

Historic Preservation District Commission

Public Hearing –Aug. 15, 2013

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Call to order

Mr. Hijuelos called the meeting to order at 6:45pm

Present: Frank Hijuelos, Ann Haveman, Jeff Bernard, Louise Kidd, Kathy Reeves

Absent: Susan Danielson, Mike Pulaski

Guest: Ms. Rohrbough, Mr. Dunn-reporter

Approval of Minutes

July 18, 2013 minutes: Ms. Haveman moved to approve the minutes, Mr. Bernard seconded, motion was carried.

Presentation

Mr. Simoneaux was unable to attend this meeting, but will present his information on the Old Jail History next meeting.

Mr. Hijuelos stated that if the Commission sees fit they could advocate the restoration of the Jail, have a presentation to the public, and maybe incorporate it into the Historic Preservation Plan.

Ms. Rohrbough asked to make a comment about this topic, as the Historic Association had a keen interest in the Jail for some time. She stated that she had written a letter to the Mayor about one year ago, urging him to save the building before it deteriorated any more. They proposed that the Historic Association partner with the City in making it a tourist attraction. She will wait until next meeting to give the further details of their proposal and looked forward to Mr. Simoneaux's presentation.

Reports of Officers, Boards, and Standing Committees

A. Design Review: Ms. Kidd stated that Design Review looked at a couple of cases. The first was a new residential construction for 1729 Lakeshore. It was approved. The other was an addition to the back of a bungalow styled house at 1810 Jefferson. It was approved as well. The third case was a new residential construction on South Street. Design Review looked at it, but wanted to meet with the architect to review additional architectural details. They would meet again on Thursday August 22 at 10:45am. Ms. Kidd stated that she would send out an email reminder if any of the Commissioners can attend.

Ms. Rohrbough asked if Design Review looked at the plans for 1729 Lakeshore Drive with the criteria that the Historic Districting has now. Ms. Kidd said that Design Review is not reviewing for a specific style, but looking for architectural elements and quality of materials, which they found. Ms. Rohrbough said she agreed with that, and by looking at the house plan copy that had been provided it shows a nice traditional look. But with the structure, three car garage and boathouse in the back, this building is huge; it is on a narrow lot, and just about wall to wall. She stated that mass is a major component that the Historic District Committee recommended in the ordinance. Ms. Kidd said that they met the setback requirements on the lot and the site development criteria. Ms. Rohrbough said that goes back to the basic zoning laws that the Historic Districting was trying to address improvements on. She also said that this house is the very thing they were concerned about when drawing up the ordinance. Ms. Rohrbough said she just wanted to bring this to the attention of the Commission and if the Commission could take a much closer look at the hugeness that is proposed for this corner lot.

Mr. Hijuelos stated that unfortunately as the ordinance stands, they have no authority to do anything. They are only allowed to review with the Design Review Committee's invitation. He continued that the Commission is given the charge to maintain the character of the community, but they can only

address it if someone is going to tear down or move a house. He also said that the Commissioners can talk about it, make recommendations, or give opinions but unless the ordinance is amended, they cannot do anything. Mr. Bernard said that he feels the Commission would have to change the zoning requirements to accomplish what Ms. Rohrbough is talking about. Ms. Rohrbough then asked if the massing and scale language was deleted in the final ordinance, because that was the section that was to address where setbacks limited Historic District Commission in its decisions. Mr. Hijuelos said that he didn't think it was removed, but as a Commission they need to look at all those things including mass and scale to maintain the historic relevance. But in reality the ordinance says all the Commission can do anything about is if someone is tearing down or moving a house. There is no authority for anything else. Mr. Hijuelos said that what the Commission needs to be thinking about is how do we take this to the next level. He added, for example setting guidelines would be an important factor.

Ms. Kidd presented samples of Historic Preservation Plans from the Department of the Interior. The Commissioners could consider going through and identifying what is important to them, having a public hearing on them, and then adopting them. She also commented that the Grant Program application for the CLG asks the question of what's in the plan. Once the Commission fills out plan elements, they can then start meeting on them. This will also be used as a budgeting tool.

B. COA's: 1729 Lakeshore, 1810 Jefferson

C. Certified Local Government: Ms. Kidd said there is nothing to report at this time. When the grants open in January or February, she will bring them to the Commission.

D. Other : Mr. Hijuelos stated that the Commission heard a strong opinion concerning a particular house plan. He asked if anyone had a statement or motion supporting that opinion. Mr. Bernard said he thought it was a valid concern of massing and scale. He commented that looking at just the house, it had a traditional Louisiana style of design and use of materials, like a slate roof, so it is in scale and design. Mr. Hijuelos said that the demolition they previously heard was just the opposite, small scale house among larger ones. He stated that this needs to be addressed. Ms. Kidd said that Design Review isn't looking at mass and scale as it affects a whole block. She also commented that she thought the 1729 Lakeshore Drive plan was set back more than the 25 feet to meet the front of the house next door. Mr. Hijuelos suggested that at this point the Commissioners should become more familiar with the ordinance, and then make suggestions to carry into the planning process that Ms. Kidd was talking about.

Reports of Special Committees

a. Guideline's Committee: Ms. Kidd stated that Ms. Danielson had stated in an email that she had some things from other communities, but the Commission had not received them yet.

Unfinished Business

Ms. Rohrbough followed up with the Old Griffin Bakery oven. She met with Mr. Planchard, the owner, who said the oven had collapsed before he bought it. He said they pulled the whole structure out and may have plans for the materials in the future. Ms. Rohrbough stated that the Historic Association made it known to Mr. Planchard that if he doesn't intend to follow through with the plans of using the bricks, they would like to have them.

New Business

There is none at this time.

Announcements

Historic Preservation District Commission

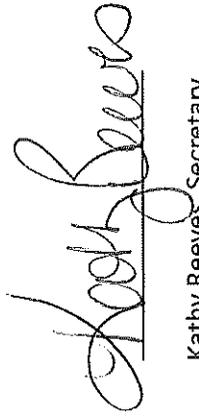
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Mr. Hijuelos confirmed that the next meeting is September 19, 2013 at 6:30pm. He confirmed that the Commission's meeting would be held in the conference room , unless they have a hearing.

Adjournment

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



Kathy Reeves, Secretary



Frank Hijuelos, Chairman

