

## THE ST. PAUL'S SENTINEL

### **Honoring and preserving our community's heritage**

**A publication of the Committee to Save St. Paul's, November 1, 2006**



*“The Committee’s response to the RFP is the first proposal for a true preservation of the St. Paul’s historic building. It follows U.S. Department of Interior restoration rules for a building on the National Register of Historic Structures. Compliance with the Federal Regulations will entitle the developer to the 20% tax credit, which is meant to be the “engine” that drives historic preservation. The proposal, also, is a true public/private project, which provides a great deal of community space at very low cost to residents. The Village of Garden City now has the blueprint for going forward to save St. Paul’s and complying with the mandate given the Village, in 1993, by voters to buy the property for Village purposes.”*

**Jim Kenny, former Garden City resident and litigant in  
Kenny et al vs. Board of Trustees lawsuit, 1997**

#### **COMMITTEE RECEIVES COMMUNICATION FROM VILLAGE CONSULTANT**

The Committee to Save St. Paul’s has received a request from K. Backus and Associates for more detailed information about our proposal for redevelopment of Historic St. Paul’s. The consultant’s questions range from the experience of our developer (Port City Preservation, LLC, Oswego, NY) and architect (Stephen Tilly, Architect, Dobbs Ferry, NY) to code analysis, financial feasibility, revenue sources and development schedule. All of this information must be delivered to Village Hall and at K. Backus (Manhattan) by 4 p.m. this Friday. Our consultants and Executive Committee are working diligently to answer all the questions put to us.

The communication from K. Backus gives us some indication of the Board’s timetable. It states: “The Village intends to interview selected development teams following receipt of the clarifications and additional information requested...” The letter further indicates that those “potential interviews” will take place in a matter of days. This “potential interview” is key for the Committee and its community proposal. We would hope to move up in the process. If we don’t, it will be crucial, indeed, to build continuing support for our compromise solution that combines a significant amount of public space in prime areas of St. Paul’s with 62-residential apartments under a “ground lease agreement” that keeps the property in public control.

#### **BOT MEETING ALERT**

**The Village Board of Trustees meets tomorrow, Thursday, November 2, at 8 p.m. at Village Hall. This could be an important meeting since the trustees may be moving ahead more quickly than stated at their October 5 meeting with regard to designating a developer for St. Paul’s.** PLEASE MAKE EVERY EFFORT TO ATTEND...ASK QUESTIONS...AND VOICE YOUR OPINIONS. The Mayor and the Trustees have yet to tell the community when, where (and if) they will hear residents’ comments on the St. Paul’s issue. We all have a right to know. The Committee believes that, as residents and taxpayers, we also have a right to know who the Village RFP respondents are and the details of each of those proposals. As a Village resident, Maureen Traxler requested the identities of the respondents through the Freedom of Information Law and was officially denied access to that information.

#### **WE NEED YOUR HELP...LETTER WRITING CAMPAIGN**

Now is the time to put the pressure on through a letter (and email) writing campaign. Please take the time to write to the Mayor and Village Trustees and to Senator Kemp Hannon. **And, ask 5 of your friends to do so, too.** A sample support letter is posted on our website ([www.savestpauls.org](http://www.savestpauls.org)) “News” page, as well as the local and email addresses of the above-mentioned public officials. Your own words are always preferred, but if you have writers’ block, feel free to cut and paste from our sample letter.

### **SHOW OF BROAD BASED COMMUNITY SUPPORT**

The proposal that will be the ultimate winner is the one that can show broad based support, allowing the Village and the developer to overcome the “public trust” and parkland designations on this specific piece of the St. Paul’s property. That’s where you come in.

Support can be shown in the numbers of signatures penned on the Committee to Save St. Paul’s petition. **We’d like to collect these petitions by Monday, November 13.**

A “pdf” of the petition is also on the “News” and “Sentinel” pages of our website....just print it out, make copies, and collect signatures from family member, friends and neighbors, and people in the organizations you belong to. Feel free to direct them to our website, where they can find detailed information about the proposal.

All signed petitions can be mailed to the Committee to Save St. Paul’s, P.O. Box 7642, Garden City, New York 11530. Or, please call Maureen Traxler at 516-319-1906 for a pickup. We thank you for your assistance and support.

### **FYI...SUCCESSFUL LOCAL PRESERVATION PROJECTS IN THE NEWS**

Newsday’s October 22 edition reported in “Upkeeping Castles” that “For nearly half a century, the cobwebbed castles of the **Sands Point Preserve** have been hauntingly neglected. But now things are looking up.” Perhaps there’s hope for St. Paul’s.

The Preserve’s huge Gilded Age structure called Hempstead House is expected to soon be listed on the National Register of Historic Places – a designation already held by the Historic St Paul’s School. The Newsday article notes that that designation will qualify Hempstead House for inclusion in *the “Save America’s Treasures” program and make possible sizable federal grants to repair the stone facades and, in its case, the crumbling sea wall.*

The “castle” recently won additional support when the Nassau County Legislature approved Friends of the Sands Point Preserve as coordinators with the County, which owns the property. This partnership entitles the grassroots nonprofit group to have a voice in how to spend the money it raises for the restoration.

A little closer to home...they’re celebrating in the **Village of Roslyn** over the restoration of the Gothic, Romanesque and Egyptian Revival, 111-year-old **clock tower** in the center of town ... it only took 11 years. The project was completed in stages and the project manager was the former director of the Roslyn Landmark Society.

**Please consider writing a Letter to the Editor of the Garden City News to express your views. To read previous issues of *The St. Paul’s Sentinel*, log on to our website “News” page.**

***The Committee to Save St. Paul’s, P.O. Box 7642, Garden City, NY 11530, [www.savestpauls.org](http://www.savestpauls.org)***  
*Donations accepted to “St. Paul’s Conservancy Corp.” All donations are tax deductible.*