

Town of Abita Springs

GUIDE TO FILING AN APPLICATION FOR HISTORIC COMMISSION REVIEW

BUILDINGS / STRUCTURES / SHEDS / CARPORT

The deadline to be added to the Historic agenda is 10 days before the meeting date.

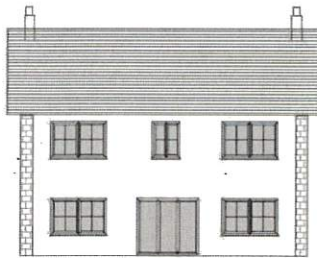
Dates can be found at <https://www.townofabitasprings.com/historic-meetings>

REQUIRED DOCUMENTS

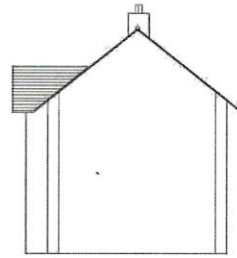
- Completed Historic Certificate of Appropriateness Application
- Google Map with location marked showing surrounding streets (*Example below*)
- Street View of Property (*Example below*)
- Site Plan (with Dimensions of Setbacks)
- Floor Plans (with Dimensions)
- Elevations of Front, Rear and Both Sides (*Example below*)



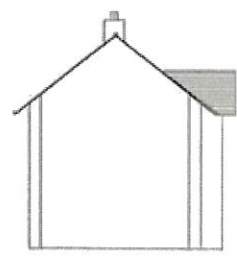
FRONT ELEVATION



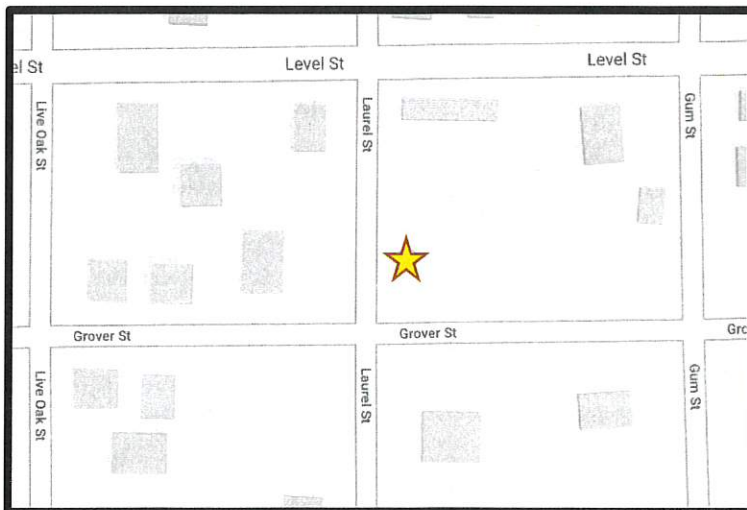
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



GOOGLE MAP LOCATION



STREET VIEW

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

Date: 2-28-22

Type of Approval

- Owner
Applicant

- New Construction
Renovation
Accessory Building (not livable)
Ancillary Building (livable structure)

Other:

APPLICATION FOR PERMIT TO: (Briefly describe project- Use separate paper if necessary)

Applicant is proposing to construct a 10,640 sq.ft. neighborhood retail store on Hwy 59 in Abita Springs. This new development will be designed to meet all Historic Committee guidelines utilizing materials that compliment Abita Springs and serve as a model for future development along the Hwy 59 corridor.

APPLICANT NAME: Dorsey Development Company LLC

Email: gregb@dorseydevelopment.com Phone: 225-788-0402

Address: 3636 N. Causeway Blvd. STE 200 Metairie, LA 70002

OWNER (IF DIFFERENT FROM APPLICANT): Evette Penton Randolph & Gregory Penton

Email: ckeen@rerg.com Phone: 504-252-2161

Address: PO Box 575 Abita Springs, LA 70420

CONTRACTOR NAME & COMPANY: Dorsey Development Company LLC

Email: gregb@dorseydevelopment.com Phone: 504-593-0400

Address: 3636 N. Causeway Blvd. STE 200, Metairie, LA 70002

Signature of Owner

Date

[Handwritten Signature]

Signature of Applicant

3/4/22

Date



7 DAYS NOTICE REQUIRED BEFORE FINAL APPROVAL OF CONSTRUCTION. IF YOU BUILD IN THE HISTORIC DISTRICT APPROVAL MUST BE GIVEN BEFORE YOUR CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

Commissioners Initial

Ron Blitch

Review Date:

Otto Dinkelacker

Approved:

Thad Mancil

Andre Monnot

Commissioner Assigned:

Paul Vogt

Work Completed as Presented:

Inspected on Date:

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

SUBJECT PROPERTY

Street Address or Legal Description: Parcel No. (1151204122) Current address 21490 Millar St.- Fronts Hwy, 59

Nearest Cross Streets: Millar St (north) and Centerboard Ln (south) Lot Dimensions: 290ft X 450 ft

Work Begins: June 2022

Estimated Completion Date: October 2022

RESIDENTIAL HISTORIC CHECK LIST

FOUNDATION Concrete Block Brick Continuous Chain Wall Raised Slab (36" above ground)

CRAWLSPACE 24" Clear

SIDING Vinyl Wood Hardie Plank

ROOF Metal Fiberglass Shingles Slope: 8/12 Minimum

FRONT PORCH Wood 7' Minimum Depth 2/3 Minimum Front Width of House: Yes No

CHIMNEY Stovepipe Brick None

STEPS Wood Bricks Railing: Wood Spacing 4"

HEIGHT Height of Building: 35' Maximum

WINDOW TRIM Vinyl Wood Hardie Plank Other

TRIM Vinyl Wood Hardie Plank Other

COLUMNS Vinyl Wood Hardie Plank Other

DOORS Vinyl Wood Hardie Plank Other

SHUTTERS Vinyl Wood Hardie Plank Must be 1/2 Width of Windows Yes No

ACCESSORY BUILDINGS Garage Shed Other

FENCES Wood Type: 4' Picket 7' Privacy 6' Privacy with 2' Lattice

LIGHTING No Fluorescent Strip Lighting or Fixtures

SIGNS Permanent Temporary

**Abita Springs Historic Committee- New Dollar General Project Description
Hwy 59, Parcel No. (1151204122)
West side of Hwy 59 between Millar St and Centerboard Ln.**

General Purpose

Dorsey Development Company is seeking Historic Committee approval for the development of a 10,640 sq. ft. Dollar General DGP Plus Store on the above-referenced parcel, located on the west side of Hwy 59, between Millar St. and Centerboard Ln.

New Dollar General Store Concept

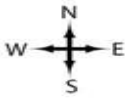
The Dollar General Corporation has chosen this location in Abita Springs as a new location for the rollout of its DGP Plus Store concept which is larger than the typical Dollar General (9,100 sf vs. 10,640 sf), and, more importantly, the “Plus” Store stocks more healthy food options – including fresh meats, vegetables, and fruits.

Beautiful Addition to Community

Dorsey Development and its professional consultants (architect and engineers) have made every effort in the planning and designing of this proposed Dollar General “Market” Store to ensure that it meets or exceeds the standards of the Abita Springs Code of Ordinances and Historic Overlay District Requirements. With its aesthetically pleasing design and heavy architectural upgrades, Dorsey’s team has sought to make this development both contemporary and respectful of the Abita Springs Historic District. Please give special attention to the materials selections for the building on the attached elevations which indicates the commitment Dorsey Development has to providing a high quality end product for this historic area. “We would not build a development in your community, unless we were first willing to build the same in our own community (G. Paul Dorsey, III, CEO).”

Conclusion

It is our hope that as the Historic Committee will conclude as we have that this project will be a beautiful addition to the City of Abita Springs. Therefore, we respectfully submit this Historic Committee Application for approval.



Site Aerial
TBD Hwy 59
Abita Springs, LA 70420
(St. Tammany Parish)

Orthodontist Office

Garden Supply & Gifts

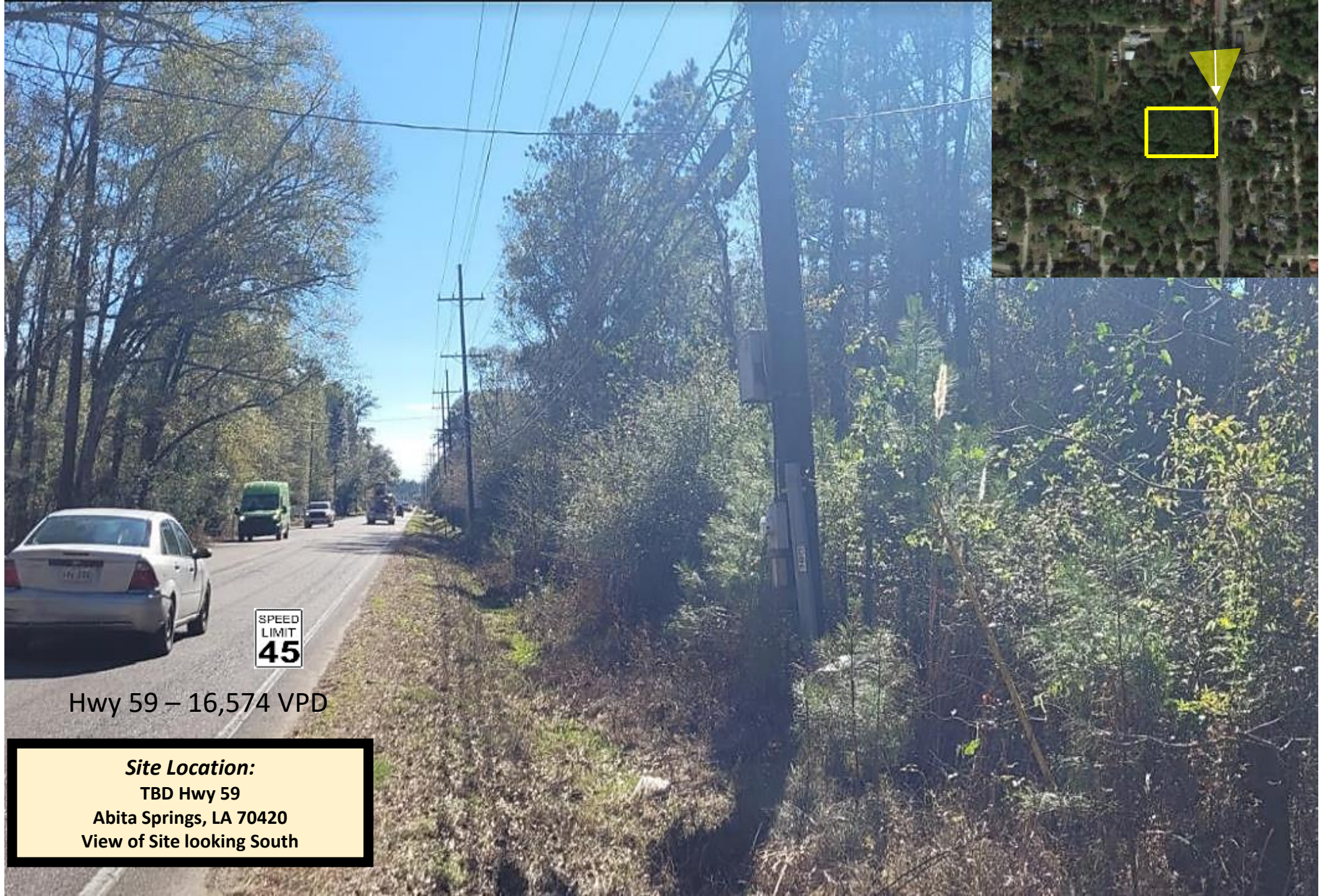
Proposed
DOLLAR GENERAL
Lat: 30.4666 N
Long: -90.0411 W



Insurance/Financial
Planning Offices



WET PARISH & CITY – BEER
& WINE SALES ALLOWED



Hwy 59 – 16,574 VPD

Site Location:
TBD Hwy 59
Abita Springs, LA 70420
View of Site looking South



SPEED
LIMIT
45

Hwy 59 – 16,574 VPD

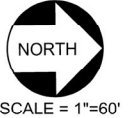
Site Location:
TBD Hwy 59
Abita Springs, LA 70420
View of Site looking North

PRELIMINARY SITE PLAN

CITY, STATE - STREET:
ABITA SPRINGS, LA - LA HWY. 59

PROTOTYPE:	10,640 F	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	10,542/8,496	COMPANY: DORSEY DEVELOPMENT COMPANIES, LLC	COMPANY: DORSEY DEVELOPMENT COMPANIES, LLC	2-10-22
ACREAGE:	3.0±	NAME: PAUL DORSEY	NAME: JAY WOOD	
PARKING SPACES:	35	PHONE #: 504-220-4123	PHONE #: 225-291-0339	

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, RECORDING, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

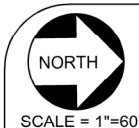
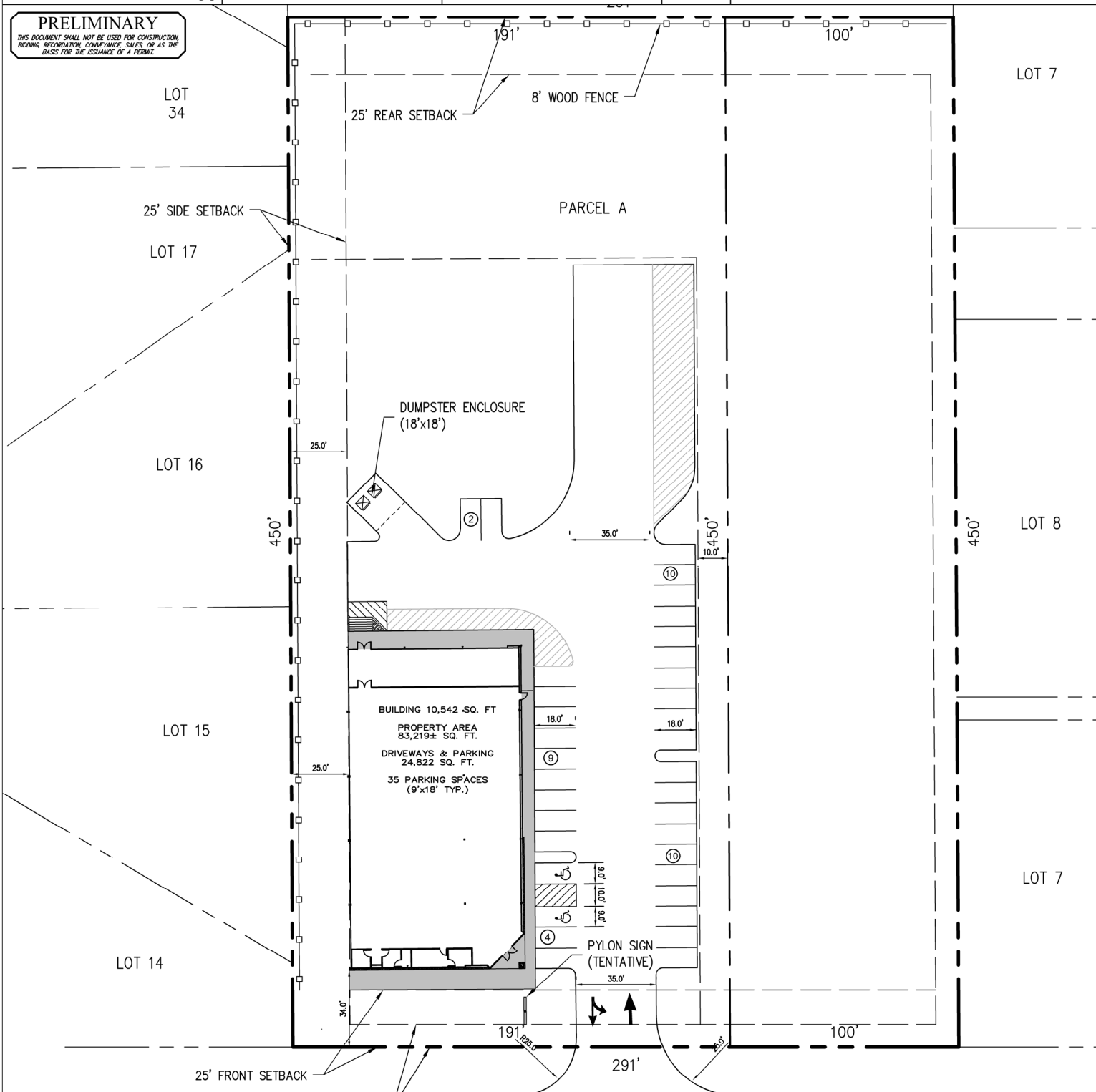


PRELIMINARY SITE PLAN

CITY, STATE - STREET:
ABITA SPRINGS, LA - LA HWY. 59

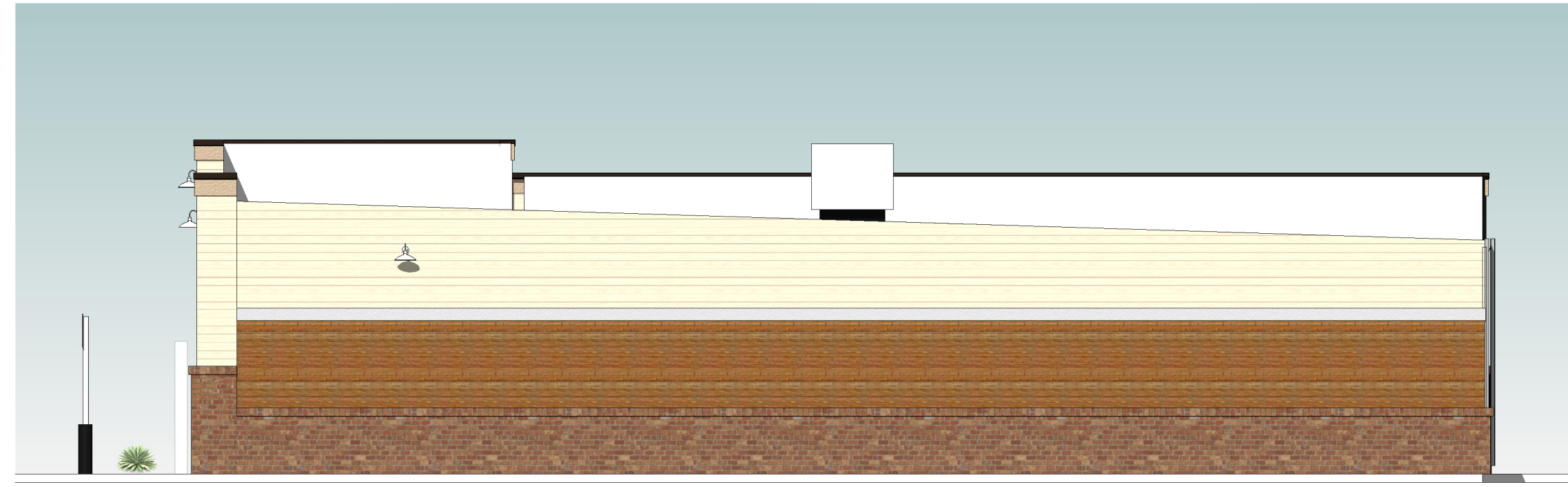
PROTOTYPE:	10,640 F	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	10,542/8,496	COMPANY: DORSEY DEVELOPMENT COMPANIES, LLC	COMPANY: DORSEY DEVELOPMENT COMPANIES, LLC	2-10-22
ACREAGE:	1.9±	NAME: PAUL DORSEY	NAME: JAY WOOD	
PARKING SPACES:	35	PHONE #: 504-220-4123	PHONE #: 225-291-0339	

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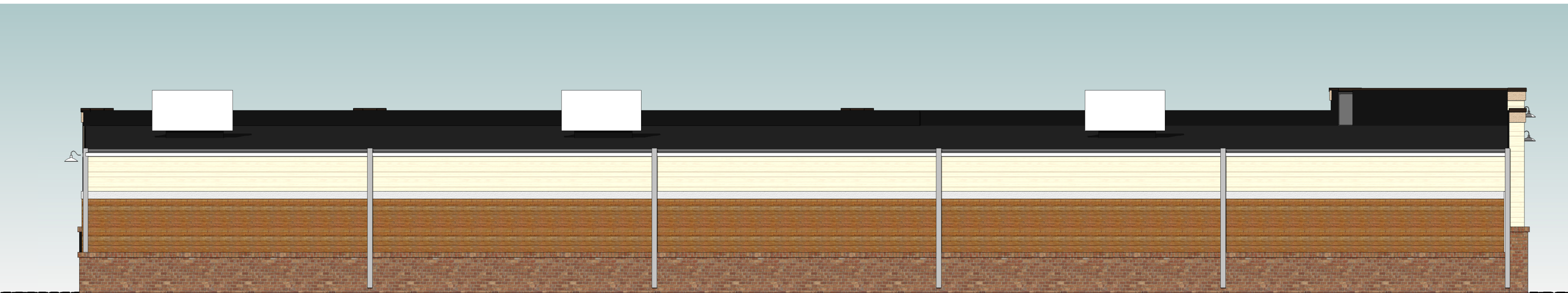
① 00 FRONT ELEVATION
1/8" = 1'-0"



② 00 REAR ELEVATION
1/8" = 1'-0"



③ 00 RIGHT ELEVATION (TRUCK SIDE)
1/8" = 1'-0"

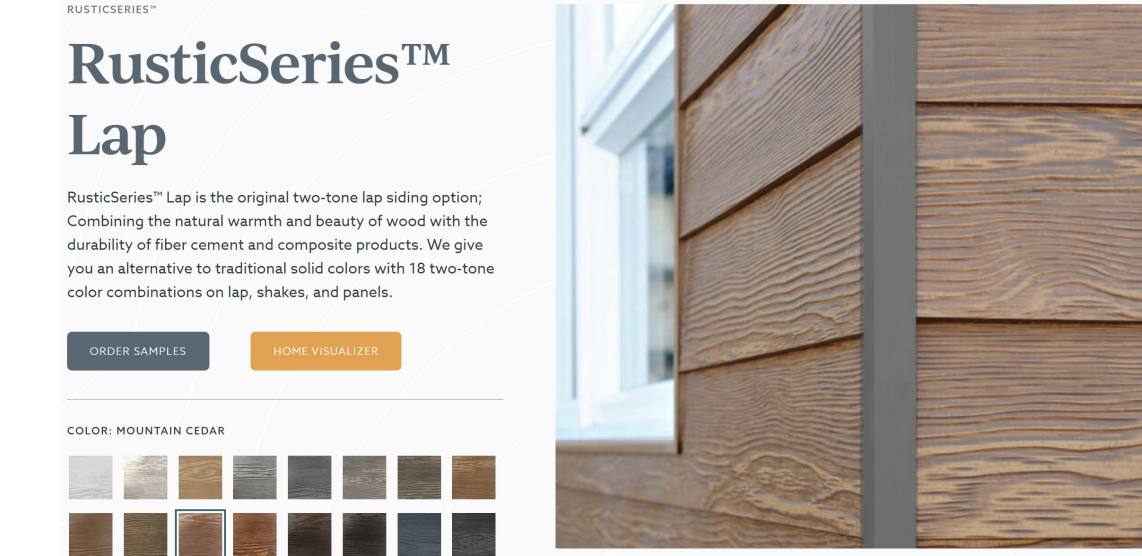


④ 00 LEFT ELEVATION (NO ACCESS)
1/8" = 1'-0"



⑤ 00 PERSPECTIVE 1

PROPOSED MATERIALS	
1	SIDING - OFF-WHITE
2	STUCCO BANDING - EARTH TONE
3	STUCCO BANDING - WHITE
4	SIDING - WOODTONE RUSTIC SERIES, MOUNTAIN CEDAR
5	BRICK - NATURAL



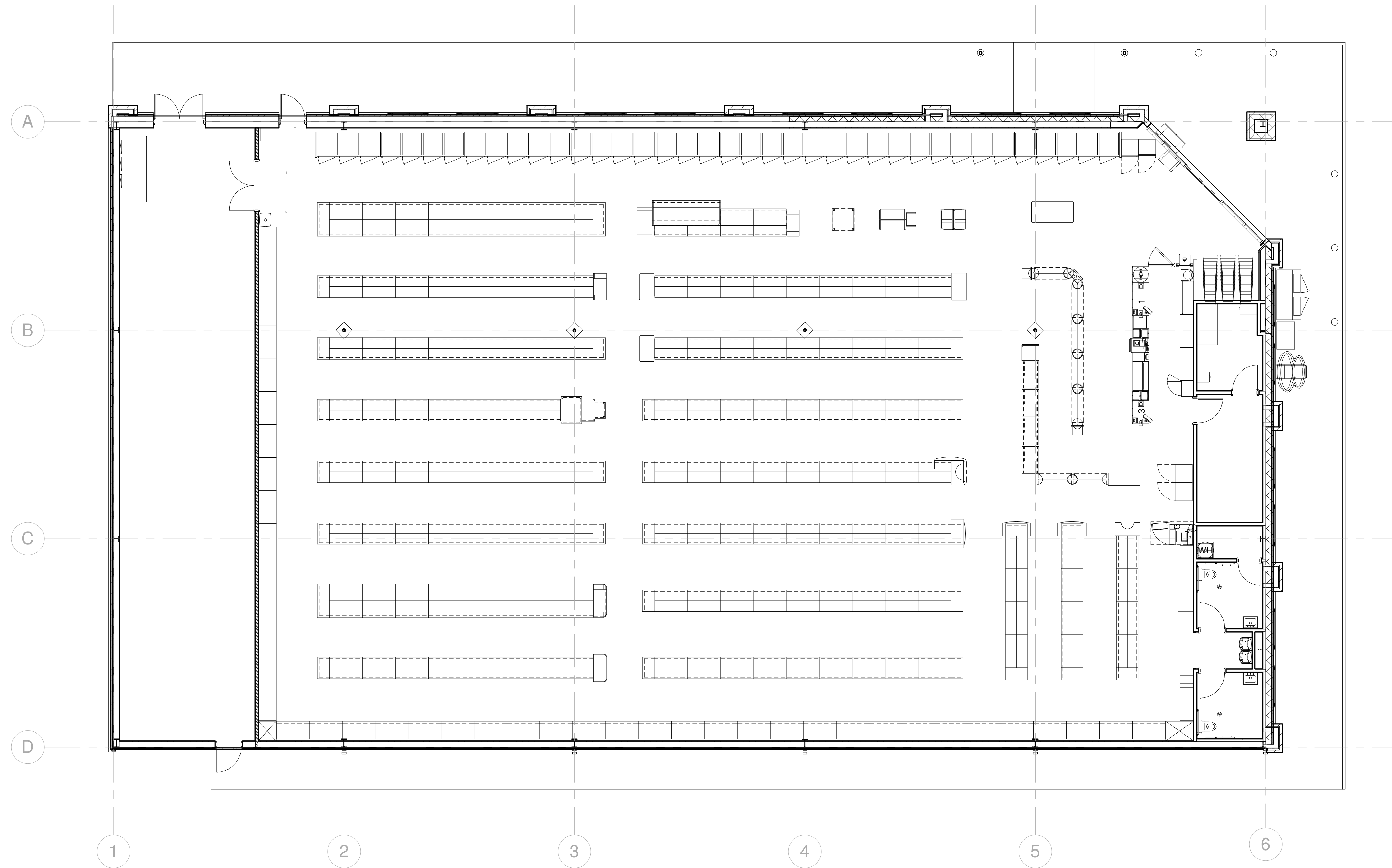
1200 annunciation street | new orleans | louisiana
www.m2studiodesign.com | 504.258.0464

No.	Description	Date
1	Historic Committee Submission	2022.02.25

**DOLLAR
GENERAL**
STORE #
ABITA SPRINGS, LA

**EXTERIOR
ELEVATIONS**
2022.09

00



1 FLOOR PLAN EXHIBIT
1/8" = 1'-0"

2/25/2022 9:57:53 AM



1200 annunciation street | new orleans | louisiana
www.m2studiodesign.com | 504.258.0464

No.	Description	Date
1	Historic Committee Submission	2022.02.25

**DOLLAR
GENERAL**
STORE #
ABITA SPRINGS, LA

FLOOR PLAN

2022.09

01