

The following minutes are from the Historic Commission meeting on Tuesday, December 14, 2021, in the Abita Springs Town Hall. The meeting convened at 6:00 p.m.

Commissioner Mancil called the meeting to order, and all stood for the Pledge of Allegiance. Commissioners in attendance included Paul Vogt, Thad Mancil, Otto Dinkelacker, and Andre Monnot. Commissioner Ron Blich was absent. Kristin Tortorich and Mark Fancey were also present.

The Commission reviewed the draft minutes from the November 9, 2021, meeting. Commissioner Dinkelacker motioned to accept the minutes of the November 9, 2021, meeting. Commissioner Vogt seconded the motion. All commissioners were in favor.

Certificate of Appropriateness 22014 Second Street

The request is to construct an addition to the existing residence, an accessory building, and a new fence. The property is the residence of Commissioner Dinkelacker and he recused himself from the proceedings.

The Commission reviewed the site plan showing the house addition. The applicant presented an alternate drawing. Commissioner Mancil suggested changes to the windows in keeping with the Historic Design Guidelines. The Commission reviewed the new construction checklist. No issues were raised.

Commissioner Monnot motioned to approve the request for the new addition and accessory building. Commissioner Vogt seconded the motion. All commissioners were in favor. Commissioner Mancil is assigned for follow up.

The Commission reviewed the fence plans. The applicants are proposing an eight (8) foot high privacy fence as specified in the Historic Design Guidelines. Discussion ensued regarding the portion of the fence that needs to be reduced to four feet in height.

Commissioner Monnot motioned to approve the eight (8) foot high privacy fence for the side and rear yards. The fence extending from the front porch (left side) to the east property line must be reduced to four (4) feet in height. The applicant must resubmit any changes to the fence design. Commissioner Vogt seconded the motion. All commissioners were in favor.

Certificate of Appropriateness 22132 Level Street

The request is to construct a new commercial structure on the Abita Café property. The applicant's plan is to construct a building resembling a bayou shack to sell boiled seafood. The building would be approximately 25 feet by 27 feet in size and would be in the southwest corner of the property. The building would be constructed of board and batten siding with a corrugated metal roof. Building materials would be distressed to appear old and weathered.

Discussion ensued regarding the design of several non-operating doors and windows on the structure. Commissioner Mancil stressed that a commercial structure should look like what it is without using fake design elements. Commissioner Dinkelacker offered suggestions as to how the roll-up door and serving counter could be configured. Commissioner Mancil suggested the applicant brainstorm with the Commission on design alternatives.

Stewart Eastman commented that all windows and shutters should work, and that requirement should apply to fake windows. Commissioner Mancil said it is good practice to avoid fake things.

Commissioner Dinkelacker motioned to approve the concept with a note for further design work on the front bays. Commissioner Monnot seconded the motion. All commissioners were in favor. Commissioner Mancil is assigned for follow up.

Commissioner Mancil left the meeting. Commissioner Monnot served as Chair.

Certificate of Appropriateness 23008 Brook Forest Road

The request is to construct a new privacy fence. The property is a triangular shaped property. The front of the residence faces Brook Forest Road. The rear yard of the property faces Highway 435, and the applicant would like to install a seven (7) foot high solid wood privacy fence along the Highway 435 frontage. Discussion ensued regarding the location 1/3 of distance from the front of the house where the fence height would need to be reduced to four (4) feet.

Mark Fancey said that the Commission may grant hardship variances under Town Code Section 9-308. The Code section references irregularly shaped lots. Commissioner Dinkelacker said that given the house has a large front yard setback from Brook Forest Road and the amount of traffic on Highway 435 he felt it was not unreasonable for the Commission to grant the privacy fence along the Highway 435 frontage extending to the corner of the house.

Stewart Eastman said he has heard over and over that the appearance of entrances to town along highways needs to be protected. In keeping with that no fences should be blocking the highway. He said an oddly shaped lot is no reason to throw out the ordinances.

Commissioner Dinkelacker motioned to approve the request for the full height privacy fence consistent with the Historic Design Guidelines extending along the Highway 435 property frontage to a point parallel with the front of the residence fronting on Brook Forest Road. Commissioner Vogt seconded the motion. All commissioners were in favor.

Certificate of Appropriateness 72056 Cypress Street

The request is to construct a front rail addition to the front porch. Discussion ensued regarding the need and requirements for a railing. The applicant presented four (4) design options to the Commission.

Commissioner Dinkelacker motioned to approve design choices C or D, with the applicant to inform the commission of the option selected. If option D is selected, the applicant shall specify the type of cable choice and materials for the rails. Commissioner Vogt seconded the motion. All commissioners were in favor.

Certificate of Appropriateness 71316 Leveson Street

The request is to construct a garage addition and front steps for the residence. Commissioner Dinkelacker said the garage matches the character and style of the existing house. Commissioner Monnot reviewed the construction checklist. A question was raised about the roof pitch and building height. Mark Fancey said the Historic Design Guidelines require an 8:12 roof pitch for accessory structures.

Commissioner Dinkelacker motioned to approve the application with modifications to the roof pitch and verification that the building meets height requirements. Commissioner Monnot seconded the motion. All commissioners were in favor. Commissioner Dinkelacker is assigned for follow up.

The existing front steps would be replaced with brick steps. Commissioner Dinkelacker motioned to approve replacement of the front steps. Commissioner Vogt seconded the motion. All commissioners were in favor. Commissioner Monnot is assigned for follow up.

Certificate of Appropriateness Lot on St. Charles Street near Dundee Street

The request is to construct a new residence on the lot. Commissioner Monnot reviewed the construction checklist. No issues were raised.

Commissioner Dinkelacker motioned to approve the application noting the December 1, 2021, design drawings. Commissioner Vogt seconded the motion. All commissioners were in favor. Commissioner Monnot is assigned for follow up.

Certificate of Appropriateness 22114 12th Street

The request is to construct a new residence on the lot. Commissioner Dinkelacker reviewed the construction checklist. No issues were raised. The Commission liked the overall design and concept of the home.

Commissioner Dinkelacker motioned to approve the application. Commissioner Monnot seconded the motion. All commissioners were in favor. Commissioner Monnot is assigned for follow up.

Certificate of Appropriateness 72269 Gordon Avenue

The request is to construct a new residence on the lot. At the November 9, 2021, meeting the Commission granted preliminary approval for the request subject to submittal of revised drawings for the left and right-side elevations. The Commission reviewed the revised drawings. The applicant has revised the building design. Discussion ensued regarding the building elevation. Commissioner Monnot said the left side elevation is fine, but the right side needs to show the building elevated three (3) feet extending to the corner of the theater room at the rear of the building. He said the full turned down slab needs to be shown.

Commissioner Dinkelacker motioned to approve the left side elevation. The right-side elevation needs to be elevated to three (3) feet extending to the theater room where the dimension line is shown on the drawings. Beginning at that point the elevation can raise to match the interior patio elevation at the rear of the house. Commissioner Monnot seconded the motion. All commissioners were in favor. Commissioner Dinkelacker is assigned for follow up.

DISCUSSION

Public Comment

No comments received

Commissioner Dinkelacker motioned to adjourn the meeting. Commissioner Monnot seconded the motion. All commissioners were in favor. The meeting adjourned at 8:16 p.m.

Kristin M. Tortorich, Planning and Zoning

Date