

C. RAY NAGIN
MAYOR

CITY OF NEW ORLEANS

C. ELLIOTT PERKINS
EXECUTIVE DIRECTOR

New Orleans Historic District Landmarks Commission
Minutes: Special Meeting, May 22, 2009

The New Orleans Historic District Landmarks Commission held its regular meeting on Friday, May 22, 2009 at 9:30 A.M. in the City Planning conference room, 1340 Poydras Street.

The meeting was called to order at 9:30 a.m., by the Chairman, Mr. Jesse LeBlanc

Roll Call:

Present

Jesse LeBlanc, Chairman

Lynn Worley

Charles Allen

Frank Cole

Marlene Jaffe

Stephen Peychaud

Absent

Scott Sewell, Vice Chairman

John Deveney

Alonzo Knox

Troy Scroggins

James Perry

Lynn Stern

I. Minutes of the April 9, 2009 meeting.

Mrs. Jaffe made a motion to approve the minutes. The motion, seconded by Mr. Cole, passed unanimously.

II. Report of HDLC appeals to City Council by Elliott Perkins, Executive Director.

This item was deferred to the end of the meeting.

At this time, Mrs. Stern arrived.



III. CONSENT AGENDA

Mr. Cole made a motion to approve the consent agenda. The motion, seconded by Ms. Worley, passed unanimously.

- A. 2616 Annunciation Street: Samuel Cappo, owner; Waring Architects, LLC, applicant/architect. Proposal for the construction of a single-story rear addition.
- B. 2511 Decatur Street: Jerry Edgar, owner; Jim Farr, applicant/ architect. Proposal for restoration and the construction of a camelback addition.

At this time, John Deveney arrived.

IV. NEW BUSINESS WORK APPLICATIONS

- A. 2501-03 Annunciation Street: Waldorf and Veronica Gipson, owner/applicant. Proposal for the installation of two (2) leaded glass doors at the front façade.

Mrs. Jaffe made a motion to deny the application. The motion, seconded by Ms. Worley, passed unanimously.

- B. 2429-31 Dauphine Street: Peter Reynaud owner/applicant. Review of the ARC's recommendation for the proposal to construct a dormer, add a window and remove chimneys.

The staff stated that the owner had requested to defer the dormer and the chimneys for one month in order to work with the neighborhood. Mr. Deveney then made a motion to defer the matter for thirty days and approve the installation of the bathroom window according to the recommendations of the ARC. The motion, seconded by Mr. Peychaud, passed unanimously.

The Commission then instructed the staff to investigate the approval of a similar dormer down the street in preparation for the next meeting.

- C. 1137 Esplanade Avenue: KW Esplanade Properties LLC, owner; Eleven37 Apartments, LLC, applicant; HCI Architecture, Inc., architect; Woodward Design + Build, contractor. Proposal to construct a four-story apartment complex.

The staff stated that the details of the elevations still required tweaking, but recommended approval of the elevations in concept. Mr. Peychaud made a motion for conceptual approval with the details to be worked out at the staff level. The motion, seconded by Mr. Allen, passed unanimously.

V. OLD BUSINESS DEMOLITION APPLICATIONS

- A. 501-21 Forstall Street: Sheba Investments, owner/ applicant. Proposal for demolition.

Mr. Allen made a motion to allow demolition, provided the owner consider salvaging items. The motion, seconded by Mr. Peychaud, passed unanimously.

- B. 1719-21 Orleans Avenue: Denise D. Salvant, owner/ applicant. Proposal for demolition with redevelopment plans.

Mr. Peychaud made a motion to defer the matter for 60 days and requested that in the interim that the applicant work with the staff to create an approvable redevelopment plan. The motion, seconded by Mrs. Stern, passed unanimously.

At this time, Mr. Knox arrived.

- C. 916 Pacific Avenue: CGH Partners, owner; First NBC Bank c/o Jonah Dowling, applicant. Proposal for demolition and new construction of a one-story, single family home.

Mrs. Worley made a motion for conceptual approval with the details to be worked out at the staff level. The motion, seconded by Mr. Knox, passed unanimously.

- D. 1009-11 N. Claiborne Avenue: Full Gospel Church of God in Christ, owner/ applicant. Proposal for demolition.

Although the applicant was not present, the Commission took up the item. The staff stated that the demotion of the building had previously received conceptual approval from the Commission based on redevelopment plans. However, the owner does not own all of the properties required for construction of the redevelopment plans at this time. Mr. Peychaud made a motion to deny the application. The motion, seconded by Mr. Knox, passed unanimously.

VI. NEW BUSINESS DEMOLITION APPLICATIONS

- A. 404-06 Slidell Street and 724-36 Teche Street: New Home Full Gospel Ministries, owner; LeRoy J. Phonix, Sr., applicant. Proposal for demolition without redevelopment plans.

The owner stated that the church no longer had the financing to build their proposed redevelopment that received conceptual approval from the Commission. Due to the condition of the buildings, the owner wished to tear them down and create parking. The staff stated that they were not sure this use would be allowed unless the property were re subdivided into a larger lot including the church.

Mrs. Worley then made a motion to approve the demolition of 404-06 Slidell Street, provided HDLC approved fencing was installed. Mrs. Stern seconded the motion and added a friendly amendment that the corner building be stabilized, and in the event it is not that the matter be sent to adjudication. Ms. Worley did not accept the amendment and withdrew her motion.

The staff then stated that they felt they could work out a plan for selective demolition that would accommodate the need for parking. Ms. Worley then made a motion to defer the application for thirty days. The motion, seconded by Mrs. Jaffe, passed unanimously.

- B. 2130 St. Ann Street: Eugene Oppman, owner; Morris Kahn, applicant. Proposal for demolition.

The owner stated that the demolitions were part of a larger project to revitalize the Carver theater.

Mr. Peychaud inquired if the owner was looking into relocation of the buildings. The owner stated that he was looking into it.

The owner of a neighboring property spoke in opposition to the demolitions. Mr. Peychaud then made a motion to begin the thirty day layover period and requested that during that period the owner explore relocation of the buildings, provide an overall site plan for the Carver theater redevelopment and investigate the re subdivision of the property. The motion, seconded by Mr. Knox, passed with Mr. Cole voting against.

- C. 2132-24 St. Ann Street: Eugene Oppman, owner; Morris Kahn, applicant. Proposal for demolition.

Mr. Peychaud then made a motion to begin the thirty day layover period and requested that during that period the owner explore relocation of the buildings, provide an overall site plan for the Carver theater redevelopment and investigate the re subdivision of the property. The motion, seconded by Knox, passed with Mr. Cole voting against.

- D. 2119 Orleans Avenue: Eugene Oppman, owner; Morris Kahn, applicant. Proposal for demolition.

Mr. Peychaud then made a motion to begin the thirty day layover period and requested that during that period the owner explore relocation of the buildings, provide an overall site plan for the Carver theater redevelopment and investigate the re subdivision of the property. The motion, seconded by Knox, passed with Mr. Cole voting against.

- E. 4732 St. Claude Avenue: Freeman Jackson, owner; Demo Diva, applicant. Proposal for demolition.

Mr. Allen made a motion to defer the matter until the July Commission meeting. The motion, seconded by Mr. Knox, passed unanimously.

- F. 1724 Clio Street: Timothy Krehbiel, owner/applicant. Da Vinci Builders, LLC, contractor. Proposal to dismantle rear service wing and stabilize main building.

The staff explained that the owner had asked the staff to defer this item because the owners could not fly in for the meeting. However, the adjacent property owner was not aware of this and attended the meeting to speak on the matter.

The adjacent property owner stated that the rear wing was structurally compromising her building which shares a party wall with 1724 Clio Street. While she

did not want to see the rear wind demolished, she did want to see it stabilized immediately.

Mr. Cole made a motion to defer the matter until the June Meeting. The motion, seconded by Mr. Deveney, passed unanimously.

At this time Mr. Allen left the meeting.

G. 3145 Urquhart Street: Kenneth Uison, Jr., owner/ applicant. Proposal for demolition.

Mr. Deveney made a motion to deny the demolition. The motion, seconded by Mr. Peychaud, passed unanimously.

Mr. Deveney made a motion to cite the owner for Demolition y Neglect. The motion, seconded by Mrs. Jaffe, passed unanimously.

H. 2536 Gov. Nicholls Street: Providence Community Housing, owner/ applicant. Proposal for demolition with redevelopment plans.

Mr. Peychaud made a motion to waive the standard thirty day layover period and allow the demolition provided the owner salvage architectural features of the structure. The motion, seconded by Mr. Knox, passed unanimously.

VII. DEMOLITION BY NEGLECT

A. 3327-31 Annunciation Street

Mr. Deveney made a motion to cite. The motion, seconded by Mr. Cole, passed unanimously.

B. 925-27 Belleville Street

Ms. Worley made a motion to cite. The motion, seconded by Mr. Deveney, passed unanimously.

C. 2836-38 Chippewa Street

Mr. Knox made a motion to cite. The motion, seconded by Mr. Deveney, passed unanimously.

D. 2848-50 Chippewa Street

Mrs. Stern made a motion to cite. The motion, seconded by Mr. Knox, passed unanimously.

E. 2921-25 Chippewa Street

Mr. Cole made a motion to cite. The motion, seconded by Mrs. Stern, passed unanimously.

F. 3309-11 Chippewa Street

Mr. Deveney made a motion to cite. The motion, seconded by Mrs. Stern, passed unanimously.

G. 1378 Constance Street

Mr. Cole made a motion to cite. The motion, seconded y Mr. Peychaud, passed unanimously.

At this time, Mr. Deveney left the meeting.

H. 634 Eighth Street

Mrs. Stern made a motion to cite. The motion, seconded by Mr. Knox, passed unanimously.

I. 519-21 Homer Street

The owner stated that they were planning on getting a contractor and would get a Certificate of Appropriateness to begin the work. Ms. Worley then made a motion to defer the matter until the August meeting. The motion, seconded by Mr. Knox, passed unanimously.

J. 2846-48 Laurel Street

Mrs. Jaffe made a motion to cite the property. The motion, seconded y Ms. Stern, passed unanimously.

K. 3016 Laurel Street

Mrs. Jaffe made a motion to cite. The motion, seconded y Mrs. Stern, passed unanimously.

L. 3132 Laurel Street

Mrs. Stern made a motion to defer the matter until the July meeting. The motion, seconded y Mrs. Jaffe, passed unanimously.

Mr. Cole then made a motion to cite items M through R for demolition y Neglect. The motion, seconded by Mrs. Worley, passed unanimously.

M. 412-14 Pacific Street

N. 2330-32 St. Thomas Street

O. 2401 Tulane Avenue

P. 1501 Marais Street

Q. 1014 Marais Street

R. 1618 Columbus Street

There being no further business to attend to, the meeting was adjourned.