



City of Slidell, Louisiana

Olde Towne Preservation District Commission

Agenda

December 14, 2022 at 5:00pm-**Postponed to December 21, 2022 at 5:00pm**

Planning Dept. Conference Room 250 Bouscaren St, Suite 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 November 9, 2022
3. **Public Hearings**
 - a. **CA22-49:** A request for a Certificate of Appropriateness for exterior alterations to a historically contributing structure at 425 Teddy Ave, by Janet Bowman.
4. **Other Business**
5. **Informational Items**
 - a. Educational Opportunity
6. **General and Public Comments**
7. **Adjournment**

The next Olde Towne Preservation District Commission meeting will be January 11, 2023.



City of Slidell, Louisiana

Olde Towne Preservation District Commission Minutes

November 9, 2022 at 5:00 pm

Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Darby at 5:02 p.m.

Commissioners Present

Darren Darby, Chair
Dawn Crippin, Vice Chair
Michelle Cramer
Jessica Fawer

Commissioners Not Present

Sam Caruso, Jr

Staff Present

Theresa Alexander, Planner
Erica Smith, Planning Dept.
Eric Lundin, Desire Line

2. **Minutes.** Motion by Chairperson Darby to approve minutes of October 12, 2022 as written; Commissioner Crippin seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.
3. **Public Hearings.** There were no public hearings
4. **Other Business**

- A. Recommendation to the City of Slidell City Council on proposed ordinance T22-03- An ordinance amending Appendix A - Zoning, Section -2.23 Sign Regulations of the City of Slidell Code of Ordinances; to delete and replace with new sign regulation.

After the Chairperson introduced the item Eric Lundin informed the Commission that the City Council public hearing had been pushed back to February and as a result the Preservation Commission could postpone making its recommendation to December.

There was consensus by Commissioners that they wanted to postpone making a recommendation until their December 14, 2022 meeting.

Chairperson Darby suggested Commissioners meet to work on their input before next meeting. The Commissioners agreed; Chairperson Darby said he would reach out and coordinate.

Commissioner Cramer made a motion to postpone making a recommendation to the December 14, 2022 meeting; Commissioner Darby seconded. A vote was taken, and with a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN the motion was approved.

- B. Recommendation to the City of Slidell City Council on proposed ordinance item T22-06. An ordinance amending Appendix A, Part 2, Section 2.1701A of the City of Slidell's Code of Ordinances to add "light manufacturing" as a Conditional Use in the C-3 Central Business District and clarify conditional use categories and requirements to improve interpretation.
Chairperson Darby introduced the agenda item.
Commissioners agreed that the language describing what constitutes "Light Manufacturing" was key and felt the language was good.

Eric Lundin asked if the Commissioners felt all applications for Light Manufacturing in the C-3 Central Business District should come before the Commission, even if they do not affect a contributing element. Commissioners agreed that this was not necessary unless a contributing element to the district was impacted and in this the Commission's determination of appropriateness should be based on actual building plans. The Commissioners felt they did not need to make a recommendation to the City Council on whether a proposed conditional use should be permitted.

Commissioner Cramer made a motion to recommend adoption of the proposed ordinance to the City Council; Commissioner Fawer seconded. A vote was taken and with the result of 4 YAYS, 0 NAYS, 0 ABSTAIN the motion was approved.

C. **Building Code and Historic Structures.** Mr. Joe France, City of Slidell Chief Building Official, provided a :40 presentation, with questions and answers, on the interaction between the building code and historic buildings. Specific items covered included:

- Floodplain regulations and when nonconforming existing buildings must be mitigated; reviewed the rules for substantial damage/improvement. Mr. France informed the Commission that the City has set a higher standard of 45% for qualifying for substantial damage/improvement.
- Covered when historic glazing (window glass) can be reused and when it must be replaced by modern window glazing.
- Covered stairs and wall finishes.
- Emphasized that life safety was paramount and that an egress path and egress to public right-of-way during fire is critical.
- Discussed determining structural support for live and dead loads necessary to ensure building can be safely used.
- Covered change of use and its impact plans for rehabilitation.

5. **Informational Items**

- A. Eric Lundin informed the Preservation Commission that the Planning Commission would receive a presentation on the City's Waterfront Development Plan at their November 21, 2022 meeting. The meeting will be held at 7:00 PM in the City Council Chambers. Preservation Commissioners are welcome to attend.
- B. Eric Lundin informed the Commission that the State Historic Preservation Office had conducted their Certified Local Government recertification site visit on Thursday November 9, 2022. Initial indications are the City will be recertified.
- C. Eric Lundin mentioned the need to begin drafting a new Preservation Plan and reviewed some of the goals that Commission had successfully completed in last few years. The intent is to begin identifying goals and objectives at the December 14, 2022 meeting.

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

7. **Adjournment.** Meeting adjourned at 6:27 p.m. There was no motion or votes as Commissioners Cramer and Fawer had to departed and the Commission lacked a quorum.



Staff Report
Case No. CA 22-49
Certificate of Appropriateness
for exterior alteration to wall cladding

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

Location: 425 Teddy Ave (Figure 1 and 2)

Zoning: A-6 Single Family Urban

Historic Status: Contributing historic structure within a National Register District (LHRI No. 52-00016 and National Register Form)

Request: Certificate of Appropriateness for alteration of exterior by replacing existing wall cladding with hardi-board lap siding with wood grain finish

Owner: Janet Bowman

OTPDC Meeting: 12/14/2022

Applicant: Janet Bowman

Staff Recommendation

Approval

1. Findings.

- A. The subject structure is located at 425 Teddy Avenue, which is in the City of Slidell's Olde Towne Preservation District and the Teddy Avenue Residential District National Register District (Figure 1).
 - 1) City Historic Structure: **Yes**
 - 2) Contributing Element to Teddy Ave Residential Historic, National Register District: **Yes**
- B. *Architectural Integrity.* (Source: LHRI Form 52-00016 dated February 2017 and Teddy Avenue Residential Historic District form)
 - 1) *Construction.* The primary structure was built prior to 1913 as a vernacular one-story single-family residence, with a pyramidal cottage plan (Figure 2). The exact date of construction is unknown because earlier Sanborn maps did not cover this area and there are no other documents that include the building's construction date (Figure 2).
 - 2) *Current integrity.* Despite alterations, the structure was determined to retain sufficient integrity to convey its architectural significance to be a contributing element to the Teddy Ave National Register District (Figure 2). Alterations include:
 - a) The exterior wall cladding was replaced with asbestos reconstituted wood siding with a smooth finish appearance.
 - b) The primary door was replaced.
 - c) The rear porch was enclosed between 1945 and 1950, according to the Sanborn maps.
 - d) The chimney and clay tile coping on the roof were removed between the 1999 and 2019 historic surveys.

- C. *Historic Construction Elements Teddy Ave District.* Teddy Avenue historic buildings are characterized by wood lap siding (Source: Teddy Ave Residential Historic District registration form).
- 2. **Applicant proposal.** The applicant proposes to replace the current non-historic smooth face asbestos reconstituted wood siding with wood grain affect hardi-board lap siding (Source: Application attached).
- 3. **Structure's current condition.** The non-historic smooth face asbestos siding has been removed. The building's framing and interior are protected by a Tyvek insulation layer. Tyvek is suitable for short term protection of the building framing and interior but is not intended for extended direct exposure to the elements.
- 4. **Conclusion.**
 - A. The subject structure located at 425 Teddy Avenue is a contributing element to both the City's local historic district and the Teddy Ave Residential Historic District.
 - B. A key element to the Teddy Avenue Residential Historic District's architectural integrity is exterior cladding consisting of wood lap siding.
 - C. The replacement of the smooth finish asbestos reconstituted wood siding with a wood grain finish hardi-board lap siding will increase consistency with historic wood lap siding material within the District.
- 5. **Recommendation.** The Certificate of Appropriateness be issued for replacement of the non-historic smooth finish asbestos reconstituted wood siding with a wood grain finish hardi-board lap siding.



Figure 1: 425 Teddy Ave Location – 2022 Google Earth, 1926 Sanborn



Resource 24A: 425 Teddy Avenue, c. 1913 (Photo 9)
Contributing

This resource is a c. 1913 vernacular one-story single-family residence with a pyramidal cottage plan. The pyramidal roof is steeply pitched and has exposed rafter tails. The front façade is asymmetrical with an integrated, partial-width porch. The building is set on brick piers. The building is clad in reconstituted wood and asbestos siding and the roof is clad in asphalt shingles. Visible windows are 2/2 double-hung wood-sash units. There are two partially glazed and paneled single doors within the front porch, each with a transom. The wall cladding and primary door have been replaced, clay tile coping and a chimney have been removed, and a c. 1950 rear porch addition has been enclosed. Despite these alterations, the house retains sufficient integrity to convey its architectural significance. It contributes to the character of the district.

A c. 1955 garage is at the rear of the property (Resource 24B); it is non-contributing because it post-dates the period of significance.

Figure 2: 425 Teddy Extract from the Teddy Ave Residential National District Form



Staff Report

Case No. CA 22-49 (Addendum 1)

Certificate of Appropriateness

for exterior alteration to wall cladding

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Location: 425 Teddy Ave (Figure 1 and 2)

Historic Status: Contributing historic structure within a National Register District (LHRI No. 52-00016 and National Register Form)

Owner: Janet Bowman

Applicant: Janet Bowman

Zoning: A-6 Single Family Urban

Request: Certificate of Appropriateness to:

- 1) Remove and the rear addition's shed-style roof and extend the main structure roof over the addition.
- 2) Remove and replace addition's exterior walls to extend up to the new roof line.
- 3) Re-shingle main roof with asphalt shingles.

OTPDC Meeting: 12/21/2022

Staff Recommendation

Approval

OTPDC Recommendation

1. **Purpose.** Addendum No. 1 to staff report for COA 22-49 updates information to reflect new information regarding the type of siding used and to provide a report and recommendation on the extension of the main roof over the rear addition and the expansion of the height of the rear addition.
2. **Findings.**
 - A. *Concurrent COA application.* The structure applied for Certificate of Appropriateness (COA 22-49) to replace the exterior cladding with Hardi-plank lap siding (see accompanying application).
 - B. *Structure.* The structure at 425 Teddy Ave consists of the original rectangular structure constructed circa 1915 and a rear addition constructed by enclosing, adding windows, and roofing the attached rear porch sometime between 1945 and 1951 (LHRI 52-00016).
 - C. *Existing Roofs.*
 - 1) *Main Structure.* The main structure roof is "Hip" style covered with asphalt shingles.
 - 2) *Rear Addition.* The rear addition roof was a "Shed" style roof.
 - D. *Applicant's proposed alterations.* The applicant has submitted and been issued a permit to re-side the house with Hardi-plank lap siding with a wood finish appearance. (Permit # 22-23-5 issued on November 3, 2022 and COA application 22-49)
 - E. *Current Condition.* Based on a site inspection conducted on Monday, December 12, 2022 the following work had been performed:
 - 1) *Siding.* Smooth finish Hardi-plank lap siding had been installed on the original building and was nearly complete on the addition (Figure 3.A-C). As noted above, the COA application stated that siding for the original building was to be wood finished Hardi-plank lap siding.

- 2) *Windows.* Framing for windows is not evident (see Photo B).
- 3) *Roof Alteration.* The rear addition shed roof had been removed and the main structure roof extended over the addition area. The new extension has a gable-style roof facing the rear yard (Figure 3.B.).
- 4) *Addition Height Alteration.* The exterior walls of the addition have been removed and replaced with a new exterior wall that extends up to the new roof line (Figure 3.B.). The alteration adds several feet to the height of the addition. There is no increase to the addition's footprint.

3. Conclusion.

- A. The smooth finish Hardi-plank lap siding installed on the building is different than what the applicant originally proposed. The change to a smooth finish is not consistent with the style of siding that would have been used when the building was constructed in 1915, which would have been wood lap siding. The smooth finish siding is consistent with the siding that has been on the building for the last several decades and several other historic buildings in the district have also replaced their original wood siding with a smooth finish siding.
- B. The new gable style roof over the addition is not consistent with the hip style roof that has been on the on the rest of the building since circa 1915. However, there are a number of other buildings that are also contributing elements to the Teddy Ave National Register District that have combination hip and gable roofs.
- C. The addition is now clad in the same siding as the older original part of the structure and the addition's roof and shingles are now an extension of the main structure's roof. Once the project is complete, there will be no obvious differences between the original 1915 structure and the newer addition other than the gable style end to the extended roof, which will not be visible from the street. The Secretary of Interior's guidelines for the rehabilitation of historic structures requires newer additions to be visually distinct from the rest of the historic structure to make apparent that the addition was added subsequent to initial design and construction.
- D. The addition had windows on the rear façade prior to the renovation work; all previous windows should be reinstalled in pre-renovation locations.

4. Recommendation.

Staff recommends approval of the COA subject to applicant installation of windows in original locations or submitting documentation of relocation/addition of windows.

The Commission may desire to make approval conditional upon the siding for the older original part of the structure to be replaced with a Hardi-plank lap siding with a wood finish affect, as originally proposed by the applicant. Having the older main structure clad in wood finish style Hardi-plank and the new addition clad in smooth Hardi-plank will distinguish the older part of the building from the newer addition, per the Secretary of Interior's guideline, while not making the difference apparent to the casual observer.



Figure 1: 425 Teddy Ave Photos December 12, 2022