



St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043
(504) 278-4228 Fax (504) 278-4209
www.sbpq.net

#23

Fred Everhardt, Jr.
*Councilmember
at Large*

Gillis McCloskey
*Councilmember
at Large*

Patrice Cusimano
*Councilmember
District A*

Joshua "Josh" Moran
*Councilmember
District B*

Cindi Meyer
*Councilmember
District C*

Ryan Randall
*Councilmember
District D*

Amanda Mones
*Councilmember
District E*

Roxanne Adams
Clerk of Council

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, SEPTEMBER 3, 2024 AT SEVEN O'CLOCK P.M.

On motion of Mrs. Cusimano, seconded by Mrs. Mones, it was moved to **adopt** the following ordinance:

ORDINANCE SBPC #2599-09-24

Summary No. 4200

Introduced by: Councilmember Cusimano on 8/20/24

Public Hearing held on 9/3/24

AN ORDINANCE TO AMEND **ORDINANCE SBPC #2346-08-21**, AN ORDINANCE ESTABLISHING AN OLD ARABI NEIGHBORHOOD COMMISSION TO ADDRESS PRESERVATION AND REDEVELOPMENT ISSUES.

SECTION 1. That the Old Arabi Neighborhood Commission is hereby established to address preservation and redevelopment issues: The Old Arabi Neighborhood Commission shall only review issues of aesthetic concerns pertaining to the exterior and visible from any street frontage. No permit shall be issued by St. Bernard Parish for any structure, within the district boundaries, without a **certificate of appropriateness** issued from the Old Arabi Neighborhood Commission.

The Commission shall consist of the following members with 3 year terms and shall reside within the district boundaries set forth in this ordinance:

- 2 appointees from council
- 3 appointees from neighborhood association
- 1 appointee from Chamber
- Planning Commission District A appointee, who shall be exempt from the residency rule.

Voting: A quorum shall consist of 3 members and a simple majority shall determine voting results. Any voting tie shall be decided by the Council member of District A. Council member of District A serves as advisor to the commission and shall vote in the event of a tie vote.

District Boundaries:

North boundary- Shall start at St. Claude Ave. and Jackson Barracks and continue East following St Claude Ave. then St. Bernard Hwy. (LA46) and terminate at the Norfolk Southern Railroad rail tracks and shall include both sides (North & South) of LA Hwy 46.



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East boundary- Shall start at St. Bernard Hwy. (LA46) and the Norfolk Southern Railroad rail tracks and continue South along the Eickes canal extension to the Eastern termination of North Peters St.

South boundary- Shall start at the Eastern termination of North Peters St. and continue West following North Peters St. and shall end at the North Peters St. and Jackson Barracks and continue East following North Peters St. and end at the St. Bernard Parish/Orleans Parish boundary (Jackson Barracks) and the continuation of North Peters St. and shall include both sides of North Peters St.

West Boundary- Shall start at the St. Bernard Parish/Orleans Parish boundary at the levee of the Mississippi River and continue North following the St. Bernard Parish/Orleans Parish boundary and terminate at the St. Bernard Parish/Orleans Parish boundary and St. Claude Ave. (LA46).

Applications: Applications for a letter of appropriateness from the Old Arabi Neighborhood Commission shall be submitted to the office of Community Development, with all submission requirements, five business days before the scheduled meeting to be reviewed.

Submissions: Submitted documents shall contain the following:

- Old Arabi Neighborhood Commission application.
- Survey of property defining property boundaries, servitudes, and utility tie-in points.
- Proposed Site Plan to scale, defining property lines, setbacks, proposed fencing, driveways, sidewalks, secondary structures, and utilities.
- Proposed Elevations, to scale, of the front and sides of the structure defining the height, width, and the proposed materials.

Criteria for the Issuance of Certificates of Appropriateness.

The Commission shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale, and site plan and in so doing, the following guidelines shall be considered by the Commission in passing upon applications for a Certificate of Appropriateness:

A. For new construction. (1) All new construction shall be visually compatible with the buildings and environment with which they are related. (2) The general design, scale, gross volume, arrangement of site plan, texture, material and exterior architectural features of new construction shall be in harmony with its surroundings and shall not impair the "tout ensemble" of the neighborhood. (3) No one architectural style shall be imposed. (4) Quality and excellence in design should be major determinants.



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B. For exterior alterations. (1) All exterior alterations to a building shall be compatible with the building itself and other buildings with which it is related, as provided in A(2) above and in applying these standards, the original design of the buildings may be considered. (2) Exterior alterations shall not affect the architectural character or historical quality of the building.

C. For signs. (1) The scale and design of any sign should be compatible with the buildings and environment with which it is related. (2) The materials, style, and patterns used in any sign should be compatible with the buildings and environment with which it is related.

D. Demolition. In considering an application for the demolition of a landmark or a building in an historic district, the following shall be considered: (1) The historic or architectural significance of the building. (2) The importance of the building to the "tout ensemble" of the district. (3) The special character and aesthetic interest that the building adds to the district. (4) The difficulty or impossibility of reproducing such a building because of its design, texture, material or detail. (5) The future utilization of the site.

E. Destruction of non-conforming use. The reconstruction of buildings legally non-conforming as to use and destroyed by fire, storms, or other acts of God shall be governed by the provisions of the zoning ordinance except that the Commission shall regulate the exterior design of such buildings.

Appeals

A. Any person or persons aggrieved by any decision, act, or proceeding of the Commission shall have a right to apply in writing to the Parish Council for reversal or modification thereof; and the Chair of the Parish Council shall have the right to stay all further action until the Parish Council may affirm a decision of the Commission by majority vote of all its members. Any such appeal shall be taken within thirty (30) days from the date of decision; and the Parish Council has the right to reverse, change, or modify any decision of the Commission only by a majority vote of all its members.

Archives

New Orleans Houses written and illustrated by Lloyd Vogt. Pelican Publishing Company, 1985. Written and illustrated by an architect, this book provides the reader with an easy to understand introduction to a rich subject. The handsome sketches of the various houses are very appealing, and the text is presented in language that is aimed at the layman, not the trained architect. The commission shall add to the archives to aid in the promotion of historic preservation.



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SECTION 2. Effective Date. This ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto this ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 3. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion of this Ordinance with the invalid portions omitted.

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

YEAS: Cusimano, Moran, Meyer, Randall, Mones, McCloskey

NAYS: None

ABSENT: None

The Council Chair, Mr. Everhardt, cast his vote as **YEA**.

And the motion was declared **adopted** on the 3rd day of September, 2024.


ROXANNE ADAMS
CLERK OF COUNCIL


FRED EVERHARDT JR.
COUNCIL CHAIR

Delivered to the Parish President 9/5/24 9:30am
Date and Time

Received by Maegen Kelley

Louisa Lalong