

Historic Preservation District Commission

Public Hearing –June 15, 2017

Page 1

Call to order

Mr. Jeff Bernard- Chairman, called the meeting to order.



Commissioners- Present: Jeff Bernard, Jill McGuire, Jason Zuckerman, Richard Adamiak,

Susan Danielson, John Crane

Absent: Ed Kimball

Administrator: Louise Scott; Secretary: Kathy Reeves

Approval of Minutes

1). June 1, 2017 –Mr. Zuckerman made a motion to approve the minutes, Ms. Danielson seconded. There were no objections, minutes were approved.

New Business

1). HC17-06-04: Demolition request 424 Jackson –on survey

Mr. Bernard stated the special meeting tonight was for the hearing of a Certificate of Appropriateness to demo 424 Jackson. He hoped everyone had a chance to visit the property.



Ms. Scott started the power point with the HPD survey sheet that showed it had been listed on the Sally Reeves survey as contributing and then down grading on the Cox McClain survey , adopted in 2015, as non-contributing. She stated the recently adopted Ordinance 16-19, was to include all structures 50 (fifty) years or older come before the HPDC for COA review. She also said the COA was requesting demolition to allow for new residential construction.

Mr. Mike Broussard, COA applicant and potential owner, spoke before the Commission. He stated the sale contract was contingent upon being able to demolish with the intent on building their primary residence. Mr. Broussard asked the Commissioners if they had gone inside the house. None of them had responded they had. He said the house had been vacant since Hurricane Katrina. He continued to say the outside of the house had been recently painted, but the interior was full of Formosan termites, especially the floors which they had hoped to re-use. He also stated the house's windows were all different, along with 3 (three) or so different additions. As the power point continued it showed the doors and hardware were not of the period. He stated their intent was to build a home between 2500 and 3500 sq. feet.

Mr. Zuckerman asked for clarification of the site plan that looked like two properties. Ms. Scott said there had been a request to subdivide the lot but it was denied by the Planning and Zoning Committee. Ms. Danielson asked if they could try to subdivide again, which Ms. Scott said no.



Mr. Zuckerman also asked if part of the building could be moved to another area on the property, which Mr. Broussard responded he wasn't sure if it was stable enough. Mr. Crane asked if the house had flooded, which Mr. Broussard responded it didn't appear to have.

Ms. McGuire asked if the HPD Sally Reeves survey rated the house contributing and the Cox McClain rated it non-contributing, can the Commission still ask the applicant to save the structure, which Ms. Scott responded with yes.

Ms. Gwen Peel, the listing agent, spoke before the Commission. She said she had pictures before the structure had been painted. She also said there were termites in the attic, the roof was leaking and the floors were rotten. She made the offer that anyone was welcome to go inside. She felt the house

didn't add anything to the street scape in its condition. Ms. Danielson state she would like to see inside the house to make her decision. Mr. Bernard asked if any of the other Commissioners needed to see inside the house, besides Ms. Danielson, before they made their decision. Ms. McGuire stated that unless the house was wrongfully categorized, she would be making her decision on that. Mr. Bernard also asked for any public comment, which had none.

Mr. Zuckerman made a motion to allow the COA application to demo 424 Jackson based on CLURO Section 7.6.4.13; 4A.4, Buildings or structures of any age that lack or have lost their defining architectural or historic features, or contribute little to the character of the property or historic district may be considered for demolition or partial demolition, with the condition 1). The new design comes before the HPDC and 2). The applicant utilizes some piece of the structure somewhere on the property that would speak to what was there. Ms. McGuire seconded the motion.

Row Call:

Jeff Bernard-For

Susan Danielson-Against

John Crane-For

Jill McGuire-For

Jason Zuckerman-For

Richard Adamaik-For

Majority was for the motion, motion was approved.

Mr. Bernard thanked everyone for the presentation and encouraged the applicant to check with Mandeville Historic Association for any pieces that could be re-used by others.

Ms. Scott presented Trey Crump, CLG Coordinator for the State Historic Preservation office, who had been observing tonight. Mr. Adamiak asked about best practices for "demolition by neglect". Mr. Crump said that all CLG's struggle with that.

OLD BUSINESS

1). Discussion of adding structures back to HPD survey that were outside CMEC survey area

Mr. Bernard stated the list would be re-allocated to the Commissioners.


Mr. Bernard asked about the RFP for guidelines. Ms. Scott said that because it had been so long, they should make some changes to the RFP and re-send it out. Mr. Zuckerman agreed because he did not feel comfortable with only one (1) response.

ANNOUNCEMENTS

Mr. Bernard announced the next HPD meeting would be July 6th at 6:00pm

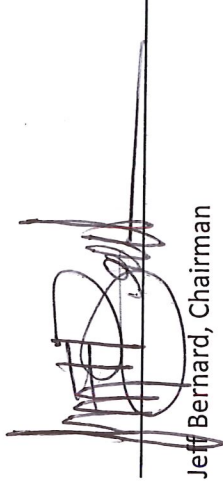
ADJOURNMENT

Mr. Zuckerman made a motion to adjourn, Mr. Crane seconded. The meeting was adjourned.



A handwritten signature in blue ink, appearing to read "Kathy Reeves", written over a horizontal line.

Kathy Reeves, Secretary



A handwritten signature in black ink, appearing to read "Jeff Bernhard", written over a horizontal line.

Jeff Bernhard, Chairman

