



City of Slidell, Louisiana

Olde Towne Preservation District Commission

Agenda

June 14, 2023 at 5:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/otpdc

For questions or to provide public comment before the meeting,
email OTPDC@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
OTPDC website

1. **Call to Order and Roll Call**
2. **Minutes.** Review and approve minutes from May 10, 2023
3. **Public Hearings**
 - a. **CA23-12:** A request for a Certificate of Appropriateness for exterior alteration at 2254 Carey Street, requested by Gilbert Valencia
4. **Other Business**
 - a.
5. **Informational Items**
 - a.
6. **General and Public Comments**
7. **Adjournment**

The next Olde Towne Preservation District Commission meeting will be July 12, 2023.



City of Slidell, Louisiana

Olde Towne Preservation District Commission

Minutes

May 10, 2023 at 5:00 pm

Planning Department Conference Room, 250 Bouscaren St. Suite 203, Slidell, LA 70458

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Darby at 5:00 p.m.

Commissioners Present

Darren Darby, Chair
Jessica Fawer, Vice Chair
Jason Clayton
Michelle Cramer

Commissioners Not Present

Dawn Crippin

Staff Present

Danny McElmurray, Director
Theresa Alexander, Planner
Anatolii Sysoiev, Planner
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Commissioner Cramer to approve minutes of April 19, 2023 as written; Vice Chairperson Fawer seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Public Hearings**

- a. There were none.

4. **Other Business**

- a. Members of the Slidell Main Street program spoke to the Commission about a proposed new Community Garden on a portion of the parcel of land located at 2260 Carey Street. The project includes produce growth, flower beds, and a new fence where the boards and posts may be purchased and decorated by individuals and/or businesses. The presenters were reminded they will need to:

- have the property owners written permission to use the land,
- provide insurance as this will be open to the public,
- secure a mural permit for the rear solid fence if it is to be decorated, and
- secure a public art or mural permit for the front picket fence as an artwork in two pieces as each individual picket will be decorated.

The presenters indicated no personal names, commercial logos, or sponsorship names will be visible from the sidewalk, only from the interior of the community garden space.

5. **Informational Items**

- a. Carnell Brame of Desire Line gave a presentation on Code Updates specifically targeted to the *Slidell 2040* and *Main Street Master Plan* recommendations regarding Olde Town/Main Street.

6. **General and Public Comments.** There were none.

7. **Adjournment.** Meeting adjourned at 7:12 p.m. on motion by Commissioner Clayton, seconded by Vice Chairperson Fawer, and a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

Location: 2254-2256 First Street (Figure 1)

Historic Status: Not an historic or contributing structure

Owner: SGV Investments LLC

Applicant: Gilbert Valencia

Zoning: C-3 Central Business/OTPD Olde Towne Preservation District

Request: Certificate of Appropriateness for an Exterior Alteration (see Findings for complete details)

OTPDC Meeting: 6/14/2023



Figure 1. Location map

Staff Recommendation

Conditional Approval

Findings

1. This structure is a post-WWII commercial building with a flat roof in a Midcentury Modern style with unpainted brick and silver mixed metal finishes for the roof fascia/overhang and storefront. From its architecture, it appears 2254-2256 First St was developed as an office building with a 54' front façade and a six-panel storefront with two doors in the storefront as of 2019. Off-street parking is provided as direct access/egress parking in front of the building, with additional parking accessed via a single lane driveway for rear yard parking (Figure 2).
2. We have record of a legacy permit being issued on 28 July 2006 for renovations and repairs.
3. On 27 April 2007 a permit was applied for, approved and issued for HVAC repairs/renovations.
4. On 11 July 2007 we have record of a sign permit application for a fascia mounted sign, but this permit was never issued and the application has expired.
5. On 26 February 2021 an application was submitted for interior paint, HVAC, and interior wall removal. This work was never issued a permit and the application has expired.
6. On 10 March 2021 at the OTPDC meeting two decisions were approved and approval of the remaining scope of work from the applicant's request was deferred. The two approvals were for repair of the fence using the same materials as preexisting, and proposed paint colors proposed (Seashell or White Swann from Benjamin Moore) for exterior brick walls and metal parapet. (Figure 3)

7. On 5 May 2021 Certificate of Appropriateness Case CA21-10 Staff Report was revised to reflect the deferred scope of work for review and approval, which included signage, walk-up window and full length window, and new parking area paving. This scope of work was approved per the OTPDC (Figure 3). The sign permit was approved as permit #21-1370; however, the other items (walk up window, full length window, and new parking area paving) were never included in a valid issued permit and no fees were paid for permitting this work.
8. On 15 October 2021 Code Enforcement Case CE-21-432 was opened and the fence permit application as submitted on 7 July 2021 was voided. This permit was not renewed or re-applied for according to our records.
9. On 14 February 2022 an application was submitted for installing the service window, removing a non-load bearing wall, installing a grease trap, cabinets, and countertops. This work was never issued a permit and the application has expired.
10. The applicant proposes to install a new door with a full window on the front façade to the right of the two existing entrances (Figures 3 & 4).
11. The existing and proposed improvements are constructed with single glass pane doors with two pane glass windows and painted frames.
12. The proposed door assembly is proposed to match the existing doors and windows.



Figure 2. Front elevation circa 2019



Figure 3. Front elevation June 2023

1. Existing improvements:

- Installation of walk-up service window with right/left opening (no building permit issued)
- Installation of full-height 2 pane window (no building permit issued)
- Pre-existing 36-inch entrance door
- Pre-existing three 42-inch windows with approx. 1-ft header
- Pre-existing 42-inch entrance door



Figure 4. Planning Dept estimated location of proposed door

2. Proposed improvements:

- i. Installation of new entrance door and window panel (dimensions not provided); this placement as shown in Figure 4 above in an estimated location by the Planning Department shows the door will be impacted by the accessibility ramp, which will have to be extended or modified to accommodate the proposed door location.

15. Comparing the existing and proposed improvements with other structures within the immediate neighborhood shows the difference between the proposed improvements and those found appropriate and historic in the district. (Figure 5)

Figure 5. Nearby storefronts



Subject Site – 2254 First St (2023)



300 Robert St



2143 First St



227 Cousin St



230 Cousin St



301 Cousin St



2142 First St



316 Cousin St

Consideration

3. Exterior alteration is reviewed against the general design guidelines of Sec. 2-2217 *Design guidelines for Olde Towne and Fremaux Corridor* as found in Appendix A of the City of Slidell Code of Ordinances. The following factors are considered in the review of appropriateness for this exterior alteration.
 - a. *Scale: Scale is the relationship of the building and its elements (including doors and windows) to other structures in the district. It is important when considering scale that a careful study be made of the height, width, and mass of buildings in the immediate neighborhood and district. This study should serve to confirm or deny the appropriateness of the height, width, and mass of the proposed improvements.*

The proposed construction will modify the front façade of an existing building. The current construction has two existing primary entrances. The addition of a third primary entrance will create confusion, require signage for each door to designate interior tenants, and does not reflect the original rhythm and pattern found in similar buildings from this time period. However, the building façade has already been modified significantly and no longer exhibits the characteristics of a Midcentury Modern office building.

- b. *Materials: Materials identified in the city's design guidelines for Olde Towne District structures are permitted in the Olde Towne Preservation District. Other materials not specifically mentioned in these design guidelines will be considered on a case-by-case basis and approved by the commission.*

The proposed window materials are appropriate for the Olde Towne District; the design of the windows does not reflect the context implemented within the immediate area. However, the building façade has already been modified significantly and no longer exhibits the characteristics of a Midcentury Modern office building

Recommendations

1. The applicant, although they may not have been the owner at the time, must apply for permits for work previously completed without a permit but with a Certificate of Appropriateness. This will bring the property into conformance with applicable laws and code requirements upon successful inspections by the Health Department, the Department of Building Safety, Fire Department, and/or State Fire Marshal as required for the scope of work completed without a permit. Retroactive fees may apply.
2. The applicant must submit a revised interior layout to the Planning Department for addressing purposes, as this property will be given one street address with assigned suite designations for 911 purposes.
3. The applicant must submit a front façade elevation, drawn to scale and with measurements, clearly showing the exact location of the door and how the impact to the accessibility ramp will be mitigated to ensure ADA compliance for the building and proposed door location. Applicant will be required to submit a completed application for a building permit to install the door, subject to additional documentation requirements per the Department of Building Safety, Fire Department, and/or State Fire Marshal.
4. For any site or building signage, the applicant will need to submit a new Certificate of Appropriateness application prior to any sign permit application submittal, and all sign permit(s) must be approved prior to installation. All sign fees will have to be paid prior to sign permit issuance.

5.

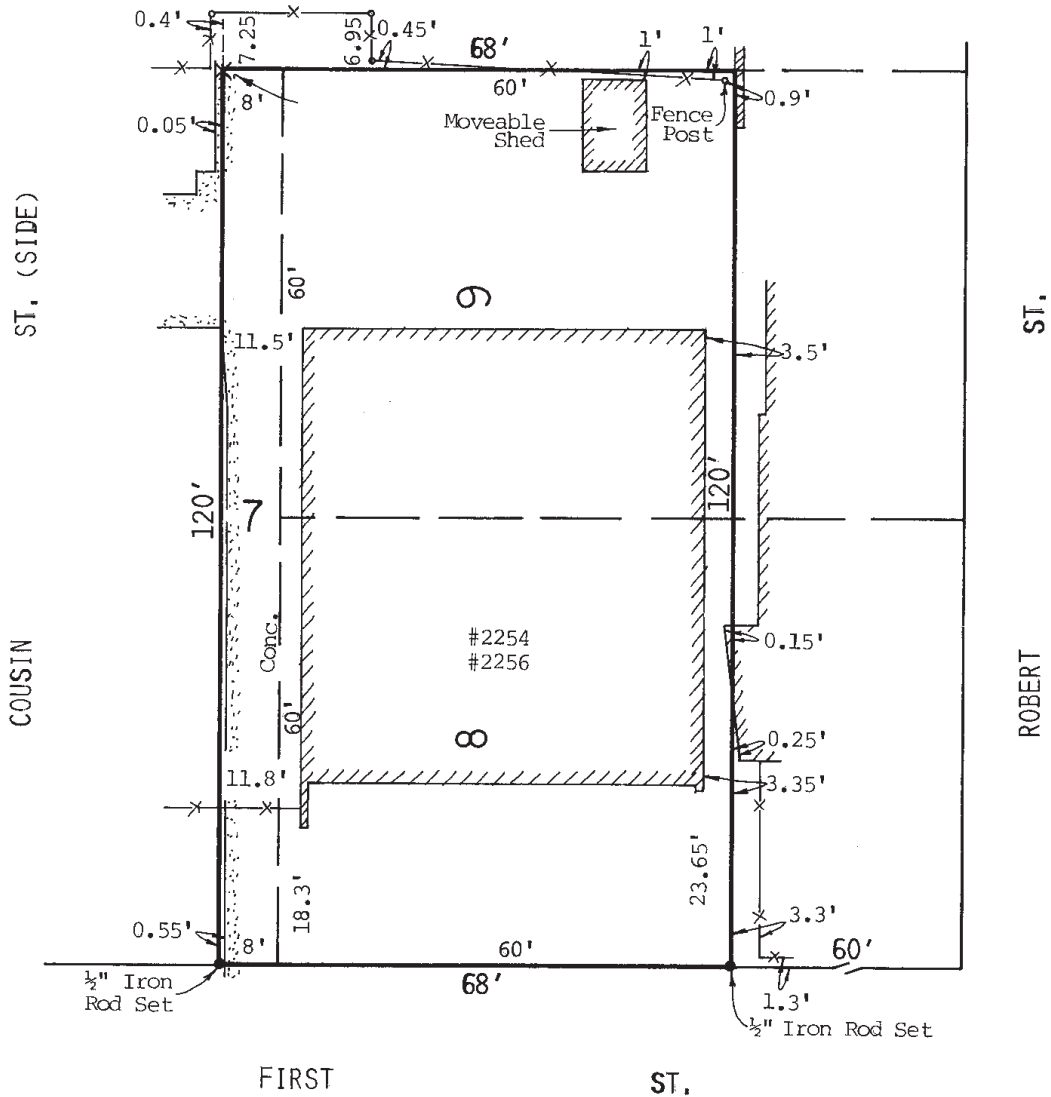
FOR REVIEW

SQUARE 20
TOWN OF SLIDELL
ST. TAMMANY PARISH, LA.



SECOND

ST. (SIDE)



I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO ENCROACHMENTS EXIST ACROSS ANY OF THE PROPERTY LINES EXCEPT AS SHOWN.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

April 11, 2006

SURVEY CERTIFIED TO: Regions Bank, Community Care Properties, LLC and Eric Oliver Person, Attorney-at-Law

SURVEYED IN ACCORDANCE WITH THE LA. "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

MANDLE-EDWARDS SURVEYING INC.

LAND SURVEYORS METAIRIE, LA.

BY

All Angles Are 90°

SCALE 1" = 20'



City of Slidell, Louisiana

Olde Towne Preservation District Commission Minutes

April 14, 2021 at 5:00 pm

Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Vice Chair Caruso at 5:00 p.m.

Commissioners Present

Sam Caruso, Jr, Vice Chair

Darren Darby

Jonathan Johnson

Commissioners Not Present

Michelle Cramer, Chair

Dawn Crippin

Staff Present

Melissa Guilbeau, Planning Director

2. **Minutes.** Motion by Mr. Darby to approve minutes of March 10, 2021 as written; Mr. Johnson seconded. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Public Hearings**

- a. **CA21-10:** Exterior alterations and signage at 2256 First St, by Effie Chaisson (deferred, in part, from March 10, 2021)

Vice Chair Caruso opened the public hearing; there was no one present to speak. Vice Chair Caruso closed the public hearing.

Mr. Darby made a motion to defer the request to the next meeting, second by Mr. Johnson. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN deferred the request to May 12, 2021.

4. **Other Business**

- a. Discuss potential informational brochure and other outreach. Vice Chair Caruso asked if the Commission has its own Facebook page; Director Guilbeau stated that she is not aware of one. Mr. Darby stated that he felt the City's Facebook page is enough to cover the Commission.

Mr. Darby asked if there was a page on the City's website dedicated to Olde Towne; Director Guilbeau stated yes.

Vice Chair Caruso asked if the City ever does paid advertisement on Facebook and stated that he would ask Alex Carollo, the City's public information officer, about it.

Mr. Johnson asked what would be advertised and the Commission discussed the need to inform property owners and managers in the District of the existence and requirements of the District.

Mr. Darby expressed an interest in having an informational brochure to distribute to realtors and related professionals that could hand it out to their customers. Director Guilbeau stated that there is already an informational brochure. She committed to print copies for each Commissioner to distribute.

- b. Discuss administrative approval of alterations to or repair of existing improvements. Director Guilbeau stated that this was a discussion that started at the last meeting. She referred to the

signage and fence handouts prepared by Chair Cramer and the Planning Department's internal cheat sheet for determining when a case must go to the Commission. After a brief discussion, the Commissioners agreed to continue the discussion at the next meeting.

5. **Informational Items**

- a. NAPC biennial conference July 13-17, 2022 in Cincinnati, Ohio. Director Guilbeau asked the Commissioners to let her know if they would want to participate in person and have the City pay any expenses so that she can request it in the budget. Vice Chair Caruso stated that he would like to go in-person.

6. **General and Public Comments.** Director Guilbeau stated that the State National Register Review Committee voted to forward the Teddy Avenue Residential Historic District to the National Park Service. She stated that two property owners – one in favor and one opposed to the nomination – attended the virtual committee meeting.

Director Guilbeau stated that the City's website has received an overhaul and that there are issues with content accuracy and missing meetings. She asked the Commission to be patient as these issues are ironed out.

7. **Adjournment.** Meeting adjourned at 5:18 p.m. on motion by Mr. Johnson, second by Mr. Darby, and a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

Melissa Guilbeau

From: Elizabeth Kahr
Sent: Thursday, April 8, 2021 9:53 AM
To: 'effie@realtyrevolutionnola.com'
Subject: Certificate of Appropriateness at 2256 First (CA21-10)

Your request for a Certificate of Appropriateness at 2256 First (CA21-10) will be considered by the Olde Towne Preservation District Commission at a public hearing on Wednesday, April 14, 2021 at 5pm. The meeting will be in-person

in the Council Chambers at 2045 2nd St, Slidell. The agenda packet is posted online here:

<http://myslidell.com/event/otpd20210414/>.

Please let us know if you have any questions or if you will be unable to attend the meeting.

Beth Kahr

City of Slidell Planning Department

985-646-4320

ekahr@cityofslidell.org

You can find information about the development process in Slidell, including application forms and deadlines, [on the City's website](#). Due to COVID-19, masks must be worn by anyone entering the Planning Department. Applications are available on the City's website (myslidell.com) and can be submitted by email (planningdept@cityofslidell.org). The Planning Department strongly encourages you to call (985-646-4320) to see if business can be addressed via phone, email, or [video conference](#), or to schedule an appointment. Thank you!



City of Slidell, Louisiana

Olde Towne Preservation District Commission Minutes

May 12, 2021 at 5:00 pm

Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Cramer at 5:00 p.m.

Commissioners Present

Michelle Cramer

Sam Caruso, Jr

Darren Darby

Dawn Crippin

Jonathan Johnson

Commissioners Not Present

Staff Present

Melissa Guilbeau, Planning Director

2. **Minutes.** Motion by Mr. Caruso to approve minutes of April 14, 2021 as written; Ms. Crippin seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Public Hearings**

- a. **CA21-10:** Exterior alterations and signage at 2256 First St, by Effie Chaisson (deferred, in part, from March 10, 2021 and April 14, 2021)

Chairperson Cramer opened the public hearing. Ms. Chaisson presented the plans for the walk-up windows and for the property. There were no public comments. Chairperson Cramer closed the public hearing.

Ms. Crippin moved to approve a Certificate of Appropriateness for the windows, signs and asphalt as submitted, second by Mr. Darby. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the motion.

- b. **CA21-22:** Exterior alteration at 1732 Front St, by Tiffany Lord (CANCELED BY STAFF)

Director Guilbeau explained that the proposed alteration did not need to come before the commission. However, because it had been publicly noticed, it had to be on the agenda.

4. **Other Business**

- a. The Commissioners discussed criteria for administrative approval of Certificates of Appropriateness. Director Guilbeau requested guidance regarding sign color.

5. **Informational Items**

- a. Comprehensive Plan. Director Guilbeau outlined the concept and anticipated schedule for the comprehensive plan. She stated that public input is encouraged and that details and newsletter sign-up are available slidell2040.com.

Director Guilbeau announced the following grants opportunities:

b. State CLG FY21-22 grant applications due June 1, 2021

c. National Trust for Historic Preservation grant applications due June 1 or October 1, 2021

6. **General and Public Comments.** There were none.

7. **Adjournment.** Meeting adjourned at 5:56 p.m. on motion by Mr. Darby, second by Ms. Crippin, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

Location: 2256 First St (Figure 1)

Owner/Applicant: Effie Chaisson

Zoning: C-3 Central Business District

Request: Certificate of Appropriateness for Exterior Alterations and Signage (see Findings for complete details)

OTPDC Meeting: 3/10/2021

Recommendation

Approval

Findings

1. 2256 First St is developed with a single-story commercial building (Figure 2). It is zoned C-3.
2. The commercial building is not a historic structure.
3. Previous OTPDC decisions and deferred items from March 10 meeting:

Decisions:

- a. **Approved:** Repair of the fence using the same materials as pre-existing
- b. **Approved:** Paint colors proposed, either color: Seashell or White Swann (Benjamin Moore) for exterior brick walls and metal parapet. (Figure 3)

Deferred for additional information:

- a. Signage material and design: Proposal for 2 attached signs
 - Commission requested additional information on the materials and design of the signs
- b. Lighting for attached signs
- c. Pole sign

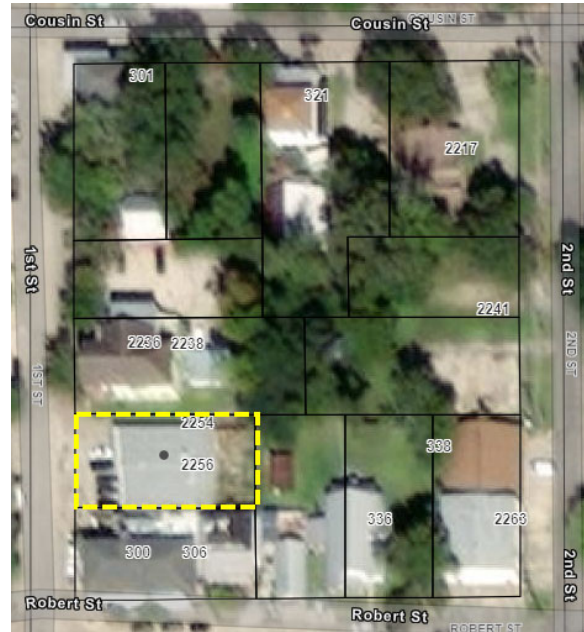
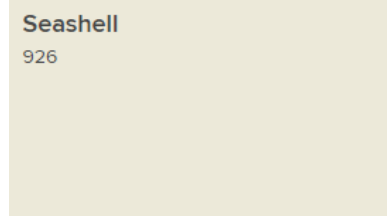


Figure 1. Location map



Figure 2. Street View

- d. Walk-up Service Window
 - Commission requested design plans of the proposed walk-up window
- e. Pavement or asphalt for new parking
 - Commission recommended working with the City Administration on materials and permitting.



4. Applicant has provided the following information for the deferred items:

- Signage. Proposed 2 ft by 3 ft signs (Figure 4) will be manufactured in Resin with a wood grain finish.
- Lighting for the signs will be gooseneck lights, 2 each sign, as suggested by the commission.
- Pole Sign. The same signs proposed for the building will be installed on the existing pole.
- Window installation. Two new windows with white trim will be installed on the front façade (Figure 5):
 - 72" by 28" vinyl double hung window to complement existing storefront windows
 - 46" by 36" vinyl double hung window for walk-up coffee service (Figure 6)
- Parking lot improvements will be asphalt from the front of the building to the concrete driveway pad at the street. (Figure 7)

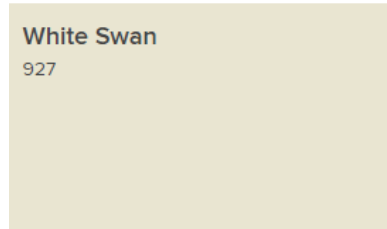


Figure 3. Exterior Colors

5. Exterior alteration is reviewed against the general design guidelines of Sec. 2-2217 *Design guidelines for Olde Towne and Fremaux Corridor* of Appendix A - Zoning of the City of Slidell Code of Ordinances. The following factors are considered in this request for a Certificate of Appropriateness for a new paint scheme, fence, signage, lighting for the signs, pavement, and windows:

- a. **Materials.** The materials proposed for the fence, signs, windows and parking are outlined in finding #4. The proposed materials are appropriate.
- b. **Color.** Facade colors shall be low reflective and subtle, with primary, high intensity, or metallic color prohibited outside of the sign face. The proposed colors meet the guidelines.



Figure 4. Proposed Signage



Figure 5. Front Elevation New Windows



Figure 6. New Windows



Figure 7. New Paving Area

6. The proposed exterior alterations are consistent with the applicable standards and guidelines of the Olde Towne Preservation District.



Permits Department

Application for a SIGN PERMIT

250 Bouscaren St, Ste 202
Slidell, LA 70458
985.646.4323
fax 985.646.6117
buildingsafety1@cityofslidell.org
myslidell.com

A Sign Permit is required prior to the installation of any new sign, or alteration or relocation of an existing sign, and includes temporary signs. Please speak with a Planner at 985-646-4320 or planningdept@cityofslidell.org if you have questions. This application may be used for multiple signs; however, each sign will be separately permitted.

Site

Street Address: 2254 First Street

Business or Organization Name: Revolution Realty

Zoning District: ~~C-1~~ C-3

Sign Contractor

Company Name: Effie Choussin

Mailing Address: 601 Rosa Ave Ste

City, State, Zip: Metairie, LA 70005

Phone #: 504-957-3876

Email: e.choussin@galeo.com

City/State License #: _____

Applicant

Property or Business Owner Sign Contractor

Individual Name: Effie Choussin

Phone #: 504-957-3876

Signature of Applicant: [Signature] Date: _____

❖ An approved Sign Permit will expire six (6) months from the date it is approved.

1. A freestanding sign may also require a Building Permit.
2. An illuminated sign also requires an Electrical Permit.

Sign(s)

For each sign, indicate:

- Sign type
A = Attached Freestanding¹ B = Banner S = Special Event
- Estimated construction cost
- If it will be illuminated²

Sign 416

off to top of garage

Sign Type	Est. Cost of Construction	Illum.	INTERNAL USE ONLY	
			Permit No. & Fee	Approved By & Date
1 A	\$ 782.00		21-1370 #15	TBA 7/23/2021
2	\$			
3	\$			
4	\$			
5	\$			
6				

Required Attachments

- Drawings (to scale) showing the height, width, length, and depth; structural specifications; and methods of anchoring and support for each sign
- Elevations, with dimensions, of the sign(s) and building(s) located on the lot
- For freestanding signs: Plans, with dimensions, showing the location of the sign(s) on the lot in relation to property lines and buildings, and the width of adjacent right-of-way
- If in the Olde Towne Preservation District (OTPD): Colors and material of sign(s) (Note that a Certificate of Appropriateness is also required)
- If a Special Event or Banner sign: What special event, including start and end dates, is being advertised

4 ft

4 ft





54'

32''

16''

48''



WANTED
TO BUY
ANY
PROPERTY

61580

309

CASH DEED

UNITED STATES OF AMERICA

BY: COMMUNITY CARE PROPERTIES, LLC

STATE OF LOUISIANA

TO: EFFIE M. CHAISSON

PARISH OF JEFFERSON

BE IT KNOWN, that on this 21st day of December, 2020:

BEFORE ME, DEBRA MCKINNEY, a Notary Public duly qualified in and for the Parish of Jefferson, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned: PERSONALLY CAME AND APPEARED:

COMMUNITY CARE PROPERTIES, LLC (TIN: XX-XXX6410), a Louisiana limited liability company organized under the laws of the State of Louisiana, in good standing, presently doing business in the State of Louisiana, represented herein through its Managing Member, Paul B. Kavanaugh, pursuant to an authorization which is attached hereto and made a part hereof, whose current mailing address is 1421 General Taylor Street, New Orleans, LA 70115;

hereinafter sometimes referred to as "Vendor", who declared that Vendor does by these presents, bargain, sell, convey, assign, grant, transfer, set over and deliver, with all legal warranties and full substitution and subrogation to all rights and actions of warranty against all former owners and vendors unto:

EFFIE M. CHAISSON (SS#XXX-XX-9980), who declared unto me that she has been married but once and then to Michael Lawler from whom she is judicially divorced and has not since remarried, being a resident of the full legal age of majority and domiciled in the Parish of Jefferson, State of Louisiana, whose current mailing address is 671 Rosa, Ste. 101, Metairie, LA 70005;

hereinafter sometimes referred to as "Purchaser", here present accepting and purchasing for herself, her heirs, successors and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

THAT CERTAIN PORTION OR PIECE OF GROUND, together with all the buildings and improvements thereon and all of the rights thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging to or in anywise appertaining, situated in the TOWN OF SLIDELL, PARISH OF ST. TAMMANY, STATE OF LOUISIANA in SQUARE NO. 20 and described as follows, to wit:

NORTH ONE-HALF OF LOT 8, NORTH ONE-HALF OF LOT 9, TOGETHER WITH THE SOUTH 8 FEET OF WEST FOUR/FIFTHS OF LOT 7, THE WHOLE FORMING A TRACT MEASURING 68 FEET FRONT ON FIRST STREET BY A DEPTH OF 120 FEET BETWEEN AND PARALLEL LINES OF SQUARE 20 OF SLIDELL. SAID SQUARE NO. 20 IS BOUNDED BY COUSIN STREET ON THE NORTH, ROBERT STREET ON THE SOUTH, SECOND STREET ON THE EAST AND FIRST STREET ON THE WEST.

St. Tammany Parish 2115
Instrument #: 2243726
Registry #: 2739144 bvs
12/22/2020 11:25:00 AM
MS CB X MI UCC

**RESOLUTION
OF
COMMUNITY CARE PROPERTIES, LLC**

I, the undersigned member of Community Care Properties, LLC, hereby certifies that the Company is validly existing and is duly organized under the laws of the State of Louisiana.

I further certify that the Resolutions herein below are adopted by the Company pursuant to the procedures set forth in the Company's Articles of Organization.

IT IS HEREBY RESOLVED that Paul B. Kavanaugh is empowered and authorized to execute any and all acts on behalf of the Company necessary to sell the property located at 2254-2256 First Street, Slidell, LA 70458.

IT IS FURTHER RESOLVED that said Agent, Paul B. Kavanaugh, is hereby authorized to sign and execute on behalf of the Company, any and all acts for the sale of the property mentioned above in order to carry out the purpose of this Resolution; to receive the cash consideration of sale less any charges, as well as to do any and all other things, which as in his sole discretion he may deem fitting or proper in order to carry out these purposes.

IT IS FURTHER RESOLVED, that any and all acts authorized pursuant to these Resolutions are hereby ratified and approved by the Company, that these Resolutions shall remain in full force and effect and that the Purchaser may rely on these Resolutions.

IT IS FURTHER RESOLVED, that Paul B. Kavanaugh is the owner of the Company and that the foregoing Resolutions now stand of record on the books of the Company; and that the Resolutions are in full force and effect and have not been modified or revoked in any manner whatsoever.

IN WITNESS HERETO, I attest to the truth and accuracy of the above representations this 19 day of December, 2020.

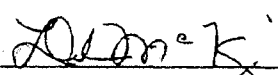


PAUL B. KAVANAUGH

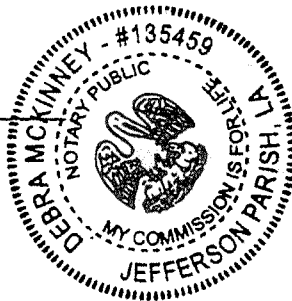
STATE OF LOUISIANA

PARISH OF JEFFERSON

On this 19 day of December, 2020, before me, the undersigned Notary Public, personally came and appeared Paul B. Kavanaugh, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.




NOTARY PUBLIC, DEBRA MCKINNEY



Building Permit Application
 250 Bouscaren Street, Suite # 202
 Slidell, La. 70458
 (985) 646-4324

2-14-22
 Received
 Applied *R Ha*
 Issued

JOB ADDRESS <u>2254</u> <u>First Street Slidell LA 70458</u>			
LOT NO	SQUARE NO	SUBDIVISION	
OWNER	PHONE NO	E-MAIL ADDRESS	
	<u>504 957-3876</u>	<u>Echaisse@Yanoo.com</u>	
OWNER'S MAILING ADDRESS			
<u>671 Rosa Ave #101 Metairie LA 70005</u>			
CONTRACTOR	PHONE NO	E-MAIL ADDRESS	FAX NO.
<u>American Maintenance Specialties</u>	<u>504-416-7460</u>	<u>Larry@AMS-247.com</u>	
CONTRACTOR'S MAILING ADDRESS			
<u>1296 Springwater Dr Mandeville LA 70471</u>			
JOB SUPERVISOR	PHONE NO	FAX NO.	
<u>John McColloster</u>	<u>504-975-6101</u>	<u>MCSNOLA@Yahoo.com</u>	
CITY LICENSE NO.	STATE LICENSE NO. <u>48083</u>		
ARCHITECT / ENGINEER	PHONE NO.	E-MAIL ADDRESS	FAX NO.
ARCHITECT/ENGINEER'S MAILING ADDRESS			
TYPE OF CONSTRUCTION			
RESIDENTIAL <input type="checkbox"/>		COMMERCIAL <input checked="" type="checkbox"/>	
NEW <input type="checkbox"/>	ADDITION <input type="checkbox"/>	ALTERATION <input checked="" type="checkbox"/>	REPAIR <input type="checkbox"/>
MOVE <input type="checkbox"/>		DEMOLISH <input type="checkbox"/>	
NAME OF COMMERCIAL DEVELOPMENT			
<u>Revolution Realty</u>			
DESCRIBE WORK <u>Install window on Front Left of Building, Remove Non-Load Bearing wall</u> <u>Install 15 Gallon Grease Trap, Install Cabinets & Counter Tops</u>			
HEIGHT OF BLDG.	NO. OF STORIES <u>1</u>	FRONT YARD SETBACK	
SIDE YARD SETBACK	REAR YARD SETBACK	CORNER OR INTERIOR LOT (circle one)	
PREVIOUS USE OF BLDG. <u>Community Care Hospital</u>	PROPOSED USE OF BLDG. <u>Brokerage, Real Estate office</u>		
JOB COST <u>6,000.00 Est</u>	SQUARE FEET <u>3339 SF</u>	CONSTRUCTION TYPE <u>Remodel</u>	
ELECTRICAL	LIST THE FOLLOWING SUB-CONTRACTORS		PLUMBING & GAS
<u>NA</u>	ACHMRV		<u>Artesian Services LLC</u>
This permit shall be cancelled if work described is not commenced within six (6) months of date issued.			
		<u>2-3-2022</u>	
Applicant's Name		Date	

OFFICE USE ONLY			
Permit No. <u>22-292</u>	Permit Fee <u>\$ 25</u>		
Receipt No. _____	Date Issued _____		

FLOOD ZONE ABFE DESIGN FLOOD ELEVATION 10+2
 TAX ASSESSMENT # 124-049-7703 You may contact Melanie Band at 985-809-8180

Building Permit Application
 250 Bouscaren Street, Suite # 202
 Slidell, La. 70458
 (985) 646-4324

2-14-22
 Received
 Applied RHA
 Issued

JOB ADDRESS <u>2256 First Street Slidell LA 70458</u>			
LOT NO	SQUARE NO	SUBDIVISION	
OWNER	PHONE NO	E-MAIL ADDRESS	
	<u>504 957-3876</u>	<u>Echais@Yahoo.com</u>	
OWNER'S MAILING ADDRESS			
<u>671 Rosa Ave #101 Metairie LA 70005</u>			
CONTRACTOR	PHONE NO	E-MAIL ADDRESS	FAX NO.
<u>American Maintenance Specialties</u>	<u>504-416-7460</u>	<u>LARRY@AMS-247.COM</u>	
CONTRACTOR'S MAILING ADDRESS			
<u>1296 Springwater Dr Mandeville LA 70471</u>			
JOB SUPERVISOR	PHONE NO	FAX NO.	
<u>John McColloster</u>	<u>504-975-6101</u>	<u>MCSNOHA@Yahoo.com</u>	
CITY LICENSE NO.	STATE LICENSE NO.		
	<u>48083</u>		
ARCHITECT / ENGINEER	PHONE NO.	E-MAIL ADDRESS	FAX NO.
ARCHITECT/ENGINEER'S MAILING ADDRESS			
TYPE OF CONSTRUCTION			
RESIDENTIAL <input type="checkbox"/>		COMMERCIAL <input checked="" type="checkbox"/>	
NEW <input type="checkbox"/>	ADDITION <input type="checkbox"/>	ALTERATION <input checked="" type="checkbox"/>	REPAIR <input type="checkbox"/>
MOVE <input type="checkbox"/>		DEMOLISH <input type="checkbox"/>	
NAME OF COMMERCIAL DEVELOPMENT			
<u>Revolution Realty</u>			
DESCRIBE WORK			
<u>Install window on front left of building, Remove non-load bearing wall</u> <u>Install 15 gallon grease trap, Install cabinets & counter tops</u>			
HEIGHT OF BLDG.	NO. OF STORIES	FRONT YARD SETBACK	
	<u>1</u>		
SIDE YARD SETBACK	REAR YARD SETBACK	CORNER OR INTERIOR LOT (circle one)	
PREVIOUS USE OF BLDG. <u>Community Care Hospital</u>		PROPOSED USE OF BLDG. <u>Brokerage, Real Estate office</u>	
JOB COST <u>6,000.00 Est</u>	SQUARE FEET <u>3339 SF</u>	CONSTRUCTION TYPE <u>Remodel</u>	
ELECTRICAL	LIST THE FOLLOWING SUB-CONTRACTORS		PLUMBING & GAS
<u>N/A</u>	ACHMRV		<u>Artesian Services LLC</u>
This permit shall be cancelled if work described is not commenced within six (6) months of date issued.			
Applicant's Name <u>[Signature]</u>		Date <u>2-3-2022</u>	

OFFICE USE ONLY			
Permit No. <u>22-298</u>	Permit Fee <u>Ø</u>		
Receipt No. _____	Date Issued _____		

FLOOD ZONE ABFE DESIGN FLOOD ELEVATION 10+2
 TAX ASSESSMENT # _____ You may contact Melanie Band at 985-809-8180

AMERICAN MAINTENANCE SPECIALISTS, L.L.C

1296 Springwater Drive
Mandeville La 70471

Mobile: (504) 975-6101

larry@ams-247.com
MCSNOLA@yahoo.com

Customer

Effie Chassis
Revolution reality
671 Rosa ave
Metairie La 70005

Mobile: (504) 957-3876

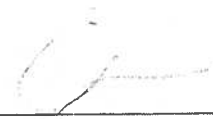
EChassis@yahoo.com

Estimate

Job Name	2254-2256 First St
Job Number	229
Issue Date	February 9, 2022
Valid Until	March 11, 2022

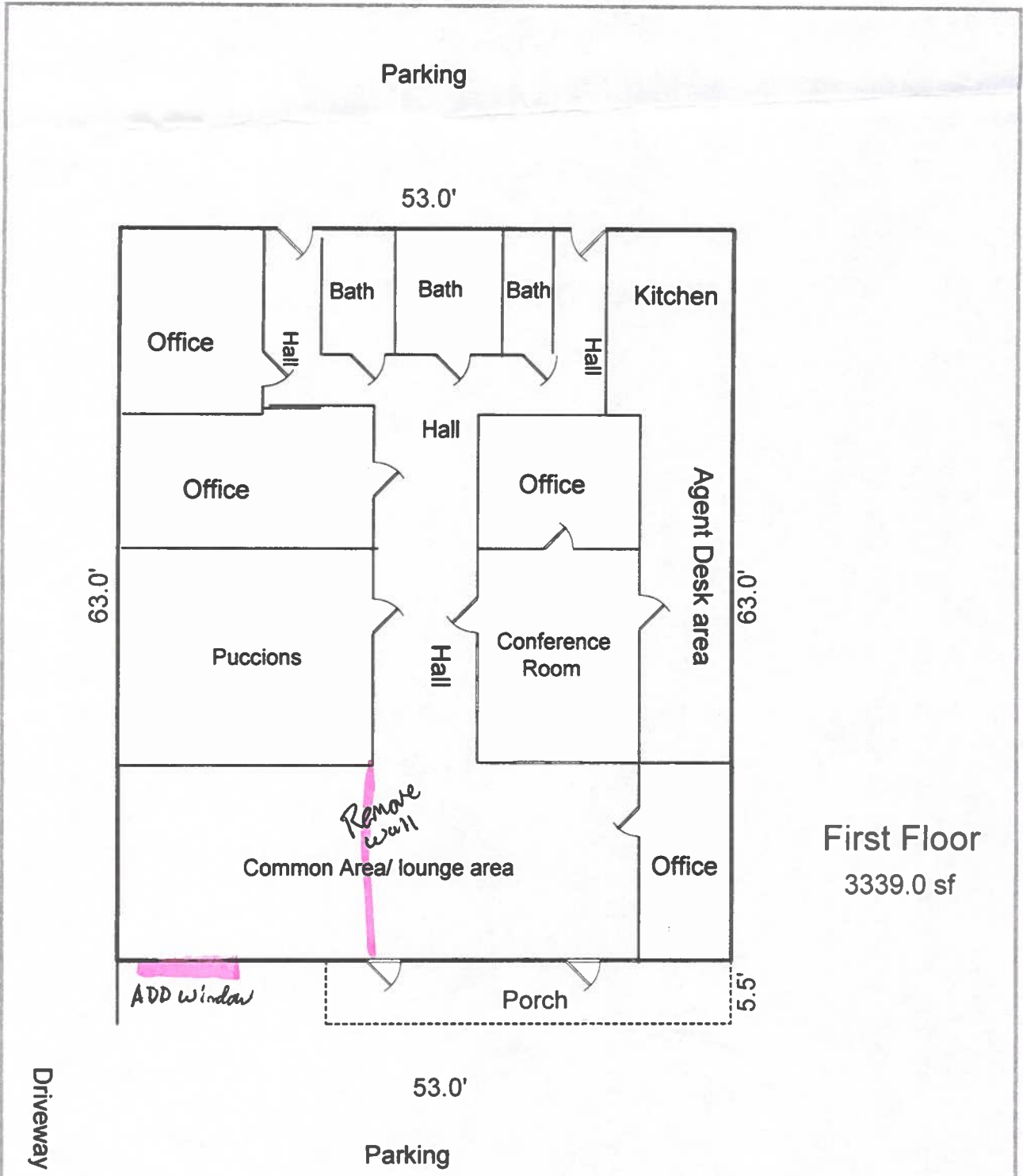
item	Quantity	Amount
Commercial Renovations		\$6,000.75
Install Walk-up window on brick front <i>Install sliding window on front left of building, cut brick and sheetrock non structural wall</i>	1 Ea	\$840.00
Interior wall removal <i>Remove interior wall, non structural to open room for cabinets and countertop</i>	1 Ea	\$630.00
Install 15 gallon Grease trap	1 Ea	\$3,165.75
install cabinets and countertops	1 Ea	\$1,365.00
<hr/> Price		<hr/> \$6,000.75


 _____ Date 2/9/22
 John McColloster
 AMERICAN MAINTENANCE SPECIALISTS, L.L.C


 _____ Date 2/11/2022
 Effie Chassis
 Revolution reality

Building Sketch

Borrower	Effie Chaisson				
Property Address	2254-56 First				
City	Slidell	County	St Tammany	State	LA Zip Code 70458
Lender/Client	Cannizzaro Realty				



First Floor
3339.0 sf

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	3339.0	232.0	3339.0	First Floor	63.0 x	53.0 =		3339.0
P/P	Porch	1.0	192.5	81.0	192.5					
Net LIVABLE					(rounded)	3,339	1 total items (rounded) 3,339			

© Starcap Marketing, LLC, dba Apex Software

CHECK YOUR ASSESSMENT

Search for a property by: Property Address ▼

House #: 2254 Street Name: 1ST Year:
2021 Certified ▼

[Check out parish millage rates breakdown and comparison.](#)

The Assessor's Office only sets the *assessed values*.

We do not set the millage rates, which comprises the second of the two factors that determine your actual tax bill. (Total assessed value X millage rate / 1000 /= taxes, but Taxable assessed value X millage rate / 1000 = taxes.

By law we must reassess all property every four years. 2020 was a quadrennial reassessment year. The purpose of reassessment is to ensure the uniform and equitable valuation of all property. Assessed values are based upon sales data from the legally required sales period of July 1, 2018 through June 30, 2019. These values are then used for the next four years until the next reassessment in 2024.

1 Found.

COMMERCIAL IMPROVEMENTS ARE ASSESSED

AT 15% OF FAIR MARKET VALUE.

LAND IS ASSESSED AT 10%.

▼ Mosquito District #2 decreased their millage rate by .33 mills decreasing taxes.

▲ Fire District 1 increased their millage rate by 1.35 mills increasing taxes.

Year: 2021

Name: CHAISSON, EFFIE M

Mailing Address: 671 ROSA STE 101 METAIRIE, LA 70005

Property Address: 2254 1ST ST

Assessment Number: 124-049-7703

Property Description: N.5 LOT 8 N.5 LOT 9 S 8 FT OF W 4/5 OF LOT 7 WHOLE MEAS 68 FT ON 1ST ST X DEPTH OF 120 FT SQ 20 CB 326 535 INST NO 1554362 INST NO 1752193 INST NO 1788133 INST NO 1860326 INST NO 1899817 INST NO 2168890 INST NO 2204475 INST NO 2243726

Exemption: C
Parish Tax: \$3,767.03
City Tax: \$693.65
Parish Mills: 140.22
City Mills: 26.09
Assessed Value Improvement: 23,587
Fair Market Value Improvement: \$157,247
Assessed Value Land: 3,000
Fair Market Value Land: \$30,000
Total Assessed Value: 26,587
Total Fair Market Value: \$187,247
Homestead: 0
Taxable Assessed Value: 26,587
Taxes: \$4,460.68

WHERE DO YOUR TAXES GO?

[Show Tax Detail](#)

Query executed in 1.483 seconds.

State of Louisiana



State Licensing Board for Contractors

AMERICAN MAINTENANCE SPECIALISTS, L.L.C.
1296 Springwater Drive
Mandeville, LA 70471

This is to Certify that:

is duly licensed and entitled to practice the following classifications

BUILDING CONSTRUCTION



Witness our hand and seal of the Board dated,
Baton Rouge, LA 21st day of September 2020

Phil B. McCP

Director

See Malott

Chairman

Andy Starnau

Treasurer

Expiration Date: September 20, 2023

License No: 48083

This License Is Not Transferrable

Don't Drink and Drive
Louisiana
Don't Litter Louisiana

PERSONAL
DRIVER'S LICENSE



THIBODEAUX
LARRY J
1256 SPRINGWATER DR
MANDEVILLE, LA 70471-0000

ENDORSEMENTS
NONE

RESTRICTIONS
NONE

SEX HGT WGT
M 6' 00" 195

EYES AUDIT OFFICE
BRO 7653 299

PARRISH
52

Larry J. Thibodeaux



DONOR

2254-2256 First St
671 Rosa ave
Metairie La 70005

Submitted By:

AMERICAN MAINTENANCE SPECIALISTS, L.L.C

1296 Springwater Drive
Mandeville La 70471

Mobile: (504) 975-6101

· larry@ams-247.com
MCSNOLA@yahoo.com

3-16-23
Received RHA
Applied _____
Issued _____



Department of Building Safety
250 Bouscaren Street, Suite # 202
Slidell, La. 70458
985-646-4323

Application for Occupancy

Name of Business SCV Investments
Address of Business 2256 First St Slidell La 70458
Type of Business Office
Owner of Business Gilbert Valencia
Contact Phone Number 985-445-6146
Name of Previous Business at This Address N/A
Length of Vacancy 10 Days

There is a \$30.00 fee for inspection and issuance of the Certificate of Occupancy when it is determined that an inspection is required.

If you plan to make any renovations to the building, please explain on the lines below as a Building Permit may be required.

None

Gilbert Valencia
Applicant's Name

3/16/23
Date

.....
For Office Use Only

- Approved application given to applicant
- Approved application forwarded to Finance Department and Applicant has been informed

Inspection Required: Yes
No _____

Receipt No. _____
C/O No. 23-523

Reviewed By

Date

Temp power GilValencia1978@yahoo.com
LDS 2/24/23

Building Permit Application

250 Bouscaren Street, Suite # 202

Slidell, La. 70458

(985) 646-4324

Received	5-17-23
Applied	RTR
Issued	

JOB ADDRESS <u>2254 First St. Slidell, LA 70458</u>			
LOT NO <u>7,8,9</u>	SQUARE NO <u>Sq 20</u>	SUBDIVISION <u>Slidell, Town of Soniqua Valencia 777 2</u>	
OWNER <u>1493 Lakeshore Blvd. Slidell LA</u>	PHONE NO	E-MAIL ADDRESS	
OWNER'S MAILING ADDRESS <u>Sonia Valencia 985 445-6147</u>			
CONTRACTOR <u>Ponce General Construction</u>	PHONE NO <u>504-234-6481</u>	E-MAIL ADDRESS <u>ponce@thuregmail</u>	FAX NO
CONTRACTOR'S MAILING ADDRESS <u>20075 Highway 36 Covington, LA 70433</u>			
JOB SUPERVISOR <u>Jorge Ponce</u>	PHONE NO <u>504-234-6481</u>	FAX NO	
CITY LICENSE NO.	STATE LICENSE NO. <u>886015-Res / 688867 Com</u>		
ARCHITECT / ENGINEER <u>N/A</u>	PHONE NO	E-MAIL ADDRESS	FAX NO
ARCHITECT/ENGINEER'S MAILING ADDRESS <u>N/A</u>			
TYPE OF CONSTRUCTION RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLISH <input type="checkbox"/>			
NAME OF COMMERCIAL DEVELOPMENT			
DESCRIBE WORK <u>Renovate interior, remove existing countertops, install sink, install flooring- See attached</u>			
HEIGHT OF BLDG.	NO. OF STORIES <u>1</u>	FRONT YARD SETBACK	
SIDE YARD SETBACK	REAR YARD SETBACK	CORNER OR INTERIOR LOT (circle one)	
PREVIOUS USE OF BLDG. <u>Commercial</u>	PROPOSED USE OF BLDG. <u>Commercial</u>		
JOB COST <u>26,480</u>	SQUARE FEET	CONSTRUCTION TYPE	
ELECTRICAL <u>Torte electric</u>	LIST THE FOLLOWING SUB-CONTRACTORS ACHMRV		PLUMBING & GAS
This permit shall be cancelled if work described is not commenced within six (6) months of date issued.			
Applicant's Name <u>[Signature]</u>		Date <u>5-17-23</u>	
***** OFFICE USE ONLY *****			
Permit No. <u>23-953</u>	Permit Fee <u>\$ 79.44</u>		
Receipt No. _____	Date Issued _____		

FLOOD ZONE ANFE DESIGN FLOOD ELEVATION 10+2

TAX ASSESSMENT # _____ You may contact Melanie Band at 985-809-8180

PROPOSAL & CONTRACT



Date: 05/16/2023
Quote No.: 11846
Salesperson: 2254 First St
Slidell LA 70458

PONCE GENERAL CONSTRUCTION LLC

20075 Hwy 36
Covington, LA 70433
p: (985) 867-8730
c: (985) 249-0740
E: poncegeneralconstructionllc@gmail.com

Bill To:
Sonia

Qty	Description	Unit Price	Total
1	Remove existing small and big counter top, install 2 sinks small and big, do switch fo ice maker and refrigerator,, remove 2 doors add wood and drywall, build a table on kitchen area 7x3, install ceramic on 2 walls, remove a wall and add sheetrock 3x8, and another one 10.4x8, install floor(plastic) open a wall infront and add a door(glass door), build a sink on the back and add litle roof, labor on plumbing	\$26,480.0	\$26,480.0

Total Amt \$26,480.0

Payments to be fallows :

1/2 At Start \$ _____

1/2 At Finish \$ _____

ACCEPTANCE OF PROPOSAL / /20

Customer Signature:

Contractor Signature:

PONCE GENERAL CONSTRUCTION provides a wide range of service that will enhance the value & quality of your home. From fixing squeaky floors to adding a brand new addition onto your home, WE CAN DO IT ALL. You'll be satisfied with the finished result! after all, we are committed to getting the job done right...every single time.OUR SERVICES INCLUDE

Additions, Remodeling ,Framing, Gutters, Carpentry, Molding, Soffit/Fascia, Drywall, Decks/Fences, Doors/Windows, Insulation, Bricks, Painting, Columnns, Stucco, and so much more.

600 North Street, Baton Rouge, 70802 (225) 765-2301 Text-To-Verify: 1 (855) 999-7896



Louisiana State Licensing Board for Contractors

Contractor Information

Business Name Ponce General Construction LLC
Mailing Address 20075 Highway 36
 Covington, LA 70433
Phone Number (504) 352-0494
Email Address poncesiding@bellsouth.net
Website http://

Active Licenses

License Number 886015
Type Residential License
Status LICENSED
Effective 08/17/2021
Expiration 08/16/2023
First Issued 08/16/2019

License Number 68886
Type Commercial License
Status LICENSED
Effective 08/17/2021
Expiration 08/16/2023
First Issued 08/16/2019

Classifications

Class	Qualifying Party	Parishes
RESIDENTIAL MASONRY/STUCCO (SUBCONTRACT LABOR ONLY)	Alex B. Ponce	ALL
SPECIALTY: FURNISHING LABOR ONLY	Alex B. Ponce	ALL

Don't Drink and Drive
Louisiana
Don't Litter Louisiana

**PERSONAL
DRIVER'S LICENSE**



PONCE
JORGE ARTURO
16245 MILLION DOLLAR
ROAD
COVINGTON, LA 70035-0000

ENDORSEMENTS
NONE

RESTRICTIONS
NONE

SEX HGT WGT
M 5' 06" 170

EYES AUDIT OFFICE
BRO 5605 241

PARISH
32

[Signature]

DMOR

State of Louisiana

State Licensing Board for Contractors

This is to Certify that: **PONCE GENERAL CONSTRUCTION LLC**
20075 Highway 30
Covington, LA 70433

is duly licensed and entitled to practice the following classifications

RESIDENTIAL MAJOR/KEY/STRUCTURE (SUBCONTRACT LABOR ONLY)



Expiration Date: August 18, 2022

License No: 886015

Witness our hand and seal of the Board dated,
Baton Rouge, LA 17th day of August 2021

[Signature]
Director

[Signature]
Chairman

[Signature]
Treasurer

This License is Not Transferable

State of Louisiana

State Licensing Board for Contractors

This is to Certify that: **PONCE GENERAL CONSTRUCTION LLC**
20075 Highway 30
Covington, LA 70433

is duly licensed and entitled to practice the following classifications

SPECIALTY BUILDING-ERECTOR, BRICK, SHEET METAL AND ROOFING (SUBCONTRACT LABOR ONLY) SPECIALTY MAJOR/KEY/SUBCONTRACT LABOR ONLY SPECIALTY PAINTING, WALLCOVERING, FLOORING, DRYWALL, STUCCO AND PLASTER (SUBCONTRACT LABOR ONLY)



Expiration Date: August 18, 2022

License No: 88386

Witness our hand and seal of the Board dated,
Baton Rouge, LA 17th day of August 2021

[Signature]
Director

[Signature]
Chairman

[Signature]
Treasurer

This License is Not Transferable

PROPOSAL & CONTRACT



Date: 05/16/2023
Quote No.: 11846
Salesperson: 2254 First St
Slidell LA 70458

PONCE GENERAL CONSTRUCTION LLC
20075 Hwy 36
Covington, LA 70433
p: (985) 867-8730
c: (985) 249-0740
E: poncegeneralconstructionllc@gmail.com

Bill To:
Sonia

Qty	Description	Unit Price	Total
1	Remove existing small and big counter top, install 2 sinks small and big, do switch fo ice maker and refrigerator,, remove 2 doors add wood and drywall, build a table on kitchen area 7x3, install ceramic on 2 walls, remove a wall and add sheetrock 3x8, and another one 10.4x8, install floor(plastic) open a wall infront and add a door(glass door), build a sink on the back and add litle roof, labor on plumbing	\$26,480.0	\$26,480.0

Total Amt \$26,480.0

Payments to be fallows :

1/2 At Start \$ _____

1/2 At Finish \$ _____

ACCEPTANCE OF PROPOSAL / /20

Customer Signature:

Contractor Signature:

PONCE GENERAL CONSTRUCTION provides a wide range of service that will enhance the value & quality of your home. From fixing squeaky floors to adding a brand new addition onto your home, WE CAN DO IT ALL. You'll be satisfied with the finished result! after all, we are committed to getting the job done right...every single time.OUR SERVICES INCLUDE

Additions, Remodeling ,Framing, Gutters, Carpentry, Molding, Soffit/Fascia, Drywall, Decks/Fences, Doors/Windows, Insulation, Bricks, Painting, Colummns, Stucco, and so much more.