

The following minutes are from the Historic Commission meeting on Tuesday, April 13, 2021 in the Abita Springs Town Hall. The meeting convened at 6:00 p.m.

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

The Commission reviewed the draft minutes from the March 9, 2020 meeting. Commissioner Monnot motioned to accept the minutes of the March 9, 2020 meeting. Commissioner Vogt seconded the motion. All commissioners were in favor.

#### **Certificate of Appropriateness 72074 Live Oak Street**

The request is to replace a chain link fence with a 4-foot high picket fence. Commissioner Mancil motioned to approve the request. Commissioner Vogt seconded the motion. All commissioners were in favor.

#### **Certificate of Appropriateness 71472 Keller Street**

The request is to enlarge and re-build the front porch to meet Building Code requirements, add a roof to the back porch pergola, add a ramp, replace a portion of fence, and construct a storage addition under the rear carport.

Discussion ensued regarding the depth of the porch and requirements regarding railings. The front porch steps do not meet Building Code requirements and would be replaced. Commissioner Mancil suggested re-building the porch between the existing columns. Commissioner Blicht suggested designing the stairs to preserve the beauty of the brick piers and provided design ideas for enlarging the porch while maintaining the historic appearance of the house. He said the Commission could work with the applicant's contractor to design the porch.

The Commission reviewed the proposed ramp to the back porch. Commissioner Dinkelacker noted that the ramp would need to be approximately 36 feet long to meet ADA slope requirements. Commissioner Blicht said constructing a U-turn in the ramp or extending the ramp along the driveway as ways to create a more compact design for the ramp. He said the Commission could assist with the design.

The Commission reviewed the proposed new metal roof for pergola – the slope of the pergola would be adjusted prior to shed water. No issues were raised.

The Commission reviewed changes to an existing fence along a side property line. The fence would be removed and replaced with 6-foot high fence. Commissioner Dinkelacker noted that the fence extends all the way to the front property line. The fence abuts an approximate 15-foot high fence surrounding a tennis court on the adjacent property. Commissioner Mancil suggested that the two bays closest to the street be replaced with a 4-foot tall fence that would then increase to 6 feet in height as it extends to the rear property line.

The Commission reviewed plans to enclose three sides of the carport. No issues were raised.

Commissioner Mancil motioned to approve based on the discussion and as follows:

- Submittal of revised drawings for the front porch and steps.
- The basic concept of the ramp is approved, with railings to match the existing railing and a wood plank skirt around the base of the ramp to match the deck.
- The enclosure of the carport is approved as submitted.
- The existing fence can be replaced with a 4-foot high fence for the two bays closest to the front

property line. From that point the fence can increase to 6 feet in height; and

- The metal roof is approved as submitted.

Commissioner Monnot seconded the motion. All commissioners were in favor. Commissioner Blitch is assigned for follow-up.

### **Certificate of Appropriateness 27052 Cypress Street**

The request is to remodel the front exterior of the residence and replace the brick steps with wooden steps. The applicant would like to reduce the number of columns on the front porch and re-space the columns. Commissioner Blitch explained that fewer bays will make a house appear more squat while more columns makes a house appear more vertical.

The applicant would also like to make the columns larger. Commissioner Dinkelacker said that it increases the vertical proportions of the house if the columns remain where they are and in the same number, but the applicant can modify the columns. Discussion ensued regarding the spacing of the columns and the foundation supports.

The request also includes moving the front fence closer to the house by the width of two bays – approximately 6 to 8 feet. No issues were raised.

Commissioner Blitch suggested granting conceptual approval of the front remodel subject to further review of revised drawings. Commissioner Mancil agreed stating there were no objections to the concept.

Commissioner Monnot motioned to approve the request to move the fence and grant conceptual approval of the exterior remodel subject to review of more detailed designs. Commissioner Mancil seconded the motion. All commissioners were in favor.

### **Certificate of Appropriateness 71150 Bryan Street**

The request is to construct a 4-foot high picket fence around an existing carport. Commissioner Mancil motioned to approve the request. Commissioner Dinkelacker seconded the motion. All commissioners were in favor.

### **Certificate of Appropriateness 72046 Laurel Street**

The request is to construct a new single-family residence. Kristin Tortorich noted that a Magnolia tree is located on the property. This species is protected, and the house configuration may need to be adjusted to provide the required protection.

Commissioner Mancil reviewed the construction checklist. Commissioners discussed adjusting the elevation of building from 4 feet to 3 feet above finished grade. The applicant would like to install a metal roof, which is not shown on the plan drawings. Commissioner Blitch noted that the window designs need to have vertical panes to meet historic standards. Commissioner Blitch suggested an option for metal porch railings. No fencing is proposed at this time.

Commissioner Monnot motioned to approve the request subject to a revised design showing the house elevated 3 feet above grade, with a metal roof, and correct window design. Commissioner Mancil seconded the motion. All commissioners were in favor. Commissioner Mancil is assigned for follow-up.

### **Certificate of Appropriateness 71000 block of St. Charles Street**

The request is to construct a new single-family residence. Commissioner Monnot reviewed the construction checklist. The Commission emphasized that a 24-inch crawlspace is required, which puts the subfloor at 3 feet above grade. Commissioner Monnot said that the plans need to be revised to show a 7-foot wide front porch.

Commissioner Monnot motioned to approve the request subject to notes on the plans and discussion. Commissioner Mancil seconded the motion. All commissioners were in favor. Commissioner Dinkelacker is assigned for follow-up.

### **Certificate of Appropriateness 71463 Hwy 59**

The request is to construct a new single-family residence. The design is like the design for the house proposed for the 71000 block of St. Charles Street with the addition of a carport. The Commission discussed changes to the carport design.

Commissioner Mancil motioned to approve the request subject to notes on the plans for 71000 block of St. Charles Street and the changes to the carport design as discussed. Commissioner Monnot seconded the motion. All commissioners were in favor. Commissioner Dinkelacker is assigned for follow-up.

### **Certificate of Appropriateness 71017 Golden Street**

The request is to construct a new single-family residence at the corner of Golden and Palmer streets. Commissioner Dinkelacker reviewed the construction checklist. The side chimney as shown does not meet historic standards. The plans were changed to note placement of a stovepipe. Discussion ensued regarding placement of a rear deck is allowed within the required setback. The Commission said that this is a zoning issue.

The Commission noted the plans show a turned down slab, however the house will be set on piers. The plans need to be revised. The plans also need to show the proposed siding.

The Commission reviewed fence height standards and locations with the applicant. The proposed fences would meet historic standards.

Commissioner Mancil motioned to approve the request subject to the notes on the plans and discussion, including fences. Commissioner Dinkelacker seconded the motion. All commissioners were in favor. Commissioner Mancil is assigned for follow-up.

### **Certificate of Appropriateness 71280 Hwy 59**

The request is approval of paint colors and installation of a shed. Discussion ensued regarding the use of the property as a lawn care business. The Commission reviewed two possible designs of the shed building and found that both were acceptable.

The color palette presented meets historic standards. The Commission offered suggestions as to how the palette could be used on the residence to best effect. The applicant said that the chain link fence on the front yard on Hwy 59 would be removed.

Commissioner Dinkelacker motioned to approve the request. Commissioner Monnot seconded the motion. All commissioners were in favor.

### **Certificate of Appropriateness 22084 Main Street**

The request is to enclose a back porch as a sunroom. The applicant was not present. Discussion ensued regarding how the roof line would be configured. The drawings submitted are not adequate to review the proposal. The Commission decided to defer action on this item until better drawings are submitted.

**Certificate of Appropriateness Hwy 435 and Brook Forest Road**

The request is to construct a single family residence. The applicant was not present. The Commission noted the upstairs bedroom faced Hwy 435 and suggested the house direction should be rotated 180 degrees. Commissioner Blitch said the front porch needs to be re-configured to meet historic standards. The Commission decided to defer action on this item until the design could be discussed with the applicant.

**Certificate of Appropriateness Town Hall addition**

Commissioner Blitch presented drawings for the re-construction of the Town Hall annex. The Commission discussed window size, type, and placement. Commissioner Mancil noted that commercial-type windows should be used to reflect the building use. Commissioner Blitch described proposed changes to the roof line in the front ramp area.

At this point the plans are for information only – no application has been submitted. Commissioner Blitch suggested the Commission grant conceptual approval of the designs subject to the changes to the roof in the ramp portion of the building and detailing the storefront system on the Live Oak Street frontage.

Discussion ensued about regarding distinguishing the Town Hall and annex building once the project is complete through use of naming and exterior paint colors.

**Certificate of Appropriateness Abita Middle School sign**

The architects for the Middle School expansion project would like approval to place a project sign on the site during construction. The Commission had no objections to the sign. Commissioner Blitch said the architects should submit the sign for administrative approval.

**DISCUSSION**

The Commission discussed a temporary building used as an outdoor space behind Rosie’s Tavern. Commissioner Mancil said the structure has been in place for some months. He said the site formerly housed a livery building and he suggested an attractive structure could be constructed that looks like an old barn building. The Commission would like to know when the temporary building will be removed and would like to discuss possible design options with the property owner.

Commissioner Blitch said that he is meeting with the owner of the Abita Brew Pub to discuss changes to the Soda shop/Nutritional building. Commissioners offered suggestions as to how the building could be re-modeled to look like an old Abita building.

Commissioner Dinkelacker motioned to adjourn the meeting. Commissioner Blitch seconded the motion. All commissioners were in favor. The meeting adjourned at 8:24 p.m.

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Kristin M. Tortorich, Planning and Zoning

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Date