

**THE CITY OF GRETNA
HISTORIC DISTRICT COMMISSION
MEETING**

**740 Second Street, Gretna, LA 70053
Council Chamber, 2nd floor.**

June 30, 2025 - 4:00 PM

AGENDA

AGENDA ITEM(S):

1. Call to Order/Roll Call

2. CONSENT AGENDA Approval for Certificate of Appropriateness:

- (1) 918 Weyer Street
Shed - Ashley Scorsone, Applicant (District 2)
- (2) 525 Derbigny Street
Front steps - Susan Bordelon, Applicant (District 2)

3. Properties with request for Certificate of Appropriateness:

- (1) 1010 5th Street
Deviation from original COA 25-002- Lynnette Gordon, Applicant (District 2)
- (2) 815 Anson Street
Deck, landing & railing, deviation from 3/31/25 COA - Raye McGee, Applicant (District 1)
- (3) 349 Hamilton Street
Handrails - Joe Broussard, Applicant (District 2)
- (4) 1119 12th Street
Windows - Lauren Frederick, Applicant (District 2)
- (5) 439 Ocean Avenue
Door and siding stop work order - Thang Le, Applicant (District 1)
- (6) 441 Ocean Avenue
Door and siding stop work order - Thang Le, Applicant (District 1)
- (7) 624 Magellan Street
New construction - Brett Gross, Applicant (District 1)
- (8) 749 3rd Street
Commercial sign - Peter DeBroeck, Applicant (District 2)

(9) 202 Hamilton Street

Accessory structures - Danika Gorrondona, Applicant (District 2)

4. Meeting Adjournment.



Historic District Commission

Meeting: June 30, 2025

918 Weyer Street
DISTRICT - 2

Shed

Applicant:
Ashley Scorsone



Historic District Commission
Application for Certificate of Appropriateness
 Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☒ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☐ **McDonoghville Historic District** area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such application must be filed no later than (5) five business days prior to any meeting of the HDC.

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 918 Weyer St. Gretna, La. 70053

Renovation: _____

New Construction: ☒ (shed)

Demolition: _____

Age of Structure: New

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow _____

Other shed

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other Barn Style

Exterior materials proposed:

Roof Shingle

Soffit Wood

Fascia Wood

Siding Wood

Masonry NA

Porches NA

Balconies NA

Handrails NA

Type of exterior lighting fixtures: NA

Style of windows: Single Hung

Type of exterior doors: Barn Double Doors (wood)

Describe any ornamental woodwork: NA

Elevations:

Front Space: .5 ft. Side Space: .5 ft.

Rear Space: .5 ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

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Applicant's
Signature: Ashley Scorsone Philip DiMacco Date: 06/23/25
Applicant's
Name: Ashley Scorsone Philip DiMacco
Applicant's
Address: 918 Weyer St. Gretna, La. 70053
Phone No: () NA Cell No: (504) 756-6650

For Office Use Only:

Application date: June 23, 2025
Substantive Change: Yes ☐ No ☒ Inventory Number: N/A
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: June 30, 2025 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



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740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

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Belinda Cambre Constant

Councilmembers

Wayne A. Rau

Councilman at Large

Rudy S. Smith

District One

Michael A. Minyub

District Two

Mark K. Miller

District Three

Jacque J. Berthelot

District Four

Departments

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Danika E. Garrandono

Citizens' Affairs

Rochael Stanley

City Clerk

Norma J. Cruz

City Development

Amelia Pellegri

Code Enforcement

Angel L. Gonzales

Environmental Affairs

Madison Priore

Finance & Tax

Raylyn C. Stevens

Human Resources

Gwen Turner

Information Technology

Michael I. Wesley

Operations

Erik Stahl

Parks & Parkways

Arnie L. Hebert

Public Utilities

Ron Johnson

I, Philip DiMacco and Ashley Scorsone the undersigned, have been informed of the Historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on June 30th at 4:00 p.m., in the 2nd floor Council Chambers at Gretna City Hall, 740 2nd Street, Gretna, LA 70053.

I further understand that the Historic District application and/or Certificate of Appropriateness are NOT permission to commence any work. A representative for the applied property is expected to attend the meeting. If unable to attend, review may be deferred until the following month's HDC meeting.

I further understand and acknowledge that the Certificate of Appropriateness issued by the Historic District Commission does not guarantee approval of the Zoning and/or Building departments because while a project may be historically appropriate, it may not meet current Building and Zoning Code requirements.

Philip DiMacco Ashley Scorsone
Signature of Applicant

Philip DiMacco Ashley Scorsone
Name of Applicant (Please Print)

918 Weyer St. Gretna, La. 70053
Applicant's Address

918 Weyer St. Gretna, La. 70053
Address under HDC review

Date: 06/23/25

Phone: (504)363-1505 • www.gretnala.com • Fax: (504)363-1509

Gretna, Louisiana

 Google Street View

Nov 2024 [See more dates](#)



Image capture: Nov 2024 © 2025 Google

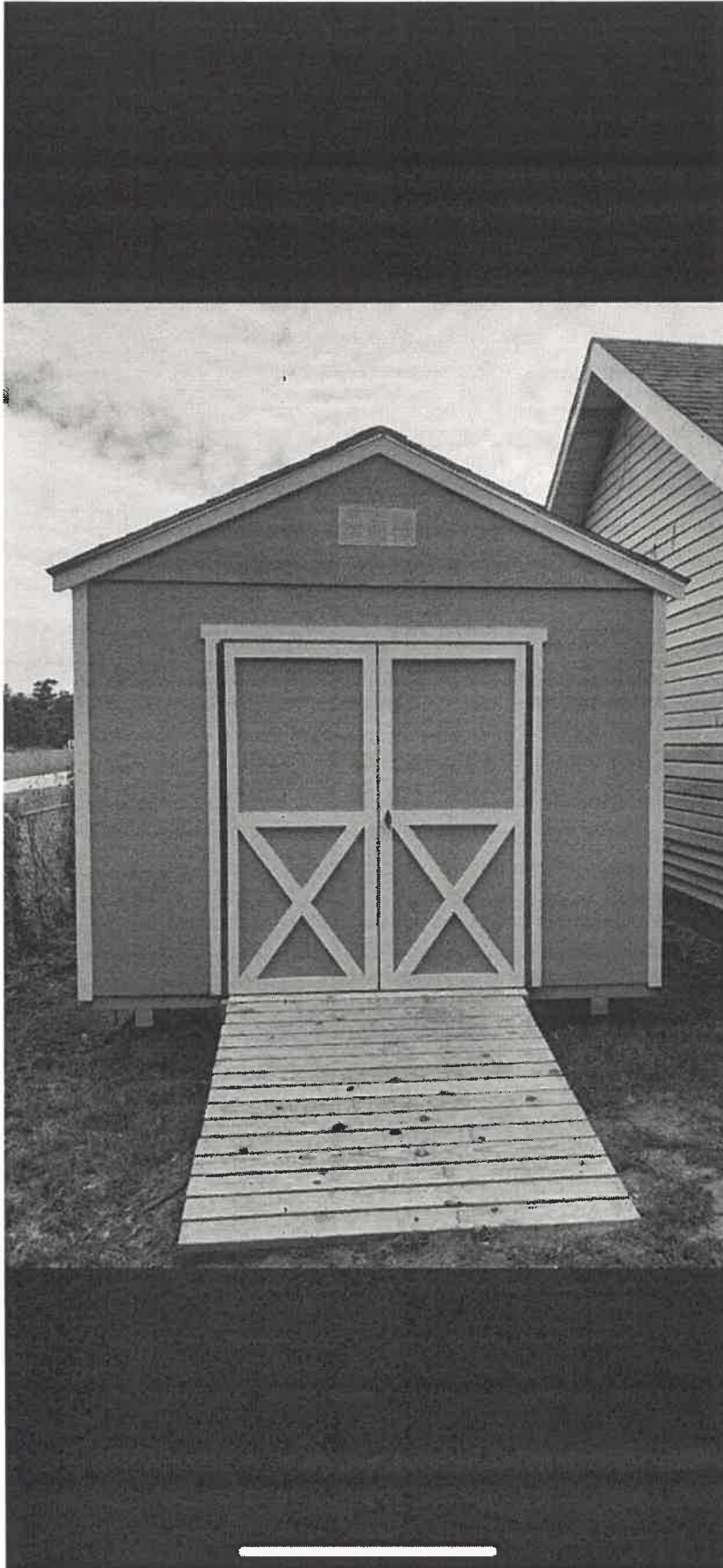
Gretna, Louisiana

Google Street View

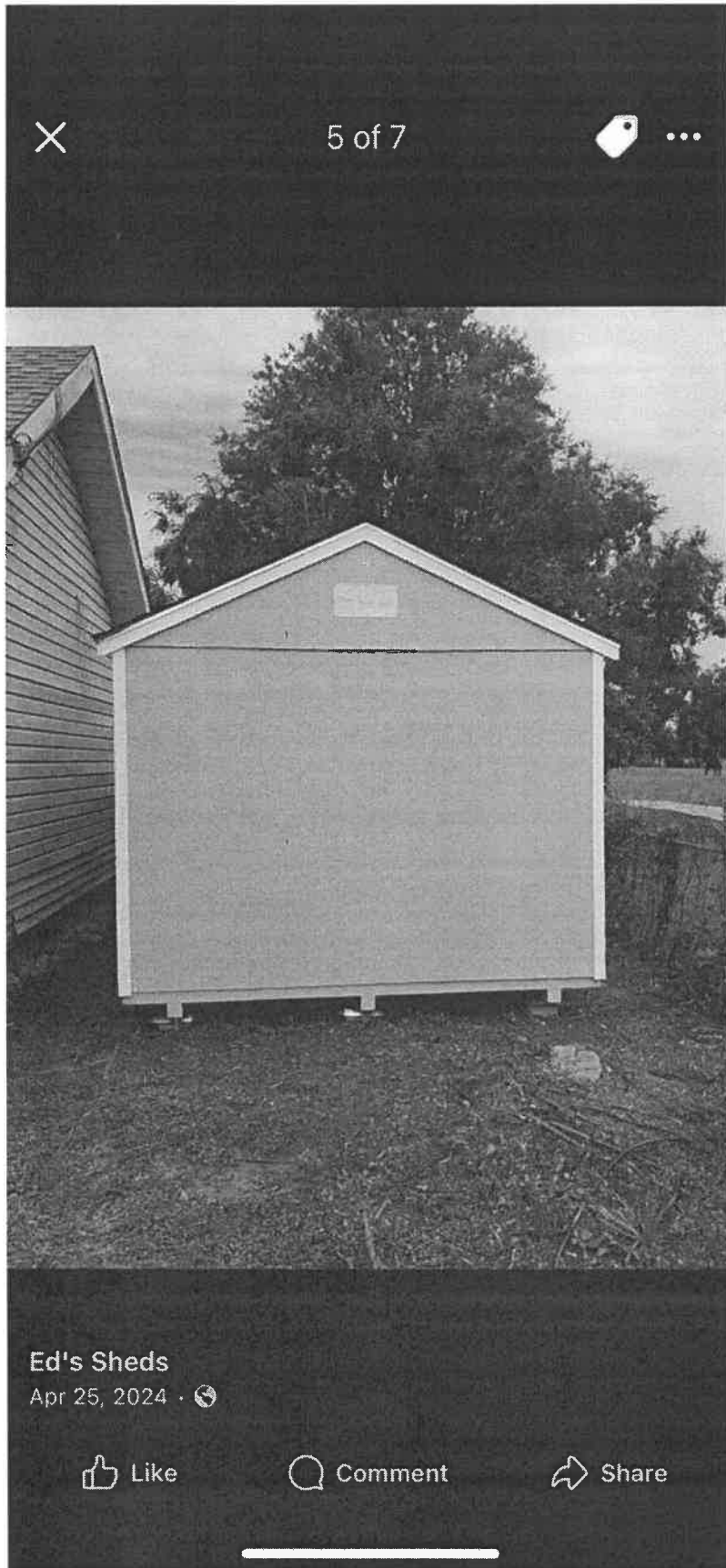
Nov 2024 [See more dates](#)



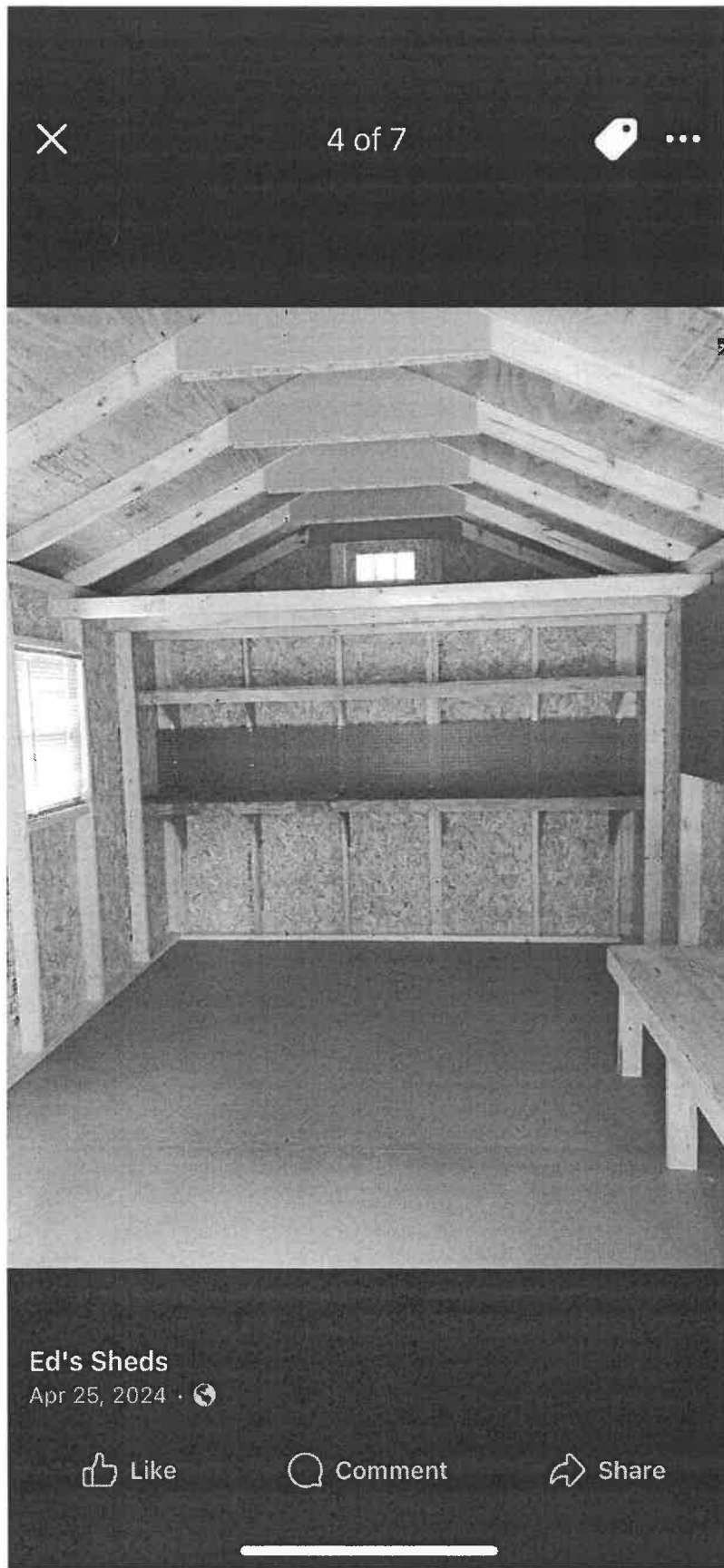
Image capture: Nov 2024 © 2025 Google



10 X 16







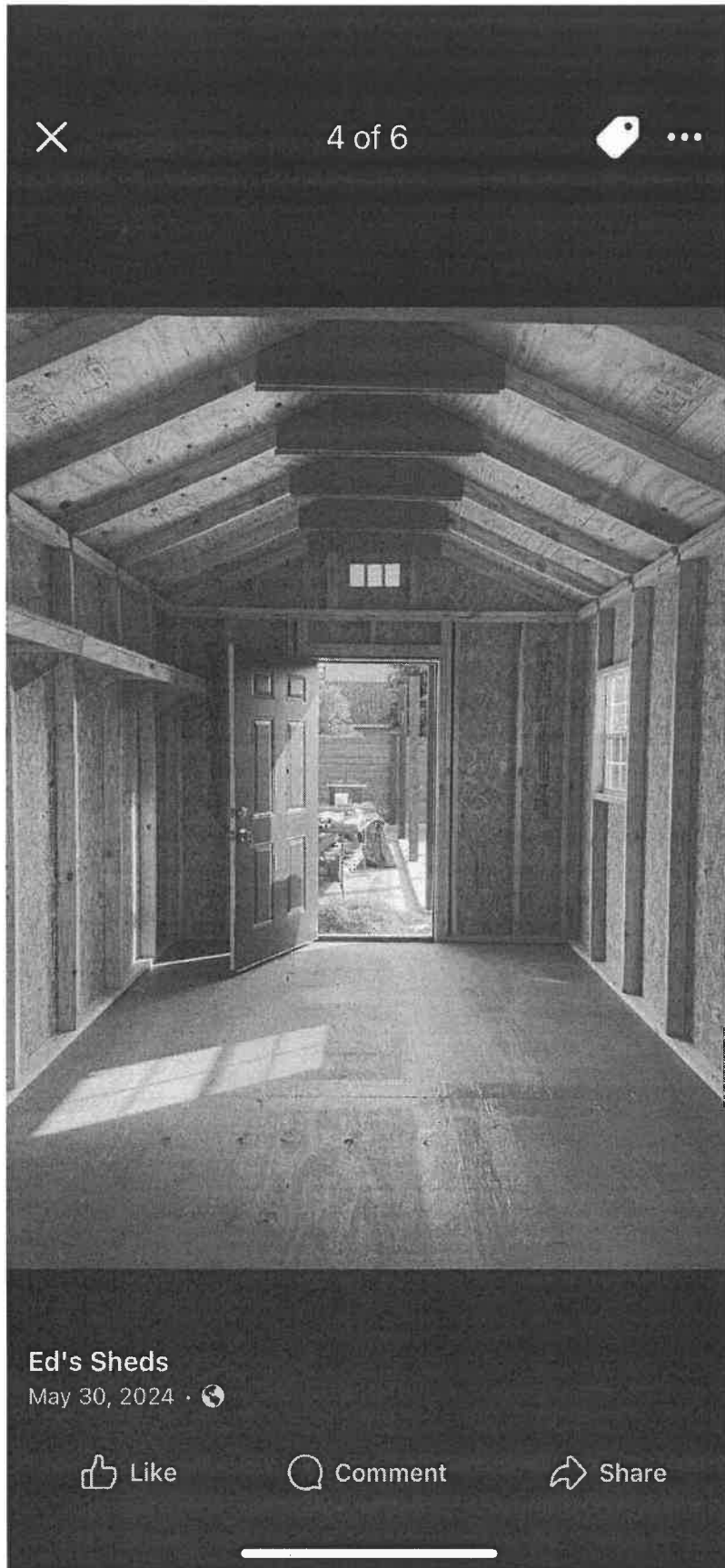
Ed's Sheds

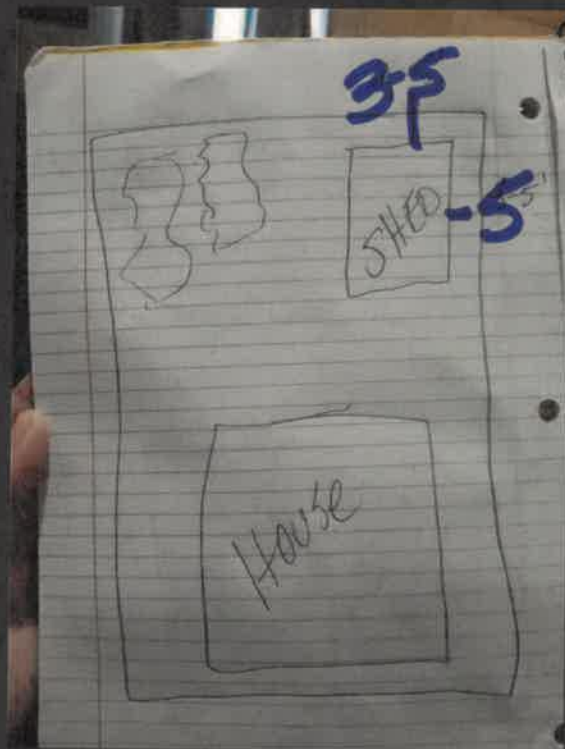
Apr 25, 2024 · 🌐

👍 Like

💬 Comment

➦ Share







Historic District Commission

Meeting: June 30, 2025

525 Derbigny Street
DISTRICT - 2

Front Steps

Applicant:
Susan Bordelon



48550

Historic District Commission

Application for Certificate of Appropriateness

Governed by Ordinance No. 4653 Adopted 2-11-15

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In addition to the information on the cover sheet, please provide the following:

Re: Address: 525 Derbigny St

Renovation: Replace front steps

New Construction: _____

Demolition: _____

Age of Structure: approx. 85 yrs.

Building Type:

Creole Cottage _____

Shotgun X _____

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other _____

Exterior materials proposed:

Roof _____ Soffit _____

Fascia _____ Siding _____

Masonry _____ steps
Porches composite boards

Balconies _____ Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

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Applicant's
Signature: Susan Bordelon Date: 6/5/25

Applicant's
Name: Susan Bordelon

Applicant's
Address: 525 Derbigny St., Gretna, LA 70053

Phone No: () Cell No: (504) 339-5343

For Office Use Only:

Application date: 6-5-25

Substantive Change: Yes ☐ No ☒ Inventory Number: 142

Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒

Historic District Commission meeting date: June 30, 2025

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Susan Bordelon

Signature of Applicant

Susan Bordelon

Name of Applicant (Please Print)

525 Derbigny St, Gretna, LA 70053

Applicant's Address

525 Derbigny St

Address under HDC review

Date:

6/5/25



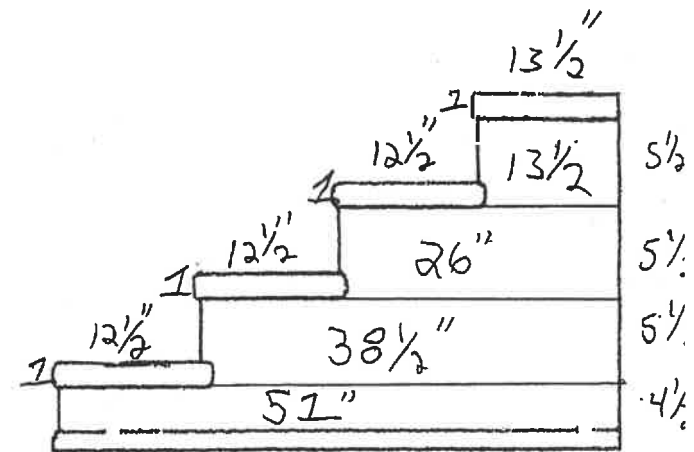
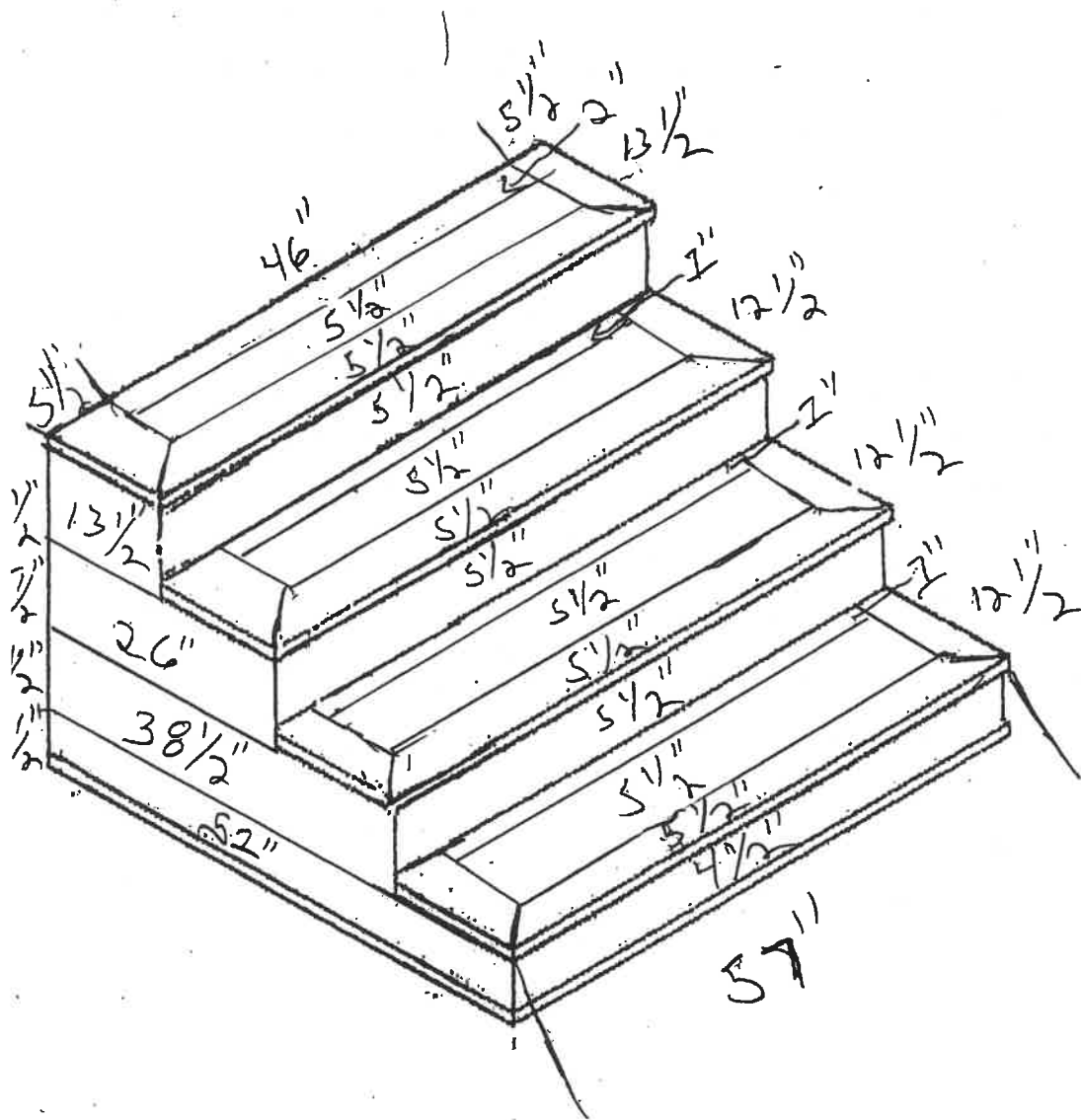
Will Keep
existing rails

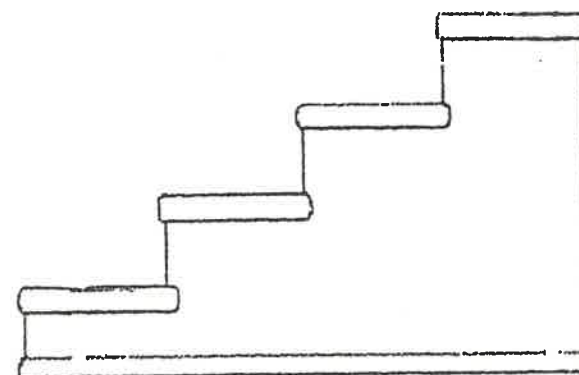
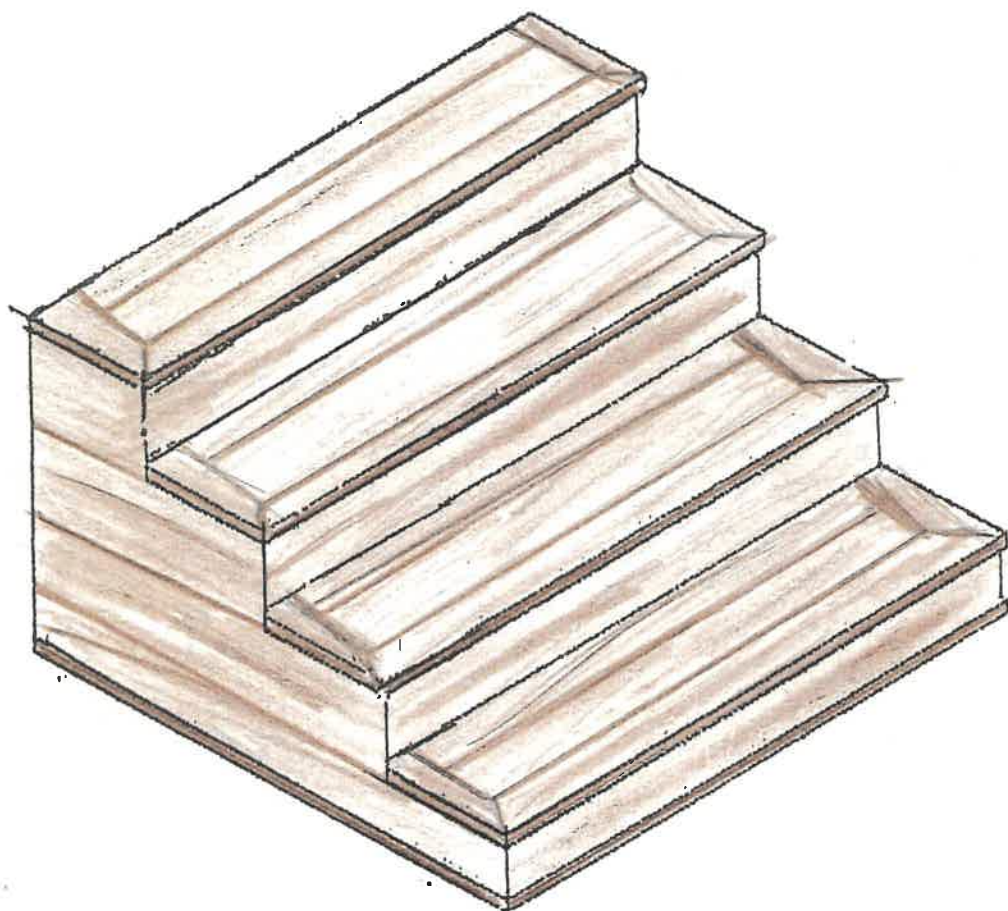


Currently 12"
from top step
to doorway



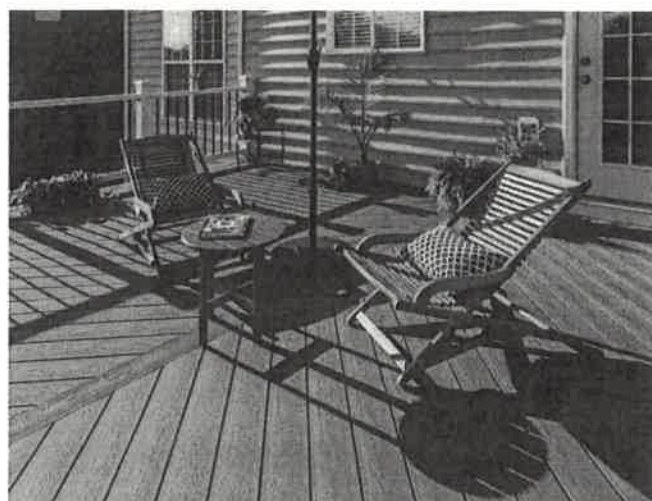
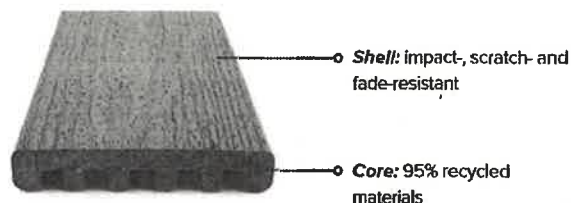




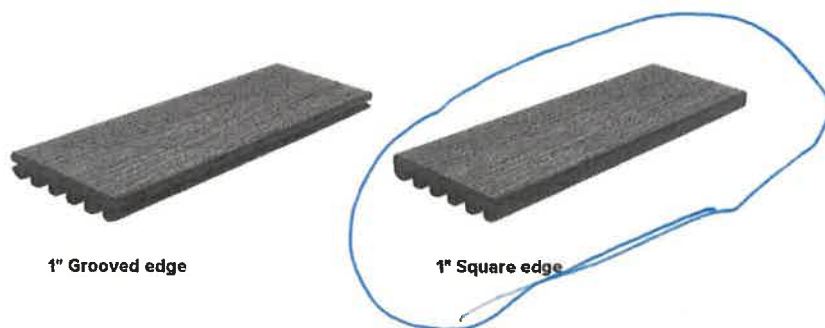


LOW-COST, HIGH-PERFORMANCE DECKING & FASCIA

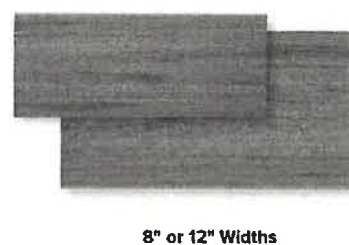
Trex Enhance® decking and Trex® Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Enhance Decking and Fascia are ICC-ES SAVE-certified to be a minimum of 95.4% recycled content of wood fiber and polyethylene by weight.



DECKING



FASCIA



FEATURES	DECKING BOARDS	FASCIA BOARDS	
	1" x 6"	8"	12"
Actual Dimensions - Standard	.94" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	24 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X		
Square Edge	X	X	X
Weight per Lineal Foot	1.9 lbs	2.0 lbs	3.3 lbs



Historic District Commission

Meeting: June 30, 2025

1010 5th Street
DISTRICT - 2

Deviation from Original
COA-25-002

Applicant:
Lynnette Gordon



Maria Caulking

From: Elvis Joseph <ejoseph53409@gmail.com>
Sent: Saturday, June 21, 2025 6:03 PM
To: Maria Caulking; Danika Gorrondona
Subject: [External Sender] Re: 1010/1012 5th St Window Muntin Options
Attachments: Ply-Gem-Aluminum-Clad-Wood-Windows-CAD-Drawing-1.pdf; 123_1.jpeg; 123_1.jpeg

Good afternoon,

Please see details below in conjunction with the previous email regarding the muntins on what I would like to submit for review and approval regarding the front two windows for 1010/1012 5th St Gretna LA70053.

In the previous email sent 6-16-25 @7:58am two muntin options are provided. One option is the vinyl option to be added, the 2nd option is a wood option.

Attached here in the Clad Wood pdf. is more for the look of what the window will look like after we add the muntin and trim to the existing windows.

Below is a sketch of the trim we will and and wrap in clad around the existing windows. The clad would be painted to match design.

1x6 @ 2



@ 2

1x6 @ 2

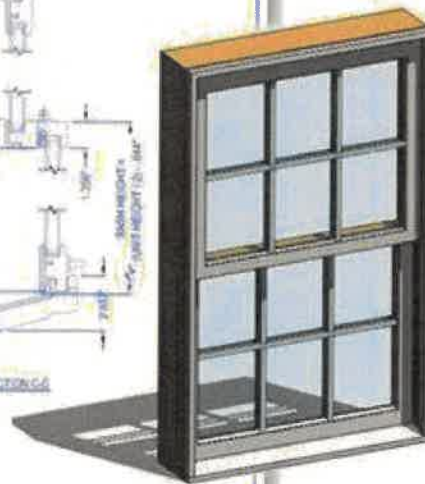
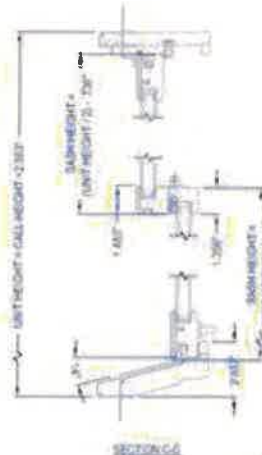
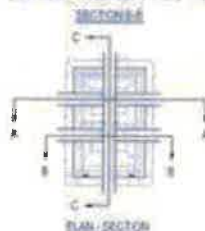


2x6 @ 1 cut on 45° angle

each piece installed will be wrapped in metal cladding. (Pic's prev



PLY GEM
5020 WESTON PKWY
CARY, NC 27513
TOLL FREE: 1-800-975-9436
www.plygem.com



NOTES:

1. SEE TECHNICAL DATA SHEET FOR STANDARD SIZES, ROUGH OPENINGS, AND OTHER DIMENSIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDETAILS.COM AND ENTER REFERENCE NUMBER 3263-001.



ALUMINUM CLAD WOOD WINDOWS

NAPA PREMIUM SERIES: ALUMINUM CLAD WOOD WINDOW DOUBLE HUNG

3263-001

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REVISION DATE 12/11/2017

CADDETAILS.COM

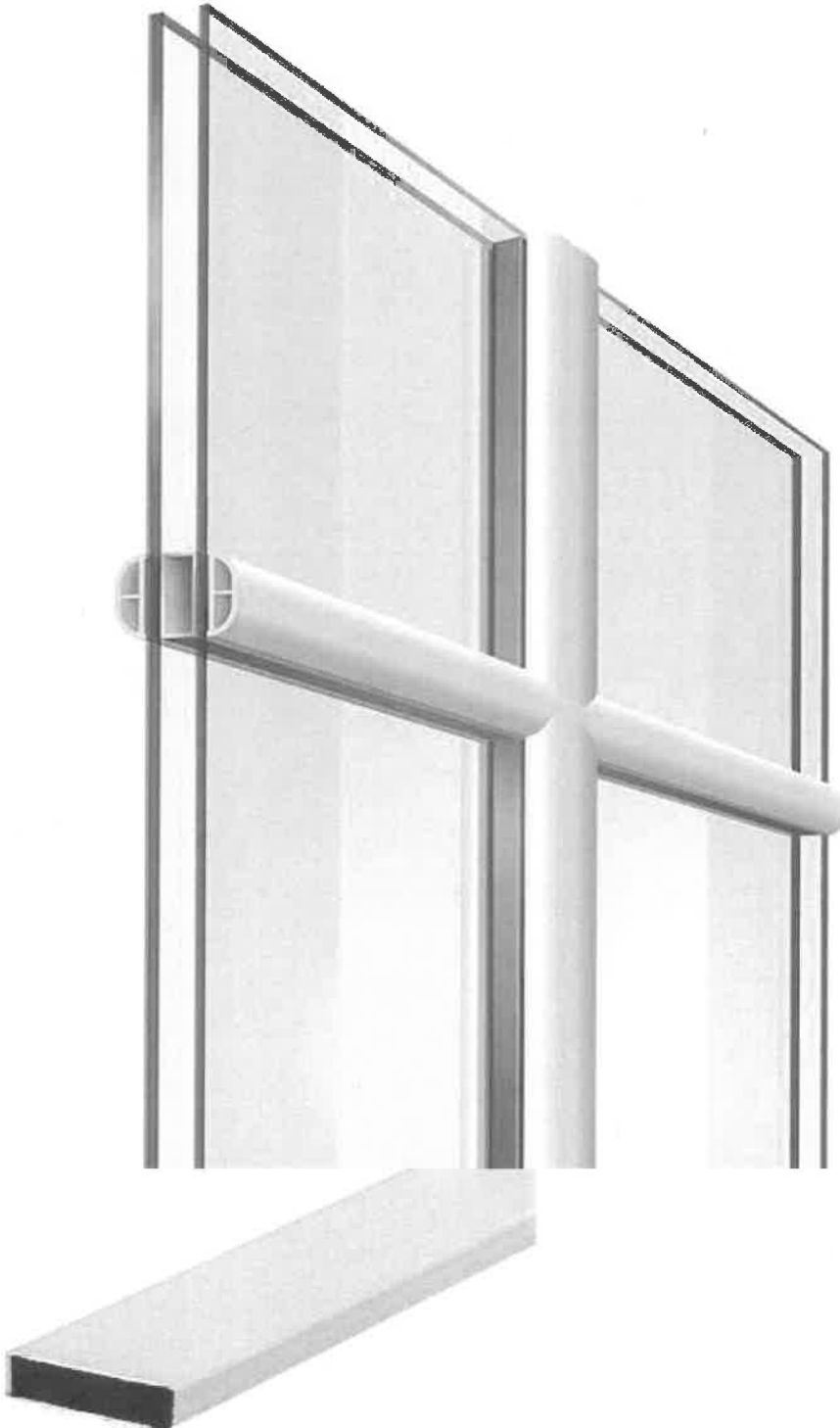


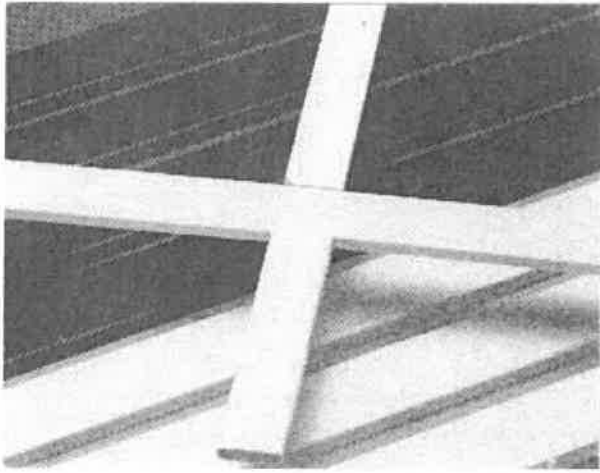




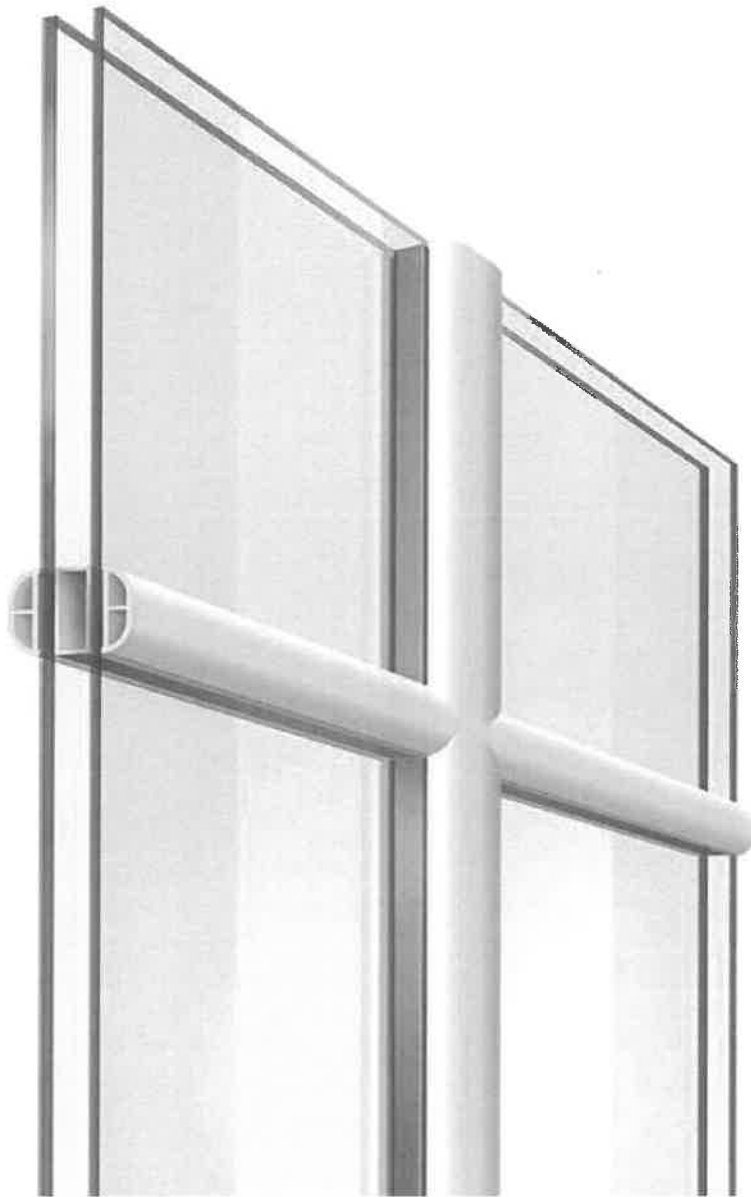
On Mon, Jun 16, 2025 at 7:58 AM Elvis Joseph <ejoseph53409@gmail.com> wrote:
Good morning,

Attached and below are the two options I am considering and would like your feedback. One option is wood which is the pdf. The other option is vinyl which are the images. Please review and provide feedback if either option is suitable.





Muntin Bar Profile



--
Thanks,
Elvis Joseph

--
Thanks,
Elvis Joseph



Historic District Commission

Meeting: June 30, 2025

815 Anson Street

(District 1)

**For: Deck, landing and railing
Deviation from 3/31/25 COA**

**Applicant:
Raye McGee**



Historic District Commission
Application for Certificate of Appropriateness
Governed by Ordinance No. 4653 Adopted 2-11-15

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Re: Address: 815 ANSON ST. GREINA, LA 70053

Renovation: ☒

New Construction: _____

Demolition: _____

Age of Structure: 1930

Building Type:

Creole Cottage ☒

Shotgun ☒

Bungalow ☒

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other _____

Exterior materials proposed:

Roof _____ Soffit _____

Fascia _____ Siding _____

Masonry _____ Porches 1 DECK

Balconies _____ Handrails ☒

Type of exterior lighting fixtures: _____

Style of windows: 1 over 1

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's
Signature: Raye McAll Date: 6-15-2025
Applicant's
Name: LISA-RAYE INVESTMENTS LLC
Applicant's
Address: P.O BOX 641974
Phone No: (504) 250-9219 Cell No: (504) 250-9219

For Office Use Only:

Application date: 6-15-2025
Substantive Change: Yes ☐ No ☒ Inventory Number: 26-01649
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: June 30, 2025

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):

DOORS		
1	2'-0"X6'-8"X1 3/4"	EXT. INSUL.
2	2'-0"X6'-8"X1 3/8"	INTERIOR RAISED PANEL
3	2'-4"X6'-8"X1 3/8"	INTERIOR RAISED PANEL
4	2'-2"X6'-8"X1 3/8"	BI-FOLD RAISED PANEL

WINDOWS		
A	3'-0"X5'-0"	VINYL SH. 2/2 LTS

ENERGY PERFORMANCE RATING: U-FACTOR=0.40; SOLAR HEAT GAIN COEFFICIENT=0.25

SQUARE FOOTAGE	
EXISTING LIVING	700
EXISTING PORCH	56
ADDITION	432
TOTAL	1188

GENERAL NOTES:

ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFIT, OR EQUAL.

TERMINAL SHIELDS WILL BE 20 GA. GALVANIZED #18 EACH FROM UNDER EAVE.

#2 PINE LAMBER WILL BE USED FOR FINISH LAMBER.

CONTRACTOR TO REMOVE DEBRIS FROM PROPERTY.

ENCLOSED PRIORS BELOW FLOOD GRAD SHALL HAVE A MINIMUM OF 3 SQ. IN. PER 1 SQ. FT. OF FRESH FLOW VENTING.

MISCELLANEOUS INFORMATION REQUIRED:

FLOODING: R-10

WIND: R-13

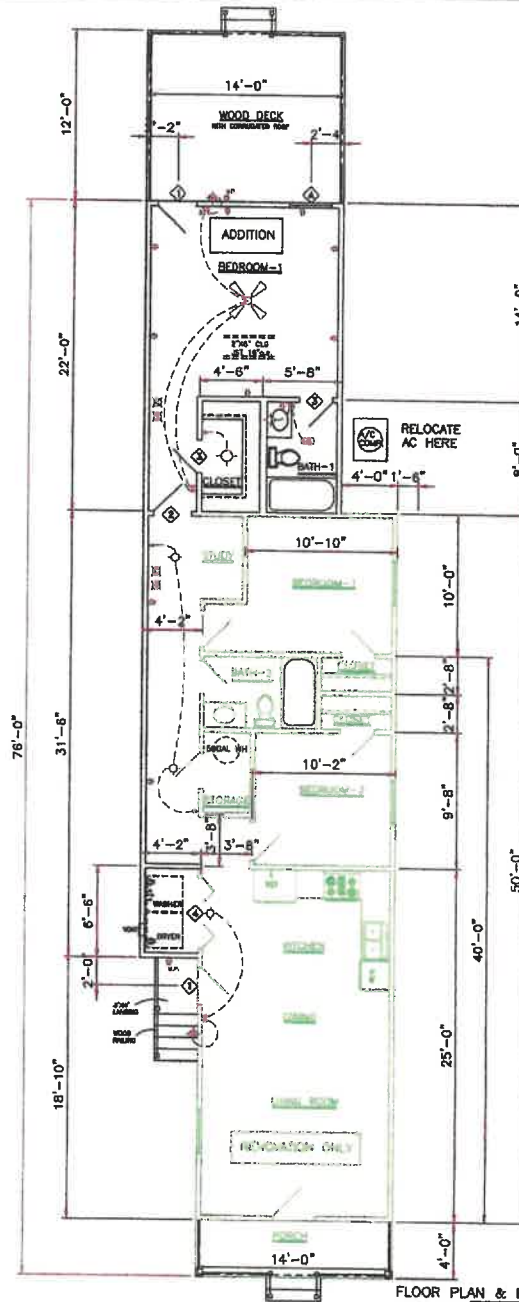
SEISMO: 10-17

BUILDING MATERIAL USED BELOW DESIGN FLOOD ELEVATION MUST BE WIND RESISTANT.

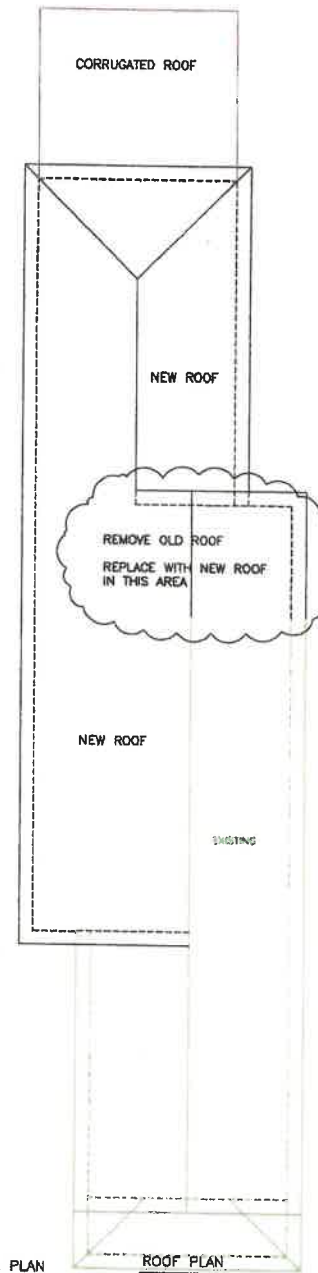
WINDOWS INSTALLED IN BARBERS ENCLOSURES LESS THAN 60" F.F.F. REQUIRE SAFETY GLASSING AND WINDOWS WITHIN 2' OF DOORS AND WITHIN 5' OF STAIRS.

FLOOD VENTS WHERE APPLICABLE SHALL BE 1'-0" OR LESS ABOVE GROUND.

WINDOWS WHERE BOTTOM EDGE IS LESS THAN 16" REQUIRED SAFETY.



FLOOR PLAN & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

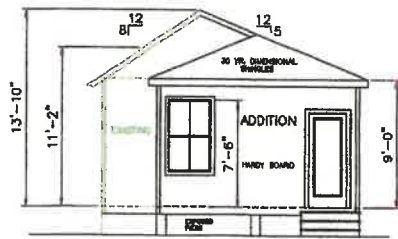


LEGEND	
	CEILING FAN
	ACCESSED LIGHTS
	WALL SWITCH 150V, 120V, SINGLE POLE SINGLE THROW, MOUNT AT 60" AFF
	3-WAY WALL SWITCH 150V, 120V MOUNT AT 60" AFF
	CEILING LIGHT INCANDESCENT, 2-60 WATT
	VENTI/LIGHT FIXTURE
	CARBON MONOXIDE DETECTOR
	110 VOLT WATER PROOF OUTLET
	FLOOD LIGHTS
	110 VOLT SMOKE DETECTOR
	110 VOLT OUTLET
	HANGING LIGHT FIXTURE

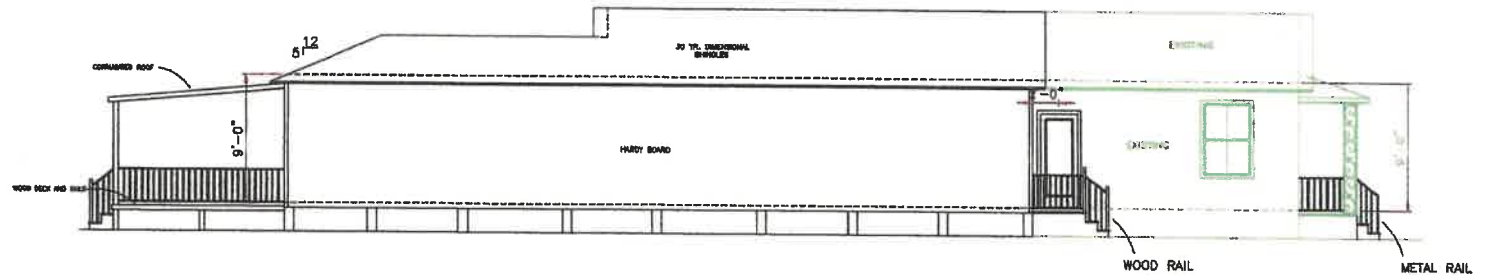
ELECTRICAL NOTES

1. AFCI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, BEDROOMS, ETC.
2. SMOKE DETECTORS: (A) SHALL BE INSTALLED IN EACH SLEEPING ROOM. (B) SHALL BE INSTALLED OUTSIDE, IN THE VICINITY OF EACH SLEEPING ROOM. (C) SHALL BE 120 VOLT, HARDWIRED, INTERCONNECTED, WITH A BATTERY BACKUP. (D) SHALL NOT BE INSTALLED WITHIN 36 INCHES OF A RETURN AIR GRILLE OR ANY PADDLE FAN BLADE.
3. KITCHEN: (A) ALL RECEPTACLES OVER COUNTERTOP SHALL BE GFI PROTECTED REGARDLESS OF DISTANCE FROM THE SINK. (B) THE DISHWASHER SHALL BE CONNECTED BY MEANS OF AN APPLIANCE CORD TO A RECEPTACLE UNDER THE SINK. THE RECEPTACLE WILL NOT BE GFI PROTECTED.
4. BATHROOMS: (A) ALL RECEPTACLES SHALL BE GFI PROTECTED. (B) LIGHTS OVER BATHTUBS SHALL HAVE COVERS THAT ARE LISTED FOR "DAMP LOCATION". (C) LIGHTS OVER SHOWERS SHALL HAVE COVERS LISTED FOR "WET LOCATION".
5. EXTERIOR RECEPTACLES SHALL ALL BE GFI PROTECTED AND SHALL HAVE WEATHERPROOF COVERS.
6. A RECEPTACLE (NOT SHOWN ON THE PLAN) WILL BE INSTALLED ON THE EXTERIOR WALL WITHIN 25 FEET OF THE AIR CONDITIONING EQUIPMENT.

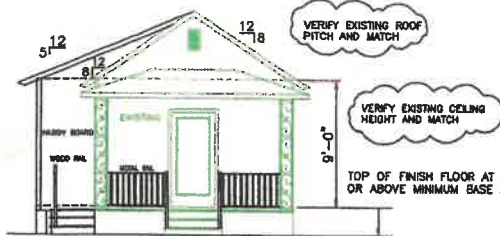
LARRY TRUMBATUR 815 ANSON GRENA, LA 504-279-3506 504-279-3507		RAYE MCGEE 815 ANSON GRENA, LA 504-279-3506 504-279-3507
2-11-25		3 of 4



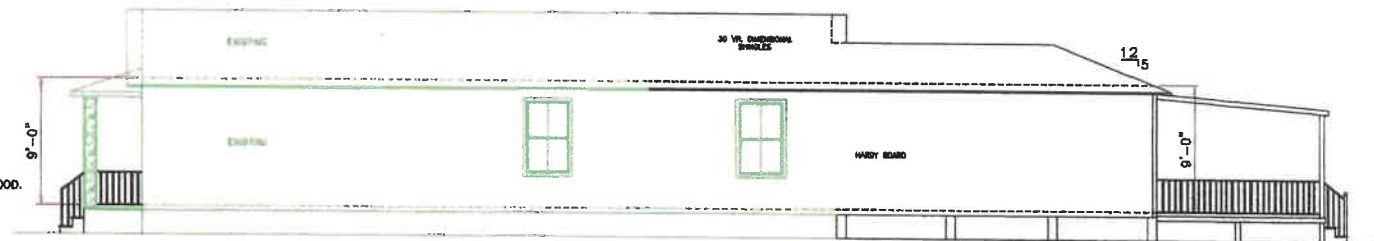
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

In accordance with the Americans with Disabilities Act, if special assistance is needed, please contact the City Clerk's Office at (504) 227-7614, Page 44 of 129













Historic District Commission

Meeting: June 30, 2025

**349 HAMILTON STREET
DISTRICT - 2**

Handrails

**Applicant:
Joe Broussard**



Historic District Commission
Application for Certificate of Appropriateness
Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☐ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☒ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such **application must be filed no later than (5) five business days prior to any meeting of the HDC.**

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 349 Hamilton Street, Gretna, Louisiana 70053

Renovation: Stairs

New Construction: _____

Demolition: _____

Age of Structure: 1940

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow ☒

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival ☒

Other ☒

349 Hamilton Street, Gretna, Louisiana 70053

Exterior materials proposed:

Roof _____ Soffit _____

Fascia _____ Siding _____

Masonry _____ Porches _____

Balconies _____ Handrails Wood

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's Signature:  Date: 06/20/25

Applicant's Name: Joe Broussard

Applicant's Address: 1339 Avenue A, Marrero, La 70072

Phone No: (504) 236-0066 Cell No: ()

For Office Use Only:

Application date: June 20, 2025

Substantive Change: Yes ☐ No ☒ Inventory Number: 26-01795

Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒

Historic District Commission meeting date: June 30, 2025 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form): _____



City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor

Belinda Cambre Constant

Councilmembers

Wayne A. Rau

Councilman-at-Large

Rudy S. Smith

District One

Michael A. Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

Departments

Building

Danika E. Gorrondona

Citizens' Affairs

Rachael Stanley

City Clerk

Norma J. Cruz

City Development

Amelia Pellegrin

Code Enforcement

Angel L. Gonzales

Environmental Affairs

Madason Priore

Finance & Tax

Raylyn C. Stevens

Human Resources

Gwen Turner

Information Technology

Michael T. Wesley

Operations

Eric Stahl

Parks & Parkways

Amie L. Hebert

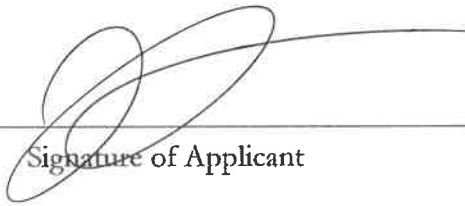
Public Utilities

Ron Johnson

I, Joe Broussard the undersigned,
have been informed of the Historic District Commission (HDC) meeting where my
application for historic district appropriateness will be reviewed on
June 30, 2025 at 4:00 p.m., in the 2nd floor Council Chambers
at Gretna City Hall, 740 2nd Street, Gretna, LA 70053.

I further understand that the Historic District application and/or Certificate
of Appropriateness are NOT permission to commence any work. A representative
for the applied property is expected to attend the meeting. If unable to attend, review
may be deferred until the following month's HDC meeting.

I further understand and acknowledge that the Certificate of Appropriateness
issued by the Historic District Commission does not guarantee approval of the
Zoning and/or Building departments because while a project may be historically
appropriate, it may not meet current Building and Zoning Code requirements.


Signature of Applicant

Joe Broussard

Name of Applicant (Please Print)

1339 Avenue A, Marrero, La 70072

Applicant's Address

349 Hamilton Street. Gretna. Louisiana 70053

Address under HDC review

Date:

06/20/25

Wooden Stairs





GENERAL

A. NO FIELD SUPERVISION PROVIDED UNDER THIS SEAL.
 B. NO ADMINISTRATION PROVIDED UNDER THIS SEAL.
 C. ALL WORKMATERIAL SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.
 D. REVIEW AND SEAL OF PLANS BY THE ENGINEER IS FOR INTENT OF OBTAINING BUILDING PERMIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CODES LISTED BELOW.
 E. NOT ALL SPECIFICATIONS ARE EXPRESSLY LISTED ON OUR PLANS. THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH ALL LISTED CODES.
 F. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THESE NOTES AND THE ARCHITECTURAL DRAWINGS, THESE NOTES SHALL GOVERN.

DESIGN CRITERIA

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
 ASCE 7-22
 2015 WOOD FRAME MANUAL
 ACI 318-11
 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NFPA

LOADS

LIVE LOADS:
 UNINHABITABLE: 10 PSF
 ATTIC: 40 PSF
 ROOFS: 20 PSF
 RESIDENTIAL FLOORS: 40 PSF

WIND LOADS:
 BASIC WIND SPEED, V: 144 MPH
 RISK CATEGORY: II
 EXPOSURE: B
 ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT, C_{pi} : 0.18
 DESIGN WIND PRESSURE OF EXTERIOR COMPONENTS AND CLADDING: 80 PSF.

SITE WORK

A. SHALL BE PER APPENDIX J OF THE INTERNATIONAL BUILDING CODE
 B. GRADE LOT FOR PROPER DRAINAGE AWAY FROM THE HOUSE
 C. CONTRACTOR SHALL COMPLY WITH ALL FILL REQUIREMENTS, INCLUDING PERCENT COMPACTION OF DESIGN ENGINEER AND OF LOCAL AUTHORITIES
 D. U.N.O. FILL TO BE COMPACTED IN 4" LIFTS TO 95% OF ITS STANDARD PROCTOR DENSITY
 E. CONTRACTOR SHALL PLACE GRANULAR MATERIAL BELOW ELEVATED DWELLINGS TO INSURE THAT NO PONDING OCCURES BELOW DWELLING FOOTPRINT. ALL RAIN RUNOFF SHALL FLOW AWAY FROM DWELLING

STEEL

A. ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60, ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A108 IN PLAT SHEETS
 B. ALL UNREINFORCED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED
 C. LINTEL SIZES FOR BRICK VENEER ASTM STEEL:
 0" TO 4" OPENINGS: L4x4-10x8
 4" TO 8" OPENINGS: L4x4-10x8
 8" TO 10" OPENINGS: L4x4-10x8
 10" TO 12" OPENINGS: L4x4-10x8
 12" TO 14" OPENINGS: L4x4-10x8
 14" TO 16" OPENINGS: L4x4-10x8
 16" TO 18" OPENINGS: L4x4-10x8
 18" TO 20" OPENINGS: L4x4-10x8
 20" TO 22" OPENINGS: L4x4-10x8
 22" TO 24" OPENINGS: L4x4-10x8
 24" TO 26" OPENINGS: L4x4-10x8
 26" TO 28" OPENINGS: L4x4-10x8
 28" TO 30" OPENINGS: L4x4-10x8
 30" TO 32" OPENINGS: L4x4-10x8
 32" TO 34" OPENINGS: L4x4-10x8
 34" TO 36" OPENINGS: L4x4-10x8
 36" TO 38" OPENINGS: L4x4-10x8
 38" TO 40" OPENINGS: L4x4-10x8
 40" TO 42" OPENINGS: L4x4-10x8
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 592" TO 594" OPENINGS: L4x4-10x8
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 596" TO 598" OPENINGS: L4x4-10x8
 598" TO 600" OPENINGS: L4x4-10x8
 600" TO 602" OPENINGS: L4x4-10x8
 602" TO 604" OPENINGS: L4x4-10x8
 604" TO 606" OPENINGS: L4x4-10x8
 606" TO 608" OPENINGS: L4x4-10x8
 608" TO 610" OPENINGS: L4x4-10x8
 610" TO 612" OPENINGS: L4x4-10x8
 612" TO 614" OPENINGS: L4x4-10x8
 614" TO 616" OPENINGS: L4x4-10x8
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 622" TO 624" OPENINGS: L4x4-10x8
 624" TO 626" OPENINGS: L4x4-10x8
 626" TO 628" OPENINGS: L4x4-10x8
 628" TO 630" OPENINGS: L4x4-10x8
 630" TO 632" OPENINGS: L4x4-10x8
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 646" TO 648" OPENINGS: L4x4-10x8
 648" TO 650" OPENINGS: L4x4-10x8
 650" TO 652" OPENINGS: L4x4-10x8
 652" TO 654" OPENINGS: L4x4-10x8
 654" TO 656" OPENINGS: L4x4-10x8
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 658" TO 660" OPENINGS: L4x4-10x8
 660" TO 662" OPENINGS: L4x4-10x8
 662" TO 664" OPENINGS: L4x4-10x8
 664" TO 666" OPENINGS: L4x4-10x8
 666" TO 668" OPENINGS: L4x4-10x8
 668" TO 670" OPENINGS: L4x4-10x8
 670" TO 672" OPENINGS: L4x4-10x8
 672" TO 674" OPENINGS: L4x4-10x8
 674" TO 676" OPENINGS: L4x4-10x8
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 678" TO 680" OPENINGS: L4x4-10x8
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 694" TO 696" OPENINGS: L4x4-10x8
 696" TO 698" OPENINGS: L4x4-10x8
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 712" TO 714" OPENINGS: L4x4-10x8
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 722" TO 724" OPENINGS: L4x4-10x8
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 726" TO 728" OPENINGS: L4x4-10x8
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 730" TO 732" OPENINGS: L4x4-10x8
 732" TO 734" OPENINGS: L4x4-10x8
 734" TO 736" OPENINGS: L4x4-10x8
 736" TO 738" OPENINGS: L4x4-10x8
 738" TO 740" OPENINGS: L4x4-10x8
 740" TO 742" OPENINGS: L4x4-10x8
 742" TO 744" OPENINGS: L4x4-10x8
 744" TO 746" OPENINGS: L4x4-10x8
 746" TO 748" OPENINGS: L4x4-10x8
 748" TO 750" OPENINGS: L4x4-10x8
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 752" TO 754" OPENINGS: L4x4-10x8
 754" TO 756" OPENINGS: L4x4-10x8
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 760" TO 762" OPENINGS: L4x4-10x8
 762" TO 764" OPENINGS: L4x4-10x8
 764" TO 766" OPENINGS: L4x4-10x8
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 770" TO 772" OPENINGS: L4x4-10x8
 772" TO 774" OPENINGS: L4x4-10x8
 774" TO 776" OPENINGS: L4x4-10x8
 776" TO 778" OPENINGS: L4x4-10x8
 778" TO 780" OPENINGS: L4x4-10x8
 780" TO 782" OPENINGS: L4x4-10x8
 782" TO 784" OPENINGS: L4x4-10x8
 784" TO 786" OPENINGS: L4x4-10x8
 786" TO 788" OPENINGS: L4x4-10x8
 788" TO 790" OPENINGS: L4x4-10x8
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 792" TO 794" OPENINGS: L4x4-10x8
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 842" TO 844" OPENINGS: L4x4-10x8
 844" TO 846" OPENINGS: L4x4-10x8
 846" TO 848" OPENINGS: L4x4-10x8
 848" TO 850" OPENINGS: L4x4-10x8
 850" TO 852" OPENINGS: L4x4-10x8
 852" TO 854" OPENINGS: L4x4-10x8
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 862" TO 864" OPENINGS: L4x4-10x8
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 868" TO 870" OPENINGS: L4x4-10x8
 870" TO 872" OPENINGS: L4x4-10x



Historic District Commission

Meeting: June 30, 2025

1119 12th Street
DISTRICT - 2

Windows

Applicant:
Lauren Frederick



Historic District Commission

Application for Certificate of Appropriateness

Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☒ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☐ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such **application must be filed no later than (5) five business days prior to any meeting of the HDC.**

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 1119 12th St.

Renovation: _____
New Construction: _____ Demolition: _____

Age of Structure: 112 years

Building Type:

Creole Cottage ☒
Shotgun _____
Bungalow _____
Other _____

Building Style:

Greek Revival _____
Italianate _____
New Orleans Bracketed _____
Eastlake _____
Colonial Revival ☒
Other _____

Exterior materials proposed:

Roof _____	Soffit _____
Fascia _____	Siding _____
Masonry _____	Porches _____
Balconies _____	Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: 13 single hung windows; panes & dimensions all true to historic design & integrity

Type of exterior doors: _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.
Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's
Signature: *Lauren Frederick* Date: 6/23/25
Applicant's
Name: Lauren Frederick
Applicant's
Address: 1119 12th St. Gretna, LA 70053
Phone No: (504) 415-4016 Cell No: () same as ←

For Office Use Only:

Application date: June 23 2025
Substantive Change: Yes ☐ No ☒ Inventory Number: N/A
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: June 30, 2025 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor

Belinda Cambre Constant

Councilmembers

Wayne A. Rau

Councilman-at-Large

Rudy S. Smith

District One

Michael A. Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

Departments

Building

Danika E. Gorrondona

Citizens' Affairs

Rachael Stanley

City Clerk

Norma J. Cruz

City Development

Amelia Pellegrin

Code Enforcement

Angel L. Gonzales

Environmental Affairs

Madason Priore

Finance & Tax

Raylyn C. Stevens

Human Resources

Gwen Turner

Information Technology

Michael T. Wesley

Operations

Eric Stahl

Parks & Parkways

Amie L. Hebert

Public Utilities

Ron Johnson

I, Lauren Frederick the undersigned,
have been informed of the Historic District Commission (HDC) meeting where my
application for historic district appropriateness will be reviewed on
June 30, 2025 at 4:00 p.m., in the 2nd floor Council Chambers
at Gretna City Hall, 740 2nd Street, Gretna, LA 70053.

I further understand that the Historic District application and/or Certificate
of Appropriateness are NOT permission to commence any work. A representative
for the applied property is expected to attend the meeting. If unable to attend, review
may be deferred until the following month's HDC meeting.

I further understand and acknowledge that the Certificate of Appropriateness
issued by the Historic District Commission does not guarantee approval of the
Zoning and/or Building departments because while a project may be historically
appropriate, it may not meet current Building and Zoning Code requirements.

[Signature]
Signature of Applicant

Lauren Frederick
Name of Applicant (Please Print)

1119 12th St. Gretna, LA 70053
Applicant's Address

1119 12th St.
Address under HDC review

Date: _____



Front window.

- single hung
3X2 pane

option 1: Repair glass
& fix sealant for efficiency
and safety.

*option 2: window replacement
to maintain integrity
of historic design @ double
hung
* L> preferred option
due to condition /
deterioration of *
windows. (applies to
all windows)



West side
of home

- 5 windows
- single hung
3X2
1 window
3X2
smaller
(bathroom)



East side of
home

(kitchen)

1x single hung 3X2
shorter window
(like bathroom)



dining room

2x 3X2
single
hung



East side of home (cont.)

front room 1x 3x2 single
hung window



North side of
home (back room)

~~2x~~ single hung

~~2x6~~ 2x6

1x single hung

2x2



Proposal specs window removal & replacement.

- double hung Series 4000 RH Fusion w/d
- included double locks
- upgrade glass to low-E solarzone glass
- If the upgrade to double hung does not meet the HDC requirement, I am willing to keep the single hung style.

- The purpose of this renovation is to replace broken glass and renovate window frames for both ~~set~~ safety & efficiency. This is especially true for the summer, ~~where~~^{in which} the internal temperature of the house reaches the upper-80s & low 90s, causing AC issues and high energy bills.

This proposal was written by the homeowner, Lauren E. Fredenick, on this day the 23rd of June, 2025.

Lauren E. Fredenick



Historic District Commission

Meeting: June 30, 2025

439 Ocean Avenue
(District 1)

For: Doors and siding
Stop work order

Applicant:
Thang Le



Historic District Commission
Application for Certificate of Appropriateness
Governed by Ordinance No. 4653 Adopted 2-11-15

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In addition to the information on the cover sheet, please provide the following:

Re: Address: 439 Ocean Ave Gretna LA 70053

Renovation: ✓ Siding, Front Door

New Construction: _____

Demolition: _____

Age of Structure: 1920

Building Type:

Creole Cottage _____

Shotgun ✓

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other Queen Ann

Exterior materials proposed:

Roof _____ Soffit _____

Fascia _____ Siding _____

Masonry _____ Porches _____

Balconies _____ Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: ✓

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's Signature: SL Date: 6/23/25
Applicant's Name: Thang Le
Applicant's Address: 1704 Lake Michigan Dr Harvey LA 70058
Phone No: (504) 371-2239 Cell No: ()

For Office Use Only:

Application date: June 23, 2025
Substantive Change: Yes ☐ No ☒ Inventory Number: 26-02199
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: June 30, 2025 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor

Belinda Cambre Constant

Councilmembers

Wayne A. Roy

Councilman-at-Large

Rudy S. Smith

District One

Michael A. Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

Departments

Building

Danika E. Gorrondona

Citizens' Affairs

Rachael Stanley

City Clerk

Norma J. Cruz

City Development

Amelia Pellegrin

Code Enforcement

Angel L. Gonzales

Environmental Affairs

Madason Priore

Finance & Tax

Raylyn C. Stevens

Human Resources

Gwen Turner

Information Technology

Michael T. Wesley

Operations

Eric Stahl

Parks & Parkways

Amie L. Hebert

Public Utilities

Ron Johnson

I, Thang Le the undersigned, have been informed of the Historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on 6/30/25 at 4:00 p.m., in the 2nd floor Council Chambers at Gretna City Hall, 740 2nd Street, Gretna, LA 70053.

I further understand that the Historic District application and/or Certificate of Appropriateness are NOT permission to commence any work. A representative for the applied property is expected to attend the meeting. If unable to attend, review may be deferred until the following month's HDC meeting.

I further understand and acknowledge that the Certificate of Appropriateness issued by the Historic District Commission does not guarantee approval of the Zoning and/or Building departments because while a project may be historically appropriate, it may not meet current Building and Zoning Code requirements.

[Signature]
Signature of Applicant

Thang Le
Name of Applicant (Please Print)

1704 Lake Michigan Dr
Applicant's Address

439 Ocean Ave Gretna LA 70053
Address under HDC review

Date: 6/23/25

Grenada, Louisiana

Google Street View

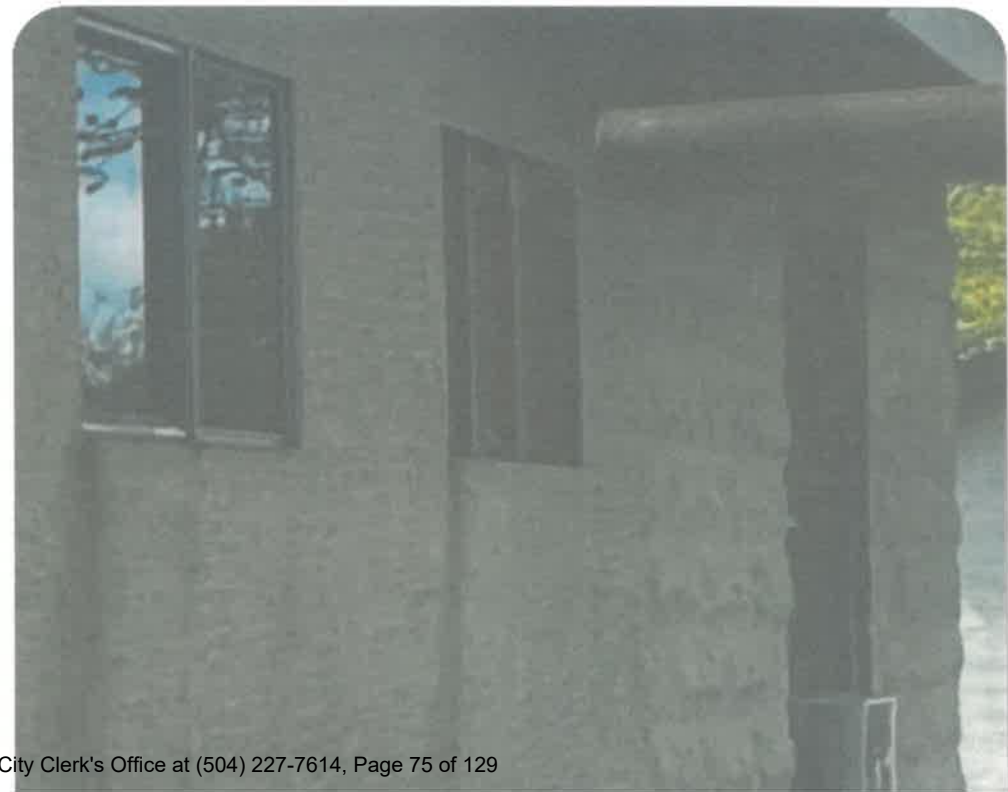
Nov 2024 [See more dates](#)



Image capture: Nov 2024 © 2025 Google









Maria Caulking

From: Nevelyn Goff
Sent: Tuesday, June 10, 2025 10:05 AM
To: CodeEnforcement; BuildingAndInspections; Nevelyn Goff
Cc: Belinda Constant
Subject: 439 ocean STOP WORK

Checked on these guys awhile back looks like they did a lot more than they



said.









Sent from my iPad

Communications to and from this email address are subject to the provisions of the State of Louisiana Public Records Act.

SCOPE & VALUE SHEET

So you got a STOP WORK ORDER? Now what?

STOP WORK ORDER

CITY OF GRETNA CODE OF ORDINANCE 10-36
APPLY ONLINE AT www.cityofgretna.net/stopworkorder

ADDRESS: 439 OFF AVE

WORK PERFORMED:

RESIDENTIAL

- ☐ BUILDING
- ☐ INTERIOR
- ☐ EXTERIOR
- ☐ SITE
- ☐ CARPORT
- ☐ ELECTRICAL
- ☐ HVAC
- ☐ PLUMBING
- ☐ FENCING
- ☐ WINDOWS
- ☐ CONCRETE
- ☐ SIGNAGE

FRONT DRIVEWAY / EXTERIOR

PLEASE CONTACT
BUILDING OFFICE
WITHIN THREE
BUSINESS DAYS TO
COMPLY WITH
THIS ORDER

504-363-1563

COMMERCIAL

PLEASE CONTACT BUILDING DEPARTMENT
AS SOON AS POSSIBLE

BUILDING DEPARTMENT
504-363-1563

☒ POSTED ON STRUCTURE
DATE: 6/10/25

☐ GIVEN IN PERSON TO
INSPECTOR: NG



Historic District Commission

Meeting: June 30, 2025

441 Ocean Avenue

(District 1)

**For: Doors and siding
Stop work order**

**Applicant:
Thang Le**



Historic District Commission
Application for Certificate of Appropriateness
Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☒ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☐ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such **application must be filed no later than (5) five business days prior to any meeting of the HDC.**

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 441 Ocean Ave Gretna LA 70053

Renovation: ✓ Siding, Front Door

New Construction: _____

Demolition: _____

Age of Structure: 1900

Building Type:

Creole Cottage _____

Shotgun ✓ _____

Bungalow _____

Other _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other Queen Anne

Exterior materials proposed:

Roof _____ Soffit _____

Fascia _____ Siding ✓ _____

Masonry _____ Porches _____

Balconies _____ Handrails _____

Type of exterior lighting fixtures: _____

Style of windows: _____

Type of exterior doors: ✓ _____

Describe any ornamental woodwork: _____

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's
Signature: SLA Date: 6/23/25
Applicant's
Name: Thang Le
Applicant's
Address: 1704 Lake Michigan Dr Harvey LA 70053
Phone No: (504) 371-2239 Cell No: ()

For Office Use Only:

Application date: June 23 2025
Substantive Change: Yes ☐ No ☒ Inventory Number: 26-02200
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: June 30, 2025 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



City of Gretna

740 2nd Street, Gretna, LA 70053-5829
P. O. Box 404 Gretna, LA 70054-0404

Mayor

Belinda Cambre Constant

Council Members

Wayne A. Rau
Councilman-at-Large
Milton L. Crosby
District One
Michael Hinyub
District Two
Mark K. Miller
District Three
Jackie J. Berthelot
District Four

Departments

Building and Regulatory

Danika Gorrondona
Planning and Zoning
Azalea M. Roussell

City Clerk

Norma J. Cruz

Finance & Tax Departments

Raylyn C. Stevens

Human Resources

Gwen Turner

Public Utilities

Michael J. Baudoin

Public Works

Daniel Lasyone

Parks and Recreation

Amie H. Hebert

Information Technology

Michael Wesley

I, Thang Le the undersigned,
have been informed of the Historic District Commission (HDC) meeting
where my application for historic district appropriateness will be reviewed
on 6/30/25 4:00 p.m., 740 2nd Street,
Gretna City Hall, 2nd floor Council Chambers.

I further understand that the Historic District application and/or
Certificate of Appropriateness are NOT permission to commence any work.
A representative for the applied property is expected to attend the meeting.
If unable to attend, review may be deferred until the following month HDC
meeting.

I further understand and acknowledge that the "Certificate of
Appropriateness", issued by the Historic District Commission, does not
guarantee approval of the Zoning and/or Building Departments because,
while a project may be historically appropriate, it may not meet current
Building and Zoning Code requirements.

Thang Le
Signature of Applicant

Thang Le
NAME OF APPLICANT (PLEASE PRINT)

1704 Lake Michigan Dr Harvey LA 70058
Applicant's address

441 Ocean Ave Gretna LA 70053
Actual address of the property for review

Date: 6/23/25

Gretna, Louisiana
 Google Street View
 Nov 2024 [See more dates](#)



Image capture: Nov 2024 © 2025 Google









Maria Caulking

From: Nevelyn Goff
Sent: Tuesday, June 10, 2025 10:07 AM
To: CodeEnforcement; BuildingAndInspections; Nevelyn Goff
Cc: Belinda Constant
Subject: 441 ocean STOP WORK

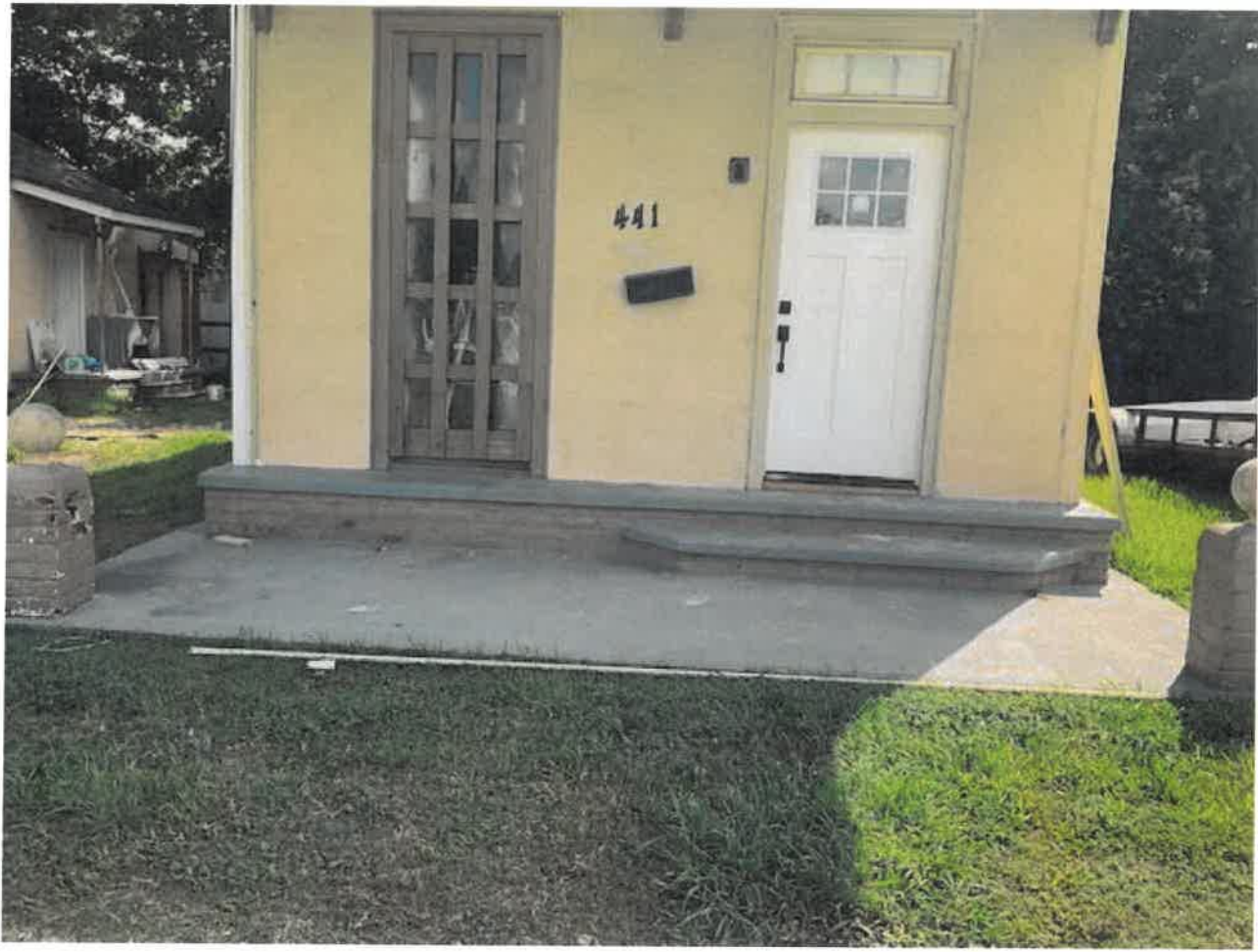
Neighbors with same



workers











Historic District Publications
Approved by the Board of Historic Preservation

SCOPE & VALUE SHEET

So you got a STOP WORK ORDER? Now what?

STOP WORK ORDER

CITY OF GRETNA CODE OF ORDINANCE 10-28
APPLY ONLINE AT MITHISTORICPRESERVATIONCITYOFGRETNALINK.COM

ADDRESS: 1441 N. 1ST ST WORK PERFORMED: _____

RESIDENTIAL: ☐ BUILDING: ☐
☐ INTERIOR: ☐
☐ EXTERIOR: WOOD SHEDS STUCCO
RENT 1000
☐ SIGNS: _____
☐ CARPORT: _____
☐ ELECTRICAL: _____
☐ HVAC: _____
☐ PLUMBING: _____
☐ FENCING: _____
☐ WINDOWS: _____
☐ CONCRETE: _____
☐ SIGNAGE: _____

PLEASE CONTACT
BUILDING CODES
WITHIN THREE
BUSINESS DAYS TO
COMPLY WITH
THIS ORDER.
504-363-1563

COMMISSIONER: _____

PLEASE CONTACT BUILDING DEPARTMENT AS
SOON AS POSSIBLE

BUILDING DEPARTMENT
504-363-1563

☒ POSTED ON STRUCTURE
DATE: 6/10/25

☐ GIVEN IN PERSON TO:
EXPIRATION: N/A

Sent from my iPad

Communications to and from this email address are subject to the provisions of the State of Louisiana Public Records Act.



Historic District Commission

Meeting: June 30, 2025

624 Magellan Street
DISTRICT - 1

New Construction

Applicant:
Brett Gross



Historic District Commission
Application for Certificate of Appropriateness
Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

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- Moving of a historic building
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Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

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Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

8581

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

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The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 624 Magellan Street, Gretna, LA. 70053

Renovation: _____

New Construction: New Single Family

Age of Structure: _____

Demolition: _____

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow _____

Other See plan set attached.

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other See plan set attached.

Exterior materials proposed:

Roof Shingle Soffit Vinyl

Fascia Vinyl Siding Vinyl

Masonry _____ Porches Wood

Balconies _____ Handrails Wood

Type of exterior lighting fixtures: Sconce

Style of windows: Double Hung

Type of exterior doors: 6 Panel

Describe any ornamental woodwork: _____

Elevations:

Front Space: FFE=8.3' ft. Side Space: FFE=8.3' ft.

Rear Space: FFE=8.3' ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's
Signature: Brett Gross Date: 6/16/2025

Applicant's
Name: Brett Gross

Applicant's
Address: 119 Causeway Boulevard, Jefferson, LA. 70121

Phone No: (225) 362-7607 Cell No: ()

For Office Use Only:

Application date: 6-23-2025

Substantive Change: Yes ☒ No ☐

Inventory Number: NA

Contributing Element to Gretna National Register Historic District: Yes ☒ No ☐

Historic District Commission meeting date: June 30, 2025

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form):



City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor

Belinda Cambre Constant

Councilmembers

Wayne A. Rau

Councilman-at-Large

Rudy S. Smith

District One

Michael A. Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

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Departments

Building

Danika E. Gorrondana

Citizens' Affairs

Rachael Stanley

City Clerk

Norma J. Cruz

City Development

Amelia Pellegrin

Code Enforcement

Angel L. Gonzales

Environmental Affairs

Madason Priore

Finance & Tax

Raylyn C. Stevens

Human Resources

Gwen Turner

Information Technology

Michael T. Wesley

Operations

Eric Stahl

Parks & Parkways

Amie L. Hebert

Public Utilities

Ron Johnson

I, Brett Gross

the undersigned,
have been informed of the Historic District Commission (HDC) meeting where my
application for historic district appropriateness will be reviewed on
June 30, 2025 at 4:00 p.m., in the 2nd floor Council Chambers
at Gretna City Hall, 740 2nd Street, Gretna, LA 70053.

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issued by the Historic District Commission does not guarantee approval of the
Zoning and/or Building departments because while a project may be historically
appropriate, it may not meet current Building and Zoning Code requirements.

Brett Gross

Signature of Applicant

Brett Gross

Name of Applicant (Please Print)

119 Causeway Boulevard, Jefferson, LA. 70121

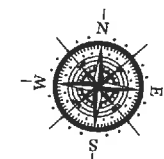
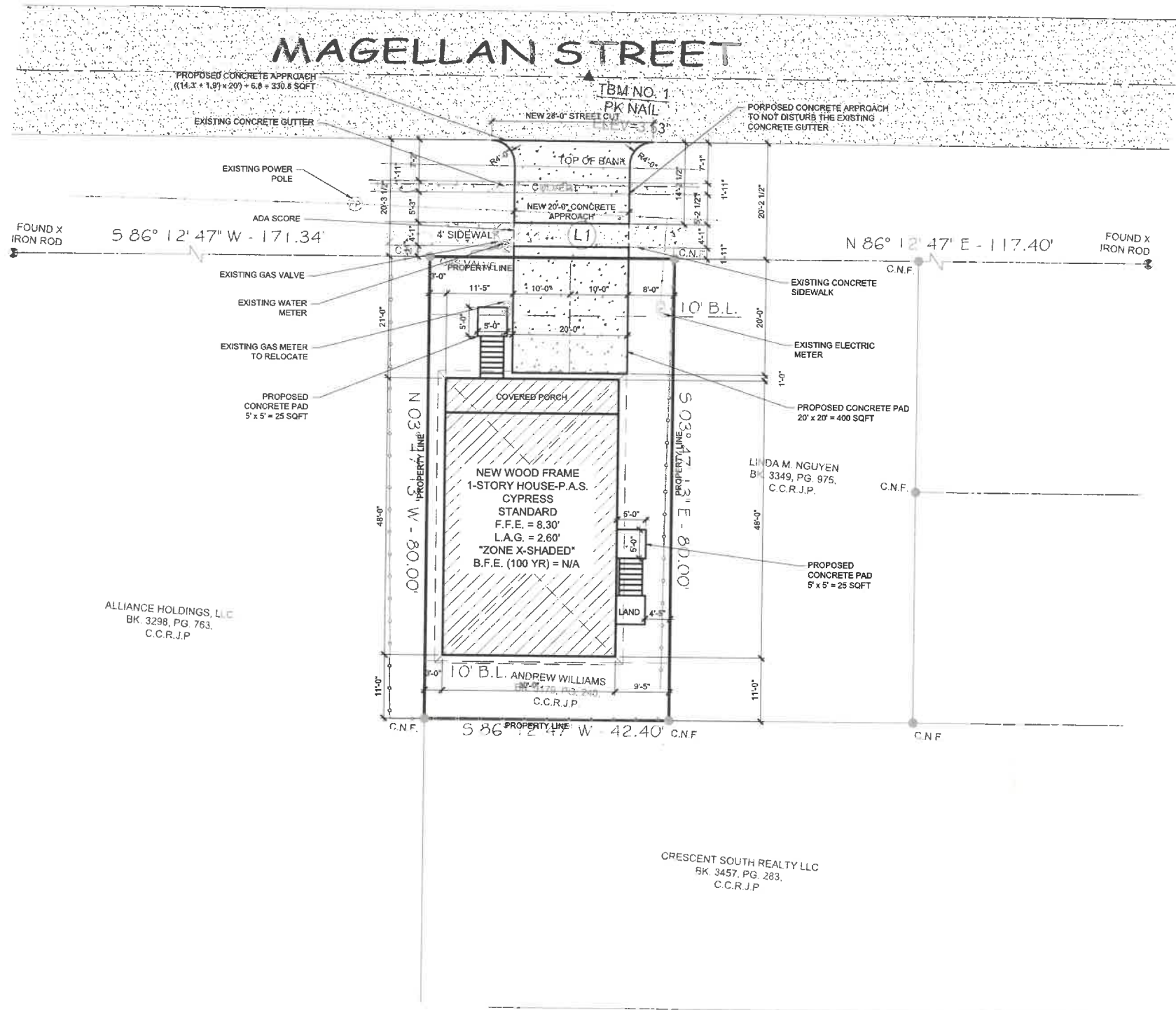
Applicant's Address

624 Magellan Street, Gretna, LA. 70053

Address under HDC review

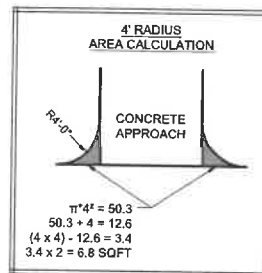
Date: 6/16/2025

LINE TABLE		
#	BEARING	DISTANCE
L1	N 86° 12' 47" E	42.40'



SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION:
BEING A TRACT OF LAND, IN GRETNA, JEFFERSON PARISH,
LOUISIANA, DESCRIBED IN A DEED RECORDED IN BOOK 3179,
PAGE 240, CLERK OF COURT'S RECORDS OF JEFFERSON
PARISH, LOUISIANA.



PROPOSED CONCRETE	
PARKING PAD	400 SQFT
APPROACH	330.8 SQFT
CONCRETE PAD	50 SQFT
TOTAL	780.8 SQFT

IMPERVIOUS SQUARE FOOTAGE	
PROPOSED SQUARE FOOTAGE	
LOT AREA	3,392 SQFT
PROPOSED 1ST FLOOR	1,260 SQFT
FRONT PORCH	180 SQFT
PARKING PAD	400 SQFT
CONCRETE PAD	50 SQFT
TOTAL COVERED	1,890 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	3,392 SQFT
TOTAL COVERED AREA	1,890 SQFT
IMPERVIOUS PERCENTAGE	55.71 %

LEGEND

<ul style="list-style-type: none"> GAS METER (GM) GAS VALVE (GV) FIRE HYDRANT (FH) WATER METER (WM) WATER VALVE (WV) GRATE INLET (GI) SANITARY MANHOLE (S.M.H.) STORM MANHOLE (S.M.H.) PRESSURE VALVE (PV) LIGHT POLE (LP) WATER WELL (WW) TRAFFIC SIGNAL POLE (TSP) CLEAN OUT (CO) BURIED CABLE MARKER (BCM) POWER POLE (PP) UTILITY POLE (UP) SERVICE POLE (SP) ELECTRIC BOX (EB) ELECTRIC METER (EM) SPOT ELEVATION (SE) ELECTRIC SHUTOFF KNOX BOX 	<ul style="list-style-type: none"> COMPOSITE METAL PIPE REINFORCED CONCRETE PIPE POLYVINYL CHLORIDE PIPE SANITARY SEWER EASEMENT STORM SEWER EASEMENT ASPHALT EASEMENT BACK OF CURB BUILDING LINE CONTROL POINT DRAINAGE EASEMENT DRIVE FLOOR ELEV. GULLY IRON PIPE IRON ROD IRON ROD TEMPORARY BENCHMARK UTILITY EASEMENT WATER LINE EASEMENT
---	--

B.F.E. -	BASE FLOOD ELEVATION (100 YEAR)
D.F.E. -	DESIGNATED FLOOD ELEVATION (500 YEAR)
F.F.E. -	FINISHED FLOOR ELEVATION
P.A.S. -	FINISHING AND STRINGER
S.O.G. -	SLAB ON GRADE
H.A.G. -	HIGHEST ADJACENT GRADE
L.A.G. -	LOWEST ADJACENT GRADE

NOTES

1. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM 2'-0" ABOVE B.F.E.
2. THE FINISHED GRADE AT HOUSE FOUNDATION SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND SHALL START A MINIMUM OF 6" BELOW FINISHED FLOOR OF SLAB OR MINIMUM 6" BELOW PIER FOOTINGS FOR ELEVATED FLOOR.
3. GRADING BELOW ELEVATED FLOOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE FOOTPRINT AND PREVENT POOLING UNDER HOUSE.
4. NO BUILD LINES OR EASEMENTS SHOWN ON PLAT BEYOND THE R.O.W.
5. FINISHED CONSTRUCTION GRADING PATTERN SHALL CONVEY WATER RUN-OFF AWAY FROM ADJACENT PROPERTIES.
6. WETLAND AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	03/31/2025	ISSUED FOR CONSTRUCTION

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".

THIS DRAWING AND ALL OF ITS CONTENTS ARE TO BE, STRICTLY, USED FOR THE ADDRESS SHOWN AND USE FOR ANY OTHER PURPOSE AND/OR LOCATION IS PROHIBITED AND COBALT DOES NOT AUTHORIZE SUCH USE.

STATE OF LOUISIANA
CURTIS C. HAMPTON
License No. 41509
PROFESSIONAL ENGINEER

03/31/2025

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

COBALT
ENGINEERING AND INSPECTIONS, LLC

phone: 409-364-5925 email: info@cobalt-engineering.com

CLIENT:
LEGACY CONSTRUCTION

PROJECT LOCATION OR ADDRESS:
624 MAGELLAN STREET
GRETNA, LA 70053

SITE PLAN

DRAWN BY:	G.T.	CHECKED BY:	COH
PROJECT #:	23-0019-169	SCALE:	3/32" = 1'-0"
DATE:	03/31/2025	23-0019-CYP-PAS-C-1.00	

DOOR SCHEDULE			
MARK	QTY	DESCRIPTIONS	REMARKS
01	1	3'-0" X 6'-8"	EXTERIOR WITH PEEP HOLE
02	1	3'-0" X 6'-8"	EXTERIOR
03	6	3'-0" X 6'-8"	INTERIOR
04	1	2'-0" X 6'-8"	INTERIOR
05	2	6'-0" X 6'-8"	BI-FOLD
06	1	5'-0" X 6'-8"	BI-FOLD
07	1	30" X 54" ATTIC ACCESS	350 POUND LADDER RATING

WINDOW SCHEDULE			
MARK	QTY.	DESCRIPTIONS	REMARKS
A	9	3'-4" X 5'-0"	DOUBLE HUNG
B	1	3'-0" X 3'-0"	DOUBLE HUNG

SQUARE FOOTAGE CALCULATIONS		
LOCATION	SQUARE FOOTAGE	REMARKS
FLOOR PLAN	1,260 S.F.	
FRONT PORCH	180 S.F.	
LANDING	25 S.F.	

- SEE SHEET C-1.00 FOR LAYOUT AND LOCATION OF RAMP AND STAIRS
- SEE SHEET SD-4.00 FOR RAMP AND STAIR DETAILS
- ROOF OVERHANG TO BE A 12" MINIMUM WHEN USING SIDING AND 16" MINIMUM WHEN USING BRICK. (DIMENSIONS ARE OF ROUGH FRAMING)
- WINDOWS USED FOR EGRESS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 S.F. WITH A MINIMUM HEIGHT OF 24" AND A MINIMUM WIDTH OF 20" PER THE INTERNATIONAL RESIDENTIAL CODE.
- PLAIN HALF-ROUND 6" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED. OR STANDARD K-STYLE 6" WIDE AND 4"x5" DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
- ALL DOWNSPOUTS TO HAVE SPLASH BLOCK.
- SMART VENT (1540-510) FLOOD VENTS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN AN "A" FLOOD ZONE.
- FEMA APPROVED BREAKAWAY WALLS OR LOUVERS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN A "V" FLOOD ZONE.
- ALL MATERIALS BELOW BFE AND/OR DFE SHALL BE FLOOD RESISTANT MATERIAL INCLUDING, BUT NOT LIMITED TO TREATED FRAMING MATERIAL. SEE FEMA TECHNICAL BULLETIN 2, FLOOD DAMAGE RESISTANT MATERIALS REQUIREMENTS (2008).
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- WATER HEATER TO BE LOCATED IN ATTIC.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	04/28/2025	ISSUED FOR CONSTRUCTION

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".

THIS DRAWING AND ALL OF ITS CONTENTS ARE TO BE STRICTLY USED FOR THE ADDRESS SHOWN AND USE FOR ANY OTHER PURPOSE AND/OR LOCATION IS PROHIBITED AND COBALT DOES NOT AUTHORIZE SUCH USE.

STATE OF LOUISIANA

CURTIS C. HAMPTON

License No. 41506

PROFESSIONAL ENGINEER

04/23/2025

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

 **COBALT**

ENGINEERING AND INSPECTIONS, LLC

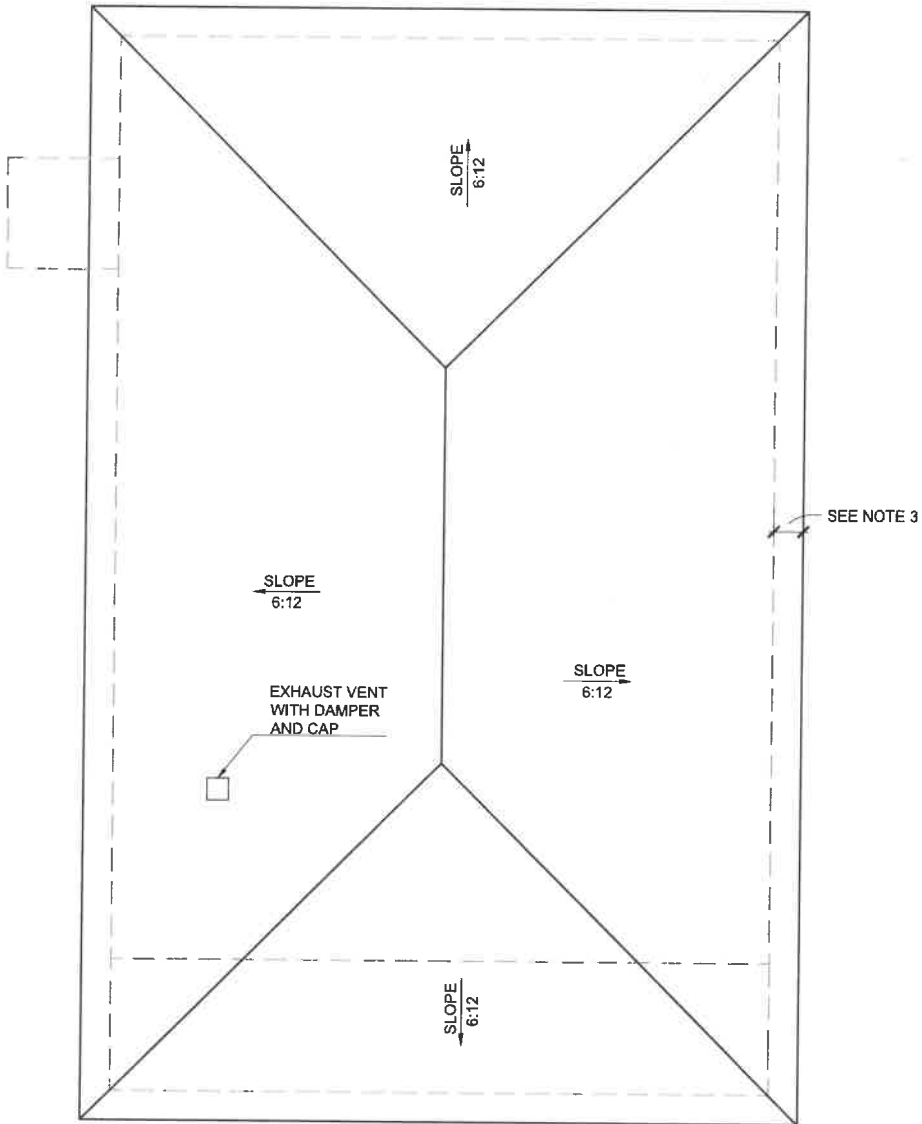
phone: 408-354-5925 email: info@cobalt-engineering.com

CLIENT:
LEGACY CONSTRUCTION

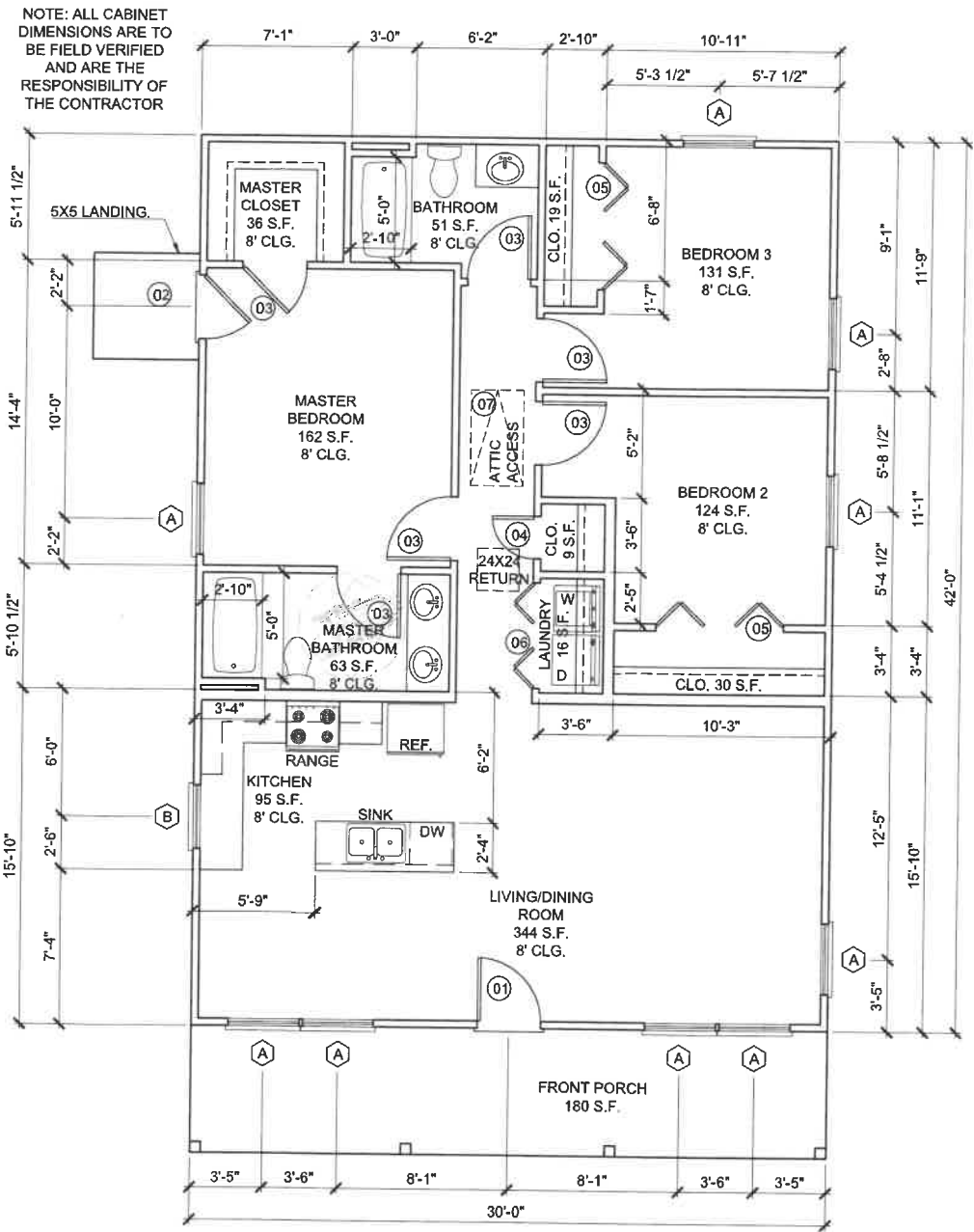
PROJECT LOCATION OR ADDRESS:
624 MAGELLAN STREET
GRETNA, LA 70053

CYPRESS
FLOOR PLAN - ROOF PLAN
(STANDARD)

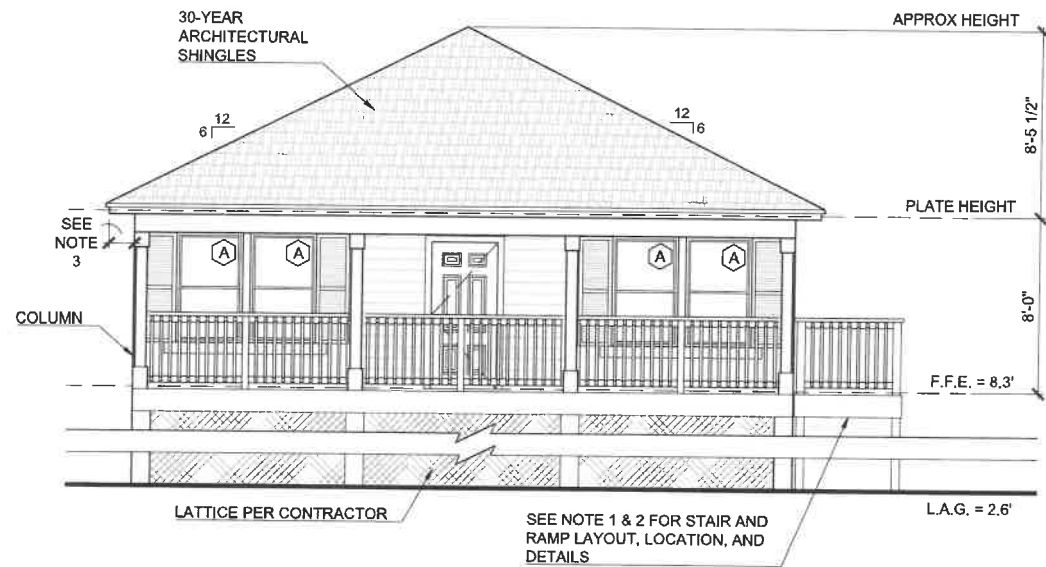
DRAWN BY:	DAS	CHECKED BY:	CCH
PROJECT #:	23-0019-168	SCALE:	1/4" = 1'-0"
DATE:	04/28/2025	23-0019-CYP-PAS-	A-1.00



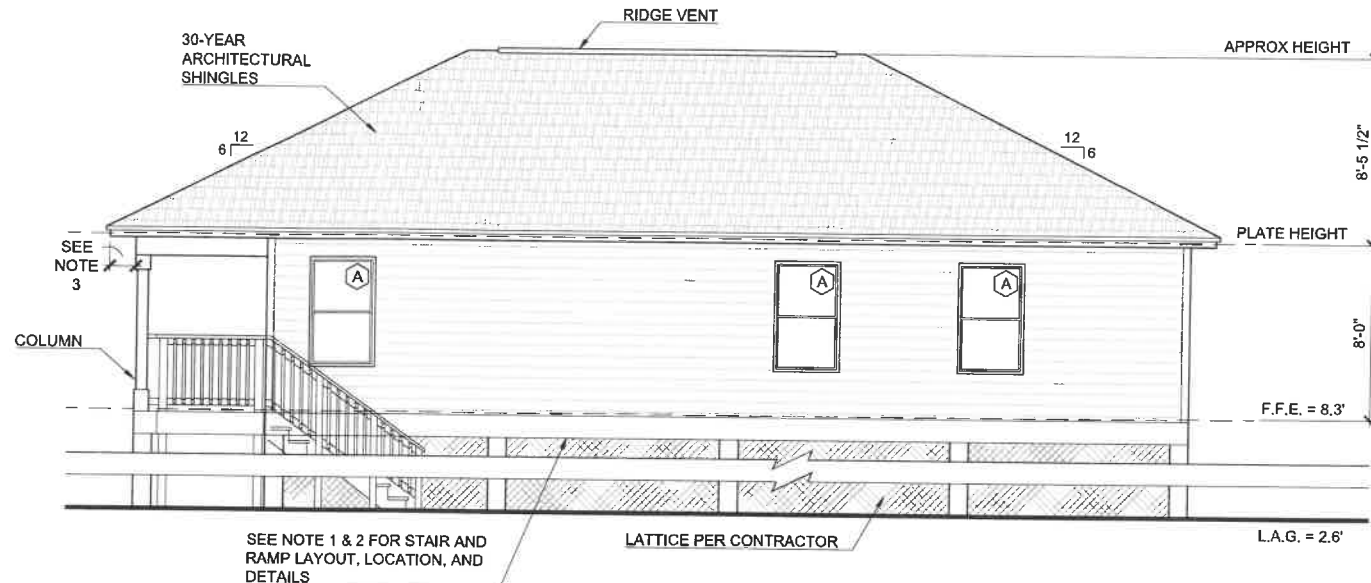
01 ROOF PLAN (STANDARD)



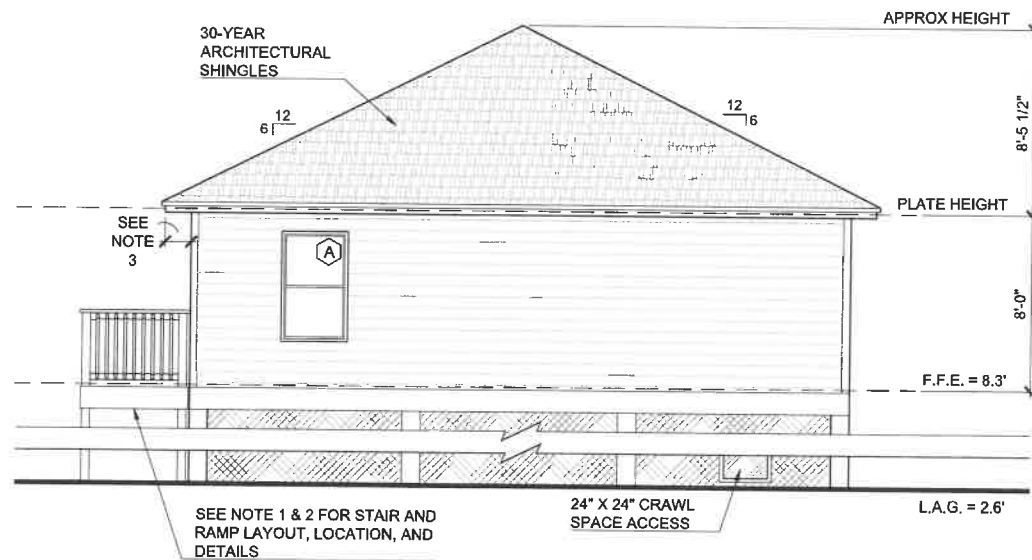
02 FLOOR PLAN (STANDARD)



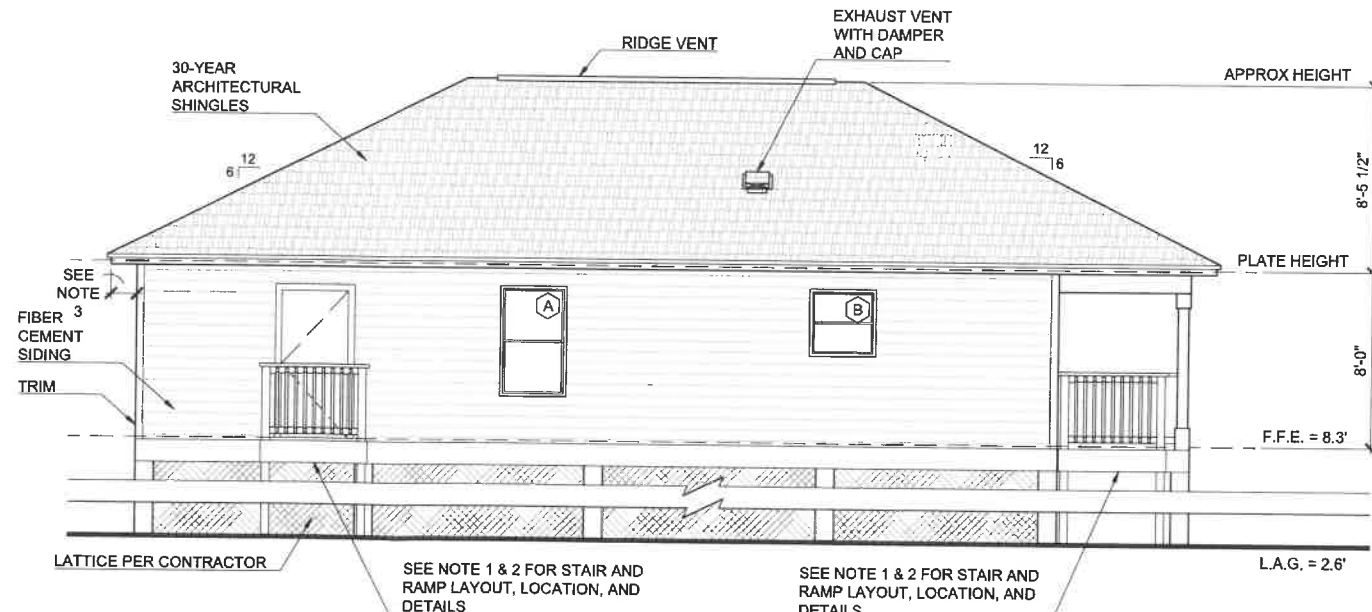
01 FRONT ELEVATION (STANDARD)



02 RIGHT ELEVATION (STANDARD)



03 REAR ELEVATION (STANDARD)



04 LEFT ELEVATION (STANDARD)

NOTES

- SEE SHEET C-1.00 FOR LAYOUT AND LOCATION OF RAMP AND STAIRS
- SEE SHEET SD-4.00 FOR RAMP AND STAIR DETAILS
- ROOF OVERHANG TO BE A 12" MINIMUM WHEN USING SIDING AND 16" MINIMUM WHEN USING BRICK. (DIMENSIONS ARE OF ROUGH FRAMING)
- WINDOWS USED FOR EGRESS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 S.F. WITH A MINIMUM HEIGHT OF 24" AND A MINIMUM WIDTH OF 20" PER THE INTERNATIONAL RESIDENTIAL CODE.
- PLAIN HALF-ROUND 6" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED. OR STANDARD K-STYLE 6" WIDE AND 4"x5" DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
- ALL DOWNSPOUTS TO HAVE SPLASH BLOCK.
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04/28/2025

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CLIENT:
LEGACY CONSTRUCTION
PROJECT LOCATION OR ADDRESS:
624 MAGELLAN STREET
GRETNA, LA 70053
CYPRESS
EXTERIOR ELEVATIONS
(STANDARD)

DRAWN BY:	DAS	CHECKED BY:	CCH
PROJECT #:	23-0019-169	SCALE:	1/4" = 1'-0"
DATE:	04/28/2025	23-0019-CYP-PAS-	A-2.00



Historic District Commission

Meeting: June 30, 2025

749 3rd Street

(District 2)

For: Commercial Sign

**Applicant:
Peter DeBroeck**



Historic District Commission
Application for Certificate of Appropriateness
Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

- ☒ **Mechanickham Historic District** – area bounded by the east side of Gulf Drive, the north side of Sixth Street to the west side of Dolhonde, on the West; the north side of Twelfth Street on the South; the east side of Amelia Street on the East; and the Mississippi River on the North. *The Gretna National Register Historic District is included within the Mechanickham – Gretna Historic District.*
- ☐ **McDonoghville Historic District** – area bounded by the east side of Ocean Avenue from the river to the Fourth Street right-of-way to the west side of Hancock Street to the Orleans Parish line and the Mississippi River.

Historic District permits are required for the following activities:

- Demolition of a historical building
- Moving of a historic building
- Material change by additions, reconstruction of alterations in the exterior appearance of existing buildings classified as historic
- New construction of a building or accessory building or structure, if subject to view from a public street
- Change in existing walls and fences or construction of new walls and fences if along a public street
- Change in the exterior appearance of existing non-historic buildings by additions, reconstruction, alteration or maintenance of exterior, if subject to view from a public street.

Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such **application must be filed no later than (5) five business days prior to any meeting of the HDC.**

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 749 THIRD STREET

Renovation: REFRESH FARMERS MARKET SIGN

New Construction: _____
Demolition: _____

Age of Structure: 20 YEARS

Building Type:

Creole Cottage _____

Shotgun _____

Bungalow _____

Other SIGN _____

Building Style:

Greek Revival _____

Italianate _____

New Orleans Bracketed _____

Eastlake _____

Colonial Revival _____

Other _____

Exterior materials proposed: SIGN

Roof _____ Soffit _____

Fascia _____ Siding _____

Masonry _____ Porches _____

Balconies _____ Handrails _____

Type of exterior lighting fixtures: NONE

Style of windows: —

Type of exterior doors: —

Describe any ornamental woodwork: —

Elevations:

Front Space: _____ ft. Side Space: _____ ft.

Rear Space: _____ ft. SIGN SIZE
60" x 120"



City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor

Belinda Cambre Constant

Councilmembers

Wayne A. Rau

Councilman-at-Large

Rudy S. Smith

District One

Michael A. Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

Departments

Building

Danika E. Garrondona

Citizens' Affairs

Rachael Stanley

City Clerk

Norma J. Cruz

City Development

Amelia Pellegrin

Code Enforcement

Angel L. Gonzales

Environmental Affairs

Madason Priore

Finance & Tax

Raylyn C. Stevens

Human Resources

Gwen Turner

Information Technology

Michael T. Wesley

Operations

Eric Stahl

Parks & Parkways

Amie L. Hebert

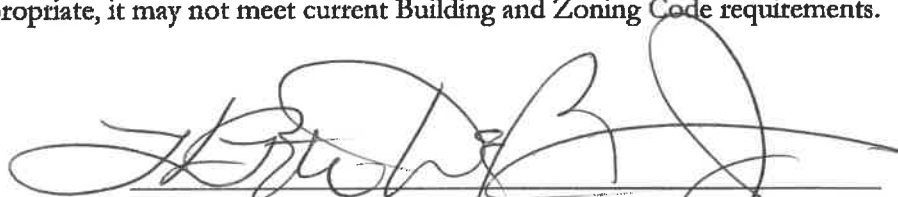
Public Utilities

Ron Johnson

I, H. PETER DEBROECK, Jr the undersigned, have been informed of the Historic District Commission (HDC) meeting where my application for historic district appropriateness will be reviewed on 6-30-25 at 4:00 p.m., in the 2nd floor Council Chambers at Gretna City Hall, 740 2nd Street, Gretna, LA 70053.

I further understand that the Historic District application and/or Certificate of Appropriateness are NOT permission to commence any work. A representative for the applied property is expected to attend the meeting. If unable to attend, review may be deferred until the following month's HDC meeting.

I further understand and acknowledge that the Certificate of Appropriateness issued by the Historic District Commission does not guarantee approval of the Zoning and/or Building departments because while a project may be historically appropriate, it may not meet current Building and Zoning Code requirements.


Signature of Applicant

GRETNA FARMERS MARKET

Name of Applicant (Please Print) H. PETER DEBROECK

749 THIRD STREET

Applicant's Address

749 THIRD STREET, GRETNA, LA 70053

Address under HDC review

Date: 6-23-25

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's
Signature: [Signature] Date: 6-23-25
Applicant's
Name: H. PETREZ DEBROECK / GRETNA FARMERS MARKET
Applicant's
Address: 749 THIRD STREET
Phone No: () Cell No: () 504-905-1142

For Office Use Only:

Application date: June 23 2025
Substantive Change: Yes ☐ No ☒ Inventory Number: 2114
Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒
Historic District Commission meeting date: June 30 2025

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form): _____

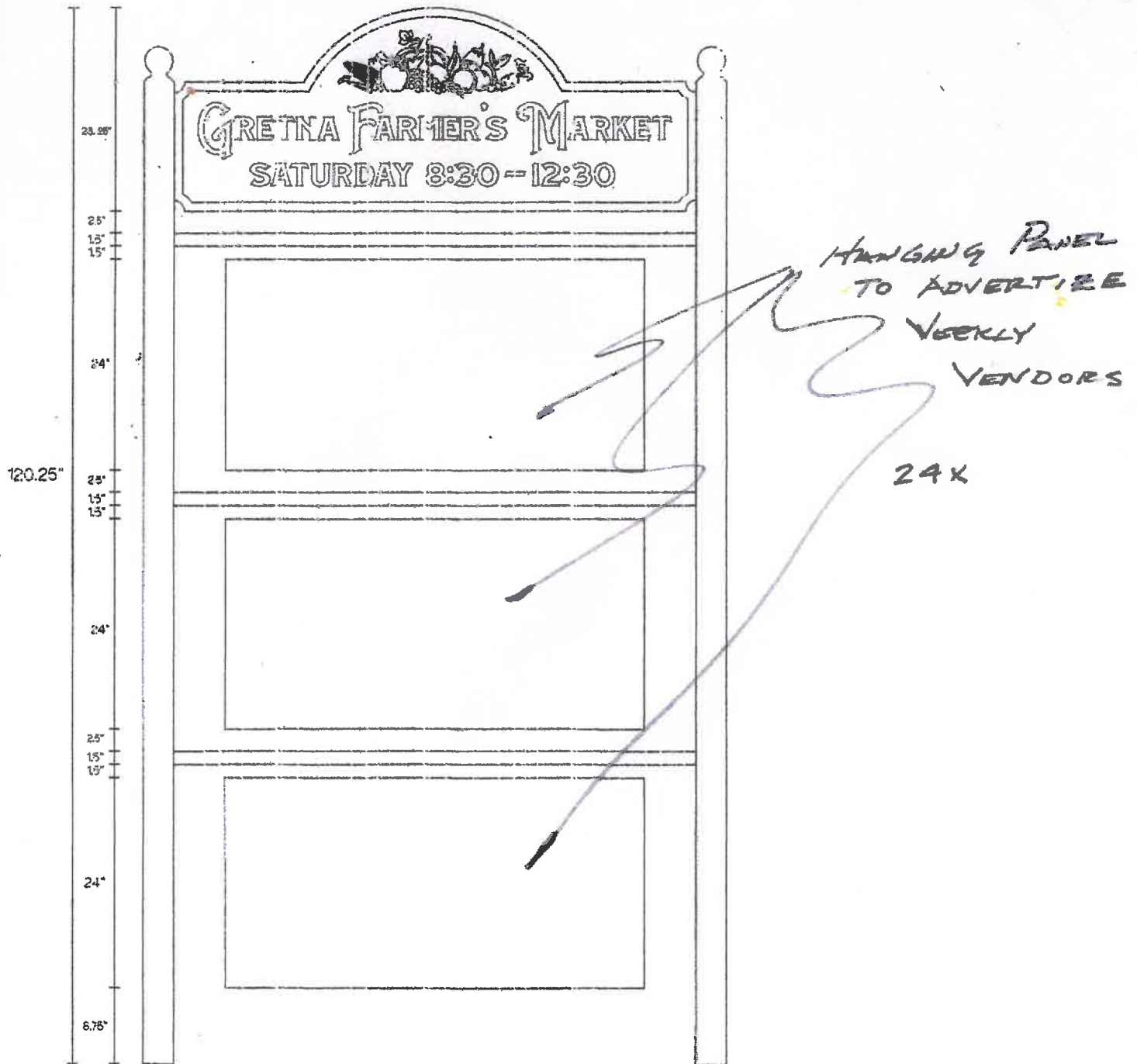


Scope of Work -

REFRESHING EXISTING MARKET SIGN WITH NEW PANELS AT TOP & BOTTOM. EXISTING SIGNAGE IS 60" X 120". THE REFRESH WILL BE SAME DIMENSIONS AS THE PRESENT SIGN. WE ARE USING THE EXISTING POSTS & REPLACING PANELS. (PLEASE REFER TO PICTURES & DRAWINGS)



* EXISTING SIGN



The Paint Colors will match the
existing sign in front of the office.



#1



#2

DESIGN #2

Post
Office

GARDEN

749 3RD ST

SIGN

HUEY PLONG AVE

3RD STREET

PARKING
LOT

HPDjr



Historic District Commission

Meeting: June 30, 2025

202 Hamilton Street

(District 2)

For: Accessory Structures

Applicant:

Danika Gorrondona



#8511

Historic District Commission

Application for Certificate of Appropriateness

Governed by Ordinance No. 4653 Adopted 2-11-15

For the purpose of the Historic Preservation District applications and permits, the following shall apply:

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Alteration – any change because of new construction, repair or maintenance, which changes the architectural integrity of an historic district, building or landmark

Construction – the erection of any on site improvements on any parcel of ground

Demolition – the complete, partial or constructive removal of a building from any site

Historic building – a building at least fifty years-old with significant architectural value and integrity

Ordinary repairs and standard maintenance – work done on a building to prevent deterioration, decay or damage of a building or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

Important criteria for new construction: All new construction shall be visually compatible with the buildings and the environment with which it is related. The general design, scale, gross volume, arrangement, site, plan, texture, material and exterior architectural features of new constructions shall be in harmony with its surroundings and shall not impair the historic character of the neighborhood.

Substantive change – changes, which alter the historical or architectural character such as windows, columns, porches, doors and exterior ornamental decorative.

Substantive changes require review by the Historic District Commission

The Historic District Commission shall hold a public hearing on each application for a Historic District Permit *except in those instances where the Building Official has determined that the application for a Historic District Certificate of Appropriateness does not represent a substantive change.*

Application for a historic district certificate of appropriateness shall be made in the office of the building official, and shall be accompanied by a \$50.00 administration fee. Such **application must be filed no later than (5) five business days prior to any meeting of the HDC.**

The Historic District Commission (HDC) shall review all applications requiring certificate of appropriateness representing substantive changes and determine if such changes are appropriate to the Historic District. The HDC shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan.

In addition to the information on the cover sheet, please provide the following:

Re: Address: 202 HAMILTON STREET

Renovation: _____
New Construction: SHEDS Demolition: _____

Age of Structure: 100+

Building Type:

Creole Cottage _____
Shotgun ☒ _____
Bungalow _____
Other _____

Building Style:

Greek Revival _____
Italianate _____
New Orleans Bracketed _____
Eastlake _____
Colonial Revival ☒ _____
Other ☒ _____

Exterior materials proposed:

Roof TN Soffit _____
Fascia _____ Siding TN
Masonry _____ Porches _____
Balconies _____ Handrails _____

Type of exterior lighting fixtures: N/A

Style of windows: N/A

Type of exterior doors: TN

Describe any ornamental woodwork: N/A

Elevations:

Front Space: _____ ft. Side Space: _____ ft.
Rear Space: / ft.

Each application must be accompanied by adequate sketches, drawings, photographs, descriptions or other information showing the proposed exterior alteration, additions, changes or new construction as would be necessary for the Historic District Advisory Committee and City Council to make an informed decision.

Important: This information is for the purpose of Historic District Commission review only. Matters relating to zoning requirements and/or other City of Gretna permits such as building, plumbing, electrical, mechanical and public works must be applied for separately.

Applicant's Signature: [Signature] Date: 6.18.25

Applicant's Name: DANIELA GONCALVES

Applicant's Address: 202 Hamilton St.

Phone No: () _____ Cell No: (504) 202.0530

For Office Use Only:

Application date: June 18 2025

Substantive Change: Yes ☐ No ☒

Inventory Number: N/A

Contributing Element to Gretna National Register Historic District: Yes ☐ No ☒

Historic District Commission meeting date: June 30, 2025 @ 4:00

Public Hearing to be held at the Council Regular meeting at Gretna City Hall, 740 2nd Street, 2nd floor Council Chamber. (Council regular meetings held on the 2nd Wednesday of every month.)

Architectural Description/Comments (as per Gretna National Register Historic District nomination form): _____



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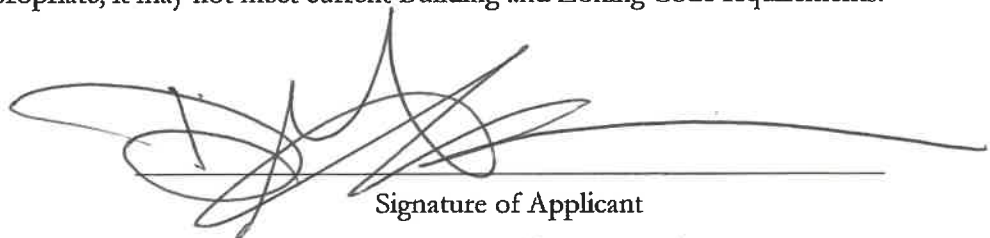
Public Utilities

Ron Johnson

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Signature of Applicant

Danika Gorrondona
Name of Applicant (Please Print)

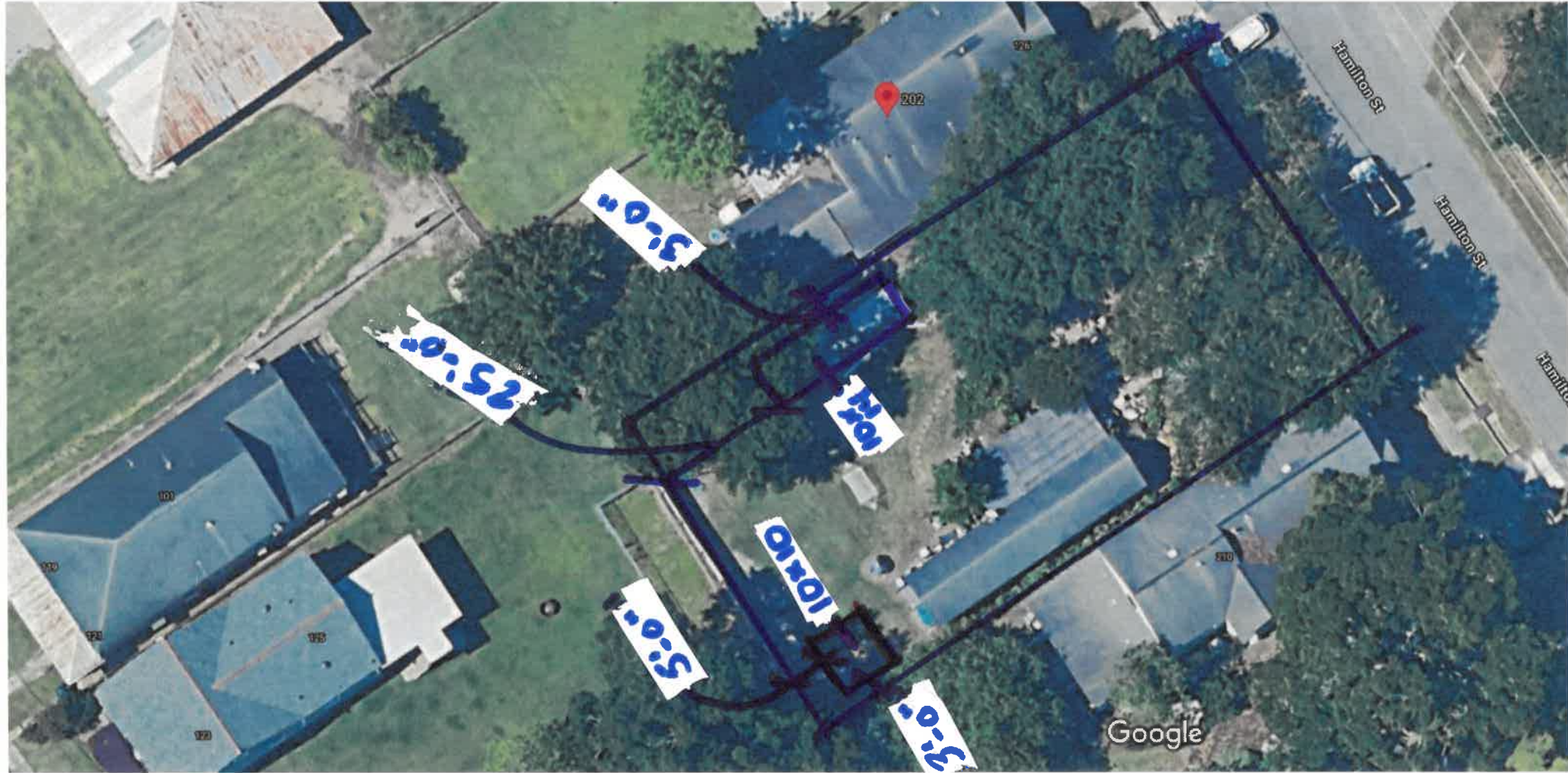
202 HAMMILL ST
Applicant's Address

SAME

Address under HDC review

Date:

6.18.25



Map data ©2025, Map data ©2025 20 ft

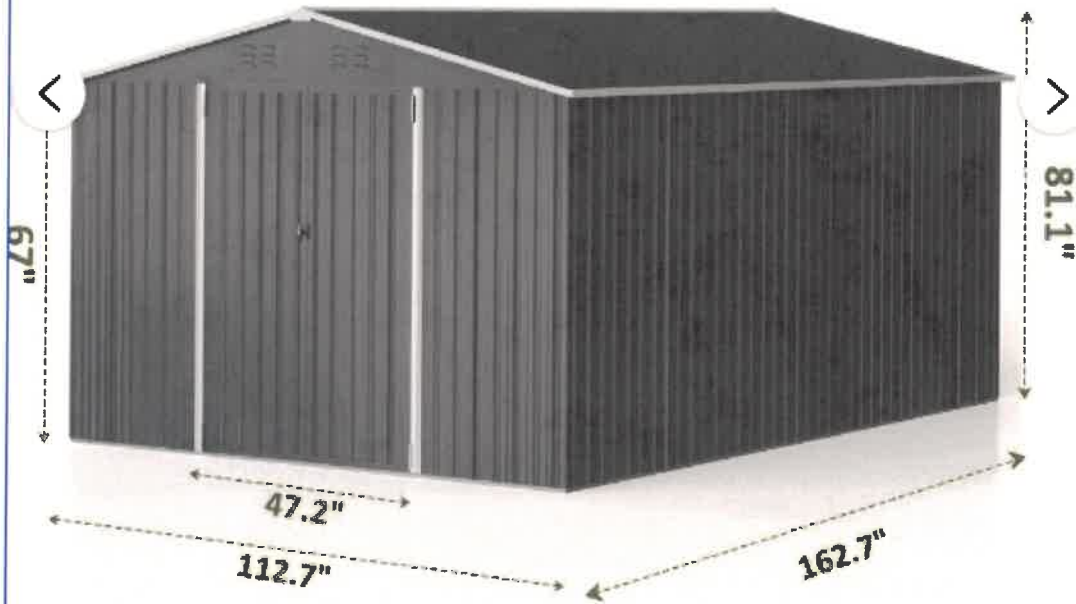
10x14 FT PRODUCT DIMENSION



2 Pairs Gloves

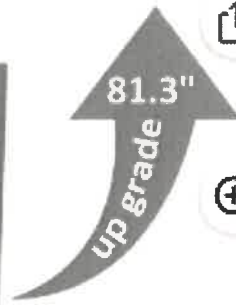


112.7"(L)x162.7"(W)x81.1"(H)



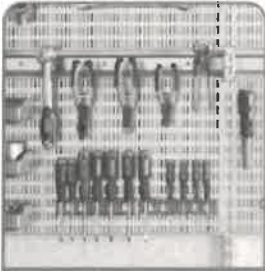


View in 3D



**10x10FT
STORAGE
SHED**

Higher heights for greater storage space. And spacious top space to give you comfortable feeling.



Repair Tools



Sports Equipment



Garden Supplies

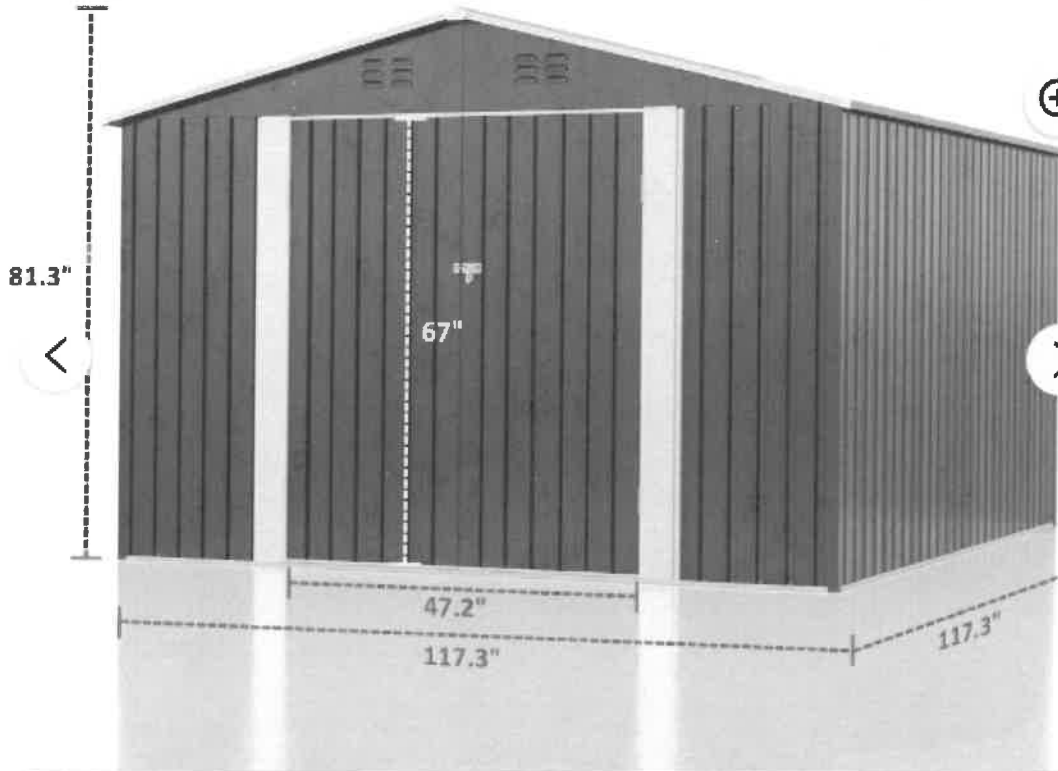


Pet Supplies



PRODUCT DIMENSION

View in 3D



Assembly Tip:



Equipped
with Gloves



2-3 People
Required

View in 3D

