

C. RAY NAGIN
MAYOR

CITY OF NEW ORLEANS

C. ELLIOTT PERKINS
EXECUTIVE DIRECTOR

THE NEW ORLEANS HISTORIC DISTRICT LANDMARKS Minutes: June 12, 2009 meeting

The New Orleans Historic District Landmarks Commission held its regular meeting on Friday, June, 12 at 9:30a.m. in the City Council Chambers in City Hall at 1300 Perdido Street.

The meeting was called to order at 9:33 a.m., by the Chairman, Mr. Jesse LeBlanc.

Roll Call:

Present Jesse LeBlanc, Chairman
 Marlene Jaffe, Vice Chairman
 Frank Cole
 Lynn Worley
 Stephen Peychaud
 John Deveney
 Alonzo Knox
 Charles Allen

Absent Dr. Troy Scroggins
 Lynne Stern
 James Perry
 Scott Sewell

At the beginning of the meeting, there were eight (8) members present constituting a quorum.

The chairman stated the rules and procedures in which the meeting would be conducted.

I. Minutes of the SPECIAL May 22, 2009 meeting.

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

The Commission then took up item IX out of order.

XI. Election of officers

Chairman:

Mr. Deveney made a motion to re-elect Jesse LeBlanc as the New Orleans Historic



District Landmarks Commission, Chairman. The motion, seconded by Ms. Worley, passed unanimously.

Vice Chairman

Ms. Worley made a motion to re-elect Mrs. Jaffe as the New Orleans Historic District Landmarks Commission, Vice Chairman. The motion, seconded by Mr. Knox, passed unanimously.

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

Mr. Perkins noted that in the short period of time since the last meeting on May 22, 2009, there had been no appeals to the City Council. He then informed the Commission of his work to amend the public notification process. The HDLC staff is no longer required to send a 15 day letter to notify the owner of violations or a D by N citation. In addition, Mr. Perkins also noted that the definition of violator has been expanded to include previous owner and/or contractors.

Chairman LeBlanc asked the City Attorney to report on how the Commission can proceed with the prosecution of violators who are not the current homeowner at the July meeting.

At this time, Mr. Perry arrived.

III. CONSENT AGENDA

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

- A. 2329 Annunciation Street: Gregory and Valencia Kelly, owner/applicant; Johnathan D. Green, J.J. Cousins, LLC, contractor. Proposal for the construction of two, single story additions, at the front façade 16'x13' (208 sq. /ft.) and at the rear 28'x 26' (728 sq. /ft).
- B. 2823 St. Thomas Street: Henry Klimek, owner; Alex Modinger, Kimberly Finney Architects, LLC, applicant/architect. Proposal for the construction of a camelback addition.

The Commission then took up two items left off the agenda in error.

4140 Canal Street- Automotive Life

Mr. Allen made a motion to, per the owners request; defer action on the application until September 2009. The motion, seconded by Mr. Deveney, passed unanimously.

2425 Canal Street – Caribe Building

After a short presentation by the owner's representative, who was concerned about the cost of maintaining the building if it were to achieve landmark status Mr. Cole made a motion to nominate the property for landmark study. The motion was seconded by

Mr. Deveney and Mr. Perry.

IV. NEW BUSINESS WORK APPLICATIONS

- A. 2429-31 Dauphine Street: Peter Reynaud owner/applicant. Review of the ARC's recommendation against the proposal to construct a dormer and remove chimneys.

Mr. Deveney made a motion to deny the construction of the dormer (but noted that a Vellux skylight can be approved by HDLC staff) and to deny the request to remove the chimney's. Mr. Deveney urged the owner to work with HDLC staff to explore solutions to stabilize the chimneys, however, if a reasonable solution to retain the chimneys can not be achieved, Mr. Deveney has given the staff the okay to approve the removal of the chimneys. The motion, seconded by Mr. Peychaud, passed unanimously.

- B. 1015 Melpomene Street: Eric J. Iglesias, owner/applicant. Proposal for the construction of a seven board fence at the "front" property line and at the side property line closer to the street than the face of the building.

After some discussion, Mr. Deveney made a motion to approve the proposal. The motion, seconded by Mr. Knox, passed with Mr. Cole voting in opposition.

Mr. LeBlanc asked the staff to investigate a clip top fence that was recently installed in close proximity to this property.

- C. 5300 Chartres Street: Emile Dumesnil, owner; South Coast Solar, applicant. Proposal to install tennis court lights.

Mr. Allen made a motion to approve the proposal. The motion, seconded by Mr. Peychaud, passed unanimously.

- D. 3354 Esplanade Avenue: David Workman, owner; Gulf South Solar, applicant. Proposal to install solar panels.

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

- E. 4739 Dauphine Street: Sandra Robinson, owner/ applicant. Proposal for the construction of a camelback residence.

Mr. Allen made a motion to approve the proposal. The motion, seconded by Mr. Knox, passed unanimously.

- F. 1015 Marigny Street: William Carter and Christina Kiel, owner/ applicant. Proposal to install board and batten shutters on a Victorian structure.

Mr. Deveney made a motion to defer action on this application until the August meeting to allow time for the owner to meet with staff to determine the appropriate shutter type and installation. Mr. Cole made a friendly amendment to defer action only until the July meeting giving the owner time to hopefully, have the appropriate shutters

installed during hurricane season. Mr. Deveney accepted the amendment. The motion, seconded by Mr. Peychaud, passed unanimously.

V. OLD BUSINESS DEMOLITION APPLICATIONS

A. 1312 St. Bernard Avenue: Victor Dawkins, owner; New Orleans Demolition Service, LLC, applicant, contractor. Proposal for demolition and construction of a two-story residence.

Mr. Peychaud made motion to defer action on this application until the July meeting. The motion, seconded by Ms. Worley, passed unanimously.

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

For the next meeting Mr. Peychaud asked the owner of items V. B, C and D to:

1. Meet with the neighborhood association
2. Provide redevelopment drawings to staff for review by the ARC on 06.23.2009.
3. Investigate the relocation of the three (3) structures currently proposed for demolition.

After much discussion, Mr. Peychaud made a motion to begin the standard 30 day layover period. The motion, seconded by Mr. Cole, passed unanimously.

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

After much discussion, Mr. Peychaud made a motion to begin the standard 30 day layover period. The motion, seconded by Mr. Deveney, passed unanimously.

D. 2132-34 St. Ann Street: Eugene Oppman, owner; Morris Kahn, applicant. Proposal for demolition.

After much discussion, Mr. Peychaud made a motion to begin the standard 30 day layover period. The motion, seconded by Mr. Knox, passed unanimously.

VI. NEW BUSINESS DEMOLITION APPLICATIONS

A. 2024-26 St. Ann Street: Octavia Payton, owner; Jocelyn Hines, applicant; Barry Payton, contractor. Proposal for demolition.

Mr. Peychaud made a motion to begin the standard 30 day layover period. The motion, seconded by Mr. Knox, passed unanimously. It was noted that if demolition is approved at the July meeting, the Commission will request that any and all architectural features be salvaged from the building and that the property be fenced as per HDLC guidelines. It was mentioned that perhaps one of the previous St. Ann Street properties could be relocated to this lot.

B. 2520 Gov. Nicholls: Bruce Cerniglia, owner/ applicant. Proposal for demolition.

Due to a lack of representation, Mr. Peychaud made a motion to defer action on this application until the July meeting. The motion, seconded by Mr. Knox, passed unanimously. In addition, Mr. Peychaud asked the staff to pursue this property for Demolition by Neglect.

C. 1540 N. Johnson Street: Christopher Holmes, Inc. / Archdiocese of New Orleans, owner/ applicant; HMS Architects/ Jim Rogers, architect. Proposal to demolition and reconstruction.

After some discussion, Mr. Perry made a motion to approve the demolition and reconstruction. The motion, seconded by Ms. Worley, passed unanimously.

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

After some discussion, Mr. Cole made a motion to approve the proposal to dismantle the rear service wing, provided that the main building (roof and parapet) is stabilized. The motion, seconded by Mr. Knox, passed unanimously.

E. 731 Atlantic Avenue: Troy L. Fields, owner; Lauren Womack, Demolition Diva, applicant. Proposal for demolition without redevelopment plans.

Due to a lack of representation, Ms. Worley made a motion to defer action on the application for 30 days. The motion, seconded Mr. Peychaud, passed unanimously.

F. 500 St. Maurice Avenue: St. Maurice Manor, Inc., owner; Lachin Oubre & Associates, applicant/ architect. Proposal for demolition.

G. 6101 Douglass Street: St. Maurice Manor, Inc., owner; Lachin Oubre & Associates, applicant/ architect. Proposal for demolition.

Mr. Allen made a motion to defer action on items VI, F and G until the July meeting. The motion, seconded by Mr. Peychaud, passed unanimously. In the meantime, the applicant was asked to submit redevelopment plans for the June ARC meeting. In addition, the owner/applicant was encouraged by the Commission to engage the community and meet with New Orleans HDLC Holy Cross representative, Charles Allen.

H. 841 Verret Street: George V. Rainey, owner/applicant. Proposal for demolition without redevelopment plans.

After some discussion, Ms. Worley made a motion to begin the standard 30 day layover period. The motion, seconded by Mr. Peychaud, passed unanimously. Since the owner mentioned that he was willing to sell the building, the Commission asked that he install a "For Sale" sign.

I. 2842 Coliseum Street: Steve and Claudia Campbell, owner. John C. Williams Architects, architect. Proposal for the demolition of an existing one-story accessory building and construction of a two-story accessory building.

Per the applicant's request, Mr. Knox made a motion to defer action on the application for 30 days. The motion, seconded by Mr. Peychaud, passed unanimously.

VII. OLD BUSINESS RETENTION APPLICATIONS

- A. 1329 St. Mary Street: Penelope Treece owner/applicant. Request for the retention of an ornamental cast iron fence installed at the front and left side property lines without a Certificate of Appropriateness.

Mr. Cole made a motion to deny the application. The motion, seconded by Mr. Allen, passed unanimously.

- B. 3038 Royal Street: Roger Martin, owner/ applicant. Request for the retention of a wind turbine and the removal of ridge tiles.

Mr. Deveney made a motion to deny the wind turbine and give the applicant two (2) years to re install the ridge tiles. The motion, seconded by Mr. Peychaud, passed unanimously.

At this time, Mr. Perry left the meeting.

- C. 3040 Marais Street: Kemp Johnson, owner/ applicant. Request for the retention of surface mounted vinyl windows, with a reduced opening at side elevations, a metal door at front elevation and the installation of HardiPlank between piers.

Mr. Deveney made a motion to allow the retention of the HardiPlank installed between the foundation piers, replace the metal front door with an appropriate wood door and two (2) years to replace surface mounted windows at the front and side elevations with wood, double hung windows to fit the original openings. The motion, seconded by Mrs. Jaffe, passed unanimously.

- D. 5201 Dauphine Street: Troy Lawrence, owner; April Lawrence applicant. Request for retention of two windows removed and patched with concrete block, five windows removed and replaced with glass block, vinyl windows at rear building, two windows removed at rear building and closed in with plywood, and inappropriate front doors.

Mr. Allen made a motion to defer action on the application until the July meeting. The motion, seconded by Mr. Knox, passed unanimously.

- E. 730-32 Independence Street: Dimitris Damvrogianis, owner/ applicant. Request for the retention of surface mounted vinyl windows.

Mr. Deveney made a motion to deny the application allowing the owner two (2) years to install the appropriate wood windows. The motion, seconded by Mrs. Jaffe, passed unanimously.

- F. 1239-41 Desire Street: Progressive Development Service, LLC, owner/ applicant. Request for the reconsideration for the removal of ridge tiles.

Mr. Cole made a motion to deny the application. The motion, seconded by Mr. Deveney, passed unanimously.

G. 729-31 Congress Street: Fred Perez, owner/applicant. Request for the retention of k-style gutters.

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

At this time, Mr. Deveney left the meeting.

The Commission then took up item VIII, I out of order.

VIII. NEW BUSINESS RETENTION APPLICATIONS

I. 2247-49 St. Claude Avenue: Barbara Adams, owner/ applicant. Request for the retention of vinyl windows installed at the side elevation.

After some discussion, Mrs. Jaffe made motion to allow retention of the vinyl windows at the side elevations, provided wood window screens are installed and to deny the windows at the front elevation giving the owner 18 months to install the appropriate wood windows. The motion, seconded by Mr. Allen, passed unanimously.

A. 216 Olivier Street: Kermit Maronge, owner/applicant. Reconsideration of the installation of louvered metal shutters installed at all window openings. Application was denied by the Commission on November 11, 2008.

Ms. Worley made a motion to approve the metal shutters at the side elevations but not the front façade. The motion did not receive a second. After some discussion, Mrs. Jaffe made a motion to deny the metal shutters not previously approved, the shutters at the one story portion of the building, a total of ten (10) shutters. The motion, seconded by Mr. Cole, passed unanimously.

B. 501 Frenchman Street: Chalres Cresson, owner/ applicant. Request for the retention of painted granite pillars.

Mrs. Jaffe made a motion to defer action on this application until the July meeting. The motion, seconded by Mr. Knox, passed unanimously.

C. 3223 Annunciation Street: Michael Schultz, owner/applicant. Request for the retention of windows (do not fit original openings) installed at the front façade and first two (2) windows at the right side elevation in deviation of approved Certificate of Appropriateness.

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

D. 1126 Clouet Street: Lela Mae Smith, owner; Willie Smith applicant. Request for the retention of recessed mounted vinyl windows.

Mr. Knox made a motion to approve the retention of the recessed mounted vinyl windows, provided that wood window screens are installed. The motion, seconded by Ms. Worley, passed unanimously.

E. 821-23 Fourth Street: Raymond Webster, Jr. owner/applicant. Request for the retention of light grey roof shingles installed in deviation of approved Certificate of Appropriateness.

Ms. Worley made a motion to approve the light grey roof shingles, provided that when the roof is replaced in the future it is replaced with an HDLC approved shingle brand and color. The motion, seconded by Mrs. Jaffe, passed unanimously.

F. 730 Delery Street: Bernice Smothers Duplessis, owner/ applicant. Request for the retention of inappropriate windows and trim and inappropriately sized door.

Mr. Allen made a motion to defer action on this application until the July meeting. The motion, seconded by Mr. Knox, passed unanimously.

G. 2354 Annunciation Street: Robert Young, Jr., owner; Lisa Y. Joseph, applicant. Request for the retention of fan lite door installed at front façade without a Certificate of Appropriateness.

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

H. 1119-21 Bartholomew Street: Yolanda Butler, owner/ applicant. Request for the retention of vinyl windows, inappropriate window trim, wind turbines and the removal of ridge tiles.

Ms. Worley made a motion to deny the wind turbines, vinyl windows and inappropriate trim at the front elevation and allow retention of the removal of ridge tiles and vinyl windows at the side elevation, provided that the trim is corrected and wood window screens are installed, giving the owner a period of one (1) year to make the corrections. The motion, seconded by Mr. Allen, passed unanimously.

J. 523 Sixth Street: Dennis H. Cook, owner/applicant; Mussman Woodworks, contractor. Request for the retention of recessed vinyl windows installed at the right side elevation and wood-grained Hardi Plank installed at the side elevations without a Certificate of Appropriateness.

Per the applicant's request, Mrs. Jaffe made a motion to defer action on this application until the July meeting. The motion, seconded by Mr. Cole, passed unanimously.

K. 530-32 Tupelo Street: Mark Vix, owner/ applicant. Request for the retention of the installation of metal doors, aluminum windows that do not fit the openings, and brown roof shingles and for the removal of ridge tiles and a chimney.

Mr. Allen made a motion to defer action on this application until the July meeting. The motion, seconded by Mr. Cole, passed unanimously.

L. 936 Congress Street: Derrick Breston, owner/ applicant. Request for the retention of vinyl windows.

Mr. Cole made a motion to deny the vinyl window at the front elevation and approve retention of the windows at the side elevations, provided wood window screens are installed. The motion, seconded by Mr. Knox, passed unanimously.

M. 608-10 Independence Street: Rene Alcebo, owner/applicant. Request for the retention of balcony overhang, an addition, metal roof shingles, inappropriate trim installed on columns and inappropriate weatherboards and slate installed at the front fascade at 608-10 Independence Street.

Mr. Allen made a motion to defer action on this application until the July meeting. The motion, seconded by Mr. Knox, passed unanimously.

N. 3036 St. Claude Avenue: Norman Mills, Owner/ applicant. Request for the retention of an inappropriate mechanical system on roof.

Mr. Cole made a motion to deny retention of the mechanical system installed on the roof. The motion, seconded by Mr. Allen, passed unanimously.

VIII. DEMOLITION BY NEGLECT

Mr. Allen made a motion to cite items VIII B, D through H, and J through R. The motion, seconded by Mr. Knox, passed unanimously.

B. 2124 Baronne Street

D. 2219-21 Baronne Street

E. 2232 Baronne Street

F. 2245-47 Baronne Street

G. 1314-16 Camp Street

H. 1600 Carondelet Street

J. 1517-23 Constance Street

K. 1432 Euterpe Street

L. 2100 O.C. Haley Blvd.

M. 2112-14 O.C. Haley Blvd.

N. 2353 St. Thomas Street

O. 4637-39 Tchoupitoulas Street

P. 1518 North Roman Street

Q. 4500 North Rampart Street

R. 1014-16 North Robertson Street

A. 3230 Annunciation Street

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

C. 2131 Baronne Street

Mr. Cole made a motion to defer the matter until the July meeting. The motion, seconded by Ms. Worley, passed unanimously.

I. 2926 Chippewa Street

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

IX. OTHER BUSINESS

A. 1123 Prytania Street: Jane M. Howard, owner/applicant. Request for the reconsideration of Demolition by Neglect citation issued by the New Orleans HDLC on 04/09/2009.

After some discussion, the Commission took no action on the request for reconsideration.

B. 1626 O.C. Haley Blvd.: Gloryland Mount Gillon Baptist Church and Gideon Community Development Corporation, owner/applicant. Request for additional time to remedy outstanding Demolition by Neglect violations. Violations include open/missing windows/doors at front and rear elevations, large hole in roof and vegetation growing on building.

Due to a lack of representation, the Commission took no action on the application. This application will be placed on the agenda for the July 9, 2009 meeting.

At this time the Commission re visited item IX, J.

J. 1517-23 Constance Street

Building Plans Examiner, Ashley Elizabeth Sparks noted that the owner was set to present redevelopment/restoration drawing to the ARC at the June 23, 2009 meeting. With this information the Commission took no action, maintaining the earlier citation for Demolition by Neglect.

At this time the Commission re visited item IX, G.

G. 1314-16 Camp Street

Owner and architect arrived after the Commission initially voted to cite the property for Demolition by Neglect. Architect, Alex Modinger of Kimberly Finney Architects noted that work had begun. He requested an on site meeting with HDLC staff, to review what substantial work actually means. At this time the Commission took no action, maintaining the earlier citation for Demolition by Neglect.

XI. Appointment of ARC members

The Commission did not take action on this item. It will be placed on the agenda for the July 9, 2009 meeting.

There being no further business to attend to, the meeting was adjourned at 2:41p.m.