



CITY OF NEW ORLEANS
NEIGHBORHOOD CONSERVATION
DISTRICT COMMITTEE

Disposition Chart
NCDC MEETING: February 1, 2010

| AGENDA ITEM | Vote Result (Approved / Denied) | VOTE | Comments: |
|---|---|-------------|------------------|
| Attendance | 7 PRESENT | | |
| Adoption of the Minutes of the January 19, 2010 Meeting | APPROVED | 7-0-0 | |
| Adjournment | ADJOURNED | 9-0-0 | |
| Old Business | | | |
| -- | -- | -- | |
| New Business – Applications | | | |

| AGENDA ITEM | | Vote Result (Approved / Denied) | VOTE | Comments: |
|-------------|------------|------------------------------------|--------|--|
| 3727 | BARONNE ST | APPROVED | 10-0-0 | <p>The NCDC requested that all comments for demolitions proposed as part of this redevelopment plan be presented at once rather than hearing each structure individually. Votes were taken on a property-by-property basis.</p> <p>Mr. Cedric Martin, applicant, spoke for the proposed redevelopment plan, and stated that the site would be wholly utilized by a new, larger Martin's Wine Cellar. The structure would occupy a larger footprint and additional parking would be included as part of the redevelopment proposal. The existing Martin's building is severely damaged and needs to be removed from the site, the building does not meet current flood elevation standards and there is no way to elevate the existing structure. The buildings on contiguous parcels will be demolished to allow for a larger building sited differently on the square as well as additional parking alleviating concerns and problems that were present with the old facility. Redevelopment schematics were presented to the Committee but Mr. Martin noted that a final site and building design had not been selected. As to the properties across the street from the main redevelopment site, Mr. Martin stated that he would like to use those parcels to provide additional customer parking as well as employee parking. Mr. Martin stated that the neighborhood had been consulted and that they were in agreement with the redevelopment in concept, but that the organization had not taken a vote nor had they agreed to any particular site layout. Mr. Martin stated that he has been in contact with the Preservation Resource Center about salvaging any building or architectural elements that can be reused. Speaking specifically to 3901 Baronne St. (Bicycle Club), Mr. Martin stated that prior to Hurricane Katrina he intended to restore the structure with apartments on the second floor and a small reception facility on the first. Mr. Martin stated that he is open to exploring ways to save the structure including restoration or a sale of the building but at this time the proposed use of the site is for additional parking.</p> <p>Henry Folse, neighbor, stated that the Neighborhood Association is not opposed to the proposal overall, though they would like to see the bicycle club renovated. The neighborhood does not feel that the remainder of the buildings have any particular merit and that they would prefer to see Martin's reopen than those buildings saved. The speaker noted that he is not an officer of the Association but that he is a member.</p> <p>Mike Godzinski, neighbor, stated that he has reservations about the proposed demolitions but does not want to stand in the way of Martin's rebuilding and reopening. Mr. Godzinski proposed relocating the structure at 3805 Baronne St. to a vacant lot in the neighborhood in order to save the structure; he also noted that the bicycle club should be saved since it is a neighborhood landmark.</p> <p>Molly Atkins, neighbor, stated that she fully supports Martin's reopening but is concerned that the demolitions will result in an entire block face of parking. She agrees with the neighborhood that this redevelopment is needed but at this point she has not seen enough of a proposal to make a judgment. Ms. Atkins noted that 3727 Baronne St. is in especially bad condition and that everyone in the immediate area would like to see the building removed.</p> <p>Sarah Atkins, neighbor, stated objection to the applications and noted that the 3800 block of Baronne St is an in-tact commercial block and it should be redeveloped as such. She stated no objection to the demolition of the existing Martin's building. The neighborhood has not been presented with redevelopment plans to date and it seems that the demolition request is premature. Ms. Atkins stated that she believes more time is needed to allow the community to get involved in the process and that the redevelopment plans should be adjusted to accommodate parking as well as preservation of the older structures.</p> |

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|-------------|-------------------------------------|------------------------------------|--------|---|
| | aka 1805-15-17 PENISTON ST | | | (Continued from above) Michelle Kimball, Preservation Resource Center, stated that she looks forward to Martin's reopening in their original location and that Mr. Martin has been in contact with the PRC about salvaging all reusable material. The PRC is happy to work with Mr. Martin regardless of the outcome of these demolition applications, but noted that the Bicycle Club should be restored rather than demolished. Gwen Fallo, neighbor, noted that she has been a resident of this neighborhood for 25 years and that Martin's is a part of the neighborhood's character. Mr. Martin has always been responsive and receptive to neighborhood concerns. Ms. Fallo noted that 3727 Baronne was abandoned and deteriorated long before Katrina struck and that the building is a detriment to the neighborhood and should be removed. The neighborhood is divided on the fate of the Bicycle Club.. While everyone would like to see it saved and renovated, there is a division on the willingness to let the proposed demolition go forward in order to rid the neighborhood of another abandoned building. |
| 3801 | BARONNE ST | Deferred until 3/1/2010 | 7-3-0 | See discussion under 3727 Baronne St. |
| | aka 1800-06 PENISTON ST | | | |
| 3805-07 | BARONNE ST | Deferred until 3/1/2010 | 8-2-0 | See discussion under 3727 Baronne St. |
| 3827 | BARONNE ST | APPROVED | 9-0-0 | See discussion under 3727 Baronne St. |
| 3901 | BARONNE ST | Deferred until 3/1/2010 | 9-0-0 | See discussion under 3727 Baronne St. |
| | aka 1810-14 GENERAL TAYLOR ST | | | |
| 8201 | PEACH ST | APPROVED | 10-0-0 | A representative of the owner spoke for the project. The building was last used as a warehouse and the site is slated as part of a larger redevelopment plan, including the closing of this portion of Peach St. |
| 1808 | PENISTON ST | Deferred until 3/1/2010 | 8-1-0 | See discussion under 3727 Baronne St. |

| AGENDA ITEM | | Vote Result (Approved / Denied) | VOTE | Comments: |
|--|-----------------|---|-------------|------------------|
| New Business – Public Nuisance (Office of Code Enforcement) | | | | |
| 1911 | N CLAIBORNE AVE | Withdrawn by Applicant | | |
| 2707-09 | N CLAIBORNE AVE | APPROVED (Subj. to Arch. Salvage) | 8-0-0 | |
| 3322-24 | N CLAIBORNE AVE | APPROVED | 6-2-0 | |
| 3422 | N CLAIBORNE AVE | APPROVED | 6-2-0 | |
| 5419 | N CLAIBORNE AVE | APPROVED | 9-0-0 | |
| 5453 | N CLAIBORNE AVE | APPROVED | 9-0-0 | |
| 5818 | N CLAIBORNE AVE | APPROVED | 8-1-0 | |
| 1925 | N DERBIGNY ST | APPROVED | 9-0-0 | |
| 4821 | N DERBIGNY ST | APPROVED | 9-0-0 | |
| 1900 | FRANKLIN AVE | DENIED (Motion to Deny) | 6-3-0 | |
| 424-26 | N GALVEZ ST | Withdrawn by Applicant | | |

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|--------------------|----------------|---|-------------|---|
| 428-30 | N GALVEZ ST | Withdrawn by Applicant | | |
| 2448 | N GALVEZ ST | APPROVED | 7-1-1 | |
| 221 | N MIRO ST | DENIED (Motion to Approve) | 4-3-2 | |
| 2522-24 | N MIRO ST | APPROVED | 9-0-0 | |
| 1831-33 | PAUGER ST | DENIED (Motion to Approve) | 4-4-1 | |
| 2436-38 | PAUGER ST | Withdrawn by Applicant | | |
| 422 | N PRIEUR ST | APPROVED | 7-0-2 | The neighboring property owner spoke in opposition to the demolition and stated that the bulk of the structure appears to be sound and that he is interested in purchasing the property if he is able to find the property owner. |
| 5463 | N RAMPART ST | APPROVED | 9-0-0 | |
| 5616 | N RAMPART ST | APPROVED | 8-1-0 | |
| 1661 | N ROBERTSON ST | APPROVED | 6-3-0 | |
| 4015 | N ROBERTSON ST | APPROVED | 9-0-0 | |
| 4915-17 | N ROBERTSON ST | APPROVED | 9-0-0 | |

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| 2000-02 | N ROCHEBLAVE ST | APPROVED | 9-0-0 | |
| 2450-25 | N ROCHEBLAVE ST | APPROVED | 6-3-0 | |
| 1664 | N ROMAN ST | APPROVED | 9-0-0 | |
| 1668 | N ROMAN ST | APPROVED | 7-2-0 | |
| 2536-38 | N ROMAN ST | APPROVED | 9-0-0 | |
| 2311 | ST BERNARD AVE | APPROVED | 8-0-1 | The structure has not been gutted or secured. Additionally, the block walls are beginning to crack and be compromised. |
| 1814 | N VILLERE ST | APPROVED | 9-0-0 | |
| New Business – Louisiana Land Trust (Road Home Properties) | | | | |
| 1962 | DUELS ST | DENIED (Motion to Deny) | 4-4-0 | This property is part of the Lot Next Door program as well as the “Growing Home” program. |
| 2538 | FLORIDA AVE | APPROVED | 8-0-0 | This property is part of the Lot Next Door program as well as the “Growing Home” program. |
| 2331 | INDEPENDENCE ST | APPROVED | 8-1-0 | This property is part of the Lot Next Door program as well as the “Growing Home” program. |
| 135 | MIDDLE PARK PL | APPROVED | 8-1-0 | Lot Next Door financing fell through, but the property is being purchased by the Lakeview Civic Improvement Association to be redeveloped. |

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|--|----------------|---|-------------|---|
| 137 | MIDDLE PARK PL | APPROVED | 8-1-0 | Lot Next Door financing fell through, but the property is being purchased by the Lakeview Civic Improvement Association to be redeveloped. |
| New Business – Appeal of Post-Demolition Permit Fee | | | | |
| 2728-30 | VALENCE ST | Full Penalty Waived | 8-2-0 | Mr. & Mrs. Bromon spoke of their background and stated that they are not trying to circumvent any laws in having torn the house down without a permit. They obtained volunteers to remove the structure and were not aware that permits were necessary. They stated that a letter was received from Code Enforcement providing options for bringing the property into compliance and that letter did not specify that a permit was necessary. |