

COALITION UNITED AGAINST THE MIDDLE BELT
WE WONT BE RAILOADED!
MID CITY • HOLLYGROVE-DIXON • HOLLYGROVE • PALM AIR • SHREWSBURY



Attn: City Planning Commission
1300 Perdido St, 7th Floor
One Stop Shop
New Orleans, LA 70112

August 11, 2016

Mid-City Historic District Landmark Commission Study

Dear Commissioners and City Councilmembers,

The Coalition United Against the Middle Belt (We Won't be Railroaded) formed in 2013 to address the proposed re-routing of freight trains through the Hollygrove, Hollygrove-Dixon, Palm-Air and Mid-City neighborhoods. The Coalition continues to work together to protect and improve our communities.

We urge the City Planning Commission and City Council to amend the proposed Mid-City Historic District Landmark Map to include the area roughly bounded by S. St. Patrick, City Park Avenue, Iberville Street and Interstate 10 / Pontchartrain Expressway as shown on the attached map in blue. It is one of the few corners of Mid-City left out and contains both culturally and architecturally significant historic properties, including two listed on the National Register of Historic Landmarks. Excluding this area serves to diminish the historic importance of this location which pre-dates many parts of the Mid-City neighborhood due to proximity to 13 historic cemeteries.

Additionally, this location is vulnerable because the neighborhood faces the threat of proposed expropriation and demolition promised by the Middle Belt freight rail relocation. An Environmental Impact Statement is currently underway which will specifically consider the architectural, archeological and cultural significance of properties and buildings in the area.

We understand that if the Mid-City HDLC district is approved it will replace Neighborhood Conservation District demolition review and control and also that the city has discussed the possibility of shrinking the Neighborhood Conservation District footprint. This area currently enjoys the benefit and protection of demolition review within the Neighborhood Conservation District. Inclusion and a minimum of local demolition review and control will help insure retention of significant properties which contribute to the character of the neighborhood and an area with a rich archaeological, architectural and culturally significant funerary related history.

The Coalition United Against the Middle-Belt (We Wont Be Railroaded) supports a minimum of HDLC demolition review and control, with no objection to recommended or greater control if desired by community members.

We appreciate your consideration of this amendment and your work to preserve Mid-City.

Sincerely,

Earl Williams, *Chair*
Coalition United Against the Middle-Belt



Requested Mid-City map amendment

Current Neighborhood Conservation District boundary requiring demolition review

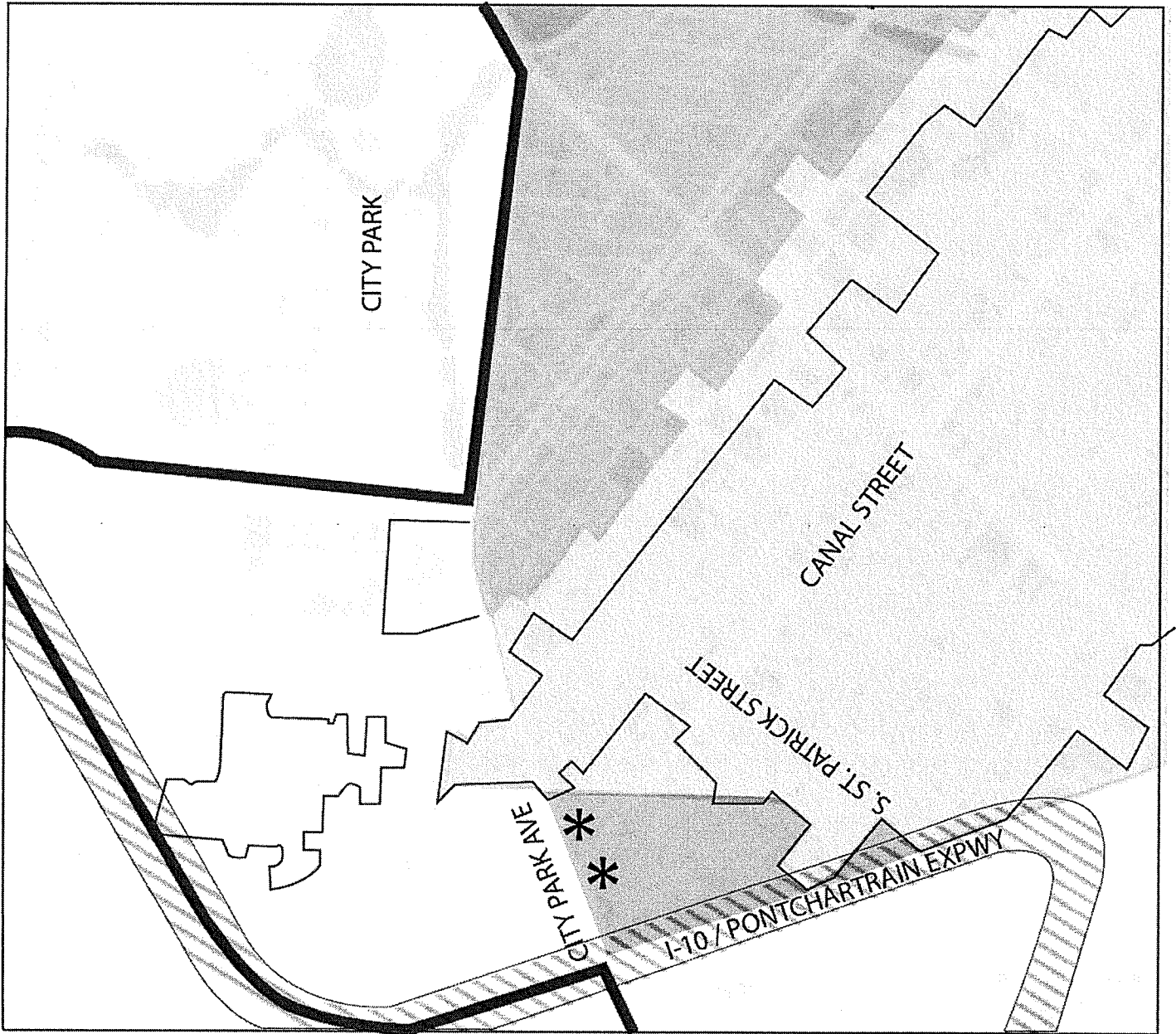
Proposed Mid-City HDLC boundaries

Proposed Parkview HDLC boundaries

Mid-City Register National Historic Landmark District

Individually Listed Register of National Historic Landmark omitted from proposed Mid-City HDLC Map

Proposed Middle-Belt Freight Rail Relocation from Old Metairie to Mid-City (Environmental Impact Study currently underway)



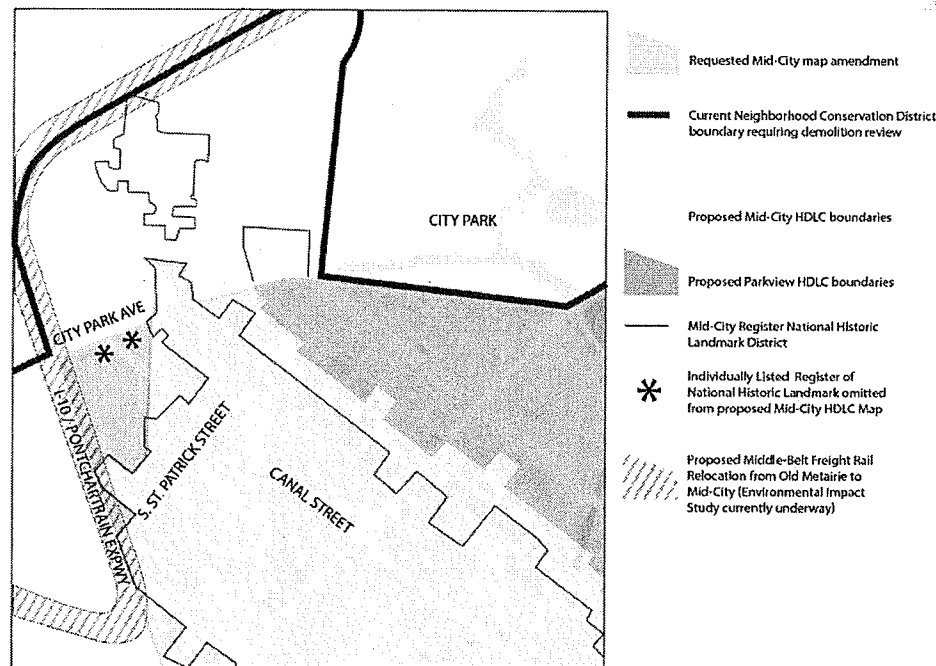
Sabine E. Lebailleux

From: Cheryl B <afiktion@gmail.com>
Sent: Monday, August 15, 2016 10:28 AM
To: Sabine E. Lebailleux
Subject: Mid-City HDLC Study - Request for map boundary amendment

The Coalition United Against the Middle-Belt has formally requested the City Planning Commission and City Council amend the recommended Mid-City Historic District Landmark (HDLC) boundary map to include the area roughly bounded by S. St. Patrick, City Park Ave, Iberville St. and I-10 / Pontchartrain Expressway shown in blue on the map. The area has been left out despite culturally, architecturally and archaeologically significant property, including two listed on the National Register of Historic Landmarks and the real threat of proposed demolition promised by the Middle Belt freight rail relocation. Excluding the area serves to diminish the historic importance and may eliminate current demolition-review and control leaving the area more vulnerable than it is now, and more vulnerable than the rest of Mid-City.

We understand, if the Mid-City HDLC district is approved it may replace Neighborhood Conservation District (NCD) demolition review and control, and also that the city has discussed the possibility of shrinking the NCD footprint throughout the city. This area currently enjoys the benefit of protection and demolition review offered by the Neighborhood Conservation District (NCD) but would be one of the few corners of Mid-City left out if the map is not amended. Inclusion and a minimum of local demolition review and control will help insure retention of significant properties which contribute to the character of the neighborhood in an area with a rich archaeological, architectural and culturally significant funerary related history.

The Coalition has asked the Commission for a minimum of demolition control the area enjoys now but stands to lose but asks the Commission to base level of control on what the community wants, so Mid City residents please consider weighing in with your desired level of control (demo only, demo and new construction, full control) if you'd like. Louisiana Landmarks has also proposed a compromise solution between demo only and full control for consideration.



Sabine E. Lebailleur

From: Liz B <ebdbpbmb2002@yahoo.com>
Sent: Monday, August 15, 2016 10:37 AM
To: CPCinfo
Cc: Sabine E. Lebailleur
Subject: HDLC Mid-City/Parkview comment

Reference HDLC Parkview Historic District

I would ask the CPC to support the HDLC Mid-City/ Parkview Study Committee's recommendation for Parkview Historic District. The committee recommended demolition only as the level of control for this area and so please support this position.

After several public meetings the committee was willing to listen to the residents of Parkview and a support demolition only for Parkview.

Several surveys were taken in this area along with a Mid-City survey where questions were asked about the level of control for Parkview. The City Park Triangle area, which is in the Parkview District, used the Parkview Neighborhood Association's survey and the results were – 50% no control at all by the HDLC and 50% demolition only control by the HDLC and no other level of control received any votes.

The following are examples of comments taken from the survey – emails can be provide if needed to show the survey and the comments.

- I would vote for demolition only if it is explicit that it the only authority HDLC will have. Preserving and protecting integrity of Parkview, in some sense is fine, however it seems when authority is given it always get expanded and the ideas that were initially presented get lost and we end up with an entity that is not always working in favor of community.

- NO control! Liz, I have watched some of these hearings on TV and sometimes the control issue is unbelievable! It makes me want to scream

and it is not my property they are discussing. Thank you for all you do for the neighborhood.

- Only number 4 sounds acceptable to me. From the survey #4 was demolition only -The HDLC would determine if a piece of property could be demolished based on historic values of the properties.

Thanks for reading this and again support the residents of Parkview by recommending demolition only control by the HDLC in the Parkview Historic District.

Elizabeth Boudreaux
Parkview Historic District resident
902 N. Hennessy St, 70119

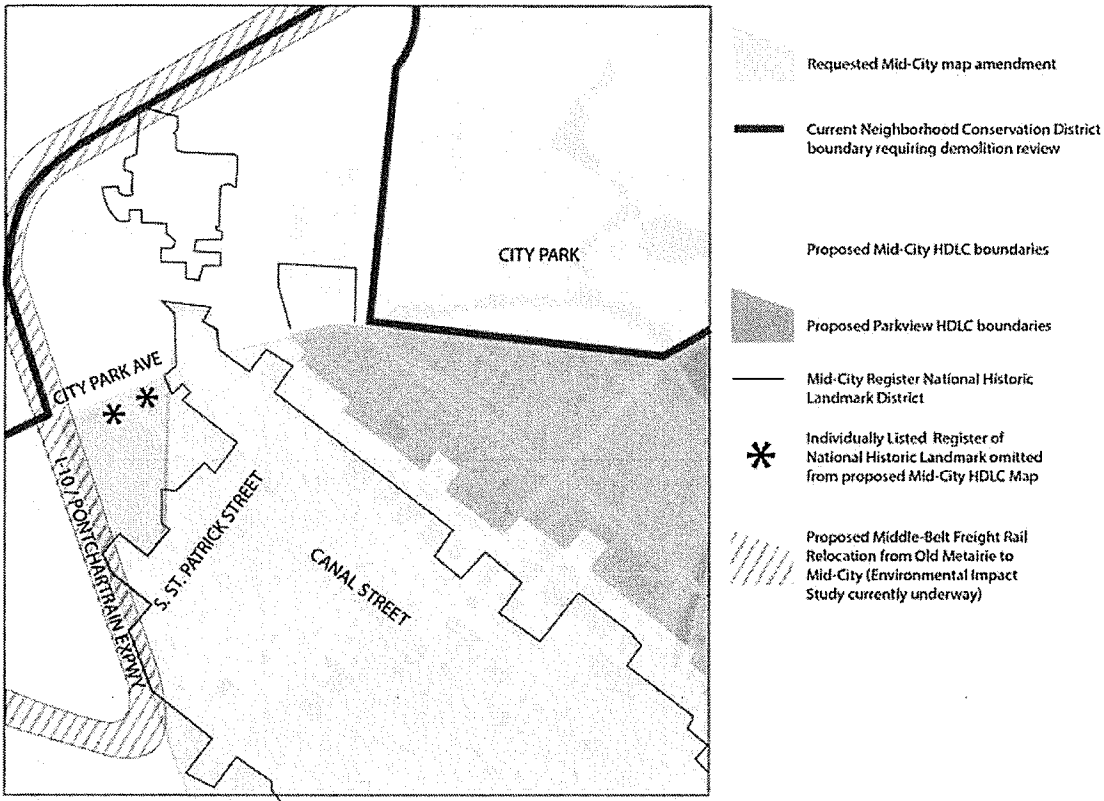
Sabine E. Lebailleux

From: Kelly Ardoin <kardoin@gmail.com>
Sent: Monday, August 15, 2016 3:18 PM
To: Sabine E. Lebailleux
Subject: Mid-City HDLC Study - Request for map boundary amendment

Please include the area threatened by relocation of the Middle-Belt.

I would like to request a similar solution as Louisiana Landmarks - a compromised solution between demo only and full control for consideration.

Sincerely,
Kelly Ardoin
533 S Alexander St



Sabine E. Lebailleux

From: jamielhill@gmail.com
Sent: Monday, August 15, 2016 4:20 PM
To: Sabine E. Lebailleux
Cc: Susan G. Guidry; Stacy S. Head; DistrictC; James A. Gray; Jason R. Williams; LaToya Cantrell; CouncilDistrictD; sblaum@prcno.org

Dear Council and Commission members:

We would like to request that the City Planning Commission include the area threatened by relocation of freight known as the Middle-Belt into the Mid-City Historic District Landmark (HDLC) boundary map, to include the area roughly bounded by S. St. Patrick, City Park Ave, Iberville St. and I-10 / Pontchartrain Expressway shown in blue on the map. The area has been left out despite culturally, architecturally and archaeologically significant property, including two listed on the National Register of Historic Landmarks and the real threat of proposed demolition promised by the Middle Belt freight rail relocation. Excluding the area serves to diminish the historic importance and may eliminate current demolition review and control leaving the area more vulnerable than it is now, and more vulnerable than the rest of Mid-City.

We understand, if the Mid-City HDLC district is approved it may replace Neighborhood Conservation District (NCD) demolition review and control.

This area currently enjoys the benefit of protection and demolition review offered by the Neighborhood Conservation District (NCD) but would be one of the few corners of Mid-City left out if the map is not amended so it will be protected under the new HDLC. Inclusion and a minimum of local demolition review and control will help insure retention of significant properties which contribute to the character of the neighborhood in an area with a rich archaeological, architectural and culturally significant funerary related history.

Best regards,
Jamie Hill
872 Taft Place
New Orleans, LA. 70119

Sent from my iPhone

Sabine E. Lebailleux

From: Paul Troyano <ptroyano@cox.net>
Sent: Monday, August 15, 2016 4:25 PM
To: Sabine E. Lebailleux
Cc: Susan G. Guidry
Subject: Mid-City HDLC Study - Request for map boundary amendment
Attachments: MidCitymap.jpg

Ms Sabine Lebailleux,

The Coalition United Against the Middle-Belt has formally requested the City Planning Commission and City Council amend the recommended Mid-City Historic District Landmark (HDLC) boundary map to include the area roughly bounded by S. St. Patrick, City Park Ave, Iberville St. and I-10 / Pontchartrain Expressway shown in blue on the map. The area has been left out despite culturally, architecturally and archaeologically significant property, including two listed on the National Register of Historic Landmarks and the real threat of proposed demolition promised by the Middle Belt freight rail relocation. Excluding the area serves to diminish the historic importance and may eliminate current demolition review and control leaving the area more vulnerable than it is now, and more vulnerable than the rest of Mid-City.

We understand, if the Mid-City HDLC district is approved it may replace Neighborhood Conservation District (NCD) demolition review and control, and also that the city has discussed the possibility of shrinking the NCD footprint throughout the city. This area currently enjoys the benefit of protection and demolition review offered by the Neighborhood Conservation District (NCD) but would be one of the few corners of Mid-City left out if the map is not amended. Inclusion and a minimum of local demolition review and control will help insure retention of significant properties which contribute to the character of the neighborhood in an area with a rich archaeological, architectural and culturally significant funerary related history.

Thank you for consideration.

Yours,

Paul and Sue Troyano

Mid City residents

Sabine E. Lebailleux

From: chris.caravella@cox.net
Sent: Sunday, August 14, 2016 2:43 PM
To: CPCinfo
Cc: Sabine E. Lebailleux
Subject: Expanding Historic Districts

In regards to the discussion for Parkview (City Park Triangle) becoming a Historic District under the control of the Historic District Landmark Commission (HDLC) of the City of New Orleans, I would like to submit my position as a resident and homeowner. I support the Mid-City/Parkview HDLC Study Committee's recommendation of demolition only for the Parkview Historic District.

Regards,
Chris Caravella
59 Allard Blvd
New Orleans, LA 70119

Sabine E. Lebailleux

From: Karen Ocker <designko@earthlink.net>
Sent: Thursday, August 11, 2016 11:41 PM
To: Sabine E. Lebailleux
Cc: Stephen K. Kroll; Susan G. Guidry
Subject: Mid-City HDLC Study
Attachments: ATT00001.txt; Expanding Historic Districts - CPC 8.2.16.pdf

Attn: City Planning Commission
New Orleans City Hall
1300 Perdido St, 7th Floor
New Orleans, LA 70112

August 11, 2016

~~Dear Commissioners,~~

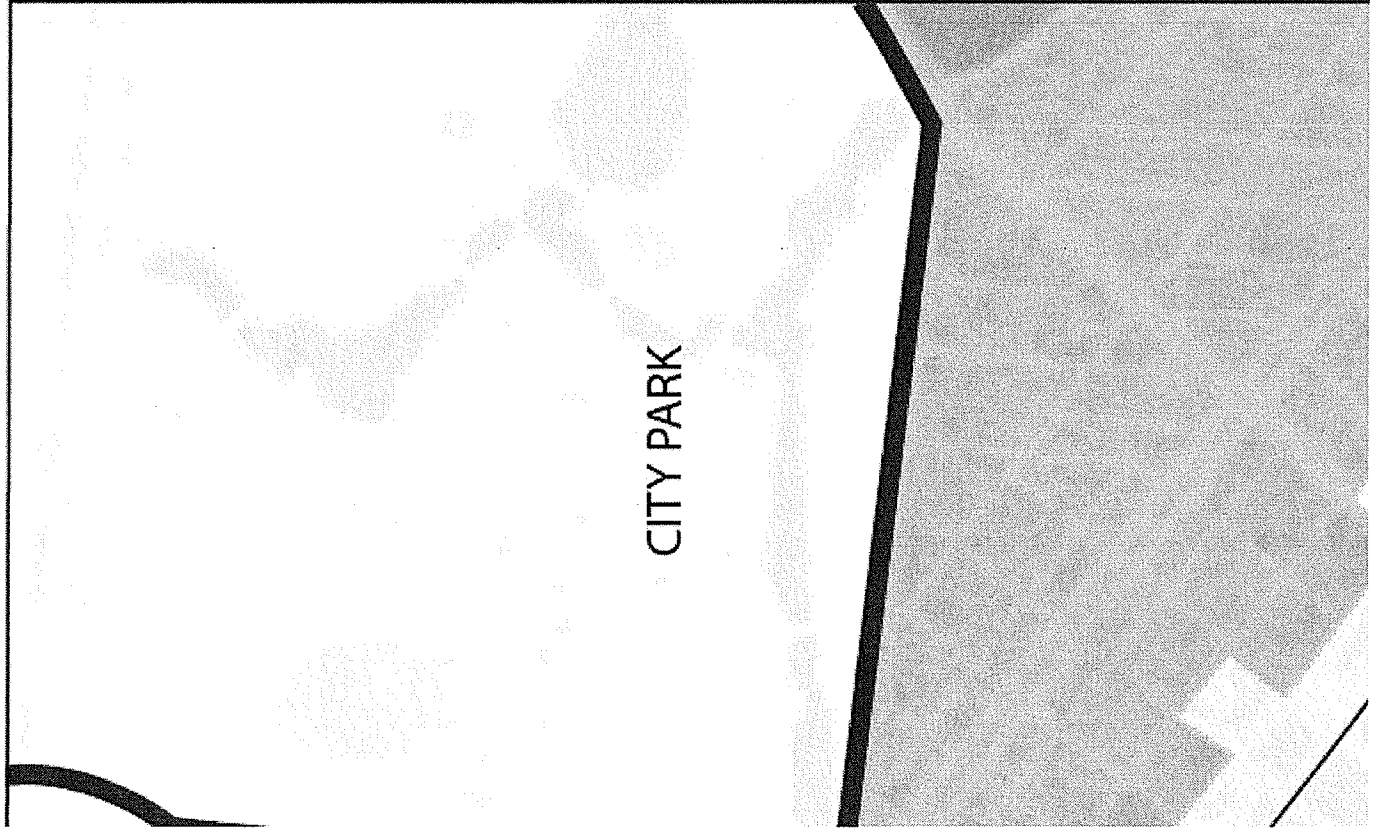
I urge the you to include a proviso amending the recommended Mid-City map boundary as formally requested by both the Mid-City Neighborhood Organization and the Coalition United Against the Middle-Belt (We Wont Be Railroaded), to include the omitted portion of my own Mid-City neighborhood. For brevity please consider their reasons my own reasons for this request. Nobody noticed this during the HDLC study committee phase and while I do understand the reasoning, I know that areas not included in the National District are indeed included and are much less significant culturally, architecturally and archaeologically as the triangle I hope you will include. The area is shown in blue on the attached map. This is the view from my window. It is Mid City. It is currently within NCDAC boundaries. To exclude considering potential shrinking of NCDAC boundaries, will leave my neighborhood more vulnerable than we are under NCDAC demo review and more vulnerable than the rest of Mid-City. We have several national landmarks and statues from the 1870s Cotton Exchange building adorning at least one building. We are worth preserving. Please don't leave my corner of the neighborhood out.

I support support full HDLC control. If that can't be accomplished then I ask the Commission to at the very least, please recommend adoption of Louisiana Landmarks proposal for expanded HDLC control in Mid-City, a compromise which seems more consistent with what Mid-City residents want but I concede less burdensome for property owners than the full control that I support.

Finally, I want to note that I disagree with Mid-City Neighborhood Organization's (MCNO) position of "demolition only" because it is inconsistent with the results of their own online survey. Please consider just 15.6% of respondents expressed a preference in line with MCNO Board's formal position of "demolition only". A simple majority, 52.3% of all respondents favored greater control — full HDLC control (25.7%) or demolition & new construction review (26.6%). Only 19.3% of respondents favored no review and 13.9% checked "I don't know" or said they were not Mid-City residents (assuming Park View residents filling out another portion of the questionnaire).

I appreciate your consideration.

Sincerely,
Karen Ocker



Requested Mid-City map amendment

Current Neighborhood Conservation District boundary requiring demolition review

Proposed Mid-City HDLC boundaries

Proposed Parkview HDLC boundaries

Mid-City Register National Historic Landmark District

Individually Listed Register of National Historic Landmark omitted from proposed Mid-City HDLC Map

Sabine E. Lebailleux

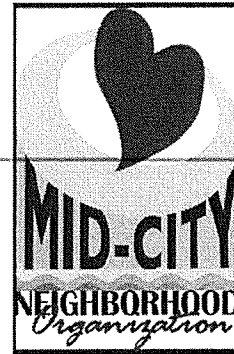
From: lalouse1@cox.net
Sent: Thursday, August 11, 2016 2:03 PM
To: CPCinfo
Cc: Sabine E. Lebailleux
Subject: HDLC Study

I live in the City Park Triangle and I support the Mid-City/Parkview HDLC Study Committee's recommendation of demolition only for the Parkview Historic District.

Mary deBen

July 18, 2016

Director Robert Rivers
City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112



RE: Study Committee Recommendations for Mid-City / Parkview

Dear Director Rivers,

I am writing on behalf of the Mid-City Neighborhood Organization ("MCNO") regarding the recommendations of the Mid City / Parkview Historic District Study Committee (the "Committee"). Please share this letter with all CPC members and staff, and enter it into the official record regarding this issue.

MCNO respectfully **supports the Committee's recommendation that Mid City be subject to demolition review** but **does not support the Committee's recommendation that Mid City be subject to new construction review.**

MCNO thanks the Committee members for their hard work and consideration of this issue. The Committee held several meetings and heard testimony from a variety of our members and neighbors regarding these issues. MCNO itself also elicited feedback about and conducted an online survey on this issue, and, among 100 respondents claiming to live in the proposed Mid City HDLC, 21% supported no HDLC jurisdiction at all, 17% supported demolition review only, 29% supported demolition and new construction review, 28% supported full HDLC control, and 5% were unsure. The full survey results, including comments, are attached to this letter.

MCNO agrees with the Committee that Mid-City could benefit from HDLC review of proposed demolitions, which may result in the loss of fewer historic buildings. However, due to a variety of other concerns MCNO does not officially support the Committee's recommendation for new construction review in Mid-City.

First, while Mid-City and Parkview are distinct, they share many special characteristics beyond mere geographic proximity, and MCNO believes that Mid-City and Parkview should be treated equally, without subjecting Mid-Citizens wishing to renovate, rebuild, and develop our neighborhood to more scrutiny than Parkview residents would receive under the Committee's proposal. This is especially true since a portion of MCNO is actually in the proposed Parkview district.

Second, MCNO is concerned that new construction review by the HDLC could stifle investment in our neighborhood, portions of which are still rebuilding. Many MCNO members and neighbors are renovating their homes for the twenty-first century, making additions to their homes as they welcome new family members, and filling empty lots with new construction, and MCNO generally supports these investments in our neighborhood and the City of New Orleans.

MCNO also opposes the Committee's recommendation for new construction review in Mid-City due to concerns regarding: 1) giving property owners the freedom to invest in their property as they choose, 2) supporting architectural variety in a neighborhood that has always welcomed diversity, and 3) MCNO's belief that existing city policies and procedures already help identify, improve and/or prevent the construction of poorly designed proposed developments.

While MCNO finds the potential negative concerns regarding new construction review outweigh the potential benefits, a significant number of MCNO members and neighbors also identified potential benefits of new construction review. For instance, for every major development within the Mid-City footprint, concerns over design and appropriateness have been among the most pressing, even when those developments are allowed by the CZO. In addition, design-based concessions from developers have at times only been realized through tremendous community input and organization, and concerned residents have noted instances where promises for more appropriate design have been broken when construction is finalized. As with other neighborhoods in New Orleans facing significant redevelopment pressure, a number of renovations in Mid-City have removed features that contribute to the historical nature of the district and replaced them with out of scale additions and inappropriate materials. Without protection, losing those features potentially leads to the "death by 1000 cuts" of the Mid-City streetscape, as eligibility for historic tax credits erodes, and heavily renovated historic structures lose the character that makes them historic. By opting to withhold support for new construction review from the HDLC designation, MCNO is trusting the City Planning Commission and the City Council to be responsive to future community concerns as they arise.

In the event that HDLC new construction review for Mid-City is nevertheless approved, MCNO urges the HDLC to remain flexible regarding installation of solar panels, permeable surfaces, storm water mitigation features, home renovations, and house elevations. Energy costs, environmental sustainability, resident retention, and base flood elevation are all critical components to the long-term stability of Mid-City's housing stock.

MCNO also urges that HDLC commissioners and staff listen to and work with Mid-Citizens, in order to avoid some of the documented difficulties New Orleanians in other neighborhoods have had. MCNO is confident that HDLC agrees that its commissioners and staff should maintain a constructive and mutually beneficial relationship with the community, including professional communication, prompt scheduling, and a responsiveness to neighbors' questions and concerns, and that the HDLC should also have the resources it needs to accomplish these goals.

Additionally, MCNO requests that the CPC and/or Committee confirm the boundaries of the proposed districts, as the boundaries discussed at the Committee's last public meeting do not seem to match the boundaries listed on the HDLC website.

MCNO therefore urges the City Planning Commission to support the Committee's recommendation for HDLC demolition review in Mid-City but *not* the Committee's recommendation for HDLC new construction review in Mid-City. Thank you for your consideration of our input. For further information, please feel free to contact MCNO at board@mcno.org.

Sincerely,



Emily Leitzinger

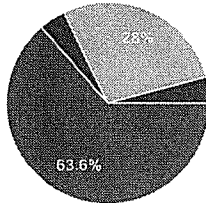
President, Mid-City Neighborhood Organization

CC: Stacy Head Jason Williams Latoya Cantrell Susan Guidry

118 responses

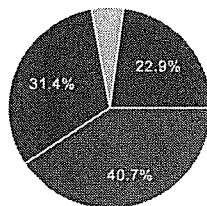
Summary

Are you a member of the Mid-City Neighborhood Organization (MCNO)?



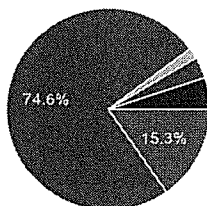
Yes. I have a household membership.	75	63.6%
Yes. I have a business membership.	5	4.2%
No. I live within the boundaries of MCNO but am not a member.	33	28%
No. I live nearby the boundaries of MCNO.	5	4.2%

Before this meeting, were you aware that City Council convened a Historic Districts and Landmarks Commission (HDLC) Study Group - with members appointed by the Mayor - to examine the appropriate boundaries and level of HDLC review for the Mid-City and Parkview neighborhoods?



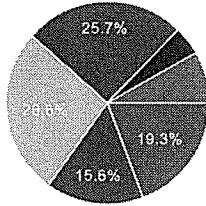
Yes. I have been following the process closely and consider myself well informed.	48	40.7%
Yes, but I haven't heard much about the process and I still have questions and concerns.	37	31.4%
Yes, but I don't believe this process affects me or the property I own/live in.	6	5.1%
No. This is the first I'm hearing about this.	27	22.9%

Which proposed HDLC District do you live in?



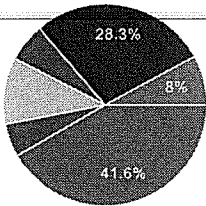
Parkview - "City Park Triangle" (inside City Park Ave - Orleans Ave - N. Carrollton Ave)	18	15.3%
Mid-City (inside I-10 - City Park Avenue - Orleans Avenue - Broad Street)	88	74.6%
Mid-City (areas outside of MCNO Boundaries below Broad Street)	2	1.7%
I do not know	4	3.4%
None of the above	6	5.1%

For Mid-City HDLC residents (MCNO members or neighbors who do not live in the Parkview HDLC): what level of HDLC review are you comfortable with?



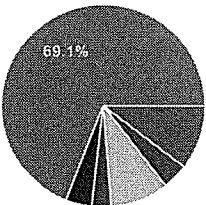
No review - Safety & Permits application only, property owner can demolish or build according to zoning and land use regulations.	21	19.3%
Demolition review only - Mid-City HDLC will only review demolition requests.	17	15.6%
Demolition & New Construction review - Mid-City HDLC will review demolitions of existing buildings and design of proposed new construction.	29	26.6%
Full HDLC Control - Mid-City HDLC will review demolitions, new construction, and any exterior features of the property visible from the street.	28	25.7%
I do not know.	5	4.6%
I do not live in the proposed Mid-City HDLC area.	9	8.3%

For Mid-City HDLC residents (MCNO members or neighbors within the proposed Mid-City HDLC): How would HDLC jurisdiction impact any future plans for additions, demolitions, or exterior work to your property?



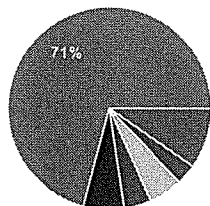
I would not change any of my plans.	47	41.6%
I would complete further additions, demolitions, or exterior work.	6	5.3%
I would minimize additions, demolitions, or exterior work.	12	10.6%
I would cancel further additions, demolitions, or exterior work.	7	6.2%
I do not know.	32	28.3%
I do not live in the proposed Mid-City HDLC area.	9	8%

For City Park Triangle residents (MCNO members or neighbors within the proposed Parkview HDLC): what level of HDLC review are you comfortable with?



No review - Safety & Permits application only, property owner can demolish or build according to zoning and land use regulations.	10	10.3%
Demolition review only - Parkview HDLC will only review demolition requests.	4	4.1%
Demolition & New Construction review - Parkview HDLC will review demolitions of existing buildings and design of proposed new construction.	9	9.3%
Full HDLC Control - Parkview HDLC will review demolitions, new construction, and any exterior features of the property visible from the street.	3	3.1%
I do not know.	4	4.1%
I do not live in the proposed Parkview HDLC area.	67	69.1%

For City Park Triangle residents (MCNO members or neighbors within the proposed Parkview HDLC): How would HDLC jurisdiction impact any future plans for, additions, demolitions, or exterior work to your property?



ans.	9	9.7%
work.	3	3.2%
I would minimize additions, demolitions, or exterior work.	5	5.4%
I would cancel planned additions, demolitions, or exterior work.	4	4.3%
I do not know.	6	6.5%
I do not live in the proposed Parkview HDLC area.	66	71%

Please provide any additional comments about this topic:

Demolition only!

HDLC will greatly increase the property values in Mid-City.

While HDLC creates seemingly unnecessary barriers on occasion, they also serve a vital role in keeping the neighborhood character and charm that we have in Mid City. Without jurisdiction of an entity like HDLC, developments along N Carrollton (Mid City Market, old Home Depot, new Oschner ER) are such that it's been dubbed "Mid City Metairie." I chose to buy a home and live in Mid City for many reasons, but becoming an Orleans Parish version of Metairie is not one of them. Anything that could help control the design to be more at a "pedestrian-scale" would be a win for me!

In addition to demo and new construction control, I would also support more strict standards to changes along significant corridors in Mid City, as the Uptown-St. Charles-Carrollton district proposed for St. Charles and Carrollton. (although I don't think the committee recommended that) I think giving HDLC control over demolitions will hopefully give some standards to what often seems like some poor demolition allowances by the NCDAC.

I have worked with the HDLC in the past because my house already falls under their jurisdiction. In every instance the staff has been helpful, made useful suggestions, and approved my plans. Take a look at that piece of crap at 4519 Canal Street and tell me this is not urgently needed.

I believe in oversight of demolition and the building of new construction, however I feel like we sometimes go WAY OVERBOARD on controlling property owned by someone else in this city. If an owner complies with permits, safety, usage guidelines I find it hard to then tell them they can't use the property as intended. I know this is tough, but overall in this city there are extremes in who gets to do what. It's all too fishy.

In an established and diverse neighborhood such as City Park Parkview there is no need for HDLC or any government agency to have jurisdiction over every action taken on our property

I think some control needs to be done, seeing all the properties that are 4-plexes with 8 apartments. We have a wonderful area and I would like to see it blossom with homes that fit in to our neighborhood.

I would prefer no control but having dealt with safety and permits in the passed I can see where permits would be give without any respect for historic value so reluctantly I would have to accept demolition only control.

Commercial construction WITHOUT ADEQUATE PARKING AND DESIGN is causing traffic mayhem and royal pain (try getting around N. Carrollton.) Does HDLC deal with that??

This designation is long overdue.

This issue is VERY important to me. I believe that the future of Mid City is at stake and this is a once-in-a-lifetime opportunity to provide protection for the character, beauty, scale, and style that attracted all of us to the neighborhood in the first place. Without full HDLC control, I see the neighborhood I love slowly disappearing one addition, replacement window, or front porch enclosure at a time. It is the small things that, over the years, transform a place from a beautiful, unique, space to anywhere, USA. Mid City is as special as the Marigny, as special as the Garden District, as special as the Irish Channel. I truly hope that the residents of Mid City value their own neighborhood enough to want to protect it and hope that MCNO is able to support full HDLC control.

I am in support of HDLC jurisdiction over "only" demolition applications in Mid-City

Frankly, I think it's absolutely disgusting to place burdens on those who are investing in and developing New Orleans. Those who wish to impose these restrictions and burdens are primarily transplants, who do not work in development fields, and furthermore, barely work at all. The fact that these small-minded people haven't been completely thrown out is a complete mystery to me.

I don't think this is necessary and I certainly don't like the fact that the members of this group will be appointed by the mayor. If an HDLC has to be created, they should be ELECTED, not appointed by Mitch...

Why not include City Park in the proposal – it seems to build, remove or change at will.

I believe that even if a full HDLC control is put into effect, it's already too late for much of the historic property in Mid-City to be restored to its former splendor since most people renovated post-Katrina without too much historical guidance to maintain such historic characteristics such as windows/doors. There is no enforcement now on landmark properties in this area and I doubt there ever will be.

People do what they want and always get away with (illegal pergolas/driveways/rocks in the servitude/concreting the servitude). All of these above items have been reported in my one block area and nothing has been done. I do think it is important to review demolitions and new construction plans, particularly in areas where the Master Plan provides these embedded overlays that allow for more high density. We do not want more high density development. We prefer more single family homes in this area. We have enough multi-family dwellings and apartment buildings in the area. It is time for a moratorium on high density in our area. We also hope that the city will start to follow the master plan and stop granting variances that were supposed to go away once the master plan was adopted. Way to much leniency as far as I'm concerned when it comes to this. Thank you.

The fact that people are completely unaware that no control will exist unless the HDLC takes control is genuinely concerning. I am also concerned that this Mid-City district was heavily effected by post-Katrina flooding, possibly more so than any existing HDLC district at the time. I would like an explanation of how these regulations will be imposed during the recovery of the next major damaging flood event. I'm in favor of full control but home elevation changes are the new normal, and to deny this fact is to deny climate change and rising sea levels.

I aint down with all this control. Its just to much! I am OK with the demoish part

The process is lengthy and complicated as it is, another layer of bureaucracy will not alleviate this issue.

I believe Mid City should focus on having the codes enforced that already exist re:BLIGHT. This is what stands out as you drive through Mid City neighborhoods, more than beautiful historic buildings. I agree with preserving buildings that have true historic significance, yet those houses are few and far between. Owners should have to right to demolish blighted buildings. The New Orleans Dept. of Safety and Permits gets so bogged down that they cannot issue a building permit till a house collapses, as happened recently in the Marigny. The focus should be on getting the existing governing department to run more efficiently and not inviting more bureaucratic log jam. (HDLC)

You mention there is no recommendation for full control but that is not true. During the last public meeting at Jesuit high, it was mentioned to make Carrollton, canal, Jeff Davis, bienville and possibly banks full authority control requiring any exterior work to go under review.

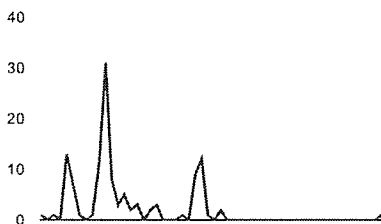
I read the information and as a new resident to this city and neighborhood I have zero idea what this survey is about. It may be helpful to provide some additional info for those who haven't been actively involved/following the story or precedents.

Just stay out of my business please

I say I have a "household membership" but I don't think I've paid for one in a while. I know a bit about the process but I still have questions. If there were oversight in new construction perhaps we wouldn't be stuck with all the new drugstores and the ruination of the heart of mid-city, the comer of Canal and Carrollton...

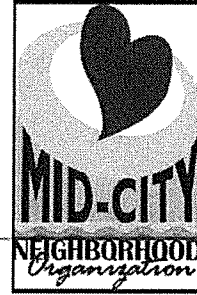
Thank you for doing this.

Number of daily responses



August 10, 2016

Director Robert Rivers
City Planning Commission (CPC)
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112



RE: Proposed Boundaries for Mid-City HDLC

Good morning, Director Rivers,

MCNO has previously submitted an official statement on the Mid-City/Parkview HDLC Study to the CPC and City Council. This is an addendum to that statement involving only the proposed boundaries of the potential Mid-City HDLC, and does not alter any previously stated positions.

MCNO officially asks the CPC and City Council amend the proposed Mid-City HDLC map boundaries, specifically to include the area bounded by S. St. Patrick, S. Bernadotte Street, City Park Avenue and Pontchartrain Boulevard - I-10-Julia Street (shown on the attached map in blue).

Justification / Reasons for Inclusion:

This area is currently within Neighborhood Conservation District and Mid-City Neighborhood Organization boundaries but was omitted from the recommended HDLC map. If the Neighborhood Conservation District is dissolved in the future and replaced by HDLC demo control this omitted area will no longer have any demolition review or protection.

It is located on a major transportation hub that is architecturally and culturally significant to Mid-City as well as the immediate neighborhood's rich funerary culture and tradition that brings tourism dollars to Mid-City. That history is what makes it a tourism destination at the end of the Streetcar line and at a major bus transportation hub. Historic Structures within this area deserve the same protection as other property located within MCNO boundaries.

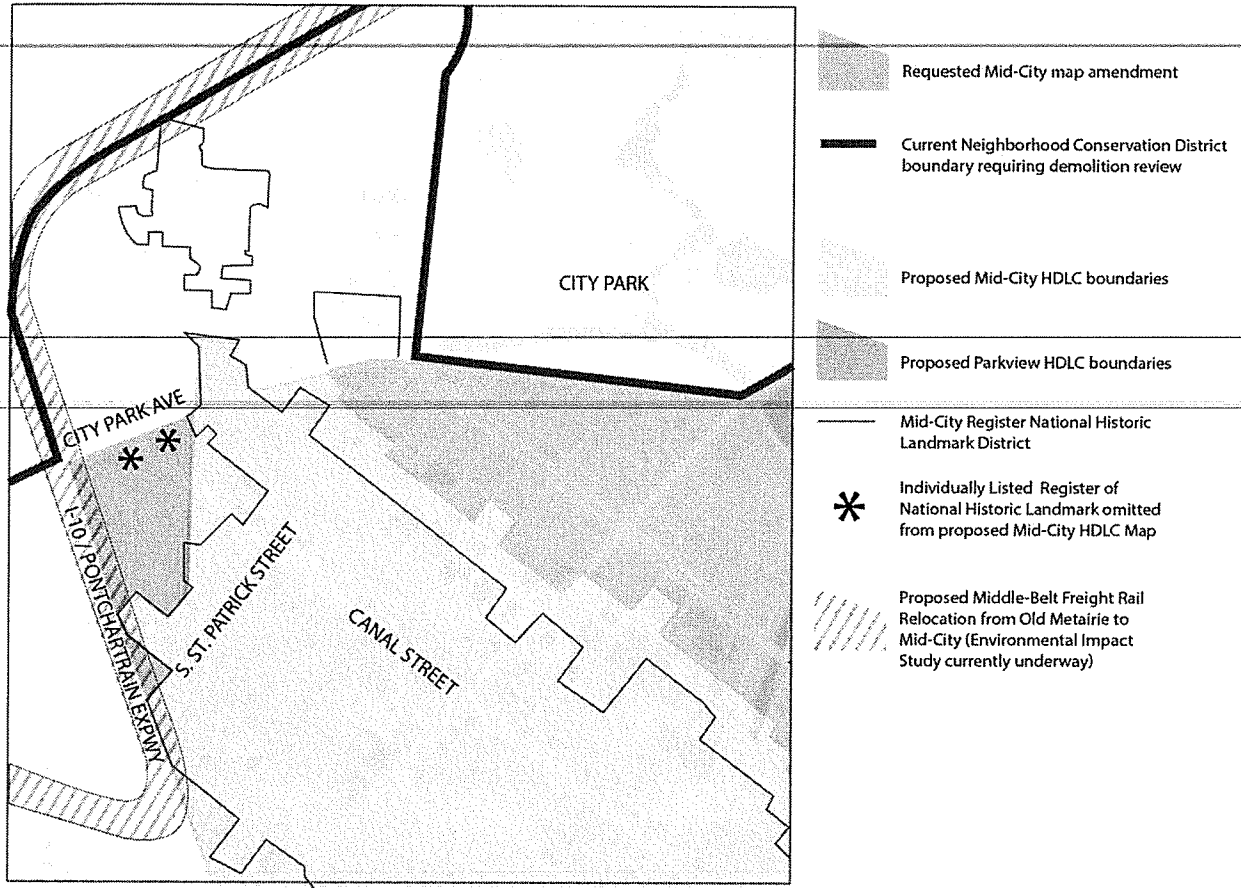
This area contains several properties listed on the National Register of Historic Landmarks and historic structures more than 50 years old (attached). At least five unpermitted demolitions of historic structures took place during construction of the temporary 911 center since Katrina without proper review required by local and federal law (according to court documents related to FEMA's refusal of reimbursement for failure to conduct required federal review). Finally, omission from the map increases likelihood that individual properties may be nominated for much more restrictive full HDLC control by neighbors to fill the gap, which would govern not only demolition, but also new construction, additions or alterations.

Properties can't be individually nominated for demolition-only control supported by MCNO but they can be nominated for full control based on cultural, architectural or archaeological significance. Once nominated they are treated as if under full control. Including in MCNO's position of demo only would be a less restrictive alternative. This area is often dismissed or forgotten during decision making including but not limited to the Cultural overlay which initially dismissed this as cemeteries until later requests to amend those boundaries.

Concerns related to the Middle-Belt:

The area is more vulnerable than other areas of Mid-City because the neighborhood faces the real threat of proposed expropriation and demolition promised by the Middle Belt freight rail relocation from Old Metairie to Mid-City. Inclusion will insure at least some local level of review if relocation moves forward after completion of the Environmental Impact Statement currently underway. Omission will make it easier for federal agencies to

dismiss the need for thorough architectural, archeological and cultural reviews required during the EIS, while inclusion may require closer scrutiny of impacts by state and federal governmental agencies.



Thank you for consideration of our input. For further information, please contact me at president@mcno.org.

Sincerely,

Emily Leitzinger
Interim President, Mid-City Neighborhood Organization

CC: Susan Guidry

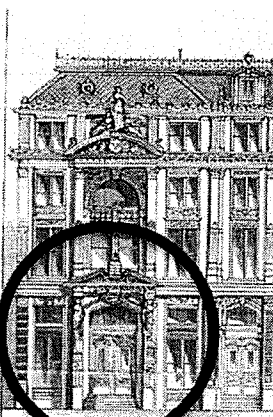
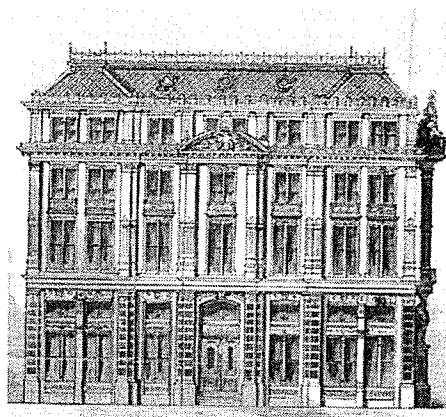
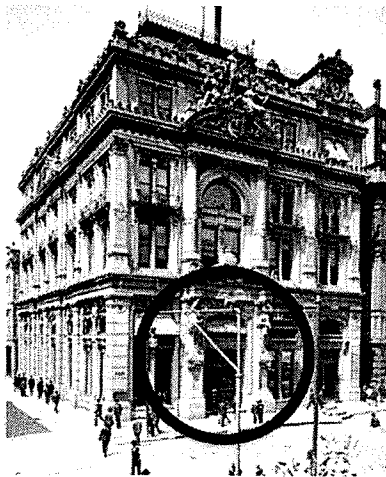
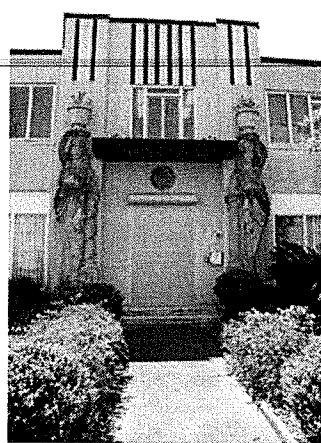
Latoya Cantrell

Stacy Head

Jason Williams

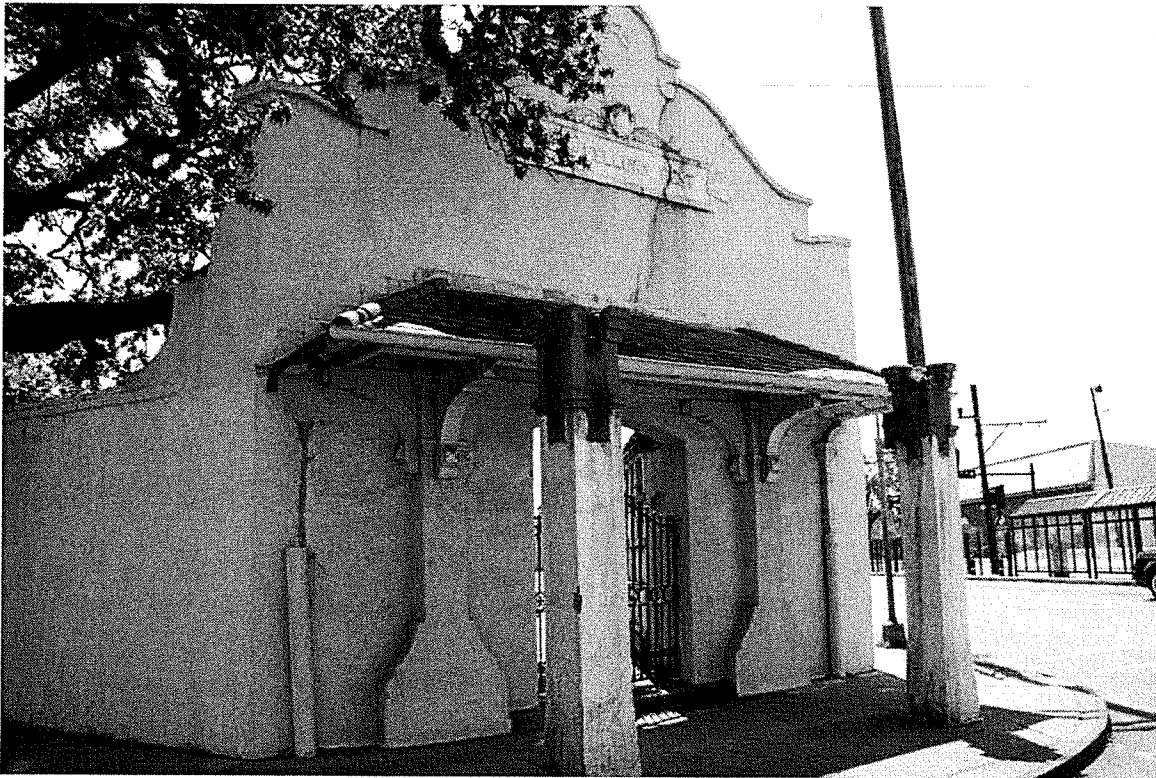
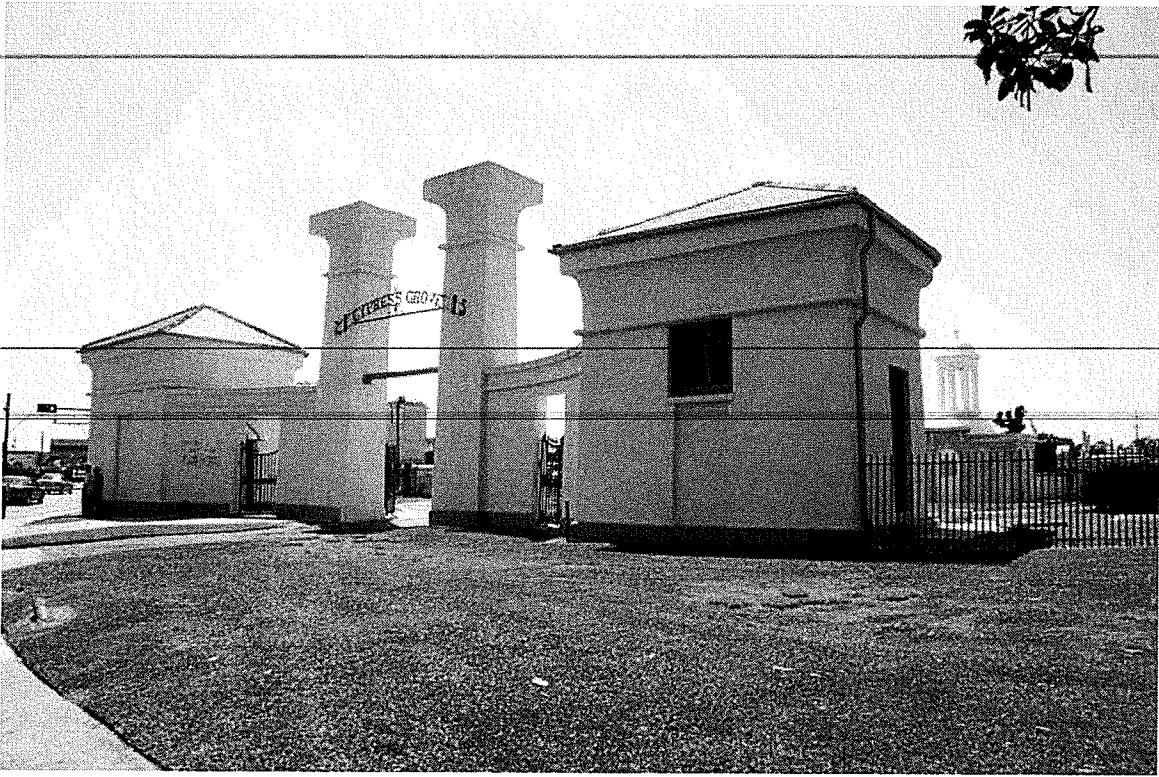
Examples of Historic Structures found within area omitted from proposed Mid-City HDLC map)

216 City Park Ave: Weiblen Showroom, circa 1920 (caryatids are from 1871 New Orleans Cotton Exchange). The structure has both cultural and architectural importance but would be omitted from demolition review. It was originally the show room of Albert Weiblen, a German immigrant. After arriving in New Orleans Weiblen built his company to one of the largest in the South supplying national projects with stone from his quarry in Georgia. He is best known for the largest bas relief sculpture in the world at Stone Mountain. Weiblen hired local craftsman, sculptors and stone workers from the neighborhood to work on that project and their families are present day residents and business owners. The structure includes two caryatids executed by Chicago renowned, Chicago sculptor A. Goddard which originated from the New Orleans Cotton Exchange Building on Gravier Street (circa 1871). For a brief time from 1919 to 1922 these caryatids stood at the entrance of City Park on LeLONG Ave and are currently preserved in the Weiblen Showroom building at 116 City Park Ave and is one example of why this area should be included in the Mid-City HDLC boundaries.



DRAWN BY: NEW BUILDING OF THE COTTON EXCHANGE AT NEW ORLEANS.—TYPE PLAN BY H. SUTHER, ARCHITECT, MOBILE.—SEE PAGE 117. CARBON COPY BY:

Listed on National Register of Historic Landmarks (within area omitted from proposed Mid-City HDLC map)
Both the gate at Cypress Grove Cemetery and Odd Fellows Rest are listed on the National Registry.



CPCinfo

From: Joseph Henson <josephh@bentmedia.com>
Sent: Monday, July 25, 2016 2:03 PM
To: CPCinfo; Mayor Mitchell J. Landrieu
Subject: New HDLC districts and housing affordability.

No new HDLC districts should be created until their effects on affordability are considered. Please do not expand the HDLC map in any way until data driven studies on the effects of historic district restrictions on housing affordability in New Orleans have been presented to the public.

CPCinfo

From: Carol Gniady <cgniady@louisianalandmarks.org>
Sent: Tuesday, August 02, 2016 5:54 PM
To: CPCinfo
Cc: Robert D. Rivers; Sandra Stokes
Subject: Louisiana Landmarks letter regarding expanding Historic Districts
Attachments: Aug 2_CPC_Expanding Historic Districts.pdf

Good afternoon,

Attached, please find our letter.

Thank you.

Kindest regards,

Carol Gniady
Executive Director
Louisiana Landmarks Society and Pitot House
1440 Moss Street
New Orleans, Louisiana 70119
Office: (504) 482-0312
Cell: (504) 948-1859

www.louisianalandmarks.org

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Louisiana Landmarks Society & Pitot House

1440 Moss Street, New Orleans, LA 70119

Ph. 504-482-0312. www.louisianalandmarks.org

August 2, 2016

City Planning Commission
Via Email: cpcinfo@nola.gov

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Thomas W. (Tommy) Milliner

Jerry Pepper

Mary Price Robinson

Jay Seastrunk

Drew Stewart

Justin Stone

EXECUTIVE DIRECTOR

Carol Gniady

Dear Commissioners:

Louisiana Landmarks Society supports the proposals to create the Mid-City/Parkview and Uptown Carrollton Historic Districts.

We think there can be some trade-offs regarding what is under direct control of the commission and what is not, and so would like to offer a compromise position.

Louisiana Landmarks Society would like to see review and regulatory authority by the commission in the following circumstances:

- Demolition by Neglect
- Proposed demolition
- New construction
- Additions visible from the street
- Changes that involve the alteration of the roof line

Using these standards, alterations such as window or door replacements would not be controlled, nor would rear additions that are not visible from the street. Allowing for regulatory authority on issues concerning demolition or major alterations would help to ensure that the overall scale and historic character of these neighborhoods are maintained.

We understand what this means in terms of increased workload for the commission and staff and would expect to see the staff and budget increased to accommodate the addition of these local historic districts.

Thank you for the opportunity to comment on this important issue.

Sincerely,

Sandra Stokes
President
Chair of Advocacy

Carol Gniady
Executive Director

CPCinfo

From: Lenaz Gerald <gclenaz@yahoo.com>
Sent: Thursday, August 04, 2016 10:08 AM
To: CPCinfo
Subject: Aug 23 2016 Public Hearing- Mid-City and parkview HD

Dear Robert Rivers-

In reference to the following:

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF LOUISIANA STATE ACT 804 AND CITY COUNCIL ORDINANCE 5992 MCS WILL HOLD A PUBLIC HEARING ON AUGUST 23, 2016 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE PROPOSED ESTABLISHMENT OF THE MID CITY AND PARKVIEW LOCAL HISTORIC DISTRICTS.
ESTABLISHMENT OF THE MID CITY AND PARKVIEW LOCAL HISTORIC DISTRICTS

As a homeowner in the proposed Parkview local historic I would like to make an informed statement when I appear at the August 23 scheduled public hearing. My questions relate to the review process that a homeowner would have to follow if the proposed option "new construction review" were to be adopted.

Q1. What specific section(s) of the City zoning code outlines the historic review criteria to be used when a homeowner wants to undertake exterior renovations to his home?

Q2. What type(s) of exterior improvements would be exempt from a historic review process?

Thanking you in advance for your timely response.

Gerald Lenaz
gclenaz@yahoo.com

CPCinfo

From: Carolyn Kramer <tennisck@icloud.com>
Sent: Wednesday, August 10, 2016 5:11 PM
To: CPCinfo

Think only control commission should be allowed is over demolition.

Sent from my iPa

CPCinfo

From: Patrick Armstrong <patrick.n.armstrong@gmail.com>
Sent: Wednesday, August 10, 2016 11:03 PM
To: Sabine E. Lebailleux; CPCinfo; Robert D. Rivers
Cc: Susan G. Guidry; LaToya Cantrell; Stacy S. Head; Jason R. Williams; Vanessa A. Spinazola;
John D. Pourciau; Emily Leitzinger; Brad Cousins
Subject: MCNO Addendum statement re: proposed Mid-City HDLC Boundaries
Attachments: 2016-August-HDLC-Boundaries-Letter-to-CPC.pdf

Director Robert Rivers
City Planning Commission (CPC)
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112

RE: Proposed Boundaries for Mid-City HDLC

Good morning, Director Rivers,

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Please let me know if you have any trouble downloading or accessing the attached letter.

Thank you for all you do.

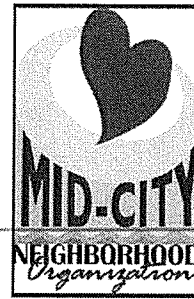
Sincerely,

Patrick Armstrong

Secretary, MCNO

August 10, 2016

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City Planning Commission (CPC)
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New Orleans, Louisiana 70112



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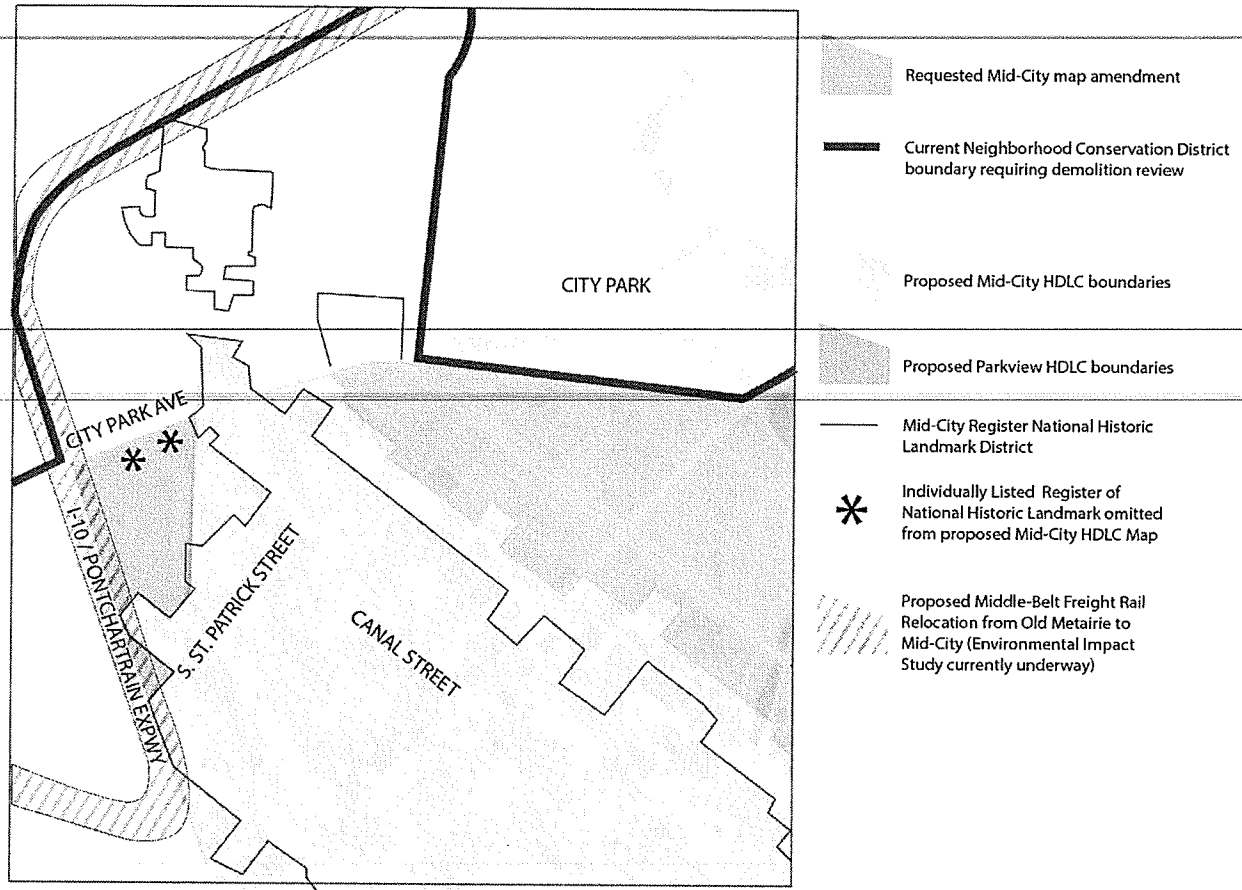
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dismiss the need for thorough architectural, archeological and cultural reviews required during the EIS, while inclusion may require closer scrutiny of impacts by state and federal governmental agencies.



Thank you for consideration of our input. For further information, please contact me at president@mcno.org.

Sincerely,

Emily Leitzinger
Interim President, Mid-City Neighborhood Organization

CC: Susan Guidry

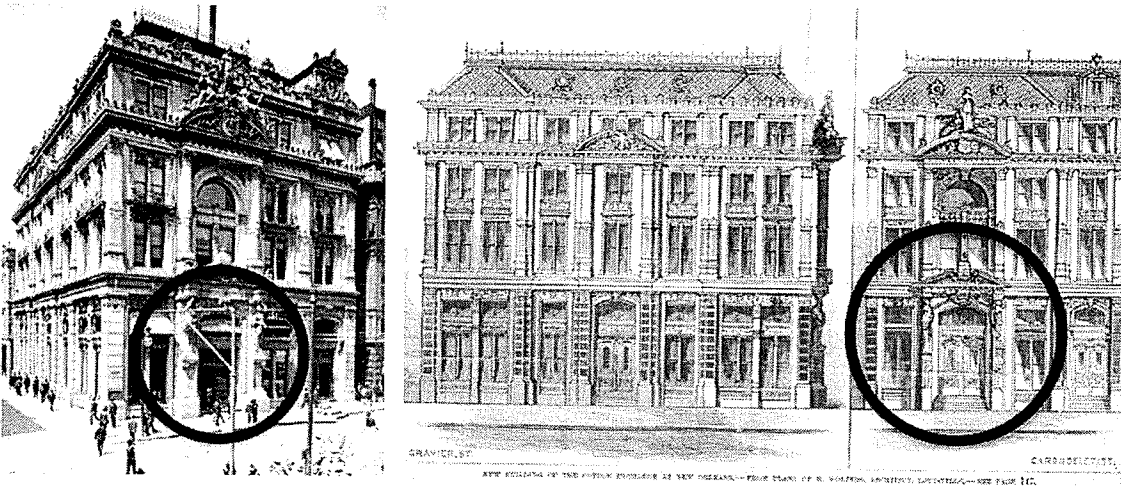
Latoya Cantrell

Stacy Head

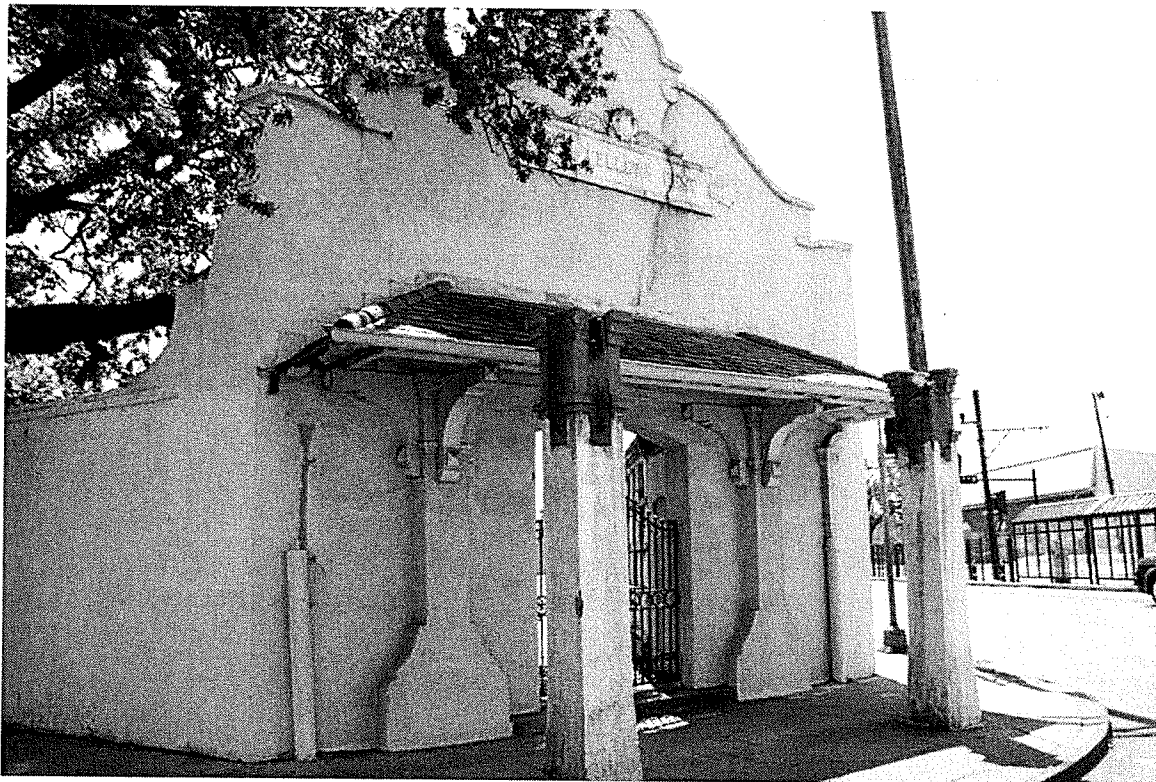
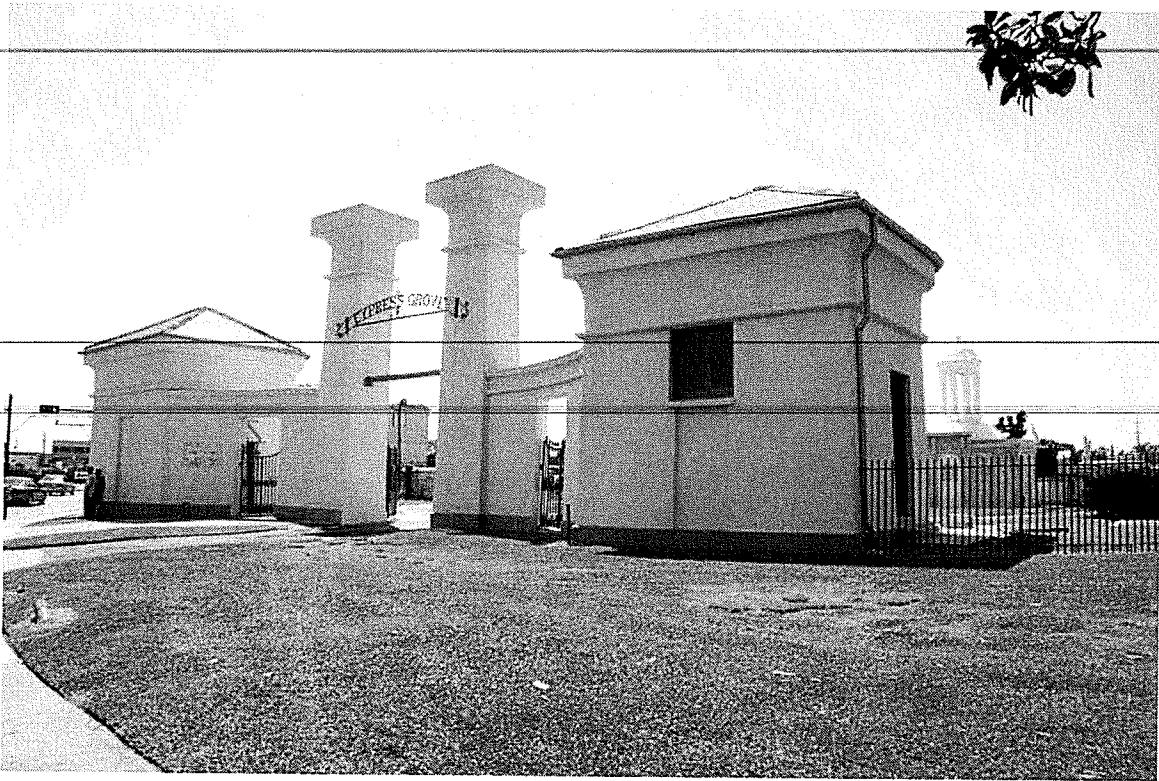
Jason Williams

Examples of Historic Structures found within area omitted from proposed Mid-City HDLC map)

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Listed on National Register of Historic Landmarks (within area omitted from proposed Mid-City HDLC map)
Both the gate at Cypress Grove Cemetery and Odd Fellows Rest are listed on the National Registry.



CPCinfo

From: lalouse1@cox.net
Sent: Thursday, August 11, 2016 2:03 PM
To: CPCinfo
Cc: Sabine E. Lebailleux
Subject: HDLC Study

I live in the City Park Triangle and I support the Mid-City/Parkview HDLC Study Committee's recommendation of demolition only for the Parkview Historic District.

Mary deBen

CPCinfo

From: chris.caravella@cox.net
Sent: Sunday, August 14, 2016 2:43 PM
To: CPCinfo
Cc: Sabine E. Lebailleux
Subject: Expanding Historic Districts

In regards to the discussion for Parkview (City Park Triangle) becoming a Historic District under the control of the Historic District Landmark Commission (HDLC) of the City of New Orleans, I would like to submit my position as a resident and homeowner. I support the Mid-City/Parkview HDLC Study Committee's recommendation of demolition only for the Parkview Historic District.

Regards,
Chris Caravella

59 Allard Blvd
New Orleans, LA 70119

CPCinfo

From: Liz B <ebdbpbmb2002@yahoo.com>
Sent: Monday, August 15, 2016 10:37 AM
To: CPCinfo
Cc: Sabine E. Lebailleux
Subject: HDLC Mid-City/Parkview comment

Reference HDLC Parkview Historic District

I would ask the CPC to support the HDLC Mid-City/ Parkview Study Committee's recommendation for Parkview Historic District. The committee recommended demolition only as the level of control for this area and so please support this position.

After several public meetings the committee was willing to listen to the residents of Parkview and a support demolition only for Parkview.

Several surveys were taken in this area along with a Mid-City survey where questions were asked about the level of control for Parkview. The City Park Triangle area, which is in the Parkview District, used the Parkview Neighborhood Association's survey and the results were – 50% no control at all by the HDLC and 50% demolition only control by the HDLC and no other level of control received any votes.

The following are examples of comments taken from the survey – emails can be provide if needed to show the survey and the comments.

- I would vote for demolition only if it is explicit that it the only authority HDLC will have. Preserving and protecting integrity of Parkview, in some sense is fine, however it seems when authority is given it always get expanded and the ideas that were initially presented get lost and we end up with an entity that is not always working in favor of community.
- NO control! Liz, I have watched some of these hearings on TV and sometimes the control issue is unbelievable! It makes me want to scream

and it is not my property they are discussing. Thank you for all you do for the neighborhood.

-
- Only number 4 sounds acceptable to me. From the survey #4 was demolition only -The HDLC would determine if a piece of property could be demolished based on historic values of the properties.

Thanks for reading this and again support the residents of Parkview by recommending demolition only control by the HDLC in the Parkview Historic District.

Elizabeth Boudreaux

Parkview Historic District resident
902 N. Hennessy St, 70119

CPCinfo

From: New Orleans Rebuilding Emails <neworleanscandles@gmail.com>
Sent: Friday, August 12, 2016 10:52 AM
To: CPCinfo
Subject: HDLC enlargement and control.

I oppose any enlargement of HDLC control over our city until fundamental reform in the way it is instituted and administrated is undertaken.

Reforms that include, at least:

- 1) HDLC districts, since they generally include an increased cost of compliance and a ceding of property rights should be voted upon and need to be renewed every 5 years like security districts, by the voters in that district.
- 2) No HDLC 'recommendations' should raise the cost of a project by more than 10% according to industry accepted contracting software estimates.
- 3) At least a quarter of the Commissioners should have been contractors
- 4) None of their recommendations should be able to touch on issues of technology or security, such as solar panels or security cameras or bars.

But more importantly I oppose any expansion of the HDLC control of our city.

Anthony Favre

--
It's better to light a candle
Than curse the darkness..

<http://progress.8principlesforneworleans.com/>