

Town of Abita Springs



**MAYOR
DANIEL J. CURTIS**

The following are the minutes from the Historic Meeting held on February 12, 2019 in the Abita Springs Town Hall at 6:00 p.m.

The meeting was called to order by Ron Blitch. Commissioners in attendance included Ron Blitch, Lynne Congemi, Andre Monnot, and newest member Otto Dinkelacker. Thad Mancil was absent. Also, in attendance were Cindy Chatelain, Planning & Zoning Director and Dave Chatelain, Certified Building Official.

Otto Dinkelacker gave a little background about himself, stating that he and his wife are both architects. They live on 3rd Street in a Bungalow / Craftsman style home with many Magnolia Trees. He is excited to serve on this board and this community.

Ron Blitch asked if there were any agenda modifications? With none to note, Andre Monnot made a motion to accept the minutes from the January meeting and to dispense with the reading. Seconded by Lynn Congemi. All in favor.

2019-02-01 Abita Brew Pub was first on the agenda. Anthony Essaied, owner, came in to discuss the Patio Addition Plans for the north side of the building, nearest to the Trace. The lines of the addition will complement the original structure. An open-air covered patio with guest seating will be accessed by either the front or from the interior of the restaurant. The roof will be metal, and a stamped concrete floor is planned. Railings may be added later, but they will not be installed at first. Mr. Essaied plans to replace the building's vinyl siding with Hardi Board, so the addition will be constructed with Hardi Board. The new doors will mimic the doors of the interior, and they will have to be ordered as soon as possible. Mr. Essaied asked for approval to do so, as not to hold up construction once it has begun. Ron Blitch emphasized to Mr. Essaied, to keep in mind what he wants for the future, enlarging the restaurant and how to accomplish that. A sign for the side view of the structure which faces the Trace will be drawn and submitted later for Historic Approval. In the meantime, the Commission gave Mr. Essaied the OK to order the doors and to move forward with the final site plan.

A motion to approve the addition of the doors to the side of the Abita Brew Pub was made by Otto Dinkelacker. Seconded by Andre Monnot. All in favor. A Certificate of Appropriateness was issued. CO assigned Ron Blitch.

2019-02-02 Mr. & Mrs. Guidry plan to add a screened porch to the rear of their house at 72251 Gordon Avenue. All materials will match those of the present structure. The roof line was changed to match the current roof (gambrel roof) of the home. The structure will be raised to the same elevation of the house and connected at the roof. Discussion of the best way to shed the rainwater took place.

A motion to approve, with the change to the roof as noted, was made by Lynne Congemi. Seconded by Otto Dinkelacker. All in favor. A Certificate of Appropriateness was issued. CO assigned Andre Monnot.

2019-02-03 Mrs. O'Neal was accompanied by her sister. They came before the commission to gain approval of her new house plans, which will be constructed at the corner of Cypress and Eads. Reviewing the plans revealed a few minor errors which will be addressed by the draftsman. The raised slab construction was explained for clarification. The roof must be at least an 8/12 pitch and the fireplace cannot be wrapped beyond the roof line. Hardi is planned as well as a shingled roof. Brick steps off the wooden porch with wood columns and hand rails.

A Tentative Approval was granted with the understanding that the final plans are to be reviewed by one of the commissioners before a Building Permit is issued. Also, the non-conforming side setbacks need to be addressed.

The Discussion Portion of the Meeting was opened.

The Commission wanted to review all the application forms and any related information paperwork. Changes were noted which will be given to the web master and changed on the Town's website for future downloads.

The Cutoff Schedule was approved. The Commissioner were pleased with the fact that the backup paperwork for the agenda is now posted on line for review. They asked that the site plan, foot print and all four sides of the structures, as well as the application be posted.

The New Guidelines were amended by the Town Council, removing Tax Credit Information and the Commission's authority to exercise Landmark oversight outside of the Historic District and landscaping. The Historic Commission was fine with the changes.

A motion to adjourn was made by Otto Dinkelacker. Seconded by Andre Monnot. All in favor.

The next meeting date is scheduled for March 12, 2019. The application cutoff date is February 26, 2019.

Cindy Chatelain, Planning & Zoning Director

Date