



City of Slidell, Louisiana

## Olde Towne Preservation District Commission

### Agenda

May 14, 2025 at 5:00pm

Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

Agenda packet available at [myslidell.com/planning/boards/otpdc](https://myslidell.com/planning/boards/otpdc)

For questions or to provide public comment before the meeting,  
email [OTPDC@cityofslidell.org](mailto: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 April 9, 2025
3. **Public Hearings**
  - a. **CA25-12:** A request for a Certificate of Appropriateness for alterations and site work at 1626 Seventh Street, Slidell, LA
4. **Other Business**
  - a. **CA25-16:** A request for a Certificate of Appropriateness for alterations and site work at 1639 Sgt Alfred Drive.
5. **Informational Items**
6. **General and Public Comments**
7. **Adjournment**

*The next Olde Towne Preservation District Commission meeting will be June 11, 2025.*



City of Slidell, Louisiana

# Olde Towne Preservation District Commission Minutes

April 9, 2025 at 5:00 pm

Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

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

#### Commissioners Present

Jason Clayton, Chair  
Jordan Granier, Vice Chair-5:31 P.M.  
Michelle Cramer  
Jodi Stamps

#### Commissioners Not Present

#### Staff Present

Daniel McElmurray, Planning Director  
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Commissioner Cramer to approve minutes of December 11, 2024 as written; Commissioner Stamps seconded. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Public Hearings**

- a. **CA25-09:** A request for a Certificate of Appropriateness for Demolition and New Residential Construction at 2617 Mary Street.

Introduced by Chair Clayton. Mrs. Jenny Johnson, property owner, was present to answer questions by the Commission. Director McElmurray addressed the Commission and informed them that the demolition and new construction would need to be voted on separately, and recommended approval for both. Chair Clayton made a motion to approve the demolition, with a second by Commissioner Cramer. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the demolition portion of **CA25-09**. Commissioner Cramer made a motion to approve the new construction as displayed in the staff report, with a condition that the Commission be informed of any changes outside the conceptual design. Commissioner Stamps seconded. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved the new construction portion of **CA25-09**.

- b. **CA25-10:** A request for a Certificate of Appropriateness for Exterior Alteration at 2010 First Street.

Introduced by Chair Clayton. Ms. Beth Kobeszco, owner and Mr. Greg Dillon, contractor were present to answer questions by the Commission. Director McElmurray addressed the Commission and recommended approval. Chair Clayton made a motion to approve, with a second by Commissioner Stamps. A vote of 3 YAYS, 0 NAYS, 0 ABSTAIN approved **CA25-10**.

4. **Other Business**

- a. **Parade Clean-Up Rules and Requirements**

Chair Clayton addressed the Commission and Director McElmurray with ideas for a possible post-parade cleanup plan and there was discussion. The Director indicated that the information had been forwarded to the Mayor and Chief Administrative Officer, and suggested a follow-up email from the Chair with recommendations and/or a possible meeting with affected elected officials and staff.

b. **Unified Development Code Update**

Director McElmurray gave the Commission a brief update on the UDC.

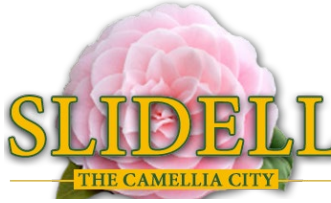
5. **Informational Items**

a. There were none

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

7. **Adjournment.** Meeting adjourned at 5:31 p.m. on motion by Commissioner Cramer, seconded by Chair Clayton, and a vote of 3 YAYS, 0 NAYS, 0 ABSTAIN.

FOR APPROVAL



Staff Report

## Case No. CA25-12

Certificate of Appropriateness  
for Exterior Alterations to 1626 Seventh Street

Planning Department

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**Location:** 1626 Seventh Street (**Figure 1**)

**Historic Status:** Not an historic or contributing structure

**Owner:** 4 Way Real Estate LLC, through its Member, Malcolm Darensburg

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

**Request:** Certificate of Appropriateness for Exterior Alterations (see Scope of Work for complete details)

**OTPDC Meeting:** 5/14/2025

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### STAFF RECOMMENDATION

Approval

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### BACKGROUND

1. The subject property is located and identified as 1626 Seventh Street, located within Brugier Addition and constructed circa early 1970s. The property is comprised of all of Lot 16, and parts of Lots 1, 2 and 3. (**Figure 2**)
2. The property located at 1626 Seventh Street is not listed as an historical or contributing structure but is within the boundaries of the Olde Towne Preservation District. (**Figure 3**)
3. The current condition of the structure is a case of serious disrepair. On March 25, 2025, the City of Slidell Council reviewed a Condemnation and Demolition case for subject property at 1626 Seventh Street. At the public hearing, the previous owner (LA Cribs), and the current owner (4 Way) approached the City Attorney who addressed the Council to discuss their intentions with the property with 4 Way wishing to purchase the property.
4. During testimony by LA Cribs, Owner, and City Attorney, a majority of the council members made comments that the reason for this action was due to the lack of property maintenance over the past 14 months.
5. The City's Building Official, Joe France, was sworn in and stated that the owner requires to obtain an Elevation Certificate before doing any work, which has been submitted to the City. In the Building Official's capacity, he has determined the only part of the existing construction suitable for preservation are the exterior bricks. (**Figure 4**)

6. Council made a motion to suspend the hearing and revisit on May 13 with Owner providing proof of permits to repair, the required Elevation Certificate, and a \$10,000 bond, all of which have been submitted to the City.
7. City Attorney has notified Owner that to meet the Council's requests, the site must be cleaned up and the structure secured immediately.

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## SCOPE OF WORK

8. With the current condition of the property, extensive work must be completed to meet the building codes as well as the City's maintenance and zoning codes.
9. Current building permit application (No. 25-688) identifies, in part, the following work to be performed
  - a. Replace roof structure and install GAF Timberlane Architectural Shingles in Charcoal
  - b. Decorative support columns for carport
  - c. Remove existing ADA ramp and replace railings with Black Aluminum railings at the two step entrances to the home
  - d. Replace the primary entrance door
  - e. Replace most of the existing windows with white aluminum windows (1/1)
  - f. Install a new mailbox.

(Figure 5)

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## STANDARDS FOR REVIEW

10. This request is for exterior alteration. It is reviewed against the standards of Sec. 2-2217 *Design guidelines for Olde Towne and Fremaux Corridor* of Appendix A *Zoning* of the City of Slidell Code of Ordinances. The following factors are considered in this request for a Certificate of Appropriateness:
  - a. *Compatibility with the environment.* Buildings shall exhibit the ability to provide protection from rain, sun, and high humidity. The proposed new roof, safe access to the home, stabilization of the structure, and installation of new energy-efficient windows will protect building entrants from the elements. The ranch style of the residence is not incompatible with other similar residential structures in immediate context.
  - b. *Materials.* Although not stylistically identical to the materials shown in documentary photos, the proposed materials used in the exterior repairs have historic context and are appropriate materials.

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## FINDINGS

The proposed exterior updates are consistent with the applicable standards of the Olde Towne Preservation District.

**FIGURES**

*Figure 1. Location Aerial*



Figure 2. Survey (JV Burkes, 1973)

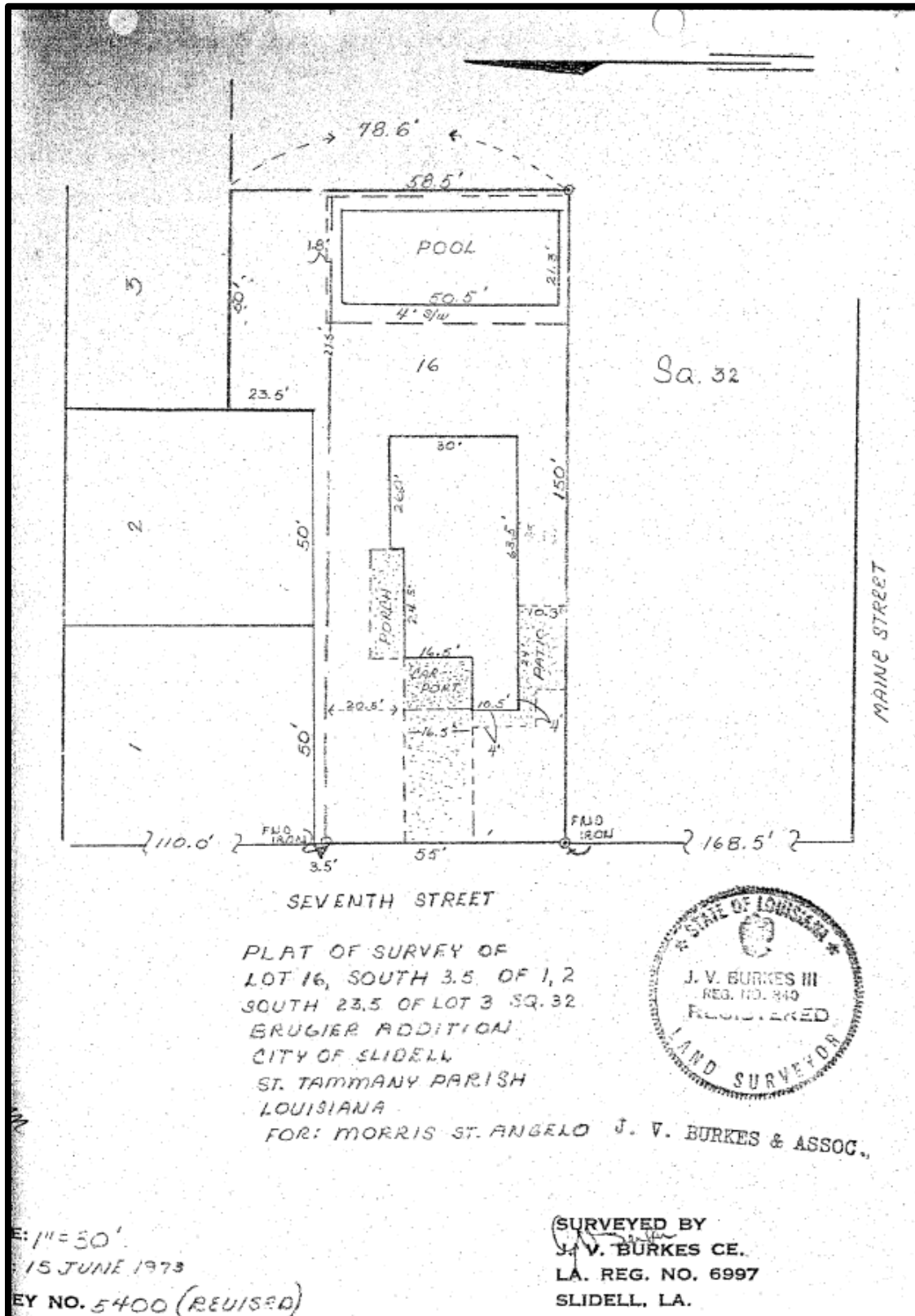


Figure 3. Street View



Figure 4. Current Condition Photos

Realtor.Com Photos









City of Slidell Pre-Inspection Photos





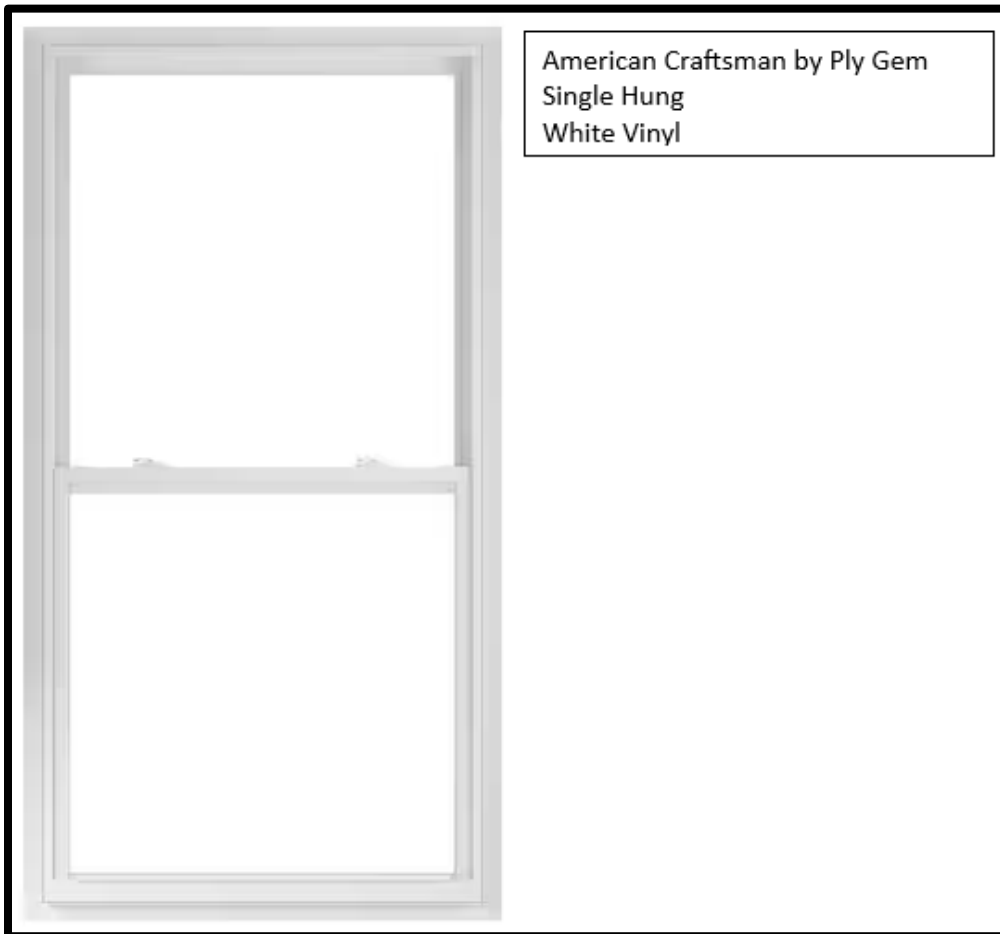


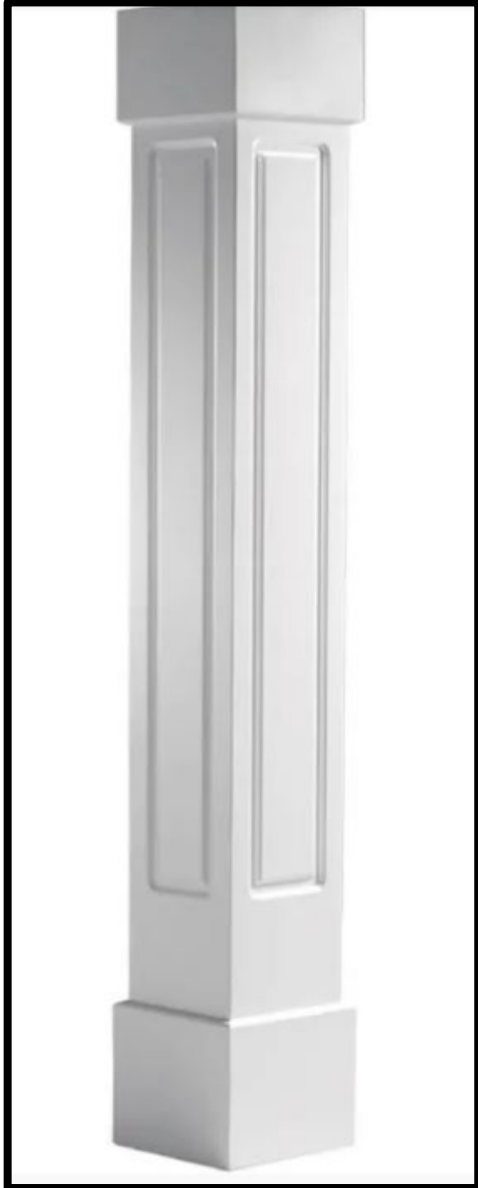
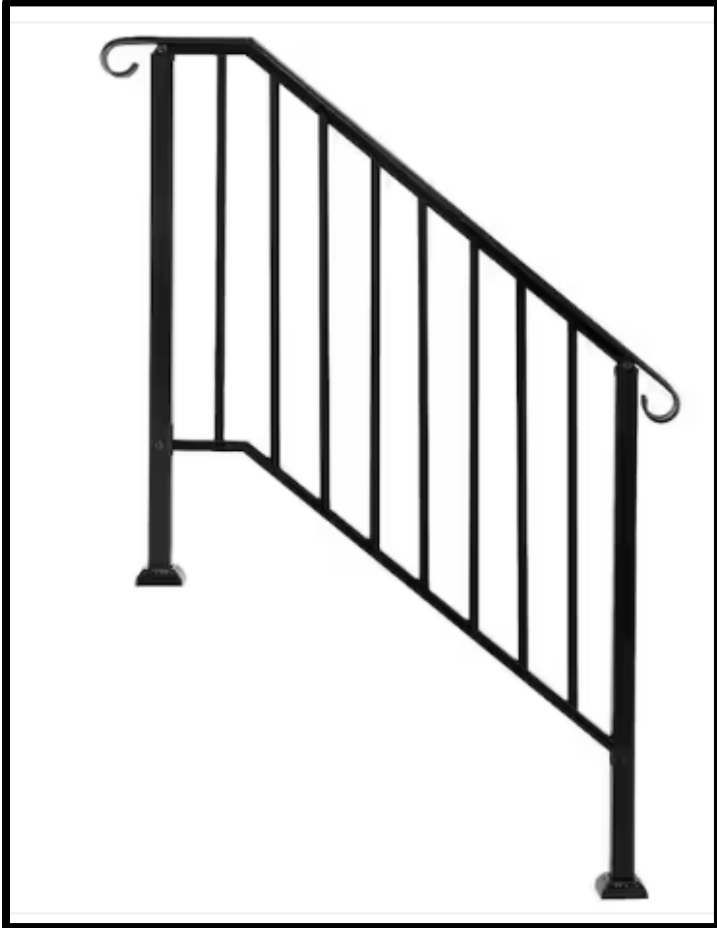






Figure 5. Exterior Repair Materials









Staff Report

## Case No. CA25-16

Certificate of Appropriateness for new Carport at  
1639 Sgt Alfred Dr

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**Location:** 1639 Sgt Alfred Drive (**Figure 1**)

**Historic Status:** Contributing historic structure within the OTPD (LHRI No 52-00073)

**Owner/Applicant:** Todd Cohee

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

**Request:** Certificate of Appropriateness for a new Carport (see Findings for complete details)

**OTPDC Meeting:** 5/14/2025

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### STAFF RECOMMENDATION

Approval

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### SCOPE OF WORK

1. 1639 Sgt Alfred Drive is a developed property with a single-family home. (**Figure 2**) The home was constructed CIRCA 1905.
  2. The applicant proposes to have constructed a new carport (Pole Barn) along the north side property line (**Figure 3**).
  3. The proposed carport will be constructed with wood support columns in the ground, then concrete poured at depth of 3 feet securing the supports. The ground will remain natural, possibly with gravel until a later date when concrete will be poured as a floor. The approximate overall height of the carport will be 14.5 feet from the ground. (**Figure 4**)
  4. Materials used for construction of the carport include:
    - a. Wood poles with natural stain to maintain natural wood color
    - b. Steel trusses painted black
    - c. Roofing will be 26-gauge metal PBR roofing panels (silver metallic finish)
    - d. Site work will include gravel internal driveway to the carport, and a new concrete driveway apron connecting to the City's street.
- (**Figure 5**)
5. The construction of the proposed carport will be at the rear corner with the north property line with the following setbacks:
    - a. Rear = 5 feet
    - b. North Side = 5.5 feet

6. There is an existing carport on the south side of the residence, and in the rear yard there is an existing enclosed shed and a raised pool deck encircling an above ground pool covering a significant portion of the rear yard.

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## STANDARDS FOR REVIEW

6. This request is for exterior alteration to add a carport. It is reviewed against the standards of the general design guidelines of Sec. 2-2217 *Design guidelines for Olde Towne and Fremaux Corridor* of Appendix A *Zoning* of the City of Slidell Code of Ordinances. The following factors are considered in this request for a Certificate of Appropriateness:
  - a. *New Carport.* New carport must conform to the distinctive architecture of the Olde Towne Preservation District. The simple form of a “pole barn” with exposed framing and trusses conforms with the district.
  - b. *Compatibility with the environment.* Buildings shall exhibit the ability to provide protection from rain, sun, and high humidity. The proposed carport will protect property from inclement weather.
  - c. *Materials.* The carport is proposed to be wood and metal. Wood and metal have historic context and are appropriate materials.
    - a. *Scale.* The new carport is proposed to be located in the rear yard and is approximately 14.5 feet tall. The carport is an accessory building which, in all districts, has a maximum height of 16 feet (Sec. 10.401 of Appendix A). The existing single-family dwelling and surrounding properties are all one-story. The proposed carport meets the maximum height is in scale with its surroundings.
    - b. *Siting.* The carport is proposed to be located in the north corner of the rear and north property line, set back as described in scope of work #5. Minimum setbacks for accessory structures required (Sec. 10.401 of Appendix A): 3 feet from the side lot line and 5 feet from the rear. The proposed carport is appropriately sited.
    - d. *Decorative details.* The proposed carport has squared corners, with exposed beams and trusses.
    - e. *Architectural elements.* With its simple architectural design, the proposed carport compliments the context of the simplified architecture of the residence and is similar to other structures in the Olde Towne Preservation District.

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## FINDINGS

7. The proposed carport is consistent with the applicable standards of the Olde Towne Preservation District.
8. There are several accessory structures/uses already present on the property.

**FIGURES**

*Figure 1. Location Aerial*



*Figure 2. Street View*



Figure 3. Carport Design Concept (not to scale of proposed structure)



Figure 4. Site Plan

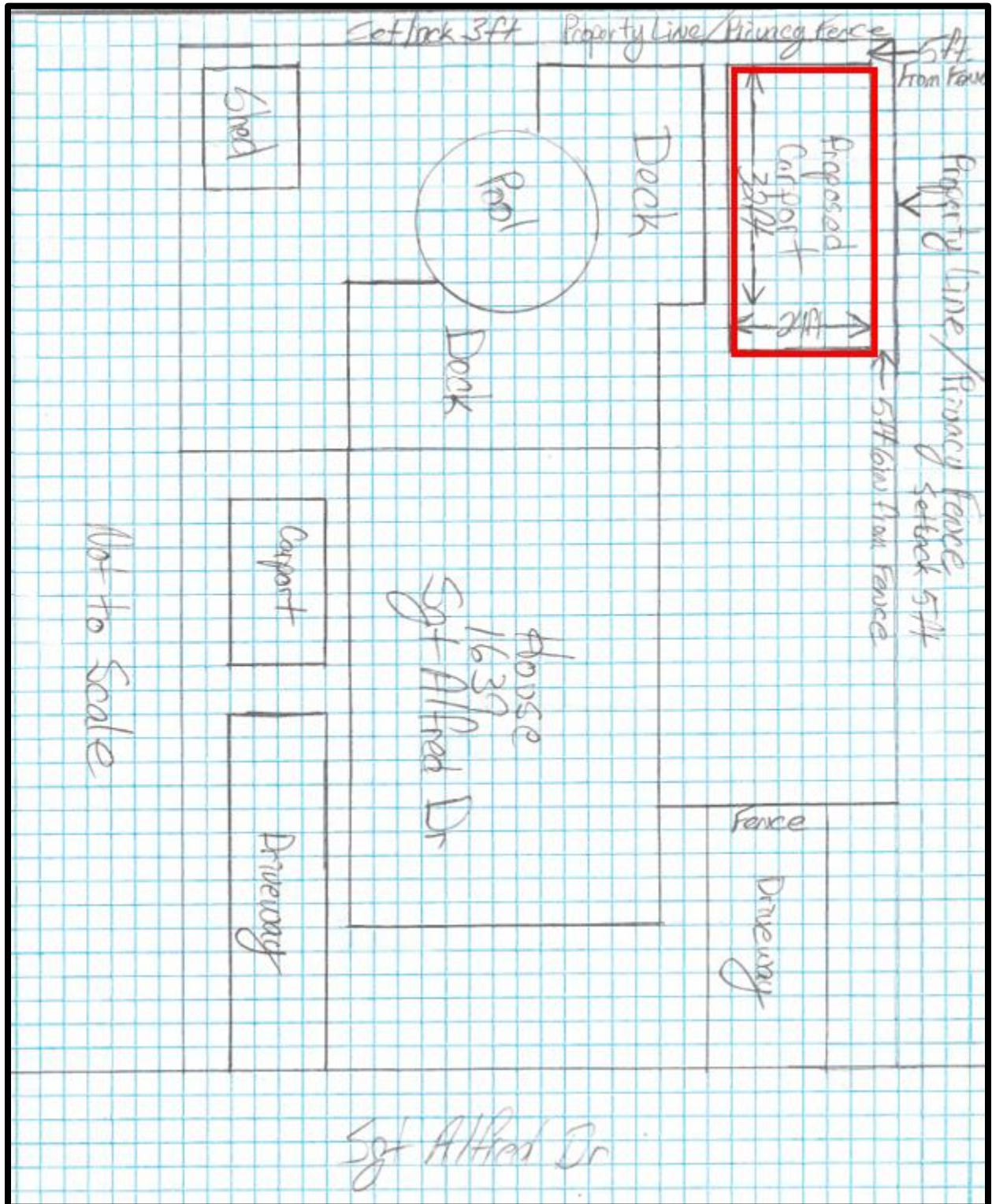
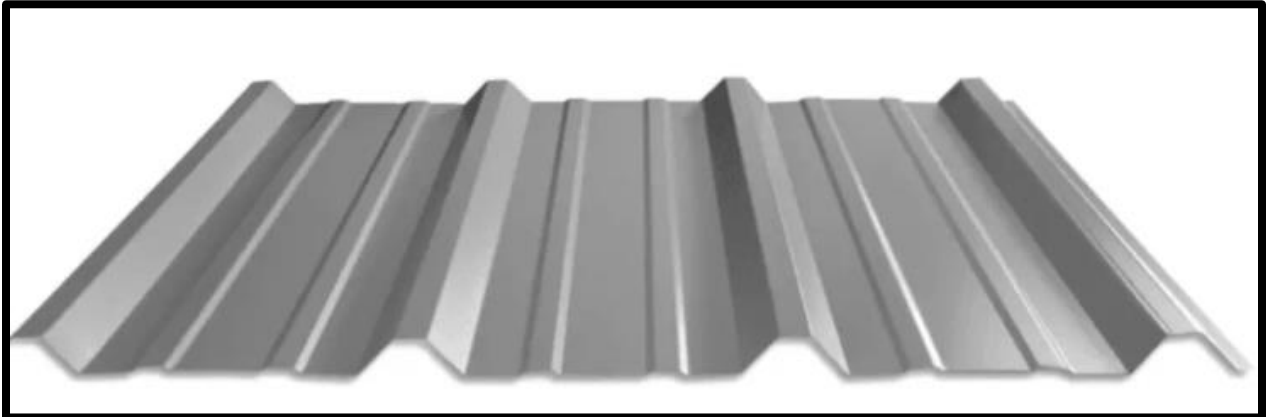


Figure 5. Construction Materials

Roofing



Trusses

