



City of Slidell, Louisiana
Olde Towne Preservation District Commission
Agenda

March 9, 2022 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 February 9, 2022 Pages 2-3
3. **Public Hearings**
 - a. **CA22-07:** A request for a Certificate of Appropriateness for exterior alterations at 1566 Front St; by SEI-Stoltz Enterprises Inc Pages 4-6
 - b. **CA22-10:** A request for a Certificate of Appropriateness for exterior alterations at 124 Erlanger Ave; by Corso Fabricators Pages 7-13
4. **Other Business**
5. **Informational Items**
6. **General and Public Comments**
7. **Adjournment**

The next Olde Towne Preservation District Commission meeting will be April 13, 2022.



City of Slidell, Louisiana
Olde Towne Preservation District Commission
 Minutes

February 9, 2022 at 5:00 pm

Council Chambers, 2045 2nd St, Slidell, LA

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

Commissioners Present

Jessica Fawer
 Michelle Cramer
 Darren Darby, Chair

Commissioners Not Present

Dawn Crippin, Vice Chair
 Sam Caruso, Jr

Staff Present

Melissa Guilbeau, Planning Director
 Theresa Alexander, Planner

2. **Minutes.** Motion by Ms. Cramer to approve minutes of January 12, 2022 as written; Ms. Fawer seconded. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Public Hearings**

- a. **CA22-03:** A request for a Certificate of Appropriateness for new paving at 227 Cousin St; by PADS Concrete, LLC

Chairperson Darby opened the public hearing. Mr. Mark Daeumer, contractor, stated that he proposes to pour a small concrete pad for a sitting area outside the back of Whiskey and Ash.

Chairperson Darby asked if the area will be covered. Mr. Daeumer responded no.

Ms. Cramer asked what color it would be. Mr. Daeumer stated that it was the same as the existing concrete on the property. Chairperson Darby closed the public hearing.

Ms. Fawer made a motion to approve as requested which was seconded by Ms. Cramer and passed by a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

- b. **CA22-04:** A request for a Certificate of Appropriateness for new construction at 2613 Carey St; by Jessica Fawer

Commissioner Fawer physically moved from her Commission seat to the audience, recusing herself from all discussion and vote on this matter.

Chairperson Darby opened the public hearing. Ms. Jessica Fawer, owner/applicant, stated her proposed plan is to build a fence along the entire perimeter of the house and add a shed.

Chairperson Darby closed the public hearing.

Ms. Cramer made a motion to approve as requested which was seconded by Mr. Darby and passed by a vote of 2 YAYS, 0 NAYS, 1 ABSTAIN.

- c. **CA22-05:** A request for a Certificate of Appropriateness for an addition and paving at 347 Maine Ave; by Roderick Folkins

Chairperson Darby opened the public hearing. Mr. Roderick Folkins, owner/applicant, explained his proposed plan is to extend the existing detached garage 24 feet for parking and to repair and replace broken concrete. Chairperson Darby closed the public hearing.

Ms. Cramer made a motion to approve as requested which was seconded by Ms. Fawer and passed by a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

- d. **CA22-06:** A request for a Certificate of Appropriateness for exterior alterations at 504 Maine Ave; by Peggy Pichon

Chairperson Darby opened the public hearing. Mr. Ashley Massarini, representative of owner, explained the proposed plan to renovate the exterior of the residence after the property sustained damage from Hurricane Ida. Chairperson Darby closed the public hearing.

Ms. Cramer made a motion to approve as requested which was seconded by Ms. Fawer and passed by a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

4. **Other Business.** There were none.

5. **Informational Items**

- a. Director Guilbeau introduced the Commission to the Waterfront Master Plan, referring to a map handout showing the scope of the study area. She stated that there was a kick off meeting in January and that the consultant is gathering data.
- b. Director Guilbeau stated that there will be a public meeting in the auditorium next Thursday February 17th at 5:30pm with a consultant that specializes in main street planning.
- c. Director Guilbeau stated that the Commissioners should have received an email about the comprehensive plan, with a public meeting on the draft plan at 5:30pm before the Planning Commission meeting on Monday February 21st in the Council Chambers and a formal public hearing at 7pm.

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

7. **Adjournment.** Meeting adjourned at 5:20 p.m. on motion by Ms. Cramer second by Mr. Darby, and a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report
Case No. CA22-07
 Certificate of Appropriateness
 for Wall Signage at 1566 Front St

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

Location: 1566 Front St (Figure 1)

Historic Status: Contributing historic structure within the OTPD (LHRI No. 52-02714)

Owner: Richard R Howard II

Applicant: SEI-Stoltz Enterprises Inc

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

Request: Certificate of Appropriateness for exterior two illuminated wall signs (see Findings for complete details)

OTPDC Meeting: 3/9/2022

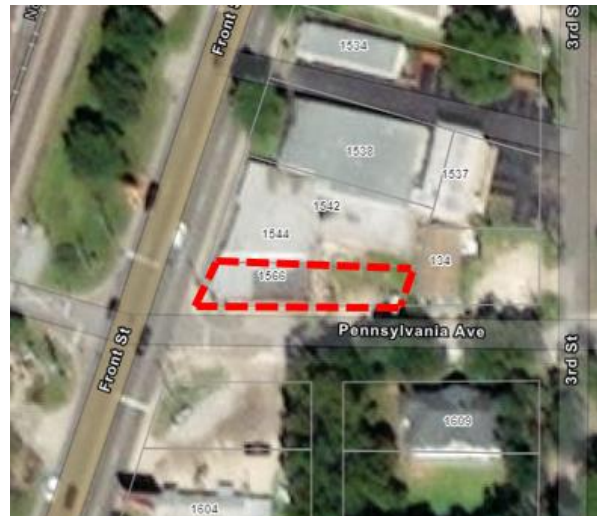


Figure 1. Location map

Staff Recommendation

Denial

Findings

1. 1566 Front Street is a developed property (Figure 2).
2. It was built around 1951 as the US Post Office for Slidell LA according to an inscription on the building.
3. The applicant proposes to install new illuminated cabinet signage on the Front St and Pennsylvania St elevations (Figure 3).
4. The proposed signs will be mounted above the existing canopies on the parapet walls. (Figure 3).
5. The proposed signs will be illuminated after electric services are extended to each of the exterior walls.



Figure 2. Street View (2022)

6. This request is for exterior alteration to add two illuminated sign cabinets. It is reviewed against the standards of Sec. 2-216(u) *Signs* and Appendix A, *Zoning, Section 2.23: Sign Regulation* of the City of Slidell Code of Ordinances. The following factors are considered in this request for a Certificate of Appropriateness:



Figure 3. Elevations with New Signage – Top-Front St; Bottom-Pennsylvania Ave

- (1) *Signs must meet requirements of City of Slidell's Code of Ordinances.* All signs must meet requirements of the City of Slidell's Code Ordinances, Appendix A: Zoning, Section 2.23: Sign Regulation. The proposed illuminated cabinet signs meet the requirements provided in Section 2.23: Sign regulations.
- (2) *Signs must also conform to character of the surrounding area.* In addition to meeting the requirements of the city's sign ordinance approval of the display of a sign in the Olde Towne Preservation District shall be granted by the commission only when such signs and the plans therefore, so far as they relate to the appearance, color, size, position, method of attachment, texture of materials and design, conform to the distinctive character of the Olde Towne Preservation District or do not injuriously affect it or impair the value to the community of those buildings having architectural or historical worth. The illuminated cabinet signs proposed do not conform to the character of the surrounding area. Previous signage at this location, with other neighboring commercial businesses having flat panel, non-illuminated signs attached to the wall of the building.
- (3) *No signs to be displayed in certain places.* No sign shall be displayed above the peak of the roof of any buildings in the Olde Towne Preservation District, unless approved by the commission. No sign shall be displayed or placed in any manner whatsoever so as to disfigure or conceal any significant architectural feature or detail of any building. The proposed location of the illuminated cabinet signage is appropriate according to Section 2.23; however, locating a cabinet sign will detract from the remaining façade where the signs would be attached.
- (4) *Number of primary signs.* In general, one primary sign is allowed to each store, shop, or bona fide place of business, and this sign shall be no larger than the maximum stipulated in this division.
 - a. In the case of a business operated on a corner lot that faces two streets, one primary sign on each street facing side is allowed and shall be regulated as if each side were a separate storefront.

- b. In the case of a single sign being inappropriate, multiple primary signs may be used, the total face area of which may not exceed the maximum size stipulated in this article.

The proposed illuminated cabinet signs qualify with this standard.

(5) *Surface area of signs and height.*

- a. See paragraph 520.C.1 of Section 2.23: Sign Regulation to Part 2: Schedule of District Regulations Adopted to Appendix A: Zoning of the City's Code of Ordinances to calculate allowed sign surface area and determine maximum allowed height above grade.

The proposed illuminated cabinet signs meet the regulations of paragraph 520.C.1 of Section 2.23.

(6) *Illuminated signs.* Illuminated signs may be constructed or erected within the Olde Towne Preservation District subject to review and approval by the Historic Preservation Commission for compatibility with surrounding historic context and in keeping with the city's existing sign ordinance. Concealed lighting is recommended. Bulbs may not be exposed. The light should enhance the sign as well as the building on which it is mounted.

The proposed illuminated cabinet signs detract from the historic context of the building by their design which pulls the public's attention away from the structure.

- 7. The proposed illuminated cabinet signs are not consistent with the applicable standards of the Olde Towne Preservation District.



Staff Report
Case No. CA22-10
 Certificate of Appropriateness
 for Exterior Alterations to 124 Erlanger Ave

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

Location: 124 Erlanger Ave (Figure 1)

Historic Status: Not an historic or contributing structure

Owner: Chris Jean

Applicant: Corso Fabrocator

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

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

OTPDC Meeting: 3/9/2022



Figure 1. Location map

Staff Recommendation

Approval

Findings

1. 124 Erlanger Ave is developed with a commercial building (Figure 2).
2. On December 4, 2019, the Olde Towne Preservation District Commission approved the following exterior modifications:
 - a. Replace vinyl siding with tan Hardi board
 - b. Replace wood-rotted overhangs, maintaining original character
 - c. Replace broken cement on front building face with Henry Brick, Signature Series (
 - d. Replace light fixtures with black faux gas lamps
 - e. Restore front doors on Erlanger St
 - f. Replace 5 modern side doors to the style of the Erlanger door
 - g. Replace 4 non-original modern side doors with windows and brick
 - h. Install patio to wrap from Erlanger St side to Front St side

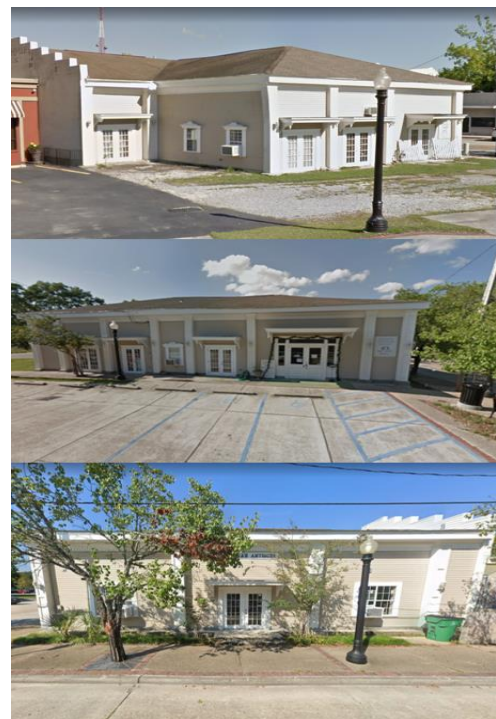


Figure 2. 124 Erlanger Street View (2017)

- i. Eliminate window facing back street
 - j. Screening for AC unit
3. Work has begun on the above items (Figure 3, Table 1).



Figure 3. Current Conditions

4. The current request is to modify some of the items approved in 2019 (Table 1, Figure 6) as follows:
- a. Replace vinyl siding with hardi board siding - tan
 - b. Replace wood rotted overhangs replacing gingerbread with fiberglass roofing, fiber cement fascia, and aluminum hanger rod systems – fascia and rod systems painted HC-190 (black)
 - c. No brick on any exterior
 - d. Install eight (8) 4-light Outdoor Wall Sconces – Powder Coat Black, 2 sconces at each entry
 - e. Install 2 new door units – Erlanger and Front
 - f. Install 2 windows on Front St with aluminum mullions painted HC-190 (black) (Figure 4)
 - g. Install 2 windows on north-facing wall (covered patio) with aluminum mullions painted HC-190 (black)
 - h. New access door for deliveries (Erlanger)
 - i. Build Patio Cover on north side of building with historic iron black poles and canopy cover in black metal (Figure 5)
 - j. New commercial 10-light access door with full light above for access to covered patio
 - k. Installing AC Units on proposed outdoor covered patio
 - l. Construct enclosure for AC screening and trash can storage with natural cedar board screening
5. Applicant proposes outdoor tables and chairs, and placing various styles of planters at the outdoor seating area, covered patio, and along the exterior of each elevation. (Figure 6)
6. Applicant proposes a new covered patio along the north-facing wall adjacent to the concrete seating area along Front St. with historic style posts and a black metal canopy. (Figure 5 & Figure 6)

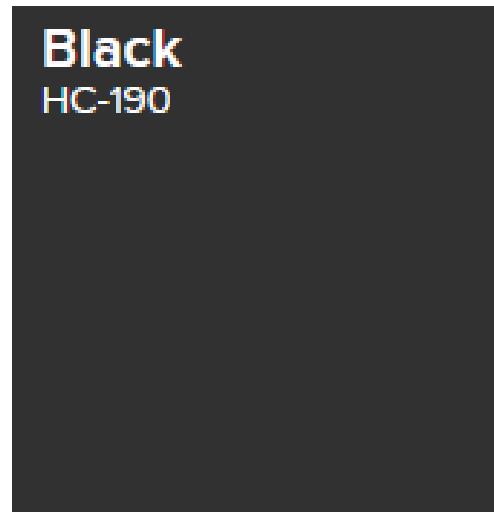


Figure 4. Benjamin Moore HC-190

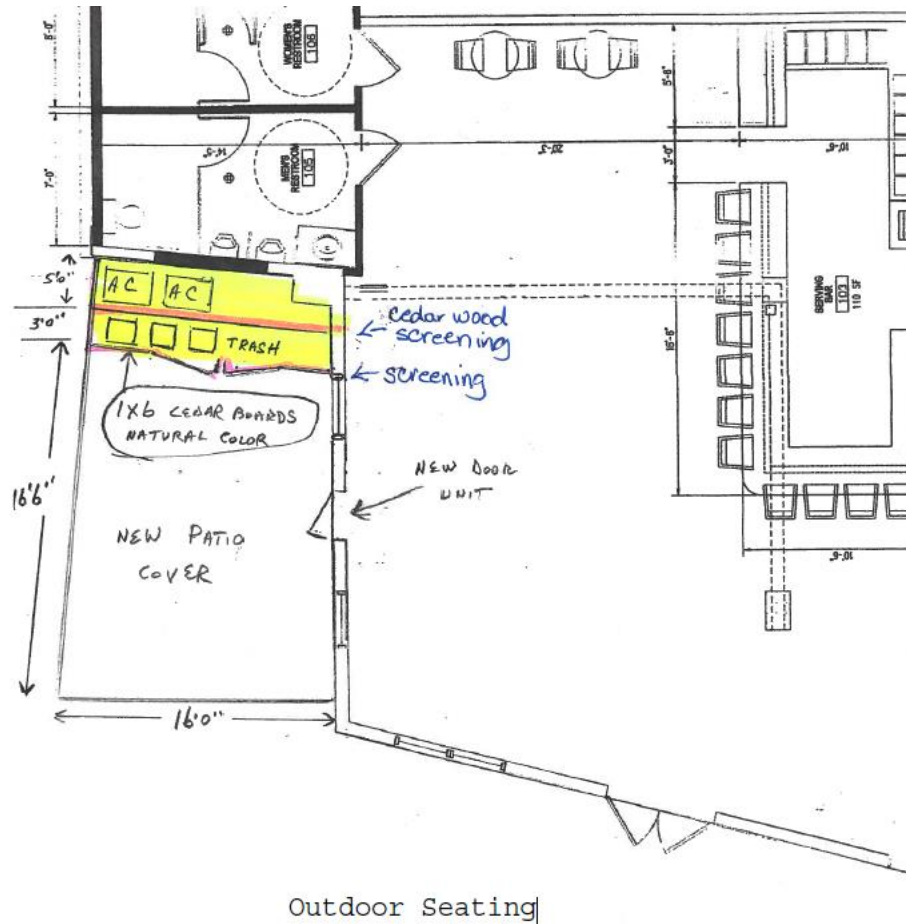


Figure 5. Proposed Site Plan

Table 1: Comparison of Previous Approval to Current Request (Figure 6)

#	2019 Approval		Current Request
	Description of Work	Status	
a	Replace vinyl siding with tan Hardi board	Complete	none
b	Replace wood-rotted overhangs, maintaining original character including gingerbread detail	Not Complete; requesting modification	Replace overhangs with fiberglass roofing, fiber cement fascia, and aluminum hanger rod systems – fascia and rod systems painted HC-190 (black); remove gingerbread detail
c	Replace broken cement on front building face with Henry Brick, Signature Series	Complete	none
d.	Replace light fixtures with black faux gas lamps	Not Complete; requesting modification	Installing new outdoor wall sconces, 2 on either side of each entry (total of 8) – 4-light Sconces in Powder Coat Black
e.	Restore front doors on Erlanger St	Not Complete	Doors to be painted white with HC-190 black trim

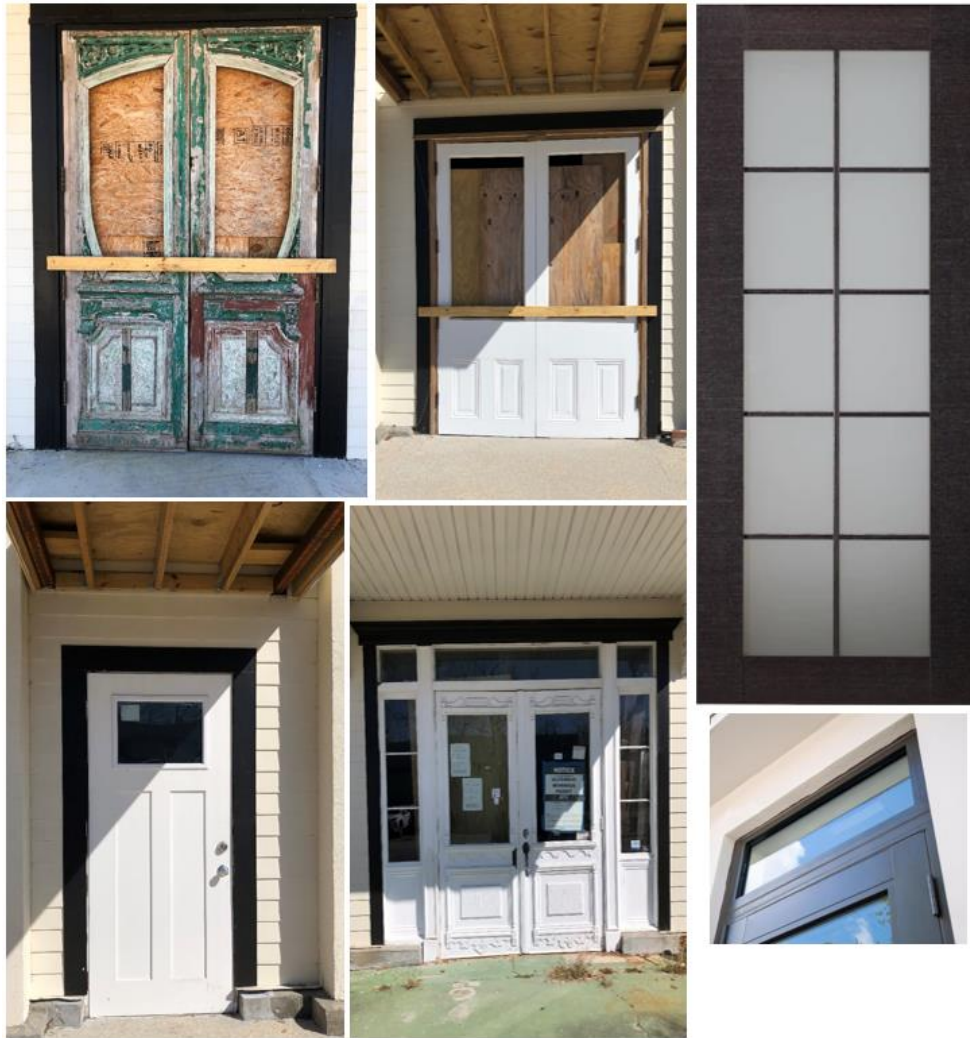
#	2019 Approval		Current Request
	Description of Work	Status	
f.	Replace 5 modern side doors to the style of Erlanger Door	Not Complete; Requesting modification	ALL ORIGINAL DOORS REMOVED (except e. above) Installing two door units – Erlanger Ave door: Double door with top ½ window and 2 inset panels bottom ½; Front St door: Antique double door with top ½ window with slight rounded top, and bottom ½ carved trim and panels
g.	Replace 4 non-original modern side doors with windows and brick	Not Complete, Requesting modification	Replaced 2 windows on wall with 2 modern tinted windows; mullions will be installed for appearance as 4-pane windows; Enclosed original double door
h.	Install patio to wrap from Erlanger St side to Front St side	Complete; Modified	Concrete patio installed along Front St connected to Erlanger Ave by sidewalk
i.	Eliminate window facing back street	Complete	none
j.	Screening for AC unit	Not Complete; Requesting modification	Installing 2 AC units on concrete patio; screening with Cedar Board to enclose ACs and Trash Receptacles

Current requested materials identified in Figure 6.

7. 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 factor is considered in this request for a Certificate of Appropriateness:
 - a. *Building design elements:* Facades of the buildings visible to the public shall maintain the same standard of design as the front façade, including: Screening of utilities, equipment and building services; continuation of building design elements such as quality of materials, galleries, cornices, and treatment of openings.
Proposed design includes three different styles of entrances to the building: entrance on Front St is historical context with flat canopy with hanger rods; entrance at left of Erlanger side is modern with historical elements and hanger rods; entrance on right of Erlanger side is historic style with canopy of gingerbread design.
 - b. *Materials:* Materials shall be reviewed for compliance with historic context. The existing façade is tan hardi board siding.
 - c. *Color.* Facade colors shall be low reflective and subtle, with primary, high intensity, or metallic color prohibited outside of the sign face. The applicant is proposing white doors with Benjamin Moore historic black trim, black tinted windows with black mullions; and black lighting. Colors proposed meet the guidelines.
 - d. *Canopies:* Canopies shall be attached to and made an integral part of the main building. Canopies proposed are flat in style with hanger rods for support, constructed of fiberglass and fiber cement fascia, painted white with black trim. Canopy over new covered patio will be black metal
8. The proposed exterior alterations are within the applicable standards of the Olde Towne Preservation District.

Figure 6: Proposed and Modified Materials

Doors:



Windows:



Awnings:



AC and Trash Enclosure – Cedar Boards:



Covered Patio Posts:



Outdoor Lighting:



Sample Planters