



(985) 277-5684

HISTORICDISTRICT@HAMMOND.ORG

P.O. BOX 2788 HAMMOND, LA 70401

HISTORIC DISTRICT COMMISSION

April 19, 2024

**Via Email: Cockerham\_LA@Hammond.org**

Ms. Lisa Cockerham  
Hammond City Council Clerk  
312 East Charles Street  
Hammond, LA 70401

RE: Hammond Historic District Appeal  
Decision Date: March 20, 2024  
Property Location: 300 North Cate Street, Hammond, LA 70401

Honorable City Council Members:

My name is Heather Diebold, and I represent the Hammond Historic District as its Coordinator. I am writing to convey the decision of the Historic District Commission (HDC) and their denial of a Certificate of Appropriateness (COA) for an addition and renovation of 300 North Cate Street, on March 20, 2024, which is the subject of this appeal.

In 1978, the Hammond Historic District was established. The District included those properties that are facing any of the streets along the perimeter of the historic boundary. 300 North Cate Street was included in the District at this time. In addition to being a significant part of Hammond's historic fabric, this property is also on the National Register of Historic Places. It is listed as being a contributing structure that is "the only triangular-shaped building in the district and one of the last buildings where one can see its connection to Hammond's railroad industry".

Darryl Smith, Manager of Guys I, LLC, acquired this property in 2016. In 2018, he submitted an application to the HDC for his proposed 2-story addition. At the work session, it was apparent that Smith and the HDC believed this property was within the District and under the HDC's jurisdiction. At the Commission meeting, two days later, it was clarified that this application was coming before them as a courtesy only, since the property, according to the definition of "facing" was deemed outside the District. No action was taken concerning the application.

In 2021, the HDC presented a change to the City of Hammond, LA Unified Development Code (UDC) language that would re-incorporate the structures lost in 2015. Notice was given to all affected property owners, including Smith. The HDC held four events (in person and virtual) to inform and discuss the proposed UDC change, none of which Smith attended. He also did not attend the City Council meeting to voice any concern about re-incorporation into the District in November of 2021, when the HDC proposed change was tabled at that time.

In 2022, Smith brought his 2-story, mixed-use proposal to the Downtown Development District Design Committee. After three meetings, his proposal was approved on April 14, 2022, by way of

COA. That COA expired in October 2022 since construction had not begun. The building permit fee was never paid, so a construction permit was never issued.

In 2023, the HDC again presented the UDC language change to the City Council. The HDC used several methods for public outreach about the potential change including two public forums, which Smith did not attend, certified letters, and door hangers on the affected properties. With a unanimous vote (5-0), the City Council approved the language change, thereby re-incorporating the District's lost properties. Smith was not present at the City Council meeting after receiving sufficient notice. The language change was effective on July 11, 2023, as Ordinance No. 5717 C.S.

Several months later, on December 15, 2023, Smith submitted an application to the HDC for the 2-story, mixed-use proposal. He then requested that the application be tabled for the December 2023 and January 2024 meetings and later withdrawn in February 2024.

On March 15, 2024, Smith, through his counsel, Frank DiVittorio, submitted a new application to the HDC. This application contained numerous versions of the 2-story addition project and did not appear to adhere to the District's Guidelines, which are adopted by City Council ordinance as the rules governing the properties within the HDC's jurisdiction.

On March 20, 2024, DiVittorio presented another version of the 2-story, mixed-use development plan, (*See attached application*). The HDC analyzed whether the plan met the District's Guidelines by applying each of the nine requirements to the plan, (*See attached Checklist*). After doing so, the Commission found that the proposed plan did not meet the Guidelines and voted unanimously (6-0, Faulk recused himself) to deny the application as submitted, (*See attached HDC meeting minutes from March 20, 2024*).

Smith has requested that you overturn the HDC's denial of this application. It is important to realize that since the purchase of this property, it has remained vacant, unaltered, and unmaintained, even after Smith received approval to move forward with his plan in 2022, before the property was re-incorporated in the District.

The HDC concluded that the proposed additions to this contributing and significant building would be inappropriate and would destroy its historic fabric and value to the Historic District, the National Register of Historic Places, and the City, (*See attached letter from the State Historic Preservation Office*).

If these changes are allowed to be made, and the HDC's denial is overturned, we will lose a piece of history forever. It will create a slippery slope that may diminish the HDC's authority because a property owner will believe that the City Council will just overturn it. With every decision that is overturned, another property is lost, and eventually, the Historic District would cease to exist within the City. The City would, in turn, lose its Certified Local Government status (CLG), a status required in order to maintain its Main Street Program, so that, too, would be lost.

It is worth noting the following outcomes of the City's Main Street Program since 1984:

- 298 new business have been established;
- 2,314 jobs have been created;
- \$49,937,532 in building rehabilitations and new construction have been completed; and
- \$9,370,207 in public improvements have been completed.

Your decision is about more than just this single building – it impacts the entire Historic District and the City’s Main Street eligibility. I urge you to uphold the decision of the HDC to deny this application and a Certificate of Appropriateness for this project.

Respectfully submitted,

*Heather Diebold*

Heather Diebold  
Hammond Historic District Coordinator

Cc: Pete Panepinto, Mayor, City of Hammond  
Andre Coudrain, Hammond City Attorney  
Lacy Landrum, Director of Administration, City of Hammond  
Darryl Smith, Guys I, LLC, *via email*  
Ryan Faulk, HDC Chairman  
Jessica Shirey, HDC Vice Chairman

Attachments:

Timeline with document and audio links  
Guy I, LLC application dated March 12, 2024 (presented at March 20, 2024 meeting)  
Addition Guidelines Checklist  
March 20, 2024 HDC meeting Minutes  
April 19, 2024 Letter from the State Historic Preservation Office

# CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION - Buildings

Date of Application: 03/12/24

[ HHD - Received in Office: \_\_\_ / \_\_\_ / \_\_\_ ]

Property Location: 300 N Cate St, Hammond, LA 70401

Application Type (circle all the apply):

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Painting
<input type="checkbox"/> Roofing	<input type="checkbox"/> Signage*	<input type="checkbox"/> Other

\*(please also complete signage application)

### BUILDING OWNER Information

Name: Guy's I, LLC

Phone #: 9856877000

Email: ds@1spm.world

Mailing Address: PO Box 2607  
Hammond, LA 70404

### APPLICANT Information

Applicant Identity (circle all that apply):

<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Lessee	<input type="checkbox"/> Contractor
<input type="checkbox"/> Architect	<input type="checkbox"/> Engineer	<input type="checkbox"/> Other

Name: Guy's I, LLC (Darryl Smith)

Phone #: 9856877000

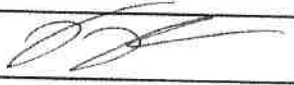
Email: ds@1spm.world

Mailing Address: PO Box 2607  
Hammond, LA 70404

### DESCRIBE SCOPE OF WORK:

Renovation of the former Guy's Grocery Store and converting it to a three story mixed use development with approximately 23,500 st ft total project.

Applicant: Guy's I, LLC  
(print)



Date: 03/12/24

Owner: Guy's I, LLC  
(print)



Date: 03/12/24

HAMMOND HISTORIC DISTRICT COMMISSION  
BY: \_\_\_\_\_

APPROVED \_\_\_ DENIED \_\_\_ DATE \_\_\_ / \_\_\_ / \_\_\_  
(IN OFFICE APPROVAL \_\_\_)

WITH AMENDMENTS: \_\_\_\_\_

\*\*\* APPROVAL VALID FOR 6 MONTHS FROM DATE APPROVED \*\*\*

NOTE: This approval is valid only upon securing all necessary permits from the City of Hammond Building Official's Office, 219 E. Robert St., Hammond, LA. Phone: (985) 277 - 5684

# CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION - Details

**APPLICATION ATTACHMENTS CHECKLIST:**


- Photos (before)
- Color Samples
- Plans & Specifications
- Material Samples (where applicable)
- Rendered Elevations & Floor Plans
- Door & Window Details (where applicable)
- Sign Application (in conjunction with regular application, where applicable)

Failure to include all of the required attachments and/or failure of the applicant or his/her representative to appear at the scheduled hearing will result in postponement of the application until the next regularly schedule HHDC meeting. The application may be dismissed if there are more than two (2) postponements.

If a representative other than the applicant listed on the application(s) intends to present at the HHDC meeting, please indicate their name and contact information when signing below.

OFFICIAL CERTIFICATION:

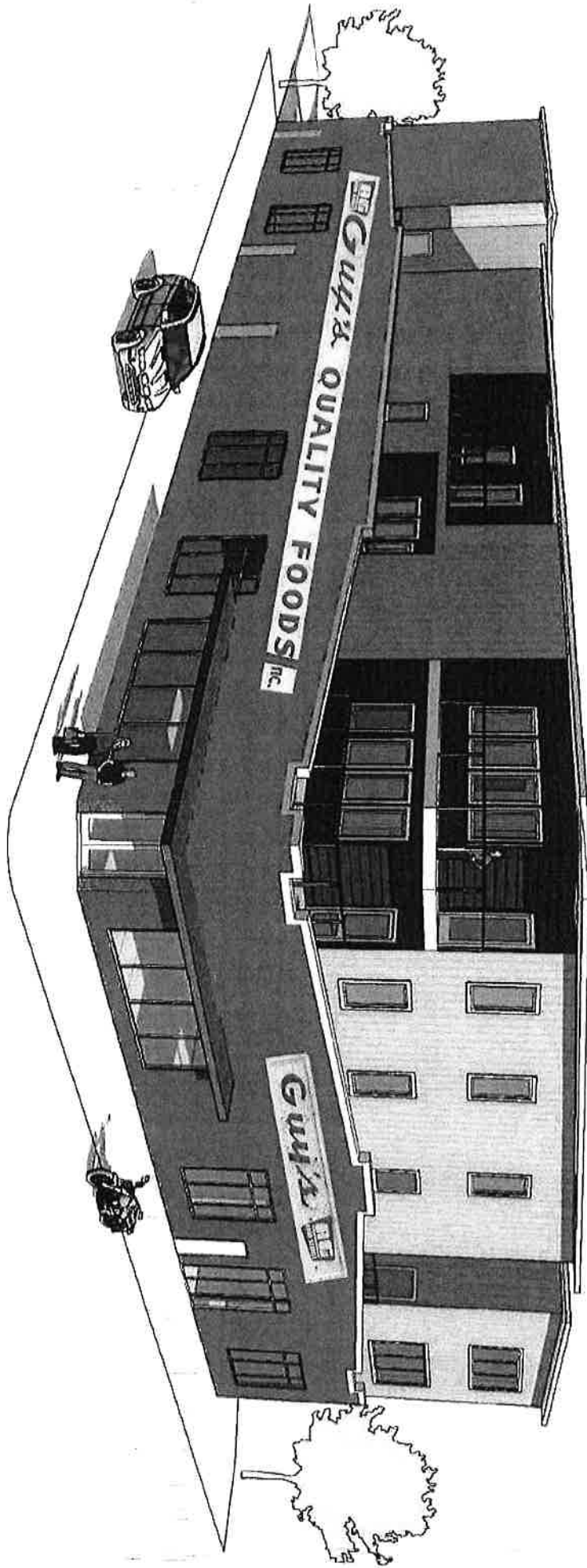
I, or my representative (listed below), will appear at the meeting of the Hammond Historic District Commission at 11:00 AM on \_\_\_ / \_\_\_ / \_\_\_ (3rd Wednesday of the month) in the COUNCIL CHAMBERS AT HAMMOND CITY HALL.

Applicant: Guy's I, LLC \_\_\_\_\_  \_\_\_\_\_ Date: 03/12/24  
(print) (sign)

Applicant Representative: Darryl Smith and Frank DiVittorio  
(name & company) Phone: 985-602-1196  
Email: frank@divittorio.lawyer

I HEREBY CERTIFY, AS THE OWNER OF THE INVOLVED PREMISES, THAT I HAVE BEEN FULLY INFORMED OF THE ALTERATIONS HEREIN PROPOSED AND THAT SAID OWNER IS IN FULL AGREEMENT WITH THIS PROPOSAL.

Owner: Guy's I, LLC \_\_\_\_\_  \_\_\_\_\_ Date: 03/12/24  
(print) (sign)





**FIREWALL DETAIL** UL 1407  
3/2" Fire Separation Wall Construction

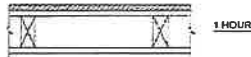


**System Description**  
gypsum board: 1 layer of 5/8 in. thick gypsum board applied horizontally or vertically, each side  
wood studs: 2 x 4, wood studs spaced 16 in. o.c.

DOOR SCHEDULE			
1	6'0" x 7'0" WOOD	HTHRS	FINISH: 1/2" LIN.
2	6'0" x 7'0" WOOD	HTHRS	FINISH: 1/2" LIN.
3	6'0" x 7'0" WOOD	HTHRS	FINISH: 1/2" LIN.
4	6'0" x 7'0" WOOD	HTHRS	FINISH: 1/2" LIN.
5	6'0" x 7'0" WOOD	HTHRS	FINISH: 1/2" LIN.

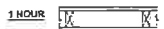
WINDOW SCHEDULE			
1	6'0" x 7'0"	HTHRS	FINISH: 1/2" LIN.
2	6'0" x 7'0"	HTHRS	FINISH: 1/2" LIN.

**FIREWALL DETAIL** UL 1399  
1 HR Fire Separation Exterior Wall Construction



**System Description**  
Exterior face layer: 2" proprietary fiber-cement siding/facecast through sheathing to studs  
gypsum board: 1 layer of 5/8 in. thick gypsum board applied horizontally or vertically, each side  
wood studs: 2 x 4, wood studs spaced 16 in. o.c.

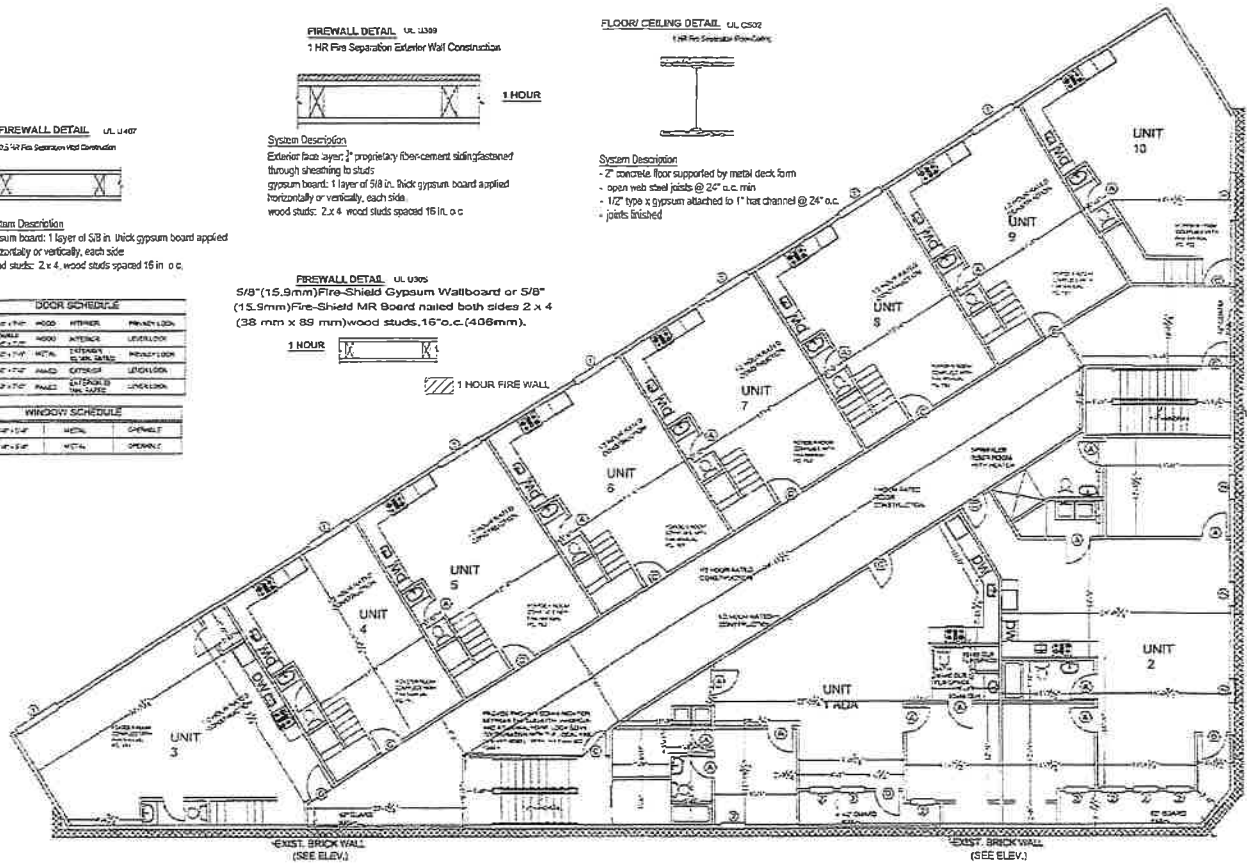
**FIREWALL DETAIL** UL 1305  
5/8" (15.9mm) Fire-Shield Gypsum Wallboard or 5/8" (15.9mm) Fire-Shield MR Board nailed both sides 2 x 4 (38 mm x 89 mm) wood studs, 16" o.c. (406mm).



**FLOOR/CEILING DETAIL** UL C502  
1 HR Fire Separation Floor/Ceiling



**System Description**  
- 2" concrete floor supported by metal deck form  
- open web steel joists @ 24" o.c. min  
- 1/2" type x gypsum attached to 1" hat channel @ 24" o.c.  
- joints finished



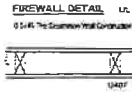
**2ND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

NEW BUILDING  
 300 N. GATE STREET  
 HAMMOND, LOUISIANA

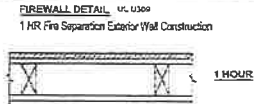
JAMES R. AULTMAN, AIA  
 Architect - Louisiana Architect  
 223 W. 18th Avenue  
 Covington, LA 70433

3

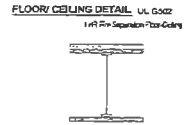




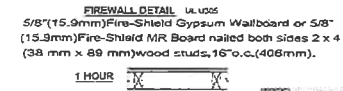
**System Description**  
 gypsum board: 1 layer of 5/8 in. thick gypsum board applied horizontally or vertically, each side.  
 wood studs: 2 x 4, wood studs spaced 16 in. o.c.



**System Description**  
 Exterior face layer: 2 proprietary fiber-cement siding/glassed through sheathing to studs  
 gypsum board: 1 layer of 5/8 in. thick gypsum board applied horizontally or vertically, each side  
 wood studs: 2 x 4, wood studs spaced 16 in. o.c.



**System Description**  
 - 2" concrete floor supported by metal deck form  
 - open web steel joists @ 24" o.c. min.  
 - 1/2" type x gypsum attached to 1" hat channel @ 24" o.c.  
 - joints finished



**DOOR SCHEDULE**

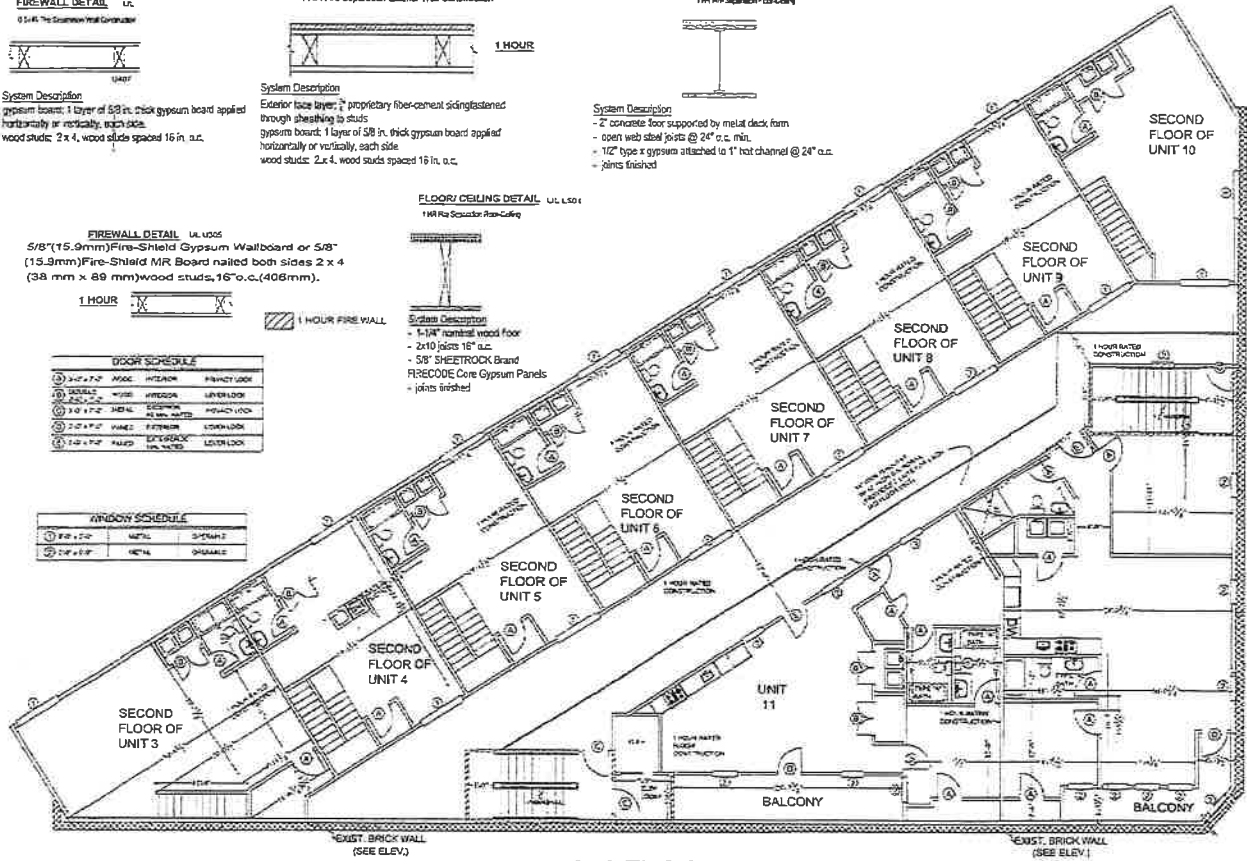
1	3'-0" x 7'-0"	WOOD	INTERIOR	FINISH LOCK
2	3'-0" x 7'-0"	WOOD	INTERIOR	LEVER LOCK
3	3'-0" x 7'-0"	METAL	EXTERIOR	FINISH LOCK
4	3'-0" x 7'-0"	METAL	EXTERIOR	LEVER LOCK
5	3'-0" x 7'-0"	METAL	EXTERIOR	LEVER LOCK

**WINDOW SCHEDULE**

1	3'-0" x 5'-0"	METAL	SHIFTABLE
2	3'-0" x 5'-0"	METAL	FIXABLE



**System Description**  
 - 1/4" horizontal wood floor  
 - 2x10 joists 16" o.c.  
 - 5/8" SHEETROCK Brand FIRECODE Core Gypsum Panels  
 - joints finished



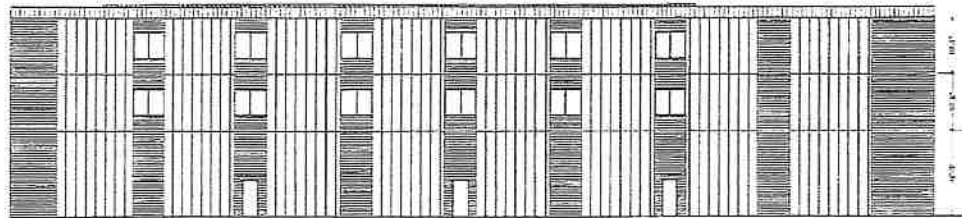
**3rd FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

**NOTE**  
 ALL UNITS COMPLY WITH  
 FHA REQUIREMENTS  
 (SEE COVER SHEET)

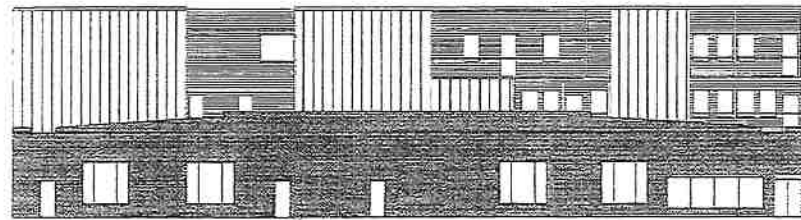
300 N. CATE STREET  
 HAMMOND, LA

JAMES R. ALTMAN, AIA  
 Architect - Landscape Architectures  
 222 W. 19th Avenue  
 Covington, LA 70433

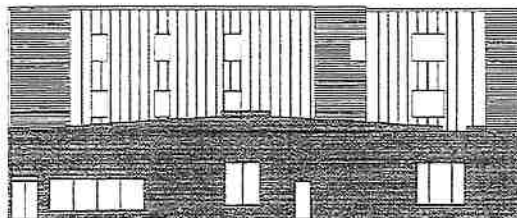
4



**REAR - EAST SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**FRONT - WEST SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

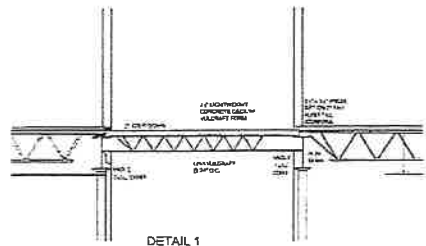
DATE	DESCRIPTION
1-15-17	5-15-17
1-24-17	1-24-17
2-22-17	2-22-17
1-23-17	1-23-17



**NEW BUILDING**  
300 N. CATE STREET  
HAMMOND, LA

JAMES R. JULLIEN, AIA  
Architect  
Architectural - Landscape Architecture  
223 W. 18th Avenue  
Covington, LA 70433

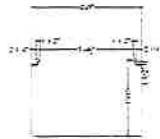




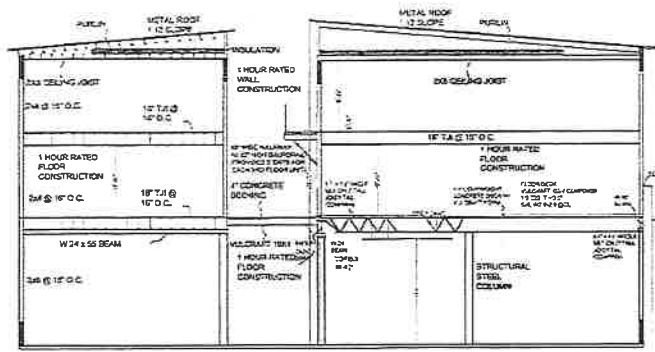
**DETAIL 1**  
NOT TO SCALE



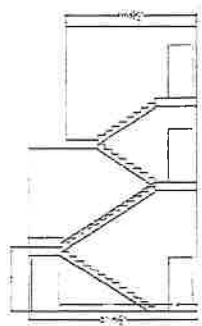
**FLASHING DETAIL**  
NOT TO SCALE



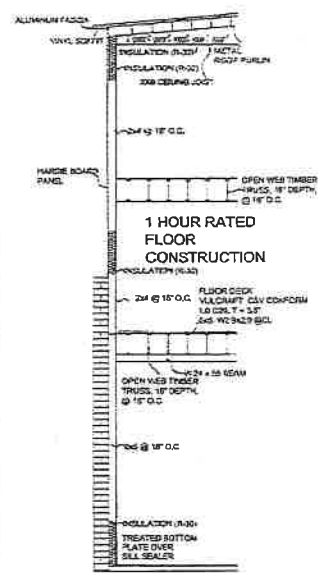
**STAIR CLEARANCE**  
NOT TO SCALE



**BUILDING SECTION**  
SCALE: 3/16" = 1'-0"



**STAIR SECTION**  
SCALE: 3/16" = 1'-0"



**SECTION**  
NOT TO SCALE

Sheet	15-17	15-18	15-19	15-20
Quantity	1	1	1	1
Drawn by	J. A. T. A.	J. A. T. A.	J. A. T. A.	J. A. T. A.
Checked by	J. A. T. A.	J. A. T. A.	J. A. T. A.	J. A. T. A.
Scale	A	B	C	D

**NEW BUILDING**  
300 N. CATE STREET  
HAMMOND, LA

**JAMES R. AULT, TRAK, AIA**  
An Architectural Corporation  
Architectural Services  
224 W. 8th Avenue  
Covington, LA 70433

## ADDITIONS CHECKLIST

<b>Guidelines for Additions:</b>		Y	N
1	Additions must be constructed so that there is the least possible loss of historic fabric. Character-defining features of the historic building must not be obscured, damaged, or destroyed.		
2	The size and the scale of additions must be limited so that they do not visually overpower historic buildings.		
3	Additions must be located as inconspicuously as possible, on the rear or least character defining elevation of historic buildings.		
4	Additions must be designed so that they are differentiated from the historic building. It is not appropriate to duplicate the form, material, style, and detail of the historic building so closely that the integrity of the original building is lost, confused or compromised.		
5	Additions must be designed so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.		
6	For the predominant material of the addition, a material that is visually compatible with the historic materials of the original building, such as brick, stone, stucco, or wooden siding, must be used. Imitation masonry, vinyl and aluminum sidings are prohibited, but fiber cement or other composite siding may be considered.		
7	The roof form must be compatible with the historic building and consistent with contributing roof forms in the historic district.		
8	The foundation height and the eave lines of additions must generally align with those of the historic building.		
9	Additions must be designed and installed to minimize damage the historic fabric and make future removal possible.		

### Overview:

The introduction of additions compatible with historic buildings in the district is acceptable **if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials.** Any alteration of existing structures should **include the preservation of historic architectural features seen on the building.** New construction, while hopefully creative and innovative in nature, should **relate to these historical design elements, and follow certain patterns of design set forth by the existing historic buildings.**

By placing additions on **inconspicuous elevations and limiting their size and height,** the integrity of the original buildings can be maintained. It is **important to differentiate the addition from the original building so that the original form is not lost or confounded.** Additions should be **designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials.** Also, as with any new construction project, **the addition's impact on the site in terms of loss of important landscape features must be considered.** The compatibility of proposed additions with historic buildings will be reviewed in terms of the **mass, the scale, the materials, the color, the roof form, and the proportion and the spacing of windows and doors.** Additions that **echo the style of the original structure and additions that introduce compatible contemporary design are both acceptable.**

**300 N CATE – TIMELINE OF IMPORTANT DATES**

<b><u>DOCUMENT / AUDIO</u></b>	<b><u>LINK</u></b>
<ul style="list-style-type: none"> <li>1930 Sanborn Map</li> </ul>	<a href="https://drive.google.com/file/d/1epVZXyE38Jui5rPB8-r5WMgXCXaDqzil/view?usp=drive_link">https://drive.google.com/file/d/1epVZXyE38Jui5rPB8-r5WMgXCXaDqzil/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>1978 – Historic District Established November 14, 1978 Ordinance</li> </ul>	<a href="https://drive.google.com/file/d/1sVb74vH-0O6HeW2n-llqSWV3frTTc8zZ/view?usp=drive_link">https://drive.google.com/file/d/1sVb74vH-0O6HeW2n-llqSWV3frTTc8zZ/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>1979-1980 National Registry Pg 27, Item 37 – Map Pg 33</li> </ul>	<a href="https://drive.google.com/file/d/1Dyrdo3R0Hb2oQ86U9V4dC2Ir0noVfxKw/view?usp=drive_link">https://drive.google.com/file/d/1Dyrdo3R0Hb2oQ86U9V4dC2Ir0noVfxKw/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>1981 – National Registry Inventory</li> </ul>	<a href="https://drive.google.com/file/d/1alVJxvemlEsRNybOKvENX6od2gIS6GOH/view?usp=drive_link">https://drive.google.com/file/d/1alVJxvemlEsRNybOKvENX6od2gIS6GOH/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>2016 Conveyance Record</li> </ul>	<a href="https://drive.google.com/file/d/19SA7nAGRZtXUrKyhG9bmCvdFQcCpc8C6/view?usp=drive_link">https://drive.google.com/file/d/19SA7nAGRZtXUrKyhG9bmCvdFQcCpc8C6/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>2018 – Application Hammond Historic District<sup>1</sup></li> </ul>	<a href="https://drive.google.com/file/d/1dF7XGqTSetwOzJBlh6i64L9jqfigGFuA/view?usp=drive_link">https://drive.google.com/file/d/1dF7XGqTSetwOzJBlh6i64L9jqfigGFuA/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>2018 – Audio from HHDC work session June 18, 2018 - (16:39 – 41:45)<sup>2</sup></li> </ul>	<a href="https://drive.google.com/file/d/1qygUN9tVmGdShUiaNBc260Pw4EuH357y/view?usp=drive_link">https://drive.google.com/file/d/1qygUN9tVmGdShUiaNBc260Pw4EuH357y/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>2108 – SHPO Response to Application</li> </ul>	<a href="https://drive.google.com/file/d/19WUZvfH2upQWg3PRUUAFOHNynUMKpo98/view?usp=drive_link">https://drive.google.com/file/d/19WUZvfH2upQWg3PRUUAFOHNynUMKpo98/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>2018 – Audio from HHDC meeting June 20, 2018 – (27:17 – 105:04)<sup>3</sup></li> </ul>	<a href="https://drive.google.com/file/d/1YmFA23QDLwclJJl3WamghXiYeDS2B40u/view?usp=drive_link">https://drive.google.com/file/d/1YmFA23QDLwclJJl3WamghXiYeDS2B40u/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>2022 – COA from DDD<sup>4</sup></li> </ul>	<a href="https://drive.google.com/file/d/1UyOjxl7iPO_nbuebo3_mLtf1Nqde7qg/view?usp=drive_link">https://drive.google.com/file/d/1UyOjxl7iPO_nbuebo3_mLtf1Nqde7qg/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>2022 – National Register of Historic Places Dept. of Interior, National Park Service Pg. 20, Item 40 August 9, 2022</li> </ul>	<a href="https://drive.google.com/file/d/1kVjCJXZD0Q6DbXwE8AE_lzUL01OmhFHZ/view?usp=drive_link">https://drive.google.com/file/d/1kVjCJXZD0Q6DbXwE8AE_lzUL01OmhFHZ/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>2022 – Recorded Survey August 11, 2022</li> </ul>	<a href="https://drive.google.com/file/d/1xOx_eWn1belieix0M9g3s7OxYcksmcjr/view?usp=drive_link">https://drive.google.com/file/d/1xOx_eWn1belieix0M9g3s7OxYcksmcjr/view?usp=drive_link</a>
<ul style="list-style-type: none"> <li>2023 – Notice of Public Forum and City Council Meeting on UDC Language Change PROOF OF DELIVERY</li> </ul>	<a href="https://drive.google.com/file/d/1QxsksUGXcbCSvuENyVLJhjv3G0wYPE9T/view?usp=drive_link">https://drive.google.com/file/d/1QxsksUGXcbCSvuENyVLJhjv3G0wYPE9T/view?usp=drive_link</a>

<sup>1</sup> This is the first time any action is taken since purchase of the property.

<sup>2</sup> It seems apparent from this audio, as well as the upcoming email exchange, that both the applicant and the Commission believed this property to be within the HHD Commission’s purview, as a “facing” property.

<sup>3</sup> This is the first mention of the application being brought before the Commission as a courtesy and not in the municipal district. Usually when applications for properties outside the district are brought before the HHDC as a courtesy, they are first brought before the body governing them at the time for approval. In this case, the DDD Design Committee, which did not see an application before them until 2022.

<sup>4</sup> The Certificate of Appropriateness (COA) issued on April 14, 2022 was valid for 6 months; expiring on October 14, 2022. No action is taken during this time period nor were permits issued to commence work.

<b><u>DOCUMENT / AUDIO</u></b>	<b><u>LINK</u></b>
<ul style="list-style-type: none"> <li>• 2023 – Email to &amp; from Pete Lentini (Building Official)<sup>5</sup></li> </ul>	<a href="https://drive.google.com/file/d/1KdEaTt4kq3fFmPXeLIWpvmllD-iARsKd/view?usp=drive_link">https://drive.google.com/file/d/1KdEaTt4kq3fFmPXeLIWpvmllD-iARsKd/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2023 – Ordinance – Language Change July 11, 2023</li> </ul>	<a href="https://drive.google.com/file/d/19Ze0rDNuaMfcL9QWHQmVSVEIaHAR9ojM/view?usp=drive_link">https://drive.google.com/file/d/19Ze0rDNuaMfcL9QWHQmVSVEIaHAR9ojM/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2023 – City Council Minutes<sup>6</sup> July 11, 2023</li> </ul>	<a href="https://drive.google.com/file/d/1_xwuPa1gRRgBa9hoqnhLSqzLp6sRwdD4/view?usp=drive_link">https://drive.google.com/file/d/1_xwuPa1gRRgBa9hoqnhLSqzLp6sRwdD4/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2023 – 300 N Cate Application<sup>7</sup> December 15, 2023 work session</li> </ul>	<a href="https://drive.google.com/file/d/17gb-yQvofGZ3xsnFd5bAXXNNIGFDLC9W/view?usp=drive_link">https://drive.google.com/file/d/17gb-yQvofGZ3xsnFd5bAXXNNIGFDLC9W/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2023 – Audio from HHDC work session December 15, 2023 (100:38 – 115:55)</li> </ul>	<a href="https://drive.google.com/file/d/1EG5xiKELJwZkttH4y0J4fMy8ATVWzD0G/view?usp=drive_link">https://drive.google.com/file/d/1EG5xiKELJwZkttH4y0J4fMy8ATVWzD0G/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2024 – 300 N Cate Application March 15, 2024 work session</li> </ul>	<a href="https://drive.google.com/file/d/1H_d42r9UUtXr35Yr0PDF34Q5w2w17QA0/view?usp=drive_link">https://drive.google.com/file/d/1H_d42r9UUtXr35Yr0PDF34Q5w2w17QA0/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2024 – 300 N Cate Application March 20, 2024 meeting</li> </ul>	<a href="https://drive.google.com/file/d/1U8z82Joa1Kaw_gCMhBJks6uYBRsTfoGb/view?usp=drive_link">https://drive.google.com/file/d/1U8z82Joa1Kaw_gCMhBJks6uYBRsTfoGb/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2024 – Guideline Checklist</li> </ul>	<a href="https://drive.google.com/file/d/1nXGOMNSYmQ2nJvnEjAQHiiyC_dGaa2j-/view?usp=drive_link">https://drive.google.com/file/d/1nXGOMNSYmQ2nJvnEjAQHiiyC_dGaa2j-/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2024 – Audio from HHDC work session March 12, 2024 (27:53 – 58:30)</li> </ul>	<a href="https://drive.google.com/file/d/1f0VKc17Lw_fjgqZgVOFudYO_Rha9KWTS/view?usp=drive_link">https://drive.google.com/file/d/1f0VKc17Lw_fjgqZgVOFudYO_Rha9KWTS/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2024 – Audio from HHDC meeting March 20, 2024 (24:00 – 46:14)</li> </ul>	<a href="https://drive.google.com/file/d/1NDTeGOB7SQENQ7kZoNxBiDYNekph7FwD/view?usp=drive_link">https://drive.google.com/file/d/1NDTeGOB7SQENQ7kZoNxBiDYNekph7FwD/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2024 – Mixed Use Redevelopment Plan Submitted at meeting – not part of original application<sup>8</sup></li> </ul>	<a href="https://drive.google.com/file/d/1g4lqNeawTML0Iemxpzi9v_nJD6fYWowa/view?usp=drive_link">https://drive.google.com/file/d/1g4lqNeawTML0Iemxpzi9v_nJD6fYWowa/view?usp=drive link</a>
<ul style="list-style-type: none"> <li>• 2024 – Minutes from HHDC meeting March 20, 2024<sup>9</sup></li> </ul>	<a href="https://drive.google.com/file/d/1VIxypbc3jhxSTy1NhYw91G5s-lyw3jeG/view?usp=drive_link">https://drive.google.com/file/d/1VIxypbc3jhxSTy1NhYw91G5s-lyw3jeG/view?usp=drive link</a>

<sup>5</sup> After receiving notice of the Public Forum regarding the UDC language change, applicant had an email sent to Mr. Lentini requesting an update on his plans. No permits were issued.

<sup>6</sup> Motion to approve the Historic District UDC language change that would re-incorporate properties into the District (including 300 N Cate) made by Councilwoman Gonzales and seconded by Councilman Wells; Motion passed 5-0.

<sup>7</sup> This application was tabled for December 2023 and January 2024, and withdrawn for February 2024.

<sup>8</sup> Applicant's counsel requested that this be made part of the record. It was not part of the original application submitted to the Commission for consideration.

<sup>9</sup> Motion to deny the application as submitted made by Brandon Recotta and seconded by Tanya Turner; Ryan Faulk recused, Motion passed 6-0.

# HAMMOND HISTORIC DISTRICT MINUTES

## HAMMOND HISTORIC DISTRICT COMMISSION

Wednesday, March 20, 2024

HAMMOND CITY COUNCIL CHAMBERS – 312 EAST CHARLES ST

### 1. CALL TO ORDER

Chairman Ryan Faulk – 11:00AM

### 2. VERIFICATION OF MEETING NOTICE

Coordinator, Heather Diebold – March 12, 2024 & March 19, 2024

### 3. ROLL CALL – Quorum was reached

PRESENT: Chairman Ryan Faulk, Vice Chair Jessica Shirey (arrived at 11:02AM), Regina Delaune, John Exnicios, Robert Dischler, Brandon Recotta and Tanya Turner

ABSENT: None

### 4. APPROVAL OF MINUTES – 1.17.2024 & 2.21.2024

Motion to approve Minutes in globo as submitted to the Commission by Brandon Recotta; seconded by Ryan Faulk. All for, none against, Jessica Shirey not present for vote and Regina Delaune abstained; Motion Passed.

### 5. OLD BUSINESS:

#### A. 115 S CATE – (Paint removal from Front Façade – Return to Natural Brick)

Motion to approve leaving natural brick on top half of the building and repainting the bottom half, after damaged brick and mortar are repointed and repaired before painting and brick veneer pulling away from the façade by the upper left balcony is repaired by Ryan Faulk; seconded by John Exnicios. All for, none against; Motion Passed. (Colors are to be Limestone on the painted brick and Flowering Herb on the metal beams).

### 6. NEW BUSINESS:

#### A. 111 W THOMAS – Still Pushing Skate Shop (Signage)

Motion to approve as submitted (max length of neon sign can be 6 feet with the sign height of 15 inches) by Jessica Shirey; seconded by Brandon Recotta. All for, none against; Motion Passed.

#### B. 209 E THOMAS – The Groomed Studio & Salon (Window & Door Signage)

Motion to approve as submitted by Brandon Recotta; seconded by Tanya Turner. All for, Jessica Shirey recused, none against. Motion Passed.

Must submit for in-house approval of previously approved interior window graphics if decision to use them is made in the future.

**C. 305 W MORRIS / 305 EDWIN NEILL – Hammond High Gym (Renovation)**

Motion to approve as submitted by John Exnicios; seconded by Regina Delaune. All for, Ryan Faulk recused, none against; Motion Passed.

**D. 300 N CATE – Guy’s Quality Foods (Renovation/Addition) – TABLED 12.20.2023 & 1.17.2024; APPLICATION WITHDRAWN 2.21.2024 - Attachments**

Motion to deny as submitted by Brandon Recotta; seconded by Tanya Turner. All for, Ryan Faulk recused, none against; Motion Passed.

**7. OTHER MATTERS**

Update from Coordinator and Commission Discussion

- Turf approval for One Thirteen
- 400 W Thomas – work done outside scope of COA
- Retreat topics for 5.10.2024
- Community education efforts / Educational materials
- RR Park dedication 5.2.2024 4:30-6:30
- Work Session now held in Council Chambers
- Differentiate Historic District Boundaries (ex. Street signs, markers, etc.)
- Cemetery work / Community grants from SHPO and Federal
- Boos Building – meet with owner to discuss building condition
- Ten Point Restoration Signage on W Morris and S Pine – determine ownership / purpose

**8. PUBLIC INPUT**

None

**9. ADJOURNMENT - 12:20PM**

Motion to adjourn by Jessica Shirey; seconded by Regina Delaune. All for, none against; Motion Passed.

**NEXT MEETING:**

**Work Session**

**Friday, April 12, 2024 – 11AM – 312 E Charles St**





**BILLY NUNGESSER**  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF HISTORIC PRESERVATION

**KRISTIN P. SANDERS**  
ASSISTANT SECRETARY

April 19, 2024

Heather Diebold, JD  
City of Hammond  
219 E. Robert Street  
Hammond, LA 70401

RE: 300 N. Cate Street, Hammond  
Hammond National Register Historic District

Dear Ms. Diebold:

Thank you for updating our office on the status of the above-referenced building. This building is a contributing element to the Hammond National Register Historic District and is the only triangular-shaped building in the district. The scale and proportion of the existing masonry building are indicative of the historic low-rise buildings in the district.

Our programs adhere to the Secretary of the Interior's Standards for Rehabilitation from the National Park Service. Standard 9 states, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." Other guidance from the National Park Service explains that a new addition is most appropriately located where its visibility from the primary views of the historic building is minimized.

The existing plans to increase the height of the above-referenced building will significantly alter the historic character of the building by overwhelming the one-story low-rise building. The location of the building on its lot does not provide an opportunity for an additional two stories. Due to the size and design of the proposed addition, if completed, the building would no longer contribute to the National Register Historic District. Furthermore, the design would be out of character with the other buildings along the railroad corridor on Cate Street.

300 N. Cate Street, Hammond  
Page 2

Our staff are available to speak with or meet with the building owner and their architect to answer questions. Please feel free to contact me directly at 225-342-8172, or [nmorris@crt.la.gov](mailto:nmorris@crt.la.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Hobson-Morris". The signature is written in a cursive style with a large initial "N".

Nicole Hobson-Morris  
Executive Director