



City of Slidell, Louisiana

Olde Towne Preservation District Commission

Agenda

May 8, 2024 at 5:00pm

City of Slidell Planning Department Conference Room-250 Bouscaren St. #203, 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 March 20, 2024
3. **Public Hearings**
 - a. **CA24-14:** A request for a Certificate of Appropriateness for exterior alterations at 302 Fremaux Avenue, by Grant Gravois
 - b. **CA24-20:** A request for a Certificate of Appropriateness for new construction of an accessory building at 504 Maine Avenue, by Peggy Pichon.
 - c. **CA24-22:** A request for a Certificate of Appropriateness for demolition at 2152 Second Street, by City of Slidell.
 - c. **CA24-23:** A request for a Certificate of Appropriateness for demolition at 124 Cousin Street, by Kevin Young.
4. **Other Business**
5. **Informational Items**
6. **General and Public Comments**
7. **Adjournment**

The next Olde Towne Preservation District Commission meeting will be June 12, 2024.



City of Slidell, Louisiana

Olde Towne Preservation District Commission Minutes

March 20, 2024 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 Chair Darby at 5:00 p.m.

Commissioners Present

Darren Darby, Chair
Jason Clayton
Michelle Cramer
Jordan Granier

Commissioners Not Present

Staff Present

Danny McElmurray, Planning Director
Theresa Alexander, Planner
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Commissioner Cramer to approve minutes of October 11, 2023 as written; Commissioner Clayton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Public Hearings**

- a. **CA24-03:** A request for a Certificate of Appropriateness for new construction at 241 Erlanger Ave., by Thomas H Gorecki Jr

Introduced by Chair Darby. Theresa Alexander answered questions by the Commission while reviewing the Staff Report; Planning recommends approval. Commissioner Clayton made a motion to approve, with a second by Commissioner Cramer. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **CA24-03** as written.

- b. **CA24-04:** A request for a Certificate of Appropriateness for exterior alterations at 251 Teddy Ave., by Chris Jean.

Introduced by Chair Darby. Chris Kanaziz was present on behalf of Paris A Jean and answered questions by the Commission while reviewing the Staff Report; Planning Department recommends approval. Commissioner Cramer made a motion to approve, with a second by Commissioner Granier. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **CA24-04** as written.

- c. **CA24-05:** A request for a Certificate of Appropriateness for exterior alterations at 704 Fremaux Ave., by Michelle Bolotte

Introduced by Chair Darby. Michelle Bolotte was present to answer questions by the Commission while reviewing the Staff Report. After some discussion about the lattice work on the building, Commissioner Clayton made a motion to approve, with the provision that checkerboard lattice painted dark grey will be used. Bolotte to provide Planning with paint color information for documentation of compliance. Commissioner Cramer seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **CA24-05**.

- d. **CA24-07:** A request for a Certificate of Appropriateness for exterior addition and new construction at 321 Teddy Ave., by Cody Rinaudo.

Introduced by Chair Darby. Elwin Ordoyne was present on behalf of Cody Rinaudo to answer questions by the Commission while reviewing the Staff Report. Director McElmurray informed

Mr. Ordoyne that the property owners will need to apply for a subdivision to make the property one lot of record as an accessory structure cannot be placed on a lot of record without a principal structure. Commissioner Darby made a motion to approve, with a second by Commissioner Granier. A vote of 4 YAYS, 0NAYS, 0 ABSTAIN approved **CA24-07** as written.

4. **Other Business**

- a. Chair Darby addressed the Commission about concerns of eyesores in the community possibly lowering property value in Olde Towne, and what can be done to resolve these problems. Several addresses were noted for follow-up by Code Enforcement; equitable enforcement of code regulations and procedures was also discussed, especially in regard to city facilities under OTPDC purview.

5. **Informational Items**-There were none.

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

7. **Adjournment.** Meeting adjourned at 6:02 p.m. on motion by Commissioner Cramer, seconded by Commissioner Granier, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

For Approval

Location: 302 Fremaux Ave (**Figure 1**)

Historic Status: Contributing historic structure within the OTPD (LHRI No. 52-00182)

Owner/Applicant: Grant Gravois

Zoning: C-1 Fremaux Avenue Business/OTPD Olde Towne Preservation District

Request: Certificate of Appropriateness for New Construction and Site Work

OTPDC Meeting: 5/8/2024

STAFF RECOMMENDATION

Approval with modifications



Figure 1. Location map

SCOPE OF WORK

1. 302 Fremaux Ave is a developed property with a Commercial Office Building (**Figure 2**).
2. The current structure was built circa 1920 as a single-family dwelling, which was moved from its original site to this location circa 1950 as a multi-family residence. According to the Louisiana Historical Resource Inventory (LHRI No. 52-00182-**Attachment 1**), the structure is historically significant for its bungalow form and craftsmanship and is identified on the 1951 Sandborn map. (**Figure 3**)
3. This property is adjacent to the Teddy Avenue Historic District. There are currently five buildings within a two-block area that are on the current Historic Building List in Olde Towne Slidell (251 Teddy Ave, Individually Historic; 207 Teddy Ave, District Significance) or identified on the Louisiana Historic Preservation Cultural Resources Map (225 Teddy Ave, 1928 Sgt Alfred, and 1925 Fourth St). (**Figure 4**)
4. The applicant proposes to construct a new car port (accessory structure) and site work associated with an outdoor storage area for vehicles and equipment associated with the business being conducted at this site. (**Figure 5**)
5. The proposed accessory structure will be 30 feet by 50 feet (1,500 sq. ft.) constructed in the rear yard with setback from the side property line of 30 feet, rear property line of 27 feet, and street setback

of 60 feet, using 8-inch squared wood posts with steel rafters and a roof of brown Galv-alum metal panels (26-gauge). The structure is proposed to have a height of 21 feet. (**Figure 6**)

6. The site work will include a fence enclosing the storage area constructed of 6-foot Cedar boards sealed or stained in light brown to match the existing fence, with gravel ground cover within the storage yard. The concrete drive-way access from Sgt Alfred Drive will be gated with a 12-foot iron gate, with a matching four-foot iron gate providing access to the existing parking lot; both gates will be black powder coated iron. (**Figure 7**).

STANDARDS FOR REVIEW

7. This request is for New Construction of an accessory structure and associated site work. 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. The new accessory structure is proposed to be in the rear yard with a proposed height of 21 feet tall. **The maximum height for accessory structures (Sec. 10.401 of Appendix A) is 16 feet.**
 - b. The accessory structure is proposed to be located in the rear yard with a setback of 27 feet from the rear property line as described in finding #5. The following minimum setbacks for accessory structures (Sec. 10.401 of Appendix A) are: 3 feet from the side lot line and 5 feet from the rear. In consideration of the total square footage of the accessory structure, the proposed pergola is appropriately sited and within coverage limitations.
 - c. The accessory structure is proposed to be constructed of wood and metal, which both have historic context and are appropriate materials.
 - d. With its simple architectural design, the proposed accessory structure compliments the context of the Olde Towne Preservation District.

FINDINGS

8. The proposed accessory structure does not meet the maximum height limitation for accessory structures and will have to be revised to have a maximum height of 16 feet.
9. The design of the accessory structure is consistent with the applicable standards of the Olde Towne Preservation District.
9. The open storage area fencing is consistent with the applicable standards of the Olde Towne Preservation District.

FIGURES

Figure 1. Property Location



Figure 2. Street View (Google Maps, 2023)



Figure 3. Sandborn Historic Mapping (1951)

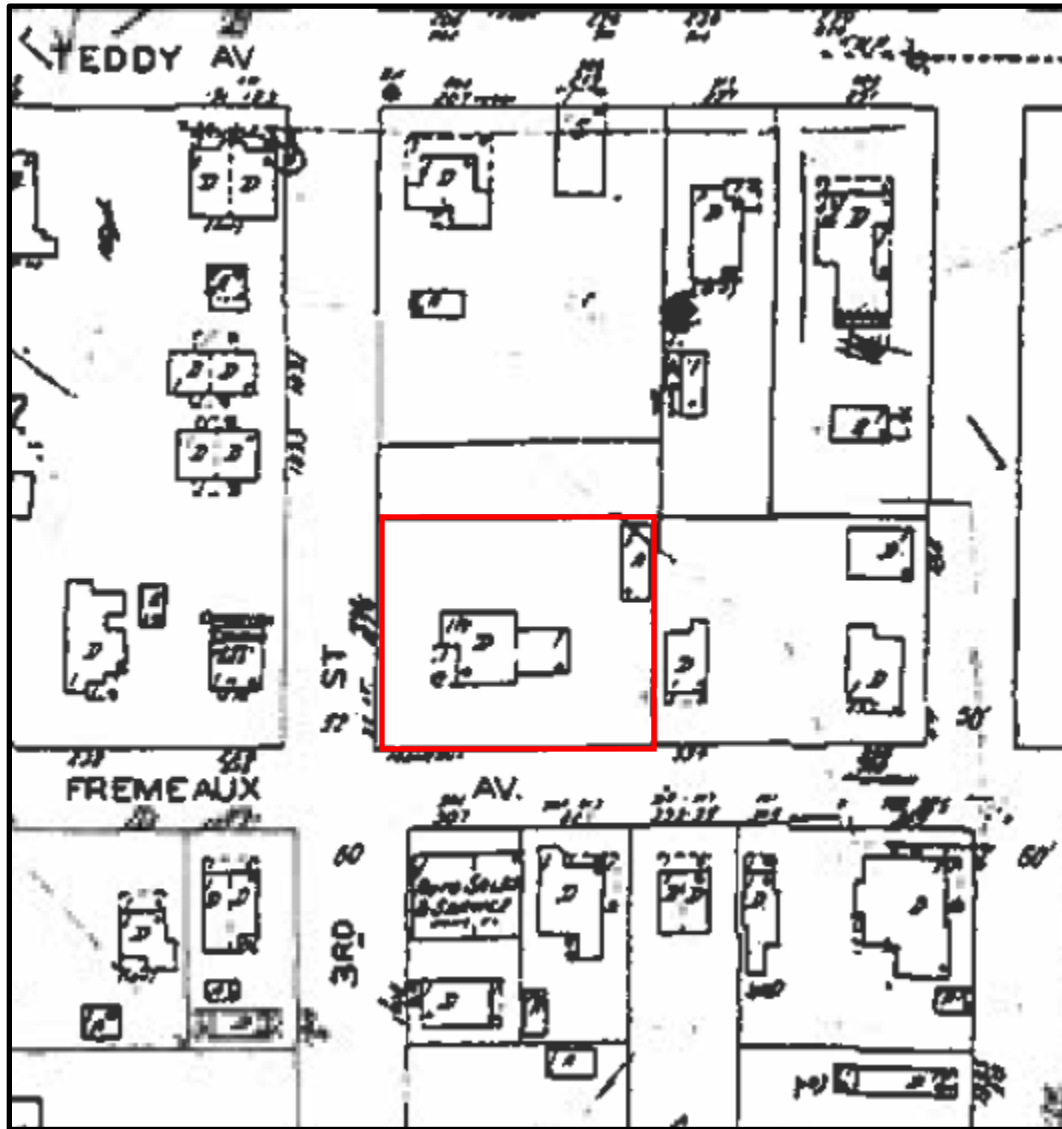


Figure 4. Adjacent Historic Structures

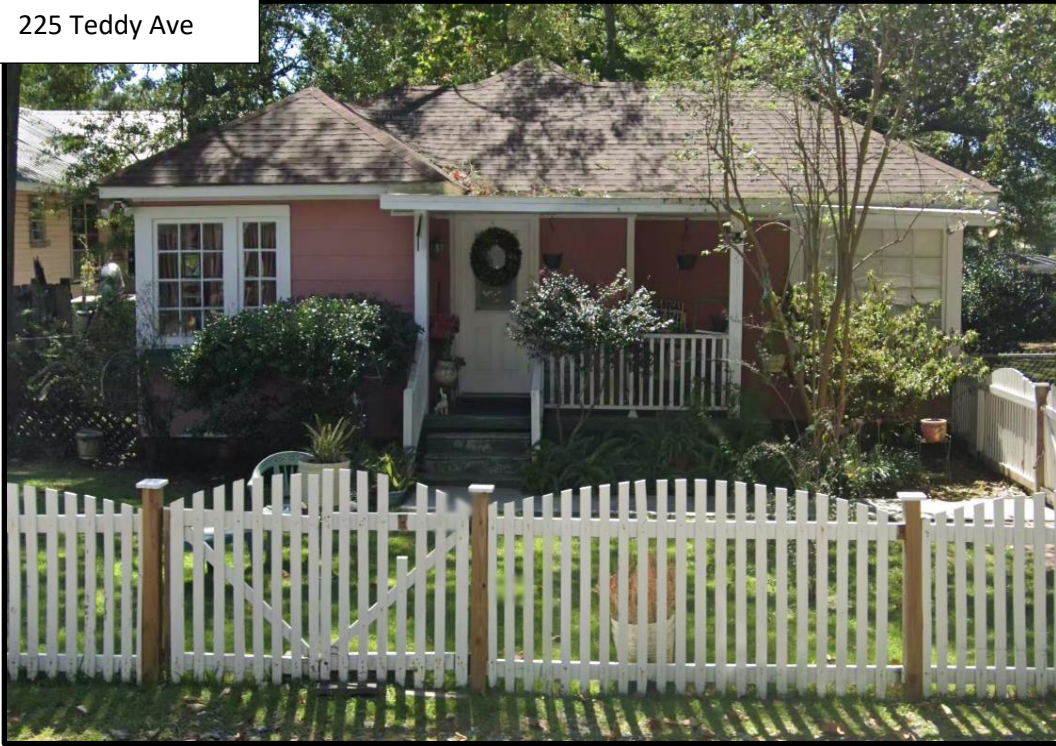
1945 Fourth St



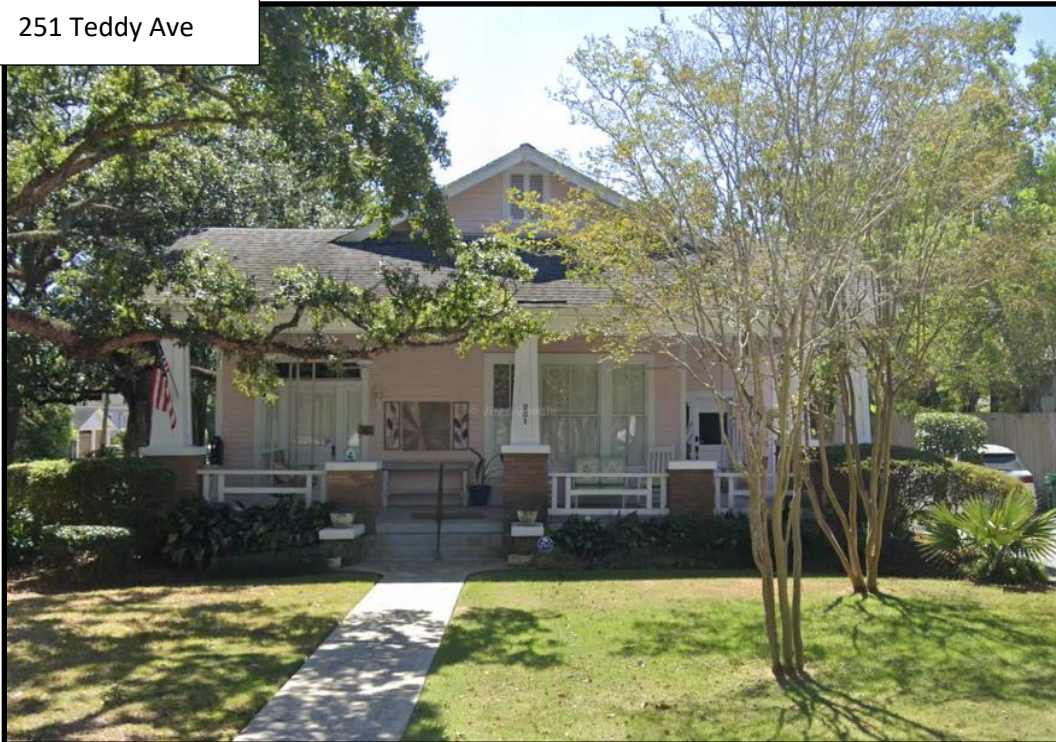
1928 Sgt Alfred



225 Teddy Ave



251 Teddy Ave



207 Teddy Ave

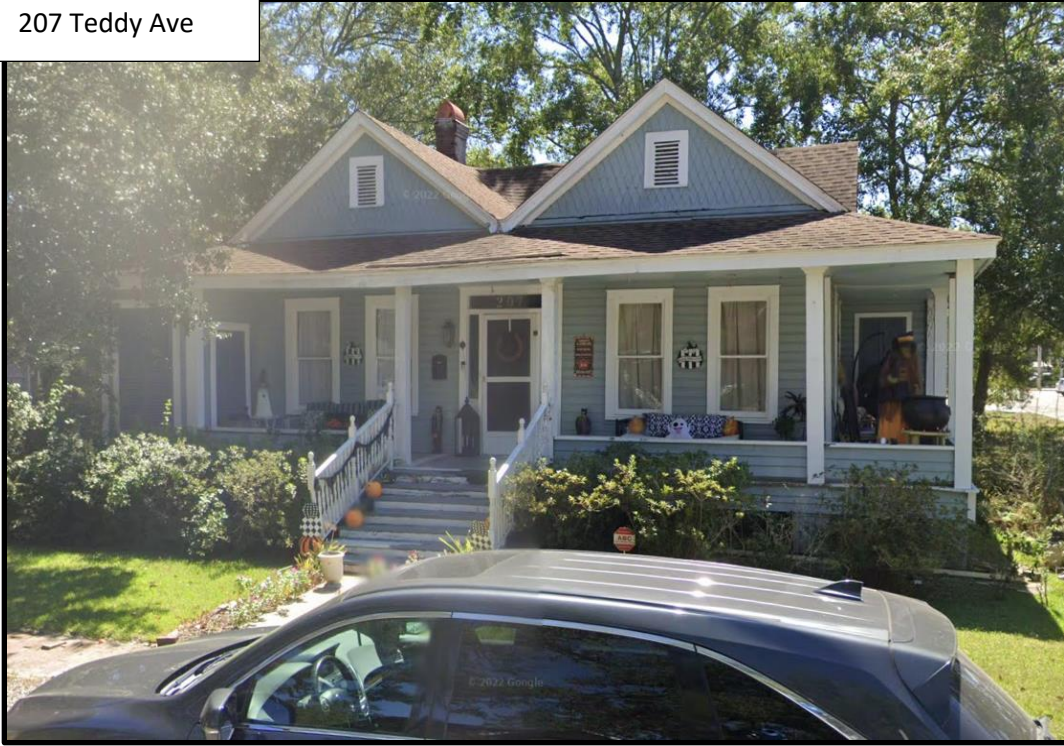


Figure 5. Proposed Site Plan.

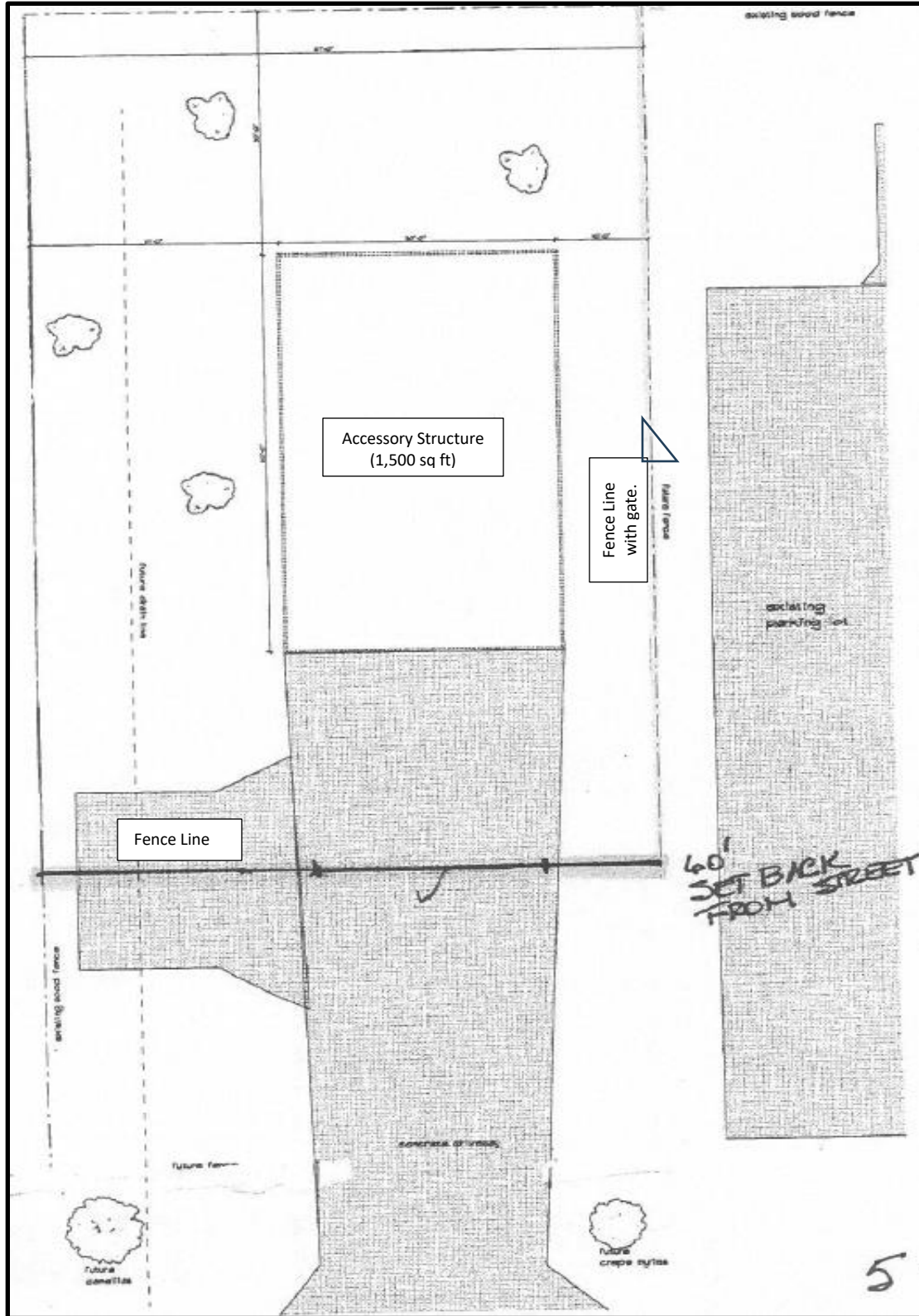


Figure 6. Proposed Accessory Structure



Figure 7. Site Work Materials



6 ft Cedar Fence



12 Ft – Driveway Gate



4 Ft – Pedestrian Gate



Louisiana Historic Resource Inventory

Louisiana Division of Historic Preservation
Office of Cultural Development
Department of Culture, Recreation and Tourism

Resource ID Number:

52-00182

Addendum Attached

Location and Geographic Information

Name of Property: None

Address: 302 Fremaux Avenue, Slidell, LA Parish: St Tammany

Locality: City Community Vicinity Rural

City/Community/Vicinity of.: Slidell

Topographic Quad: Slidell Quad Size: 7.5 15

UTM:

<input type="text" value="1"/>	<input type="text" value="6"/>	<u>3352834.577</u>	<u>232545.2275</u>	<u>14E</u>	<u>9S</u>	<u>10</u>
<small>zone</small>		<small>easting</small>	<small>northing</small>	<small>range</small>	<small>township</small>	<small>section</small>

Owner Name: Not available

Owner Address: Not available Tax Parcel: Not available

Property Information

Type: Site Structure Building Object

Level of Recognition: NHL NR individual NR district/element DOE Local None

Previously Surveyed: Yes No When, Located Where?: 1999, 1986 surveys

Government Preservation Activity: Section 106 Grant Tax Credit Local Ord. Other

HABS/HAER: Yes No NR eligibility: Potential individual Potential district Ineligible

Condition: Excellent Good Fair Poor Ruin

Remark: _____

Integrity: Unaltered Altered (Historic) Altered (Non-Historic)

Remark: See Additions and Alterations section

Threats: Abandonment Neglect Alteration Development Government Action None

Remark: _____

Physical Description

Date of Construction: Circa 1920
 Exact

Moved: Yes
 No

When? c.1950

Function and Use "P" for Present, "H" for Historic

- | | | | | |
|--|--|--|---|---|
| <input checked="" type="checkbox"/> domestic | <input type="checkbox"/> social | <input type="checkbox"/> library | <input type="checkbox"/> animal facility | <input type="checkbox"/> fortification |
| <input type="checkbox"/> single dwelling | <input type="checkbox"/> meeting hall | <input type="checkbox"/> research facility | <input type="checkbox"/> fishing facility | <input type="checkbox"/> military facility |
| <input type="checkbox"/> secondary structure | <input type="checkbox"/> clubhouse | <input type="checkbox"/> religion | <input type="checkbox"/> horticultural facility | <input type="checkbox"/> coast guard facility |
| <input type="checkbox"/> servant quarter | <input type="checkbox"/> civic | <input type="checkbox"/> religious facility | <input type="checkbox"/> irrigation facility | <input type="checkbox"/> battle site |
| <input type="checkbox"/> multiple dwelling | <input type="checkbox"/> government | <input type="checkbox"/> church school | <input type="checkbox"/> industry | <input type="checkbox"/> landscape |
| <input type="checkbox"/> hotel | <input type="checkbox"/> capitol | <input type="checkbox"/> recreation/culture | <input type="checkbox"/> manufacturing | <input type="checkbox"/> park |
| <input type="checkbox"/> institutional housing | <input type="checkbox"/> city hall | <input type="checkbox"/> theater | <input type="checkbox"/> extractive facility | <input type="checkbox"/> plaza |
| <input type="checkbox"/> camp | <input type="checkbox"/> correctional facility | <input type="checkbox"/> auditorium | <input type="checkbox"/> waterworks | <input type="checkbox"/> garden |
| <input type="checkbox"/> commerce/trade | <input type="checkbox"/> fire station | <input type="checkbox"/> museum | <input type="checkbox"/> communication facility | <input type="checkbox"/> transportation |
| <input type="checkbox"/> business | <input type="checkbox"/> government office | <input type="checkbox"/> sports facility | <input type="checkbox"/> processing site | <input type="checkbox"/> rail-related |
| <input type="checkbox"/> professional | <input type="checkbox"/> custom house | <input type="checkbox"/> outdoor recreation | <input type="checkbox"/> energy production | <input type="checkbox"/> air-related |
| <input type="checkbox"/> organizational | <input type="checkbox"/> post office | <input type="checkbox"/> fair | <input type="checkbox"/> health care | <input type="checkbox"/> water-related |
| <input type="checkbox"/> financial institution | <input type="checkbox"/> public works | <input type="checkbox"/> monument/marker | <input type="checkbox"/> hospital | <input type="checkbox"/> road-related |
| <input type="checkbox"/> specialty store | <input type="checkbox"/> courthouse | <input type="checkbox"/> work of art | <input type="checkbox"/> clinic | <input type="checkbox"/> pedestrian-related |
| <input type="checkbox"/> department store | <input type="checkbox"/> education | <input type="checkbox"/> agriculture/subsistence | <input type="checkbox"/> sanitarium | <input type="checkbox"/> unknown |
| <input type="checkbox"/> restaurant | <input type="checkbox"/> school | <input type="checkbox"/> processing | <input type="checkbox"/> medical office | <input type="checkbox"/> vacant |
| <input type="checkbox"/> warehouse | <input type="checkbox"/> college | <input type="checkbox"/> storage | <input type="checkbox"/> resort | <input type="checkbox"/> other _____ |
| | | | <input type="checkbox"/> defense | |
| | | | <input type="checkbox"/> arms storage | |

Form and Dimensions

- | | | | | | | | | | |
|--|---|---|--|--------------------------------------|-----------------------------------|--|--|----------------------------|----------------------------|
| <input type="checkbox"/> single pen | <input type="checkbox"/> central-hall | <input type="checkbox"/> hall-parlor I-house | <input type="checkbox"/> skyscraper | | | | | | |
| <input type="checkbox"/> shotgun | <input type="checkbox"/> gable-ell | <input type="checkbox"/> Creole house | <input type="checkbox"/> commercial row bldg. | | | | | | |
| <input type="checkbox"/> double-shotgun | <input checked="" type="checkbox"/> bungalow | <input type="checkbox"/> central hall, 2 pile house | <input type="checkbox"/> freestanding commercial | | | | | | |
| <input type="checkbox"/> camelback | <input type="checkbox"/> pyramidal cottage | <input type="checkbox"/> Queen Anne house | <input type="checkbox"/> single-crib barn | | | | | | |
| <input type="checkbox"/> double pen | <input type="checkbox"/> Queen Anne cottage | <input type="checkbox"/> four square | <input type="checkbox"/> transverse-crib barn | | | | | | |
| <input type="checkbox"/> hall-parlor | <input type="checkbox"/> central-hall, 2 pile cottage | <input type="checkbox"/> minimal tradition cottage | <input type="checkbox"/> other | | | | | | |
| <input type="checkbox"/> saddlebag | <input type="checkbox"/> bluffland cottage | <input type="checkbox"/> split level | <table border="1"> <tr> <td><input type="checkbox"/> H</td> <td><input type="checkbox"/> L</td> </tr> <tr> <td><input type="checkbox"/> U</td> <td><input type="checkbox"/> cruciform</td> </tr> <tr> <td><input type="checkbox"/> T</td> <td><input type="checkbox"/> T</td> </tr> </table> | <input type="checkbox"/> H | <input type="checkbox"/> L | <input type="checkbox"/> U | <input type="checkbox"/> cruciform | <input type="checkbox"/> T | <input type="checkbox"/> T |
| <input type="checkbox"/> H | <input type="checkbox"/> L | | | | | | | | |
| <input type="checkbox"/> U | <input type="checkbox"/> cruciform | | | | | | | | |
| <input type="checkbox"/> T | <input type="checkbox"/> T | | | | | | | | |
| <input type="checkbox"/> creole cottage | <input type="checkbox"/> central-hall I-house | <input type="checkbox"/> ranch | <table border="1"> <tr> <td><input type="checkbox"/> symmetrical</td> <td><input type="checkbox"/> vertical</td> </tr> <tr> <td><input checked="" type="checkbox"/> asymmetrical</td> <td><input checked="" type="checkbox"/> horizontal</td> </tr> </table> | <input type="checkbox"/> symmetrical | <input type="checkbox"/> vertical | <input checked="" type="checkbox"/> asymmetrical | <input checked="" type="checkbox"/> horizontal | | |
| <input type="checkbox"/> symmetrical | <input type="checkbox"/> vertical | | | | | | | | |
| <input checked="" type="checkbox"/> asymmetrical | <input checked="" type="checkbox"/> horizontal | | | | | | | | |
| <input type="checkbox"/> dog trot | <input type="checkbox"/> double-pen I-house | <input type="checkbox"/> row house | Height: <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 1.5 <input type="checkbox"/> 2 <input type="checkbox"/> 2.5 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5-10 <input type="checkbox"/> 10-20 <input type="checkbox"/> 20+
Width: <input type="checkbox"/> 1 <input type="checkbox"/> 1.5 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 2.5 <input type="checkbox"/> 3 <input type="checkbox"/> 3+
Depth: <input type="checkbox"/> 1 <input type="checkbox"/> 1.5 <input type="checkbox"/> 2 <input type="checkbox"/> 2.5 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 3+ | | | | | | |
| | | <input type="checkbox"/> warehouse | | | | | | | |
| | | <input type="checkbox"/> depot | | | | | | | |

Style High Style Elements of... No Style

- | | | | | | |
|--|---|---|--|---|--|
| <input type="checkbox"/> Creole/ French Colonial | <input type="checkbox"/> Exotic Revival | <input type="checkbox"/> Eastlake/Stick | <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Prairie | <input type="checkbox"/> International |
| <input type="checkbox"/> Federal | <input type="checkbox"/> Victorian Gothic | <input type="checkbox"/> Shingle Style | <input type="checkbox"/> Classical Revival | <input type="checkbox"/> Commercial Style | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Greek Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Romanesque | <input type="checkbox"/> Tudor Revival | <input type="checkbox"/> Chicago | |
| <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Second Empire | <input type="checkbox"/> Renaissance | <input type="checkbox"/> Late Gothic Revival | <input type="checkbox"/> Skyscraper | |
| <input type="checkbox"/> Italian Villa | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Beau Arts | <input type="checkbox"/> Mission | <input checked="" type="checkbox"/> Craftsman | |
| | | | <input type="checkbox"/> Italian Renaissance | <input type="checkbox"/> Moderne | |
| | | | <input type="checkbox"/> French Renaissance | <input type="checkbox"/> Art Deco | |

Foundation

- | | | | | |
|---|--|--|--|---|
| <input type="checkbox"/> sill on ground | <input type="checkbox"/> concrete block pier | <input type="checkbox"/> continuous stone | <input type="checkbox"/> unknown | <input type="checkbox"/> w/stone infill |
| <input type="checkbox"/> wooden pier | <input type="checkbox"/> concrete pylon pier | <input type="checkbox"/> continuous concrete block | | <input type="checkbox"/> w/ brick infill |
| <input type="checkbox"/> post in ground | <input checked="" type="checkbox"/> brick pier | <input type="checkbox"/> continuous brick | <input type="checkbox"/> concrete slab | <input type="checkbox"/> w/ concrete block infill |

Construction

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> log (note notch) | <input type="checkbox"/> balloon frame | <input type="checkbox"/> load bearing concrete block | <input type="checkbox"/> w/ bousillage infill |
| <input type="checkbox"/> hewn log | <input type="checkbox"/> unknown wood frame | <input type="checkbox"/> reinforced concrete | <input type="checkbox"/> w/ brick infill |
| <input type="checkbox"/> post in ground | <input type="checkbox"/> french timber frame | <input type="checkbox"/> steel frame/curtain wall | <input type="checkbox"/> w/ stone infill |
| <input type="checkbox"/> post on sill | <input type="checkbox"/> eastern brace frame | <input checked="" type="checkbox"/> unknown construction | |

Exterior Materials

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> vertical board | <input type="checkbox"/> stone (note dressing) | <input type="checkbox"/> terra cotta | <input type="checkbox"/> asphalt |
| <input type="checkbox"/> board and batten | <input type="checkbox"/> concrete block | <input type="checkbox"/> glazed brick/tile/block | <input type="checkbox"/> reconstituted wood siding |
| <input type="checkbox"/> log (note dressing) | <input type="checkbox"/> wood shingle | <input type="checkbox"/> sheet metal | <input type="checkbox"/> permastone |
| <input checked="" type="checkbox"/> clapboard/weatherboard | <input type="checkbox"/> exposed bousillage | <input type="checkbox"/> enamelled steel | <input type="checkbox"/> other (see narrative) |
| <input type="checkbox"/> drop/novelty siding | <input type="checkbox"/> stucco | <input type="checkbox"/> asbestos | <input type="checkbox"/> unknown |
| <input type="checkbox"/> flush horizontal board | <input type="checkbox"/> brick (note bond) | <input type="checkbox"/> glass block | |
| | | <input type="checkbox"/> aluminum/vinyl siding | |

Roof

- | | | | | | |
|---|--|---------------------------------------|--|----------------------------------|--|
| <input type="checkbox"/> parapet gable | <input type="checkbox"/> gambrel | <input type="checkbox"/> pyramidal | <input type="checkbox"/> conical | <input type="checkbox"/> unknown | <input type="checkbox"/> low pitch |
| <input type="checkbox"/> stepped gable | <input type="checkbox"/> hip | <input type="checkbox"/> mansard | <input type="checkbox"/> flat | | <input checked="" type="checkbox"/> moderate pitch |
| <input checked="" type="checkbox"/> front gable | <input type="checkbox"/> clipped gable | <input type="checkbox"/> complex | <input type="checkbox"/> shed | | <input type="checkbox"/> steep pitch |
| <input checked="" type="checkbox"/> side gable | <input type="checkbox"/> cross gable | <input type="checkbox"/> gable on hip | <input type="checkbox"/> other (see narrative) | | <input type="checkbox"/> w/ parapet wall |

Roof Materials

- | | |
|---|-----------------------------------|
| <input checked="" type="checkbox"/> asphalt shingle | <input type="checkbox"/> built up |
| <input type="checkbox"/> wood shingle | <input type="checkbox"/> other |
| <input type="checkbox"/> slate | <input type="checkbox"/> unknown |
| <input type="checkbox"/> ceramic/terra cotta tile | |

Chimney(s)

- | | |
|--|---|
| <input type="checkbox"/> ridge center | <input type="checkbox"/> lateral exterior |
| <input type="checkbox"/> gable end exterior | <input type="checkbox"/> removed |
| <input type="checkbox"/> gable end interior/flush | <input type="checkbox"/> other |
| <input checked="" type="checkbox"/> slope off center | <input type="checkbox"/> unknown |

Windows		<input type="checkbox"/> fixed divided	<input type="checkbox"/> bay	<input type="checkbox"/> sliding	<input type="checkbox"/> 1 / 1	<input type="checkbox"/> 9 / 9	<input type="checkbox"/> 4 / 1	<input type="checkbox"/> 9 / 6	<input type="checkbox"/> stained
<input type="checkbox"/> batten	<input type="checkbox"/> single-hung	<input type="checkbox"/> double-hung	<input type="checkbox"/> oriel	<input type="checkbox"/> replacement	<input type="checkbox"/> 2 / 2	<input type="checkbox"/> 12 / 12	<input type="checkbox"/> 6 / 1	<input checked="" type="checkbox"/> multi-	<input type="checkbox"/> diamond
<input checked="" type="checkbox"/> fixed single	<input type="checkbox"/> triple-hung	<input type="checkbox"/> Palladian	<input type="checkbox"/> casement	<input checked="" type="checkbox"/> other	<input type="checkbox"/> 4 / 4	<input type="checkbox"/> 2 / 1	<input type="checkbox"/> 9 / 1	<input type="checkbox"/> unknown	<input checked="" type="checkbox"/> other
					<input type="checkbox"/> 6 / 6	<input type="checkbox"/> 3 / 1	<input type="checkbox"/> 12 / 1		

Doors/Surrounds		<input type="checkbox"/> batten	<input type="checkbox"/> flush	<input type="checkbox"/> fanlight	<input checked="" type="checkbox"/> screened	<input type="checkbox"/> Federal	<input type="checkbox"/> other
<input type="checkbox"/> french	<input checked="" type="checkbox"/> glazed	<input checked="" type="checkbox"/> sidelights	<input type="checkbox"/> replacement	<input type="checkbox"/> Greek Revival			
<input type="checkbox"/> panel	<input type="checkbox"/> partially glazed	<input checked="" type="checkbox"/> transom	<input type="checkbox"/> unknown	<input type="checkbox"/> Queen Anne			

1 number

Porch		<input type="checkbox"/> gallery	<input type="checkbox"/> porte-cochere	<input type="checkbox"/> integrated	<input type="checkbox"/> enclosed	Secondary		<input type="checkbox"/> gallery	<input type="checkbox"/> porte-cochere	<input type="checkbox"/> integrated	<input type="checkbox"/> enclosed
<input type="checkbox"/> stoop	<input type="checkbox"/> balcony	<input checked="" type="checkbox"/> partial width	<input type="checkbox"/> wrap	<input type="checkbox"/> unknown			<input type="checkbox"/> stoop	<input type="checkbox"/> balcony	<input type="checkbox"/> partial width	<input type="checkbox"/> peripteral	<input type="checkbox"/> other
<input type="checkbox"/> verandah	<input type="checkbox"/> loggia	<input checked="" type="checkbox"/> attached	<input type="checkbox"/> screened				<input type="checkbox"/> verandah	<input type="checkbox"/> loggia	<input type="checkbox"/> attached	<input type="checkbox"/> screened	

Additions and Alterations		impact
date (mm/dd/yyyy)	description	
	Rear porch enclosed (early addition)	<input type="checkbox"/> I <input type="checkbox"/> M <input type="checkbox"/> OS
	Brick piers painted	<input type="checkbox"/> I <input type="checkbox"/> M <input type="checkbox"/> OS
	Converted from single-family to multi-family residence	<input type="checkbox"/> I <input type="checkbox"/> M <input type="checkbox"/> OS
		<input type="checkbox"/> I <input type="checkbox"/> M <input type="checkbox"/> OS
		<input type="checkbox"/> I <input type="checkbox"/> M <input type="checkbox"/> OS



Context	
<input type="checkbox"/> Plantation Agriculture (1750-1945)	<input type="checkbox"/> Creole Architecture (1750 - 1900)
<input type="checkbox"/> Upland South Culture (1820 -1945)	<input type="checkbox"/> New Orleans as Seaport (1718 -1945)
<input type="checkbox"/> Transportation Systems (1812 -1845)	<input type="checkbox"/> Historic Lumber Industry (1880-1920)
<input type="checkbox"/> Rice Boom (1880-1945)	<input type="checkbox"/> Oil and Gas Industry (1903-1945)
<input checked="" type="checkbox"/> Anglo-American Architecture (1800-1945)	

Significance	
<input type="checkbox"/> agriculture	<input type="checkbox"/> religion
<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> science
<input type="checkbox"/> archeology	<input type="checkbox"/> social history
<input type="checkbox"/> art	<input type="checkbox"/> transportation
<input type="checkbox"/> commerce	
<input type="checkbox"/> communications	
<input type="checkbox"/> community planning and development	
<input type="checkbox"/> conservation	
<input type="checkbox"/> economics	
<input type="checkbox"/> education	
<input type="checkbox"/> engineering	
<input type="checkbox"/> entertainment/recreation	
<input type="checkbox"/> ethnic heritage	
<input type="checkbox"/> exploration/settlement	
<input type="checkbox"/> health/medicine	
<input type="checkbox"/> industry	
<input type="checkbox"/> invention	
<input type="checkbox"/> landscape architecture	
<input type="checkbox"/> law	
<input type="checkbox"/> literature	
<input type="checkbox"/> maritime history	
<input type="checkbox"/> military	
<input type="checkbox"/> performing arts	
<input type="checkbox"/> philosophy	
<input type="checkbox"/> politics/government	

Narrative

Survey conducted by Cox McLain Environmental Consulting for the City of Slidell in February 2017.

Notes: Previous address: 1856 Third St

History

Appears to have been moved to this parcel. There is a different house on the parcel on the 1926 -1945 Sanborns with a full width porch (nothing present on 1911 Sanborn). This house first appears on the 1951 Sanborn.

Sources

Sanborn maps

Outbuildings

- | | | | | | |
|--------------------------|------------------------|---------------|-----------------|-------------------|-------------|
| 1 - single crib barn | 4 - storage/misc. shed | 7 - corn crib | 10 - garconier | 13 - office | 16 - privy |
| 2 - double crib barn | 5 - smoke house | 8 - coop | 11 - pigeonnier | 14 - machine shed | 17 - stable |
| 3 - transverse-crib barn | 6 - spring/well house | 9 - quarters | 12 - kitchen | 15 - garage | 18 - other |

#1
type: _____
date: e / c _____
comment: _____

#2
type: _____
date: e / c _____
comment: _____

#3
type: _____
date: e / c _____
comment: _____

#4
type: _____
date: e / c _____
comment: _____

#5
type: _____
date: e / c _____
comment: _____

#6
type: _____
date: e / c _____
comment: _____

Site Plan



Location: 504 Maine Ave (**Figure 1**)

Historic Status: Not an historic or contributing structure

Owner/Applicant: Peggy Pichon

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

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

OTPDC Meeting: 5/8/2024



STAFF RECOMMENDATION

Approval

PROPERTY HISTORY

1. 504 Maine Ave is developed with a single-family residence. (**Figure 2**).
2. The structure is not historically significant and does not appear on the Sandborn Historical Maps.
3. This area is outside of the Louisiana Historic Resources area and is not listed on the City's Historic Buildings List.

SCOPE OF WORK

4. The applicant proposes to install a 12-foot high, 10-foot by 24-foot (240 square feet) portable garage by Graceland within the rear yard with setbacks from the rear property line of 15 feet, at the center of the property, immediately behind the primary structure. (**Figure 3**)
5. The proposed accessory garage has ventilated soffit, wood siding (urethane treated and painted), a roll up door, one entrance door, and one window. (**Figure 4**)
6. The proposed garage will be painted the same color as the existing home (Sherwin Williams 6403-89151 (Extra White). (**Figure 5**)

STANDARDS FOR REVIEW

7. This request is for New Construction of an accessory garage. 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 and Siting.* The accessory garage construction as proposed will meet all City codes for placement and size limits, as well as an overall height of 12 feet (**Sec. 10.401 of Appendix A**).
- c. *Materials.* The exterior elevations of the accessory garage are constructed of wood treated and painted with urethane paints and are an acceptable material for use. The proposed materials are appropriate.
- e. *Architectural elements.* The simple design of the accessory garage complements the context of the Olde Towne Preservation District.

FINDINGS

- 8. The proposed accessory garage is consistent with the applicable standards of the Olde Towne Preservation District.

FIGURES

Figure 1. Location Aerial



Figure 2. Street View (Google Maps Dec. 2022)



Figure 3. Site Plan

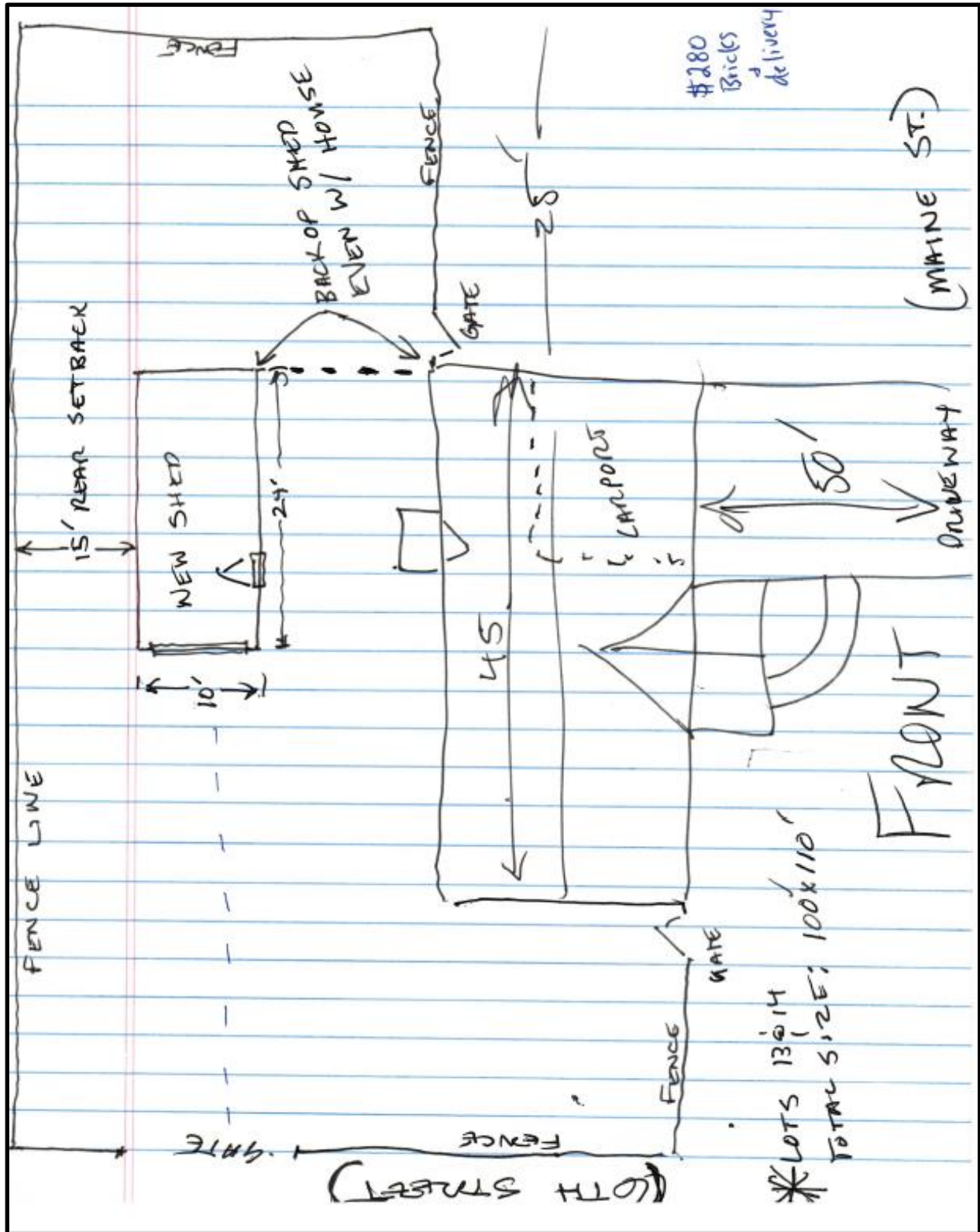


Figure 4. Accessory Garage Design Elevation.

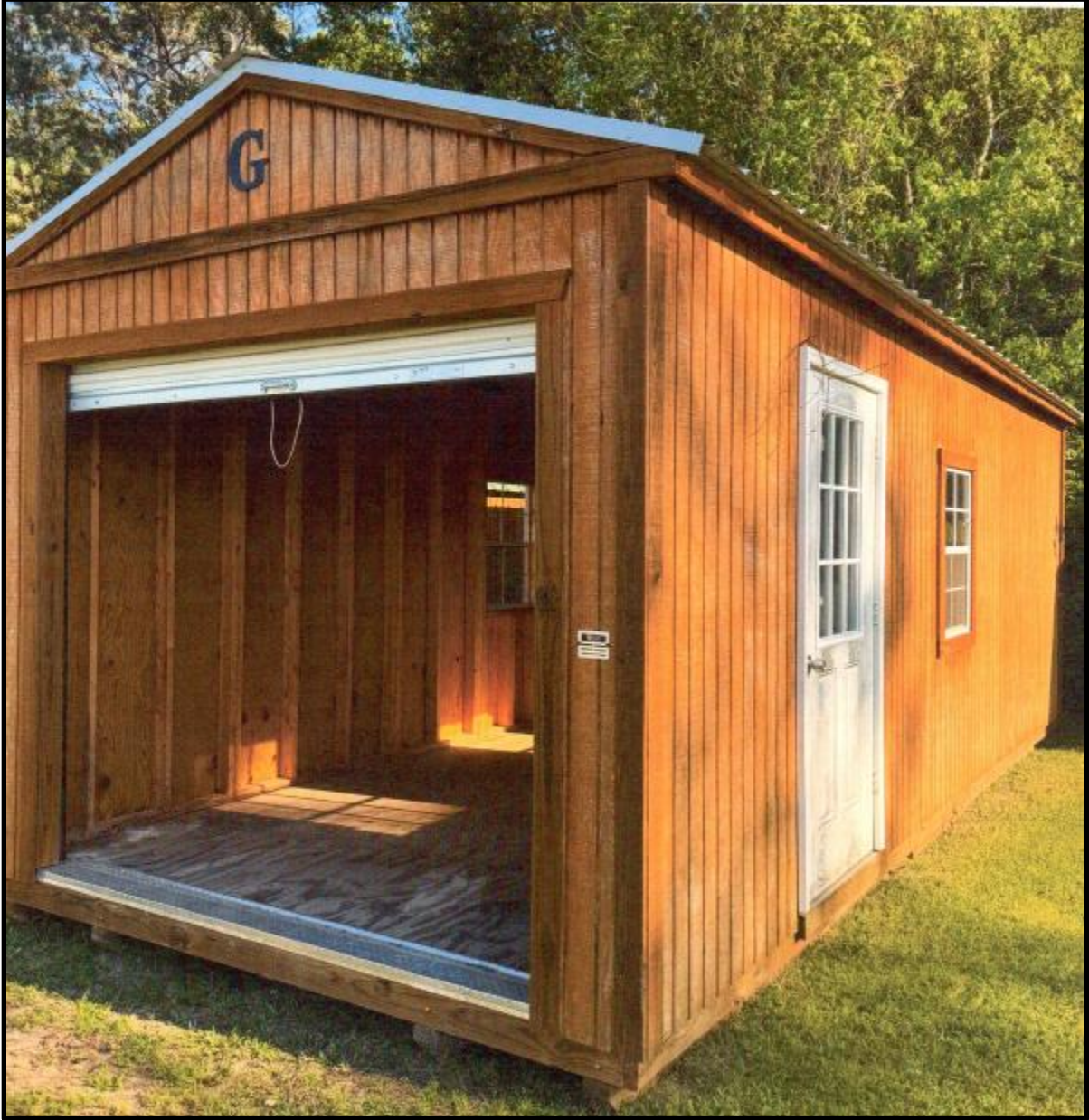


Figure 5. Exterior Color

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

257  **Extra White**

Location: 2125 Second Streett (**Figure 1**)

Historic Status: Not an historic or contributing structure

Owners: Tyler JC Baker, et al

Applicant: City of Slidell

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

Request: Certificate of Appropriateness for Demolition through Condemnation (see Findings for complete details)

OTPDC Meeting: 5/8/2024



Figure 1. Location Aerial

STAFF RECOMMENDATION

Approval

SCOPE OF WORK

1. 2152 Second Street is a blighted property with a dilapidated single-family structure (**Attachment 1**).
2. This property has been in a dilapidated and dangerous condition and cited through the City's Code Enforcement.
3. The applicant has provided the property owners with notice of the current conditions and the City's intent to condemn and demolish the structure.
4. The City of Slidell Council reviewed the request for condemnation and demolition on April 23, 2024, providing the owner opportunity to show cause why the property should not be demolished. The owner or owner representative was not in attendance at the public hearing. The City Council

approved the condemnation and demolition of the property after the review and approval of the Olde Towne Preservation District Commission.

STANDARDS FOR REVIEW

5. This request is for the demolition of a condemned structure returning the property to vacant land. It is reviewed against the standards of Sec. 2-216(x) *Demolition* of the City's Code of Ordinances. The following factors are considered in this request for a Certificate of Appropriateness:
 - a. *Demolition*. The existing conditions and the inspection report provided by the City's Building Official provides clear evidence that the structure is beyond repair.
-

FINDINGS

6. The proposed demolition is the correct course of action for 2152 Second Street.

**SEE ATTACHMENT 1:
NOTICE OF HEARING FOR CONDEMNATION AND DEMOLITION.**

ATTACHMENT 1
CA24-22



The City of Slidell

GEORGE G. CROMER
MAYOR

OFFICE OF THE CITY ATTORNEY
P.O. Box 828 • Slidell, Louisiana 70459-0828
Phone (985) 646-4396 • Fax (985) 646-4397

THOMAS S. SCHNEIDAU
CITY ATTORNEY

March 11, 2024

VIA US CERTIFIED MAIL, RRR*
7021 0950 0002 1630 0589

Ms. Iris D. Baker
308 Tiffany St.
Slidell, LA 70461

VIA US CERTIFIED MAIL, RRR*
7021 0950 0002 1630 0596

Mr. Tyler JC Baker
425 Cousin St.
Slidell, LA 70458

VIA US CERTIFIED MAIL, RRR*
7021 0950 0002 1630 0602

Mr. Tyler JC Baker
308 Tiffany St.
Slidell, LA 70461

VIA US CERTIFIED MAIL, RRR*
7021 0950 0002 1630 0619

Ms. Iris D. Baker
2152 Second St.
Slidell, LA 70458

VIA US CERTIFIED MAIL, RRR*
7021 0950 0002 1630 0626

Ms. Iris D. Baker
425 Cousin St.
Slidell, LA 70458

VIA US CERTIFIED MAIL, RRR*
7021 0950 0002 1630 0633

Mr. Tyler JC Baker
2152 Second St.
Slidell, LA 70458

* Alternate services avenues may be pursued as necessary

Re: 2152 Second Street, Slidell, LA 70458

[S. ½ of Lots 8 and 9, and all of Lot 10, of Square 14, Ward 9, Slidell, St. Tammany Parish, LA; STP Instrument No. 2368888; Assessment No. 86432; Old Assessment No. 124-048-3281]

NOTICE OF HEARING FOR CONDEMNATION AND DEMOLITION

RULE TO SHOW CAUSE, APRIL 23, 2024, AT 6:30 P.M.

SLIDELL CITY COUNCIL CHAMBERS

2045 Second Street, Suite 319

Slidell, LA 70458

STATE OF LOUISIANA PARISH OF ST TAMMANY
MELISSA R. HENRY CLERK OF COURT
I certify that this instrument was filed and recorded
March 13 2024 at 9:55 AM
INST.# 2403394 of the official records
MOB _____ COB _____ MISC _____
Shelly LaCoste
DEPUTY CLERK
Shelly LaCoste, Deputy Clerk

Dear Ms. Baker, Mr. Baker, and Other Interested Persons:

Please be advised that, pursuant to the International Property Maintenance Code, the City of Slidell Code of Ordinances, and the Louisiana Revised Statutes, the Chief Building Official for the City of Slidell has deemed the buildings/structures located at 2152 Second Street, Slidell, Louisiana 70458, to be in a dilapidated and dangerous condition which endangers the public welfare. The Slidell City Council is considering condemning the buildings/structures and ordering the demolition of same.

This letter serves as formal notice of a Rule to Show Cause before the Slidell City Council with respect to said matter:

RULE TO SHOW CAUSE

By Order of the Honorable George G. Cromer, Mayor, City of Slidell, pursuant to Louisiana Revised Statute 33:4761 *et seq.*, you are hereby served this NOTICE TO SHOW CAUSE at a meeting of the Slidell City Council, at the Slidell City Council Chambers, 2045 Second Street, Suite 319, at 6:30 P.M., on Tuesday, April 23, 2024, why the buildings/structures located at 2152 Second Street, Slidell, Louisiana 70458, should not be condemned and demolished. Your attendance is requested.

If the Slidell City Council orders demolition, you will be required to accomplish the work, including all necessary debris removal, under terms set by the Council. In the event such work is not timely completed, the City of Slidell will be authorized to perform the work (or have it performed by a third party), invoice you for all costs permitted under the law, and place a lien against the property for said costs, as necessary. The City may add the cost of the work to your property tax bill. In addition, the City reserves the right to avail itself of other remedies available under the law.

If you have any questions, please contact the Office of the Slidell City Attorney at 985-646-4396 or email tschneidau@cityofslidell.org.

Sincerely,



George G. Cromer
Mayor

cc: John Welborn (via email)

Thomas Reeves (via email)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Iris D. Baker
 308 Tiffany Street
 Slidell, LA 70461



9590 9402 6935 1104 6111 68

2. Article Number (Transfer from service label)

7021 0950 0002 1630 0589

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Iris Baker

 Agent Addressee

B. Received by (Printed Name)

Iris Baker

C. Date of Delivery

3/15/24

D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Iris D. Baker
 425 Cousin St.
 Slidell, LA 70458



9590 9402 6935 1104 6111 20

2. Article Number (Transfer from service label)

7021 0950 0002 1630 0626

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

3-15-24

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below:

 No

3. Service Type

 Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Restricted Delivery Insured Mail Insured Mail Restricted Delivery

(over \$500)

 Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Signature Confirmation™ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Iris D. Baker
 2152 Second Street
 Slidell, LA 70458



9590 9402 6935 1104 6111 37

2. Article Number (Transfer from service label)

7021 0950 0002 1630 0619

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Iris D. Baker*

- Agent
- Addressee

B. Received by (Printed Name)

Fellman

C. Date of Delivery

3-15-24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

ured Mail Restricted Delivery
 er \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Tyler J. Baker
 308 Tiffany Street
 Slidell, LA 70461

MAR 14 2024
 SLIDELL LA



9590 9402 6935 1104 6111 44

2. Article Number (Transfer from service label)

7021 0950 0002 1630 0602

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Tyler Baker

C. Date of Delivery

3/15/24

- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Tyler JC Baker
 425 Cousin St.
 Slidell, LA 70458



9590 9402 6935 1104 6111 51

2. Article Number (Transfer from service label)

7021 0950 0002 1630 0596

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

3-15-24

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Tyler JC Baker
 2152 Second Street
 Okla., 7470458



9590 9402 6935 1104 6111 13

2. Article Number (Transfer from service label)

0633

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
 Addressee

B. Received by (Printed Name)

Feliciano

C. Date of Delivery

3-15-24

- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

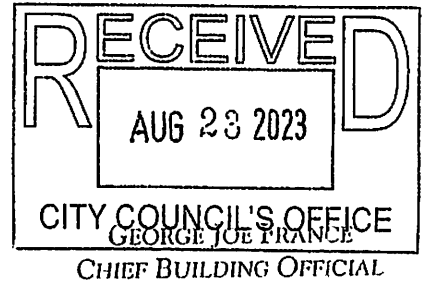




GREG CROMER
MAYOR

The City of Slidell

DEPARTMENT OF BUILDING SAFETY
250 Bouscaren Street • Suite 202 • P.O. Box 828
Slidell, Louisiana 70459
Phone (985) 646-4324 Fax (985) 646-6117



INSPECTION REPORT

An inspection of the property described as 2152 Second ST
was made and the following conditions were found:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Structural Deficiencies | <input type="checkbox"/> Sanitary Deficiencies |
| <input checked="" type="checkbox"/> Electrical Deficiencies | <input type="checkbox"/> Property Abandoned |
| <input checked="" type="checkbox"/> Ventilation Deficiencies | <input checked="" type="checkbox"/> Building Unsecured |

The overall condition is found to be:

- Building Dilapidated (Unfit to Occupy)
- Building Unsafe
- Building Dangerous

Based on the conditions checked above it is recommended that this building be condemned and demolished.

Comments: _____

G. France

Inspector

8/21/23

Date

Inspector's Report on Blighted Structure

2152 Second Street

CE-23-227

The structure is a one story wood frame, wood panel cladding single family residence. It is unoccupied/abandoned at this time.

There are no public utilities (water, electric, gas) in service.

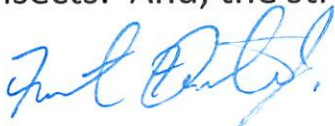
The structure is not secured with doors and windows unlocked and/or opened/broken.

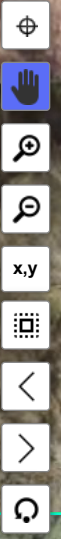
The roof has several areas that show signs of severe rot and decay. There are areas of the roof that has partially collapsed.

The carport roof shows signs of severe rot and decay and has partially collapsed.

There are several areas where the fascia and soffit boards show signs of rot and decay.

Code Enforcement Officer Forrest Austin was assigned this case on 4-5-2023 by Tara Ingram-Hunter, Slidell Director of Building Safety. An inspection was conducted of this date and the above deficiencies were noted. It is apparent that this structure has been neglected by its owner for quite some time. It should be noted that the severe damage has exposed the structure to the elements, animals, rodents and insects. And, the structure poses a danger to anyone that may enter.





86432 Tax Details

Owner Name: BAKER, TYLER JC ETAL
Assessment Number: 86432
Property Address: 2152 2ND STREET
Old Assessment Number: 1240483281
Mailing Address: 308 TIFFANY ST
 SLIDELL, LA 70461
Property Description: LOT 10 AND .50
 OF S 50 LOTS 8 9 SQ 14 SLIDELL CB 3
Exempt:
Tax District: 24
Subdivision Phase: 1
Lot Number:
Block Number:
Notice:

Images



Close Export

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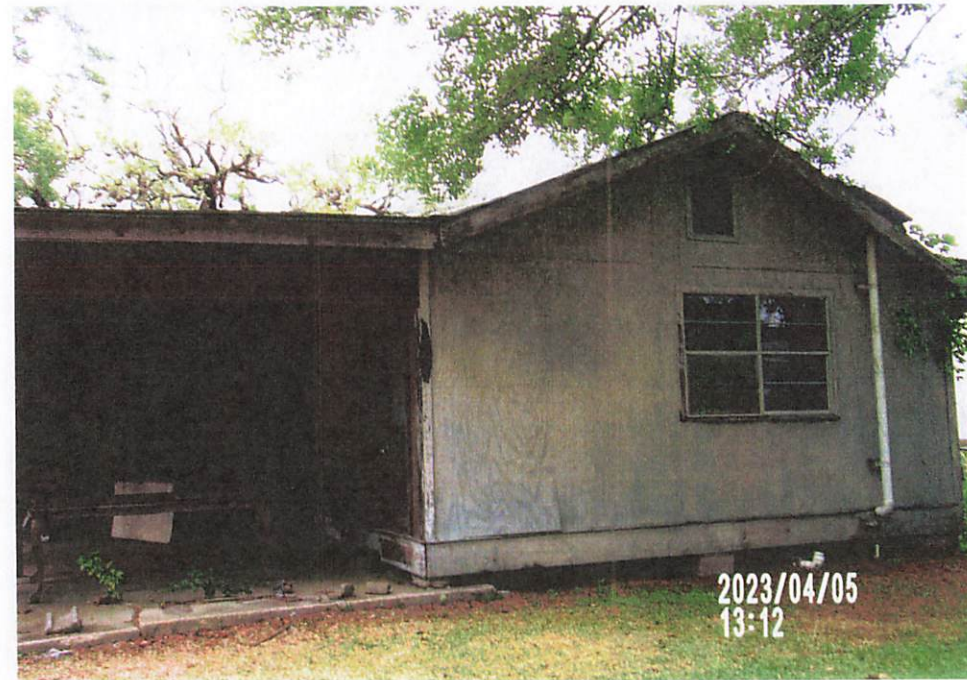
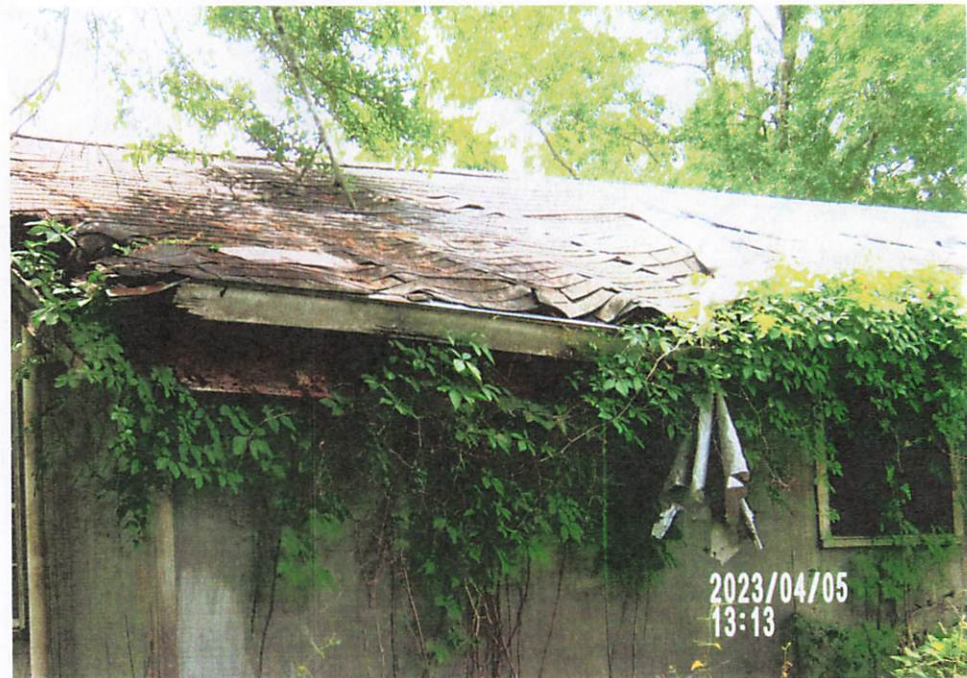
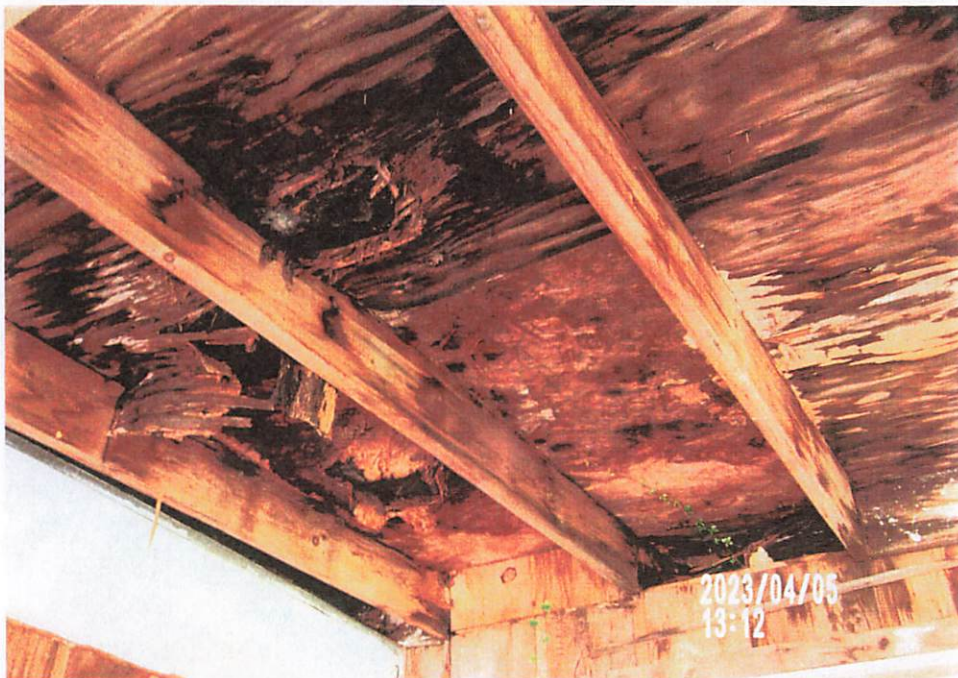


2152 SECOND ST 4/5/23 77A





2152 SECOND ST 4/5/23 790







Louis Fitzmorris, CLA

St. Tammany Parish Assessor
www.stpao.org

Tax Roll For Year: 2023 Assessment Type: RE Abstract Status: Active

Assessment Information

Assessment Number

86432

Old Assessment Number

1240483281

Owner Information

Owner Name

BAKER, TYLER JC ETAL

In Care Of

Mailing Address

308 TIFFANY ST, SLIDELL, LA, 70461

Physical Address

2152 2ND STREET SLIDELL, LA 70458

Property Description

LOT 10 AND .50 OF S 50 LOTS 8 9 SQ 14 SLIDELL CB 3...

Tax District

24

Ward

09S

Property Information

Parish Mills

140.35

City Mills

26.06

Parish Taxes

\$1,199.98

City Taxes

\$215.56

Total Taxes

\$1,415.54

Fair Market Value Improvement

\$52,720

Fair Market Value Land

\$30,000

Total Fair Market Value

\$82,720

Tax Information

Millage/Fee Name	Mill Type	Millage/Fee Rate	Tax/Fee Amount
Alimony 2 (Parish Maint.)	M	1.44	\$11.91
Animal Shelter	M	1	\$8.27
Assessment District	M	2.49	\$20.60
City Of Slidell	M	26.06	\$215.56
Coroner's Millage	M	3.1	\$25.64
Council On Aging/STARC	M	1.83	\$15.14
Drainage Maintenance	M	1.69	\$13.98
Fire Dist 01	M	35	\$289.52
Florida Par. Juv. Center	M	2.75	\$22.75
Law Enforcement	M	11.14	\$92.15
Library	M	5.78	\$47.81
Mosquito Dist 2	M	3.35	\$27.71
Northshore Harbor Center	M	0.25	\$2.07
Public Health	M	1.78	\$14.72
School Additional Support	M	2.75	\$22.75

Assessed Value Land	\$3,000
Assessed Value Improvements	\$5,272
Total Assessed Value	\$8,272
Homestead Value	\$0
Other Exemptions Value	\$0
Taxable Value	\$8,272
Freeze Type None (default)	
Exemption Type None	

School Additional Support Tax	M	4.42	\$36.56
School Constitutional Tax	M	3.48	\$28.79
School Debt Service	M	13.9	\$114.98
School Maint. Operations	M	32.41	\$268.10
School Maint. Operations/Const	M	3.14	\$25.97
School Security SRO MHP	M	1.9	\$15.72
Slidell Hospital District	M	6.75	\$55.84
Fire Dist. 1 Parcel Fee	F	0	\$39



The City of Slidell

DEPARTMENT OF BUILDING SAFETY
CODE ENFORCEMENT DIVISION

250 Bouscaren Street, Suite 202, Slidell, LA 70458
P. O. Box 828, Slidell, LA 70459-0828
Phone (985) 646-4323 ♦ Fax (985) 646-6117 ♦ www.myslidell.com

GEORGE "JOE" FRANCE
CHIEF BUILDING OFFICIAL

GREG CROMER
Mayor

4/11/2023

Tyler JC Baker
2152 Second St.
Slidell, LA 70458

RE: 2152 Second St.
Slidell, LA 70458

Dear Mr. Tyler JC Baker:

An inspection conducted on 4-11-2023 revealed that your property located at 2152 Second St, is in violation of the following:

The International Property Maintenance Code, Section 108 Unsafe Structures.

You are hereby notified that these violations must be corrected in a timely manner or further action by the City will be pursued via Louisiana Law to include, but not limited to the filing on an injunction in City Court of Slidell and/or condemnation proceedings before the Slidell City Council.

A Building Permit must be obtained from the City of Slidell, Department of Building Safety at 250 Bouscaren Street, Suite 202, Slidell, LA, by no later than 4-24-2023 so as to make the necessary repairs and/or demolition. You will also be required to submit a time line for completion of the repairs.

If you have any questions or we can be of any further assistance, please contact us at 985-646-4324.

Sincerely,

George Joseph France
Chief Building Official
City of Slidell



The City of Slidell

DEPARTMENT OF BUILDING SAFETY
CODE ENFORCEMENT DIVISION

250 Bouscaren Street, Suite 202, Slidell, LA 70458
P. O. Box 828, Slidell, LA 70459-0828
Phone (985) 646-4323 ♦ Fax (985) 646-6117 ♦ www.mvslidell.com

GREG CROMER
Mayor

GEORGE "JOE" FRANCE
CHIEF BUILDING OFFICIAL

4/11/2023

Tyler JC Baker
308 Tiffany Street
Slidell, LA 70461

RE: 2152 Second St.
Slidell, LA 70458

Dear Mr. Tyler JC Baker:

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If you have any questions or we can be of any further assistance, please contact us at 985-646-4324.

Sincerely,

George Joseph France
Chief Building Official
City of Slidell



The City of Slidell

DEPARTMENT OF BUILDING SAFETY
CODE ENFORCEMENT DIVISION

250 Bouscaren Street, Suite 202, Slidell, LA 70458
P. O. Box 828, Slidell, LA 70459-0828
Phone (985) 646-4323 • Fax (985) 646-6117 • www.myslidell.com

GEORGE "JOE" FRANCE
CHIEF BUILDING OFFICIAL

GREG CROMER
Mayor

4/11/2023

Tyler Baker
985-259-0838

Tyler JC Baker
308 Tiffany Street
Slidell, LA 70461

RE: 2152 Second St.
Slidell, LA 70458

Dear Mr. Tyler JC Baker:

An inspection conducted on 4-11-2023 revealed that your property located at 2152 Second St, is in violation of the following:

The International Property Maintenance Code, Section 108 Unsafe Structures.

You are hereby notified that these violations must be corrected in a timely manner or further action by the City will be pursued via Louisiana Law to include, but not limited to the filing on an injunction in City Court of Slidell and/or condemnation proceedings before the Slidell City Council.

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If you have any questions or we can be of any further assistance, please contact us at 985-646-4324.

Sincerely,

George Joseph France
Chief Building Official
City of Slidell

Spoke to ↑ T. Baker
gave options - Demo
Rebuild
Repair

CALL AFTER MAY
1 For Following



The City of Slidell

DEPARTMENT OF BUILDING SAFETY

250 Bouscaren St., Suite 202 - P.O. Box 828, Slidell, Louisiana 70459
Telephone (985) 646-4323 Fax (985) 646-6117

July 6, 2023

To: Tyler JC Baker
308 Tiffany St.
Slidell, Louisiana 70461

RE: 2152 Second St.
Slidell, Louisiana 70458

Dear Mr. Tyler JC Baker,

An inspection conducted on 4-11-2023 revealed that your property located at 2152 Second St. is in violation of the following:

The International Property Maintenance Code, Section 108 Unsafe Structures

You are hereby notified that there violation must be corrected in a timely manner or further action by the City will be pursued via Louisiana Law to include, but not limited to the filing of an injunction in the City Court of East St. Tammany and/or condemnation proceedings before the Slidell City Council.

A Building Permit must be obtained from the City of Slidell, Department of Building Safety at 250 Bouscaren Street, Suite 202, Slidell, LA by no later than 07/20/2023 so as to make the necessary repairs. You will also be required to submit a timeline for completion of the repairs.

If you have any questions or we can be of any further assistance, please contact us at 985-646-4324.

Sincerely,

George Joseph France
Chief Building Official
CITY OF SLIDELL



The City of Slidell

DEPARTMENT OF BUILDING SAFETY

250 Bouscaren St., Suite 202 - P.O. Box 828, Slidell, Louisiana 70459
Telephone (985) 646-4323 Fax (985) 646-6117

July 6, 2023

CERTIFIED MAIL NUMBER
7018 3090 0001 7459 2563

To: Tyler JC Baker
308 Tiffany St.
Slidell, Louisiana 70461

RE: 2152 Second St.
Slidell, Louisiana 70458

Dear Mr. Tyler JC Baker,

An inspection conducted on 4-11-2023 revealed that your property located at 2152 Second St. is in violation of the following:

The International Property Maintenance Code, Section 108 Unsafe Structures

You are hereby notified that there violation must be corrected in a timely manner or further action by the City will be pursued via Louisiana Law to include, but not limited to the filing of an injunction in the City Court of East St. Tammany and/or condemnation proceedings before the Slidell City Council.

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If you have any questions or we can be of any further assistance, please contact us at 985-646-4324.

Sincerely,

J. France
George Joseph France
Chief Building Official
CITY OF SLIDELL



August 15, 2023

Dear Postal Customer:

The following is in response to your request for proof of delivery on your item with the tracking number: **7018 3090 0001 7459 2563.**

Item Details

Status:	Delivered to Agent for Final Delivery
Status Date / Time:	July 8, 2023, 12:44 pm
Location:	SLIDELL, LA 70461
Extra Services:	Certified Mail™

Signature and Address

Signature of Recipient: (Authorized Agent)	<u>Tyler Baker</u> <u>Tyler Baker</u>
Address of Recipient:	<u>308 Tiffany</u>

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

DONATION INTER VIVOS
BY-WILLIE CHARLES BAKER
TO-TRACIE C. BAKER

UNITED STATES OF AMERICA
PARISH OF ST. TAMMANY
STATE OF LOUISIANA

BE IT KNOWN, that on this 20th day of December, in the year of Our Lord one thousand nine hundred and ninety-four.

BEFORE ME, the undersigned authority, duly commissioned and qualified, in and for the Parish of St. Tammany, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

WILLIE CHARLES BAKER, of lawful age and a resident of St. Tammany Parish, Louisiana, married but once and then to Dorothy Pillars, who is deceased, and he is presently unremarried

who declared that in consideration of the love and affection he feels for his daughter, TRACIE C. BAKER, he does by these presents make a manual gift and donation inter vivos of any interest that he now has or will have unto the said

TRACIE C. BAKER, of lawful age and a resident of St. Tammany Parish, Louisiana, single, never having been married and whose mailing address is

herein appearing for the purpose of accepting the same of the following:

One per cent interest in hereinafter described property.

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, situated in the corporate limits of Slidell, 9th Ward, St. Tammany Parish, Louisiana, designated as the south half of lots eight and nine and all of lot ten in square fourteen of said City.

Lot no. ten measures sixty feet on Cousin Street by a depth of one hundred twenty feet between parallel lines towards Bouscaren Street. The S 1/2 of lots 8 and 9 measures 120 feet on Cousin Street, 60 feet on Second Street.

Being property acquired by donor herein as per COB 344, folio 330 of the official records of St. Tammany Parish, Louisiana.

DT. REG # 565,145
Inst # 933288
FILED ST. TAMMANY PAR
12/23/1994 08:30:00AM tbt
COB_X MOB___ MI___

To have and to hold unto Tracie C. Baker, her heirs,
successors and assigns forever.

THUS DONE AND PASSED in my office in Slidell, St. Tammany
Parish, Louisiana, on the day, month and year herein first above
written, in the presence of the undersigned competent witnesses,
who hereunto sign their names with the said appearers and me,
Notary, after reading of the whole.

WITNESSES:

Barbara L. Aubrey

Charlene R. Giffin

Willie Charles Baker
WILLIE CHARLES BAKER

Tracie C. Baker
TRACIE C. BAKER

James A. Dauterive
NOTARY PUBLIC

SUCCESSION

NUMBER ²⁰⁰⁷ 30723, DIVISION J

OF

22ND JUDICIAL DISTRICT COURT

DOROTHY PILLARS BAKER

PARISH OF ST. TAMMANY

STATE OF LOUISIANA

FILED: August 8, 2007


Deputy Clerk

JUDGMENT OF POSSESSION

Considering the Petition to Be Placed in Possession of the decedent's estate, the affidavits annexed, and the approval of the Collector of Revenue, stating that there is no inheritance tax due the State of Louisiana by the Succession of Dorothy Pillars Baker and the law and evidence being in favor of petitioner for the reasons this day orally assigned:

IT IS ORDERED, ADJUDGED AND DECREED that:

- (1) Willie Charles Baker, surviving spouse of Dorothy Pillars Baker, be recognized as the surviving spouse in community of the decedent, and as the owner who is sent into possession of an undivided one-half ($\frac{1}{2}$) of the property belonging to the community of acquets and gains between himself and the decedent, and in view of the renunciation of Tracie Baker in favor of her father, Willie Charles Baker, petitioner, Willie Charles Baker, is entitled to the ownership and to be placed in possession of an undivided one-half ($\frac{1}{2}$) interest of all of the property belonging to the succession of the decedent;
- (2) Iris Baker be recognized as an heir of the decedent and recognized as the owner and sent into possession of an undivided one-half ($\frac{1}{2}$) interest of all of the property belonging to the succession of the decedent subject to the usufruct of her father, Willie Charles Baker, for the remainder of his life, or until remarriage, whichever occurs first;

which said property includes but is not limited to the following described property, to-wit:

St. Tammany Parish 2139
Instrument #: 1639967
Registry #: 1758986 SAM
08/14/2007 4:30:00 PM
NB CB X MI UCC

ASSETS:

1. Real Estate

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the corporate limits of Slidell, 9th Ward, St. Tammany Parish, Louisiana, designated as the SOUTH HALF OF LOTS 8 and 9 and ALL OF LOT 10, in SQUARE 14, of said City.

LOT NO. 10 measures sixty feet on Cousin Street, by a depth of 120 feet between parallel lines toward Bouscaren Street. The SOUTH HALF OF LOTS 8 and 9 measure 120 feet on Cousin Street, 60 feet on Second Street.

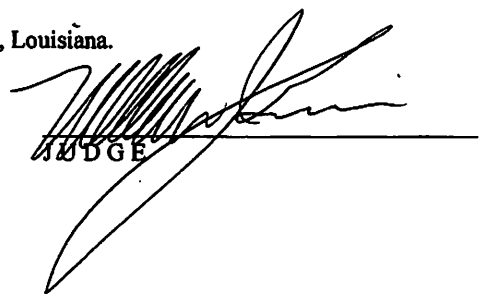
Being the same property acquired by Dorothy Pillars wife of/and Willie Charles Baker, by act dated December 12, 1978, registered in COB 909, folio 443 of the official records of the office of the Clerk of Court, St. Tammany Parish, Louisiana.

No title examination has been requested as to the above-described parcel(s) and no opinion as to title has been given. The parties have provided the property description and release Fletcher W. Cochran, L.L.C. and me, Notary, from any liability in connection therewith and further any loss or damage resulting from or arising out of discrepancies in square footage or acreage content. The parties to this act are aware of the fact that no survey has been made in connection with this transaction, and hereby release and relieve Fletcher W. Cochran, L.L.C. and me, Notary, from any and all liability in connection therewith and further any loss or damage resulting from or arising out of discrepancies in square footage or acreage content and defects which might have been disclosed by a survey of the property.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all banks, trust companies, insurance companies, and all other persons, partnerships, unincorporated associations, or corporations having on deposit, in their possession or under their control any money, credits, stocks, dividends, bonds or other property depending upon or belonging to the succession of the decedent are hereby required to deliver them to the heirs named above in the proportions fixed by this Judgment.

JUDGMENT READ, RENDERED AND SIGNED in Chambers this 14 day of

August, 2007, at Covington, Louisiana.



JUDGE

STATE OF LOUISIANA PARISH OF ST. TAMMANY
MALISE PRIETO CLERK OF COURT
I certify that this instrument was filed and recorded
August 14 2007 at 2:00 P.M.
INST. # 11039967 of the official records
MOB. 2 COB. X MISC. _____
Malise Prieto
DEPUTY CLERK

**AFFIDAVIT OF SMALL SUCCESSION
OF
TRACIE C. BAKER**
(hereinafter referred to as "Decedent")

**STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

On this 10th day of August 2021, **BEFORE ME**, the undersigned Notary Public, personally came and appeared:

**TYLER JC BAKER
AND
IRIS D. BAKER**

(hereinafter collectively and individually referred to as "Affiant"), both of whom are of the full age of majority, who, after being duly sworn, did depose and say that:

1. Tyler JC Baker is the sole, major heir in relation to Decedent.
2. Iris D. Baker is the sole, major biological or adoptive sibling in relation to Decedent.
3. The Decedent died on or about the 25th day of September 2014. A certified copy of the *Certification of Death* is attached hereto.
4. The domicile of the Decedent at the time of death was:

308 Tiffany Street
Slidell, Louisiana 70461 United States
5. The Decedent died intestate.
6. The marital status of the Decedent at the time of death was:

Never Married.
7. The Decedent does not have a surviving spouse because she never married.
8. The names, relationships to the Decedent, last known addresses of all of the heirs of the Decedent and the percentage of inheritance to which they are entitled are:
 - A. Tyler JC Baker
Son, over the age of 18 with no mental or physical disabilities.
308 Tiffany Street
Slidell, Louisiana 70461
Entitled to 100% of inheritance; an undivided one-whole interest of an one percent (1%) interest in the immovable property and an undivided one – whole interest in the movable property.
 - B. The Decedent is not survived by either parent.
 - C. The Decedent was not adopted nor did the Decedent adopt any children.
9. Any heir not signing this Affidavit either (i) could not be located after the exercise of reasonable diligence or (ii) was given ten (10) days' notice by U.S. mail of Affiants' intent to execute this *Affidavit of Small Succession*, and did not object.
10. The property(ies) owned by the Decedent at the time of death, both movable and immovable, are more particularly described below:

MOVABLES

Clothing, Jewelry and Personal Effects

FULL VALUE: \$1,000.00

IMMOVABLE

An undivided 100% (one hundred percent) ownership interest of an one percent (1%) interest in and to the following described property, to wit:

CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the corporate limits of Slidell, 9th Ward, St. Tammany Parish, Louisiana, designated as the south half of lots eight (8) and nine (9) and all of lot ten (10) in square 14 of said City.

Lot no. 10 measures sixty (60) feet on Cousin Street by a depth of 120 (one hundred twenty) feet between parallel lines towards Bouscaren Street. The S one-half (1/2) of lots eight (8) and nine (9) measures 120 (one hundred twenty) feet on Cousin Street, sixty (60) feet on Second Street.

S .50 OF LOTS 8 AND 9, AND LOT 10, SQUARE 14, WARD 9, CITY OF SLIDELL, ST. TAMMANY PARISH, STATE OF LOUISIANA

Assessment Number 124-048-3281

FULL VALUE: \$527.20

- 11. The movable and immovable properties are not community property and are not subject to the legal usufruct of a surviving spouse.

Full Value: \$1,527.20

- 12. The aggregate value of the above-described properties located in Louisiana at the time of the Decedent's death was less than \$125, 000.00.

- 13. The above properties, under the laws of intestacy for the State of Louisiana are owned by:

Tyler JC Baker, an undivided one-whole interest of an one percent (1%) interest in the immovable property and an undivided one – whole interest in the movable property.

- 14. There is no need for an administration of this estate.

- 15. Affiant understands and affirms, under penalty of perjury, that if Affiant is an heir, Affiant accepts the succession of the deceased, including the Decedent's debts. Affiant further acknowledges and affirms under penalty of perjury that Affiant executes this document after having read the document line-by-line, that Affiant understands the legal significance of this document, that the information contained in this Affidavit is true, correct and complete to the best of Affiant's knowledge, information, and belief, and that Affiant executes this document knowingly, freely and voluntarily and without any coercion or reservation whatsoever.

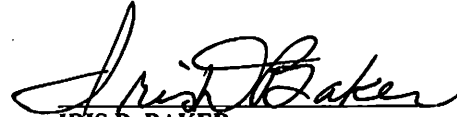
- 16. Affiant understands that Article 3434 of the LA Code of Civil Procedure (1)instructs all banks, financial institutions, trust companies, warehousemen or other depository, or any person having property in his possession or under his control, upon receipt of a multiple original of this Affidavit, to pay or deliver any money or property of the deceased, whether particularly described herein or not, to the heirs of the deceased and the surviving spouse, if any, in the percentages listed herein; (2) instructs any domestic or foreign corporation, and the transfer agent for such corporation, upon receipt of a multiple original of this Affidavit, to transfer any stock or registered bonds in the name of the deceased and described herein, to the heirs of the deceased and surviving spouse, if any, in the percentages listed herein; and (3) provides that receipt of such money or property by the heir(s) named herein constitutes a full release and discharge of the

payor for the payment of money or delivery of property made under the provisions of said Article 3434.

17. The making of or swearing to a false affidavit is punishable by civil and criminal penalties under Louisiana law.

THUS, DONE AND PASSED in Slidell, Louisiana on this 10th day of August 2021.


TYLER JC BAKER
MAJOR HEIR


IRIS D. BAKER
SOLE, MAJOR SIBLING



KEITH GREEN, JR.
NOTARY PUBLIC
LA. BAR ROLL NO. 30532
LA. NOTARY ID NO. 84408

my commission expires with life

Location: 124 Cousin Street (Figure 1)

Historic Status: Not an historic or contributing structure

Owner/Applicant: Kevin Young

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

Request: Certificate of Appropriateness for a Demolition (see Findings for complete details)

OTPDC Meeting: 5/8/2024



Figure 1. Location aerial

STAFF RECOMMENDATION

Approval

SCOPE OF WORK

1. 124 Cousin Street is a single commercial building that has fallen into disrepair (Figure 2).
2. This structure shares a faux wall with 122 Cousin Street giving the impression from the front that the two buildings are one. (Figure 3)
3. Due to its current condition, the applicant proposes demolishing the structure to provide the adjacent building at 122 Cousin Street with a better opportunity for future use (Figure 4).
4. The repair of the structure at 124 Cousin would require substantial improvements and would be required to meet the City's flood elevation requirements.

STANDARDS FOR REVIEW

5. This request is for the demolition of 124 Cousin Street. It is reviewed against the standards of Sec. 2-216(x) *Demolition* of the City's Code of Ordinances. The following factors are considered in this request for a Certificate of Appropriateness:
 - a. *Demolition.* The existing structure has fallen into disrepair and will require substantial improvements to meet the City's code requirements.

FINDINGS

6. The proposed demolition will provide the adjacent structure with a better opportunity to return to commerce and remove an unsightly structure from one of the main entrances into Olde Towne.

FIGURES

Figure 2. Street View (Google Maps, Dec. 2022)



Figure 3. Faux Wall



Figure 4. Current Structural Condition







