



CITY OF NEW ORLEANS
NEIGHBORHOOD CONSERVATION
DISTRICT COMMITTEE

Disposition Chart
NCDC MEETING: August 3, 2009

AGENDA ITEM		Vote Result (Approved / Denied)	VOTE	Comments:
Attendance		9 PRESENT		
Adoption of the Minutes of the July 20, 2009 Meeting		APPROVED	9-0-0	
Adjournment		ADJOURNED	10-0-0	
Old Business				
1401-05	BARONNE ST	APPROVED	8-1-0	The applicant stated that the site will be used for the storage of the Brown's Velvet advertising cows and not for truck queuing or any industrial use.
New Business – Applications				
4429	S CLAIBORNE AVE	Deferred until 9/21/2009	10-0-0	Counsel for the applicant spoke for the demolition request. Mr. Schmidt stated that all four properties have been vacant since 2005 and that the removal of the subject structures would allow for the redevelopment of the site as a CVS Pharmacy. There is a Zoning Change request pending for two of the lots on this site to change them from residential to commercial and that is scheduled to be heard on September 8, 2009 by the City Planning Commission. Mr. Schmidt stated that the immediate neighbors had not been contacted as of yet, but that he and the applicant had been in touch with the neighborhood association and the proposal is currently under review by that organization. Ms. Cantrell of the Broadmoor Improvement Association stated that they met with the applicant last Friday but that the proposal has not been full reviewed or presented to the full membership, a deferral was requested to allow time to review the proposal. Ms. Gillic, a Broadmoor resident requested a deferral until the zoning change process has been completed.

AGENDA ITEM		Vote Result (Approved / Denied)	VOTE	Comments:
3015	JENA ST	Deferred until 9/21/2009	10-0-0	See discussion under 4429 S Claiborne Ave.
1221	MANDEVILLE ST	DENIED (Motion to Deny)	11-0-0	<p>A representative of the Archdiocese of New Orleans stated that this church was closed in 2001, the Archdioceses stated that few proposals for redevelopment or reuse of the buildings had been received since the closure of the church. Since Hurricane Katrina, securing and maintaining the church has proven to be more difficult than before, the properties have suffered numerous break-ins and have become a haven for crime. The stained glass and all other sacred objects would be removed from the structure and stored for future re-use by the Archdiocese. The site will be graded and fenced and the lot maintained. In response to questions from the Committee, the Archdiocese stated that the properties had never been listed for sale and that the only way to know sale was possible would be for someone to have proactively contacted the Archdiocese to pursue reuse of the structures. Since 2001, there have been a few proposal submitted to the Archdiocese but none have proven feasible. The Archdiocese stated that there are no future plans for the site other than to maintain and fence the site. The funds to be used for the demolition will come from remaining Parish funds, with supplemental funding coming from the general fund of the Archdiocese. The rectory was the most recently occupied and it had residents until approximately one year after Hurricane Katrina, when the previous tenants who were also caretakers moved out. The Archdiocese remains open to proposals for the reuse of the site – the Committee offered the proposal of formally listing the property for sale as a redevelopment opportunity.</p> <p>Robert Elmwood: Longtime member of the community and parishioner spoke against the demolition and stated that the buildings represent history and people.</p> <p>Romero Diaz: Spoke against demolition, stated that he has renovated another old church and has been exploring undertaking another similar project and that this site would be excellent. He stated that it makes no sense to demolish the structures with no plan for reuse of the site.</p> <p>Cynthia Fernandez: former parishioner of the church spoke against the demolition.</p> <p>Bethany Lomanski: business owner in the neighborhood spoke against demolition; stated that she is working to help the neighborhood come back and that demolition of these structures will have negative consequences for the community.</p> <p>Scott Gerren: neighborhood resident; stated that the church is a part of the community and that other uses could be found for the buildings rather than simply demolishing them.</p> <p>Ben McLeash: Neighborhood residents, speaking for the St. Roch Community Church – Contacted the Archdiocese in Spring of 2006 to explore purchasing the church for use for his institution; stated that the proposal was rejected by the Archdiocese. Mr. McLeash stated that his church would be happy to accept the buildings from the Archdiocese.</p> <p>Michelle Kimball (PRC) stated that her organization owns a number of properties in the neighborhood and they have been very involved in the rebuilding of this community. PRC strongly opposes the proposed demolition.</p>

AGENDA ITEM		Vote Result (Approved / Denied)	VOTE	Comments:
1225	MANDEVILLE ST	DENIED (Motion to Deny)	11-0-0	See discussion under 1221 Mandeville St.
2301	MARAIS ST	DENIED (Motion to Deny)	11-0-0	See discussion under 1221 Mandeville St.
3000	NAPOLEON AVE (4401 S CLAIBORNE	Deferred until 9/21/2009	10-0-0	See discussion under 4429 S Claiborne Ave.
3008	NAPOLEON AVE	Deferred until 9/21/2009	10-0-0	See discussion under 4429 S Claiborne Ave.
3927-29	PANAMA CT	APPROVED	9-2-0	The neighbor appeared in support of the demolition and stated that the property was a rental pre-Katrina and that no work had been performed on the property since the storm. The house is boarded in the front but the rear is still open to the elements.
3214-16	N TONTI ST	APPROVED	11-0-0	The contractor spoke on behalf of the application and stated that the structure is a slab-on-grade cinderblock building.
3718	WILLOW ST	APPROVED	8-1-0	Yolanda Carter spoke for the applicant and stated that the owner has no resources to repair the structure and that the neighborhood supports the demolition of the building.
New Business – Louisiana Land Trust (Road Home Properties)				
3120	CAMBRONNE ST	APPROVED	10-0-0	Structure in question is a rear, two-story building with no particular historic value and it appears that the structure was not gutted.
3811-13	D'HEMECOURT ST	Withdrawn by Applicant		
6040	N DORGENOIS ST	Withdrawn by Applicant		
1917	FRANKLIN AVE	APPROVED	10-0-0	Property to be sold to a neighborhood program looking to expand its operations, they currently own the properties on either side of this one and would like to utilize the vacant lot.
7816	PANOLA ST	APPROVED	10-0-0	Lot-Next-Door property. The potential purchaser spoke for the demolition and noted that the property would be used for green space and possibly an eventual addition to her existing home.

AGENDA ITEM		Vote Result (Approved / Denied)	VOTE	Comments:
2616	PORT ST	Deferred until 9/8/2009	10-0-0	LLT/NORA requested a deferral to further evaluate potential renovation to this property.
6314	N ROMAN ST	APPROVED	10-0-0	
4535	S JOHNSON ST	DENIED (Motion to Approve)	6-4-0	Lot-Next-Door property. Lot to be split between the adjacent property owners. A fellow working with the Broadmoor Improvement Association stated that the property has been deemed non-historic by SHPO and that the NCDC should give deference to their decision. The potential purchaser stated that the structure suffers from severe wood rot and pier damage and that the chimney collapsed.
3221	STATE STREET DR	APPROVED	7-3-0	Lot-Next-Door property.