# New Orleans Historic District Landmarks Commission Meeting Minutes

Date: February 13, 2014

Location: City Council Chamber, 1300 Perdido Street, New Orleans, LA.

Called to order: 1:00 p.m.

Adjourned: 5:00 p.m.

Commissioners present: John Deveney, Matthew Lindsay, Marlene Jaffe, Jason Stopa, Ed de Montluzin, Stephen Peychaud, Heather Szapary, Jenna Burke

Commissioners arriving after beginning of the meeting: Alonzo Knox, Calvin Alexander

Commissioners absent: Jesse Leblanc, Karen Coaxum, Greg Hackenberg,

#### I. Minutes

January 16, 2013 Meeting

Motion: Approve the minutes.

By: Marlene Jaffe

Seconded: Stephen Peychaud

Result: Passed In favor: Unanimous

Opposed: Comments:

At this time, Alonzo Knox and Calvin Alexander arrived.

# II. Consent Agenda

- A. 633 France St: Enlargement of an existing rear addition and construct new camelback addition.
- B. 538 3Rd St (540 3rd St subdivided lot): Construct camelback, single family residence on existing vacant lot.
- C. 916 Toledano St: Demolition of existing rear addition and construction of new camelback addition.
- D. 704 Marigny St: Replace existing window with vitrine.
- E. 813 Poland Ave: Modifications to an existing side-gallery, single shotgun building.
- F. 1563 Chippewa St: Construction of one-story, single family residence.
- G. 2826 N. Rampart Street: Construction of a new single family residence.

Motion: Approve the Consent Agenda.

By: Alonzo Knox

Seconded: Marlene Jaffe

Result: Passed In favor: Unanimous

Opposed:

#### Comments:

## III. Old Business Work Applications

#### A. 1511 Basin Street

Application: Construction of 3,780 sq.ft. covered parking garage.

Motion: Stephen Peychaud Seconded: John Deveney

Result: Passed In favor: Unanimous

Opposed: Comments:

# IV. Old Business Work Applications – Solar Panels

#### A. 3476 Esplanade Avenue

Application: Installation of solar panels.

Motion: Deny application By: Ed DeMontluzin

Seconded: Stephen Peychaud

Result: Passed

In favor: Unanimous

Opposed: Comments:

## V. New Business Work Applications

## A. 4950 Dauphine Street

Application: Renovation and rehabilitation of an existing historic school administration building and new construction of mixed-use residential and commercial buildings.

Motion: Defer action on the application for 30 days to give Perez the opportunity to meet with the neighborhood residents directly impacted by the proposal.

By: Calvin Alexander Seconded: Alonzo Knox

Result: Passed In favor: Unanimous

Opposed: Comments: Speakers:

Mary Ricard, 401 Andry - opposed

Ward Matt McClendan, 506 Caffin Avenue- opposed

John Toferil, 415 Tupelo Street - opposed

Sarah DeBacher- opposed

Kim Ford, 939 Reynes Street-opposed Bart Gillis, 622 Caffin Avenue – opposed

# B. 401-03 Homer Street

Application: Replace two (2) existing inappropriate vinyl windows denied retention with two (2) replacement windows rather than wood windows to match existing.

Motion: Approve the vinyl windows at the less visible side elevations and move wood windows to the more visible locations.

By: Heather Szapary

Seconded: Alonzo Knox

Result: Passed In favor: Unanimous

Opposed: Comments:

### C. 2826 N. Rampart Street

Application: Appeal of ARC recommendations regarding construction of new single-family residence. Motion: This item was moved to the Consent Agenda after the staff and applicant reached consensus on the outstanding issues.

# D. 840 Clouet Street

Application: Construction of three-story addition.

Motion: Conceptual approval with the details to be worked out at the staff level.

By: Marlene Jaffe

Seconded: Stephen Peychaud

Result: Passed In favor: Unanimous

Opposed:

Comments: Elena Wolf attended to gain information.

## E. 2348 St. Claude Avenue

Application: Installation of visible HVAC equipment on roof.

Motion: Deny application.

By: John Deveney

Seconded: Matthew Lindsay

Result: Passed In favor: Unanimous

Opposed:

Comments: Robin Halvorsen spoke in support of the application.

# F. <u>1572 Constance Street</u>

Application: Appeal of ARC recommendations regarding proposal to construct a new educational facility. Motion: Conceptual approval of the proposal with the original roof scheme with details approved by the staff and ARC.

By: Ed de Montluzin Seconded: John Deveney

Result: Passed In favor: Unanimous

### **VI. Old Business Demolition Application**

#### A. 625 Egania Street

Application: Demolition of building.

Motion: Deny application. By: Calvin Alexander Seconded: John Deveney

Result: Passed In favor: Unanimous

Opposed: Comments:

Speaker: Billy Chapman: spoke in favor of demolition.

# VII. New Business Demolition Application

#### A. 600 Soraparu Street

Application: Demolition of building.

Motion: Deny application.

By: John Deveney

Seconded: Marlene Jaffe

Result: Passed In favor: Unanimous

Opposed: Comments:

### VIII. Old Business Retention Applications

## A. 926 N. Robertson street

Application: Retention of surface mounted windows, inappropriate window trim and removal of ½ round

gutters.

Motion: Deny application. By:Stephen Peychaud Seconded: John Deveney

Result: Passed In favor: Unanimous

Opposed: Comments:

### B. 921-23 Bellville Street

Application: Retention of removal of existing 4/2, double-hung wood windows at side elevations and

installation of 6/6, surface-mounted vinyl windows with internal muntins.

Motion: Defer 30 days By: Heather Szapary Seconded: Marlene Jaffe

Result: Passed

In favor: Unanimous

# IX. New Business Retention Applications

#### A. 500-512 Pelican Ave, 250 Verret Street

Application: Retention of garage built in deviation of Certificate of Appropriateness.

Motion: Deny retention of the garage and require tha the owner work with the staff to correct the

problems.

By: Heather Szapary

Seconded: Stephen Peychaud

Result: Passed In favor: Unanimous

Opposed:

Comments: Neighbors came to speak in opposition to the construction of a garage due to parking

concerns and appearance of the structure.

#### B. 1519 Esplanade Avenue

Application: Retention of inappropriate 9-light door installed without Certificate of Appropriateness.

Motion: Deny retention and give eight months to correct the violations.

By: Stephen Peychaud Seconded:Alonzo Knox

Result: Passed In favor: Unanimous

Opposed: Comments:

#### C. 825 Verret Street

Application: Retention of inappropriate posts and beam installed at front porch without Certificate of

Appropriateness.

Motion: Deny retention and allow six months to correct the violation.

By: Heather Szapary

Seconded: Stephen Peychaud

Result: Passed

In favor: Unanimous

Opposed:

Comments: Mr. Peychaud requested that the staff provide the owner with contact information for

Christmas in October.

# D. 3816 Urquhart Street

Application: Retention of removal of garage door, ridge tiles, installation of surface mounted vinyl windows, gas meter, paving and inappropriate roof shingles. Work done without CofA

Motion: Allow retention of the roof provided the ridge tiles are reinstalled. Allow retention of removal of the garage door provided appropriate windows are installed and allow six months for the work to be completed.

By: John Deveney

Seconded: Stephen Peychaud

Result: Passed In favor: Unanimous

### E. 1520 Ursulines Avenue

Application: Retention of vinyl windows installed at side elevations and removal of chimney.

Motion: Approve application provided owner reinstalls missing ridge tiles and allow three months for the

applicant to install them. By: Stephen Peychaud Seconded: Matthew Lindsay

Result: Passed In favor: Unanimous

Opposed: Comments:

At this time, John Deveney left the meeting.

### F. 2369 Annunciation Street

Application: Retention of handrails constructed in deviation of Certificate of Appropriateness.

Motion: Defer application six months to allow the Staff time to cite the contractor and give him the

opportunity to fix the handrail.

By: Marlene Jaffe Seconded: Alonzo Knox

Result: Passed In favor: Unanimous

Opposed: Comments:

#### G. 934-36 Belleville Street

Application: Retention of AC units installed at rear roof slope without a Certificate of Appropriateness.

Motion: Deny retention of AC units.

By: Heather Szapary

Seconded: Stephen Peychaud

Result: Passed

In favor: Unanimous.

Opposed: Comments:

# H. 930-32 Belleville Street

Application: Retention of AC units installed at rear roof slope without a Certificate of Appropriateness.

Motion: Deny retention and allow the applicant to shift the units over to mitigate visibility.

By: Heather Szapary

Seconded: Stephen Peychaud

Result: Passed

In favor: Uninanimous

Opposed: Comments:

### I. 3011 Dauphine Street

Application: Retention of AC units installed at rear roof slope without a Certificate of Appropriateness.

Motion: Allow retention of AC units provided screening is installed.

By: Alonzo Knox

Seconded: Stephen Peychaud

Result: Passed In favor: Unanimous

# J. 2632 N Rampart Street/934 Port Street

Application: Retention of removal of stucco. Motion: Defer the application 60 days.

By: Alonzo Knox

Seconded: Calvin Alexander

Result: Passed

In favor: Matthew Lindsay, Marlene Jaffe, Stephen Peychaud, Heather Szapary, Jenna Burke, Alonzo Knox,

Calvin Alexander

Opposed: Ed deMontluzin

Comments:

# X. HDLC Reports and Communications

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