



OTPD City of Slidell, Louisiana

Olde Towne Preservation District Commission

Agenda

July 13, 2022 at 5:00pm

Council Chambers, 2045 2nd St, Slidell, LA

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

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 June 15, 2022
3. **Public Hearings**
 - a. **CA22-34:** A request for a Certificate of Appropriateness for new accessory construction at 453 Teddy Avenue by Patrick and Karen Breen.
 - b. **CA22-35:** A request for a Certificate of Appropriateness for exterior alterations to add drive through window at 1808 Front St by Mr. Bryce Jacobs.
4. **Other Business**
 - a. None
5. **Informational Items**
 - a. None
6. **General and Public Comments**
7. **Adjournment**

The next Olde Towne Preservation District Commission meeting will be August 10, 2022.



City of Slidell, Louisiana

Olde Towne Preservation District Commission Minutes

June 8, 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

Darren Darby, Chair
Dawn Crippin, Vice Chair
Jessica Fawer

Commissioners Not Present

Sam Caruso, Jr
Michelle Cramer

Staff Present

Theresa Alexander, Planner

2. **Minutes.** Motion by Ms. Crippin to approve minutes of March 9, 2022 as written; Ms. Fawer seconded. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Public Hearings**

- a. CA22-07: A request for a Certificate of Appropriateness for exterior alterations at 1566 Front St; by SEI-Stolz Enterprises.

Chairman Darby introduced the request and opened the public hearing asking if anyone from the public wished to speak. Mr. B. Scott Johnson, Ms. Grace Johnson, and Mr. Rip Stolz were present to provide information on the case.

Chairman Darby recognized Mr. Stolz and reiterated the previous review and contingent approval of the sign package provided to applicant previously. Mr. Darby asked why they were not moving forward with the suggested materials from the previous review. Mr. Stolz stated the cost and size of the sign made a wood sign too costly. Additionally, Mr. Stolz stated a stronger material would withstand impact from the traffic along Hwy 11 (Front St). In response to Mr. Darby's question regarding the cost, Mr. Stolz said a sign designed as the Commission suggested would be approximately 400% more.

Ms. Crippin asked what type of material is being proposed. Mr. Stolz stated the sign is constructed of aluminum, the same material as the sign currently on the building and painted to simulate red wood grain.

Mr. Darby stated that the Commission cannot create a precedence in reviewing improvements while maintaining consistency without creating undo burden on a business owner.

Mr. Stolz asked if Neon would be acceptable. Mr. Darby and Ms. Crippin both said no. Mr. Darby stated the newly proposed sign may be acceptable.

Mr. Stolz confirmed the proposed sign is a pan sign and will be using the pre-existing frame on the building. The sign image will be imposed over the previous sign image.

Ms. Crippin asked about the proposed gooseneck lighting. Mr. Johnson stated they are not proposing any lighting at this time but will install 3 lights per sign at a later date. Mr. Johnson stated they may not require lighting due to their business hours.

Ms. Alexander suggested the Commission review the proposed gooseneck lighting for appropriateness so, if Mr. Johnson decides to add the lighting, he would not have to come before the Commission again.

Mr. Darby confirmed with Mr. Stolz the pre-existing frame will be reused. Mr. Stolz confirmed the frame is red and if needed, he will paint the boarder to match the sign.

With no further discussion, Ms. Fawer made a motion to approve the proposed sign design and lighting, with Ms. Crippin providing a second. A vote of 3 Yays, 0 Nays, 0 Abstain, approves CA22-07 as appropriate.

4. **Other Business**

- a. Introduced Mr. W. Eric Lundin of Desire-Line, a contracting service providing support to the Planning Department. Mr. Lundin provided his history with the City of Slidell and the Olde Towne Preservation District, then outlined how he will be available to assist the Commission as necessary.

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

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

Location: 453 Teddy Avenue, corner of Teddy Avenue and 6th Street (Figure 1)

Historic Status: Contributing historic structure within a National Register District (LHRI No. 52-00013)

Owner/Applicant: Patrick and Karen Breen

Zoning: A-6 Single-Family Urban/OTPD Olde Towne Preservation District

Request: Certificate of Appropriateness for an Accessory Structure

OTPDC Meeting: 7/13/2022

Staff Recommendation:

Approval

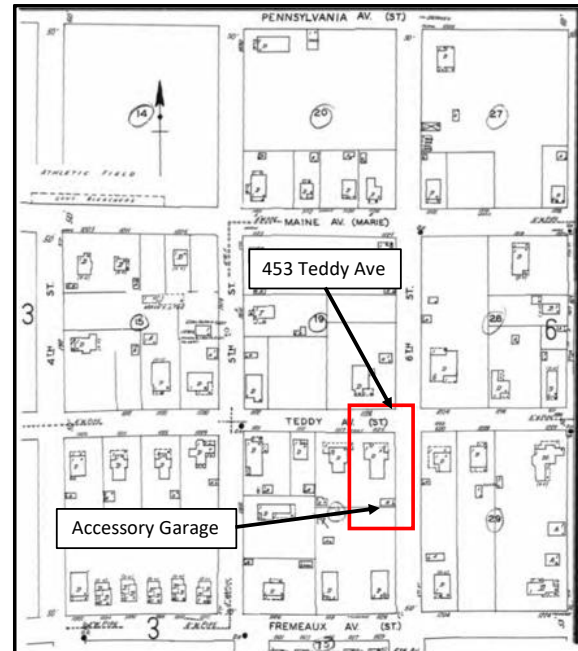


Figure 1: 1930 Sanborn Map.

1. Findings.

- a. 453 Teddy Avenue is a corner lot located in the southwest quadrant of the intersection of Teddy Avenue and 6th Street (Figure 1). The site originally included both a principal structure fronting on Teddy Avenue and a detached garage, which fronted on 6th Street.
- b. The 1930 Sanborn Map shows that 453 Teddy Avenue was constructed prior to 1930. The principal structure remains on site and has wood siding and a metal hip and valley roof with dormers (LHRI 52-00013, Figure 2).
- c. Because of its age, architecture, and integrity, the principal structure located at 453 Teddy Avenue is listed as an individual contributing structure to both the Teddy Avenue National Historic District and the City of Slidell Olde Towne Preservation District.
- d. The 1930 Sanborn Map also shows an accessory detached garage fronting on 6th Street (Figure 1). Recent photos show the accessory garage had wood siding and a metal hip roof to match the principal structure (Figure 3). The garage was approximately 22' wide by 38' (836 sq ft). Over time the garage was altered with a modern garage door. It also appears that a new metal roof was installed on the garage between 2011 and 2016.
- e. The accessory structure was damaged by Hurricane Ida and was subsequently demolished (City Permit 22-1098; dated 2022-05-27).



Figure 2: LHRI 52-00013, Photos 453 Teddy Avenue.

Proposal. The owners, Mr. and Mrs. Breen, request a Certificated of Appropriateness to construct an accessory shed on the same foundation as the demolished historic accessory garage. The proposed plan includes:

- a. Siding: Hardy plank siding to match the wood siding style of the principal structure.
- b. Trim: AZEK, with wood grain appearance.
- c. Roof: Hip. Either a metal standing seam roof or architectural shingle is under consideration by the owners.
- d. Size: 10' x 24' = 408 sq ft.

2. Conclusion.

- a. The demolished, recently modified, accessory detached garage (Figure 3) was a contributing element to the National Register District and Local Preservation District because of its age, siding material, and matching style to the historic principal structure.
- b. Plans for the new accessory shed are consistent with the style and character of the principal structure and the Teddy Avenue National Historic District.



Figure 3: 2016 Google Street View of Garage

3. Recommendation: Approval of the requested Certificate of Appropriateness.

Location: 1808 Front St, Corner of Front St and Teddy Ave

Historic Status: Contributing historic structure within the Local Preservation District (LHRI No. 52-00103)

Owner/Applicant: Speedy Tire LLC, through its managing members, Edward Jacobs Jr. and/or Edward Jacobs III

Zoning: C-3 Central Business District

Request: Certificate of Appropriateness for altering exterior by opening bricked in window and installing a drive through window.

OTPDC Meeting: 7/13/2022

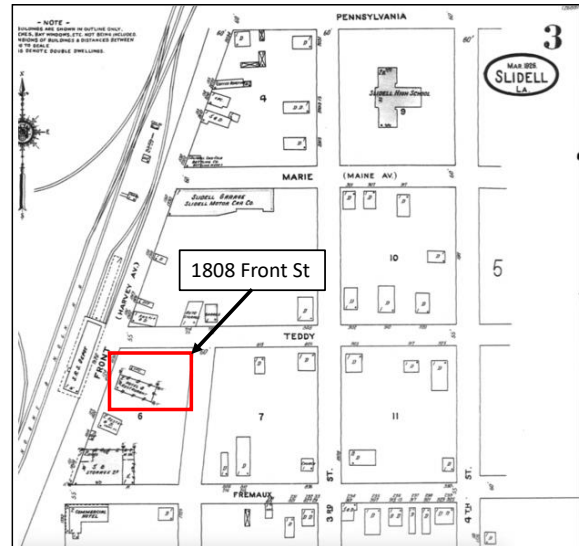


Figure 1: 1930 Sandborn Map

Staff Recommendation

Approval

1. Findings

- a. 1808 Front St. was constructed prior to 1911. Sandborn maps show it was first used as a liquor retail business with boarding rooms then later as a hotel (LHRI #52-00103). It is located in the Olde Towne Preservation District at the intersection of Teddy Ave and Front St (Figure 1).
- b. The structure is listed as an individual contributing element to the Olde Towne Preservation District due to its exterior architecture. The contributing elements are the brick walls and second floor window design (Figure 2).
- c. The building has non-historic alterations:



Figure 2: LHRI Photos 1808 Front St

- 1) Some of the glazing in the second-floor windows has been replaced with modern tinted glass, and all the first-floor windows have been bricked in or replaced with doors.
- 2) A glass store front was installed on the Front St side of the building.
- 3) A wooden covered deck and metal canopy were added to the left/Teddy Ave side of the building.
- 4) Exterior doors on Teddy Ave side have been replaced with modern doors.



Figure 3: Photo of Current Teddy Ave Side

2. Proposal. Owner's plan is to Install a drive through window on Teddy Ave side of the building (Figure 3) by
 - a. Un-bricking a sealed window and installing a drive through window.
 - b. Removing a portion of the non-historical deck and canopy.
3. Conclusion.
 - a. The brick exterior and windows are the contributing elements that make the building significant to the Olde Towne Preservation District.
 - b. The addition of the porch and canopy, new modern doors, and bricking in of the windows has reduced the architectural integrity of the first floor of the Teddy Ave side. However, minor changes in materials and design could restore the historic character of the Teddy Ave facing side of the structure.
 - c. The impact of adding a drive through window could be mitigated and may even improve the historical character of the building by
 - 1) Retaining the window opening's dimensions.
 - 2) Including a canopy/roof over the drive through widow that matches second floor window awnings.
 - 3) Installing trim, mullions, and, if double window is installed, the muntin to the drive through window match the style of the second-floor widows.
4. Recommendation: Certificate of Appropriateness be approved with requirement that
 - a. Awning be installed over the drive through window that matches the awnings over second floor windows.
 - b. The drive through window trim, mullions, and, if a double window is installed, the muntin match the style of the second story windows.