



HAMMOND HISTORIC DISTRICT

*Minutes of the Hammond Historic District Commission
December 19th, 2018 11:00 AM
Hammond City Council Chamber- 312 East Charles*

- Meeting called to order by Chairman, Mr. Ryan Faulk, at 11:00 a.m.
- Verification of meeting notice given by Director, Ms. Jennie Garcia
- Roll call taken:
 - Present: Jessica Shirey, Shauna Seals, Howard Nichols, Marguerite Walter, Ryan Faulk, and Jen White
 - Absent: Susan Seale
- Motion to approve the table from September 19th, 2018 by Mrs. Shirey Seconded by Mr. Faulk.
 - Vote: Ryan Faulk (Y), Jessica Shirey (Y), Howard Nichols (Y), Marguerite Walter (Y), Susan Seale (Y), Shauna Seals (), and Jen White (Y)
 - Motion Approved: 6-0
 - *Susan Seale was not present to vote.*
- **New Business:**
 - **110 W. Robert St. (S&D Spicy Kitchens) – New Construction & Roofing**
 - Application presented by: Pierre Theriot from Holly & Smith Architects
 - *The project will include the addition of a free-standing shade structure pavilion within the front patio as well as the complete re-roofing of the existing building including all parapet coping, flashing, gutters, and downspouts. Proposed front gazebo will use the same shingles as the main building and be built out of wood.*
 - *Ryan Faulk recuses himself on the application and turns it over to Jessica Shirey.*
 - *Roof edge is set to match the height of the existing building. Center of the ridge of the gazebo will be approximately 13' tall.*
 - *Jen White asked, "What does it (gazebo) look like relative to the trees?" Applicant is not sure if the gazebo will be taller than the existing trees. Looks at photos and confirms that trees will in fact be taller than the gazebo.*
 - Motion to approve the application as presented by Marguerite Walter. Second by Jessica Shirey
 - Vote: Ryan Faulk (recused), Jessica Shirey (Y), Howard Nichols (Y), Marguerite Walter (Y), Susan Seale (absent), Shauna Seals (Y), and Jen White (Y)
 - Motion Approved: 5-0

- **204 & 206 W. Thomas St. (Benny's Bar) – Renovation**
 - Application presented by: Tom Pistorius from Pistorius Associates, LLC Architecture Firm
 - *Reason for being here today is due to a redesign of the interior to include new apartments. This is above the adjacent leased space. There is currently an old porch area that hangs off the back of the building. This will be completely rebuilt with current materials to look as it does today.*
 - *The area where the condensers are is actually flat. Applicant is seeking to relocate the condensers and suspend a raised deck in this area for the adjacent apartment.*
 - *Jessica Shirey brings up some questions, "How are you proposing to attach the deck?" Tom directs the commissioners to the new drawings that were submitted yesterday. Floating deck will actually be attached to a brick wall on the side not to the back of the building and attached to the side of the back porch area. Roof will not support or be penetrated by the deck.*
 - *Susan Seals walks in at 11:10 a.m.*
 - *Paul Jones states that condensers will be moved to an area between his building and the law office. Currently there are already condensers on this space. Confirms that you cannot see condensers from the front of the building and it is screened by a parapet wall.*
 - *Jen White asks who owns the area where the condensers are being moved. It is in fact the neighboring property however there is an agreement in place to share the space.*
 - *New windows will be aluminum. Cutting of a window sill to create a door and replace with a French door to access the new deck area.*
 - *Jen asks question regarding old 3 over 1 windows and Tom confirms that the new windows may not look the same way. Does it matter for them to match?*
 - Motion to approve the application as presented by Ryan Faulk. Second by Marguerite Walter.
- Vote: Ryan Faulk (Y), Jessica Shirey (Y), Howard Nichols (Y), Marguerite Walter (Y), Susan Seale (abstain), Shauna Seals (Y), and Jen White (Y)
 - Motion Approved: 6-0
 - Susan Seale abstains due to her late arrival.
- **226 N. Cate St. (The Buzz) – Signage**
 - Application presented by: Joey Schillace owner
 - *The project will include moving of the current "THE BUZZ" sign and adding the "REC ROOM" and "@" sign. The current sign width is 137", height is 33", and a mounted sign height of 130". Adding to the current length will only make the sign 191.42" with the same height and mounted height dimensions.*
 - *Joey shows updated drawing that was requested from the working session to show the updated sign as one whole sign and not two separate signs. Points out new dimensions.*

- *Questions regarding how the sign will be lit. Sign will be lit the same as previously approved sign which is reverse lit and not back lit. Lights will shine on the bricks and the letters/logo will be solid.*
 - *Confirmed that color is not under review by HHDC.*
 - *Motion to approve the application as presented by Jessica Shirey. Second by Jen White.*
- *Vote: Ryan Faulk (Y), Jessica Shirey (Y), Howard Nichols (Y), Marguerite Walter (Y), Susan Seale (Y), Shauna Seals (Y), and Jen White (Y)*
 - *Motion Approved: 7-0*
- **207 & 211 W. Morris Ave. – Demolition Request**
 - *Application presented by: Spencer Rossie*
 - *Proposal to demo 207 & 211 W. Morris to build six duplexes.*
 - *Applicant clarifies that this will be a joint application for 207 & 211 W. Morris. Also confirmed that there will be six buildings and not five. Passed out a document to show his efforts to have the houses moved. Had thirteen local individuals come out to look and do their due diligence and confirmed that it would be too expensive to move the structures for the value of the buildings. It costs less to build a new house as compared to moving an older house.*
 - *Jessica Shirey, “For clarification, do we have an application for the Historic District. We only have a city application for demolition. Do we have a historic district application that includes both addresses?” Confirmed that we do not have an application for both properties. “Do we discuss but not vote?” Confirmed that we can have a discussion without voting.*
 - *Did identify one person in Livingston Parish that is a restoration specialist who has taken down houses like this before and puts them back together on another site. He takes down every board and numbers them to put them back together. This person is willing to take both houses apart and put them back together to make his own family home.*
 - *Points out provided proposed site plan with location of current trees on site plan. To show why current trees need to be cut down.*
 - *Susan confirms that he is proposing six structures.*
 - *Shauna Seals confirms that Spencer has found someone who can take down both structures and rebuilt in a different location. New proposed site would be in Livingston Parish. This plan would also need to be presented to the board.*
 - *Shauna Seals requests additional information from the thirteen professionals called out to assess the two houses for moving. Shauna states the serious nature of removing both houses and wants each professional to provide a written assessment showing the cost associated with relocating the two houses. Stresses that there are a series of things that must go through based on the guidelines before any approval can be made.*
 - *Ryan states that there was a historic survey and the circa of built date was 1935 and overlay district that there are additional qualifying requirements.*

- *Jessica states that we also requested more information on the renderings and it is exactly the same that was presented at the working session. Susan says that we needed a site plan which is now provided. Once again Spencer clarifies it will be six buildings that are all duplexes. Jessica stresses that there are a lot of things that go against the historic district guidelines such as removing trees and eliminating green space and a variety of additional items from other categories and wants to understand what it is we are discussing at this moment.*
- *Ryan states that we are not approving what is or isn't going there at this moment that is a separate piece; part of the decision is on what you are planning to do; scale, position, height relevant to what is on the block and leading up to the historic district does not fit. Jen White also states that the space is much smaller than she thought.*
- *Shauna brings up the historic district guidelines and those things that need to be considered and verified. You have all of these people who only determined the feasibility of moving the structure. Have you done anything to look at whether or not that someone else would be willing to buy the site so that the structures are preserved? Spencer says it is not in their interest to sell the property. He is willing to give the houses away for free if someone is willing to pay the costs to move. Explains that the houses' roofs are too tall for moving and would have to be cut off and the roof would need to be rebuilt destroying the historic integrity. Shauna confirms that he is not willing to resell the property. States that she is not interested however all possibilities need to be considered.*
- *Ryan asks if he has considered an alternate site for what he is proposing to build. Spencer states that there is no alternate site.*
- *Howard states that it seems that we are going ahead. Our issue is should the two historic structures be removed and the costs of moving them, the concern about salvaging are not relevant issues for us. Our concern is that we have two structures that represent a specific house type that is not, at least in his judgment, available in the immediate area. If the property owners do not feel they are able to get what they feel is a proper return of investment, then they need to put it on the market and give someone else a chance.*
- *Jessica states that these two buildings are in commerce right now.*
- *Spencer explains how the current building dimensions make it harder to move on a trailer because of the length and width and added height of trailer bed.*
- *Shauna wants to see everything in writing.*
- *A request to contact additional sources such as a preservationist for review of the property.*
- *Spencer states that they want to use the value of the land for as much revenue as they can get. Can you renovate to attract nicer businesses?*
- *Jen White, taking buildings that are not falling apart that have businesses and others who are willing to use to the space and take them out of commerce. Having a hard time removing two historic buildings that are maintained and are still in use regardless of cost of moving. It is not our charge to maximize property owners' revenue – Jessica Shirey.*

- *Susan – is the amount of concrete allowed for proposed development allowed with the city guidelines. Spencer explained that parking can be soft surface. This is backed up by Tracie Schillace Hammond city planner.*
- *Jessica clarifies that Spencer comes to the Historic District first, this is confirmed by C.C. Gaienne Building Department Director. C.C. if it meets all of the requirements it does not go to zoning. Confirmed with Thomas/Morris overlay does have to go through city zoning commission for review this also addresses houses built before 1950.*
- *Confirmed that the Historic District has to review the demolition request before city planning and zoning.*
- *Building official will do the assessment of the structures? – Questioned by Shauna Seals. C.C. not sure of what this means for the Thomas/Morris Overlay District*
- *The precedence needs to be considered for this project. SHPO will be contacted for further assistance.*
- *Motion to table the application as presented by Ryan Faulk. Second by Shauna Seals.*
 - *Recommends that the building official provide an assessment report for the structure.*
- *Vote: Ryan Faulk (Y), Jessica Shirey (Y), Howard Nichols (Y), Marguerite Walter (Y), Susan Seale (Y), Shauna Seals (Y), and Jen White (Y)*
 - *Motion Approved: 7-0*
- **216 W. Thomas (Tommy’s on Thomas) – Work without an Application**
 - *Application presented by: James Webb owner*
 - *Work was conducted on December 7th on the front façade of Tommy’s on Thomas. This work consisted of closing in a door to look similar to the row of windows currently located to the left of the door. No application was submitted, therefore, the property is in violation of City Ordinance 8.1.10. Proposed work is to address a rotting non-working door. Due to the nature of the door not being operable and existing rot, it is desired to close off the doorway. Currently a matching sill has been built and new wood has been placed around the door frame. The applicant was trying to keep the same style of door while removing the visual appearance of the door.*
 - *If the goal is to remove the door that has never been used due to screws; the goal is not to have the door then first you need to clear proper egress. Confirmed that the fire marshal was called to double check that this is not an exit door and not a safety issue.*
 - *Concern is to make it look consistent with the other panes of glass.*
 - *If we are eliminating the door then we need to make it look like the windows. Needs to be visually consistent with the windows.*
 - *Will need to amend the application to remove the door and mimic the window to match the four existing windows.*
 - *Motion to amend the application as presented by Jessica Shirey. Second by Marguerite Walter.*

- Vote: Ryan Faulk (Y), Jessica Shirey (Y), Howard Nichols (Y), Marguerite Walter (Y), Susan Seale (absent), Shauna Seals (Y), and Jen White (Y)
 - Motion Approved: 7-0

- Motion to accept the application as amended by Ryan Faulk. Second by Howard Nichols.
 - Vote: Ryan Faulk (Y), Jessica Shirey (Y), Howard Nichols (Y), Marguerite Walter (Y), Susan Seale (Y), Shauna Seals (Y), and Jen White (Y)
 - Motion Approved: 7-0

- **Updates From Director:**
 - Banner Compliance
 - Magee Financial & Pita Pit took down their banners.
 - Royal Pets was taken down as well.
 - Samurai Ramen & Mojitos Bar were sent notifications that they were non-compliant.
 - Adams-Lilie – survey was submitted to SHPO in September, however, the lat and long data was not inputted on the LDHP Database Spreadsheet and was not turned into SHPO.
 - The completed LDHP Database Spreadsheet and all LHRI forms were sent in.
 - I will be meeting with Maureen Joyce from HRAC regarding the Uncommon Modern Hammond project
 - Realtor Brochures are complete and will be added to the HHDC website.

- **Public Input:**
 - No public present.

- **Adjournment:**
 - Motion to Adjourn by Marguerite Walter and seconded by Shauna Seals
 - Vote: Ryan Faulk (Y), Jessica Shirey (Y), Marguerite Walter (Y), Susan Seale (Y), Shauna Seals (Y), and Jen White (Y)
 - Motion Approved: 7-0