

The following minutes are from the Historic Commission meeting on Tuesday, December 8, 2020 in the Abita Springs Town Hall. The meeting convened at 6:00 p.m.

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

The Commission reviewed the draft minutes from the November 10, 2020 meeting. Commissioner Mancil motioned to accept the minutes of the November 10, 2020 meeting. Commissioner Monnot seconded the motion. All commissioners were in favor.

Certificate of Appropriateness 22110 Eighth Street

The request is to construct a new house. The Commission discussed elevation standards for new homes including placement of fill and turned down slab construction. The Commission reviewed the roof pitch and dormers. Commissioners Mancil and Dinkelacker offered suggestions on re-shaping the upper dormer. The applicant will make the changes and e-mail for review. Commissioner Blitch offered suggestions regarding sidewalk placement to create a handicap accessible access to the building. Fence standards were discussed. Commissioner Monnot reviewed the application checklist. The Commission found that the application meets all the building checklist standards.

Commissioner Mancil motioned to provisionally approve the request subject to re-submission of drawings showing roof modifications as discussed and confirming the paint colors. Commissioner Dinkelacker seconded the motion. All commissioners were in favor.

Certificate of Appropriateness Keller Street and Ninth Street

The request is to construct a new house. Commissioner Mancil reviewed the application checklist. The Commission found that the application meets all the building checklist standards, however the Commission recommended modifying the roof pitch to 8/12. Commissioner Mancil motioned to approve the request subject to re-submission of elevation drawings showing the modified roof pitch. The applicant also plans to construct a 7-foot high fence around a portion of the rear and side yards. Discussion ensued regarding the fence height requirements. The Commission found that the fence meets the required standards. The motion was modified to include approval of the proposed fence. Commissioner Monnot seconded the motion. All commissioners were in favor.

Certificate of Appropriateness 71434 St. Joseph Street

The request is to construct a new house. The home would be built in a West Indies style. The Commission reviewed the floor plan drawing. Commissioner Monnot reviewed the application checklist. The Commission suggested replacing a round window in the front elevation with an additional Bermuda shutter. Board and batten siding is proposed. Commissioner Blitch suggested adding battens to HardiePlank siding to simulate board and batten. He noted that reverse board and batten plywood is not allowed. No fence is proposed at this time, but the Commission reviewed fence height standards. Paint colors were discussed. The applicant will e-mail the proposed colors. Commissioner Mancil motioned to approve the request subject to modified project drawings. Commissioner Dinkelacker seconded the motion. All commissioners were in favor.

DISCUSSION

Ray Pasqua – Harrison Street Extension

Commissioner Blitch said that he placed this item on the agenda and invited Mr. Pasqua to attend. He noted the location of the Harrison Street extension. He said that Bryan Street and Minkler Street should be extended to the south to connect with Harrison Street and promote walkable residential areas. He said that when the Master Plan process resumes, he anticipates much of this area east of Hwy 59 will be zoned commercial with a historic overlay. He said the Commission will want a historic look to commercial development. Commissioner Blitch said that the Commission supports New Urbanist principles and will want to create an area that is walkable and employs a mixture of smart growth and new commercial measures, such as parking located to the side or rear of buildings. He wanted to assure Mr. Pasqua that the Commission will support such a proposal at public hearings when the time comes.

Commissioner Mancil motioned to adjourn the meeting. Commissioner Dinkelacker seconded the motion. All commissioners were in favor. The meeting adjourned at 7:29 p.m.

Kristin M. Tortorich, Planning and Zoning

Date