

## Historic Preservation District Commission

Public Hearing –May 21, 2014

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Call to order

Ms. Haveman called the meeting to order.

Commissioners- Present: Ed Kimball, Jeff Bernard, Ann Haveman, Mike Pulaski

Absent: Susan Danielson

Administrator: Louise K Kidd; and Secretary: Kathy Reeves

Ms. Haveman asked that if there were no objections, she would like to delay the approval of minutes and reports of the Officers and go directly to the order of new business. There was no objection from the Commissioners.

### New Business

A. Case #H14-05-20: 2119 Lakeshore Drive-Hadden Cottage relocation application for the Certificate of Appropriateness. Ms. Kidd stated this was one of three (3) buildings located on the Rest-A-While property. She also said the survey for the Historic District does designate that all three remaining buildings on the Rest-A-While site, including the Hadden Cottage, were seen as No. 1-Significant. The completed application and all documentation had been distributed to the Commissioners.

Mr. Lynn Mitchell, the architect for the project and representative for the McGuire's, spoke about the master plan for the whole property. Ms. Haveman said that the Commission made a commitment to preservation, preserving the integrity and fabric of Old Mandeville, the historic homes within the district. She asked Mr. Mitchell what the use of the property was going to be. Mr. Mitchell stated that it could be for cluster housing, but one of the pieces would be to know if they could move the Hadden Cottage or maintain it at its current location. Mr. Pulaski asked for clarification on the requirement to elevate. Mr. Mitchell said it would be irresponsible not to elevate it. Ms. Kidd said that there was a waiver from the City code of elevation since it is on the survey, but does not exempt it from flood insurance requirements or storm surge. Mr. Bernard asked what the reduced historic value of the building would be if you remove it off the site.

Ms. Haveman asked if there were any comments from the audience, limiting the comments to three(3) or four(4) minutes. Ms. Jill McGuire spoke that currently their intentions for the site were for a retirement assisted living. Their concern was that the Hadden Cottage was only two(2) feet off the ground. They do not want to relocate the Cottage to do some crazy project, but to preserve it so that it stays closest to its true character. They are in the process of making renovation plans for the main structure, Rest-A-While, and to restore, preserve the Sophie B. Ms. Anne Marie Fargason stated she lived at 347 East Street, Old Mandeville. She agreed with Ms. Haveman in that the McGuire's should have known what they bought and should work with it. Mr. Mark Foster, 2135 Lakeshore Drive, stated that he lived next door to Rest-A-While property. When they met with the McGuire's and heard what the plans were for the Rest-A-While building and the Sophie B. Wright building, they felt that the relocation of the Hadden Cottage was understandable.

Ms. Haveman stated that the Commission received a letter from the Mandeville Historic Association which stated nine(9) specific reasons for their opposition to the relocation request. She also stated that the Commission had received a response from Mr. McGuire to each of these nine (9) objections.

Ms. Haveman asked if there was any more discussion. Mr. Pulaski said that he had a hard time approving the relocation request when there was no information on where it would be relocated to. He agreed with the fact that it should be relocated. Ms. Kidd said that in her conversation with Mr. McGuire, he expected, if approved, that the relocation would be required to stay within the Historic District. Ms. McGuire stated that she and Mr. McGuire had talked about maybe moving it to a piece of

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property they owned on Lamarque and Hwy 190 or buying property within the District. Mr. Bernard said felt the highest and best use could be accomplished with moving it somewhere on the current site.

Ms. Haveman asked if the Commissioners were ready to vote on allowing the Hadden Cottage to be relocated to another property within the Mandeville Historic District as stated in the certificate of appropriateness application. Mr. Bernard motioned to deny the application for relocation off the property, Mr. Pulaski seconded. Roll call: Mr. Bernard, to deny; Mr. Pulaski, to deny; Ms. Haveman, to deny; Mr. Kimball, accept the application. With the majority of the votes agreeing to deny, the application was denied.

Ms. Haveman called a five (5) minute recess.

**Approval of Minutes**

Ms. Haveman asked for a motion to delay the approval of April 16, 2014 minutes. Mr. Bernard moved, Mr. Pulaski seconded, motion carried.

**Reports of Officers, Boards, and Standing Committees**

Ms. Kidd stated there had been no COA issued, but that Design Review had reviewed some. New residential construction for 1715 Claiborne was Mr. Cousin which was finally approved and would issue the COA when the building permit is completed. Also there was new residential construction at 334 Jackson that had a few minor details to amend to the plans but will be issued with the building permit also. The double at 508 Ramon has some issues that were being worked out, but would ultimately be issued with permit. Design Review will be meeting tomorrow, May 22<sup>nd</sup> at 10:00am, to review the new residential construction at 401Carroll. They have continued to review the renovation plans for Hardee's and Wendy's. Because the meetings have been so lengthy , Design Review hasn't had a chance to review the submitted guidelines but hope to get to it soon.

**Unfinished Business**

Resolution 14-08: Ms. Kidd said the letter had gone out to the owner of the property on Girod Street , but had not heard any response.

**Announcements**

Ms. Haveman confirmed that the next meeting was June 19 at 6:30pm.

**Adjournment**

Mr. Pulaski moved to adjourn, Mr. Kimball seconded, motion carried. The meeting was adjourned.



Kathy Reeves, Secretary



Ann Haveman, Chairman