

Historic Preservation District Commission

Public Hearing –December 21, 2017

Page 1

Call to order

Mr. Jeff Bernard- Chairman, called the meeting to order.

Commissioners- Present: Jeff Bernard, Jason Zuckerman, Richard Adamiak,

John Crane, Terri Hamilton

Absent: Susan Danielson, Jill McGuire

Administrator: Louise Scott; Secretary: Kathy Reeves

Approval of Minutes

- 1). November 2, 2017- Mr. Adamiak made a motion to approve the minutes, Mr. Zuckerman seconded. There were no objections, minutes were approved.
- 2). November 28, 2017- Mr. Adamiak made a motion to approve the minutes, Mr. Zuckerman seconded. There were no objections, minutes were approved.

NEW BUSINESS

- 1). HC17-12-17: Application for COA-New Residential Construction-347B West St

Ms. Scott started the case with a power point showing the survey. She also showed examples to the house, front, rear and side elevations. There was also a colored rendering of the house. Mr. Zuckerman asked if there were any streetscape pictures, which Ms. Scott said there was not. Mr. Adamiak stated that most of the houses were elevated around there. Mr. Bernard asked about the brick stairs, which Ms. Scott stated this would not be in a V zone.

Ms. Carnovale introduced herself and husband Vincent. She stated most of the street houses were raised, and the brick stairs would have flood vents as it was in an AE 10 zone.

Mr. Zuckerman said he did not have any issues with it, as it was a pleasant design and would probably fit well in the neighborhood.

Mr. Zuckerman made a motion to approve the COA application for new residential construction. Mr. Crane seconded .

Roll Call:

Jeff Bernard-Aye

John Crane-Aye

Richard Adamiak-Aye

Jason Zuckerman-Aye

Terri Hamilton-Aye

All were in favor, the motion carried.

- 2). HC17-11-16: Application for COA-New Commercial Public Bathrooms-1500 Lakeshore

Ms. Scott stated that the address actually was not in the District but the architect, Lynn Mitchell, wanted to present the plans for comment, so it was only for discussion.

Historic Preservation District Commission

Public Hearing –December 21, 2017

Page 2

Mr. Mitchell stated he tried to make the plans as unobtrusive and functionally as possible. He also stated the building would have to be flood proofed for FEMA and would be about eight (8) feet above the ground. It would be mostly concrete construction and would have flood gates that would be installed upon a hurricane event.

Mr. Bernard stated this was a very important corner and was a great design. Mr. Zuckerman asked for any public comments before he stated his thoughts.

Ms. Becky Rohrbough, 2525 Lakeshore Drive, stated she had one concern that the entire lakefront, south side Lakeshore Drive, was donated by Bernard Marigny to the City with certain conditions and provisions. She stated his intent was that the natural beauty of the lakefront to be preserved forever, specifically not to be interrupted by any vertical structures. She continued that it was her understanding it went all the way to the harbor, and the duty of preserving the beauty falls directly on this Commission. She hoped the Commission would look into it. Ms. Scott stated she would check with the City attorneys.

Mr. Zuckerman complimented Mr. Mitchell for his great design solution to a difficult problem. He stated his major issue was the siting of the project. He said there are two main entrances to old Mandeville, Jackson Avenue and Girod Street, and the City was sticking a pair of bathrooms at the corner of Jackson Avenue and Lakeshore Drive. He continued that the Yacht Club sits off to the right, was a gorgeous design and the beautiful harbor was on the left and the playground, and he couldn't see putting the bathrooms right there. His second concern was the flooding that happens right there, on a regular occurrence, it could not be a realistic location.

Mr. Adamiak said he felt this was the best location possible and once built would blend in like a grove of trees. Mr. Bernard felt it would not be a focal point.

Mr. Zuckerman made a motion to pass a resolution to the City Council regarding this project, that an alternative site be considered. He continued that the particular site was not appropriate based on its use and visual impact that it would have on a critical location. Mr. Bernard asked for a second, which no one responded. Mr. Bernard stated that the motion failed because there was not a second. Mr. Bernard thanked everyone for their comments.

3). HC17-12-19: Application for COA-demolition-1929 Monroe

Ms. Blitch, Re/Max realtor, stated she represented the buyer, Mr. Jeremy Sims. She stated the act of sale was to be December 27th and that the seller, Mr. Kevin Moran, had no objection with the request. Ms. Lindsay Woolf, the Architect, continued that the buyer worked overseas, but was from Mandeville and that she was working with him to design a duplex in the B 3 zone. She continued this would be something he could rent out, and then when he moved back with his wife they could reside on the second floor and turn the first floor into a bed and breakfast. Ms. Woolf presented a couple of options for the location of the duplex, as the site was tricky due to a live oak tree.

Ms. Scott showed the case through a power point, starting with a survey from 1945 and the HPDC survey rating as contributing. The elevation certificate showed the flood zone as AE10 which it was not compliant. She also showed some of the surrounding properties.

Mr. Adamiak stated he walked the site and saw the asbestos roof and siding on the garage. He commented it was in terrible condition.

Mr. Zuckerman asked for any public comment, which the next door neighbor responded he would love to see change but had concerns with the potential multiple buildings on the site, but understood it was in B 3 zone that allows it.

Historic Preservation District Commission

Public Hearing –December 21, 2017

Page 3

Mr. Zuckerman made motion to approve the COA for demolition with the stipulation they come before the Commission with preliminary plans before final plans were finished, and that the design not replicate but be sensitive to the historic surroundings. Ms. Hamilton seconded the motion.

Roll Call:

Jeff Bernard-Aye

John Crane-Aye

Richard Adamiak-Aye

Jason Zuckerman-Aye

Terri Hamilton-Aye

All were in favor, the motion carried.

4). HC17-12-20: Application for COA-Exterior renovations-awning-544 Girod

Ms. Scott started with the power point showing the HPDC survey sheet showing the rating as contributing. She stated that they would like to replace the current red cloth awnings with corrugated metal awning as the current ones were old and stained, and they would like to improve the look with a more durable, cleaner look.

Mr. Zuckerman reviewed the request and drove by and thought the metal would be more keeping with the historic design. Mr. Bernard disagreed with the survey 1925, in that it was designed more like the 1940's, post war modern minimalist.

Mr. Bernard made a motion to approve the COA application renovations. Mr. Zuckerman seconded the motion.

Roll Call:

Jeff Bernard-Aye

John Crane-Aye

Richard Adamiak-Aye

Jason Zuckerman-Aye

Terri Hamilton-Aye

All were in favor, the motion carried.

5). Discussion –Preservation of City owned properties

Mr. Bernard stated the City had developed a collection of historic properties that were very valuable and worthy of preservation even before the historic district was formed.

Historic Preservation District Commission

Public Hearing –December 21, 2017

Page 4

Ms. Laure Sica, City Council member, said she was hoping the Historic Commission could put together a plan for the old jail and city hall. She felt they were historically significant. She stated she had received numerous complaints by residents in the area, because the City was currently using the area as a staging ground or industrial site. She would like public works to move their staging ground outside the City limits and have us promote our historical City hall and jail.

Ms. Scott said the problem was two different issues. She said public works was using it as a staging ground and it was a historic site. She said maybe the Council could budget some money to get someone to help us with it.

Mr. Bernard made a motion to make a resolution to the City Council to put together a proposal for a master plan for the site in question, so that it complies with the guidelines. Mr. Jason wanted to add to preserve these historic structures and provide for longevity and proper plan use for the site. Mr. Crane seconded the motion. All were in favor, the motion passed.

Mr. Crane made a motion to change the HPD boundaries to include the lakfront. Mr. Bernard seconded the motion. All were in favor, the motion passed.

Ms. Scott said she would create a draft amendment for the boundaries clarified to go to the water and an amendment to include all new construction.

OLD BUSINESS

1).Discussion-demolition by neglect

Ms. Scott said the City attorney had been tied up but were to finalize the language.

2). Discussion-RFP for guidelines

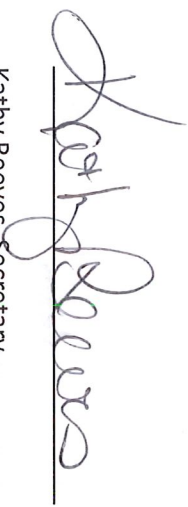
Mr. Zuckerman said he formulated a draft of a RFP and made it simpler. He included the instructions and conditions from the original document, but made it one RFP instead of having to contract the purchasing agent for the actual specifications. He also said he put together a scorecard to go with the RFP. He passed out his copies. He stated that there still needed to be clarification with the insurance requirement.

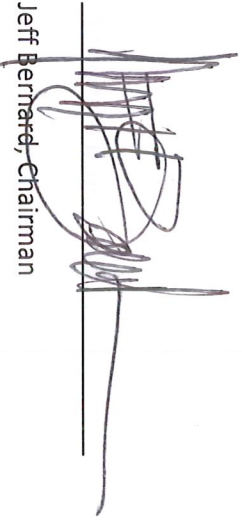
ANNOUNCEMENTS

Mr. Bernard announced the next meeting was January 4th.

ADJOURNMENT

Mr. Bernard made a motion to adjourn and Mr. Zuckerman seconded.


Kathy Reeves, Secretary


Jeff Bernard, Chairman