

Minutes of the July 11, 2009 Central Business District Commission meeting

The Central Business District Historic District Landmarks Commission held its regular meeting on July 11, 2009 at 11:00 A.M. in the City Council Chambers located at City Hall, 1300 Perdido Street.

The meeting was called to order at 11:05 A.M., by Mr. Bennett.

Roll Call:

James R. Amdal, Chairman - Present
Louana DeMatteo - Present
Hugo Kahn - Present
Kevin Kelly - Present
Leslie Guthrie – Absent
Robert Williams – Present
Dorian M. Bennett, Vice Chairman - Present
Keith Twitchell – Present
Lloyd Shields – Absent
John G. B. Boyd - Present

There were nine members present constituting a quorum.

I. Minutes of the April 3, 2009 meeting

Mr. Kelly made a motion to approve the minutes. The motion, seconded by Mr. Boyd, passed unanimously.

New Business

- A. 642-640 Julia Street; 810 St. Charles Avenue: Trapolin Architects, applicant. Dr. Philip Gibson, owner. Restoration of brick and millwork. Replace ground floor openings. Restore cantilevered balconies to match the rest on Julia Row. Replace balcony on St. Charles Avenue with a deeper, pole supported gallery. Partially enclose the rear courtyards to expand the available usable space.

This application was withdrawn at the request of the property owner.

- B. 940 Magazine Street: National WWII Museum, owner. Mathes Brierre Architects, architect. Renovation of metal warehouse.

Mr. Williams made a motion to approve the application. The motion,

seconded by Mr. Bennett, passed unanimously.

- C. 445-449 South Rampart Street: Egenberg and Sons Construction and Renovation, owner. Retention of Portland cement stucco and doors installed in deviation of approved drawings.

Mr. Williams made a motion to approve retention of the stucco and deny retention of the doors. The motion, seconded by Mr. Bennett, passed unanimously.

- D. 900 Magazine Street: Ajsa Nikolic, owner/applicant. Retention of roll down door and signage completed without a Certificate of Appropriateness.

Mr. Boyd made a motion to approve the retention of the roll down door provided that wood shutters are installed to conceal the roll down door. The motion, seconded by Dorian Bennett, was seconded and amended by Mr. Williams that if the ARC did not approve the shutters the issue would return to the Commission. The motion passed unanimously.

- E. 811 Baronne Street: Sam Zurik, owner. Retention of hollow picket fence installed without Certificate of Appropriateness in deviation of guidelines.

Mr. Williams made a motion to approve retention of fence. The motion, seconded by Mr. Bennett, passed unanimously.

- F. 923 South Peters Street: Astrid LaVenja, owner. Charles Silbernagel, Architect. Construction to accommodate stairs.

Mr. Williams made a motion to approve the application with ARC recommendations and details to be worked out at the staff level. The motion, seconded by Mr. Twitchell, passed unanimously.

- G. 110-112 Royal Street: Ruth Ann Menutis, owner/applicant. Renovation of storefront and addition of one story gallery.

Mr. Williams made a motion to approve the application based on the ARC recommendations with details to be worked out at the staff level. The motion, seconded by DeMatteo, passed unanimously.

III. Other Business

A. Landmark Nomination

1501 Canal Street-Texaco Building

SIGNIFICANT DATE: 1951

ARCHITECT: Claude E. Hooton, Architect (New Orleans and Houston)

Haase Construction Co., General Contractors (New Orleans)

The Texaco Building is of statewide architectural significance because it is a particularly consummate 1950s corporate skyscraper. The New Orleans CBD has Louisiana's only collection of cultural resources exemplifying an important American architectural trend of the postwar era – the triumph of European Modernism on the corporate/institutional/ urban scene. Other larger downtowns in the state simply do not have significant concentrated architectural resources that date from this period. Generally speaking, the buildings in these other CBDs either represent the pre-WWII era or the immediate recent past (1970s and later). Texaco is one of a dozen or so urban International style skyscrapers (and other large buildings) that shaped the character of downtown New Orleans in its mid-century building boom.

Mr. Twitchell made a motion to nominate the building. The motion was seconded by Mr. Kahn and Mr. Twitchell.

B. Landmark Designation

518 South Rampart Street- Commercial Germania Trust and Savings Bank

The owners contacted staff and said they will not attend the meeting and have no objections to the designation.

The staff recommends that the South Rampart Street branch of the Commercial Germania Trust and Savings Bank building be designated as a landmark as it fulfills two of the four criteria required to establish significance. It is significant as it embodies distinguishing characteristics of the Classical Revival architectural style and is valuable for its terra-cotta façade, and is representative of the notable work of master architect, Frank P. Gravely whose individual ability has been recognized.

Mr. Boyd made a motion to designate the building. The motion, seconded by Mr. Williams, passed unanimously.

C. Demolition by Neglect

Staff reported that 408 Magazine Street requested a 30 day deferral and 726 Julia Street corrected the violation prior to the meeting.

531 Julia Street: Owner stated that violation has been corrected. Mr. Williams made a motion to cite the building and upon inspection the violation will be cleared. The motion, seconded by Mr. Kelly, passed with Mr. Boyd and Mr. Bennett voting against the motion.

802-22 Perdido Street: Owner stated that he is going to correct violations. Mr. Williams made a motion to cite the building based on the many inspections and notices of violations that have been sent to the owner with no corrections done to date. The motion, seconded by Mr. Kelly, passed unanimously.

- 822 Baronne Street
- 735 Camp Street
- 710 Canal Street
- 928 Canal Street
- 827 Carondelet Street
- 845 Carondelet Street
- 433 Notre Dame Street
- 322 St. Joseph Street
- 328 St. Joseph Street
- 129 University Place

Mr. Williams made a motion to cite all of the above properties for Demotion by Neglect with exception of 408 Magazine Street and 726 Julia Street. The motion, seconded by Mr. Kahn, passed unanimously.

The Commission then returned to item II. C. 445-449 South Rampart

Street: Egenberg and Sons Construction and Renovation, owner. Retention of Portland cement stucco and doors installed in deviation of approved drawings.

A representative of the owner requested the opportunity to address the Commission as she was not present when the item was taken up. She stated that replacing the doors would be cost prohibitive and could not speak to why the contractor had installed them in deviation of the approved drawings.

Mr. Kelly made a motion to deny retention of the doors. The motion, seconded by Mr. Boyd, passed unanimously.

There being no further business, the meeting was then adjourned at 11:55 a.m.