



City of Slidell, Louisiana

Olde Towne Preservation District Commission

Agenda

September 13, 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 August 9, 2023
3. **Public Hearings**
 - a. **CA23-32:** A request for a Certificate of Appropriateness for new construction at 405 Robert Street.
 - b. **CA23-33:** A request for a Certificate of Appropriateness for exterior alterations at 227 Erlanger Avenue. **CA23-33 - Approved Administratively.**
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 October 11, 2023.



City of Slidell, Louisiana

Olde Towne Preservation District Commission Minutes

August 9, 2023 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 5:02 p.m.

Commissioners Present

Darren Darby, Chair

Jason Clayton

Michelle Cramer-via
phone

Commissioners Not Present

Staff Present

Danny McElmurray, Planning Director

Theresa Alexander, Planner

Erica Smith, Planning Secretary

2. **Minutes.** Motion by Chairperson Darby to approve minutes of July 12, 2023 as written; Commissioner Clayton seconded. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

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.

Introduced by Chairperson Darby. The homeowners were present at the meeting to answer questions by the Commission and describe work to be performed. Director McElmurray presented the staff report, answered questions and recommended approval. A motion by Commissioner Clayton, seconded by Chairperson Darby and a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved **CA23-16**.

- 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.

Presented by Chairperson Darby. The homeowner was present to answer questions by the Commission and describe work to be performed. A motion by Commissioner Cramer, seconded by Commissioner Clayton, and a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved **CA23-26**.

- c. **CA23-27:** A request for a Certificate of Appropriateness for alteration (individually listed) to a single-family home at 213 Cleveland Avenue.

Introduced by Chairperson Darby. The homeowners were present to answer questions by the Commission and describe work to be performed. A motion by Chairperson Darby, seconded by Commissioner Clayton and a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved **CA23-27**.

- d. **CA23-28:** A request for a Certificate of Appropriateness for mural on an exterior wall at 2001 First Street.

Introduced by Director McElmurray, who discussed this motion with the Commission and answered questions. It was decided that this request would be approved administratively.

4. **Other Business**

- a. Director McElmurray and the Commission discussed ways to bring the City organizations together and build better relationships. The subject of signs and murals was also discussed.
- b. Director McElmurray spoke to the Commission about the proposed condemnation and demolition of the Roberta Dry Cleaners building, 2062 Front St.

5. **Informational Items**

- a. Director McElmurray informed the Commission of the NAPC Summer Short Course.

6. **General and Public Comments.** None

7. **Adjournment.** Meeting adjourned at 5:51 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: 405 Robert Street (Figure 1)

Historic Status: None – Vacant Land (LHRI No. 52-00209)

Owner/Applicant: Brett P Cabriac

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

Request: Certificate of Appropriateness for a New Elevated Single-family Residence (see Scope of Work and Figures for complete details)

OTPDC Meeting: 9/13/2023



Figure 1. Location map

STAFF RECOMMENDATION

Approval subject to additional documentation

SCOPE OF WORK

1. The property identified as 405 Robert Street is currently undeveloped. (Figure 2). Historic construction covered by LHRI No. 52-00209 was demolished after Hurricane Katrina.
2. The property forms the southeast corner of Robert and Second Streets, is identified as Lot 5, Square 24 in Robert Addition Subdivision, and measures 60 ft along front (Robert St) and a varied depth (according to site plan) with approximately 113 ft along the interior lot line and approximately 118 ft along Second Street. No survey has been provided¹. (Figure 3)
3. The setbacks for this property, which is zoned C-3 Fremaux Business District (Sec. 2.17, App. A), are calculated using the A-8 regulations (Sec. 2.11, App. A). The front setback for a corner property is determined using the lot line with the least dimension (Sec. 2.218, App. B). (Figure 3).
4. The house will be located 20 ft from the front lot line (Robert Street), approximately 16 ft from the corner side lot line (Second Street), approximately 8 ft from the interior lot line, and 27 ft from the rear lot line from the rear of the house along the interior lot line side (minimum measurement) (Figure 3). The stairs to the elevated portion of the structure are accessed within the overall footprint of the home. An AC compressor on an elevated structure will be adjacent to the rear of the structure and have a setback approximately 22 ft to the rear lot line.
5. The house will be one-story, elevated approximately 10.5 ft from top of foundation to meet flood hazard prevention regulations. Overall height of the house will measure approximately 34 ft from grade (31 ft from top of foundation) (Figure 4).

¹ All measurements are approximate. No formal survey of the property is provided to confirm dimensions.

6. Materials identified on the proposed Building Elevations (Figure 4) are:
 - Seamless metal roofing (color unknown) or three-dimensional shingles (color unknown)
 - Fiber cement siding in “gray”
 - Fiber cement trim in “white” around all windows
 - Fire cement slats for screening underside (color unknown)
 - Two double-door (French), underside entrance and elevated primary entrance, both facing Robert Street (design and color unknown)
 - Front porch to primary entrance – flooring unknown, railings unknown
 - Aluminum garage doors with tinted glass panels (two)
 - Stairs to elevated portion of structure – materials and color unknown
7. The applicant proposes two off-street parking spaces on two separate driveways along the Second Street elevation (Figure 4)

STANDARDS FOR REVIEW

8. This request is for New Construction of an elevated single-family residence. It is reviewed against the standards of Sec. 2-216(q) *New construction* of the City of Slidell Code of Ordinances. The following factors are considered in this request for a Certificate of Appropriateness:
 - a. *Scale*. The new residence is proposed to be elevated with a total height of approximately 31 feet tall. The C-3 district refers code compliance for residential construction to the A-8 district (Sec. 2.1104, App. A), which outlines minimum area for construction and setbacks. Maximum height permitted within the C-3 district is 65 ft (Sec. 2.1703, App. A), and the maximum in the A-8 district is 45 ft. The proposed elevated home meets the maximum height of the A-8 district.
 - b. *Siting*. The property forms the SE corner of Robert Street and Second Street with the home proposed to be located off-center to the east to allow for access to parking underneath the elevated home. Setbacks are outlined in Finding #??? above. The A-8 district requires a minimum front yard setback of 20 ft; sides total of 12 ft with at least 5 ft on one side; and the rear setback of 25 ft. Two off-street parking areas are required and two are provided.
 - c. *Materials*. The materials proposed for this new construction are only conceptually provided by the applicant; more information will be required to be provided by owner. The exterior walls and vented slots for the underside screening is achieved with Hardi-plank siding (fiber cement siding) which is an approved material identified in the residential design standards (Part 3, App. B, Sec. 3.201). The Olde Towne design standards (Sec. 2.2217, App. A) permits wood, brick, or cement plaster (Stucco). Stucco is provided on each of the columns covering the support beams.
 - d. *Decorative details*. The proposed residence provides a full width landing on the elevated portion of the structure with a double door (French) on the elevated level as well as ground level. The right-side elevation provides the required screening for the underside and two aluminum garage doors with decorative tinted-glass panels on each door panel. No detail was provided on the proposed railings and stairs, or if any exterior lighting is proposed.
 - e. *Architectural elements*. With its simple architectural design, the proposed residence will complement the overall context of the Olde Towne Preservation District.

FINDINGS

9. This home will be the first elevated structure within a 2-block area along Robert Street.
10. The proposed home is appropriately sited with adequate onsite parking.
11. Conceptually, the proposed home uses appropriate materials.
12. The proposed design documentation is incomplete in terms of colors, finishes, and manufacturer information, but design intent is clear.
13. Given the context of the location, architecturally this cottage style residence, with minor modifications, can support and complement the existing architectural character of Olde Towne.
14. Considering the information provided, the proposed single-family residence is consistent with the applicable standards as compared to other new residential construction within the Olde Towne Preservation District.

FOR REVIEW

FIGURES

FOR REVIEW



Figure 2. Street View (Feb. 2023)

Figure 3 - Site Plan

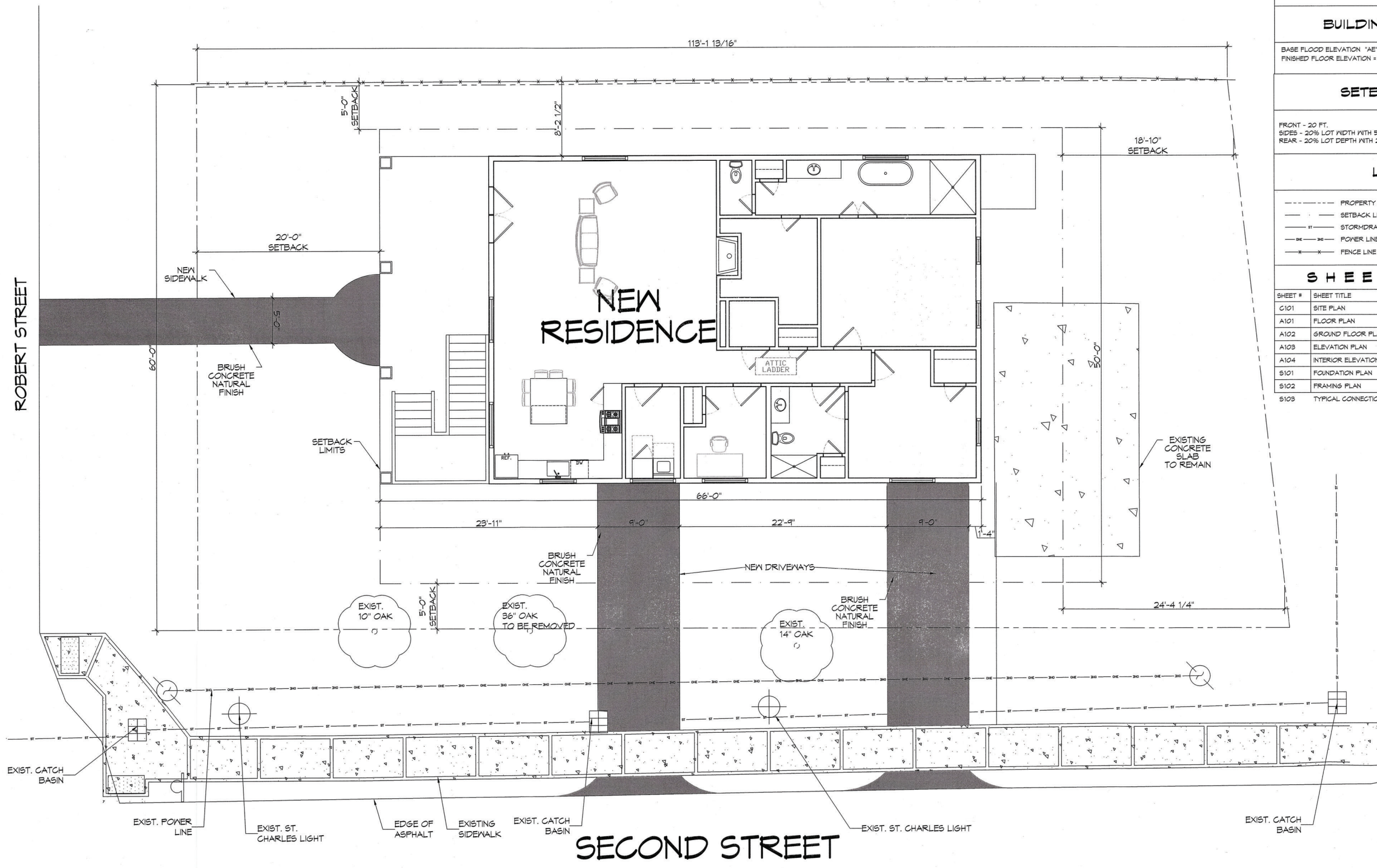
DESIGN CRITERIA
THE CONSTRUCTION FOR SAID RESIDENCE, WHERE BASIC WIND SPEED IS 130 MILES PER HOUR, WIND EXPOSURE ZONE C, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION

PLANNING
ZONED CS DISTRICT
FLOOD ZONE
ZONE 'AE'
BUILDING ELEVATION
BASE FLOOD ELEVATION 'AE' = 11.0' FINISHED FLOOR ELEVATION = 13.0'
SETBACK LIMITS
FRONT - 20 FT. SIDES - 20% LOT WIDTH WITH 5 FT. MINIMUM REAR - 20% LOT DEPTH WITH 25 FT. MINIMUM AND 50 FT. MAX
LEGEND
--- PROPERTY LINE - - - SETBACK LINE --- STORM DRAIN LINE --- POWER LINE --- FENCE LINE

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI

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354 Old Spanish Trail
Bossier, LA 70605
PH: 850.697.8333

Chief Engineer: Brian Metch, PE



SHEET INDEX

SHEET #	SHEET TITLE
C101	SITE PLAN
A101	FLOOR PLAN
A102	GROUND FLOOR PLAN
A103	ELEVATION PLAN
A104	INTERIOR ELEVATION PLAN
S101	FOUNDATION PLAN
S102	FRAMING PLAN
S103	TYPICAL CONNECTION DETAILS

REVISIONS	
#	DESCRIPTION



BRETT CABRIRAC

LOT 5 SQUARE 24
ROBERT STREET
SLIDELL, LA 70456

JOB NO:
DRAWN BY:
DATE: 07-24-2023
CHECKED BY: EAM

SHEET TITLE:
SITE PLAN

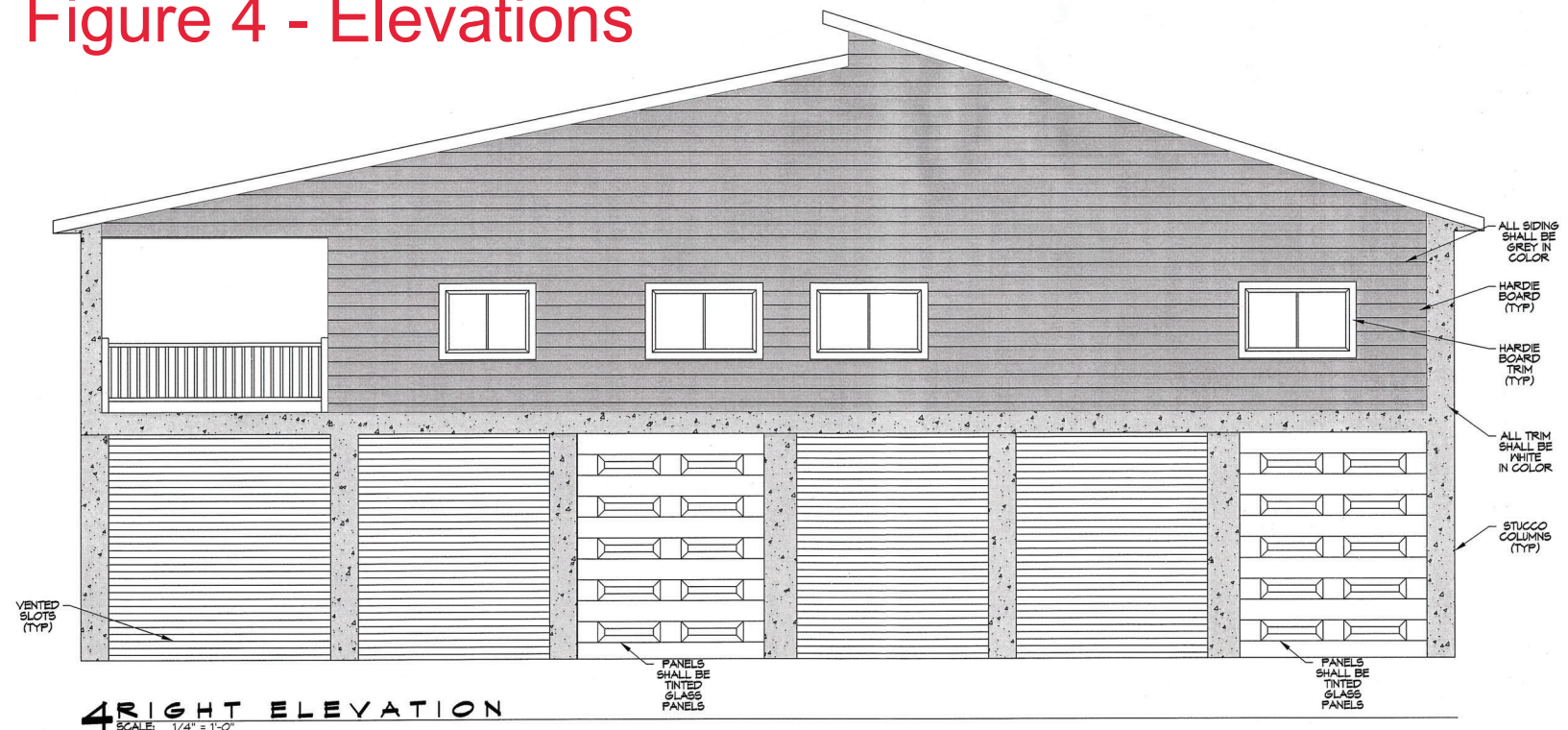
DRAWING NUMBER:
C101

SHEET No: 1 of 8

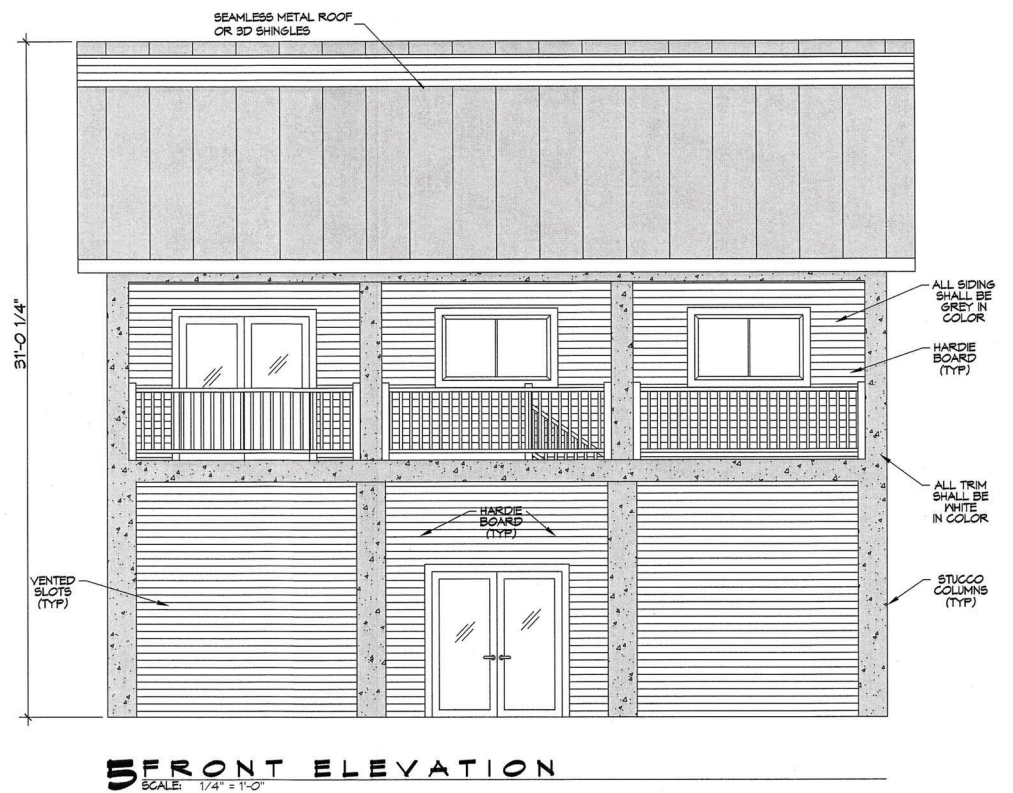
1 SITE PLAN
SCALE: 3/16" = 1'-0"

OVERALL SITE PLAN

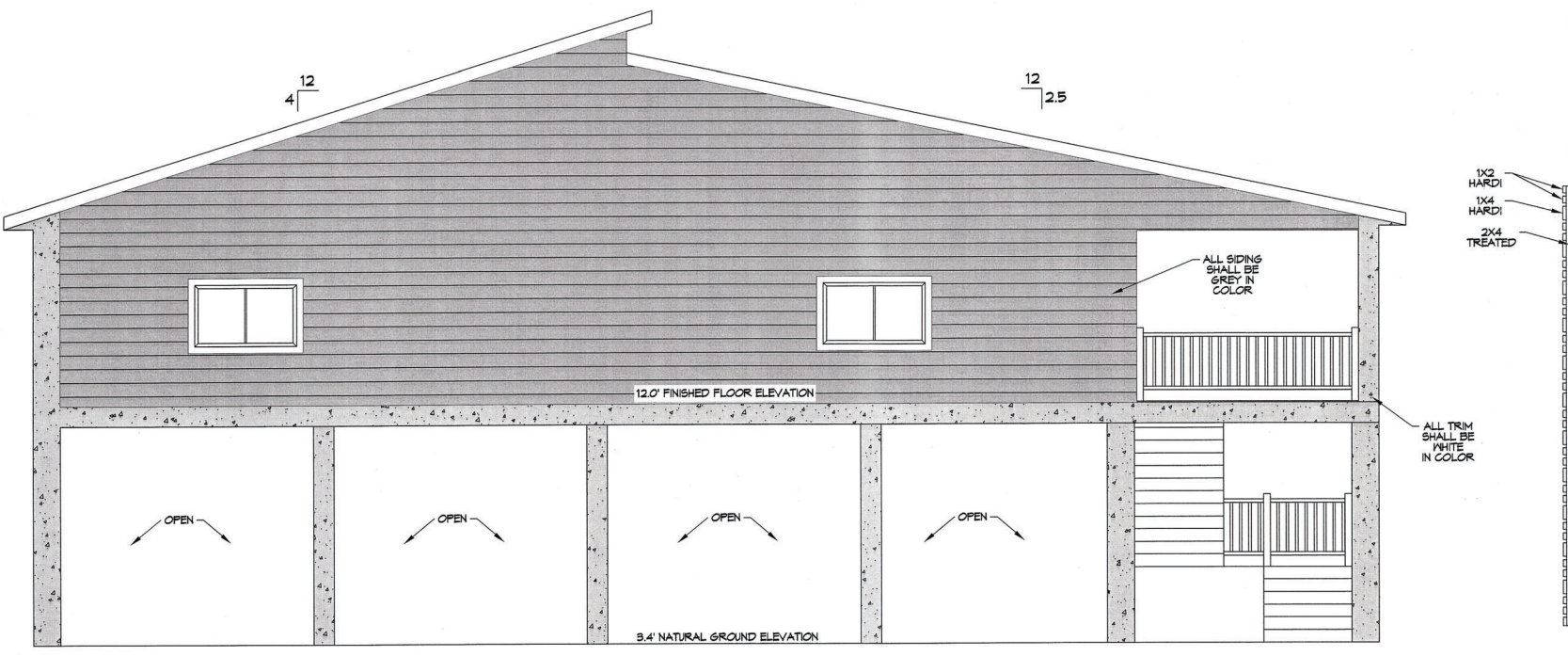
Figure 4 - Elevations



4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

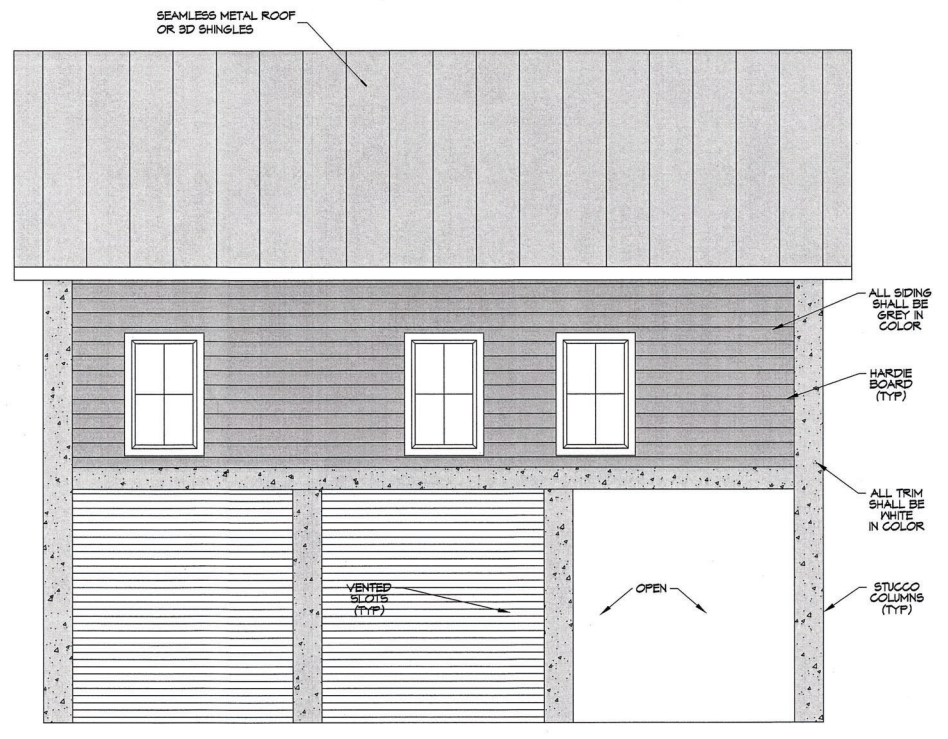


5 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



6 LEFT ELEVATION
SCALE: 1/2" = 1'-0"

VENTED SLOTS
SCALE: 1/2" = 1'-0"



7 REAR VIEW
SCALE: 1/4" = 1'-0"

DAMMON
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Chief Engineer: Brian Mistich, PE
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PH: 985.649.8832

REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



BRETT CABRIRAC

LOT 5 SQUARE 24
ROBERT STINEBAUGH
SLIDELL, LA 70458
JOB No: 07-34-2029
DATE: 07-31-2029
DRAWN BY: CKD
CHECKED BY: BAY

SHEET TITLE:
BLDG
ELEVATIONS

DRAWING NUMBER:

A103