

The following minutes are from the Historic Commission meeting on Tuesday, January 10, 2023, in the Abita Springs Town Hall. The meeting convened at 6:01 p.m.

Commission Chairman Blitch called the meeting to order. Commissioner Mancil led the Pledge of Allegiance. Commissioners in attendance included Ron Blitch, Thad Mancil, Otto Dinkelacker, Paul Vogt, and Andre Monnot. Kristin Tortorich was also present.

The Commission reviewed the draft minutes from the December 13, 2022, meeting. Commissioner Mancil motioned to accept the minutes of the December 13, 2022, meeting. Commissioner Dinkelacker seconded the motion. All commissioners were in favor.

### **Election of Chair and Vice Chair for 2023**

Commissioner Blitch nominated Commissioner Mancil for Chair and Commissioner Blitch asked Commissioner Dinkelacker if he would accept a nomination for Vice Chair. Paul Vogt made a motion to accept Commissioner Mancil as Chairman and Commissioner Dinkelacker as Vice Chair. Commissioner Dinkelacker seconded the motion. All commissioners were in favor.

### **Certificate of Appropriateness 22260 Main Street**

The application is for a fence replacement and installation of a partial privacy fence that has been completed. The fence was approved verbally in 2019 when the process did not include approval from a historic meeting. The partial privacy fence is 6' plus 2' of horizontal boards as lattice. The applicant stated that the 2 horizontal fence boards would shrink, creating more of a lattice appearance. Commissioner Dinkelacker said his main concern was the 2' on the top of the fence. Commissioner Mancil said he has mentioned this in the past, but he does not like the lattice and actually prefers the horizontal boards. He also said he thinks horizontal boards as an alternative, is a good quality solution. Commissioner Dinkelacker agreed but added that they should maintain opacity of top two feet. Commissioner Mancil said if just some of the top boards were removed it would look cheap and unfinished.

The Commissioners discussed alternatives to the two feet of lattice as a permanent solution moving forward. Stewart Eastman said he did receive complaints about the lattice when he was campaigning. He asked if it is historic.

Commissioner Blitch responded by saying he thinks the intent was to avoid having 8' walls of fencing lining the roads. He said we can discuss at a future meeting to consider amending but that takes time. Commissioner Mancil would approve future use of horizontal boards because he believes it accomplishes what a lattice was put into place to accomplish. This topic will be added as a discussion item for the next agenda.

Commissioner Mancil made a motion to approve the alternate fence because it captures the spirit of what the guidelines are asking for and it's of high quality, with the caveat that the fence was approved after the fact and now we've set the precedent that we will consider this alternative for anyone in town. Commissioner Dinkelacker stated that we're also adding to the definition of what a lattice is. Commissioner Dinkelacker seconded the motion. All commissioners were in favor.

### **Certificate of Appropriateness Lot RC-1B Abita Oaks Blvd.**

The request is to build a new single-family residence. The lot is located at the entrance, on the right, of the Abita Oaks Subdivision on Abita Oaks Boulevard. The Commission started to review the checklist when Stewart raised his hand with a question.

Stewart was worried the house would be built on the sidewalk and had a question about the property setbacks. Staff confirmed the house would not be on the sidewalk and the setbacks are from the property line which are 30' to the front of the house, 20' to the sides and 25' or 20% the depth of the lot, whichever is greater, to the rear.

Commissioner Mancil asked the property owner/builder if he would consider doing a mirror image of the interior floorplan so the master bedroom would be on the interior side of the home instead of Hwy. 36. Commissioner Blitch suggested the same. The owner agreed and said he would look into it.

The commissioners reviewed the checklist. Suggested changes were:

- Either bring the siding down 1 foot or add fascia board all the way around base.
- No strip lighting; led or fluorescent
- Commissioner Monnot asked why the rear of the house roof was hip. Commissioner Blitch suggested homeowner do a Boston gable front and back for future attic space and rainfall drip lines.
- Either asphalt shingles or metal is allowed.

Commissioner Dinkelacker motioned to approve the application. Commissioner Mancil seconded the motion. All commissioners were in favor. Commissioner Mancil is assigned to the application.

**Public Comment**

Stewart Eastman thinks porch lighting needs improvements. He stated he'd like to see lanterns with mantles instead of the use of gas burning lanterns.

**Announcements**

Commissioner Dinkelacker motioned to adjourn the meeting. Commissioner Mancil seconded the motion. All commissioners were in favor. The meeting adjourned at 6:32 p.m.

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Kristin M. Tortorich, Planning and Zoning

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Date