



**CITY OF NEW ORLEANS**  
**NEIGHBORHOOD CONSERVATION**  
**DISTRICT COMMITTEE**

**Disposition Chart**  
**NCDC MEETING: May 4, 2009**

<b>AGENDA ITEM</b>		<b>Vote Result</b> (Approved / Denied)	<b>VOTE</b>	<b>Comments:</b>
Attendance		8 PRESENT		
Adoption of the Minutes of the April 6, 2009 Meeting		APPROVED	8-0-0	
Adjournment		ADJOURNED	9-0-0	
<b>Old Business</b>				
3312-14	TOLEDANO ST	Deferred Past Deadline		
3320-22	TOLEDANO ST	Deferred Past Deadline		

AGENDA ITEM		Vote Result (Approved / Denied)	VOTE	Comments:
4446	ARTS ST	<b>DENIED</b> (Motion to Deny)	9-0-0	<p>The Contractor spoke for the demolition proposal and provided an engineer's report on the integrity of the structure. The engineer states that the property is approximately 80% damaged. The homeowners stated that the house had not been protected from the elements since Hurricane Katrina because they were not eligible for FEMA's "Blue Roof" program so no further action was taken. The owner plans to replace the structure with another very similar structure since the lot is narrow and the driveway and parking access are shared with the neighboring property owner. The owner stated that they will either build a new house or renovate the existing structure depending on the decision of the City. The property owners did not contact the PRC as was suggested by the Committee at the last hearing.</p> <p>A neighbor spoke against the demolition of the structure, stating that he is a long-time resident of Gentilly Terrace and that this house is a significant contributor to the National Register District. This house was one of the first built in the neighborhood and retains its original architectural features.</p> <p>The owner of the house that is the twin of the subject property spoke against the demolition of the structure, stating that she has seen no plans for redevelopment and is concerned that the neighbors will violate the cross-access easement that allows for a shared driveway between the two houses. The development of these two houses is very unique in this neighborhood and she feels that the loss of one house will be detrimental to the property value of both houses. The house did not flood in Hurricane Katrina and all damage to the structure is because of roof damage that has been left unrepaired.</p> <p>The neighbor to the other side of the subject property stated that the house has been untouched since Hurricane Katrina and that due to this neglect a tree that was in bad condition fell on his garage during Hurricane Gustav. Things fall off of this house on a regular basis because of the advanced state of disrepair. As a carpenter he can see that the external damages to the house would be easily repairable but he stated that he is unaware of the condition of the inside of the property. He stated that while he is fed up with the blighted house next door he is opposed to demolition for the common good of the neighborhood.</p> <p>A potential purchaser of the property appeared in opposition to the demolition request. She stated that she has offered the property owners fair market value for the property and that the offer remains in place. This interested party stated that she finds the house to be a great investment and that she would be willing to put in whatever amount it would take to restore the structure to good condition.</p>

<b>AGENDA ITEM</b>		<b>Vote Result</b> (Approved / Denied)	<b>VOTE</b>	<b>Comments:</b>
1410	LAMANCHE ST	Deferred until 5/18/2009	9-0-0	Applicant contacted Safety & Permits to request a deferral, cited personal reasons for being unable to attend.
<b>New Business – Applications</b>				
1318-20	ANNETTE ST	APPROVED	9-0-0	The neighboring church wants to purchase the lot but has no use for the structure.
3231	AUDUBON ST	APPROVED	9-0-0	A representative of the owner (a church) stated that the building was heavily damaged in Hurricane Katrina and the leadership of the church preferred to construct a new facility than repair the existing one.
9039	COHN ST	APPROVED	9-0-0	A representative of the owner spoke for demolition. He stated that there are 4 structures on one lot and they wish to reduce the overall density of the site.
9041	COHN ST	APPROVED	8-1-0	A representative of the owner spoke for demolition. He stated that there are 4 structures on one lot and they wish to reduce the overall density of the site.
3390	DE SAIX BLVD	APPROVED	8-1-0	Contractor spoke for demolition and stated that the structure is a fairly small house and that the owner would like to demolish and rebuild out of concern about contaminants in the flood waters.
3800	N GALVEZ ST	APPROVED	7-2-0	
1308-10	GORDON ST	APPROVED	9-0-0	A representative of the owner spoke for the demolition and stated that the lot will be maintained.
1911	HAMILTON ST	APPROVED	9-0-0	A representative of the owner spoke for demolition. He stated that there are 4 structures on one lot and they wish to reduce the overall density of the site.
1915-17	HAMILTON ST	APPROVED	9-0-0	A representative of the owner spoke for demolition. He stated that there are 4 structures on one lot and they wish to reduce the overall density of the site.
3008	LAUSSAT PL	APPROVED	9-0-0	The contractor spoke for the demolition and stated that the lot will be fenced while it remains vacant.
3128	LAUSSAT PL	APPROVED	9-0-0	The property owner spoke in favor of the proposed demolition and stated that the structure is a family home purchased in the 1930s. The owner hates to loose the house but sees no alternative since there is no money to make repairs.

<b>AGENDA ITEM</b>		<b>Vote Result</b> (Approved / Denied)	<b>VOTE</b>	<b>Comments:</b>
2043	LIZARDI ST	APPROVED	7-2-0	The contractor spoke in favor of demolition and stated that the owner will be using ICC grant money to construct a new home on this site.
8423	OLEANDER ST	APPROVED	8-1-0	The property owner spoke in favor of demolition and stated that he had owned the property since 1987 and that it was substantially damaged in Hurricane Katrina. The owner plans to build a new house on the site.
635	N ROCHEBLAVE ST	APPROVED	9-0-0	A representative of the owner stated that they would like to demolish the existing improvements and place a new structure on the lot as part of an overall neighborhood housing plan.
3210	N TONTI ST	APPROVED	8-0-1	The contractor spoke for the demolition and stated that the owner has ICC funding in place for new construction.
8624	ZIMPLE ST	DENIED (Motion to Approve)	3-5-1	<p>The owner spoke in favor of the demolition and stated that he has owned the property since 1994 and that it has been vacant for over 10-years. Katrina took the roof off of the building and was patched by using tarps for the past three years. The house has no real architectural value and has aluminum windows, as the wooden ones were replaced before the current owner purchased the property. The owner stated that he will maintain the lot until he is able to rebuild.</p> <p>The owner of the properties directly across the street from the subject property spoke in opposition to the demolition. He stated that nothing has been done to maintain this property since at least 2000 and that approval of this demolition would only reward the property owner for failure to maintain his property. The owner has done nothing to mitigate the damage to the structure and has left it open to the elements since Hurricane Katrina. As a builder the opponent stated that he believed that the structure could be salvaged.</p>
<b>New Business – Louisiana Land Trust (Road Home Properties)</b>				
2143	GALLIER ST	APPROVED	6-3-0	LLT/NORA stated that this property is slated to be sold through the Lot Next Door program.