

Historic Preservation District Commission

Public Hearing –November 2, 2017

Page 1

Call to order

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

Commissioners- Present: Jeff Bernard, Jason Zuckerman, Jill McGuire, Terri Hamilton ,

John Crane, and Richard Adamiak

Absent: Susan Danielson

Administrator: Louise Scott; Secretary: Kathy Reeves

**APPROVAL OF MINUTES**

1). October 19, 2017-

Mr. Adamiak made a motion to approve the minutes, Mr. Zuckerman seconded. All were in favor, motion was carried.

**New Business**

1). HC17-11-13: Application for COA- Residential elevation and additon-1922 Claiborne

Ms. Scott started the power point with the HPDC sheet showing the structure was rated contributing on the Sally Reeves survey, but on the 2015 survey it was non-contributing. The PP continued with a photo of the front of the house, site survey showing a deep lot, new items to be constructed and elevations. She stated the applicants, the Prietos , were present.

Mr. Bernard stated it was a rare opportunity for an applicant to restore the house façade (front porch) that had been altered over many years.

Mr. Clay Prieto, applicant, stated he had a purchase agreement on the property. He thought his grandfather had built the house in the 1930's along with a few other houses, bringing lumber and materials from across the lake on his Biloxi schooners. Mr. Prieto stated his plans for the house were to gut the interior and then elevate the house.

Mr. Bernard had concerns about the fireplace wrapped in wood instead of masonry and suggested moving the elevator inside the house, which Mr. Prieto said there was not enough room. Mr. Zuckerman thought the chimney and elevator should have different materials.

Mr. Crane made a motion to approve the COA application HC17-11-13 for elevation and addition. Ms. Hamilton seconded.

Roll Call:

Jeff Bernard-Aye

John Crane-Aye

Jill McGuire-Aye

Richard Adamiak-Aye

Jason Zuckerman-Aye

# Historic Preservation District Commission

Public Hearing –November 2, 2017

Page 2

Terri Hamilton-Aye

All were in favor, the motion carried.

2). HC17-11-14: Application for COA-Residential addition-300 Carroll

Ms. Scott presented the application with a power point showing the house as rated significant on both surveys with elements of Queen Anne style and construction date around 1880. Ms. Scott said the house was not listed on the National registry but had potential to be nominated. She further went on to explain the site plan including lots 4 and 5 with deed restrictions, due to the City previously owning them to take them out of commerce. She also explained that the new addition had to meet FEMA requirements and if the new addition cost of construction was more than 50% of the appraised value of the main structure, then the main structure would need to be elevated to be FEMA compliant.

Mr. Mike Piazza, architect, stated the intension was to minimize the touching of the addition, keeping the original house in tack, but with the history of the lot, everything got jammed in. He stated they pushed the addition as far back from the street and mimicked everything about the historical house.

Mr. Adamiak was concerned the new addition seemed to dwarf the original structure. Mr. Bernard thought it was the CAD drawings that lose the prospective. Mr. Adamiak was also concerned about the breezeway lattice work that was so iconic. Ms. Sinclair thought they could incorporate it into the new addition.

Mr. Zuckerman suggested pulling the addition porch back (reducing the scale) to match existing porch, to make it more vertical and less square. It may help bring that scale down while still getting a front porch with a separate gable roof.

Ms. Rohrbough, 2525 Lakeshore, stated the Commission had the option and responsibility to consider resources to make a decision. The Department of Interior Standards would apply to any structures that the Commissioners warrant it. Mr. Bernard agreed that it was important to respect those standards and rely on those standards.

Mr. Zuckerman made a motion to defer the COA application HC17-11-14 for addition-300 Carroll to allow the applicant to review the Department of Interior Standards for Historic structures and consider modifications that the HPDC suggested tonight in conjunction with the review of those guidelines. Mr. Bernard seconded the motion.

Roll Call:

Jeff Bernard-Aye

John Crane-Aye

Jill McGuire-Aye

Richard Adamiak-Aye

Jason Zuckerman-Aye

All were in favor, the motion carried.

Ms. Scott suggested since the next regular meeting November 16<sup>th</sup> was cancelled due to City Council meeting conflict and she and Mr. Bernard would be at a conference, so she would check if Thursday November 30<sup>th</sup> would be available and confirm tomorrow and let everyone know.

Historic Preservation District Commission

Public Hearing –November 2, 2017

Page 3

**OLD BUSINESS**

1). Discussion-landmarks, wells and ponds

Mr. Adamiak passed a handout showing forty four (44) wells so far, which he would be doing a historical overview with a GPS coordinate and map of each one. He also stated he had found that round ones appear to be pre-1900 and all concrete, the ones built after 1900 were square or rectangular poured in concrete with brick embellishments, and early ones had shell aggregate.

Mr. Zuckerman asked if the goal was to make them protected structures under the survey which Mr. Adamiak responded yes. Mr. Adamiak asked Ms. Scott what the status was for revising the CLURO to add the “historical features” category. She stated she was working on it.

3). Discussion-Demolition by neglect-

Mr. Bernard gave an update that the City attorneys may have a demolition by neglect draft by the next meeting.

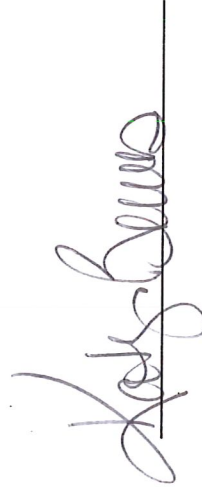
**ANNOUNCEMENTS**

Ms. Scott said she had sent out a copy of a resolution regarding the Federal Historic Tax Credit Eliminated. Mr. Crane made a motion to move forward with a resolution subject to final approval. Ms. Hamilton seconded. All were in favor.

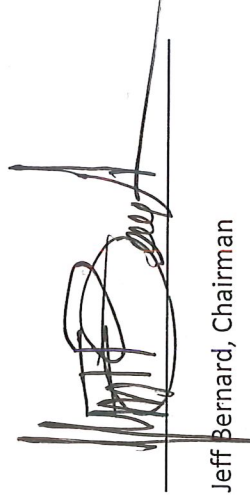
Mr. Zuckerman updated the Commission with some reasons why there was not much response to the RFP. He stated one concern was the insurance requirements, was there a different level of insurance. His other concern was the advertisement. He would try to work on a draft and get back to the Commission.

**ADJOURNMENT**

Mr. Crane made a motion to adjourn, Mr. Zuckerman seconded. The meeting was adjourned.



Kathy Reeves, Secretary



Jeff Bernard, Chairman

