



*Minutes of the Hammond Historic District Commission
January 15, 2020
Hammond City Council Chambers – 312 East Charles*

- Meeting called to order by Commissioner, Mrs. Jen White, at 11:00 a.m.
- Verification of meeting notice given by Director, Ms. Jennie Garcia
- Roll call taken:
 - Present: Shauna Seals, Susan Seale, John Exnicios, and Jen White
 - Absent: Jessica Shirey and Ryan Faulk
- Motion to approve the minutes from December 18th, 2019 by Susan Seale. Second by Jen White.
 - Vote: Shauna Seals (Y), Susan Seale (Y), John Exnicios (Y), and Jen White (Y)
 - Motion Approved: 4-0
- Motion to approve the minutes from January 2nd, 2020 (Special Session) by Susan Seale. Second by Jen White.
 - Vote: Shauna Seals (Y), Susan Seale (Y), John Exnicios (Y), and Jen White (Y)
 - Motion Approved: 4-0

Old Business:

- **204 & 206 W. Thomas (Benny's) – Renovation**
 - Application presented by: Brandy Harris
 - *Essentially 204 & 206 W. Thomas is reapplying to the Hammond Historic District for the same exact work that was approved on December 19, 2018. Building permits were never applied for nor was any of the proposed work started. On December 19, 2018 the applicant was proposing to rebuild the back porch on the rear elevation of the building. Currently there is an old porch on the rear elevation of the building. This porch will be completely rebuilt with current materials to look as it does today. HVAC compressors will be moved from the back of the building to the ground level. A new metal roof will replace the current metal roof located over an enclosed mezzanine. This enclosed area currently has six, three over one wood windows and a door. The door will be replaced with a window for a total of seven windows along this back wall. A jenweld aluminum clad window will replace a currently half functioning wood window along the back brick façade. The old satellite dish will be removed and all condensers will be relocated to the ground*

level. One boarded up window will be repainted to match the current paint. A new French door will replace a currently boarded up window. This door will lead to the new outdoor area. A new metal railing will be added and will match the design of other apartment railings in the alleyway and have a hardie board siding half wall. Hardie board siding will be used on the outer walls of the screen porch area.

- *Brandy Harris – states name and address.*
 - *Jennie Garcia – Can you give us a brief summary of the project?*
 - *Brandy Harris – Right now above 204 & 206 the buildings are actually connected and it is just one big open warehouse type, kind of thing. There’s been several businesses that have been located there throughout the years. Mr. Latino bought the buildings back in the 70s (1970s) and they are wanting to construct four residential apartments. Two, two-bedrooms and two, one-bedrooms up in that area. I think ya’ll have the plans and the pictures and it’s going to be really nice.*
 - *Susan Seale – Just the outside? You’re changing just the outside?*
 - *Brandy Harris – No we’re renovating the inside. It’s just one big open room right now so they are going to construct four apartments in that area.*
 - *Susan Seale – And that’s not our purview. I was just wondering.*
 - *Brandy Harris – Ok. The outside I’m not sure – I don’t think there’s going to be any real changes to the outside. I know they are, in the back they are going to put a covered kind of porch but that’s on the back side of it. The only really part that’s going to affect downstairs right now is just to be in code. They’re going to have to install a sprinkler system that’s going to cover the downstairs part. So that’s really the only construction for downstairs as of right now.*
 - *Jen White – In the interior?*
 - *Brandy Harris – In the interior, yes.*
 - *Shauna Seals confirms that this application was reviewed and approved before.*
 - *Brandy Harris – Yeah it was approved before it just took a little bit longer to get everything rolling so we are now ready to go.*
 - *Shauna Seals – Are there any changes from the original?*
 - *Brandy Harris – No ma’am.*
 - *Commissioners discuss that when it was reviewed at the work session there weren’t any issues with the project since it is the same as when it was approved in December 2018.*
 - *Public input is called for this application and none was given.*
 - *Susan Seale – I move that we accept the application as presented.*
 - *Motion to approve the application as presented by Susan Seale. Second by Shauna Seals.*
- *Vote: Shauna Seals (Y), Susan Seale (Y), John Exnicios (Y), and Jen White (Y)*
 - *Motion Approved: 4-0*

New Business:

- **201 W. Thomas (Streetside Market) – Work Without Permit**
 - Application presented by: Glen Alack
 - *Essentially 201 W. Thomas, Suite B installed speakers and security cameras to the front and the back of the building. A certified letter was sent on December 11, 2019 to the business and building owner notifying them that they were in non-compliance with City Ordinance 8.1.10 Submission of plans for exterior changes to the commission. The applicant is now seeking a COA for the already installed security cameras and speakers to Streetside Market.*
 - *Glen Alack – My audio guy went and installed a camera and two speakers out front ahead of time. So, that’s basically what we are here on and ya’ll have pictures of it.*
 - *Jennie Garcia – Also on the back of the building, correct?*
 - *Glen Alack – Yeah, two speakers.*
 - *Jennie Garcia – Two speakers and a camera on the back?*
 - *Glen Alack – Is there a camera on the back?*
 - *Jennie Garcia shows photo documentation of two speakers and a camera that was also installed on the back of the building.*
 - *Glen Alack – So since then Jennie brought to my attention, sent a letter, I submitted all correct paperwork and everything to her. So, she has all of that.*
 - *Jen White – Ok, I don’t know in talking with Jennie if she had given you any links or anything but we’ve got all of our Guidelines for future stuff.*
 - *Glen Alack – She did give all that to me.*
 - *Jen White – Ok, good and so essentially anything on the exterior of the building needs to come to us.*
 - *Glen Alack – I, just myself have never done anything in the Historic – myself so I know all that know. She explained it all to me.*
 - *Jen White – Good.*
 - *Glen Alack – And she showed me the links online.*
 - *John Exnicios – Can I ask a question? Just to prevent this going forward, just to make sure the systems are in place – do you guys have a system in place or is it kind of like the contractor goes out and ya’ll aren’t paying attention to timing or...*
 - *Glen Alack – I’m more responsible for this location.*
 - *John Exnicios – Ok.*
 - *Glen Alack – And I was hunting in Illinois when this happened. So like I said my audio guy jumped the gun and installed it without me knowing about it, the speakers aspect of it.*
 - *Susan Seale – Did you know that you were supposed to – did you know at all that you were supposed to come before us?*
 - *Glen Alack – I didn’t think about the camera and speakers. No, I thought mainly if I repaint and redo all of that. But know she explained everything to me so.*
 - *Jennie Garcia – Did you do the sign application with Kim Dixon? Were you a part of that process?*
 - *Glen Alack – The what?*

- *Jennie Garcia – The signage application on the windows.*
- *Glen Alack – No my brother actually did that.*
- *Jennie Garcia – Ok.*
- *Glen Alack – My brother did that but I think he handled all of that.*
- *Jennie Garcia – I may have remembered – is his name Greg?*
- *Glen Alack confirms that his brother’s name is Greg.*
- *Jennie Garcia – Yeah, I wasn’t sure if you were part of that process because if you were he might have said...*
- *Glen Alack – I was not. Greg handled that.*
- *John Exnicios – And that’s why I’m asking too since there are so many people involved it seems like so streamlining that process...*
- *Glen Alack – I’m trying to limit it to where I talk to my partners where the same thing I don’t know if you know we just purchased Tacos and Beer (201 E. Thomas).*
- *John Exnicios – Right.*
- *Glen Alack – So right now we are just remodeling the inside.*
- *Susan Seale – You just purchased what?*
- *Glen Alack – Tacos and Beer’s building.*
- *Commissioners confirm that this is the Antin building located at 201 E. Thomas St.*
- *Susan Seale – The whole building?*
- *Glen Alack – The whole building. So this week I met with the permit office out there and I pulled a remodel permit. So we are starting inside with remodeling.*
- *Jennie Garcia – I know C.C.’s (C.C. Gaiennie, Building Dept. Director) been in talk with ya’ll about...*
- *Glen Alack – C.C.’s been there several times and he has a description of what we’re doing. So that’s how he approved a permit. I’m actually going to do it myself, I’m a licensed contractor.*
- *Susan Seale – What’s going to go in there?*
- *Glen Alack – I really don’t know right now. All I’m doing right now in the kitchen part the old square tile, vinyl, pulling all that off and I’m more or less taking everything out of it and gutting it, no structure stuff though.*
- *John Exnicios – So I guess my question was going forward do you guys have some type of plan or system in place to where there’s not all this, everybody’s in all kind of...*
- *Greg Alack – It’s gonna be me.*
- *John Exnicios – It’s going to be you?*
- *Greg Alack – I told my partners it’s me.*
- *John Exnicios – Ok, so any contractor before they touch the building needs to, they will be calling you right? Automatically?*
- *Greg Alack – Yes. The audio guy does the same for all of that and he knows that.*
- *John Exnicios – Ok.*
- *Greg Alack – Which happened on this one and so do my partners know and the ones that I’m involved with.*
- *John Exnicios – Cause I can understand how that can happen. It just can’t continue there needs to be a system to correct it.*

- *Greg Alack confirms that he understands what John Exnicios is saying and confirms that is why he has been working the HHDC office on this matter. Jennie Garcia also confirms that Greg Alack has been working with the HHDC office specifically on the matter of temporary signage that was on the back door and two on the front of the building. Jennie Garcia also states that one of those letters was just a reminder that the back door signage was almost past the 3 month limit for temporary signs in the District.*
- *Jen White – Hopefully you can see that it should be hopefully fairly smooth working with Jennie and bringing stuff to us.*
- *Commissioners state that the process should be easy and are glad to hear that is what is happening. Greg Alack agrees and states that moving forward he will make sure to work alongside the HHDC office. The Commissioners thank Greg for his willingness to want to work with the HHDC moving forward. Commissioners also go over the process for moving items through the HHDC review such as replacement in-kind, emergencies, and special sessions and that there is a process to move things along that benefits both a business and the Historic District.*
- *Public input is called. None is given.*
- *Shauna Seals – Do we need to address the installation into the brick?*
- *Jennie Garcia – I think that’s one of the reasons why Jen was saying, it’s not that we don’t want you to have speakers it’s just the placement and how to...*
- *Greg Alack – I went over that with Edwin (Edwin Neill, building owner) cause he had said something to me and I went over to him and said if I ever move out I’ll fill it with mortar and repair it.*
- *Shauna Seals – You’re repairing the whole...*
- *Greg Alack outlines the discussion he had with Edwin Neill regarding the installation of speakers into the bricks. This is covered with his contract to lease the space from Edwin that whatever he does to the building he has to put it back to the original condition if he ever got out of his lease.*
- *Shauna Seals – So he shouldn’t fix that now? Is that what we are saying?*
- *Jennie Garcia – That’s according to his lease.*
- *Greg Alack – According to my lease. That’s something Edwin and I have been talking about.*
- *Shauna Seals – But according to our Guidelines?*
- *Jennie Garcia – Our Guidelines say that when you attach something to a building it needs to go into the mortar joints because it is easier to repair as opposed to repairing brick and some of these are in brick.*
- *Greg Alack – Right.*
- *Jen White – And we talked about it at the meeting, it’s under the awning so water intrusion is less of a concern and rather than adding more holes, moving forward these are the procedures we need to follow.*
- *Commissioners discuss that since Shauna could not attend the work session they are simply updating her on what was discussed.*
- *John Exnicios – And advice could have been you mount it on the eave rather than in the brick or something...*

- *Greg Alack – And that’s something Edwin and I talked about because I could’ve easily mounted it to there because there’s already screw holes there.*
- *John Exnicios – Yeah, a contractor is just not thinking. It’s whatever is easy and to get it done and makes sense. I know typically we would talk about the penalties for not turning in an application and things like that and what we discussed was that we’re kind of in agreement that this a first time kind of thing. We just want to make sure you understand going forward that you don’t continue and we want this process to be easy for everybody.*
- *Greg Alack – No, I totally get it. I totally understand it. That’s why I have no intentions on the Tacos and Beer (201 E. Thomas) I don’t even know what I’m doing there as far as that I really don’t know so the only thing I’m doing on the inside is cleaning.*
- *Susan Seale – You don’t know if the upstairs is going to be residential?*
- *Greg Alack – Right now Mr. Bud is still there. He’s in the process of packing his, the second floor was his law office and he’s living on the third. He’s since bought a house in New Orleans.*
- *John Exnicios – Ya’ll did close? Officially closed on it?*
- *Greg Alack states that they have officially closed but there is no timeline for the current upstairs tenant to move out. He states that Tacos and Beer has already moved to another location. He states that the second floor will probably stay as an office. Greg Alack states that he has a CAD system and a commercial residential license so he probably won’t hire an architect for this project.*
- *Susan Seale states that she believe Michael Holly originally redid the interior when he was working for Gasaway.*
- *Public input is once again called and none is given.*
- *Jen White – I make a motion to accept the application.*
- *Motion to approve the application as presented by Jen White. Second by John Exnicios.*
- *Vote: Shauna Seals (Y), Susan Seale (Y), John Exnicios (Y), and Jen White (Y)*
 - *Motion Approved: 4-0*

- **Updates From Director:**

- **Compliance Update** *HHDC intern Tammy Williams assisted in conducting a walk through the Historic District to learn how to identify properties in non-compliance. She also was shown how to write and send certified letters notifying those in non-compliance.*
 - **119 S. Cypress** – Main Street Dance; went through records to find a phone number for the business owner, Elizabeth Fagan and made a phone call on January 7, 2020; also sent a follow up email and her business address with the Secretary of State is not correct. She gave me the new address and it is P.O. Box 1726 in Hammond. So a certified letter went out as well as a follow up email of non-compliance. The letter was sent on January 13th and I was hoping she would’ve responded to the email in between from the 7th to the 13th so I have yet to hear back from her but she does know she is in non-compliance. She also told me that the Free Masons told her about that (painted signage) in December. So she is fully aware. So hopefully she responds soon.

- John Exnicios asks if this is in addition to anything from the planning meeting that we talked about?
 - Jennie Garcia states that no this is a different issue.
 - John Exnicios was just making sure this was not part of the conversation regarding sending out notification to business and property owners in the district.
 - Jennie Garcia states that this is different however a postcard has been found in the office that Leah Solomon (past director) created to use as an example. Not sure how these went out since there is no place for an address. These need to go to building owners and business owners.
- **Enforcement**
 - This was talked about at the work session and the last retreat. Our current ordinance comes from the state enabling legislation. In this it talks about any owner, agent, lessee, or other person acting for or in conjunction with him, who shall demolish a structure or edifice without having received an appropriate certificate of appropriateness may be fined a single fine of not less than one thousand dollars nor more than ten thousand dollars.
 - It seems like we copied and pasted the wording but did not copy the last part “no more than ten thousand dollars.”
 - Commissioners discuss this process and how to go about this process since it would have to be approved by City Council. Some commissioners do not see the point of this. Discussion breaks out on the how this would impact the HHDC as well as the interpretation of the current ordinance vs. the state enabling legislation.
 - Commissioners agree that it would be appropriate to contact Andre Coudrain, City Attorney for his opinion and legal clarification on interpretation.
- **Ethics Training**
 - Thank you Shauna and Susan for getting me your ethics training.
 - I am still waiting for John Exnicios to submit his. This will be needed by the end of the month.
- **Financial Disclosure**
 - This was brought up at the work session and forms were printed out for everyone. I did highlight where you can either mail or submit electronically and there is a fax option. This is due May 15th.
- **Budget** - In good standing.
- **Public Input** – None is given
- **Adjournment:**
 - Motion to Adjourn by Shauna Seals and seconded by Susan Seale.
 - Vote: Susan Seale (Y), Shauna Seals (Y), John Exnicios (Y), and Jen White (Y)
 - Motion Approved: 4-0