

Historic Preservation District Commission

Public Hearing --June 20, 2013

Page 1

Call to order

Mr. Hijuelos called the meeting to order

Present: All Commissioners, Commission Administrator, & the Commission secretary

Absent: none

Approval of Minutes

As the minutes were not completed from the May 23 meeting, Ms. Haveman motioned the approval be deferred to the next meeting, Mr. Bernard seconded, the motion carried.

Reports of Officers, Boards, and Standing Committees

A. Design Review : Ms.Kidd reported that the Design Review Committee had reviewed the new construction plans for 818 Adair. There were no other cases at this time. The Design Review tries to meet once a week, on Thursdays or Fridays.

B. COA's: There were none .

C. Certified Local Government: Ms. Kidd said that the City received the official letter designating the City as a Certified Local Government. This will now afford us the benefits of applying for grants. Ms. Kidd states the maybe now we can now update the survey. Mr. Pulaski offers to put together press release about the designation and agrees to meet with Ms. Kidd about this. Mr. Hijuelos thanks Ms. Kidd for putting this together.

D. Other: None at this time

Reports of Special Committees

A. Guideline's Committee: Mr. Hijuelos stated that he had sent to the Commissioners some examples of other city's guidelines. But since there were two demolitions for tonight's meeting , he asked that they defer discussion until next meeting. This will give the Commissioners time to review and make notes. Mr. Hijuelos also asked that the Design Review Committee be able to look at these examples and give their input.

B . Education and Outreach Committee: Mr. Hijuelos asked that Ms. Pulaski comment on the La. Annual Preservation Conference that they had attended on June 13. Mr. Pulaski said that he had learned a lot at the conference. He stated that La. Lt. Governor Jay Dardenne gave a presentation about the Old State Capital, it's beginning and how it was renovated. There is a movie to see there that was put together by the Disney Company . The movie starts with the "ghost" of the daughter of the man who donated the land for the Old State Capital. Mr. Pulaski said the movie was put together very well and if given the chance, one should see it. The Poverty Point , a World Heritage site, discussion was also very interesting.

Ms. Kidd said that at the conference, she attended the Vernacular Architecture. It started with slides of Poverty Point and went thru the history. She also stated she went to the Fema Section 106 lecture that talked about the acknowledgement of historic structures and the adverse impact of mitigation. Mr. Bernard asked if the Commission has any input at all in the City's elevation projects. He was concerned with any adverse impact. At this time, Ms. Kidd is unsure, but still needs to learn more.

Mr. Hijuelos commented that he enjoyed Lt. Governor Dardenne's speech. He enjoyed the conference and was glad they had the opportunity to use this for meeting the education requirements for CLG.

Unfinished Business

There is none at this time.

New Business

Starting with 818 Adair Street demolition request, Ms. Kidd stated that in the Sally Reeves survey, it actually shows the house as “Not Rated” due to the poor condition . Mr. Burkett has provided documentation that is outline in our request. Ms. Kidd said that Mr. Burkett intended to demolish the two buildings and build a single family residence. After meeting with Design Review, Mr. Burkett agreed to amend his original construction package to include hardi plank, window trim, corner boards,& side lights by the front door to give the house more of a cottage feel. Mr. Burkett said that he had spoken to the architect about making those changes. He may flip the house so the door is on the other side.

Mr. Pulaski said that he had gone by and the house was in terrible shape. Ms. Danielson asked if Mr. Burkett would be going back on the same foot print which he replied he was still working on the survey.

Mr. Bernard said that he also went by the structure , talked to the neighbors, tried to get on the porch and almost fell through. Mr. Bernard stated that what the Commission is trying to do is send a message that they are going to be careful to what structures go away. That the Commission is going to be consistent but yet particular in their decisions.

Mr.Hijuelos thanked Mr. Burkett for putting all the backup information to allow the Commission to make an informative decision. He also stated that the structure was not in immediate danger of collapse but it was apparent that it had significant structural damage. Mr. Hijuelos made the statement, “ Can it be salvaged? Yes, anything can be saved, but at what price. The Commission’s job is to balance economics against preservation.” Mr. Hijuelos asked for a motion to approve the Certificate of Appropriateness. Ms. Haveman made a motion to approve. Mr. Pulaski seconded that. As that there were no opposition, the motion was carried unanimously.

Mr. Hijuelos stated that the next case was 1745 Claiborne Street. The representative for the case was not in attendance, so Mr. Hijuelos opened it up for discussion.

Ms. Kidd pointed out on Mr. Cousin’s application for demolition, he stated the the structure had major structural problems, old plumbing needed to be replaced, 3 different types of windows and no architectural significance at all. The repairs needed to be done on this 1100 square foot house would cost more than the value of it. He intends to demolish this house and build a new single family residence. Ms. Kidd added that the property was owned by his father. It had flooded in Hurricane Katrina and has not been lived in or repaired since. Mr. Cousin’s is buying the property from his father, who is elderly. Mr.Cousin’s is in the house raising industry and in the benefits/cost ratio does not meet his family’s needs. His plans are to build a 2500 square foot house. The Commissioners asked about the building plans, which Ms. Kidd replied that Mr. Cousin said he was not spending a dime on plans until he knows if the Commission will approve the demolition.

Mr. Hijuelos said that “meeting one’s needs” was not a reason for demolition. The Commission needs to be careful in their decisions.

Mr. Bernard stated that he had gone and looked around the house . He finds this house different from 818 Adair in that it is not as old, it has been radically altered, it is better structurally, and the scale is nice on the street, but will it be as contributing elevated as it is now? Mr. Bernard says that he feels it will not be as contributing and that’s a problem for him. The audience member, Ms. Adele Foster, asked that would this not be a continually problem in the district. Mr. Bernard concurred this will be an ongoing problem, but with this house the primary reason it is deemed contributing would be it’s scale.

Historic Preservation District Commission

Public Hearing- June 20, 2013

Page 3

Ms. Kidd stated that Mr. Cousin had originally asked for a variance to the Demolition Moratorium from the Zoning Board. But he withdrew to wait for the Historic Preservation District Commission to be seated to go through with the process. She also stated that the Design Review Committee had looked at this case and was going to recommend to support the demolition request.

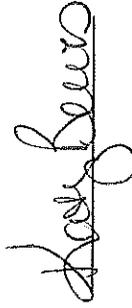
Mr. Hijuelos asked if the Historic Association had an opinion. Ms. Foster said she thought the center of the house was nice and the scale. She thought the house should be saved. Mr. Hijuelos said that the owner really should be arguing these points, because without an argument and plans, it makes it hard. Mr. Hijuelos said that there were several options; one would be to vote tonight, the other is to postpone it and ask Mr. Cousin to come to the next meeting and present his case. Mr. Pulaski said he moves to postpone this case. Ms. Haveman seconds the motion, motion carries unanimously.

Announcements

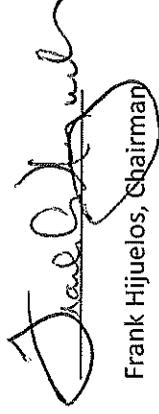
Mr. Hijuelos confirmed that the next meeting was July 18 at 6:30pm. There were no other announcements.

Adjournment

Mr. Pulaski moved to adjourn, Ms. Haveman seconded. The meeting was adjourned.



Kathy Reeves, Secretary



Frank Hijuelos, Chairman

