's protected, but even then, because of moisture in the  
2 building, the wood that comprises the dome is sort of  
3 orange. Orange section shape is beginning to rot a  
4 little bit.

5 We have contacted, also, a glass  
6 restoration specialist, and I don't know if he's on your  
7 list or not. This is a recent conversation. His name is  
8 Fabio Pizzol from Studio Pizzol in Niantic, and I brought  
9 information about him with me, too, that I can leave with  
10 you.

11 It's a matching grant. I have some  
12 figures of \$7,000 or \$8,000 from the engineering firms to  
13 do the assessment, but then I think, if there's another  
14 assessment of the glass, that that will cost additional,  
15 but this is a matching. We're asking for matching funds.

16 CHAIRPERSON NELSON: Thank you. Are there  
17 other questions for Ms. Callahan? Margaret?

18 DR. FABER: I just did have the same  
19 concern about why the dome was appraised at one stage.  
20 That worried me. So is there a guarantee? I mean it's  
21 obviously a character-defining feature of the mausoleum  
22 and must remain, so I wondered, you know, is there any  
23 guarantee that it's not going to be sold?

24 MS. CALLAHAN: The reason that there was

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1 an appraisal is because some years ago there was sort of  
2 a rumor that this was a tiffany dome, so there was a lot  
3 of pressure on the Board to divest of it, to raise money  
4 to preserve the building or the rest of the cemetery, so  
5 the appraisal was done to let the community know that  
6 there wasn't a \$12,000 piece of glass sitting inside this  
7 building.

8 DR. FABER: Okay, good.

9 MS. CALLAHAN: So the dome, itself, has no  
10 really monetary value, except it's an intrinsic part of  
11 the structure. It's just very hard for the organization  
12 to make decisions about restoration without an  
13 assessment.

14 DR. FABER: Thank you very much for your  
15 time.

16 CHAIRPERSON NELSON: Thank you. Kathy?

17 MS. MAHER: So it's a wonderful story. I  
18 appreciated the story that went along with it, but there  
19 is no issue with the family?

20 So I was just wondering. I said it was a  
21 wonderful story, but because the family has really not  
22 been actively participating in the restoration, so is  
23 there complete authority to actually move forward with  
24 this work without a family blessing?

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1 MS. CALLAHAN: The family, at the end of  
2 the 1990s, when the Cemetery Association began to  
3 seriously think about restoration, contacted any family  
4 member, and there's a long list, and there's  
5 documentation, and, ultimately, and there's legal  
6 paperwork, the mausoleum is the property of the  
7 Stonington Cemetery Association.

8 MS. MAHER: Thank you.

9 CHAIRPERSON NELSON: Any other comments or  
10 questions? Okay. Not hearing any, all those in favor of  
11 this?

12 VOICES: Aye.

13 CHAIRPERSON NELSON: Fiona and Walt? All  
14 those opposed? Two abstentions. Motion carries.

15 So the time is 10:10. Can you do the SHPO  
16 report in five minutes?

17 MS. SHAPIRO: Sure.

18 CHAIRPERSON NELSON: Okay. I need to have  
19 a vote to re-order the agenda to hear agenda item XI, the  
20 Report of the State Historic Preservation Office, before  
21 we break at 10:15. All those in favor?

22 VOICES: Aye.

23 CHAIRPERSON NELSON: Okay. Fiona? Walt?

24 DR. WOODWARD: Aye.

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1 CHAIRPERSON NELSON: Okay. Fiona? It's  
2 supposed to be unanimous. We'll assume she's in favor.  
3 Did she get dropped from the call?

4 MS. SHAPIRO: I don't think so. I didn't  
5 hear it. Hi, everyone. So I'll just give you a little  
6 bit of an update. You know we're looking to hire for an  
7 architectural preservationist to fill Liz  
8 Opon's(phonetic) job.

9 The application period has closed.  
10 They're reviewing the applicants now with H.R., and we  
11 expect to see a list Monday/Tuesday of next week, the  
12 15th/16th.

13 SHPO is going to be talking about  
14 interview questions this afternoon. We have an interview  
15 team, and we're hoping, I'm hoping to be interviewing  
16 before I leave on vacation on the 26th of July, and it  
17 would be amazing if we could. We will have them  
18 scheduled if not, and have them move forward with the  
19 interviews at that point, so we're excited about that and  
20 on target to maybe have someone in before the month of  
21 August is over.

22 And the other thing that we're kind of  
23 excited about is we're beginning to work with UConn Law  
24 School, Sara Bronin, and the Connecticut Trust for

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1 Historic Preservation to explore the idea of having a  
2 seminar, a symposium on the intersection of historic  
3 preservation and climate change. We read about this all  
4 the time. Sara sent an article this morning from the New  
5 York Times, but we want to be including legislators in  
6 that discussion, and the goal of the day is hopefully to  
7 move forward with, you know, one or two policy  
8 recommendations that really that we can be -- everybody  
9 can be on the same page, environmentalists and  
10 preservationists and our legal teams and legal advisors,  
11 so it's kind of very interesting work, and this is a  
12 knotty problem that, as you know, states are struggling  
13 with, not just the coastline states, but all states.

14 And then the last thing would be is we're  
15 on track to finish the Hurricane Sandy project by  
16 September, and we'll give you a more complete update on  
17 that at our next meeting in August.

18 Mary, do you have anything to add for  
19 SHPO? Just quickly, for the museums, we'll be having a  
20 scoping meeting for the Eric Sloan Museum project next  
21 week, which means we will be starting in September.  
22 We'll know more about that next week.

23 And the Noah Blake Cabin Project at the  
24 Friends of Eric Sloan have been working on is they're

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1 really they have been moving ahead. They worked in the  
2 pouring rain. The week that it rained all week they were  
3 there, and it was a little terrifying for me, but they  
4 were there, and then they were working over July 4th, so  
5 the cabin is moving right along, so that's exciting, but  
6 I'll remind you that the museum is closed right now to  
7 prepare for the renovation.

8                   Newgate Prison, the most interesting thing  
9 is we've been able to accommodate, due to seasonal staff,  
10 a lot of school and camp visits, which we didn't expect.  
11 We thought we would try that this year, but every time I  
12 talked to site supervisor Morgan Bengel, she has  
13 scheduled more, and they just had a group of kids from  
14 second grade to eighth grade, and they had eight staff  
15 and stations and different experiences, and I think that  
16 she said that there were nearly 100 kids that came on  
17 site for four hours.

18                   I haven't heard how that's gone, nor have  
19 I heard from any staff, but I'm excited about that. That  
20 means there is nothing horrible, and they're probably  
21 still all working.

22                   And it's been exciting. You know how  
23 we've been talking about social justice and working with  
24 the people who work in re-entry. A lot of our work

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1 started with the MCPH conference in March, but we're now  
2 working with a group, called Hang Time, which started in  
3 Bridgeport. It's a re-entry services group that is  
4 affiliated with the Peace Center of Connecticut, but  
5 we're working with them and the Department of Corrections  
6 and the re-entry collaborative in Hartford to look at a  
7 re-entry hall of change that would be a permanent feature  
8 and would be at Newgate Prison, but, also, at other  
9 sites, so there would be multiple satellite sites around  
10 the state to really showcase what formerly incarcerated  
11 people have done when they've come out of prison, so  
12 we're very excited about that.

13 Prudence Crandall Museum they finished an  
14 inventory of the library and the rare book collection.  
15 Some of it is not so rare as we thought, but is simply  
16 old, and, as we re-evaluate what our mission is going to  
17 be looking like there, we may have a lot of interesting  
18 conversations about the collection and whether it  
19 actually is supporting the mission as we move forward.

20 We also found some really interesting  
21 artifacts that were collected when the museum was  
22 originally established.

23 They thought it was going to be a museum  
24 of African-American history. That was the original

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1 intent, and, so, we have some really challenging material  
2 that we're going to be working through with colleagues  
3 across the country with their help.

4 And at Henry Whitfield Museum, they're  
5 moving right along. New security system. All the  
6 museums participated in Make Music Day on June 21st,  
7 except for the Eric Sloan Museum. It was a dicey weather  
8 day, and it was a Friday night on June 21st, so that  
9 impacted some visitation, but it's a great event, so I  
10 think things are moving ahead, and we're having a really  
11 nice successful season.

12 CHAIRPERSON NELSON: Thank you, Liz.

13 MS. SHAPIRO: You're welcome.

14 CHAIRPERSON NELSON: Right on time.

15 MS. MAHER: Sara, can you send the New  
16 York Times article again?

17 CHAIRPERSON NELSON: I will send it to all  
18 the Council members. So it is 10:16, so we are going to  
19 take the break from now until 10:30. We will reconvene  
20 this meeting at 10:30, where we will hear agenda item IX  
21 for 95, 97-99 Howe Street, New Haven.

22 (Off the record)

23 CHAIRPERSON NELSON: Thank you for being  
24 patient. We'll reconvene part two of the Historic

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1 Preservation Council's meeting.

2 Before we get into the agenda item number  
3 IX, there are a couple of background things. One is we  
4 need to reconfirm if we still have a member present on  
5 the line. Fiona, are you still on the line?

6 MS. VERNAL: I'm still here.

7 CHAIRPERSON NELSON: Okay, thank you. All  
8 right and for all of you, who are visitors today,  
9 welcome, and thank you for taking time to come up here to  
10 be present for these proceedings.

11 I'm going to go over some format for how  
12 this type of agenda item unfolds. The first thing that  
13 will happen is I will read a motion, which will be moved  
14 and seconded, and a copy of the motion is actually on the  
15 table as you came in.

16 Council will hear an introduction from  
17 Todd Levine, who is our SHPO staff coordinator for these  
18 agenda items.

19 He will be immediately followed by the  
20 representative for the property owner in this case, MOD  
21 Enterprises, via his attorney, followed by our statutory  
22 partner of the Connecticut Trust for Historic  
23 Preservation, and both the owner and our statutory  
24 partner are allowed up to 20 minutes to make a

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1 presentation to the Council.

2 Council members will have an opportunity  
3 to ask questions of each of -- both the owner and the  
4 Connecticut Trust after their presentations, and, when  
5 that portion of the meeting has happened, then we draw  
6 upon members of the public, who have come to speak to us,  
7 and the reason that we were asking you to identify if you  
8 were speaking in favor of or against the motion was that  
9 we looked to call people in alternating order, so both  
10 viewpoints are equally presented in the time that we  
11 have, and we will be calling your name in the order in  
12 which you have signed in on this sheet that's in front of  
13 me, and I just want to make sure that everybody has  
14 actually signed into this sheet who wants to speak. Is  
15 that true? Okay, good.

16 All right, so, when we call on you to make  
17 a comment, you will be given five minutes to do so. We  
18 ask that you come to the head of the table here and speak  
19 more closely into the microphone.

20 We ask that you identify your name and  
21 your affiliation for the record, and only those people,  
22 who have signed in, will be called to actually speak.

23 If you have any written statements that  
24 you've brought, please give those to any one of the SHPO

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1 members, and maybe you could raise your hand. In the  
2 back there. And they will make sure that copies of your  
3 statements are actually given to the Council.

4 Council members and staff do not respond  
5 to questions made during the presentation of public  
6 comments, and you're invited to stay for the meeting  
7 while we deliberate, and we will deliberate after we have  
8 heard from all of the members of the public, who have  
9 traveled here today to speak to us, so that's the sort of  
10 overall housekeeping.

11 And, also, by way of background, as  
12 Council members know, a letter of invitation was sent to  
13 the property owner in June inviting them to today's  
14 Council meeting.

15 That letter had appended to it a list of  
16 11 questions, which are items that are useful in  
17 documenting a lack of prudent and feasible alternative to  
18 demolition. Part of what our questions will be will be  
19 related to that list of questions.

20 And in the interest of complete and  
21 transparent disclosure, any presentations that we  
22 received in advance of our meeting were made available to  
23 all of the parties, so, for example, any information that  
24 the owner has submitted was made available to Council

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1 members and the Connecticut Trust, and anything from the  
2 Connecticut Trust was made available to the owner and  
3 their representatives.

4 Okay. I think that's it by way of  
5 background. Yes. This will be an appropriate time. I  
6 want to recognize Karyn Gilvarg.

7 MS. GILVARG: Thank you. My name is Karyn  
8 Gilvarg. I'm a member of the Commission. I just wanted  
9 to state that I don't believe I have any conflict of  
10 interest on this item.

11 I was, until November of '17, the Planning  
12 Director in New Haven and, as such, served as staff to  
13 the City Plan Commission, Board of Zoning Appeals and the  
14 Historic District, the local Historic District  
15 Commission, and was the CLG liaison for city government,  
16 however, as I stated, I left in November '17.

17 I don't believe we saw anything to do with  
18 this, or I didn't see anything to do with this proposal  
19 before that time, and I have no affiliation with city  
20 government at present.

21 CHAIRPERSON NELSON: And no affiliation  
22 with the property owner?

23 MS. GILVARG: The property owner or any  
24 members of the development professional team.

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1 CHAIRPERSON NELSON: Thank you for  
2 clarifying that. I do not believe that there is a  
3 conflict.

4 When I read the motion, I'm going to tweak  
5 the wording slightly to reflect some standard language  
6 that we typically use in these motions, and I will  
7 identify what that is.

8 The motion reads the Connecticut Historic  
9 Preservation Council votes to request the assistance of  
10 the Office of the Attorney General to prevent the  
11 unreasonable destruction of the historic properties at 95  
12 and 97-99 Howe Street, New Haven, Connecticut, this is  
13 the new language, listed on the National Register of  
14 Historic Places at the end of the insertion, and, as the  
15 motion continues, pursuant to the provisions of Section  
16 22a-19a of the Connecticut General Statutes.

17 Is there a motion to move? I saw  
18 Margaret, and then a second? Kathy? Okay. And I want  
19 to recognize Todd Levine.

20 MR. TODD LEVINE: Good morning, everyone.  
21 Sorry for putting my back towards you.

22 For the record, my name is Todd Levine.  
23 I'm the architectural historian for the State Historic  
24 Preservation Office, and, as our Chair had mentioned, I

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1 am the staff assigned to the Connecticut Environmental  
2 Protection Act cases.

3 So April 18, 2019, we learned about the  
4 threat in buildings, which are 95 and 97-99 Howe Street  
5 in New Haven through a newspaper article. At that time,  
6 the State Historic Preservation Office had not been  
7 contacted that these were threatened buildings. We had  
8 been contacted by the community, and it was our  
9 understanding that there were no state or federal funding  
10 or permitting associated with this project, so that  
11 didn't trigger an environmental review under the  
12 Connecticut Environmental Policy Act or Section 106 of  
13 the National Historic Preservation Act.

14 The following month, we were contacted by  
15 the Connecticut Trust for Historic Preservation, our  
16 statewide non-profit statutory partner, who notified us  
17 that there were indeed a community effort to preserve  
18 these buildings, and, in fact, they had started a  
19 petition. By the end of the month, they had over 500  
20 signatures. When the petition was submitted to our  
21 office a couple of weeks ago, about 10 days ago, they had  
22 over 800 signatures.

23 On May 3rd, the owners of both buildings  
24 applied for a demolition application, and, in New Haven,

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1 there is a 90-day demolition delay ordinance.

2 On June 5th, our office reached out to the  
3 owner of MOD Equities, Jacob Feldman, informed him of the  
4 SEPA process and requested access to the building, so  
5 that we could determine the condition. The newspaper  
6 article had stated that the condition was not good for  
7 the building, poor. That's one of the reasons at least.

8 Jacob told me he'd get back to me after he  
9 talked to his team to see if they could give us access.  
10 He did not get back to us, but we did receive -- and  
11 then, on June 11th, we sent a letter, as Sara had  
12 mentioned, inviting his team to come to this meeting.

13 On June 21st, I was contacted by MOD  
14 Equities' legal counsel, Mary Jo Andrews of Shipman &  
15 Goodwin, through a letter.

16 SHPO was informed that the owner was not  
17 amenable to allowing us access, and they also declined to  
18 fill out the questionnaire.

19 On June 21st, also on that day, the State  
20 Review Board had their quarterly meeting, where they  
21 voted that both resources continued to contribute to the  
22 National Register, Dwight Street district. Thank you.

23 CHAIRPERSON NELSON: Thank you, Todd. So  
24 now I'd like to recognize Mary Jo Andrews.

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1 MS. MARY JO ANDREWS: Thank you, Madam  
2 Chairman and members of the Council. My name is Mary Jo  
3 Andrews. I'm an attorney at Shipman & Goodwin here in  
4 Hartford, and I represent MOD equities, which is the  
5 owner of 95 and 97-99 Howe Street in New Haven.

6 My client is very sorry he can't be here  
7 today. He's on a family vacation out of state, so he's  
8 asked me to come and represent him.

9 MOD has owned these properties since 2016.  
10 We, in fact, have no indication of the history of how  
11 they became so deteriorated, neither do we know the  
12 history of why they've been, as the SHPO staff report  
13 states, been largely vacant for the past decade. The  
14 buildings were in this rundown shape when MOD purchased  
15 them.

16 MOD's plan was to build a six-story, 30-  
17 unit apartment building that would fit in with the  
18 neighborhood of old and new buildings of various styles  
19 and various scales.

20 The neighborhood includes a six-story The  
21 Novella Apartments, six-story Off Broadway Apartments, a  
22 seven-story Seabury Housing Co-Op and a proposed seven-  
23 story 97-unit apartment complex that would be right  
24 across the street.

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1                   The buildings are in, quote,  
2                   "significantly deteriorated condition," according to the  
3                   project architect, Samuel Gardner. 95 has had a major  
4                   modification with a large bay window on the front façade.

5                   The façade materials are not original, and  
6                   most of the original material from the interior of the  
7                   building has been removed, and there's been a window  
8                   that's been converted to a door.

9                   97-99 has non-original rotting porches.  
10                  There are windows replaced with French doors. The  
11                  interior is extremely rundown. The kitchens and  
12                  bathrooms are circa 1970s/1980s, and the existing stairs  
13                  require bracing and certainly don't meet building code,  
14                  fire code, or the Americans with Disability Act  
15                  requirements.

16                  I would refer you to Architect Gardner's  
17                  letter that was in our materials that we submitted to you  
18                  for photographs of the properties, as well as information  
19                  about the condition of the building and the variety of  
20                  age, scale and style of the neighborhood.

21                  CHAIRPERSON NELSON: And that letter was  
22                  made available, and Council members did see it.

23                  MS. ANDREWS: Thank you. Before  
24                  finalizing its plans and submitting to the city, MOD did

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1 months of due diligence in the community, including  
2 meeting with the Dwight Community Management Team, a  
3 neighborhood group, the City of New Haven Economic  
4 Development Department, the City of New Haven City Plan  
5 Department, Chapel West Special Services District, Alder  
6 Frank Douglas, and, realizing that these buildings were  
7 on the National Register, MOD also met with and had  
8 considerable correspondence with the New Haven  
9 Preservation Trust.

10 Throughout these meetings, there was not  
11 one expression of objection to the demolition. In fact,  
12 the questions that they received over and over again at  
13 these meetings had to do with affordable housing and the  
14 use of local contractors. Those were the issues that  
15 were important to these groups.

16 Ms. Elizabeth Holt, the Director of  
17 Preservation Services at the New Haven Preservation  
18 Trust, during this period toured the buildings and  
19 reviewed the plans. Quotes from Ms. Holt from a New  
20 Haven independent article and from correspondence she  
21 wrote to the New Haven City Plan Commission in support of  
22 the project include that 97-99 is, quote, "in pretty bad  
23 condition."

24 Quote, "The unfortunate fact is that, for

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1 many, many years, this building has not been taken care  
2 of. If they were to sell the property and move on and  
3 decide to not develop here, who is going to buy it and do  
4 the work to save it, or is it going to remain a blighted  
5 building for another decade? We're just trying to be  
6 realistic and support a design for a new building that  
7 will be appropriate for the neighborhood."

8 Quote, "Virtually every building can be  
9 rehabbed. The question is who is going to do it with  
10 little likelihood of a reasonable return?"

11 Arguing these buildings should be  
12 preserved is hypothetical without a willing investor.  
13 The Preservation Trust regrets their possible demolition,  
14 but it is not a solution to let them continue in their  
15 steady decline.

16 Even Mayor Harp recognized in one of her  
17 weekly radio programs the difference between Howe Street,  
18 with its mix of new apartment buildings, and streets like  
19 Dwight Street and Linden Place and other streets in the  
20 area that have kept their older character. Quote, "I  
21 think we're fine," she said of the MOD project.

22 Again, after thorough due diligence, even  
23 including the Preservation Trust, MOD heard no objection  
24 to its plan, therefore, it proceeded in March to submit

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1 its application to the New Haven City Plan Commission,  
2 which unanimously approved the project.

3 Prior to receiving City approval, MOD did  
4 receive correspondence from the Friends of Dwight  
5 Historic District, a group MOD is not familiar with,  
6 asking to meet after Easter or Passover, and MOD  
7 responded that it would be available to meet, but MOD  
8 never heard anything again from the Friend's group.

9 When MOD applied for its demolition permit  
10 in early May, this is when the opposition to the  
11 demolition truly began, with articles in newspapers,  
12 which did not seek input from MOD, and with the local  
13 Historic District Commission meeting, to which MOD was  
14 not even invited.

15 As you can tell from your packet, some of  
16 the opposition is focused on the design of the building  
17 and whether it fits in with the character of the  
18 neighborhood.

19 If MOD had known this, it could have  
20 discussed the concerns and taken them into account in the  
21 design of the project, but, again, after months of  
22 outreach, none of this was known until after the project  
23 was approved.

24 In fact, I have some color renderings of

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1 the project that I'd like to pass out. Thank you, Todd.  
2 The materials in your packet just included black and  
3 white renderings, elevations, so these color renderings  
4 give you a bit of a better idea of what the project is,  
5 as proposed.

6 So, last month, the SHPO's Office  
7 contacted MOD and offered, among other things, quote, "to  
8 provide expert support in exploring alternatives to  
9 demolition, including the potential for state and local  
10 grants."

11 We have since then been in regular touch  
12 with the SHPO's Office. MOD offered to incorporate the  
13 buildings into the design, with the buildings being the  
14 main part in front and the new construction behind the  
15 buildings, but connected to the historic buildings.

16 This would be a hugely-expensive  
17 undertaking for MOD. They would lose the value of the  
18 costs that they had expended over the past year and a  
19 half of development.

20 The historic buildings, besides being a  
21 very inefficient design, could be extremely costly to  
22 rehab, given their deteriorated state.

23 The cost of the project would likely  
24 double, and MOD would have to start over from scratch,

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1 get approval from its investors, and go through the City  
2 approval process again. It would be a major financial  
3 setback, but it could be done, and this is what we had  
4 hoped, if Historic Preservation tax credits would be  
5 available for the project, so MOD approached the SHPO  
6 with this proposal, really hoping that we had a plan that  
7 would work for everyone.

8                   Unfortunately, the way the regulations for  
9 the tax credits were, the SHPO had to tell us that the  
10 tax credits could not apply to the entire project, but  
11 can only apply to the footprint of the historic building.

12                   Unfortunately, this would not be enough to  
13 make the project work financially, given the huge  
14 increase in costs to start all over and incorporate the  
15 buildings.

16                   Unfortunately, the project can't go  
17 forward if they will lose money. Their investors would  
18 pull out.

19                   MOD has done everything right. It vetted  
20 the project with the neighborhood groups, the Alder,  
21 various City agencies and the New Haven Preservation  
22 Trust.

23                   It only went to the City for approval when  
24 it had a good faith belief that there was no opposition,

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1 and it would still change the project to incorporate the  
2 buildings if tax credit support were available to offset  
3 some of the major increased costs. MOD would change the  
4 project if it were at all financially feasible.

5 If the project is stopped from going  
6 forward, query whether there is another developer out  
7 there, who would be able to save these rundown and long-  
8 vacant buildings.

9 As Ms. Holt of the Preservation Trust  
10 said, quote, "Who is going to do it with little  
11 likelihood of a reasonable return?"

12 Because it is not financially feasible to  
13 incorporate the historic buildings into the project, MOD  
14 would like to propose the following to mitigate the loss  
15 of these buildings.

16 Have a professional report done on the  
17 buildings, including the architecture and the social  
18 history, documenting Reverend Beman living there and the  
19 Girls School; sell the buildings for a dollar to an  
20 organization that would relocate or dismantle and store  
21 the buildings; provide up to \$150,000 towards the  
22 relocation or storage of the buildings; donate to the  
23 Preservation Trust or another organization any  
24 salvageable portions of the historic fabric; and

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1 commemorate the buildings through a plaque or other  
2 exhibit display to be located at the site.

3 MOD is a responsible developer and often  
4 preserves historic buildings. Two examples in New Haven  
5 are 315 Whitney Avenue and 516 Orange.

6 MOD has been an active New Haven developer  
7 and understands the history of New Haven and wants to be  
8 considered a responsible corporate citizen. It would  
9 save these buildings if it were financially-feasible to  
10 do so. Thank you.

11 I also, if -- I think I still have time  
12 left.

13 CHAIRPERSON NELSON: Yes.

14 MS. ANDREWS: I'd like to read a letter  
15 that I received this morning from the City of New Haven,  
16 Office of Economic Development, from Stephen Fontana, the  
17 Deputy Director of Economic Development, addressed to Ms.  
18 Nelson.

19 I wish to provide this letter concerning  
20 the redevelopment of two parcels at 95-99 Howe Street,  
21 New Haven, Connecticut.

22 The Economic Development Department has  
23 been working closely with MOD Equities on a proposal for  
24 a six-story, 30-unit residential building at 95-99 Howe

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1 Street in New Haven.

2 Over the past year, MOD has met several  
3 times with personnel in the City's Economic Development  
4 and City Plan Departments, both to discuss its plans and  
5 to gather feedback and input on how best to follow the  
6 City's Land Use approval process and to respect the  
7 perspectives of local residents, particularly given the  
8 fact that the existing buildings are subject to the  
9 City's 90-day delay of demolition ordinance.

10 To that end, the City encouraged MOD to  
11 contact the New Haven Preservation Trust, the local  
12 Alder, Mr. Frank Douglas, the local community management  
13 team, and to respond to any neighborhood residents, who  
14 expressed any concerns about the project.

15 As I understand it, MOD has responded to  
16 and made a good faith effort to work collaboratively with  
17 all of these parties, as documented in various media  
18 stories and meeting minutes.

19 On April 17, 2019, the New Haven City Plan  
20 Commission unanimously approved MOD's site plan for its  
21 proposed redevelopment. The project is as-of-right and  
22 requires no special permit or exceptions.

23 In its report, the CPC included 13  
24 standard conditions of approval for this project, but

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1 included no conditions regarding the site's structures,  
2 themselves.

3 The report specifically noted that the  
4 developer's plans have been reviewed with and by various  
5 City departments and that those plans have been found to  
6 meet the requirements of the City Ordinances, regulations  
7 and standard details.

8 As a general point, Howe Street currently  
9 is experiencing a lot of growth, and the investment that  
10 this project represents will help it evolve into an  
11 attractive multi-amenity corridor, with new apartment  
12 buildings to complement the existing cohort of schools,  
13 human services providers, shops and restaurants.

14 City staff will continue to welcome new  
15 projects, such as MOD's proposal, that are in keeping  
16 with the City's comprehensive plan and create lasting  
17 value for the community at large.

18 If you have any questions, please feel  
19 free to call me or e-mail me. Sincerely, Stephen  
20 Fontana, Deputy Director, Economic Development.

21 CHAIRPERSON NELSON: Thank you, Ms.  
22 Andrews.

23 MS. ANDREWS: Thank you.

24 CHAIRPERSON NELSON: Are there questions

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1 that Council members have? Margaret?

2 DR. FABER: So my primary question, are  
3 the buildings structurally sound? I know you have an  
4 opinion from your architect, but has a structural  
5 engineer entered the site and evaluated and written a  
6 report?

7 MS. ANDREWS: We have not had a structural  
8 engineer do that kind of report for us, or we would have  
9 submitted it to you.

10 DR. FABER: So I know the Connecticut  
11 Trust probably wanted to enter the building, but they  
12 weren't allowed with their structural engineers. Is that  
13 the case?

14 MS. ANDREWS: We were asked if we would  
15 allow access to the buildings after all of the opposition  
16 came forward, and my client decided that, first, it's not  
17 required to do that, and, second, if they were going to  
18 do that, they would want to have their own studies done  
19 and that that was an expense they did not want to  
20 undertake, given where we are now in the process.

21 DR. FABER: Okay, so, we don't have that  
22 information?

23 MS. ANDREWS: Correct.

24 DR. FABER: Okay, thank you.

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1 CHAIRPERSON NELSON: Christine?

2 MS. NELSON: You considered incorporating  
3 the structures as an alternative and found that it was  
4 feasible, but not prudent. Can you talk more about the  
5 mechanics of that process?

6 MS. ANDREWS: Well they did not -- we have  
7 not gotten into any plans for doing that or even talked  
8 to our architect about doing it. It was just that we,  
9 conceptually, we'd be willing to take the two buildings  
10 and incorporate them into the project as a whole, with  
11 the idea of still coming out with 30 units, and the  
12 number of units has to do with the economic value of the  
13 project, so you could probably get six.

14 There are six units in 97-99 right now, so  
15 you can probably rehab it and get six units, and then  
16 they would build the rest behind it, and then have to  
17 work with the SHPO to find a way to connect the buildings  
18 and make that work sensitively.

19 MS. NELSON: Okay, so, it wasn't  
20 investigated? There's no expert testimony, as to whether  
21 or not --

22 MS. ANDREWS: There isn't. Once we found  
23 out that the tax credits couldn't be used for the entire  
24 project, that became not an option.

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1 CHAIRPERSON NELSON: I have a question,  
2 and it gets to communication, which I know you know so  
3 well and is so important.

4 When you talk about the public outreach  
5 meetings and soliciting input, was the question directly  
6 and sort of baldly stated are you in favor of retaining  
7 these buildings or tearing down and putting new  
8 buildings?

9 MS. ANDREWS: Well I was not there at any  
10 of these meetings, but I suspect, because I've been at  
11 many meetings like this, community meetings for  
12 development projects, that I suspect that what happened  
13 was that MOD put on a presentation about its project and  
14 showed the plans and then opened it up for questions.

15 I would suspect that that's what happened,  
16 that they wouldn't have addressed specific questions like  
17 that, you know? Are you going to be upset if we don't  
18 include affordable housing, or, you know, we're going to  
19 go down that road?

20 CHAIRPERSON NELSON: Thank you. I saw  
21 Kathy's hand first, and then Karyn.

22 MS. MAHER: Thank you. Remind me again  
23 when was the purchase of the properties?

24 MS. ANDREWS: 2016.

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1 MS. MAHER: So they were aware that this  
2 site was on the National Register at that time and  
3 everything that goes with the National Register?

4 MS. ANDREWS: That's a good question.  
5 There's an obligation in the statutes for notice of  
6 buildings being on the National Register to be included  
7 on the land records.

8 MS. MAHER: Yes.

9 MS. ANDREWS: And, so, in that case, they  
10 would have found out in a title search of the property,  
11 however, in my 30 years of practicing Historic  
12 Preservation law, I have found that that statute is  
13 honored in the breach, and I have often come across title  
14 searches where there's property on the National Register  
15 and it is not included on the land records.

16 MS. MAHER: So it would be interesting if  
17 we could find that out, because they seem like a very  
18 thorough operation, but they would actually have known  
19 that there were restrictions prior to the purchase.

20 MS. ANDREWS: Right. The restriction  
21 being 22a-19a, which is why they vetted the project with  
22 the community, to find out if there was opposition.

23 I mean there wasn't a 106 requirement,  
24 there wasn't a SEPA requirement, so it would be, the only

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1 restriction would be the Protection Act that we're  
2 talking about today, and that's why, in doing their due  
3 diligence, they did so much outreach to find out if there  
4 was opposition to the project and went forward with it,  
5 only when they in good faith felt that there wasn't.

6 MS. MAHER: That's interesting. I do  
7 agree with Margaret that there is somewhat of a conflict  
8 that the architect, the developing architect, is the one  
9 that's making the statement, so it would be very good to  
10 have a structural historic preservation architect and  
11 engineer go and assess the property.

12 I think that it's very admirable that  
13 they're offering a solution to the demolition, however,  
14 that does take the properties off the National Register,  
15 in that case, if they're moved, so I think that is also  
16 something to consider, so that changes the situation.

17 And, I'm sorry, one more thing. I'd like  
18 a little more information, as to what the tax credit  
19 situation looks like. Have they explored new market tax  
20 credits? Have they explored the opportunities? There's  
21 more than just a historic tax credit that could make this  
22 a viable project, so I was just wondering if there has  
23 been investigation on that.

24 MS. ANDREWS: Well in talking to the

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1 SHPO's Office, obviously, the first thing we talked about  
2 was the tax credits, and then, after that, we talked  
3 about whether there were other grant opportunities or  
4 things like that.

5 I mean MOD is not a municipality, MOD is  
6 not a non-profit, so that cuts off, cuts them off from a  
7 lot of the money, the funds that are available for  
8 historic restoration.

9 MS. MAHER: Not the markets. The renewal  
10 energies, so there are opportunities.

11 MS. ANDREWS: Well I didn't, in discussing  
12 this with the SHPO's Office, I did not learn of any of  
13 those opportunities.

14 MS. MAHER: Thank you.

15 CHAIRPERSON NELSON: Karyn?

16 MS. GILVARG: Just to follow-up a little  
17 bit, Mr. Gardner, the architect, who opined the buildings  
18 were in poor condition, does he have familiarity with  
19 historic preservation? Is he qualified under the CFR?

20 MS. ANDREWS: You know, I meant to ask him  
21 if he was qualified and forgot to do that. He has told  
22 me that he is familiar with doing historic preservation  
23 work in buildings and has done quite a bit of it.

24 I did not check with him on his specific

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1 qualifications under the federal regs.

2 MS. GILVARG: And he, to your knowledge,  
3 he did not bring any other professionals in, a structural  
4 engineer for instance?

5 MS. ANDREWS: Again, we did not ask him to  
6 do that.

7 MS. GILVARG: Okay and my other question  
8 is, in the period when you were meeting with the  
9 community groups before the City approvals, was there a  
10 discussion about the fact that this building is a  
11 contributing building in a National Registry district?

12 MS. ANDREWS: Unless someone brought it  
13 up, probably not. Unless someone brought up the fact  
14 that these were historic buildings and they shouldn't be  
15 demolished, you know, I doubt it was brought up.

16 I mean, as I said, the things that they  
17 heard over and over again were different concerns. They  
18 were affordable housing and local contractors. That's  
19 what they heard over and over again at these meetings.

20 MS. GILVARG: And the information about  
21 Reverend Amos Beman, did that come up during those pre-  
22 approval meetings, or was that a more recent?

23 MS. ANDREWS: Again, that came up with the  
24 opposition. When the petition came forward and when the

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1 newspaper articles came out and when the Historic  
2 District Commission had its meeting, that's when that  
3 information came out, and that's when we learned of that  
4 information. That information was not, I believe, in the  
5 nomination for the Historic District.

6 MS. GILVARG: So you're not sure if your  
7 client knew that the building was on the National  
8 Register?

9 MS. ANDREWS: Oh, no. We definitely knew  
10 it was on the National Register, and that was one reason  
11 we felt it was important to vet this with the  
12 Preservation Trust.

13 MS. GILVARG: Okay, but maybe not all the  
14 details?

15 MS. ANDREWS: Well we did not know all of  
16 the social history. Again, if it wasn't in the  
17 nomination form or if the Preservation Trust didn't tell  
18 us about it, we would have no way of knowing. We did not  
19 do independent historical research on the building.

20 CHAIRPERSON NELSON: Kathy?

21 MS. MAHER: So just to clarify, going back  
22 to my question, so you're not sure if they knew when they  
23 purchased this property if it was on the National  
24 Register, but, at some point, they did learn?

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1 MS. ANDREWS: Correct. Correct.

2 CHAIRPERSON NELSON: Leah?

3 MS. LEAH GLASER: I don't know if this is  
4 the right time, but I guess I'm just sort of -- I mean  
5 there seems to be a lot of miscommunication. I'm  
6 confused by like the Preservation Trust.

7 First, we're supporting it, but then we  
8 have a letter in here including the Commission opposing  
9 the demolition of the buildings. I just feel like there  
10 must have been -- I'm trying to figure out like when  
11 people actually understood that putting in this new  
12 development meant the demolition of these buildings.

13 MS. ANDREWS: Well you couldn't know that  
14 the buildings were not going to be demolished if you  
15 attended any of the meetings and looked at the plans,  
16 because it's clear, when you saw the size of the building  
17 and there were some other plans that were included in  
18 your packet, so it was clear the buildings were coming  
19 down.

20 Ms. Holt actually toured at least 97-99.  
21 I don't know whether she toured 95 Howe Street.

22 CHAIRPERSON NELSON: Margaret?

23 DR. FABER: So in reading the packet, it  
24 seems in the beginning, when they first started the

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1 meetings, that they only referenced one of the buildings  
2 being demolished, and I think that might have created  
3 some confusion.

4 MS. ANDREWS: Again, you could not attend  
5 a meeting and not know that both of the buildings were  
6 not coming down. It was just -- and, apparently, Jacob -  
7 - they're going to call the building 95 Howe Street. You  
8 can see in the packet that I just distributed of  
9 renderings where there's a close-up of the front door and  
10 it says 95 Howe, so he may have been referring to it as  
11 95 Howe. That's what the project name is going to be,  
12 but there's no way you could look at those two historic  
13 buildings, the little, tiny 95 Howe Street and the much  
14 larger 97-99 Howe Street, and not realize that both of  
15 them were coming down.

16 DR. FABER: You're saying the plans.

17 MS. ANDREWS: Anybody, who came to the  
18 buildings, excuse me, to the meetings, that would have  
19 been the format of the meetings, is a presentation by the  
20 developer showing the plans, the layouts, the renderings.  
21 That was the purpose of it, was to share the project with  
22 these community groups.

23 DR. FABER: Yeah. It just seemed that  
24 there was some confusion. People were saying, oh, we

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1 didn't know there were two buildings.

2                   So my question really isn't that. You  
3 know, the idea that maybe demolition by neglect, and I  
4 realize that they inherited these buildings neglected,  
5 and I'm wondering if the Feldmans have done anything to  
6 stabilize them.

7                   MS. ANDREWS: I know that the back porch  
8 is coming down, so I'm sure they've done what they've  
9 needed to do to stabilize it, but I don't know.

10                  DR. FABER: But no active maintenance, as  
11 far as you know?

12                  MS. ANDREWS: I really can't say. I  
13 really don't know. I did not ask my client that  
14 question.

15                  CHAIRPERSON NELSON: I'd just like to  
16 follow-up to Margaret's question. Are the buildings  
17 currently open in any way to the weather at this point?

18                  MS. ANDREWS: No, not that I know of.

19                  CHAIRPERSON NELSON: Okay.

20                  MS. ANDREWS: You mean is there a hole in  
21 the roof, or windows open, windows broken, or something  
22 like that? I don't believe so.

23                  CHAIRPERSON NELSON: And I just want to  
24 clarify. This doesn't really get to the heart of the

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1 motion, which is about prudent and feasible, but I just  
2 want to make sure. Is this rendering the latest intent,  
3 because it's slightly different than the drawings?

4 MS. ANDREWS: Correct. This is what got  
5 approved.

6 CHAIRPERSON NELSON: Okay, so, not --

7 MS. ANDREWS: Yeah.

8 CHAIRPERSON NELSON: It's in the details.

9 MS. ANDREWS: Which is why I wanted to  
10 bring it.

11 CHAIRPERSON NELSON: Okay. Other  
12 questions? Kathy?

13 MS. MAHER: You know, there's a letter to,  
14 you know, support saving the buildings from an Alderman,  
15 a broad range of community representatives, scholars,  
16 historians.

17 It would be interesting to know who they  
18 really reached out to, as far as the community is  
19 concerned, in general, or did they really go to the  
20 representatives of the historic interests to gain good  
21 and accurate information?

22 If they say they did a broad community  
23 outreach to people, was that really good data that they  
24 collected, because there seems to be in our package

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1 strong representation to find, you know, to find this not  
2 a prudent demolition.

3 MS. ANDREWS: Well they went to every  
4 organization that the Economic Development Commission  
5 recommended they go to, and then they went to every -- so  
6 they went to every one of those, which included the  
7 neighborhood and included the Preservation Trust.

8 They did not know about the Friend's group  
9 until the Friend's group reached out to them after their  
10 application had already been submitted and after they had  
11 done their due diligence, including with the Preservation  
12 Trust, and, at that point, they offered to meet with the  
13 Friend's group, but the Friend's group never got back to  
14 them, and, at that point, they were not invited to speak  
15 to any of the reporters for the articles.

16 They were not invited to the Historic  
17 District Commission meeting. They didn't even know it  
18 was happening. They learned about the social history of  
19 the building through the media. Didn't learn about it  
20 any other way.

21 And, again, as I say, it was not in the  
22 nomination. It was not in the National Register  
23 nomination the things that are public documents about  
24 these buildings.

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1 CHAIRPERSON NELSON: I just had a  
2 question. I'm hearing everything what you're saying, in  
3 terms of all of this information kind of coming in sort  
4 of late in the game for you for all the work that you've  
5 done.

6 Given that there's a whole lot of new  
7 information surfacing, is there a willingness that the  
8 owner would have to slow the process down, to perhaps  
9 withdraw the demolition permit application to allow more  
10 complete conversations to happen, or is there a timeline  
11 that they're wedded to? I'm just trying to see.

12 MS. ANDREWS: Well, certainly, from a  
13 financial point, there's a timeline they are wedded to.  
14 Time is money in the development world, and they are --  
15 they planned everything, and their contractors are all  
16 lined up for an August 3rd demolition of the buildings  
17 after the 90 days is over.

18 That said, we understand what the  
19 Protection Act is and that that can stop that whole  
20 process, so we are certainly, if the conversations -- if  
21 the conversations can be around some of the other sources  
22 of funding that you mentioned, or I forget who mentioned  
23 it, a way to make it financially feasible to do it, then  
24 that would be very helpful, and they'd be very willing to

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1 listen to that.

2 As I said, when I called Todd to first  
3 talk about the tax credits, when my client had said,  
4 well, we'll do it, you know, but it just has to be, the  
5 tax credits have to apply to the project, and it was kind  
6 of crushing to learn that they wouldn't apply as a whole  
7 project, that they could only apply to the footprint of  
8 the historic buildings, because if you could apply to the  
9 project, we wouldn't be here today. We would be sitting  
10 with other people from the SHPO's Office working on tax  
11 credit applications.

12 The bottom line is it's going to be  
13 financially feasible, so if we were to learn more about  
14 the social history, I think that would inform our  
15 willingness to do the mitigation, the, you know, the  
16 plaque or even an exhibit about the social history of the  
17 building the way the National Park Service has outside  
18 exhibits that could be right there at the site and tell  
19 the social history of the properties, but if that doesn't  
20 come along with a way to make the project more  
21 financially feasible, a developer has investors, you  
22 know?

23 If they're going to lose money, the  
24 investors are going to pull out, and then the project,

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1 you know, the project certainly can't be done, and then I  
2 don't know what happens to the buildings.

3 CHAIRPERSON NELSON: May I ask what they  
4 bought the properties for?

5 MS. ANDREWS: I do not know.

6 CHAIRPERSON NELSON: Leah?

7 MS. GLASER: When they bought these  
8 properties, did they have these plans in mind? I always  
9 find it odd that a developer would go into a historic  
10 district planning to do new development.

11 MS. ANDREWS: Well, as I say, I'm not sure  
12 they knew that it was in a historic district when they  
13 bought the properties, because it's not always on the  
14 land records.

15 In fact, more often than not, it's not on  
16 the land records, so I suspect that they bought the  
17 properties with the idea of doing a small apartment  
18 building complex.

19 CHAIRPERSON NELSON: Margaret?

20 DR. FABER: Have they actively tried to  
21 sell the properties? I mean once they learned they're on  
22 the National Register, did they go ahead and try to?

23 MS. ANDREWS: No. We've been trying to  
24 make it work. I've been back and forth on the phone with

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1 Todd, you know? I tried to tell him we'd do a -- we'd  
2 save the façade, and he told me that was facadic to me  
3 (laughter) and that was not going to work, and then we  
4 moved to, well, we'll save the whole building and just  
5 attach it to new construction in the back, but, again, it  
6 had to be financially-feasible.

7 DR. FABER: So they haven't just thought  
8 we'll sell them to a --

9 MS. ANDREWS: No. Still --

10 DR. FABER: Still working on it?

11 MS. ANDREWS: And I'm not sure how  
12 saleable they are either at this point.

13 CHAIRPERSON NELSON: Well thank you very  
14 much. Just for Council members to know, we're about  
15 11:25, so we want to make sure that we leave enough time  
16 for everybody else, who is here.

17 I'm next going to call on the Connecticut  
18 Trust, and, again, the Trust can have up to 20 minutes  
19 for a presentation.

20 COURT REPORTER: Identify yourself,  
21 please?

22 MR. BRAD SCHIDE: Brad Schide. I'm the  
23 Circuit Rider for the Connecticut Trust for Historic  
24 Preservation.

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1 I'll be sharing my time with David Goslin  
2 of Crosskey Architects as part of our 20 minutes.

3 We're here -- actually, I was very happy  
4 to hear that they are so agreeable to negotiate, because  
5 the reason we're here is because we've heard they have  
6 not been willing to talk, so what we're here for is to  
7 seek the Attorney General's involvement to obviously stop  
8 the unreasonable destruction of the buildings, but what  
9 we have found and what Todd and I have found, as soon as  
10 the Attorney General gets involved, people all start to  
11 want to sit down and talk, so that's actually the reason  
12 we're here today.

13 We've got a huge neighborhood. I was not  
14 part of the march and all the hearings that you've been  
15 hearing about, but I think you will hear some testimony  
16 of people who were there, who had a little different take  
17 on what the developer said and did not say.

18 And, again, I'm not going to read what I  
19 sent to you, but, in my package, we did and we are going  
20 to talk about an alternative, because I know the Attorney  
21 General we need to have a prudent and feasible  
22 alternative, and it can't be seven units, which is really  
23 what the site is, and we did come up with a scenario, as  
24 Dave will talk about, to get to the 30 units and save one

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1 of the buildings, not both of them, but we can talk more  
2 about that, and Dave will.

3 So we were called in in actually May of  
4 this year. As I said, we're not part of some of the  
5 earlier discussions, and we have not been inside the  
6 building.

7 These are contributing resources in the  
8 National Register District. The facts on the ground are  
9 this. By the time I got involved, as you heard, in  
10 April, the developer does have site plan and zoning  
11 approval to build the 30 units. There's no question  
12 about it. They have the approval.

13 The other facts on the ground was, and  
14 Sandra has expressed concern, why there was so much  
15 opposition. A lot of times, until a demo permit is  
16 actually filed, we don't even know if the project is  
17 real.

18 A lot of times, there's site plan  
19 approvals, and they lag for 10, 12 years. In this  
20 particular instance, why there's so much opposition late  
21 was because we just got word of the demo permit in early  
22 May, which I think is when they officially applied.

23 Demo delay, as you heard, is 90 days.  
24 That runs out in early August, and that's why we're here

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1 today. Basically, I just, on the ground, as of August,  
2 with no involvement, they can do -- they can take down  
3 buildings and build that new construction, so that's why  
4 we're here, and that's why we're trying to get a little  
5 more negotiation.

6 I do want to talk a little about the  
7 zoning. I know you guys aren't -- this is not a zoning  
8 hearing, but I do want to be clear. This is a BA zone,  
9 and Dave will layout two scenarios and show you this zone  
10 is encouraging high density, all right, and this zone, in  
11 and of itself, is probably a direct threat to all  
12 historic, smaller historic buildings on Howe Street, but  
13 probably throughout the City.

14 The City is very aware now, and we have  
15 made them aware, and you'll hear some testimony today.  
16 We are working on a preservation ordinance or expanded  
17 LHD.

18 Basically, the point is that we've got to  
19 get protections, and we can't be calling on this meeting,  
20 to this group every time we've got buildings threatened,  
21 and, let me tell you, there's going to be a lot more  
22 threatened.

23 And let me just be very honest to you  
24 what's going on. New Haven is a hot market. Everybody

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1 has been to New Haven. It's hot. I mean there's real  
2 estate going up. There's buildings. There's cranes.  
3 They're running out of space, okay?

4 So when the developers start to run out of  
5 space, where do they look? They're starting to look to  
6 the neighborhoods, so what you have right now this is a  
7 start. I'm not saying there's been huge assaults yet,  
8 but this -- Dwight neighborhood is a very desirable  
9 neighborhood. People walk Downtown from here. I mean  
10 it's a great site. Everybody wants to be here.

11 What this is is a direct threat, however,  
12 because developers now know that, and it's a higher  
13 density that is allowed in that zone.

14 If you leave the buildings the way they  
15 are, you really can't add a whole lot of density, and,  
16 you know, again, Dave will go through that.

17 So I do want to say one of the culprits  
18 here. I don't think anybody is anti-development here. I  
19 don't think you're going to hear anybody say they don't  
20 want to see anything happening here, and they don't want  
21 the developer necessarily to go away.

22 What they're saying is the zoning right  
23 now does not have a process. For example, as Ms. Andrews  
24 said, it was as of right. If you guys know what that

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1 means, that basically means there was no hearing. There  
2 was a public meeting in April that approved it, and there  
3 was a site plan that was submitted to City Plan, and all  
4 they have to have is a fully-engineered site and some  
5 schematic designs, and you've seen the design.

6 And, by the way, that design is not  
7 consistent with anything in the Dwight neighborhood. It  
8 is very consistent, however, with Downtown, so what you  
9 have to think through is that this developer -- I'm not  
10 casting any aspersion on the developers or what they're  
11 capable of doing, but this design is Downtown New Haven,  
12 so what I'm trying to tell you is what's happening is the  
13 developers have no more space, and, so, they're looking -  
14 - because it's a hot market, they want to start  
15 encroaching in all the neighborhoods, and this is kind of  
16 the start of that.

17 Now I want to say that, you know, you  
18 heard the latest. I think we're over 800 names on this  
19 petition, and, again, I wasn't part of some of those  
20 earlier hearings, but I can't believe this is just --  
21 again, and I think part of the reason this is all coming  
22 late for the developer is because of the demo permit,  
23 okay?

24 When the demo permits go in, as Todd and I

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1 know, that's real. That's a real project, because now  
2 you've got these buildings coming down. And, by the way,  
3 we don't really know how it's financing any of this and  
4 whether it will be financed or whether it will take five  
5 to 10 years to build while a vacant lot is sitting there,  
6 so we have no assurances of what exactly is going back  
7 outside of some of these drawings.

8 As I said, we're working on a preservation  
9 ordinance. We've met with the City a couple of times.  
10 The City is very open to discussions. They recognize  
11 this is approved. There's nothing they can do about it.  
12 It's done, but they do recognize now that their plans for  
13 zoning the City is probably not taking into account some  
14 of the smaller historic buildings, so we are working with  
15 them now, so we don't have to be coming to this meeting  
16 constantly to try to stop every developer doing business.

17 Go to the next slide there. So I'm not  
18 going to spend a whole lot of time on the history. I  
19 think you got tons in the public record there, but you'll  
20 hear some more comments on it.

21 This looks -- is it the original porch  
22 that's on there now? Of course not, but the bones and  
23 the structure of the Italian-age structure is still  
24 there, and we'll look at those photos next. Go to the

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1 next.

2 So let me just, so we can look at both of  
3 the buildings, I just want to be clear. This is 95 Howe  
4 Street. The building, 97, is right to the right of it in  
5 the second picture there.

6 This is a Greek Revival. Now does it look  
7 like a Greek Revival? There's been a lot of altering, of  
8 course. I mean the siding is not real, and there's this  
9 façade, but this is a Greek Revival, and it's still a  
10 Greek Revival, and that's what it is, and it's still a  
11 contributing resource. Let's go to the next one.

12 This is the current condition today.  
13 There's the cupula. It's vinyl sided. Yes, it is.  
14 There is historic windows on the side. The back porch is  
15 not original, but you can see the eaves. Go to the next  
16 slide.

17 And you can see there's bars on the  
18 window, but if you go inside and look at the windows,  
19 those are original windows. Those are the original  
20 windows. The portico, the front little porch, that's all  
21 original, and that's part of what was built.

22 The front porch may not be original,  
23 because some of the balusters don't look original, but,  
24 nonetheless, the Italian-age structure is still present.

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1 Let's go to the next slide.

2                   You've already seen the drawings, and I  
3 think I've gone through all this, but I just want to be  
4 clear, that this does not fit in with anything on Howe  
5 Street.

6                   I want to be also very clear there is no  
7 design review. The City was not approving any design.  
8 They were approving it administratively, which included  
9 whatever was sent, so it was probably the design, as  
10 well, but there are no design standards of what needs to  
11 be built in these neighborhoods.

12                   If we can get a preservation ordinance in  
13 there, we will have design standards, and we've already  
14 had, and the City has been very supportive of that idea.

15                   So I'm going to call up Dave. The  
16 absurdity of this zoning is really why we're here, and  
17 he'll go in more detail, but you can look at the first  
18 scenario, and you'll look at the second scenario.

19                   And, by the way, there is no way we can  
20 come here and force a developer with 30 approval units to  
21 go to seven units. I mean we just can't do it.

22                   And, by the way, you can move 95. You  
23 don't have to demolish 95, but Dave can talk about, by  
24 removing 95, removing one building here and rehabbing the

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1 next, you can see we actually got to the 30 units. Dave?

2 MR. DAVID GOSLIN: Thank you, Brad. Good  
3 morning. My name is Dave Goslin. I'm a Principal with  
4 Crosskey Architects, and we were brought into this  
5 project probably two and a half, maybe three weeks ago by  
6 the Connecticut Trust to take a look at the properties,  
7 and, at the time, they were still hopeful that we could  
8 get onto the site, but, obviously, we weren't allowed  
9 into the site.

10 So we were able to access all the  
11 information that we needed to create these conceptual  
12 sketches via the public records, which are online, the  
13 property cards, which give you the property boundaries  
14 and the building footprints.

15 From that, we can recreate the site plan  
16 in the buildings without actually going down there and  
17 measuring.

18 What we can't assess from that is the  
19 actual condition of the building or buildings, but,  
20 having done this for 29 years with Crosskey, we've saved  
21 buildings that were in much worse condition than these,  
22 so the fact that from the outside they look to be  
23 structurally-sound, I can't speak to what's found on the  
24 inside.

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1                   So with the information we got online, we  
2                   came up -- our first scenario was scenario one, which was  
3                   to save the both buildings.

4                   In that option, 95 Howe Street we look at  
5                   that. It's a relatively small structure. It could  
6                   either be a mixed use building that has retail/commercial  
7                   space on the first floor, with a one-bedroom apartment  
8                   above it.

9                   Since we did the sketch, it probably also  
10                  could be converted to a single-family house, if need be.  
11                  That's probably what it was originally at one point in  
12                  time.

13                  The building next to it, 97-99 Howe  
14                  Street, the footprint and the square footage of that kind  
15                  of lends itself to having two two-bedroom units per  
16                  floor, so there would be a total of six two-bedroom units  
17                  in that building.

18                  So with the two buildings combined, you  
19                  can either have seven units or eight units. Seven units  
20                  with retail. To the back, we would retain the parking  
21                  behind the buildings. There would be 10 parking spots  
22                  and a spot for a dumpster.

23                  With regards to ADA compliance in  
24                  conversion of these buildings, because the complex being

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1 both buildings would contain less than 20 units, there's  
2 no requirement for providing handicapped accessibility.  
3 The State Code is anything, any complex or building that  
4 has 20 units or more for existing buildings.

5 If it were new buildings, that would be a  
6 different story. We would have to make it ADA-compliant.  
7 Because it's existing, we don't have to.

8 So that's scenario one. So, after we did  
9 that, we kind of reassessed, and we came up with scenario  
10 number two, which scenario number two is we would retain  
11 97-99 Howe in the same structure as we presented in  
12 scenario one, and, on 95 Howe Street, we would either  
13 remove the building, relocate it, but, based on the  
14 dimensions of the site plan, we can get a 24-unit  
15 building on that site, new construction, so, with the new  
16 building and the existing building, we can achieve 30  
17 units, which is what the proposed development is  
18 achieving.

19 We don't have the same unit dispersion or  
20 unit mix, but we'd still achieve the same unit count.

21 MS. NELSON: How high does that second  
22 building have to go?

23 MR. GOSLIN: Six stories, so it would be  
24 six stories, four units per floor, and parking would be

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1 behind. We'd get 10 parking spots to the rear, with a  
2 dumpster, and we would still have a little green space  
3 behind the parking lot to meet the open space  
4 requirements for zoning.

5 So those are our two options that we came  
6 up with. I'm not sure what more I can add, given the  
7 limited access and knowledge that we had on both of the  
8 properties.

9 CHAIRPERSON NELSON: Okay, thank you. Are  
10 there questions for Brad and Dave? Margaret?

11 DR. FABER: I have a question. I think I  
12 read somewhere there's a seven percent return?

13 MR. SCHIDE: Yeah, I did a financial run  
14 to look at a possible prudent alternative. I had really  
15 nothing to go on, because I couldn't get inside the  
16 buildings, but, yeah, so, I looked. It was just under  
17 five million in capital costs. It was about a million in  
18 rehab costs for the -- I'm doing a rehab on Portsea  
19 Street in New Haven, and that's about a million, so I  
20 assume about a million there, and it was about 2.3  
21 million for the new construction, you know, and then  
22 there was all the soft costs.

23 Anyway, we're just around five million,  
24 and then I look -- I just took some rents, and, if you go

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1 online, the rents I projected were pretty low compared to  
2 what's in the market, and I just looked at operation  
3 costs and just looked at cash flow over 15 years, and it  
4 looked like it was about -- the developer would have  
5 needed to make a \$1.2 million contribution towards the  
6 project.

7 It does show historic tax credits in  
8 there, and I found out later that that may not work, but  
9 I don't know what's open. The issue is the negotiation  
10 with SHPO and whether that building can be, 95 could be  
11 moved versus demolished.

12 I think the issue was the fact that we're  
13 demolishing it, but, anyway, that's a SHPO question. I  
14 didn't have answers to that, but, yeah, so, overall, in  
15 that 15-year period, it was roughly around a seven  
16 percent rate of return. Very simple cash-on-cash return.  
17 I wasn't trying to get real technical.

18 CHAIRPERSON NELSON: Other questions?

19 Okay, thank you. So this is the portion of the meeting  
20 where we will be calling all of you, who have been  
21 sitting there so patiently, in the order of those that  
22 have signed in and in the order of alternating, which  
23 there do not appear to be alternating positions.

24 So the first person, who signed in to

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1 speak to this agenda item, Sarah Williams? No. Okay.  
2 Brad Schide has spoken. Dave Goslin has spoken. Oh,  
3 goodness. We should have said print legibly. (Laughter)  
4 Oh, boy. O, it begins with an O. Olivia? Olivia,  
5 what's your last name?

6 MS. OLIVIA MARTSON: Martson.

7 CHAIRPERSON NELSON: That's you. That was  
8 a little bit of shaming.

9 COURT REPORTER: I'm sorry. Olivia, I did  
10 not get your last name.

11 MS. MARTSON: Martson, M-A-R-T-S-O-N.

12 COURT REPORTER: Thank you very much.

13 CHAIRPERSON NELSON: And just a reminder  
14 that you have five minutes.

15 MS. MARTSON: Okay. My name is -- I have  
16 a little script, short and sweet. I do want to make one  
17 clarification about what was brought up about contacting  
18 MOD Equities.

19 I did send them a letter, and it was  
20 returned, so I did make a formal request to meet with  
21 them, or, you know, that I was concerned about this  
22 issue, and it was sent back from their address, and I did  
23 have -- I did send a letter, also, to the City Plan  
24 Department, and that was signed that it was accepted, and

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1 then I also sent a letter to Shipman & Goodwin to the  
2 attorney that was representing them in New Haven, so I do  
3 have those receipts, and I could certainly hand  
4 everything over to Todd if we need it or to you guys.

5 MS. NELSON: The letter was returned why?

6 MS. MARTSON: It just says return to  
7 sender, attempted, not known, and this was their mailing  
8 address, and this was to MOD Equities, 129 Church Street,  
9 which is the address they have on their website.

10 The other thing is I did receive returns  
11 from the City of New Haven and Shipman & Goodwin at the  
12 New Haven office.

13 The other thing I wanted to point out,  
14 which was discussed, was the fact that they had mentioned  
15 that these properties were vacant or no one was living  
16 there, and I printed out for you 95 Howe Street.

17 This was a website, Apartments.com. It  
18 shows the interior of the building, and this was printed  
19 out I think it was 2017, so they were actively renting  
20 that unit, so I can take that.

21 So I'm just going to go right through my  
22 letter really quickly. Dear Preservation Council, thank  
23 you for letting us speak today. My name is Olivia  
24 Martson, Chairperson of the Friends of the Dwight

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1 Historic District.

2 I also want to point out that we're not  
3 just a fly-by-night organization that just popped up out  
4 of nowhere. We do have a website, called the Friends of  
5 the Dwight Historic District.org.

6 We've had two successes in New Haven. One  
7 was saving a Queen Anne on the corner of George and  
8 Orchard that was slated for demolition, and then we also  
9 worked with a Novella developer, who actually bought a  
10 site, moved the historic building to the vacant lot, and  
11 he was able to do step down zoning on the RM-2 zone,  
12 because we have a lot of problems with zoning, especially  
13 the BA zone with the density issue, and we don't have  
14 that preservation bonus density that they have in  
15 Stamford, where you can build in the back.

16 The zoning regs are from 1935, so they're  
17 very outdated.

18 CHAIRPERSON NELSON: You've got just one  
19 minute.

20 MS. MARTSON: Okay. All right, so, I just  
21 wanted to say one other thing, which we do support  
22 adaptive reuse of the properties and propose additional  
23 units that can be added to the parcel in a reasonable way  
24 and is compatible with the existing structures, one that

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1 complements the Historic District.

2           The other thing I wanted to bring out is  
3 that, under our iPetitions, we have these iPetitions, on  
4 June 18th of 2019, Lisa M. Yates said, "I am an  
5 architect, and I lived at 97-99 Howe Street during the  
6 school year. No reason this contributing SHPO property  
7 should not be saved. It helps form the character of our  
8 City. Once it's gone, we'll never get it back."

9           Now that was dated June 18, 2019, saying  
10 that someone actually lived in the building, okay? So  
11 that's my -- it's under iPetitions. We have 100  
12 petitions under the iPetitions, and the other ones were  
13 all written up.

14           And I think that is it. The only other  
15 thing, I think Todd --

16           CHAIRPERSON NELSON: You're out of time.

17           MS. MARTSON: -- gave it to you. Okay,  
18 that's it.

19           CHAIRPERSON NELSON: All right. Other  
20 people can speak.

21           MS. MARTSON: But I hope you save the  
22 buildings, because we love them.

23           CHAIRPERSON NELSON: Thank you very much.  
24 I'm going to butcher this last name. It's Diane P.?

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1 COURT REPORTER: She says she's not  
2 speaking.

3 CHAIRPERSON NELSON: Not speaking? Okay.  
4 Joe F.?

5 MR. JOE FEKIETA: Joe Fekieta.

6 CHAIRPERSON NELSON: Okay.

7 MR. FEKIETA: My name is Joe Fekieta, and  
8 I was born in New Haven and have lived there for 58 of  
9 those years.

10 During my time in New Haven, I have  
11 witnessed the demolition of hundreds of historic  
12 structures, beginning in my childhood and, unfortunately,  
13 continuing today.

14 Many of the buildings that are now gone I  
15 had a relationship with, because I walked, or rode by  
16 them in my car, or did some kind of business or activity  
17 inside.

18 Looking at them always pleased me, because  
19 of the details on the cornice, around the windows or  
20 integrated into the wall, and the amazing craftsmanship  
21 and skill they were made with. That could never be  
22 duplicated today.

23 These are monuments to a time now long  
24 gone and never to return, can never be replaced, and that

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1 is very sad.

2 New Haven once had a beautiful historic  
3 city center, with 300 years of architecture to delight  
4 the eye and stimulate the mind, much of it replaced with  
5 ugly, brutish and impersonal structures that are  
6 depressing to look at, irritating and difficult to live  
7 with, or, worse yet, replaced with parking lots.

8 Now we have a chance to stop the policies  
9 that promoted all this by saving 95, 97-99 Howe Street  
10 from demolition and making the Downtown and all of New  
11 Haven beautiful again, and I include the architectural  
12 design that is intended to replace these two historic  
13 structures as the worse examples of what we have in New  
14 Haven.

15 We don't need this kind of development  
16 anymore. We need quality development, and that does not  
17 represent quality development, and we need to save these  
18 buildings no matter what. Thank you.

19 CHAIRPERSON NELSON: Thank you. I'm going  
20 to quickly check on the conference call. Walter, are you  
21 still on the line? Fiona, are you on the line? Okay.

22 DR. WOODWARD: Hello?

23 CHAIRPERSON NELSON: Okay. All right,  
24 thank you. The next person is Linda Townsend.

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1 A FEMALE VOICE: I think she had to leave.

2 CHAIRPERSON NELSON: Okay. Patricia Kane?

3 I'm going to pronounce this incorrectly. Fereshleh?

4 MS. FERESHLEH BEKHRAD: Fereshleh Bekhrad.

5 CHAIRPERSON NELSON: My apologies.

6 MS. BEKHRAD: My name is Fereshleh

7 Bekhrad. I'm an architect, urban designer, planner and a  
8 developer, who have been developing for the last 52 years  
9 all over the world, and I came to the Dwight neighborhood  
10 in 1993 by obtaining a building that needed renovation,  
11 367 Elm Street, 22 units, and, also, took a project,  
12 which was 260, 262, 268 Dwight Street, vacant, vandalized  
13 convalescent home that nobody wanted to touch and  
14 renovated it, totally got it from scratch to a 12-unit  
15 that became a real icon, changed the windows, the --

16 It was not a historic building, but it was  
17 built, both of these buildings, about the turn of the  
18 century or before.

19 What I'd like to say, as somebody who had  
20 been -- now, right now, I am developing in Quinnipiac  
21 River and renovated their building, which was 1770, and  
22 they have nothing left to the inside and the structure  
23 and everything to the outside.

24 We keep hearing this comment about as of

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1 right for development and that it's not a worthy  
2 financial investment. These two things by themselves do  
3 not make responsible development. We need responsible  
4 development from everybody, from the City side, the  
5 developer side, the neighborhood side, all looking to see  
6 what is there, what is missing, what's the character of  
7 the area, what's the architecture, what's are the uses  
8 that they're needed, they're not there, and what's the  
9 relationship between the buildings, and all of these  
10 things should be looked at, along with the bottom line  
11 and as of right to make a responsible development that  
12 will last for another 100 and 200 years, and it will not  
13 be a burden on the neighborhood because of a cheap, bad  
14 design or a building that does not have proper  
15 maintenance used in developing and constructing the  
16 building.

17 That's basically all I wanted to say,  
18 because I am really concerned that the neighborhoods  
19 around New Haven are not targeted for a really quick buck  
20 making today and not worrying about what's going to  
21 happen in five years or 10 years and how these buildings  
22 are going to be slum, because of the change of the use  
23 and the inability to adopt. Thank you so much.

24 CHAIRPERSON NELSON: Thank you.

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1 MS. BEKHRAD: And I have information you  
2 want from me. If you want it, I have it here.

3 CHAIRPERSON NELSON: Thank you. Susan  
4 Frew?

5 MS. SUSAN FREW: Hi. I'm a New Haven  
6 resident. I'm not in exactly that neighborhood, but I'm  
7 also a representative of development in State Street. My  
8 husband and I have been doing redevelopment since -- he  
9 started in '78, and then I started with him in 1982, and  
10 we have developed and rehabbed, gutted buildings quite a  
11 bit, and we're doing one now at 81 Pearl, and we have  
12 done 45 Nash, which was a reuse of a historic school from  
13 1888. It's been wonderful. It can be done. It's not  
14 easy, but it can be done.

15 I'm also here to speak about the history  
16 of these two buildings and the significance. New Haven  
17 has been always a pivotal point in history for African-  
18 Americans, and whether it be the underground railroad, or  
19 the great Reverend Beman, or the Amistad, or the Bobby  
20 Seale Trial, we have a rich African-American history and  
21 some great people to look up to, and I think that these  
22 two buildings are historic for Reverend Beman, and I  
23 think that we should show our sensitivity to this  
24 African-American history.

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1 I hope that you'll reconsider and show  
2 your sensitivity towards them, too.

3 CHAIRPERSON NELSON: Thank you. Dortha  
4 Green?

5 MS. DORTHULA GREEN: Good afternoon,  
6 everyone. My name is Dorthula Green, and I am a resident  
7 of the Dwight neighborhood, and, as they were speaking  
8 earlier, talking about a meeting, I was at the meeting,  
9 and there are a number of us, who are members of the  
10 Dwight neighborhood, and my personal position is that,  
11 you know, there could be profit, preservation and concern  
12 for people, so that, as they're making these decisions  
13 and plans to build in the community, the Dwight  
14 neighborhood has been very a eclectic, mixed neighborhood  
15 of interesting people and places, so, as we are looking  
16 at preserving these buildings, I'm a part of the Friends  
17 of Dwight, because we want the community, the  
18 neighborhood to remain, as much as possible, friendly to  
19 older buildings.

20 I live a 100-year-old house. It has its  
21 issues, you know? It's our baby, but it's our home, and  
22 seeing these houses being torn down or people trying to  
23 deny they neglected them and say, oh, they're not worthy,  
24 people were living in that house not too long, in the

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1 houses that they're talking about, there were people  
2 living in those houses, you know, I think a year ago, so  
3 it's very strange for them to say that it's not, you  
4 know, that you can't live in them, and I may be a little  
5 off by that, but that's where we were.

6 Just to note that at the meeting, where  
7 MOD came to present, I was at the table, because I was on  
8 the committee at the time, in terms of taking notes,  
9 etcetera, and when we looked at the presentation that  
10 they presented, the small scale item that they brought,  
11 there were not individual handouts for us to see the  
12 entire process, but we understood one building was going  
13 to be effected, not two, and, hence, even though they  
14 came to the community, they came to the community with,  
15 intentional or not intentional, with information that we,  
16 as local people, who are not architects, who are not  
17 developers, they came with materials that said one  
18 building, as well as the fact that, yes, we do concern  
19 ourselves with affordable housing, because it is a mixed  
20 community, and we have seen the minimization of  
21 affordable housing and that fight to start -- and to make  
22 sure we're having housing.

23 We know the trajectory for vital signs,  
24 buildings in New Haven. We know the trajectory to look

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1 for housing for, upper class versus middle class and  
2 lower class people, so those are things that, as a  
3 neighborhood, we try to pay attention to when builders  
4 are coming and when people are coming to the community,  
5 so that's why it was important for us to say we need  
6 affordable housing. That didn't mean that we were not  
7 concerned about the historical buildings in our  
8 neighborhood, because we know it's a historical district.

9 And, so, whenever someone comes through,  
10 we often, you know, we run something by the group,  
11 Friends, because we want to make sure that we're not --  
12 we don't always know the background, and we take the time  
13 and the passion to look the information up to make sure  
14 that we're working with, as much as possible, the  
15 developers or people that are coming in to do things, but  
16 we also want to make sure that they're serving our  
17 community and our community is not being abused.

18 We feel that, as a neighborhood, that we  
19 have a right and it's important for our neighborhood.  
20 You know, we've worked hard for the neighborhood to  
21 become what it is, and we want to make sure that that  
22 continues, but we did not understand that, you know, we  
23 didn't understand what later became the issue, hence why  
24 it was after their presentation that we were like, oh,

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1 wait, let's backup, so that's my take on this, and we  
2 just want to preserve our neighborhood, so it's working  
3 with everybody --

4 CHAIRPERSON NELSON: Thank you.

5 MS. GREEN: -- people and  
6 preservationists.

7 CHAIRPERSON NELSON: Thank you. Frank  
8 Douglas?

9 MR. FRANK DOUGLAS: Hi. Good morning.

10 CHAIRPERSON NELSON: Good morning.

11 MR. DOUGLAS: My name is Frank Douglas.  
12 I'm the Alder for Ward 2 in New Haven, which is in the  
13 Dwight neighborhood, lived in New Haven all my life, 66  
14 years. My family has been in New Haven for more than 150  
15 years, and I've seen a lot of change.

16 When I became the Alder for that Ward in  
17 2003, I bought a beautiful home at the corner of Orchard  
18 and Elm Street, developed by the Greater Dwight  
19 Development Corporation, which is a very historical  
20 house, itself, and when I was presented with this  
21 proposal, it was to the understanding that 95, only 95  
22 Howe Street was the property in question, and then it  
23 turned out that there were the other two properties, the  
24 other two addresses, so it kind of threw me, but they

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1 presented it to us at the management team, and it was  
2 just vaguely put on the table, and we didn't really  
3 understand, but we were like understanding that there's a  
4 possibility, but nothing was agreed upon.

5 So, in saying that, I'm here to  
6 acknowledge the preservation of these properties. I  
7 don't think that we should get rid of these properties.  
8 They're very historic to us.

9 And after finding out the history, itself,  
10 behind them, it kind of threw me, because I appreciate  
11 the American history, especially in New Haven, a lot of  
12 the properties that we don't have anymore, and I think  
13 it's time for us to really step back and take a look at  
14 that and realize that these are valuable, very valuable  
15 properties.

16 So I have a letter from someone that I'd  
17 like to read, and it kind of touched me, because, when I  
18 found out the history of it, myself, it kind of was bone-  
19 chilling, so I want you to listen to this.

20 My name is Charles Warner, Jr. I am the  
21 Chairman of the Connecticut Freedom Trail. The Freedom  
22 Trail designates and documents sites related to the  
23 struggle for human freedom, celebrities, I'm sorry,  
24 celebrates accomplishments of Connecticut's African-

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1 American and promotes heritage tourism.

2           There are more than 140 sites across 50  
3 cities and towns throughout Connecticut. I give  
4 testimony today to express the importance of preventing  
5 the demolition of the two properties, 95 and 97 through  
6 99 Howe Street, located in New Haven.

7           Not only are the buildings, themselves,  
8 historical, but the people, who once occupied the  
9 structures, are people who have contributed greatly to  
10 the development of the New Haven community, the State of  
11 Connecticut and the nation.

12           One of those people, the Reverend Amos G.  
13 Beman, is a product of pre-Civil War Connecticut, born of  
14 a distinguished family in 1812 in Colchester,  
15 Connecticut, the grandson of a Revolutionary War Veteran  
16 and son of a community Civil Rights leader and pastor.

17           Amos Beman was inspired to be a change  
18 agent and leader in spiritual, personal and community  
19 development. Like his father, Beman eventually became an  
20 ordained minister, moving to New Haven in 1841 to pastor  
21 what is now the 199-year-old Dixwell Congregational  
22 Church, New Haven's first African-American Church and the  
23 oldest African-American Congregational Church in the  
24 country.

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1                   While in New Haven, Mr. Beman was active  
2                   on the Underground Railroad, the leader of the  
3                   Connecticut Temperance Society and the leader in the  
4                   earliest state in national conventions for African-  
5                   Americans.

6                   Reverend Beman advocated for the abolition  
7                   of slavery and was nationally leading -- a leading voice  
8                   in calling for Americans to get the rights to vote.

9                   CHAIRPERSON NELSON: Just one minute.

10                  MR. DOUGLAS: The Amos Beman collection is  
11                  currently housed at Yale University's Beinecke Library.  
12                  Amos Beman has left an indelible mark on the conscience  
13                  and the consciousness of communities throughout the State  
14                  of Connecticut from Colchester to Middletown to Hartford  
15                  and to New Haven.

16                  Having a physical marker to serve as a  
17                  reminder of his work and a beacon of ideals is priceless.  
18                  Connecticut is fortunate to have ties to such -- I'm  
19                  sorry. Connecticut is fortunate to have ties to much  
20                  early American history. It is our duty to preserve these  
21                  treasures.

22                  Saving the Howe Street properties is a way  
23                  for us to honor the past while developing the future.  
24                  Sincerely, Charles Warner, Jr., Chairman of the

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1 Connecticut Freedom Trail Commission.

2 So I just want you all to just think about  
3 that. This is chipping away at our history. Like  
4 someone said before me, there's not much space left in  
5 the neighborhood, in our neighborhood, so these buildings  
6 are really important, and if we could preserve them, it  
7 would be well-noted, and people would really appreciate  
8 it.

9 CHAIRPERSON NELSON: Thank you.

10 MR. DOUGLAS: Thank you very much.

11 CHAIRPERSON NELSON: Thank you. Jesse  
12 Nasta?

13 MR. JESSE NASTA: Good morning. My name  
14 is Jesse Nasta. I'm a Professor of African-American  
15 studies and history at Western University in Middletown,  
16 Connecticut, and I was asked to speak here today a little  
17 bit about the Beman family.

18 I'm echoing some of what was just said by  
19 the Freedom Trail. I just want to reiterate, and I know  
20 many of you are aware of the Bemans, but really just  
21 reiterate that no family in the State of Connecticut  
22 better represents the century-long struggle for racial  
23 equality and justice than the Beman family.

24 The Bemans are it. I'd say they are our

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1 state's biggest representatives. As you've heard,  
2 Reverend Amos Beman, who lived at 97 to 99 Howe, was the  
3 grandson of Cesar and Sarah Beman.

4 Cesar Beman fought in the American  
5 Revolution, and that's how he gained his freedom here in  
6 Connecticut. Beman's father was one of the founders of  
7 the First AME Zion Churches in Connecticut.

8 Reverend Amos Beman was the pastor of the  
9 oldest Congregational, black Congregational Church in  
10 Connecticut, so, you know, when I teach and when I speak  
11 about this, a lot of people in Connecticut don't even  
12 know that thousands of African-Americans were enslaved  
13 right here in this state before the Revolution.

14 They think that slavery was something that  
15 only happened in the U.S. south, and, yet, Amos Beman's  
16 grandparents were one of 5,000 African-Americans enslaved  
17 right here in Connecticut on the eve of the American  
18 Revolution.

19 They don't know that, until 1870, African-  
20 Americans could not vote in this state. They don't know  
21 that the state Constitution of 1818 specifically exempted  
22 African-Americans from voting and allowed white men the  
23 same privilege.

24 Year-after-year, Amos Beman led petitions

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1 to the General Assembly here in Harford, asking to be  
2 given the same right that all white men were given, just  
3 by virtue of being white, and that all black men were  
4 denied, just by virtue of being black, and those  
5 petitions are a few blocks from here in the Connecticut  
6 State Archive.

7 So I guess, as an educator and someone,  
8 who wants this history to be known and celebrated, I  
9 think that this house has an educational purpose, that  
10 nothing can educate like a home where Amos Beman lived  
11 and where he did this incredible work from.

12 You know, I'm based in Middletown.  
13 Reverend Beman's father, Jehiel Beman, had a house in  
14 Middletown. Reverend Beman's brother, Leverett Beman,  
15 actually, as some of you might already know, laid out a  
16 district where African-American, free African-Americans  
17 can own property in Middletown. It's now the Leverett  
18 Beam Historic District, which is on the Freedom Trail,  
19 but, as I said in my letter of support, his father's home  
20 in Middletown is now an apartment complex. It was torn  
21 down.

22 His brother Leverett's home is now a  
23 parking lot. This might be the only surviving Beman home  
24 in the state, and I think, for that reason alone, it's

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1 worth preserving, that it's not like there are other  
2 Beman homes that have survived. This could very well be  
3 it, so I think that alone.

4 I think, like I said, the fact that most  
5 people don't know about this history of slavery and  
6 racial prescription in this state makes it even more  
7 important to have these structures, and I think, you  
8 know, it's sad, because the argument that the public  
9 didn't -- there wasn't an outcry until after they knew  
10 Reverend Beman lived there, well, that's the purpose of  
11 the house, to educate.

12 We can't blame the public for not knowing  
13 what they don't know. It's our job to preserve these  
14 homes, so that they can know it, right?

15 So I feel like that's a backwards  
16 rationale, so the educational value alone of these homes  
17 makes them so important, and preserving them, itself, is  
18 an act of racial justice and historic justice and social  
19 justice, so that's my argument on behalf of the Bemans.

20 More broadly speaking, as others have  
21 said, I mean to have a 19th Century neighborhood intact  
22 is something that can't be retrieved once it's gone  
23 either, right, that this is out of proportion and out of  
24 character with the neighborhood, so I think the fact

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1 that, you know, someone could buy a home without perhaps  
2 even knowing it's on the National Register for Historic  
3 Places requires intervention, and, as has been said  
4 before, I hope this is just the beginning to create  
5 ordinances that prevent these Band-Aids from having to be  
6 put on again and again and these fires that have to be  
7 put out again and again, so that there's more of a  
8 forward-looking strategy to prevent this kind of  
9 demolition, so thank you so much for listening.

10 CHAIRPERSON NELSON: Thank you.

11 (APPLAUSE)

12 CHAIRPERSON NELSON: Sven Martson?

13 MS. MARTSON: Oh, he's left. He's my  
14 husband.

15 CHAIRPERSON NELSON: Okay. Patricia  
16 Wallace?

17 MS. PATRICIA WALLACE: I'm Patricia  
18 Wallace. I live at 66 Edgewood Avenue in New Haven, and  
19 I'm a member of the Friends of the Dwight Historic  
20 District.

21 I guess I want to just celebrate the fact  
22 that we're having this conversation today. SHPO's  
23 strategic plan calls for special sensitivity on sites  
24 that are important to the history of minorities and women

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1 and others, who are perhaps less in the forefront in  
2 historic preservation. This is an opportunity to put  
3 flesh on those bones.

4 I'm a social worker. My professional life  
5 has included significant periods of working with non-  
6 profit developers. I was heartened to hear that the  
7 developers have an interest in historic tax credits as an  
8 overall part of their financing package, but it sounds as  
9 if they have not considered the possibility of being able  
10 to access those through partnership with a non-profit  
11 development corporation.

12 I most recently worked for Neighborhood  
13 Housing Services of New Britain. They have a historic  
14 property on Hart Street in New Britain, and NHS of New  
15 Britain actually was in collaboration with Crosskey and a  
16 major development corporation in a partnership that would  
17 have -- would leverage those kinds of resources, and it  
18 is very routine for those kinds of partnerships to be  
19 created specifically for that purpose.

20 Linda Townsend Maier, who is the Director  
21 of the Greater Dwight Development Corporation, couldn't  
22 stay, but I asked her if the development corporation in  
23 the neighborhood would be open to talking with MOD about  
24 such a partnership. She said that they would.

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1                   In addition, there's a Neighborhood  
2                   Housing Services in New Haven. They are providing  
3                   technical assistance to the Friends of the Dwight  
4                   Historic District right now.

5                   We initiated a survey to identify which  
6                   properties that are individually owned, not owned by an  
7                   LLC, in the district, appear to have some issue of light,  
8                   major or minor, and we have distributed a resource  
9                   handout to every single one of those property owners in  
10                  the last month to give people information about where  
11                  they can receive help with technical support, financial  
12                  support, other kinds of assistance from three  
13                  organizations that we have recruited to provide such  
14                  help; NHS of New Haven, the Community Action Agency and  
15                  so on.

16                  So we are trying, as a neighborhood group,  
17                  entirely volunteer, to wrap our arms around the district  
18                  and to bring resources to people, so that they know that  
19                  they don't need to sell a property if they would prefer  
20                  to keep it and where to find the help that they need.

21                  I think that a collaborative relationship  
22                  between the developer and the neighborhood would be  
23                  optimal, and we are working with the City to try to come  
24                  up with better ways to enhance this kind of approach.

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1                   So thank you for listening. I really hope  
2                   it will be possible to preserve these buildings.

3                   CHAIRPERSON NELSON: Thank you. Victoria  
4                   Vebell? No? Jane Comins?

5                   MS. JANE COMINS: Yes. I'm very happy to  
6                   be here. My name is Jane Comins. I live at 76 Edgewood,  
7                   just around the corner from the properties in question.  
8                   I walk by them every day.

9                   I live in an adaptive reuse home in the  
10                  neighborhood that used to be a commercial Laundromat or  
11                  something like that, but I want to also thank, in  
12                  addition to all of you being here and giving us your time  
13                  this morning, which we're terribly grateful, I want to  
14                  thank my friends, neighbors and --

15                  COURT REPORTER: I'm sorry. You need to  
16                  speak into the microphone.

17                  MS. COMINS: I'm sorry. I want to thank  
18                  my fellow neighbors and friends and the Alder for coming,  
19                  Linda Thompson Maier, who is the head of the Dwight  
20                  Community Management Team and serving on that, so I want  
21                  to -- Jesse and everyone for coming out. It really means  
22                  a lot to me personally, but thank you. And the  
23                  Connecticut Trust and New Haven Preservation, so thank  
24                  you.

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1                   The buildings have never been condemned.  
2           There were no violations on record with the City of New  
3           Haven. They did have tenants as recently as December  
4           2008, just a few months before this process started.

5                   There are -- is it Todd?

6                   A MALE VOICE: '18. 2018.

7                   MS. COMINS: Yes, 2018. Could we go back  
8           to one of Brad's slides? There are two immaculate --  
9           well this property right here, 101 Howe, is immaculate --

10                   COURT REPORTER: I just need to have you  
11           on the microphone.

12                   MS. COMINS: I apologize.

13                   COURT REPORTER: Thank you.

14                   MS. COMINS: That property is an  
15           immaculately-maintained single-family residence, and  
16           there's two properties at 103 and 107 not in this  
17           picture, but that are, also.

18                   They're multi-family, and one is a  
19           commercial café, a Turkish café, but they're  
20           immaculately-maintained.

21                   And then, at 37, if you can go to another  
22           -- oh, no. That slide will be fine, but behind 95 Howe,  
23           behind this brick building that I think MOD also owns,  
24           there's another single-family residence that abuts the

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1 back of this property line and would abut the  
2 development, and that's 37 Edgewood, and I believe it's  
3 being used by a Yale-University non-profit for their  
4 purposes. I don't want to mislead you and say there's a  
5 family living there. I do believe there's a single family  
6 living adjacent to this.

7 The entire block -- I'm not an architect.  
8 I'm a layperson. The entire block down Edgewood, Elm and  
9 then behind the properties on Lynwood is intact.  
10 Everything is still there as it stood since the 1920s,  
11 when the last part of the building was built.

12 It's all occupied. Commercial law  
13 students, a lot of young professionals working in the  
14 neighborhood.

15 The history of the properties, the women's  
16 history, the African-American, the social history, the  
17 architecture and streetscape is very important to me.  
18 That's why I moved into the neighborhood approximately 10  
19 years ago when I moved to New Haven. You can walk  
20 everywhere.

21 I agree with Joe and several other people,  
22 who said that I believe this is going to set a precedent  
23 for developers. The Historic District needs to take a  
24 stand and protect ourselves and not welcome them in.

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1 I wanted to say I do support development  
2 of the property, although I oppose the demolition. The  
3 demolition of these two buildings would erase my  
4 neighborhood's cultural heritage and abandon 175 years of  
5 our history simply to turn a profit.

6 And then I want to say we know the cost of  
7 the new buildings, but let's not forget the value of the  
8 old ones. What are historic districts for if not to  
9 protect the properties within them? Thank you very much.

10 CHAIRPERSON NELSON: Thank you.

11 (APPLAUSE)

12 CHAIRPERSON NELSON: Elizabeth Holt?

13 COURT REPORTER: I'm sorry. Your last  
14 name, please?

15 MS. ELIZABETH HOLT: Holt, H-O-L-T. Hi.  
16 I'm Elizabeth Holt, the Director of Preservation Services  
17 at New Haven Preservation Trust.

18 I believe you all have the official  
19 statement that I made and submitted and had read at the  
20 Historic District Commission meeting, but I feel the more  
21 prudent statement for me to make right now is to clarify  
22 that I and the New Haven Preservation Trust never  
23 approved, condoned, or otherwise supported the demolition  
24 of these buildings.

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1 I was contacted November of last year, so  
2 very, very early on, to tour the buildings and have a  
3 look at what was being proposed, and the first thing I  
4 said to Jacob was, I said, this isn't going to go well,  
5 so I was very aware that this was not an ideal situation.

6 The quotes that I made were simply in  
7 frustration speaking to the reality of the situation,  
8 which Brad Schide has addressed, and, also, I have been  
9 working with the City to address the lack of preservation  
10 protections for buildings like these, so, again, my  
11 position was never that these were beyond saving or that  
12 they should not be saved, that they weren't worthy of  
13 preservation.

14 Since greater concerns have arisen, I have  
15 not spoken any further with the developments, so at a  
16 time when they should have been speaking to a  
17 preservation professional, they no longer did so.

18 So just to reiterate a few of the points  
19 that have been made, there's a real risk that, in  
20 neighborhoods like this, demolitions are going to begin a  
21 chain reaction of developers buying properties just to  
22 demolish the buildings, but historic buildings,  
23 regardless of their condition, should not be seen as just  
24 potential vacant land.

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1           If there's still a building standing, then  
2 something should be done to save it, and I think it's  
3 prudent that we act now to prevent the demolition of both  
4 these buildings and other historic buildings in New  
5 Haven. Thank you.

6           CHAIRPERSON NELSON: Thank you. Maisa  
7 Tisdale?

8           MS. MAISA TISDALE: My name is Maisa  
9 Tisdale, and I'm the President of the Mary and Eliza  
10 Freeman Center for History and Community in Bridgeport,  
11 Connecticut.

12           I'm here to support the Dwight Historic  
13 District in New Haven and its efforts to prevent the  
14 demolition of 95 Howe Street and 97-99 Howe Street, the  
15 home of African-American minister Amos Gerry Beman, which  
16 later housed a Ladies Seminary run by Reverend and Mrs.  
17 Heman Bangs, one of the four most Methodist preachers of  
18 the day.

19           We were founded a grassroots historic  
20 preservation organization in 2009, and we own the Mary  
21 and Eliza Freeman houses built in 1848.

22           We are creating a national African-  
23 American historic site in the south end of Bridgeport,  
24 consisting of a museum and education center, digital

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1 humanities and housing.

2           The Freeman Center -- the Freeman houses  
3 were once owned by sisters Mary and Eliza Freeman, and  
4 they're the only two original structures remaining of an  
5 antebellum settlement of free people of color in Little  
6 Liberia. This independent seafaring town was founded by  
7 Connecticut Blacks and Paugussetts around 1822, when this  
8 state and nation still had slavery.

9           Research suggests that Little Liberia  
10 residents sought to create a free settlement on  
11 Connecticut land when the U.S. and Connecticut still had  
12 slavery.

13           Bridgeport's first free lending library, a  
14 school for colored children and other businesses, a  
15 resort hotel for wealthy blacks, cited in a letter to  
16 Frederick Douglass, all existed in Little Liberia, and  
17 these sisters were accomplished business women.

18           When Mary Freeman died, the only  
19 Bridgeporter of greater wealth was P.T. Barnum. Our  
20 houses are on the National Register of Historic Places.

21           The Beman House is listed on the National  
22 Register of Historic Places as part of the West  
23 Village/Dwight Street Historic District, yet nowhere in  
24 that nomination is the name Amos G. Beman ever mentioned,

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1 a testament to the fact that the significance of  
2 Connecticut's African-American abolitionists to U.S.  
3 history has remained untaught and unvalued by this state  
4 for generations, and Connecticut's determination to  
5 continue chattel slavery, its complicity in the slave  
6 trade, its determination to deny African-Americans the  
7 right to vote long after other New England states  
8 permitted it was fastidiously scrubbed away, replaced by  
9 a myth of a white underground railroad that freed hapless  
10 blacks, and this story, the story of Reverend Amos G.  
11 Beman, emblematic of this struggle for abolition and  
12 enfranchisement, human rights and the economic strength  
13 of black people, was lost from the historical narrative.

14 It's for this reason that Amos Beman's  
15 house must stand. If Amos Beman had been given his  
16 rightful place in U.S. history and the truth of his  
17 involvement in the underground railroad had been told,  
18 this house would never have been sold to a developer to  
19 be replaced by apartments in the first place. It would  
20 have been revered and interpreted like those of other  
21 American heroes.

22 When places like these are demolished, our  
23 collective memory dies, and prejudices are perpetuated.  
24 Reverend Beman's story leads us to explore multiple and

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1 significant stories of black self-determination,  
2 leadership and strategic agency, Colored Conventions, the  
3 establishment of black settlements, abolition.

4 So I'm going to skip down, because I have  
5 how long left?

6 CHAIRPERSON NELSON: One minute.

7 MS. TISDALE: So let's let Reverend Beman  
8 talk to you in his own words. It just so happened that,  
9 a week before I heard about the demolition, I was reading  
10 his writings, because he and a representative of Little  
11 Liberia and another man they authored these statements in  
12 threes.

13 He says we know that, in your hands under  
14 God, I found the keys of our political destiny, that it  
15 is for you to say whether we shall enjoy the same rights  
16 and privileges, which other men enjoy, and whether this  
17 invidious mark of political degradation shall be removed  
18 or not.

19 We approach you, believing that you were  
20 to be influenced by truth and reason, that you were alive  
21 to the interests and honor of this state, that the spirit  
22 of freedom has still an altar in your hearts and a home  
23 in your bosoms, in light of which you recognize and  
24 respond to the great American truth of independence that

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1 all men are created free and equal and endowed by the  
2 Creator with certain inalienable rights, among which are  
3 life, liberty and the pursuit of happiness, a declaration  
4 which your fathers wrote and with our sealed, and while  
5 you are unwilling to write hypocrite upon their tombs, we  
6 are unwilling longer to remain silent from disfranchised,  
7 upon that soil from which, in those rights for which,  
8 either as slave or soldiers slaves, they toiled to gain  
9 for this country.

10 All the surviving structures tied to  
11 African-Americans should be considered endangered and  
12 carefully preserved.

13 It's rare to find structures in northern  
14 cities, since the historic black communities were raised  
15 during urban renewal. It is even more rare to find  
16 surviving African-American historic sites that retain  
17 original materials and artifacts so significant that they  
18 find their way into Yale University's Beinecke rare book  
19 library.

20 Black preservationists face a daunting  
21 task; saving rare buildings that are the only existing  
22 witnesses to a larger historical narrative wiped from  
23 modern memory.

24 Each structure is a link and a chain to

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1 freedom from misrepresentation and myth; Beman and his  
2 tie to Little Liberia, Little Liberia and its tie to  
3 Brooklyn's Weeksville, a narrative that stretches to free  
4 black communities across the Atlantic, the assertion of  
5 Pan Africanism in London, and the extensive Colored  
6 Convention Movement right here in the U.S.

7                   These houses must stand to guarantee that  
8 research will continue and our history will be truthfully  
9 taught.

10                   We're dedicated through this movement to  
11 save the Beman house. I could not be more dedicated as  
12 an individual, and the Freeman Center is willing to stand  
13 and fight and help further this movement to save this  
14 house, and somewhere else Reverend Beman will by any  
15 means necessary.

16                   Anyway, I have a whole bunch of the  
17 writings of Beman and his colleagues at the Colored  
18 Conventions. I'd like to leave them with you.

19                   CHAIRPERSON NELSON: Thank you very much.

20                   MS. TISDALE: You're welcome.

21                   (APPLAUSE)

22                   CHAIRPERSON NELSON: Okay, so, that  
23 concludes the public testimony via the sign-in sheet.

24                   So it is 12:29. I'd like to just make

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1 sure that Council members can stay until 1:00, so that we  
2 can complete this discussion. And I want to just see.

3 Walter, are you still on the line?

4 DR. WOODWARD: I am.

5 CHAIRPERSON NELSON: Okay, thanks. All  
6 right, so, that's quite a story of these buildings in  
7 front of us.

8 I don't know where you would all like to  
9 start with the considerations. The first, perhaps,  
10 question I should ask is do you feel that you have enough  
11 information to make a decision, or do you feel that there  
12 are questions that still need to be asked? Tom?

13 MR. ELMORE: Can you please remind us what  
14 our decision is?

15 CHAIRPERSON NELSON: So our decision is,  
16 the motion is a vote to request the assistance of the  
17 Office of the Attorney General to prevent the  
18 unreasonable destruction of the historic properties at 95  
19 and 97-99 Howe Street.

20 DR. WOODWARD: Sara?

21 CHAIRPERSON NELSON: Yes?

22 DR. WOODWARD: This is Walt. Could I ask  
23 one question?

24 CHAIRPERSON NELSON: Of course.

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1 DR. WOODWARD: Yeah. In the  
2 documentation, it looked like the documentation made it  
3 fairly clear that Amos Beman had, in fact, been a  
4 resident of these homes, but it also said that it hadn't  
5 been confirmed. Are we sure now that this was one of the  
6 sites in which he lived?

7 MR. LEVINE: Hey, Walt. This is Todd.  
8 Yes. I went back and, working with the community and the  
9 New Haven Museum, was able to confirm that, you know, 95  
10 percent I'm certain that he lived there 1846 to 1847.

11 There were a change of addresses in 1860  
12 and 1865, so it made it a little difficult to track down,  
13 but we're fairly confident that he did, indeed, live  
14 there.

15 DR. WOODWARD: Yeah, and that's what it  
16 looked like in the paper documentation, too. That's all  
17 I needed to know. Thank you.

18 MR. LEVINE: You're welcome.

19 CHAIRPERSON NELSON: Thank you. Karyn?

20 MS. GILVARG: Sara, the State Review Board  
21 also took some action vis-à-vis this?

22 CHAIRPERSON NELSON: So the State Review  
23 Board reviewed these properties vis-à-vis the National  
24 Register and still noted them to be contributing

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1 resources to this district.

2 MR. LEVINE: So there's thresholds for the  
3 Connecticut Environmental Protection Act, one of which is  
4 that, if they're contributing, that they continue to  
5 contribute.

6 MS. GILVARG: Despite alterations?

7 MR. LEVINE: Despite alterations and time.

8 MS. GILVARG: Thank you.

9 CHAIRPERSON NELSON: Kathy?

10 MS. MAHER: I think that there's a  
11 significantly new paradigm that we're looking at now.  
12 It's unfortunate the MOD Equity people aren't here to  
13 have heard some of the testimony today, all the testimony  
14 today, so that needs to be evaluated. We cannot lose the  
15 humanities in the historic preservation that we're  
16 charged with.

17 That was one of our obligations with our  
18 new plan, so I think that this absolutely needs to move  
19 forward to the AG to reexamine the situation, and I think  
20 we need to consider that property to be listed  
21 individually on the National Register, in light of the  
22 significant history, and that should be our next charge,  
23 to have them listed.

24 CHAIRPERSON NELSON: Other comments?

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1 Christine?

2 MS. NELSON: I think in support of the  
3 motion to forward this to the AG's Office is -- the fact  
4 that the conversation is not over, we talked about why is  
5 this all kind of happening at the last minute, so I think  
6 it really matters. It's that it's here right now, and  
7 the developer has said that they're willing to take the  
8 responsibility of researching and working to find a  
9 solution, and I think that that can only happen in the  
10 next step, and, so, that would be the reason to vote  
11 positively for that motion.

12 CHAIRPERSON NELSON: One thing I just want  
13 to clarify for new members. On occasion, when there's  
14 been a willingness on the part of the owner to withdraw a  
15 demolition permit and to engage in good faith  
16 communication with regard to new and emerging  
17 information, that Council has actually taken an action to  
18 table, should the owner be willing to ensure that the  
19 buildings would not come down during the negotiations.

20 And I'm just going to look to Ms. Andrews  
21 to see whether that is something that you would be  
22 willing to, an action you would be willing to take on  
23 behalf of your owner today.

24 MS. ANDREWS: I would have to talk to him,

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1 and what would you be talking about, in terms of time?

2 CHAIRPERSON NELSON: So the demolition  
3 permit expires on August 3rd, and there's a lot of  
4 information, sounds like communication and conversations  
5 that need to be had.

6 It's summertime. People are on vacation,  
7 so, in providing you enough time, it would seem that  
8 maybe to give you two months, and then have this matter  
9 tabled for two months and then resume the hearing and  
10 take a vote at that time, but there may be opportunities  
11 to learn more additional information, have alternate  
12 financial streams identified.

13 MS. MAHER: Make new partnerships.

14 CHAIRPERSON NELSON: Make new  
15 partnerships, yeah.

16 MS. ANDREWS: I just don't have the  
17 authority to make that decision on his behalf. I wish I  
18 could.

19 CHAIRPERSON NELSON: So if we excused you  
20 out into the hallway, there's no way for you to reach  
21 him?

22 MS. ANDREWS: I could try.

23 CHAIRPERSON NELSON: I'm just, you know,  
24 trying to be as flexible as we can.

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1 MS. ANDREWS: I could try. I could see if  
2 I could reach him.

3 CHAIRPERSON NELSON: Okay. I'm going to  
4 actually suggest that we take a five-minute recess to  
5 allow Ms. Andrews time to make that phone call.

6 (Off the record)

7 MS. ANDREWS: I was not able to reach him,  
8 and I don't have the authorization to agree to --

9 CHAIRPERSON NELSON: To withdraw the  
10 demolition permit?

11 MS. ANDREWS: Yeah. Yeah.

12 CHAIRPERSON NELSON: Which is unfortunate,  
13 because this is July 10th, and the demolition permit is  
14 August 3rd, so it's, then, a foregone --

15 MS. ANDREWS: I know the timing is just --

16 CHAIRPERSON NELSON: Okay.

17 MS. ANDREWS: I don't feel like I have the  
18 authorization to do that.

19 CHAIRPERSON NELSON: Okay. All right,  
20 well, thank you for trying. All right, so, that is an  
21 avenue that we sometimes do go down. Not available at  
22 this time.

23 Is there anything else that you all are  
24 thinking of that would inform this conversation? Yeah?

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1 MS. GILVARG: I wasn't going to add  
2 anything to that, except I wanted to support Kathy's  
3 statement about perhaps at least 97-99 is worthy of  
4 individualizing. There's an awful lot of information  
5 that's come to light.

6 I think that the Connecticut Trust,  
7 despite not being able to enter the building, did a very  
8 commendable job of proving that there is a prudent and  
9 feasible alternative, that there likely is a prudent and  
10 feasible alternative that yields the same number of units  
11 with a rehab building and possibly sacrificing 95 or  
12 maybe not even. Maybe just moving what's in the lot.

13 I think, given that we have been unable to  
14 contact the owner, if we move forward with seeking the  
15 Attorney General's intervention in this matter, we'll  
16 probably need to -- they will probably need to look at  
17 some kind of an injunction to prevent the demolition from  
18 going forward on August 3rd, if we agree that these  
19 resources are worthy of protection.

20 I would also say that, if we do go forward  
21 in that direction, it would be important to direct the  
22 owner to protect the buildings in the intervening time  
23 while additional conversations go forth.

24 CHAIRPERSON NELSON: One of the things

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1 that I was hearing from some of the statements that  
2 people were making today is that there are opportunities  
3 for partnerships that may not be explored yet, and I go  
4 to what the wording of this motion is, to prevent the  
5 unreasonable destruction, and, so, the time to explore  
6 other opportunities.

7 I don't think they have been all  
8 completely explored. That's a longwinded way of saying  
9 that. Other comments?

10 MS. MAHER: I think that MOD has a  
11 remarkable opportunity, with such incredible community  
12 support, to do something magnificent on that site that  
13 will serve the greater community, so this is an  
14 opportunity.

15 CHAIRPERSON NELSON: Okay. Walter, is  
16 there anything you'd like to add to the conversation?

17 DR. WOODWARD: Not really. You know, the  
18 importance of the site is absolutely clear, and I don't  
19 think the builder has acted in good faith.

20 I'm not sure they were aware of the  
21 importance of the site, but I think it's readily apparent  
22 now, and I would hope that there would be some workable  
23 resolution of this, but, in the absence of having that,  
24 you know, I think we have to try to protect the

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1 buildings. That would be my position.

2 CHAIRPERSON NELSON: Do you all feel, at  
3 this point, ready to take a vote? Okay. On the motion  
4 of the Connecticut Historic Preservation Council votes to  
5 request the assistance of the Office of the Attorney  
6 General to prevent the unreasonable destruction of the  
7 historic properties at 95 and 97-99 Howe Street, New  
8 Haven, Connecticut, listed on the National Register of  
9 Historic Places, pursuant to the provisions of Section  
10 22a-19a of the Connecticut General Statutes, all those in  
11 favor?

12 VOICES: Aye.

13 CHAIRPERSON NELSON: All those opposed?  
14 Walter?

15 DR. WOODWARD: Aye.

16 CHAIRPERSON NELSON: Okay. Motion  
17 carries. One abstention. Thank you, all.

18 (APPLAUSE)

19 CHAIRPERSON NELSON: It was Kathy that  
20 seconded. Folks, I just want to remind you that we're  
21 still conducting business, so if you have conversations,  
22 could you take them outside, please?

23 Todd, can you clear the room, because  
24 we're still in a meeting? We are still in a meeting.

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1 Can you let people know?

2 New business. We have new business, old  
3 business. We don't have any old business. Liaison with  
4 Public and Private Agencies and the Public Forum.

5 Just under new business, because Fiona  
6 brought that up about Brian Jones, it would be our  
7 intention that, at the next meeting that we have in  
8 person, which is the September meeting, that we would  
9 have a resolution and an opportunity to talk about all of  
10 Brian's contributions and what he's done in the whole  
11 community of archeology and beyond, so we wanted to give  
12 that enough time, without the press of other things, to  
13 really do it in a thoughtful way, so I just wanted to  
14 address that comment that Fiona made.

15 Liaison with Public and Private Agencies,  
16 Jane and Mary?

17 All right, Public Forum? Okay, so, the  
18 next matter is a motion to adjourn.

19 DR. FABER: So moved.

20 CHAIRPERSON NELSON: Okay.

21 MS. MAHER: Seconded.

22 CHAIRPERSON NELSON: All right.

23 A MALE VOICE: I have a question. So,  
24 based on our vote --

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1 COURT REPORTER: Is this off the record,  
2 or is this part of it?

3 CHAIRPERSON NELSON: Yeah, this is off the  
4 record.

5 (Whereupon, the meeting adjourned at 12:54  
6 p.m.)

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