



City of Slidell, Louisiana

Olde Towne Preservation District Commission

Agenda

August 13, 2025 at 5:00pm

Council Chambers, 2045 2nd St, Slidell, LA

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

For questions or to provide public comment before the meeting,
email OTPDC@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
OTPDC website

1. **Call to Order and Roll Call**

2. **Minutes.** Review and approve minutes from July 9, 2025

3. **Public Hearings**

- a. **CA2025-0006:** A request for a Certificate of Appropriateness for exterior alterations to include new roofing, soffit and fascia, and exterior color changes at 1907 Second Street.
- b. **CA2025-0009:** A request for a Certificate of Appropriateness for exterior alterations to include an addition of 538 square feet to the home at 554 Maine Avenue.

REQUEST TO ADD ITEM TO PUBLIC HEARING:

- c. **CA2025-0010:** A request for a Certificate of Appropriateness for AFTER-THE-FACT alterations to incomplete construction of a canopy for bus parking at 2445 Fourth Street.

4. **Other Business**

- a. **UPDATE – CA25-12:** A request for a Certificate of Appropriateness for alterations and site work at 1626 Seventh Street; applicant updated exterior materials for paint, windows, and door.

5. **Informational Items**

6. **General and Public Comments**

7. **Adjournment**

The next Olde Towne Preservation District Commission meeting will be September 10, 2025.



City of Slidell, Louisiana

Olde Towne Preservation District Commission Minutes

July 9, 2025 at 5:00 pm

Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Clayton at 5:07 p.m.

Commissioners Present

Jason Clayton, Chair
Jordan Granier, Vice Chair
Michelle Cramer
Laura Scariano

Commissioners Not Present

Jodi Stamps

Staff Present

Daniel McElmurray, Planning
Director
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Commissioner Cramer to approve minutes of May 14, 2025 as written; Vice Chair Granier seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Public Hearings**

- a. **CA2025-0001:** A request for a Certificate of Appropriateness for exterior alterations at 2219 Carey Street, Slidell.

Introduced by Chair Clayton. Mr. Chad Roig of Crave was present to answer questions from the Commission. Director McElmurray addressed the Commission and recommended approval. Chair Clayton made a motion to approve **CA2025-0001**. Vice Chair Granier seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **CA2025-0001**.

4. **Other Business**

- a. **CA25-18 – Revision to CA24-27:** Previously reviewed and found appropriate by Commission on **June 12, 2024** – Applicant has requested a change of exterior materials from the previous.

Introduced by Chair Clayton. Mr. Duffy Ramirez, owner of Palmetto's was present to answer questions by the Commission. Director McElmurray addressed the Commission and recommended approval. Commissioner Scariano made a motion to approve **CA25-18** with a requirement that the materials used for the underside screening be set in, as well as suggesting that the materials be less visible, such as wire mesh as long as the screening met the requirements of the flood ordinance and Appendix B. Commissioner Cramer seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **CA25-18**.

- b. **2123 Second Street** – vacant residential

Introduced by Chair Clayton. This is a dilapidated house that needs attention and has had previous Code Enforcement complaints. Director McElmurray and the Commission discussed many issues. Chair Clayton made a motion to have Code Enforcement re-open the case, investigate and proceed with condemnation. Vice Chair Granier seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the motion.

5. **Informational Items**

- a. Director McElmurray informed the Commission that we are beginning to work with new permitting software and there is a new numbering system for the Certificates of Appropriateness.

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

7. **Adjournment.** Meeting adjourned at 5:43 p.m. on motion by Commissioner Cramer, seconded by Vice Chair Granier, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

For Approval



Staff Report

Case No. CA2025-0006 After-the-Fact

Certificate of Appropriateness for Exterior Painting and New Roof at
1905 Second Street

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 1905 Second Street (**Figure 1**)

Historic Status: Not an historic or contributing structure

Owner: Fremeaux / Second LLC, owner William Olinde

Applicant: Rick Schaefer

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

Request: Certificate of Appropriateness for a New Roof, Soffit and Fascia (see Findings for complete details)

OTPDC Meeting: 8/13/2025

STAFF RECOMMENDATION

Approval

SCOPE OF WORK

1. 1905 Second St is developed with a multi-unit Commercial building (**Figure 2**).
2. This brick building has no outstanding architectural style or design elements, with articulated brick pilasters, ample glazing for a transparent entry, simple metal store fronts, and a basic gable ended roof.
3. The applicant has replaced the roof, soffit, and fascia on the existing building (**Figure 3**).
4. The roofing materials are Owen's Corning (OC) Duration shingles. The color is Terra Cotta.
5. The fascia boards were primed white before purchase. The new soffit material is raw, unpainted 3/8" wood with white exterior caulking applied to all joints. (**Figure 4**).
6. There is a total of 12 historic structures within one square block (Sq 2, Town of Slidell), with two structures – 1921 and 1925 Second St – immediately south of this property. (**Figure 5**)

STANDARDS FOR REVIEW

1. This request is for exterior alteration for a new roof, soffit and fascia. It is reviewed against the standards of Sec. 2-2217(1) *Design Guidelines*, and Sec. 2-216, *Standards of Design* 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. *Roofing*. New roofs must conform to the distinctive architecture of the Olde Towne Preservation District. The simple form of the gable roof is appropriate for the period of original construction and conform with the district.
 - b. *Compatibility with the environment*. Buildings shall exhibit the ability to provide protection from rain, sun, and high humidity. The proposed roof is appropriate.

- c. *Materials.* The roofing is architectural shingles. This material has historic context and is an appropriate material.

FINDINGS

The proposed roof and fascia replacement with trim painting is consistent with the applicable standards of the Olde Towne Preservation District.

FIGURES

Figure 1. Location Aerial and Zoning



Figure 2. Street View (Google 2022)



Figure 3. Current Conditions (photo 8/7/25)



Figure 4. Construction Materials



Terra Cotta Shingle



White Fascia



Raw Soffit

Figure 5. Adjacent Historic Structures





Staff Report

Case No. CA2025-0009

Certificate of Appropriateness for an Addition to
554 Maine Ave

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 554 Maine Ave (**Figure 1**)

Historic Status: Contributing historic structure within the OTPD (LHRI No. 52-00042)

Owner/Applicant: Evan Hodges

Zoning: A-6 Single-Family Urban

Request: Certificate of Appropriateness for an Addition to existing residence

OTPDC Meeting: 8/13/2025

STAFF RECOMMENDATION

Approval

SCOPE OF WORK

1. 554 Maine Ave is developed property with a single-family house and separate garage. (**Figure 2**).
2. It was built circa 1915 as a single-family home with historical classification as architecturally significant and both present and historical function and use. (**Attachment 1**)
3. The applicant proposes to construct a 538 sq ft addition to the right-rear of the existing construction, expanding the master bedroom, adding 2 bedrooms and a new laundry. (**Figure 3**).
4. The current conditions were previously reviewed by a previous Planning Director in 2020 under case number CA20-15, and was administratively approved on July 17, 2020 for the rehabilitation of the existing home with new exterior siding, windows and doors as part of a major rehabilitation. (**Figure 4**).
5. The proposed expansion will match the existing siding with 4-inch reveal, wood trim, windows matching the existing, and exterior paint colors. The addition's roof expansion will continue using the same roofing shingles. (**Figure 4**).
6. Adjacent contributing historical structures (**Figure 5**) include:
 - a. 543 Maine Ave (52-00041)
 - b. 604 Maine Ave (52-00043)
 - c. 609 Maine Ave (52-00044)

STANDARDS FOR REVIEW

This request is for exterior alteration resulting from a proposed addition (expansion) to the existing contributing structure. It is reviewed against the standards of Sec. 2-216 (r) *Treatment of a historic resource*, and the general design guidelines of Sec. 2.2217 *Design guidelines for Olde Towne and Fremaux Corridor* of Appendix A *Zoning* of the City of Slidell Code of Ordinances. The following factors are considered in this request for a Certificate of Appropriateness:

- (r) *Treatment of a historic resource.* The U.S. Secretary of Interior has established standards for the treatment of historic properties. Treatments are divided into four categories of preservation, rehabilitation, restoration, and reconstruction. The commission shall follow the U.S. Secretary of the Interior's Standards for the treatment of historic properties guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings in considering all proposals for preservation, rehabilitation, restoration, and reconstruction.

(1) *Standards for preservation.*

- a. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where treatment and use have not been identified, a property will be protected, and if necessary, stabilized until additional work may be undertaken.

The historical use of the property as described in the LHRI Survey No. 52-00042, has been residential. The use is to continue after expansion and renovation.

- b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

As shown in Figure 4, Photo 1 the exterior character with existing siding and multi-lite windows with white trim was rehabilitated in 2020 and will continue with the new extension.

(2) *Standards for rehabilitation.*

- i. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed addition will continue with previously approved materials, features, and spatial relationships that reflect the character of the property. The existing and proposed work will be differentiated by new roof alignment.

- j. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition will not have an impact on the form and integrity of the historic property.

FINDINGS

The proposed extension of the existing construction is consistent with the applicable standards of the Olde Towne Preservation District.

FIGURES

Figure 1. Location Aerial



Figure 2. Street View (Google 2022)



FLOOR PLAN
SCALE: 1/4" = 1'-0"

The floor plan shows a two-story house with the following rooms and features:

- Living Room:** Located on the left side of the plan, featuring a fireplace, a large window, and a door leading to the front porch.
- Dining Room:** Located in the center of the plan, featuring a table and chairs, and a door leading to the back porch.
- Kitchen:** Located on the right side of the plan, featuring a sink, stove, and refrigerator.
- Pantry:** Located adjacent to the kitchen.
- Breakfast Room:** Located adjacent to the kitchen.
- Master Bedroom:** Located on the right side of the plan, featuring a large bed and a closet.
- Bedroom:** Located on the left side of the plan, featuring a bed and a closet.
- Bathroom:** Located adjacent to the Master Bedroom.
- Hall:** Located in the center of the plan, connecting the various rooms.
- Front Porch:** Located on the left side of the plan.
- Back Porch:** Located on the right side of the plan.

Dimensions are provided for various sections of the plan, including overall dimensions and room-specific measurements. The plan also includes a legend for "EXIST" (existing) and "NEW" (new) construction.

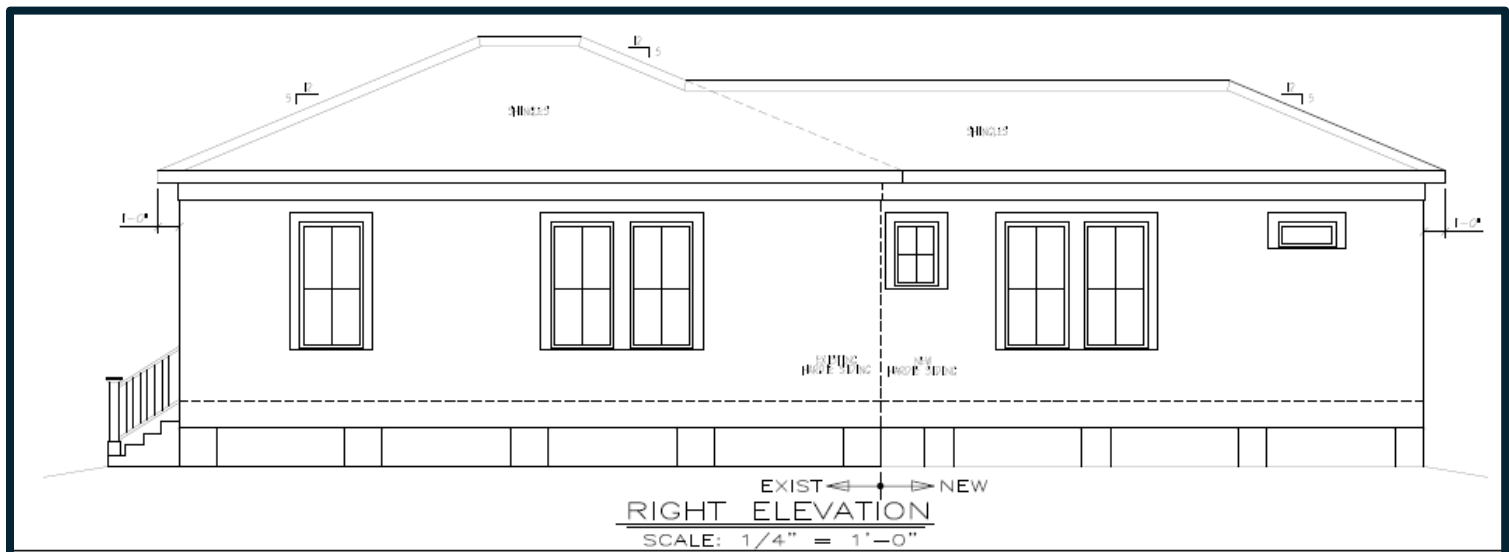
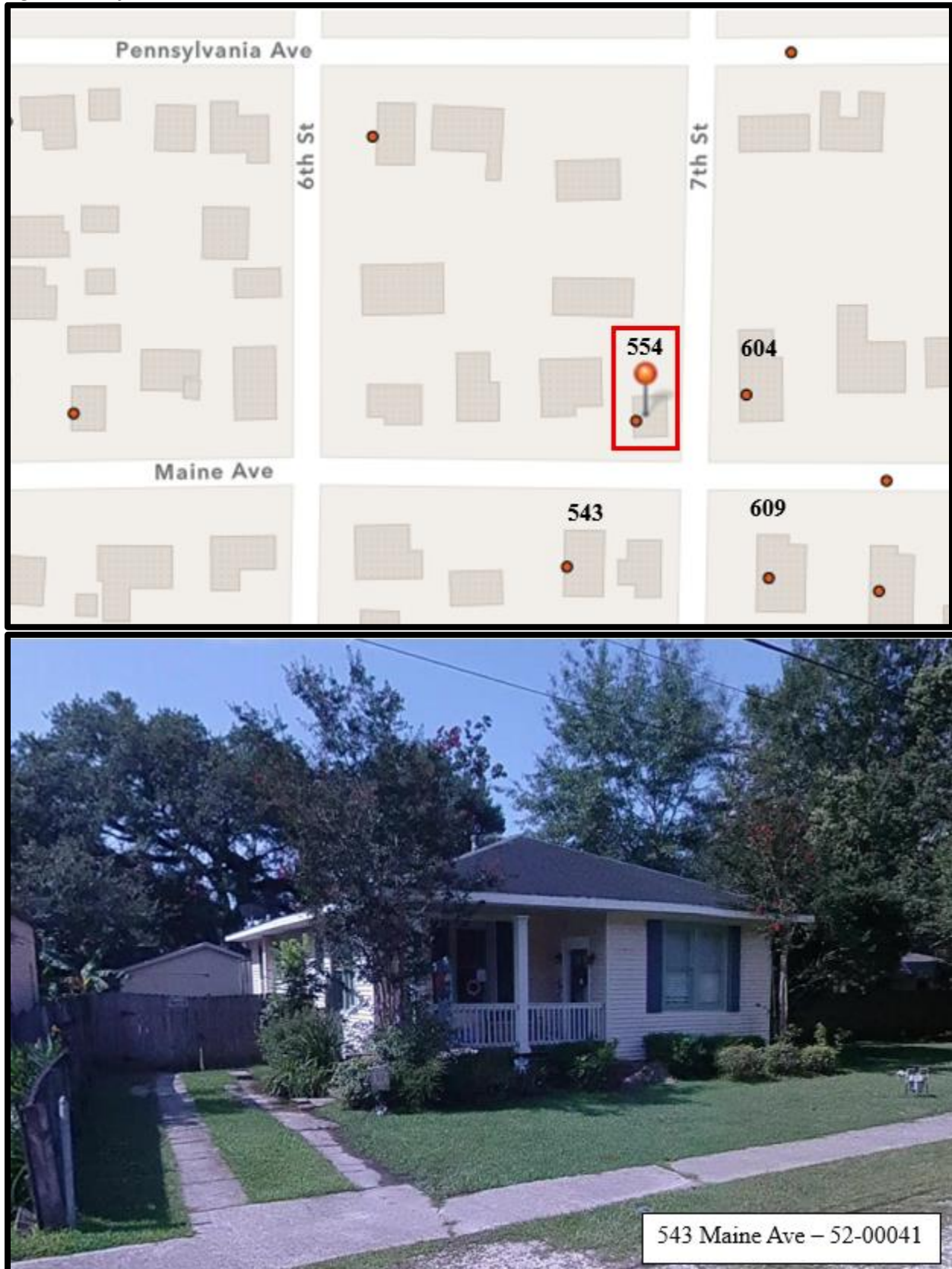


Figure 4. Subject property (Google 2011 and 2020)



Figure 5. Adjacent Historical Structures







Staff Report

Case No. CA2025-0010

Certificate of Appropriateness for After-the-Fact Alteration at
2445 FOURTH Street

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 2445 Fourth Street (Figure 1)

Historic Status: Not an historic or contributing structure

Owner: Tabernacle Missionary Baptist Church

Applicant: Rev. Norman Farve

Zoning: A-8 High Density Urban/OTPD Olde Towne Preservation District

Request: Certificate of Appropriateness for Enclosing Previous Bus Parking Canopy (see Findings for complete details)

OTPDC Meeting: 8/13/2025

STAFF RECOMMENDATION

DENIAL

SCOPE OF WORK

1. 2445 Fourth Street is developed property containing the Tabernacle Missionary Baptist Church and accessories to include a Bus Parking Canopy (2017) (Figure 2).
2. The canopy was built in 2017 for parking the Church's bus. The canopy has been modified by enclosing the canopy for an enclosed storage building. (Figure 3)
3. The applicant has enclosed the canopy with 29-gauge metal panels (H&M ADCO Metals Receipt) and includes one entrance door. (Figure 4)

STANDARDS FOR REVIEW

4. This request is for New Construction of an accessory structure. 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 enclosed storage building is in the rear yard and is 16 feet tall. The A-8 district has a maximum height of 16 feet for accessory structures (Sec. 10.401 of Appendix A). The existing Church and surrounding properties are all one-story. The storage building meets the maximum height of the A-6 district and is in-scale with its surroundings.
 - b. *Siting.* The storage building is located in the rear yard, which is not enclosed with fencing. The rear yard has direct access to Sgt Alfred Ave and Guzman St making the storage building in full sight of vehicles and pedestrians in Olde Towne.

The A-8 district requires minimum setbacks for accessory structures (Sec. 10.401 of Appendix A): 3 feet from the side lot line (Guzman St) and 5 feet from the rear (Sgt Alfred Ave). The storage building is appropriately sited according to the A-8 zoning requirements.

- c. *Materials.* The storage building was constructed with metal framing and exteriors of 29-gauge panels oriented in two different directions. Code requires all metal used for cladding to be 26-gauge or better. The proposed materials are not appropriate or allowed per Appendix B Part 3 of the Municipal Code.
- d. *Decorative details.* The storage building has no decorative detail, no windows, and no readily visible door. No flood hazard mitigation measures have been incorporated into the building structure.

FINDINGS

- 5. The storage building materials are not consistent with the applicable standards of the Olde Towne Preservation District and construction design standards of Appendix B.
- 6. The Bus Parking Canopy built with permits in 2017 failed to pass its final inspection due to incorrect tie-downs used to secure the canopy.
- 7. The materials used for enclosing the canopy without permits do not meet the City's design standards for all districts.
- 8. In addition, the construction of the storage building does not meet the City's flood ordinances requiring flood venting which allows flood waters to pass through the building.

RECOMMENDATIONS

The Planning Department cannot recommend approval of this after-the-fact construction.

FIGURES

Figure 1. Location Aerial.

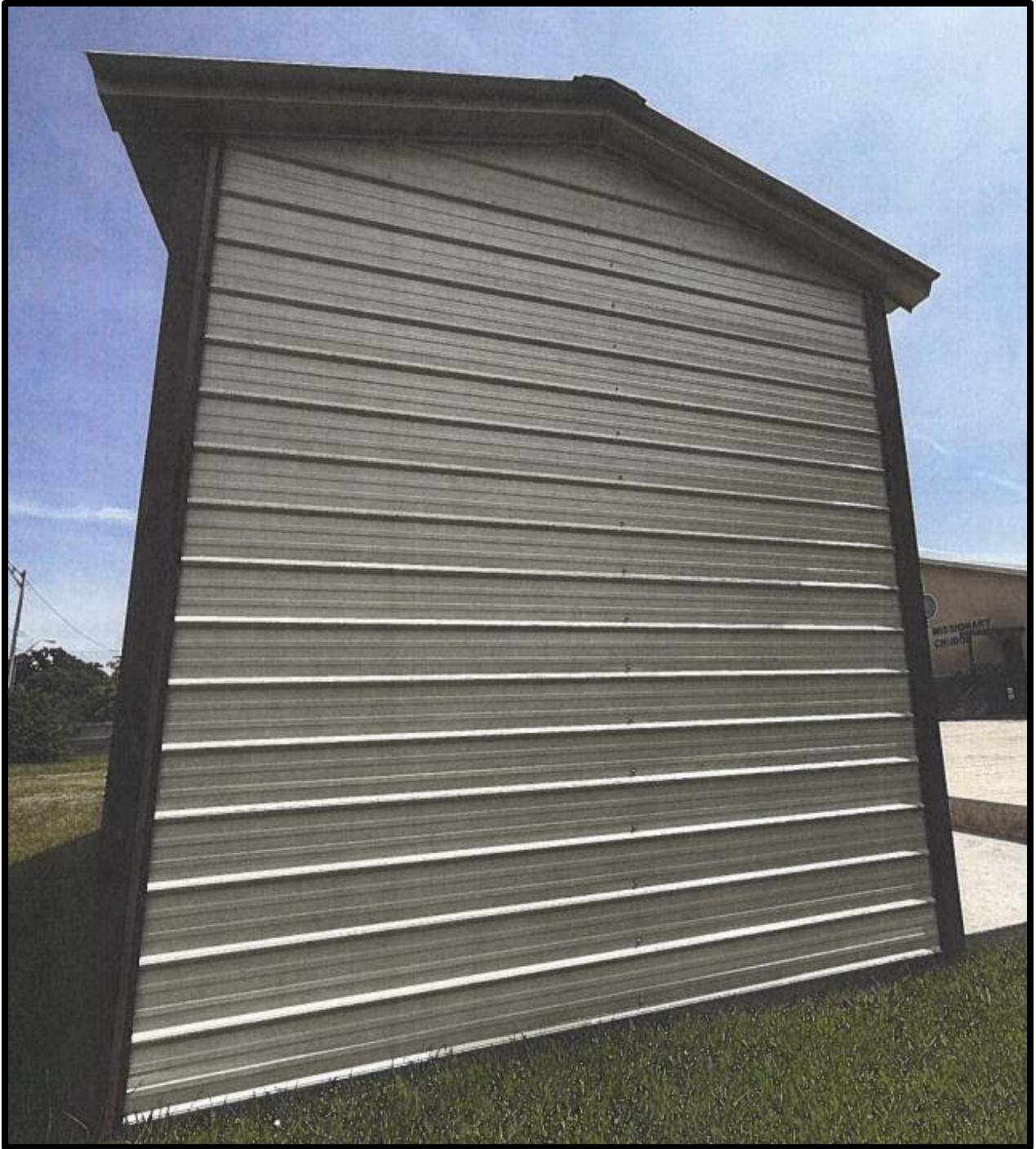


Figure 2. Street View – Bus Canopy (2022)



Figure 3. Canopy Enclosure.





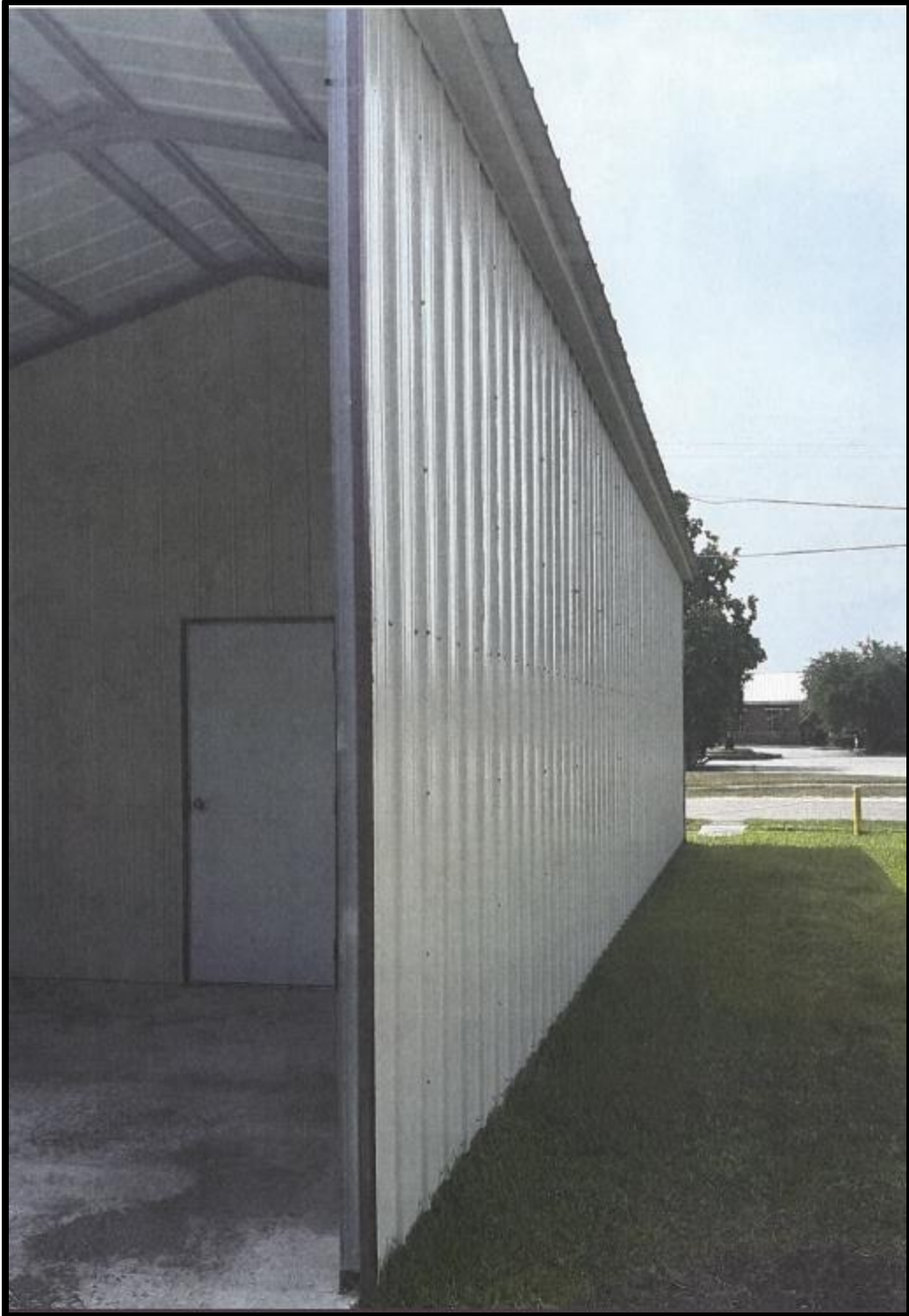



Figure 4. Subject Construction Materials.



64101 HWY. 434 EXIT 74
LACOMBE, LOUISIANA 70445
985-882-3222 • 888-858-3222 • FAX 985-882-7020

Nº 18341

SOLD TO A.J. Johnson
985-687-6109

SHIP TO Needs December 18th

INVOICE DATE <u>12-5-24</u>		CUSTOMER ORDER NO.	FOB	SHIP VIA	DATE SHIPPED
CASH		C.O.D.	TERMS	STORE I.D.	SALESMAN

Item No.	Quantity	Description	Unit Price	Extension
	4	25' closed cee 6"		340
	2	25' open cee 6"		170
	12	30' closed cee 6"		1224
		<u>29g lt. Stone xp</u>		
	31	12'		1116
	2	14'		84
	2	13'		78
	1	3°-7° Walk door		850
	3	1/2" corner Brown		90
	5	1/2" corner Brown		150
	3	5-trim Brown		42
	2	1 1/2" x 3" brown outside		20
	4	base angle 25'		160
	3	caulk		24
	1000	T3		140
	250	TPA		24
		Paid cash		
			SUB	4523
			TAX	393.51
			TOTAL	4916.51

**CUSTOMER MUST SWEEP SHEETS
TO CLEAR ROOF OF METAL SHAVING
FAILURE TO DO SO MAY VOID WARRANTY**

RECEIVED BY: _____



Staff Report (UPDATED)

Case No. CA25-12

Certificate of Appropriateness
for Exterior Alterations to 1626 Seventh Street

Planning Department

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

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

STAFF RECOMMENDATION

Approval

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.

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)

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.

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)

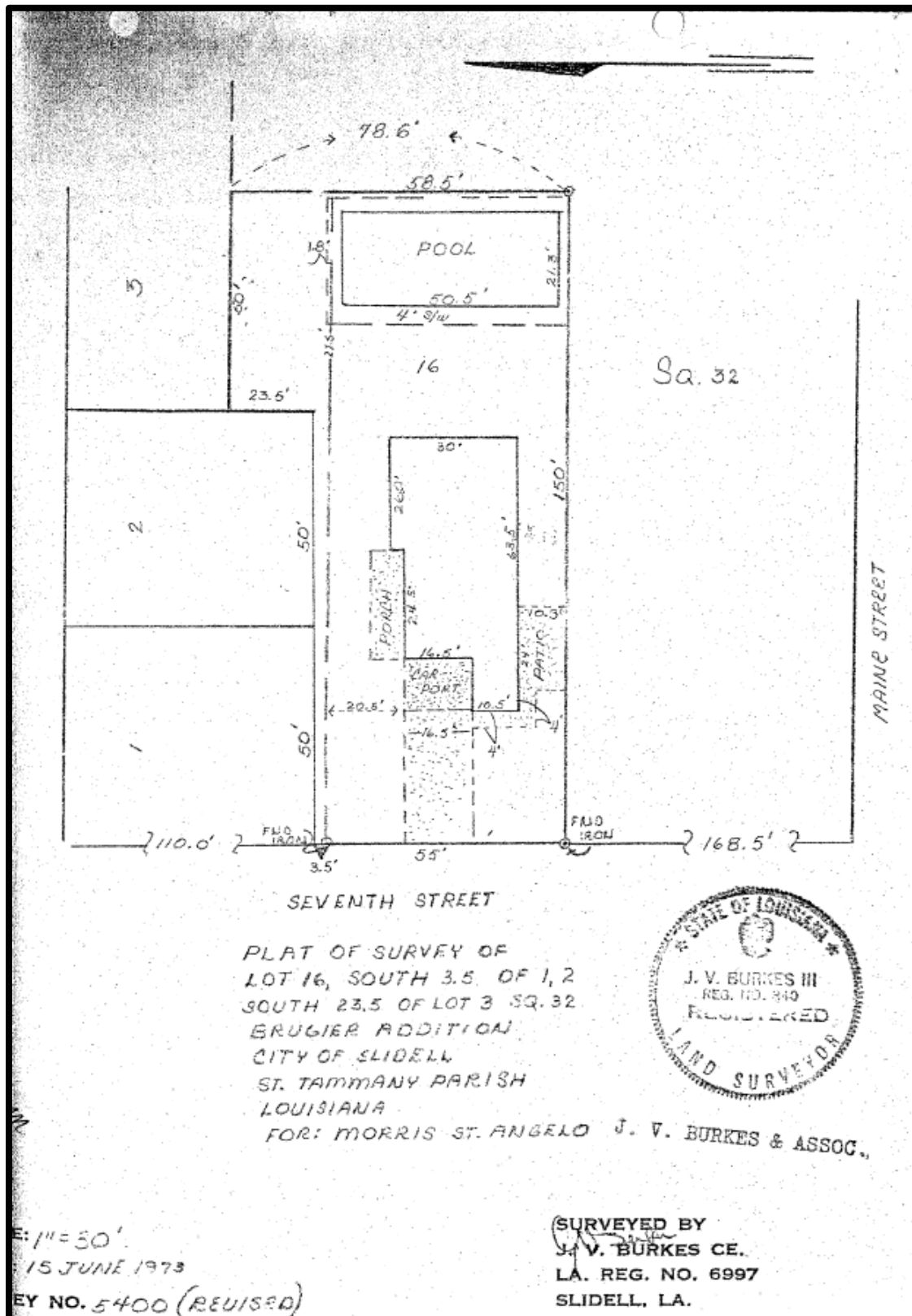


Figure 3. Street View



Figure 4. Current Condition Photos

Realtor.Com Photos









City of Slidell Pre-Inspection Photos





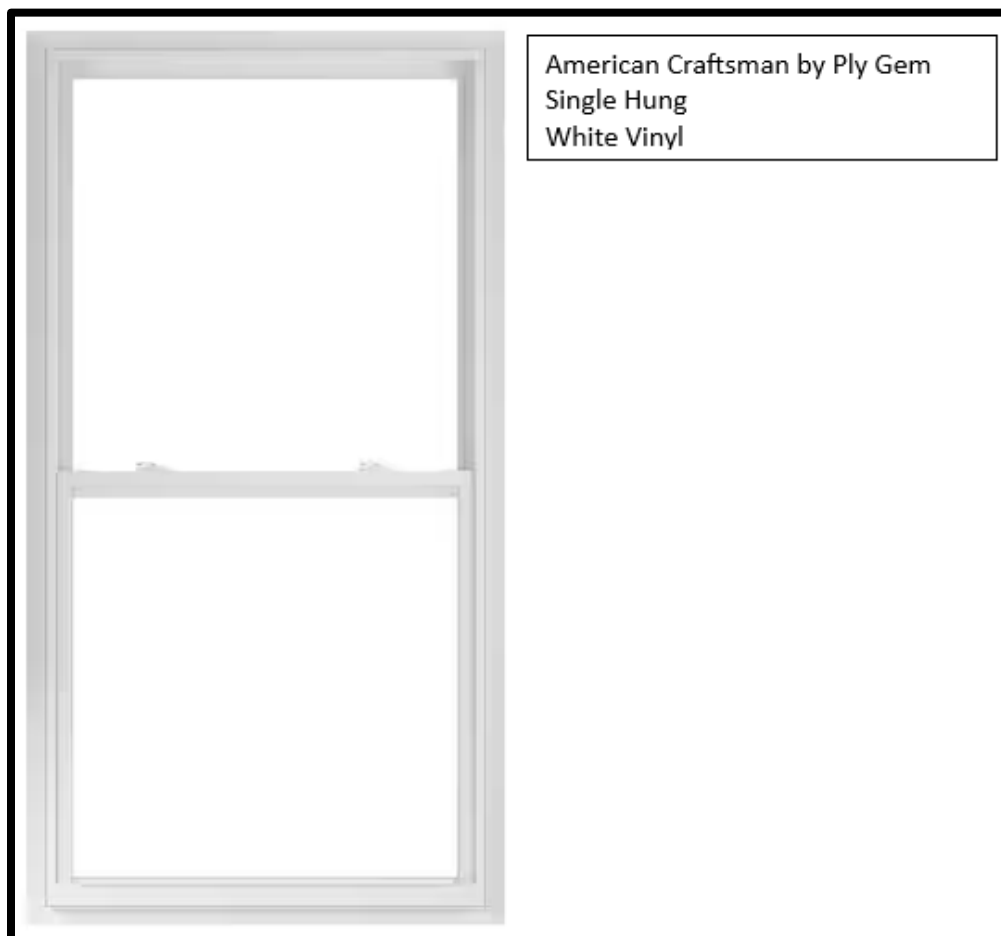
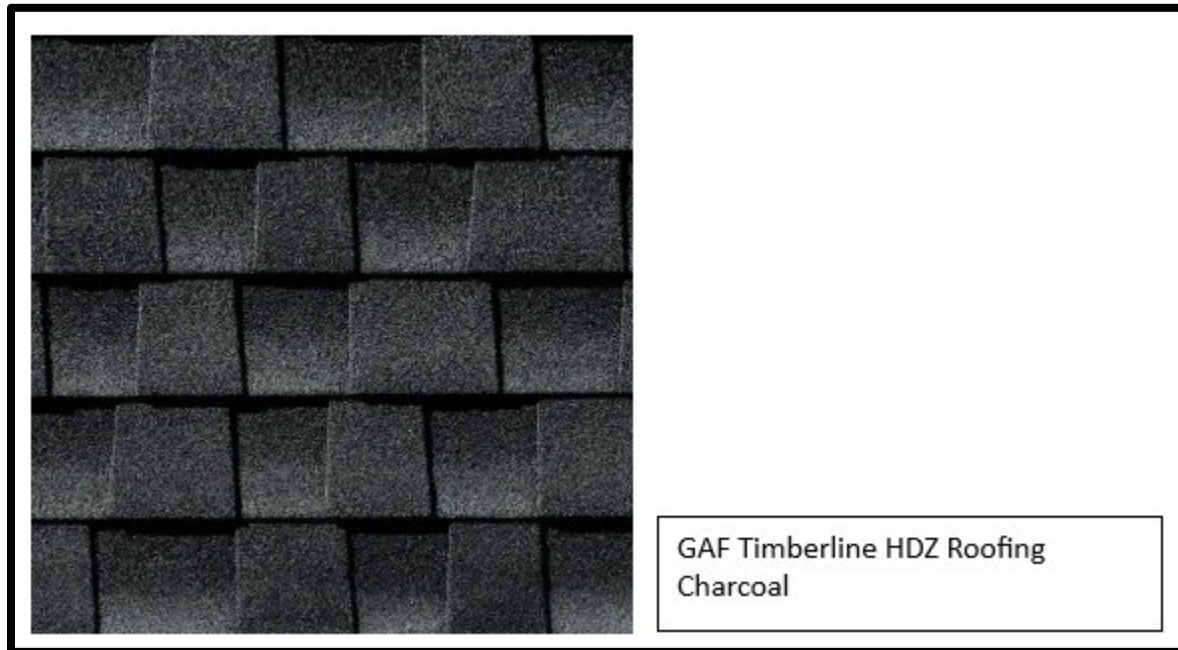


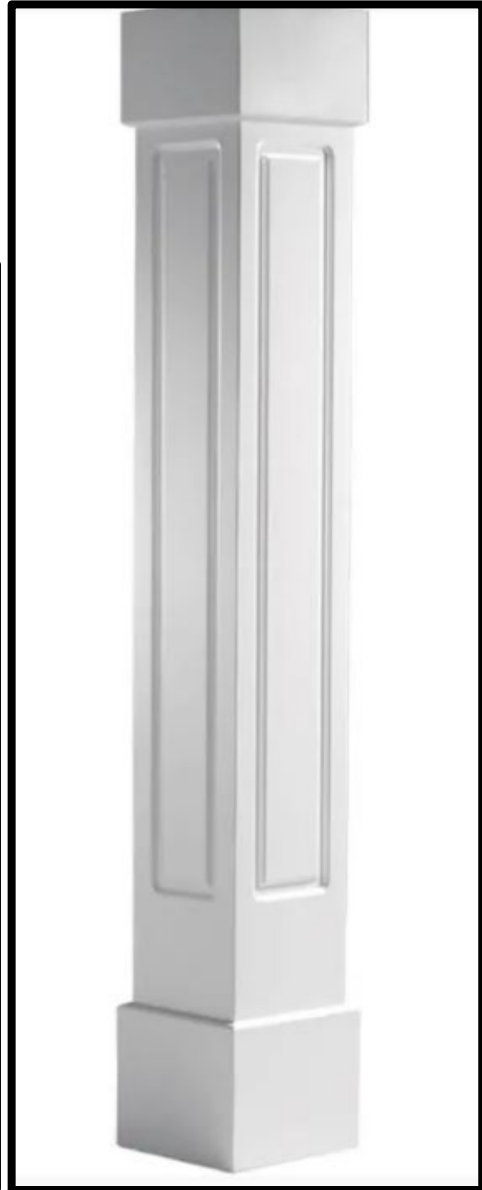
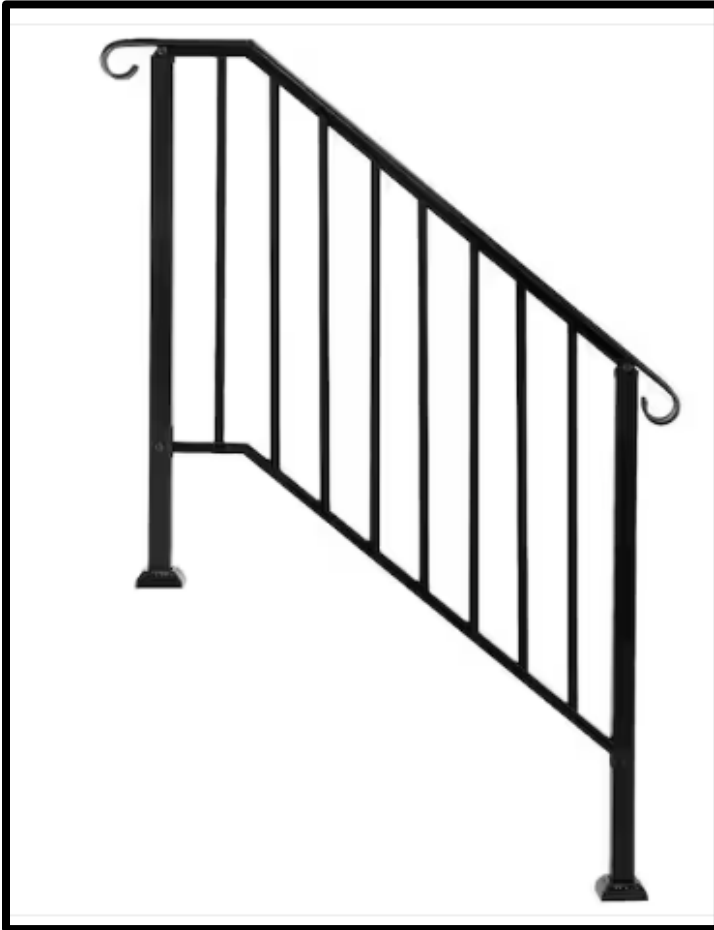






Figure 5. Exterior Repair Materials







UPDATE TO FIGURE 5. EXTERIOR REPAIR MATERIALS - August 6, 2025

