

Historic Preservation District Commission

Public Hearing –September 19, 2013

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Call to order

Mr. Hijuelos called the meeting to order .

Present: Commissioners: Frank Hijuelos, Mike Pulaski, Jeff Bernard, Ann Haveman ; Administrator: Louise K Kidd; and Secretary: Kathy Reeves

Absent: Commissioner: Susan Danielson

Approval of Minutes

Aug. 15, 2013 minutes: Mr. Bernard moved to approve the minutes, Ms. Haveman seconded, motion was carried.

New Business

The first order of business was the appeal of the Certificate of Appropriateness for 1729 Lakeshore Drive. Mr. Hijuelos stated that the appeal was submitted through e-mail by Rebecca Rohrbough. It stated that under Section 7-14 Appeals of City Ordinance 12-32 (Historic Preservation District), she wished to exercise the right to appeal as an aggrieved person for reversal of any and all approval action by Administrator regarding the new build proposal for 1729 Lakeshore Drive, as presented to the Commission at the August 15, 2013 meeting.

Mr. Hijuelos wanted everyone to know that Mr. Adams (owner of 1729 Lakeshore) had agreed to repair and replace the fence at this address that had been taken down. He also stated that the appeal process would be that the Administrator, Ms. Kidd , would present the application for the Certificate of Appropriateness. then the appellant, Ms. Rohrbough would present her case.

Ms. Kidd presented Case #HPDC A13-09-01 as the appeal of the Certificate of Appropriateness that was issued by the Administrator for new residential construction at 1729 Lakeshore Drive. The owner, Mr. Adams, was the applicant and submitted the application for a single family residence on July 24, 2013. In accordance with Ordinance 12-32, which created the Mandeville Historic Preservation District, new construction is defined as non-substantive if it complies with the design standards outlined in the Ordinance, and applications for the COA are approved by the Administrator, who shall consult with Design professionals. The Administrator consulted with the Design Review professionals on July 26, 2013 to review the standards of appropriateness as outlined in the Ordinance. This is documented by the Review for new construction and dated July 26, 2013 under Case #DR-13-19. The project was found to be compliant. On Thursday August 15, 2013, the Historic Preservation District Commission held a meeting at which time a report was given by the Administrator outlining the approval of the COA for 1729 Lakeshore Drive. Copies of the application and building plans were provided as well. On Friday , August 16, 2013, Rebecca Rohrbough sent an email appealing the COA, which stated no reason in the appeal. Based upon the review of the Planning department for compliance with the CLURO , the applicant submitted revised plans, September 12, 2013. This included removing the boathouse , which was the accessory building in the back. Ms. Kidd went through the guidelines that are the criteria of the Ordinance for review.

Mr.Hijuelos pointed out that if any audience member wished to speak , there was a sign-up sheet on the podium.

Lynn Mitchell, a member of the Design Review, spoke on the findings of their review, and stated that Mandeville was a collage of eclectic individualism and in his conclusion, hoped that the ruling by the Administration would be upheld.

Ms. Rohrbough stated that when the Administration review process was introduced at the last meeting, there was no room in the procedure for the case to be brought to the Commission to discuss.

She felt by exercising the appeal process, she could then bring the information to the Commission that she deemed important. The first item was that the site in question was not simply a vacant lot. It was specifically listed on the Reeves inventory with the fence . The second was that the auxiliary building was illegal under the CLURO. It says that a single story structure can be no more than fourteen feet high, which the boat house was thirty-two feet high. Mr. Hijuuelos pointed out that the auxiliary building had since been removed from the building plans. Ms. Rohrbough distributed handouts to the Commissioners to follow along in her comparisons for mass, height, scale and street scape. Ms. Rohrbough concluded that she would like the Commission to give a more thorough look at the plans for any possible improvement for it to fit into the neighborhood .

Mr. Mitchell wanted to add that in comparing height, they were now regulated by Fema's regulations. But if you look at the floor of the newer houses, they align with the railings of the older houses next to it. Also the house on the other side of the street , 1801 Lakeshore, seemed like a more contemporary version of the proposed plan.

Mr. Pulaski said that he also was looking at how the house at 1801 Lakeshore and Mr. Adams proposed house would look next to each other and to him it looked like it would fit.

Mr. Kevin Adams stated that he was the owner of the property in question. He said that when he started the project with his architects, it was his intentions to build a structure that would be most appropriate for the lakefront, and maybe a model of what Mandeville would like the lakefront to look. While he would like the structure to be a little lower, but with the FEMA requirements it is not feasible. He also wanted to make it clear to the Commission, that in question of mass, the roof was not raised to make the third floor, but that it fit within the roof line. He concluded in saying that he would be returning the fence back to its original state with an extension on Lamarque Street.

Mr. Hijuuelos read the email he had received from Robert Martin. It stated, "Please read this email into the record of tonight's hearing: I am the neighbor on the East side of Mr. Adams. My address is 1725 Lakeshore Drive. We executed the purchase agreement on our house in August 2011, but could not close and take possession until December, 2011. As best I can recall prior to moving into the house one of our new neighbors had a party so all the new neighbors could meet. I met Mr. Adams who had brought his plans to the party. I discussed the beautiful fence and was told it would be restored. I asked if his air conditioner would be on the side or rear of his house. He said rear and then asked me for a five foot waiver on our common property line. Since the neighbors all seemed to approve, I did also because I did not wish to cause neighborhood problems before I moved in. I made the same statement at the zoning appeal hearing in February 2013. The Historic District was adopted and guidelines for old and new construction were promulgated. Tonight's hearing addresses the size of the house, among other matters. I would not have granted the five foot waiver if the Historic District had been created at time of the zoning hearing because it has added to the house size problem which is being addressed tonight. Thanks for your consideration. " Signed, Bob Martin.

Ms. Sue McGuire, who has lived at 129 Lamarque Street for thirty four years, stated that she was the rear neighbor. She stated that since Katrina the whole landscape of Mandeville changed, some houses had to be raised and some had to be demolished. She concluded with some houses look big because they are thirteen feet in the air.

Mr. Hijuuelos asked for a motion so it can be opened up for discussion. Ms. Haveman made the motion that the Commission move to accept the Certificate of Appropriateness. Mr. Pulaski seconded it.

In opening the discussion, Mr. Pulaski felt that in the issue of if the size of the structure would be visibly compatible could be in the eyes of the beholder. He stated the City has relied on the Design Review professionals for years to determine if the new construction meets the guidelines. Mr. Pulaski continued that Design Review had made that decision based on their best judgment and he could not

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substitute his judgment which doesn't have the technical background that they have. He also agreed with Ms. McGuire that spoke about things are changing. Mr. Pulaski said that he was having a difficult time saying the Design Review is wrong. Mr. Hijuelos agreed. He feels the Design Review is not wrong. Ms. Haveman said that you cannot deny the right for someone to build a house if it meets all the setback requirements, meets the criteria , good design and passes the Design Review. She asked the question of how can it be denied based on just size? In her opinion looking at the streetscape it fits in. Mr. Bernard said that he reviewed the plans and based on using the current guidelines he did not feel any reason to vote against it. Mr. Hijuelos asked for a vote of the motion to uphold the Certificate of Appropriateness. The motion was carried unanimously.

Reports of Officers, Boards, and Standing Committees

A. Design Review:

Ms. Kidd stated that the office has received a couple of plans and she would be emailing the Commissioners the date and time of Design Review.

B. COA's :

Ms. Kidd said there were none issued.

Reports of Special Committees

A. Guideline's Committee:

Mr. Hijuelos said he had asked Mr. Bernard to coordinate a task force, a group of volunteers, that would help with two priority items. The first was to update the survey using notes from Ms. Kidd. This would allow the survey to be amended and updated. The second was to work up a draft model of guidelines. The task force would be doing the work processing.

Unfinished Business

There is none at this time.

Other New Business

Review of Ordinance:

Mr. Hijuelos said that he had met with Mr. Pulaski to go over the Ordinance, line by line to look at things that may have short falls.

Mr. Pulaski reported that they had some suggested changes. They could schedule a Commission work session to go through them, and then they could come up with proposals to bring to the City Council so that the Ordinance could be amended. The biggest issue, he felt, was to bring new construction from just being looked at administratively, but potentially to the Commission so that they could hold an open forum for the public to take a look at it without going through the appeal process.

Announcements

Mr. Hijuelos confirmed that the next meeting is October 17, 2013 at 6:30pm.

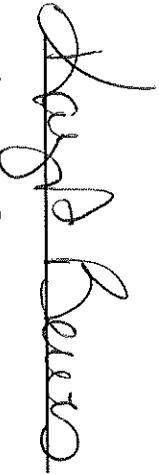
Adjournment

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

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Kathy Reeves, Secretary



Frank Hijuelos, Chairman