

Historic Preservation District Commission

Public Hearing –January 19, 2017

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Call to order

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

Commissioners- Present: Jeff Bernard, Ed Kimball, John Crane, Laura Van Huss

Absent: Susan Danielson

Administrator: Louise Scott; Secretary: Kathy Reeves

Approval of Minutes

1).December 15, 2016- Ms. Van Huss made a motion to approve the minutes, Mr. Kimball seconded. There were no objections, minutes were approved.

New Business

Mr. Bernard stated there was no new business at this time.

Old Business

1). HC16-11-04: Public Hearing for Ordinance 16-19; Amend Historic Preservation District (HPD) sections 7.6.4.3(5)(c), 7.6.4.8 (14), 7.6.4.11(2), 7.6.4.12(1), 7.6.4.12 (2), 7.6.4.13(1)(d) and 7.6.4.13(4)(a) of the Mandeville Comprehensive Land Use Regulation Ordinance-(relative to requirements and procedures for Certificates of Appropriateness and number of meetings per month).

Mr. Bernard welcomed the City of Mandeville attorney, Mr. Edward Deano.

Ms. Scott said for the past two (2) meetings it had been discussed how the procedure was going to flow, to either keep the design review consultants intact or not intact. She stated she felt the HPDC wishes were to keep design review intact. The other issue was the definition of non-substantive for new construction with a place holder of four thousand (4000) square feet. She said Mr. Deano was in attendance to help with the language. For discussion, Ms. Scott started with:

A). Section 7.6.4.4: Applicability-

Ms. Scott said the language would now include demolition and relocation, and elevation of any existing structure located within the District.

B). Section 7.6.4.8 (14): Non-Substantive; New Construction-under four thousand square feet (4000). Also elevations of structures located within the Historic Preservation District but not designated as Contributing, Significant or Landmark.

Mr. Bernard stated he felt four thousand (4000) was an arbitrary number. He asked Mr. Lynn Mitchell, design review consultant, what he thought of the number. Mr. Mitchell said the word “under” was where you could get in trouble, especially if it was an elevated structure. He asked if you would count the “under” square footage of the house.

Ms. Scott said the Commission needed to define “under” and then decide on a number. She asked Nic Leblanc, City of Mandeville’s building official, what his thoughts were. Mr. Leblanc felt the average new residential construction was over two thousand (2000) but fewer than four thousand (4000). He felt the Commission intension was to look at scale. He also said “under

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beam", especially with elevated houses, had usable space, so they should use total square footage of the project.

Ms. Scott stated the tentative language for "non-substantive" would include the square footage shall be calculated as any construction that was regulated by the building code and shall include any covered space below the structure when the finished floor elevation exceeds 80 inches above grade.

C). 7.6.4.3- Mandeville Historic Preservation District Commission Provisions

1) Commission structure

Ms. Scott stated the new language would be that at least two (2) members shall be licensed architects.

Mr. Deano said the Mayor had complete authority to make commissioner appointment recommendations to the City Council.

D). 7.6.4.11-Certificate of Appropriateness (COA) process

Ms. Scott said the strike-out was just to clean up reiterations.

E). 7.6.4.13: Standards for COA part d

Ms. Scott said she struck out the preservation guidelines, just keeping Mandeville design guidelines and would update this when any new guidelines were adopted.

F). 7.6.4.13: Standards for COA

Ms. Scott stated this section was provided by Ms. Van Huss.

Mr. Deano suggested the language of "should" be removed and replaced with "shall be preserved unless there is no prudent alternative", as much as possible.

Ms. Scott asked the Commissioners if they wanted to adopt the changes made. Mr. Deano agreed that the Commissioners only adopt the changes and wait for a final draft for a complete adoption. Ms. Scott said she still needed to clarify the applicant's procedure for a COA. Mr. Bernard said the Commissioners should get the procedure right, then stream line it if necessary. Ms. Scott stated the only way to get the kinks out was to get going.

After further discussion, Mr. Bernard stated the Commission would like to change the appointments to be seven (7) members and talk about the two (2) architect's requirement next time.

Ms. Scott said she would clean up the Ordinance to a final form and send it out for the next meeting.

2). HC16-09-03, 121 Girod: changes made to front exterior rated "Contributing" on survey

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Mr. Lynn Mitchell started the discussion that he was present to represent Mr. Wolfe, the owner, in exchanging a window for a door. He stated he felt Mr. Wolfe did a good job in taking off the vinyl siding and replacing it with real siding. The Commissioners were presented before and after pictures.

Ms. Scott made a clarification that this was an enforcement issue, he did not make an application for COA. They did the changes without a permit. She was looking for directions from the HPDC. Mr. Bernard said he was not interested in a punitive process. Mr. Pulaski said there were rules to follow and they should be followed. Ms. Becky Rohrbough, 2525 Lakeshore, said she would like to see the door go back. Mr. Crane said if the Commission is to protect the streetscape, he felt the façade had been changed with the replacement of the door with a window. Mr. Kimball said he was all about the street scape and felt the door should go back.

Ms. Van Huss made motion to recommend to Ms. Scott to deny the door change. Mr. Crane seconded the motion. Mr. Bernard called for a vote, which all four(4) Commissioners agreed. The motion passed.

Ms. Scott stated this would be an enforcement issue for not having a building permit and would Mr. Wolfe would be asked to put the door back.

3). Discussion-Adding structures back to HPD survey that were outside CMEC survey area

Ms. Van Huss would be dividing up the list of potential structures with the other Commissioners to work on. They will then send it to Ms. Scott in digital form.

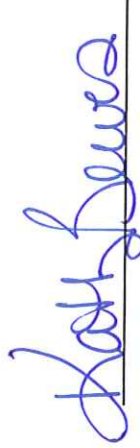
ANNOUNCEMENTS

Ms. Scott stated she would be sending the RFQ out.

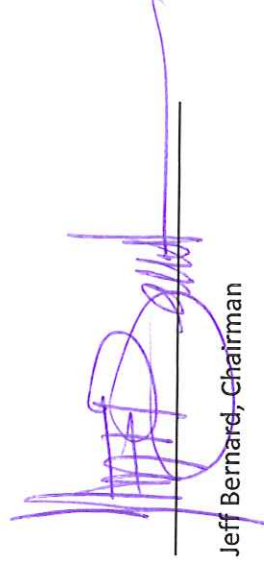
Mr. Bernard announced the next HPD meeting would be February 16th.

ADJOURNMENT

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



Kathy Reeves, Secretary



Jeff Bernard, Chairman

