



City of Slidell, Louisiana

Olde Towne Preservation District Commission

Agenda

August 9, 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 July 12, 2023
3. **Public Hearings**
 - a. **CA23-16:** A request for a Certificate of Appropriateness for alteration to a single-family home (non-historic structure) at 2728 Carey Street.
 - b. **CA23-26:** A request for a Certificate of Appropriateness for demolition and alteration (contributing structure) to a single-family home at 207 Teddy Avenue.
 - c. **CA23-27:** A request for a Certificate of Appropriateness for alteration (individually listed) to a single-family home at 213 Cleveland Avenue.
 - d. **CA23-28:** A request for a Certificate of Appropriateness for mural on an exterior wall at 2001 First Street.
4. **Other Business**
 - a. Presentation by Rod Scott from Camp Resilience, a historic preservation training program
5. **General and Public Comments**
6. **Adjournment**

The next Olde Towne Preservation District Commission meeting will be September 13, 2023.



City of Slidell, Louisiana

Olde Towne Preservation District Commission Minutes

July 12, 2023 at 5:00 pm

City of Slidell Planning Department Conference Room-250 Bouscaren St. Suite 203, 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
Jason Clayton
Michelle Cramer

Commissioners Not Present

Staff Present

Danny McElmurray, Planning Director
Theresa Alexander, Planner

2. **Minutes.** Motion by Commissioner Cramer to approve minutes of June 14, 2023 as written; Chairperson Darby seconded. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Action Items**

- a. Design Exception (**V23-05**): A request for review and approval of unique design exception as referenced in Section 3.6 of Appendix B, Part 3 – Design Standards.

Introduced by Chairperson Darby. Director McElmurray addressed the Commission and explained the applicant's desire for a taller fence on the property, as well as answered questions by the Commission. Elwin Ordoyne of ECO Builders also addressed the Commission and answered questions. Commissioner Cramer made a motion to approve as submitted with the addition of brick columns at the front gate, brick pavers for sidewalk, and brick pavers for the stairs. Commissioner Clayton seconded. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved **V23-05**.

- b. Addition of 2804 Carey Street to the district listing as a contributing structure.

Introduced by Director McElmurray. Work is being done to restore to original condition, and the owners would like the home to be listed as a contributing structure. After discussion between Director McElmurray, Theresa Alexander and the Commission regarding the need for a complete update of the district survey data, it was decided that this motion would be postponed until improvements have been permitted and completed; a blanket inclusion of all properties which have undergone vinyl siding removal and other qualifying work would be more appropriate than piecemeal additions.

- c. Demolition of 2621 Sgt Alfred Dr.

Introduced by Director McElmurray. The house was originally condemned by the City. The owners had asked to renovate and restore instead. They determined the cost to restore was too high given the condition of the structure and will be demolishing it after all at their own cost. After brief discussion between Director McElmurray and the Commission, Commissioner Clayton made

a motion to approve, seconded by Commissioner Cramer. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the request to demolish 2621 Sgt. Alfred Dr.

4. **Other Business**

- a. None

5. **Informational Items**

- a. Director McElmurray spoke with the Commission about continuing education and ways to educate residents and business owners of Olde Towne about their responsibilities as property owners.

7. **Adjournment.** Meeting adjourned at 6:06 p.m. on motion by Commissioner Clayton, seconded by Chairperson Darby, and a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

DRAFT for Approval

Location: 2728 Carey St (Figure 1)

Historic Status: Not an historic or contributing structure

Owner/Applicant: Tony Goutierrez

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

Request: Certificate of Appropriateness for a Enclosing Elevated Portion of Home (see Findings for complete details)

OTPDC Meeting: 8/9/2023

STAFF RECOMMENDATION

Approval

SCOPE OF WORK

1. 2728 Carey St is developed with a non-historic elevated single-family home (Figure 2).
2. The applicant proposes to enclose the elevated portion of the home along the front and side elevations, leaving the rear open to the yard. (Figure 3).
3. The proposed enclosure will be constructed using vinyl siding to match the existing front elevations (Clay Gray), along with two garage doors along each side of the front elevation (Standard White); vinyl single-hung windows (Ultra White Trim) and T1-11 panels painted to match the existing vinyl siding color (Clay Gray) along both side elevations.

In addition to the current review, applicant is seeking approval of items that have been completed prior to Commission review: Windows, Shudders, Primary Entrance, Vinyl Siding. (Figure 4)

4. The proposed exterior alterations provide a common design with other historic or contributing homes in the area. (Figure 5)
5. This property is surrounded by both individual and contributing historic properties (Figure 6).

STANDARDS FOR REVIEW

6. This request is for exterior alteration for enclosure of the elevated portion of the home along the front and side elevations. The general design guidelines of Sec. 2-2217 *Design guidelines for Olde Towne*

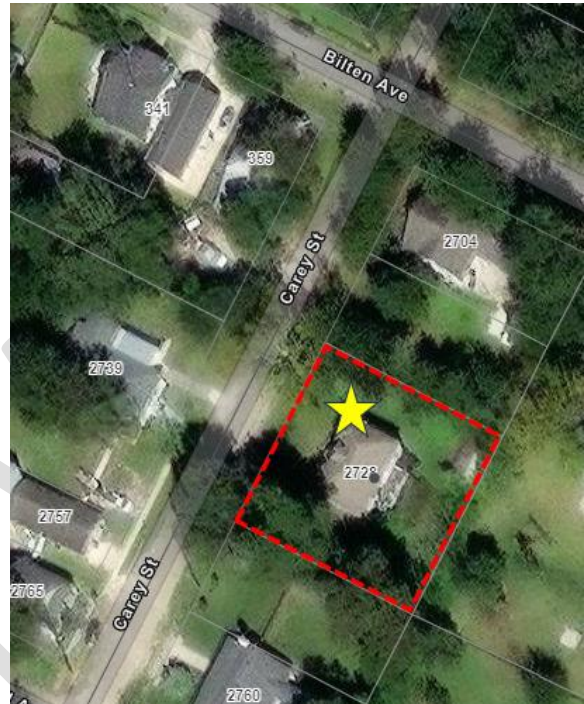


Figure 1. Location map

and *Fremaux Corridor* of Appendix A *Zoning* of the City of Slidell Code of Ordinances apply to these alterations. The following factors are considered in this request for a Certificate of Appropriateness:

- a. *Enclosure Walls*. Materials proposed for the exterior walls for the areas enclosed continue the architectural design of the existing home and are compatible with design standards.
- b. *Compatibility with the environment*. Buildings shall exhibit the ability to provide protection from rain, sun, and high humidity. The proposed alterations are compatible with surrounding contributing and individually historic structures. The proposed alterations are compatible with the appearance, color, texture, materials, and architectural design standards.
- c. *Materials*. The exterior walls are proposed to be vinyl siding along the front elevation, matching the existing upper level of the home, and T1-11 siding for the side elevations. Both side elevations also include two vinyl single-hung windows with white trim. The alterations have historic context and are appropriate.

FINDINGS

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

FIGURES

Figure 2. 2768 Carey Street (2023)



Figure 3. Floor Plan for Lower Level

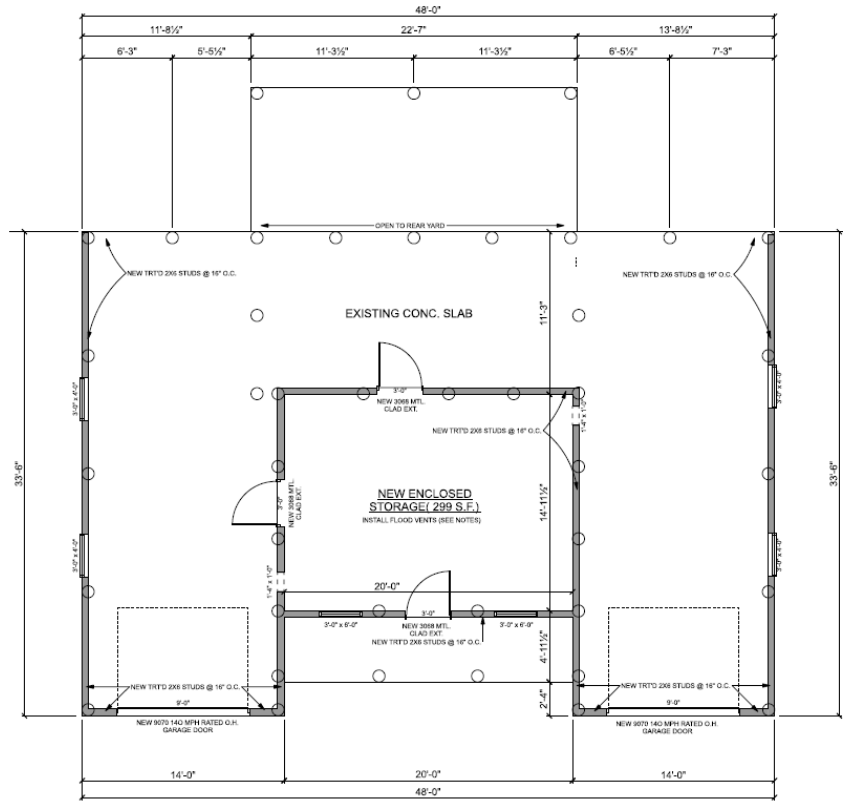


Figure 4. Construction Materials and Color

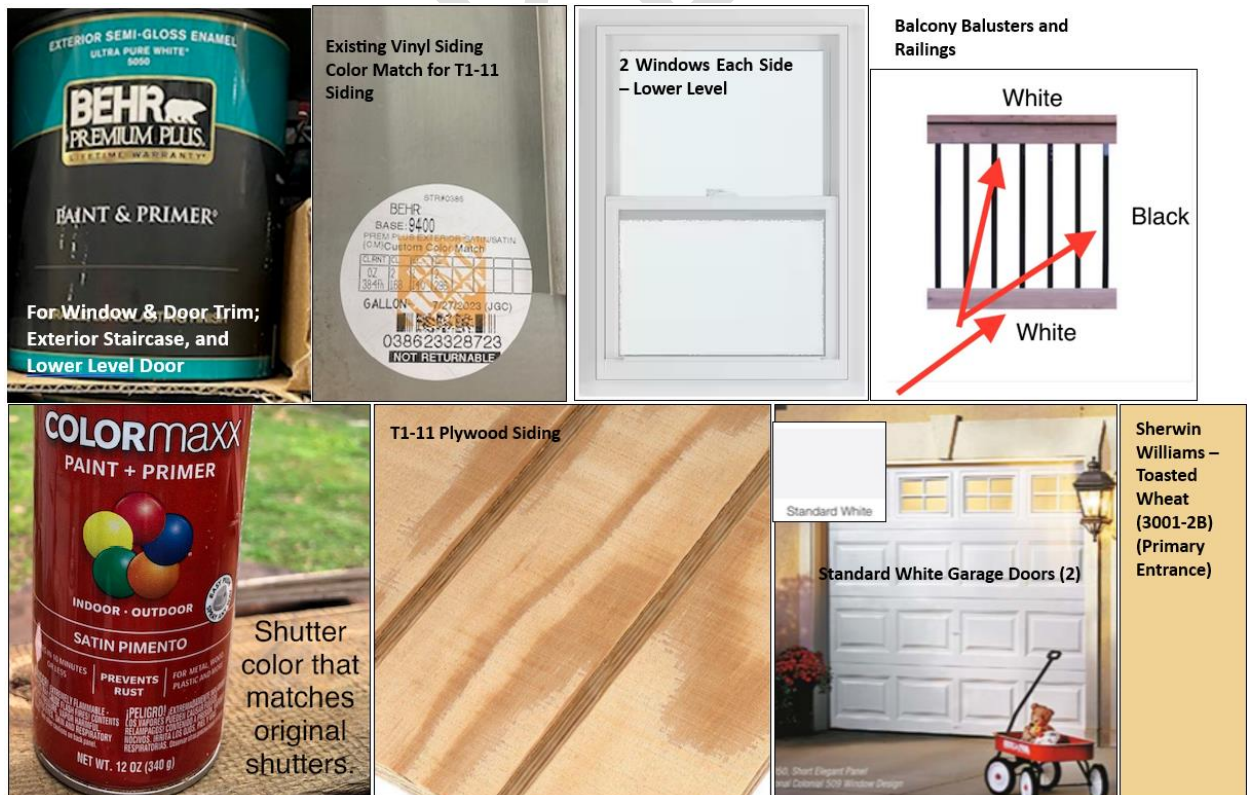


Figure 5. Proposed Exterior Elevations



Figure 6. Neighboring Historic Homes



2765 Carey St, Contributing



2739 Carey St - Contributing



2610 Carey St - Contributing



2830 Carey St - Contributing



2804 Carey St - Contributing



FOR REVIEW

Location: 207 Teddy Ave (Figure 1)

Historic Status: Contributing historic structure within the OTPD (LHRI No. 52-00031)

Owner/Applicant: Kismine Byrnes-Helmke

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

Request: Certificate of Appropriateness for a Repair of the existing porch (see Findings for complete details)

OTPDC Meeting: 8/9/2023



Figure 1. Location map

STAFF RECOMMENDATION

Approval with Modifications to Application

SCOPE OF WORK

1. 207 Teddy Ave is developed with a single-family residence (Figure 2) and is a contributing structure to the Olde Towne Preservation District, as well as the Teddy Ave Historical District.
2. The structure was built in circa 1890 as a single-family dwelling with architectural significance identified as the Queen Anne style (LHRI Survey 1999).
3. The applicant proposes to repair water damage to the front porch (Figure 3) modifying the colors and some design elements.
4. The repairs include repairing the rotted wood columns, flooring, and replacement of the quarter-wall railing.
4. Elements proposed by the applicant for this repair are (Figure 4):
 - Columns will be square marine grade wood columns without the cap at top of each column.
 - The current one-quarter wall will be replaced by railings, which the applicant has not yet determined the exact style.
 - Floor of the porch will be constructed of treated lumber.
 - Colors proposed for the improvements are Dutch Tile Blue (SW 0031) and Ultra White (Valspar 7006-24). The color proposed for the porch flooring is Web Gray (SW 7075).
5. This property contributes to the overall historical aspect of the Preservation District and compliments other historically contributing homes along Teddy Ave. (Figure 5)

STANDARDS FOR REVIEW

6. This request is for exterior alteration for repair of the front porch of the home along the front and side elevations. (Figure 2). The authorizing legislation in Article IV. Division 4. Section 2-266.(r) *Treatment of a historic resource* 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 apply to these alterations.

The following factors are considered in this request for a Certificate of Appropriateness:

- a. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding contextual features or elements from other historic properties, shall not be undertaken.
- d. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- f. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- g. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- i. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- j. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDINGS

8. *Porch columns:* The proposed alterations are compatible with retaining the existing structure's environmental protection characteristics and safety standards. Replacement columns should match existing original columns in form (square) and with simplified moulding cap. Simple base plate moulding is characteristic of similar conditions in the Teddy Avenue district and elsewhere in the Preservation District; use of a simple base moulding is recommended or no moulding may be suitable depending on best weatherproofing practices.
9. *Porch Railing:* Based on a visual survey of Teddy Avenue, if there is a railing and it isn't a quarter-wall, porch railings are typically a simple handrail with unadorned balusters. Assuming the porch is over 18", a railing will have to be installed to comply with insurance requirements. Without historic photographs or drawings showing the propose structured railing with a crossing x patterning, recommend approval of a simplified porch railing with handrail and code compliant balusters. Taking into consideration the replacement of the stair handrails between 2016 and 2018, and although it is slightly more ornamental than similar counterparts on Teddy Avenue, recommend installation of either a simple metal railing or a similar wood style as the stair handrail for continuity. Height is to be compatible with current code safety requirements.
10. *Porch deck:* Treated lumber is an appropriate material
11. *Paint Colors:*
 - Body: Dutch Tile Blue (SW 0031) – recommend approval
 - Trim: Ultra White (Valspar 7006-24) – recommend approval
 - Porch flooring: Web Gray (SW 7075) – recommend approval

FIGURES



Figure 2. 207 Teddy Ave (2023)

Figure 3. Repair of rotted wood at front porch



Figure 4. Repair Materials and Proposed Railing



Figure 5. Neighboring Historic Contributing Structures



453 Teddy Ave - Individually



534 Teddy Ave - Contributing



Location: 213 Cleveland Ave
(Figure 1)

Historic Status: Individually historic structure within a National Register district (LHRI No. 52-00225)

Owner/Applicant: Eugene and Deborah Tatro

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

Request: Certificate of Appropriateness for a Installation of Replacement Windows (see Findings for complete details)

OTPDC Meeting: 8/9/2023



Figure 1. Location map

STAFF RECOMMENDATION

Approval

SCOPE OF WORK

1. 213 Cleveland Ave is developed with a single-family residence (Figure 2); is individually historic on the National Historic Register; and part of the Olde Towne Preservation District.
2. The structure was built in circa 1890 as a single-family dwelling with architectural significance identified as the Queen Anne Bungalow (LHRI Survey 1999), and individually historic for being the home of Albert Salmen, a principal partner in the Salmen Brothers Brick and Lumber Company.
3. This request is for exterior alteration for installing replacement windows along the side and rear of the home. (Figure 2). The applicant proposes to replace 3 windows along the right side of the home at the rear, and 4 windows on the rear, being the historic porch that was enclosed around 1955 (Figure 3).
4. The replacement windows will be installed in the same locations of the existing windows and are double-hung white vinyl frame windows with external grids installed to give the appearance of windows located on other exterior walls. (Figure 4)

5. Elements proposed by the applicant for this alteration are:
 - Seven (7) double-hung windows – white vinyl, with simulated divided lites (2/2) each window.
6. This property contributes to the overall historical aspect of the Preservation District and compliments other historically contributing homes along adjacent streets (Figure 5).

STANDARDS FOR REVIEW

7. The authorizing legislation in Article IV. Division 4. Section 2-266.(r) *Treatment of a historic resource* 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 apply to these alterations.

The following factors are considered in this request for a Certificate of Appropriateness:

- a. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding contextual features or elements from other historic properties, shall not be undertaken.
- d. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- f. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- g. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- i. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- j. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDINGS

8. *Replacement Windows:* The proposed alterations are compatible with retaining the existing structure's environmental protection characteristics and safety standards. Replacement windows will match existing windows in form (two over two divided lite extended rectangles) and the addition of the exterior grids and simulated dividers will provide continuity of design of the existing windows.
9. The replacement windows with the simulated lites are consistent with the applicable standards of the Olde Towne Preservation District.

FIGURES

Figure 2: Street View (2022)



Figure 3: Existing Conditions



Figure 4: Sample 2/2 Double-hung Vinyl Window

Figure 5: Neighboring Historic Structures



127 Cleveland Ave – National Register of Historic Places, circa 1900, Fritz Salmen House (Patton’s)



2589 College St, circa 1900



2588 College St, circa 1897



309 Cleveland Ave, circa 1889



2622 College St, circa 1893 (same windows)

FOR REVIEW