



City of Slidell, Louisiana
Olde Towne Preservation District Commission
Agenda

August 11, 2021 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 4pm)



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OTPDC website

1. **Call to Order and Roll Call**
2. **Minutes.** Review and approve minutes from June 9, 2021 (p. 2-3)
3. **Public Hearings**
 - a. **CA21-31:** Exterior alterations at 711 Teddy Ave, by SunPro Solar (p. 4-6)
4. **Other Business**
5. **Informational Items**
 - a. Teddy Avenue Residential Historic District listed on NRHP 7/6/2021
6. **General and Public Comments**
7. **Adjournment**

The next Olde Towne Preservation District Commission meeting will be September 8, 2021.



City of Slidell, Louisiana
Olde Towne Preservation District Commission
 Minutes

June 9, 2021 at 5:00 pm

Council Chambers, 2045 2nd St, Slidell, LA

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

Commissioners Present

Michelle Cramer, Chair
 Sam Caruso, Jr, Vice Chair
 Darren Darby

Commissioners Not Present

Dawn Crippin
 Jonathan Johnson

Staff Present

Melissa Guilbeau, Planning Director
 Theresa Alexander, Planner

2. **Minutes.** Motion by Mr. Darby to approve minutes of May 12, 2021 as written; Mr. Caruso seconded. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Public Hearings**

- a. **CA21-13:** Request for a Certificate of Appropriateness for demolition of accessory building, addition to house, and exterior alterations at 2613 Carey St, by Southern Accents Remodeling

Chair Cramer opened the public hearing. Jessica Fawer, property owner, with her mother and contractor, Vickie Fawer, presented the plans of a mother-in-law style addition to the house and clarified that the request includes demolishing the existing cottage in the rear yard. Jessica stated that the laundry room shown in figure 6 of the staff report was a prior addition to the house that will be demolished and will be where the new addition is built. Mr. Darby, with Jessica’s concurrence, clarified that the addition will be slightly taller than the existing house. Chair Cramer closed the public hearing.

Mr. Caruso made a motion to approve the Certificate of Appropriateness which was seconded by Mr. Darby and passed by a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

4. **Other Business**

- a. Director Guilbeau showed the Commissioners a picture of an historic district sign from Denver and asked if they thought it would be a useful idea for the OTPDC. The Commissioners discussed similar signs they have seen in the OTPDC, though they only identified the location of one existing sign. The Commissioners agreed that it would be worth pursuing. Director Guilbeau stated that she would send the Commissioners a map to mark first and second priority locations for these signs. Mr. Darby asked about signage for the potential Teddy Avenue Residential Historic District; the Commission discussed options.
- b. Director Guilbeau asked the Commissioners for guidance on when solar panels, as an exterior alteration, could be approved administratively. Mr. Caruso stated that he supports solar panels and that you can find solar panels that match or mimic any roof style. Chair Cramer and Mr. Darby stated that they would prefer them in the rear so not visible from the street. The Commissioners agreed that if the solar panels are visible from the street and do not blend in

with the roof, they must be reviewed by the Commission; but if they do blend in with the roof or are not visible from the street, they can be approved administratively.

5. **Informational Items**

- a. Director Guilbeau stated that she received a letter from the State saying that they had forwarded the Teddy Avenue Residential Historic District nomination to the National Park Service, and that it generally takes two months for their decision.

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

7. **Adjournment.** Meeting adjourned at 5:23 p.m. on motion by Mr. Darby, second by Mr. Caruso, and a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

DRAFT for Approval



Staff Report
Case No. CA21-31
 Certificate of Appropriateness
 for Installation of Roof mounted Solar Panels at 711 Teddy Ave

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 711 Teddy Ave (Figure 1)

Historic Status: Not an historic or contributing structure

Owner: Michele Beisler

Applicant: SunPro Solar, represented by Michael Bulls

Zoning: A-6 Single-Family Urban

Request: Certificate of Appropriateness for an installation of roof mounted solar panels (see Findings for complete details)

OTPDC Meeting: 8/11/2021

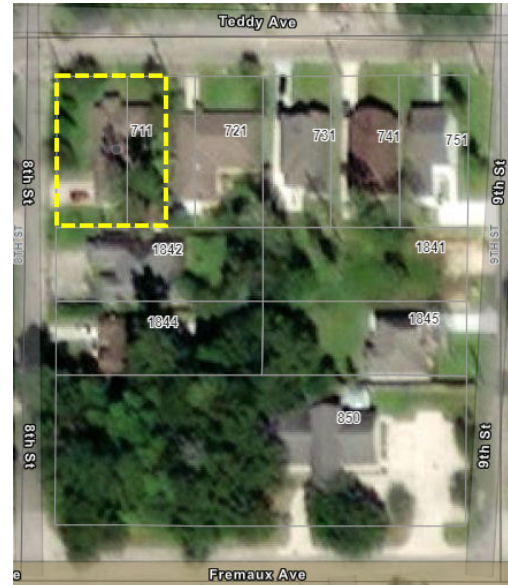


Figure 1. Location map

Staff Recommendation

None

Findings

1. 711 Teddy Ave is located at the corner of Teddy Ave and 8th St, and is developed with a single-family home (Figure 2).
2. The applicant proposes to install 2 arrays of solar panels containing 22 panels (Figure 3).
3. The proposed solar panels will be mounted to the east and west facing roofs. The west side roof line faces 8th St. The existing roof shingles appear to be black (Figure 3).
4. Each 60-cell solar panel is constructed of tempered glass with an anodized aluminum frame and measures 66.93" x 40" x 1.57".¹
5. The panels have an appearance of solid black from a distance and will be installed over a dark colored roof shingle (Figure 4 and 6) The panels will be installed with 10 facing east, and 12 facing west.



Figure 2. Street view (2019): Teddy Ave (top); 8th St (bottom).

¹ SunPro Home Solar; www.gosunpro.com

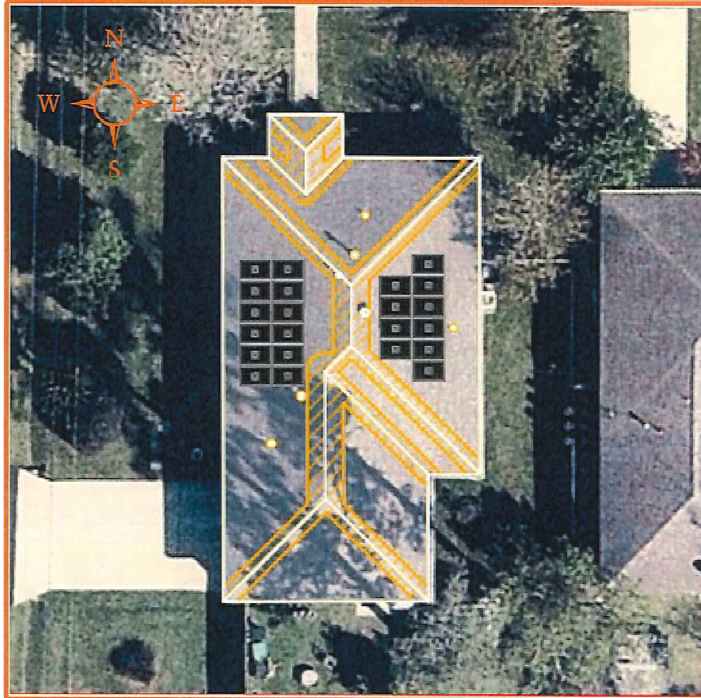


Figure 3: Site Plan



Figure 4: Solar panel.

6. To determine historic context, comparisons with other structures within approx. 350 ft east and west along Teddy Ave may assist in determining surrounding historic context. There is one contributing structure to the Teddy Avenue Residential Historic District (NRHP) located at 604 Teddy Ave, approx. 350 ft from this structure. (Figure 5)



Figure 5. Teddy Ave. Historic Context Comparison. 1st Row (l/r): 604 Teddy, 650 Teddy, 718 Teddy;
2nd Row (l/r): 721 Teddy, 752 Teddy, 751 Teddy.

7. According to the City’s permitting system, this is the first solar panel installation permit received for property within the Olde Towne Historic District. As of the writing of this report, the panels have been placed over the roof shingles, but have not been connected to the electrical services. (Figure 6)



Figure 6. Existing conditions. From left to right: 8th St facing north; 8th St at intersection of 8th and Teddy; 8th St facing south.

8. This request is for exterior alteration to install 22 solar panels. It is reviewed against the standards of Sec. 2-216(v) *Aerials, antennas, solar panels, wind turbines and any other roof projections* and 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:
- a. *Solar Panels*: Solar panels must be reviewed for compatibility with the surrounding historic context. According to City permits, this is the first permit received for installation of solar panels in the City’s Olde Towne Historic District. There is an existing historic structure located at 604 Teddy Ave, within 350 ft of this location, listed as a contributing structure to the Teddy Avenue Residential Historic District (NRHP) and to the Olde Towne Preservation District (Figure 5).
 - b. *Materials*. Each panel is constructed of durable materials (see finding 4). Glass has historic context and is an appropriate material.