



SPECIAL MEETING
MAY 25, 2022

**APPEAL TO THE TOWN OF ABITA SPRINGS BOARD
OF ALDERMEN, RELATIVE TO THE HISTORIC
COMMISSION DECISION REGARDING THE ISSUANCE
OF A CERTIFICATE OF APPROPRIATENESS TO
DORSEY DEVELOPMENT, FOR THE DESIGN OF THE
DOLLAR GENERAL BUILDING AND SIGN AND TO
PROVIDE FOR RELATED MATTERS.**



**SPECIAL MEETING TOWN COUNCIL AGENDA
Wednesday, May 25, 2022, at 6:00PM
Abita Springs Town Hall
22161 Level St., Abita Springs, LA 70420**

Posted: May 23, 2022 - 10:30am

Call to Order: Mayor Curtis
Invocation: Alderwoman Contois
Pledge of Allegiance: Alderman Saussy

ROLL CALL

NEW BUSINESS:

1. APPEAL TO THE TOWN OF ABITA SPRINGS BOARD OF ALDERMEN, RELATIVE TO THE HISTORIC COMMISSION DECISION REGARDING THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS TO DORSEY DEVELOPMENT, FOR THE DESIGN OF THE DOLLAR GENERAL BUILDING AND SIGN AND TO PROVIDE FOR RELATED MATTERS.

ADJOURNMENT

APPEAL LETTER

Ruth Terry-Sipos

71627 Leveson St.

Abita Springs, LA 70420

May 19, 2022

Mayor, Abita Springs Board of Aldermen, Abita Springs Historic Commission,

I wish to appeal the decision of the Abita Springs Historic Commission for the building and signage designs of the Dollar General to be located on Hwy 59 north of Southwind Subdivision (21490 Millar St.). The approved designs are not in keeping with the similarly situated businesses, surrounding residential properties, nor, most importantly, the spirit that makes Abita Springs so very special.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ruth Terry-Sipos', with a long horizontal flourish extending to the right.

Ruth Terry-Sipos

FIRST HISTORIC MEETING

MARCH 15, 2022

Vacant Land on Hwy. 59 between Millar and Southwind- Dollar General

Objective: Dorsey applied to get Historical Commission approval on the new Dollar General Building Design.

Result: Historic approved the building. Commission requested changes to color.

Included Documents

1. Agenda
2. First Historic Application
3. Meeting Minutes



HISTORIC COMMISSION AGENDA

March 15, 2022 6:00pm

Abita Springs Town Hall

TOWN OF ABITA SPRINGS YOU TUBE CHANNEL

https://www.youtube.com/channel/UCLYP_ekGhQ0tQXThk0gP7-A

Call to Order

Pledge of Allegiance

Roll Call

Acceptance of Minutes from February 8, 2022 meeting

Consider Certificate of Appropriateness:

- 1. 71376 St. Charles Street**
Renovate home
- 2. 71376 St. Charles Street**
Construct fence
- 3. 71260 St. Charles Street**
Renovate home
- 4. 22059 Hwy. 59**
Commercial Development: Coffee Shop
- 5. Vacant Land Hwy. 59, b/w Millar & Southwind**
Commercial Development: Dollar General

Discussion

Proposed amendments to Sec. 9-306 – Historic District Commission Jurisdiction

Open/Announcements/Adjournment

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact us at (985) 892-0711. Please contact Town Hall at the same number for additional information regarding this agenda.

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

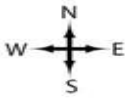
The Dollar General Corporation has chosen this location in Abita Springs as a new location for the rollout of its DGP Plus Store concept which is larger than the typical Dollar General (9,100 sf vs. 10,640 sf), and, more importantly, the “Plus” Store stocks more healthy food options – including fresh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

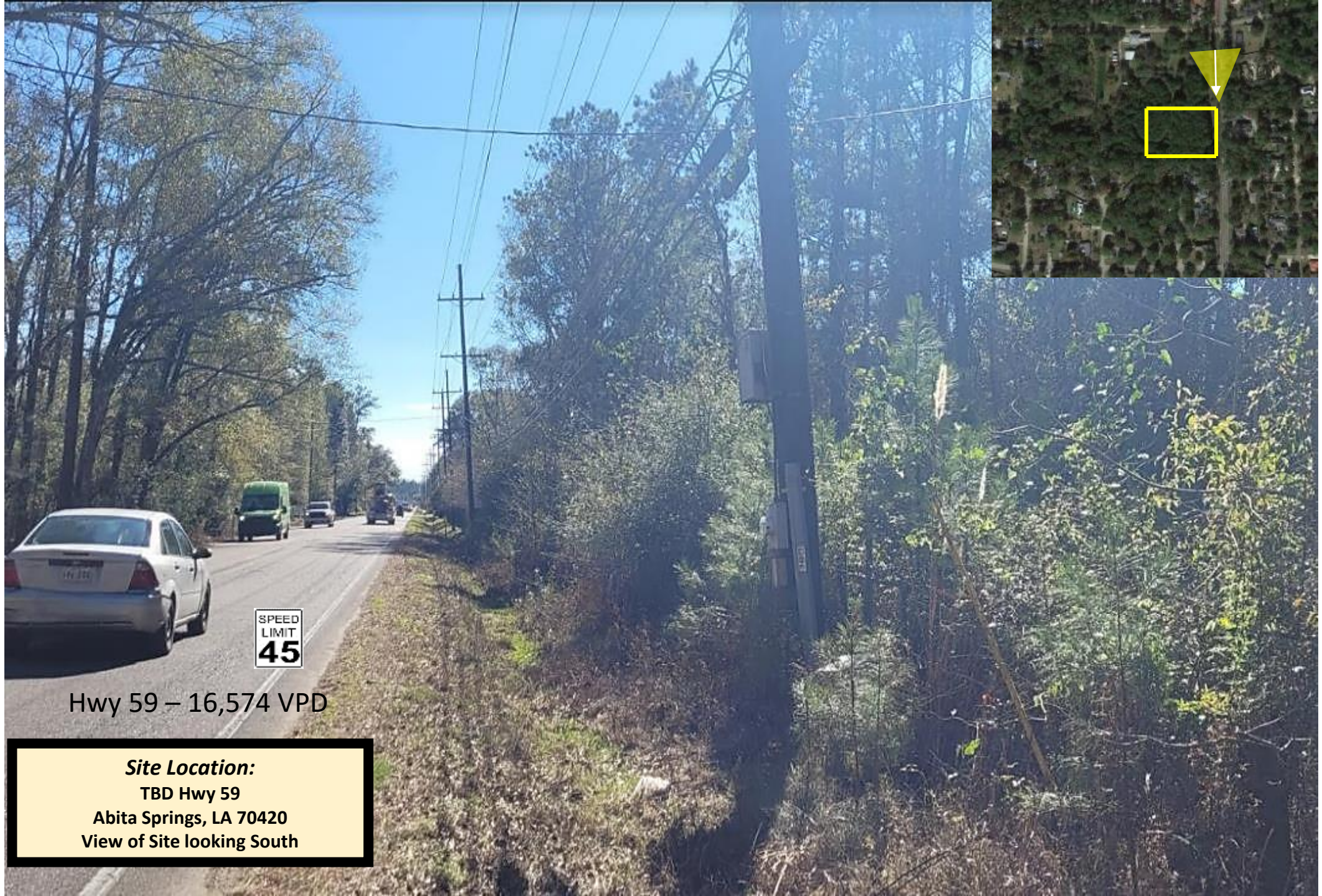
Proposed
DOLLAR GENERAL
Lat: 30.4666 N
Long: -90.0411 W



Insurance/Financial
Planning Offices



WET PARISH & CITY – BEER
& WINE SALES ALLOWED



Hwy 59 – 16,574 VPD

SPEED
LIMIT
45

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



SPEED
LIMIT
45

Hwy 59 – 16,574 VPD

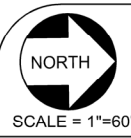
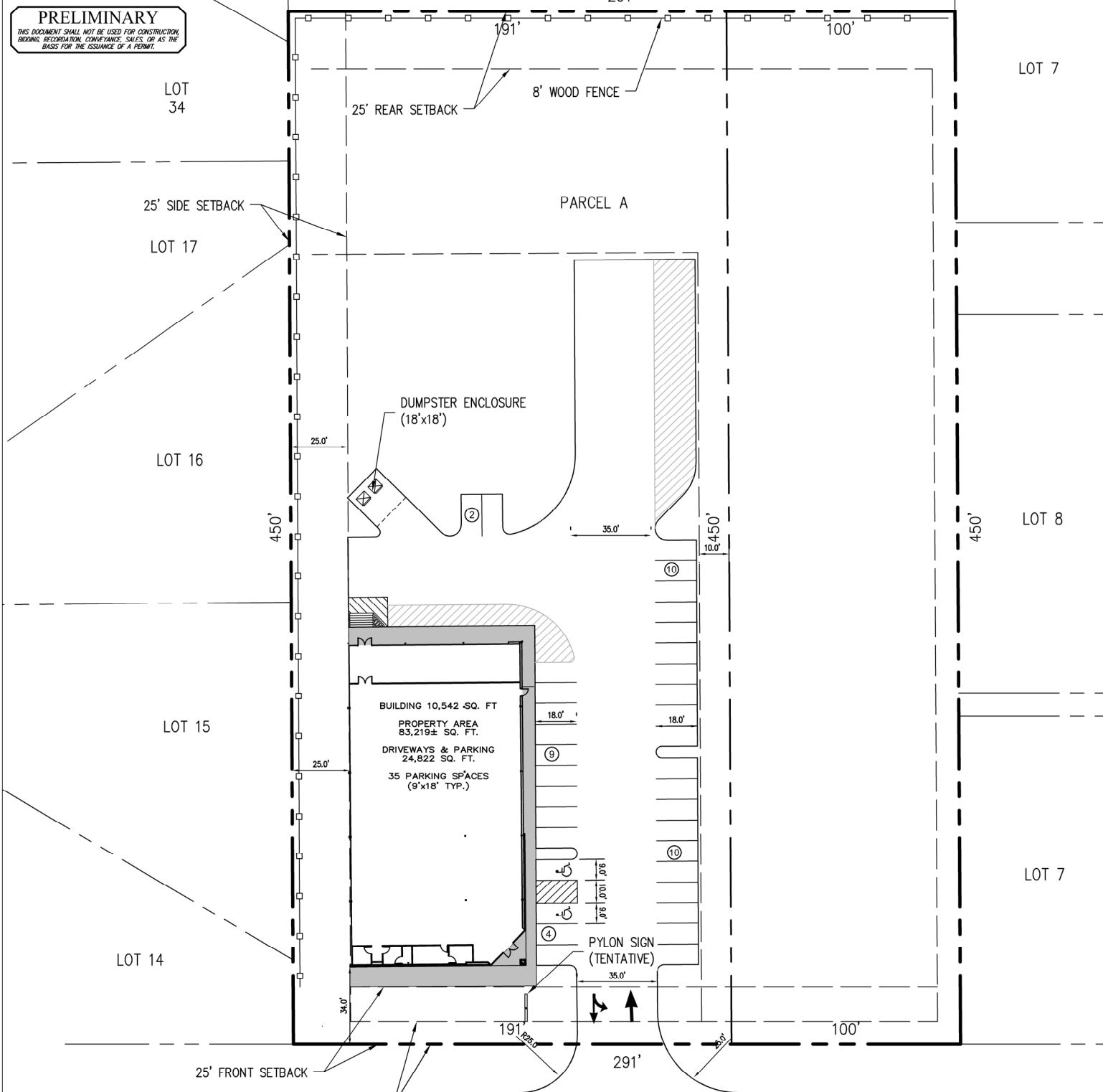
Site Location:
TBD Hwy 59
Abita Springs, LA 70420
View of Site looking North

PRELIMINARY SITE PLAN

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

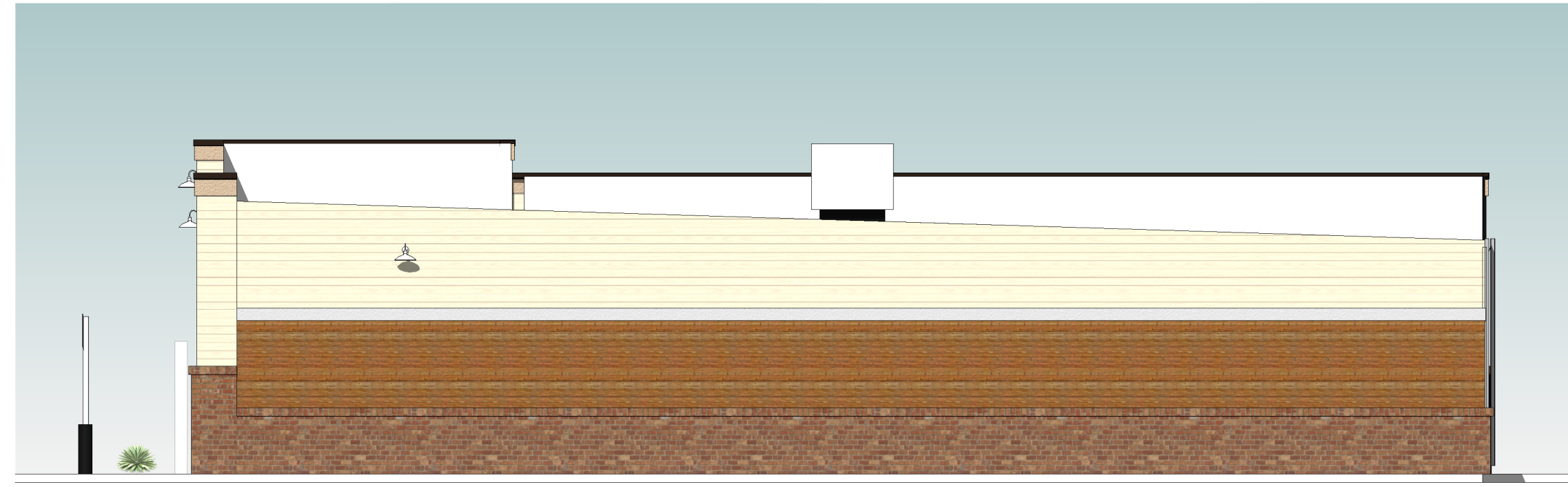
PROTOTYPE:	10,640 F	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	10,542/8,496	COMPANY:	DORSEY DEVELOPMENT COMPANIES, LLC	2-10-22
ACREAGE:	1.9±	NAME:	PAUL DORSEY	NAME:
PARKING SPACES:	35	PHONE #:	504-220-4123	PHONE #:
			JAY WOOD	225-291-0339

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





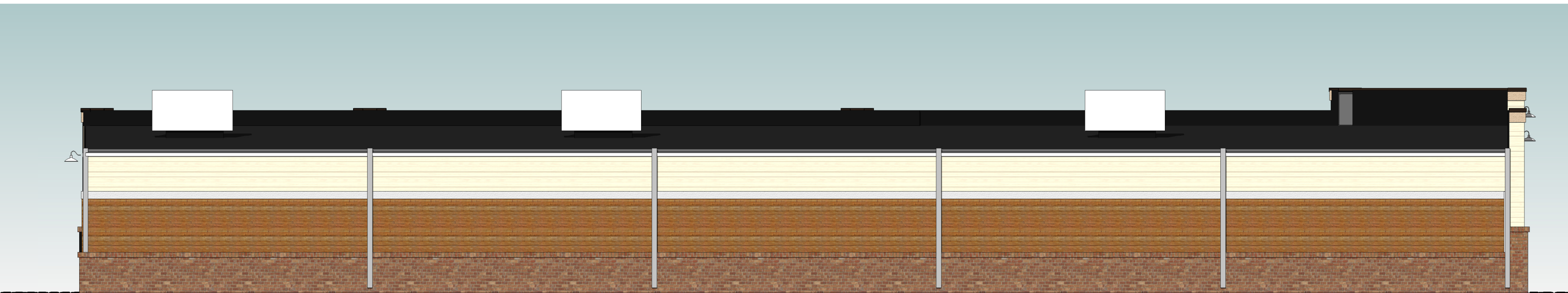
① 00 FRONT ELEVATION
1/8" = 1'-0"



② 00 REAR ELEVATION
1/8" = 1'-0"



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

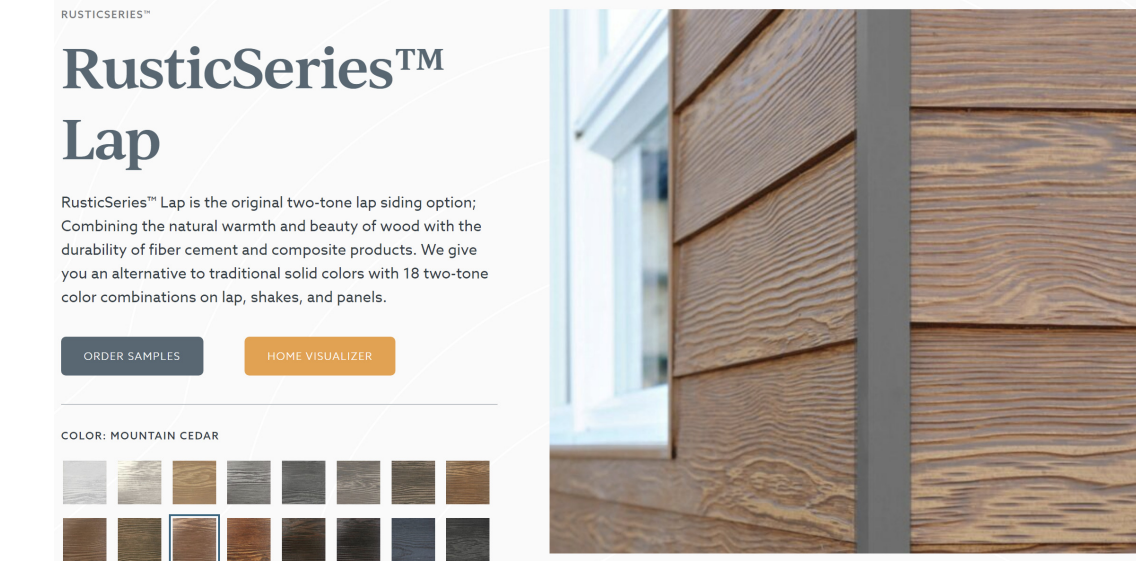


④ 00 LEFT ELEVATION (NO ACCESS)
1/8" = 1'-0"



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

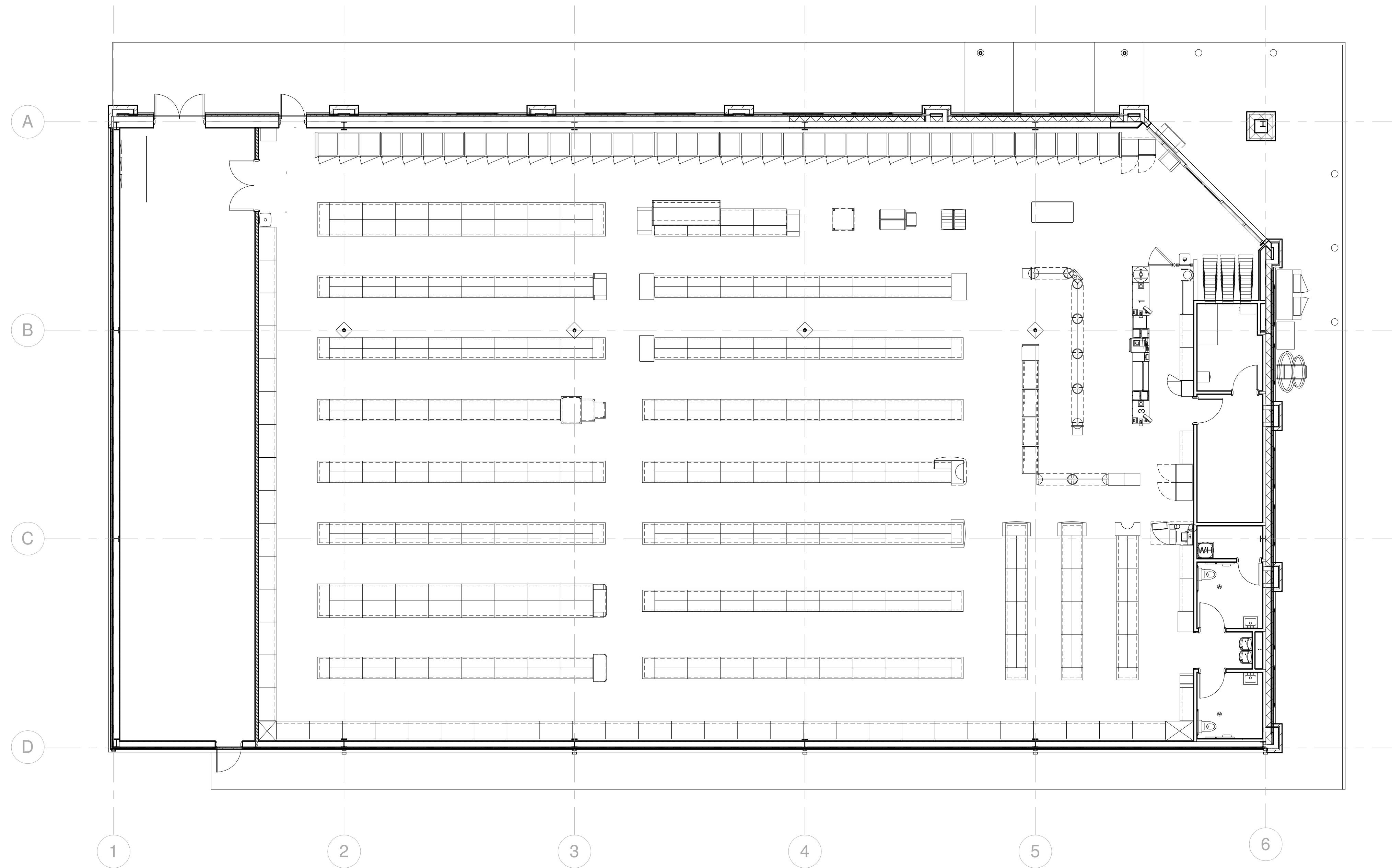
No.	Description	Date
1	Historic Committee Submission	2022.02.25

**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



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No.	Description	Date
1	Historic Committee Submission	2022.02.25

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

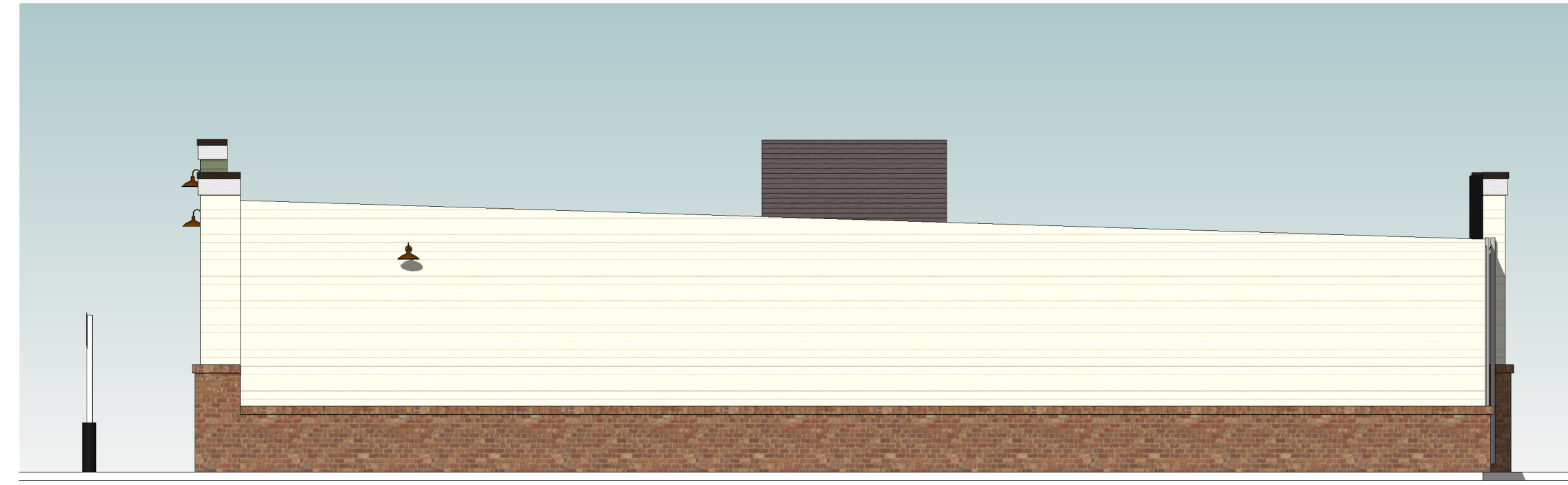
FLOOR PLAN

2022.09

01



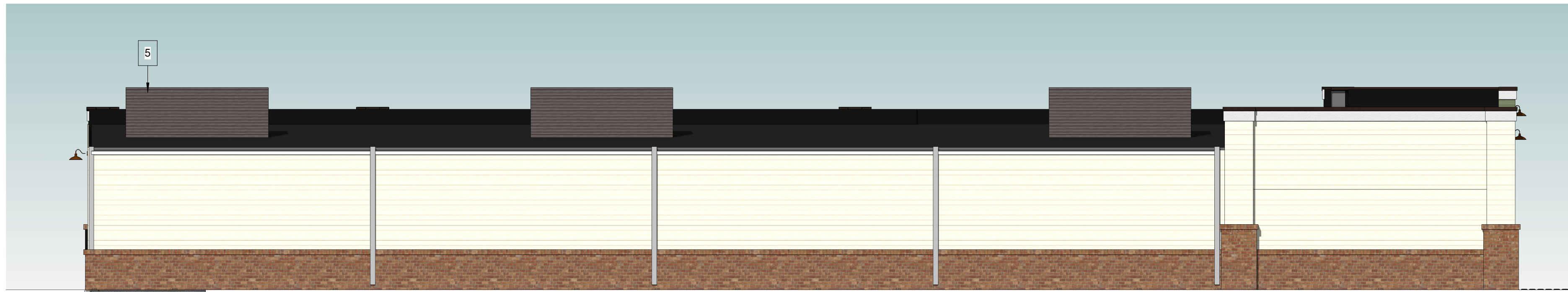
① 00 FRONT ELEVATION
1/8" = 1'-0"



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 - WHITE
3	SIDING - GREEN
4	BRICK - NATURAL
5	HVAC SCREENING
6	GOOSENECK LIGHTING - BRONZE

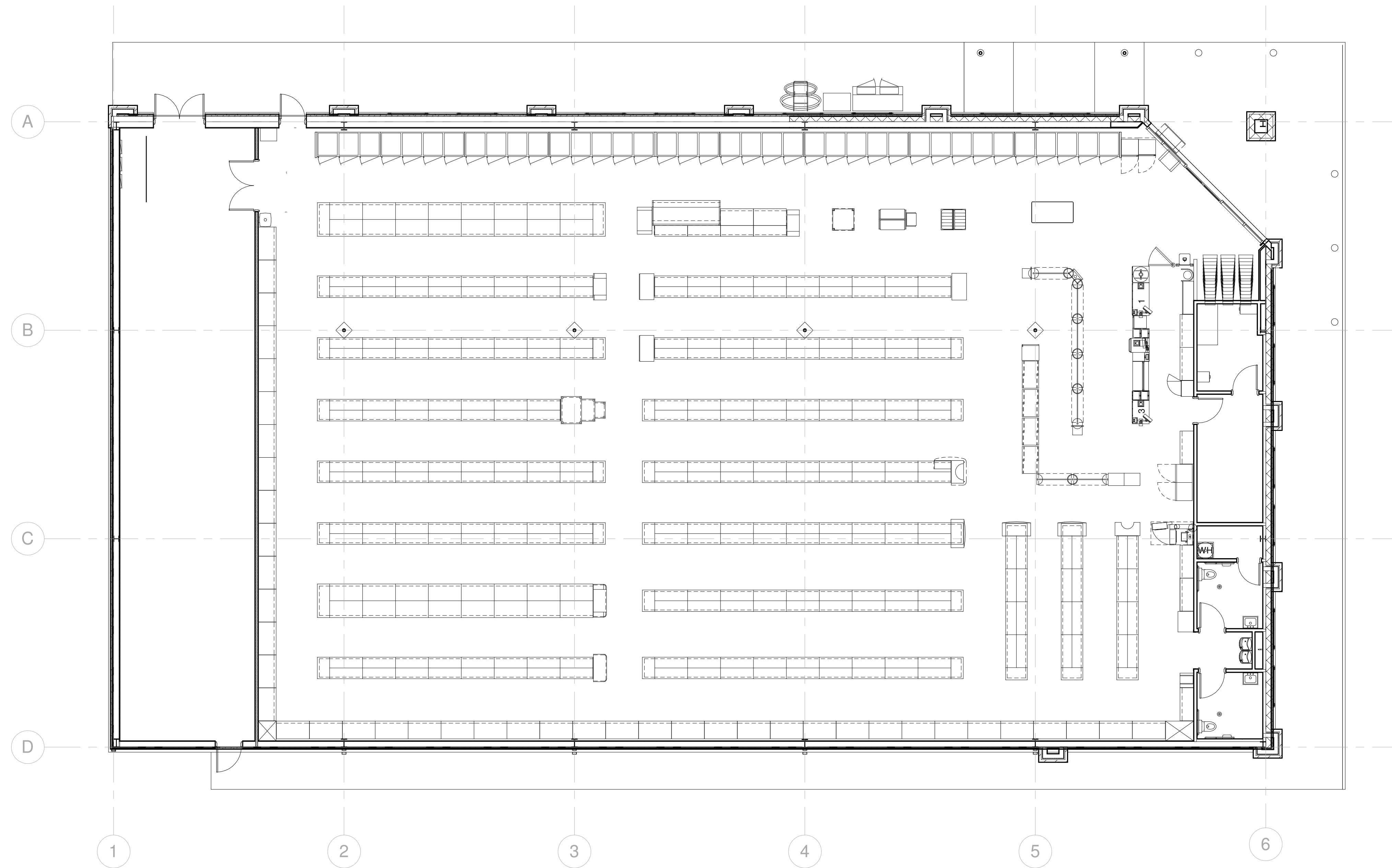


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No.	Description	Date
1	Historic Committee Submission	2022.03.15
2	DG REVIEW	2022.04.01

DOLLAR GENERAL
STORE #
ABITA SPRINGS, LA

EXTERIOR ELEVATIONS
2022.09



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

4/1/2022 10:22:53 AM



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No.	Description	Date
1	Historic Committee Submission	2022.03.15
2	DG REVIEW	2022.04.01

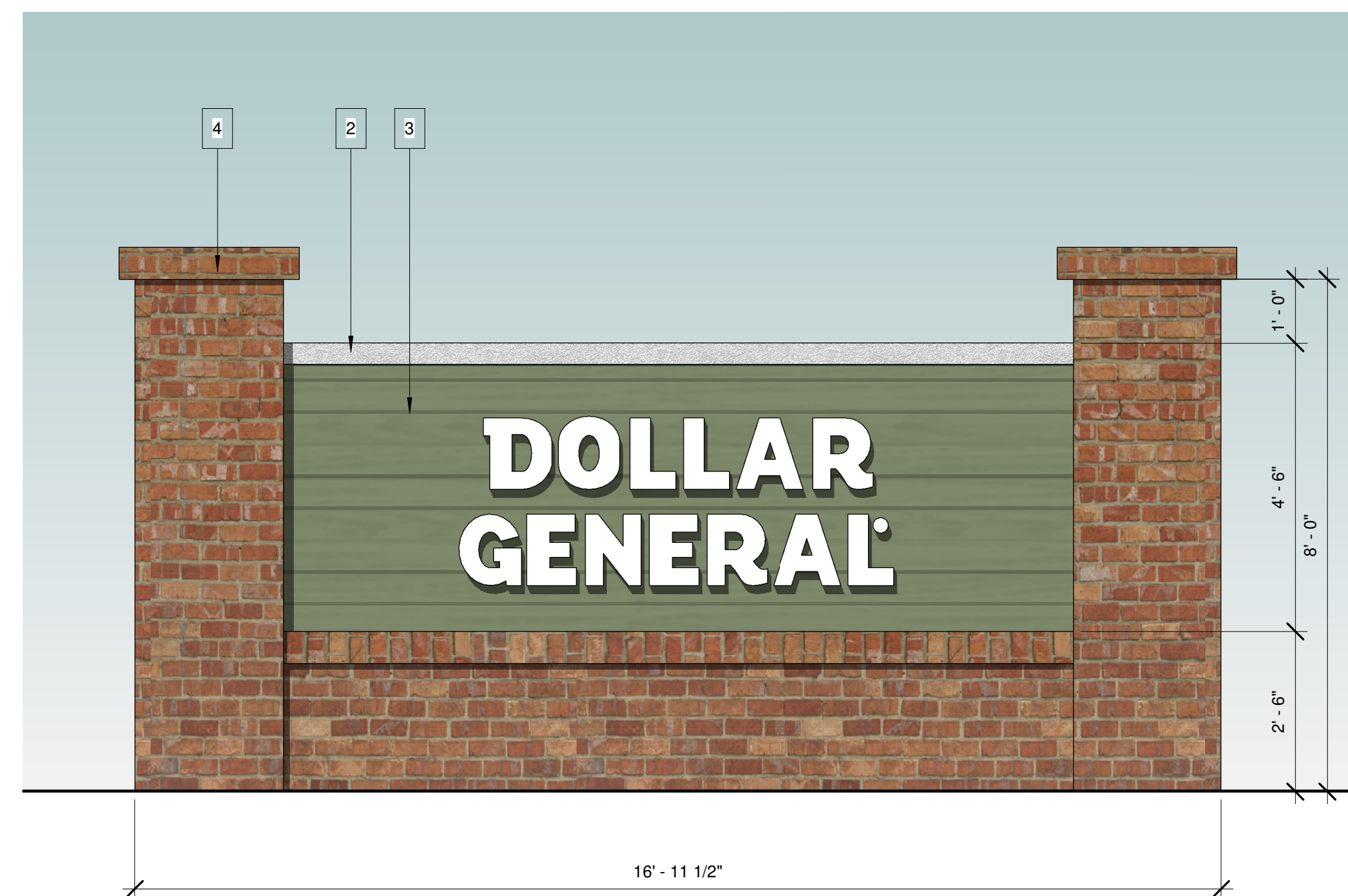
**DOLLAR
GENERAL**
STORE #
ABITA SPRINGS, LA

FLOOR PLAN

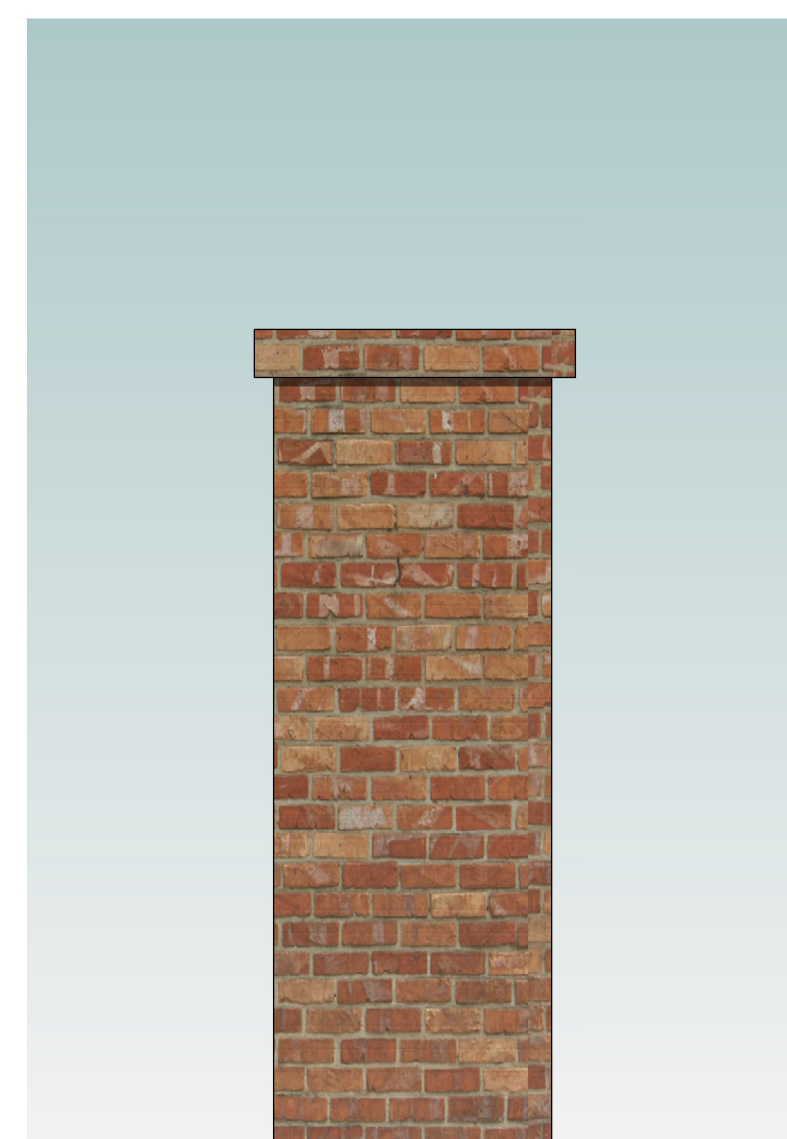
2022.09

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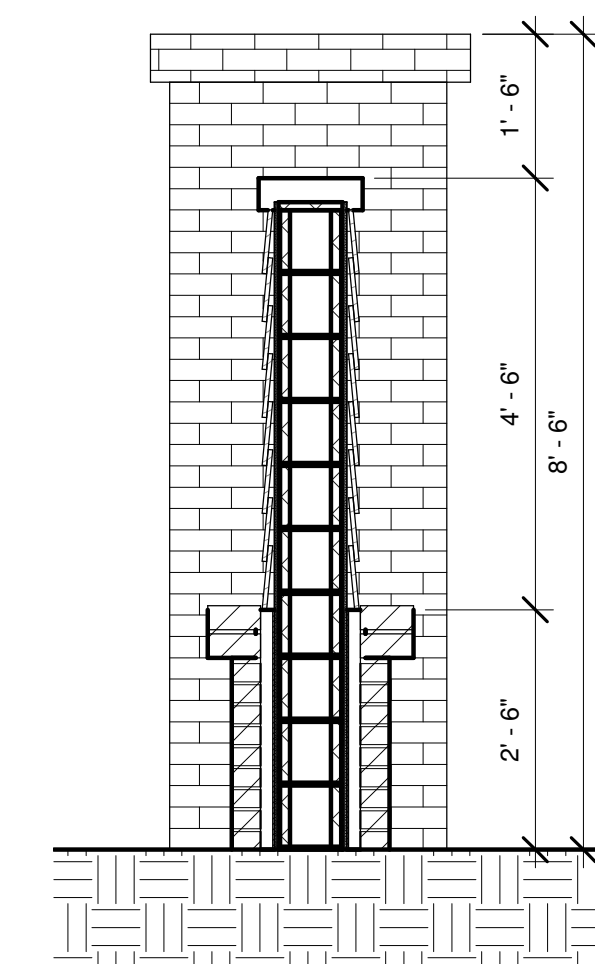
PROPOSED MATERIALS	
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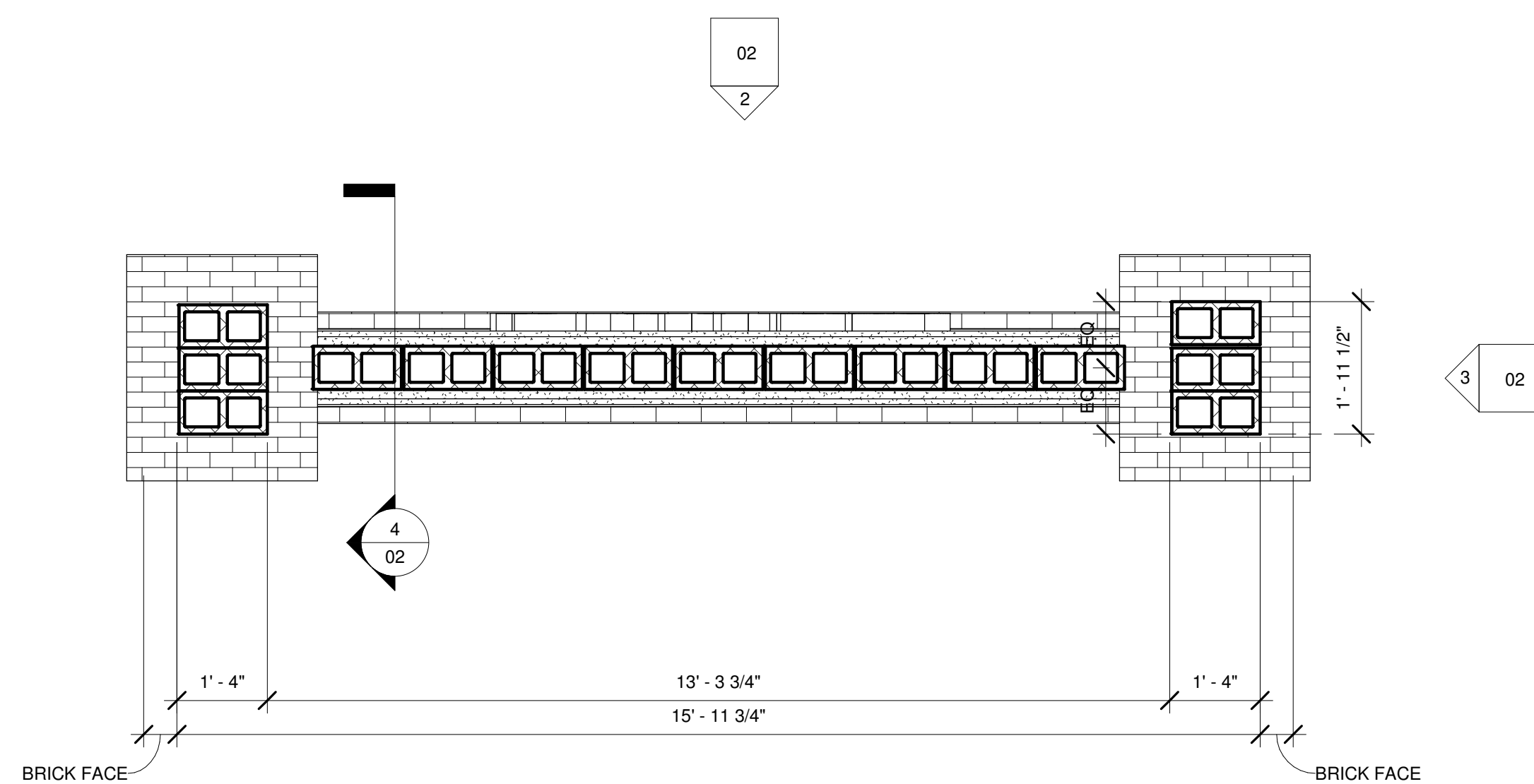
2 MONUMENT SIGN - ELEVATION 1
1/2" = 1'-0"



3 MONUMENT SIGN - ELEVATION 2
1/2" = 1'-0"



4 MONUMENT - SECTION
1/2" = 1'-0"



1 MONUMENT SIGN - PLAN
1/2" = 1'-0"



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No.	Description	Date
2	DG REVIEW	2022.04.01

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

**MONUMENT
SIGN**

2022.09

02

The following minutes are from the Historic Commission meeting on Tuesday, March 15, 2022 in the Abita Springs Town Hall. The meeting convened at 6:03 p.m.

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

The Commission reviewed the draft minutes from the February 8, 2022 meeting. Commissioner Blicht noted the date of the minutes needs to be corrected. Commissioner Mancil motioned to accept the minutes of the February 8, 2022 meeting with the correction noted. Commissioner Vogt seconded the motion. All commissioners were in favor.

Certificate of Appropriateness 71364 St. Charles Street

The request is to renovate the existing home, demolish the garage, and construct new fencing. Stucco on the exterior of the residence would be replaced with siding and the roof would be replaced. The applicant is considering several siding options. Commissioner Blicht noted that when the siding is replaced the window trim needs to remain visible. Discussion ensued regarding the columns on the existing screened porch. Commissioner Blicht explained that if the porch is demolished and re-constructed it would need to meet the Historic Design Guidelines and drawings would need to be submitted. He said if the porch is repaired then additional review is not needed.

The applicant proposes to construct picket fencing in the front and 6-foot high privacy fence along the south property line. Commissioner Blicht noted that the privacy fence must be set back 1/3 the depth of the house.

Commissioner Mancil motioned to approve the request as proposed with final approval based on the front porch construction. If the porch is demolished and re-constructed, then additional drawings must be submitted. Commissioner Monnot seconded the motion. All commissioners were in favor.

Commissioner Mancil motioned to approve the request to construct fencing provided the 6-foot high privacy fence is setback 1/3 of the depth of the house. Commissioner Monnot seconded the request. All commissioners were in favor.

Commissioner Blicht the paint colors for the house can be submitted via e-mail. Commissioner Blicht is assigned to the application.

Certificate of Appropriateness 71260 St. Charles Street

The request is to renovate an existing residence. The roof and siding will be replaced, and the front steps will be rebuilt. The metal roof would be replaced with similar material. Commissioner Blicht noted that if vinyl siding is used the window trim must remain visible.

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

Certificate of Appropriateness 22059 Hwy 59

The request is to renovate the building as a coffee shop. The renovation includes new columns, laminate beams, and a new higher canopy. The existing concrete block would be covered with board and batten siding. At the rear of the building a long rectangular window would open accordion-style to allow outdoor service. Several other windows, including a drive-up window, would be removed. Discussion ensued concerning signage and the front fence. Commissioner Blicht suggested hanging baskets or potted plants to soften the appearance at the front of the building. Commissioner Mancil noted that how signage is designed and located will be important. Commissioner Blicht said signage options can be provided via e-mail.

Stewart Eastman objected to the design stating it is too modern and the canopy looks futuristic. Commissioner Mancil and Commissioner Blitch both responded that the awning design is sympathetic to the previous use of the building as a service station.

Commissioner Mancil motioned to approve the request subject to final details regarding the signage and fence. Commissioner Monnot seconded the motion. All commissioners were in favor. Commissioner Mancil is assigned to the application.

Certificate of Appropriateness Hwy 59 between Millar Street and Southwind Subdivision

The request is to construct a new Dollar General store on a property zoned Commercial District. Commissioner Blitch complimented the design for moving the building close to Hwy 59. He had some questions about the site plan. He asked if a buffer zone of trees can be preserved along adjacent property lines and if landscape bays can be installed in the parking lot. He also asked if the ice machine shown at the front corner of the building could be re-located so it would not be visible. The applicant's representative said that they would try to preserve as many trees as possible. He said that landscape bays can be added to the parking lot and the ice machine can be moved.

Commissioner Monnot asked if buffer zones need to be provided adjacent to residential properties. Mark Fancey said he would need to check zoning requirements.

Commissioner Monnot noted the 8-foot high fence proposed along the west and south property lines. Discussion ensued regarding fence height requirements.

Commissioner Mancil said his biggest issue is the brown infill siding. He said the brown wood does not look appropriate and suggested extending the brick or simply removing the siding. He also suggested adding color to the building signage at the corner of the building to make the corner stand out.

Commissioner Blitch noted the roof projection in the southwest corner of the building and asked if that could be reduced so that is not visible from the street.

Stewart Eastman said he opposes the design as too modern. Commissioner Blitch noted several newer commercial buildings in Covington designed to be appropriate within the historic downtown. Commissioner Dinkelacker said the building design looks good and is absolutely appropriate. He appreciates the effort that went into the design.

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

DISCUSSION

Town Hall Expansion Project

Commissioner Blitch provided an update on the Town Hall expansion project. The Commission reviewed drawings showing the floor plan and building elevations. New features include the lobby and gallery area connecting the existing Town Hall building to the expanded office area. This area will make the building accessible with ramps and stairs.

Proposed amendments to Sec. 9-306 – Historic District Commission Jurisdiction

The Commission reviewed draft amendments to Sec. 9-306 that would expand the authority of the Historic Commission along highway corridors to include properties on Harrison Avenue. The amendments will be discussed by the Planning & Zoning Commission at the March 31, 2022 meeting.

Public Comment

Stewart Eastman said the Commission needs to consider the appearance of corridors into town including the Tammany Trace when approving building designs. He noted the privacy fence approved on a property along Hwy 435. Commissioner Blicht said the Commission forwarded amendments regarding fences on corner lots, but the proposed amendments were not adopted by the Town Council. He said the Historic Commission should work with the Planning & Zoning Commission to develop landscape standards, including planter bays in parking lots.

Commissioner Mancil motioned to adjourn the meeting. Commissioner Dinkelacker seconded the motion. All commissioners were in favor. The meeting adjourned at 7:24 p.m.

Kristin M. Tortorich, Planning and Zoning

Date

SECOND HISTORIC MEETING

APRIL 12, 2022

Vacant Land on Hwy. 59 between Millar and Southwind- Dollar General

Objective: To get the sign approved and show an update on the building colors.

Results: New building colors approved. Commission requested changes to the sign and the addition of an awning to cover the ice machine/propane tank/outdoor storage area.

Included Documents

1. Agenda
2. Second Historic Application
3. Meeting Minutes



HISTORIC COMMISSION AGENDA

April 12, 2022, 6:00pm

Abita Springs Town Hall

TOWN OF ABITA SPRINGS YOU TUBE CHANNEL

https://www.youtube.com/channel/UCLYP_ekGhQ0tQXThk0gP7-A

Call to Order

Pledge of Allegiance

Roll Call

Acceptance of Minutes from March 15, 2022, meeting

Consider Certificate of Appropriateness:

1. 22315 Main Street
New window and flower box
2. 22190 Level Street
Reconstruct rear wall
3. 71484 Warren Street
Add door and window – construct pergola
4. Hickory Street and Andrews Street
New home construction
5. 22364 Level Street
Renovation of accessory building
6. Dollar General – Hwy 59
Modifications to original design

Discussion

Open/Announcements/Adjournment

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact us at (985) 892-0711. Please contact Town Hall at the same number for additional information regarding this agenda.

Town of Abita Springs

Date: 2-28-22

Type of Approval

- Owner
 Applicant

Sign Fence

Other: _____

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

Applicant is proposing to construct a new neighborhood retail store to be located at 71265 Hwy 59 in Abita Springs, LA. This new development is be designed to exceed the Historic District Guidelines and will compliment the Abita Springs Hwy 59 corridor.

APPLICANT NAME: Dorsey Development Company LLC

Email: gregb@dorseydevelopment.com

Phone: 504-593-0400

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: P.O. Box 575 Abita Springs, LA 70420

CONTRACTOR NAME & COMPANY:

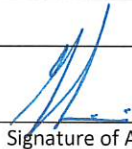
Email: Dorsey Development Company LLC

Phone: 504-593-0400

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

Signature of Owner

Date


Signature of Applicant

2-28-22
Date

Do Not Write Below this Line

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 _____

Otto Dinkelacker _____

Thad Mancil _____

Andre Monnot _____

Paul Vogt _____

Review Date: _____

Approved: _____

Commissioner Assigned: _____

Work Completed as Presented: _____

Inspected on Date: _____

Town of Abita Springs

SUBJECT PROPERTY

Street Address or Legal Description: 71265 Hwy 59 Abita Springs, LA 70420

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

Work Begins: June 2022

Estimated Completion Date: October 2022

DETAILS ABOUT YOUR SIGN OR FENCE

SIGNS

Location: Permanent Temporary

Location: On Building Hanging

Size of Sign:

Two-Sided Sign? Yes No

Sign Material:

Post Material:

Height of Sign:

Describe Sign Lighting:

Notes:

FENCE

Location:

Style:

Height:

Material:

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

Set Back Requirements:

Notes:

PAINT DETAILS

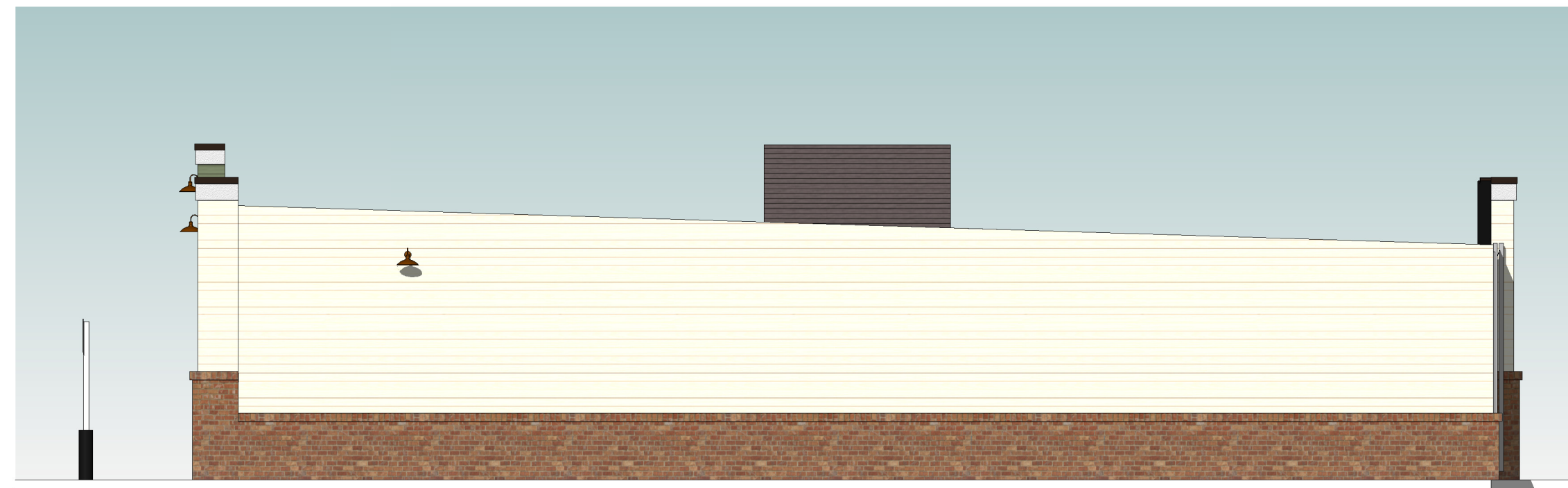
Details:

OTHER

Give Details:



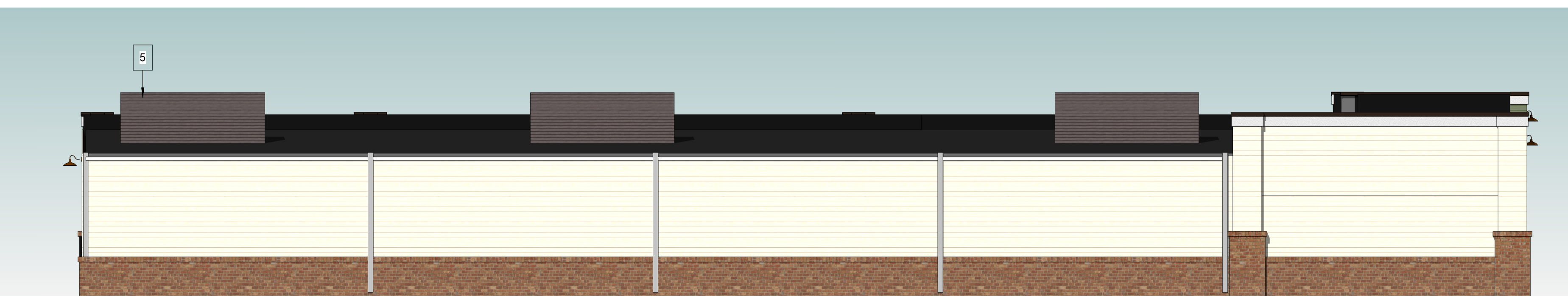
① 00 FRONT ELEVATION
1/8" = 1'-0"



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 - WHITE
3	SIDING - GREEN
4	BRICK - NATURAL
5	HVAC SCREENING
6	GOOSENECK LIGHTING - BRONZE



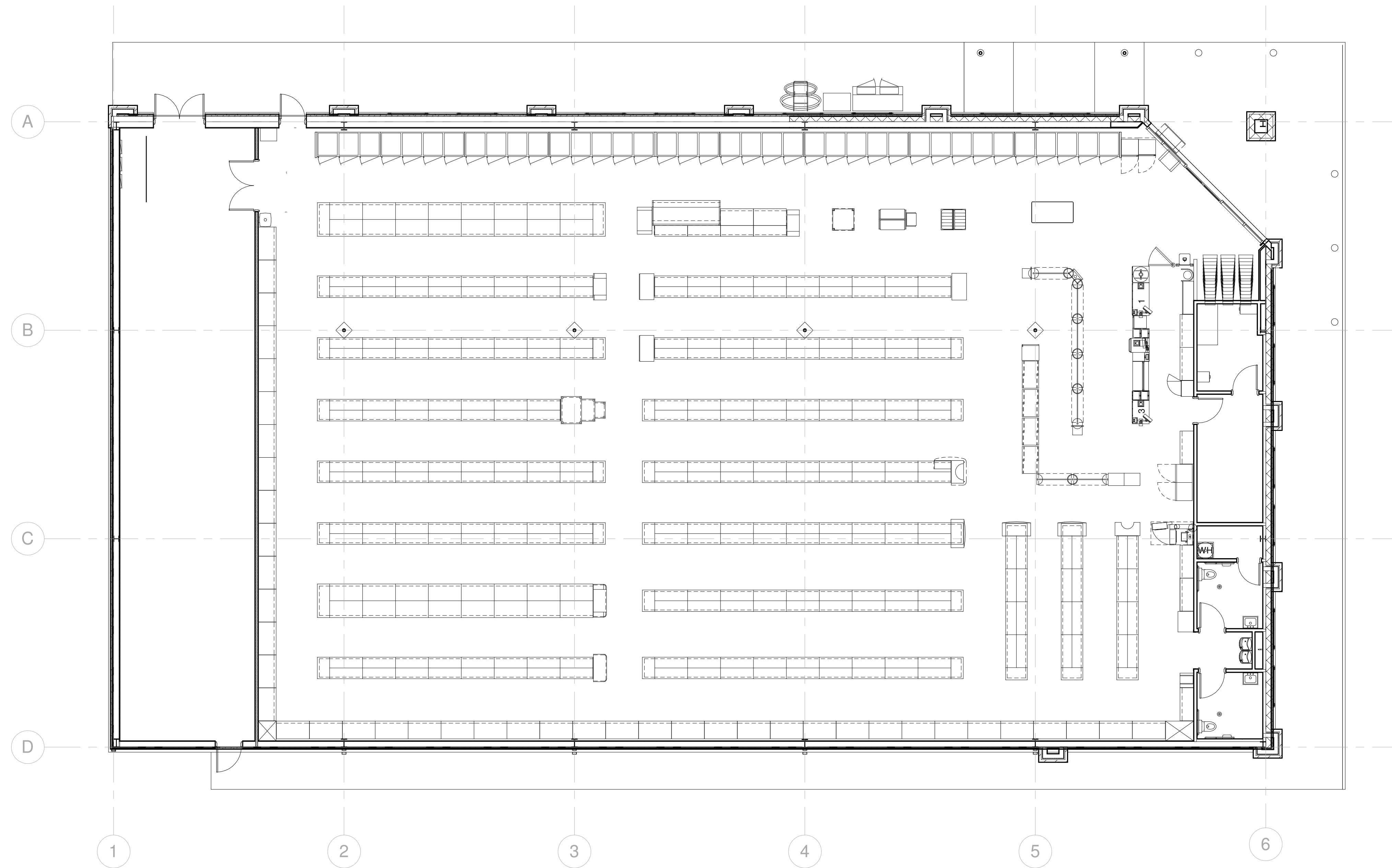
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No.	Description	Date
1	Historic Committee Submission	2022.03.15
2	DG REVIEW	2022.04.01

DOLLAR GENERAL
STORE #
ABITA SPRINGS, LA

EXTERIOR ELEVATIONS
2022.09

00



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

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No.	Description	Date
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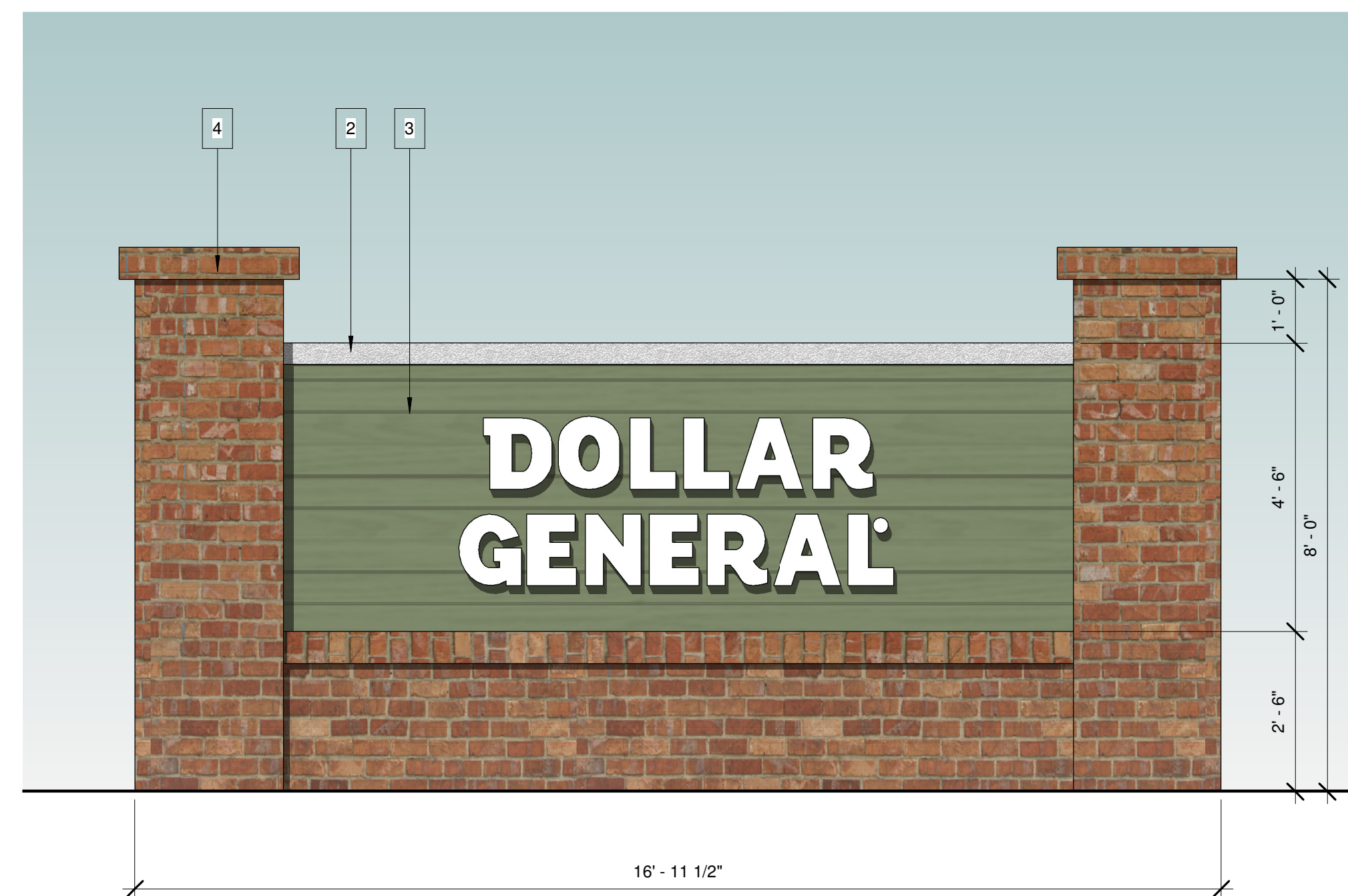
**DOLLAR
GENERAL**
STORE #
ABITA SPRINGS, LA

FLOOR PLAN

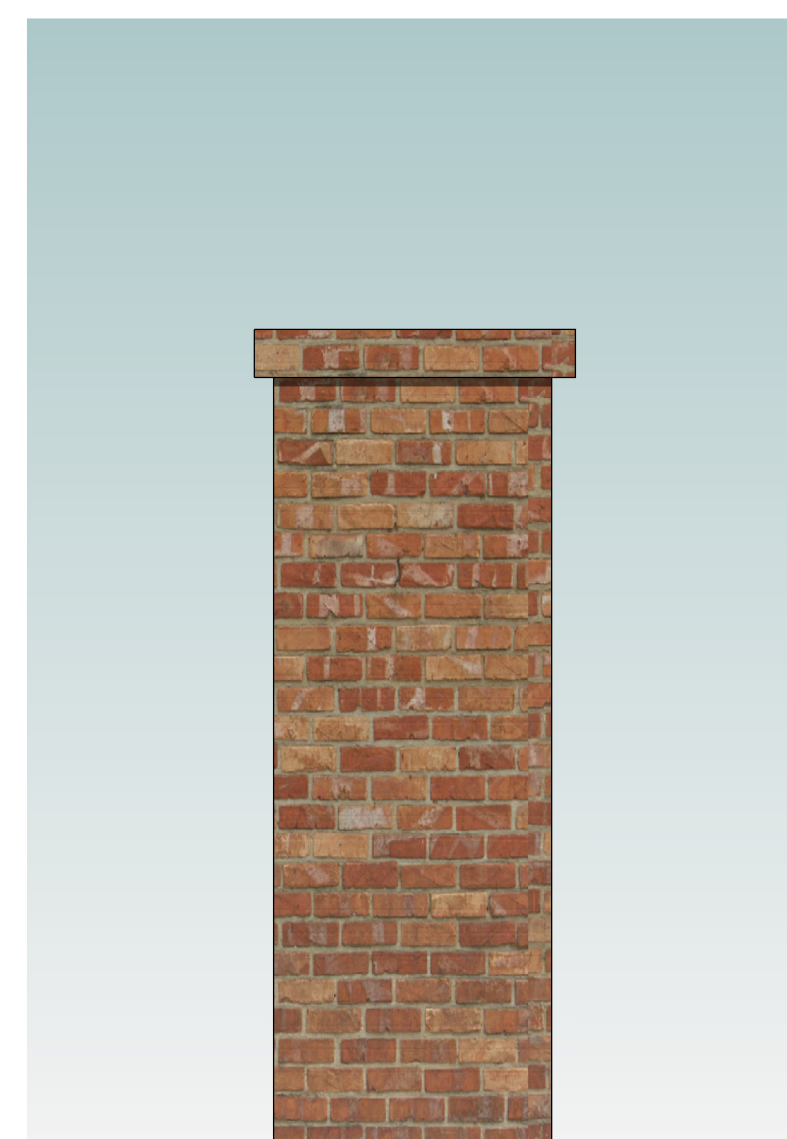
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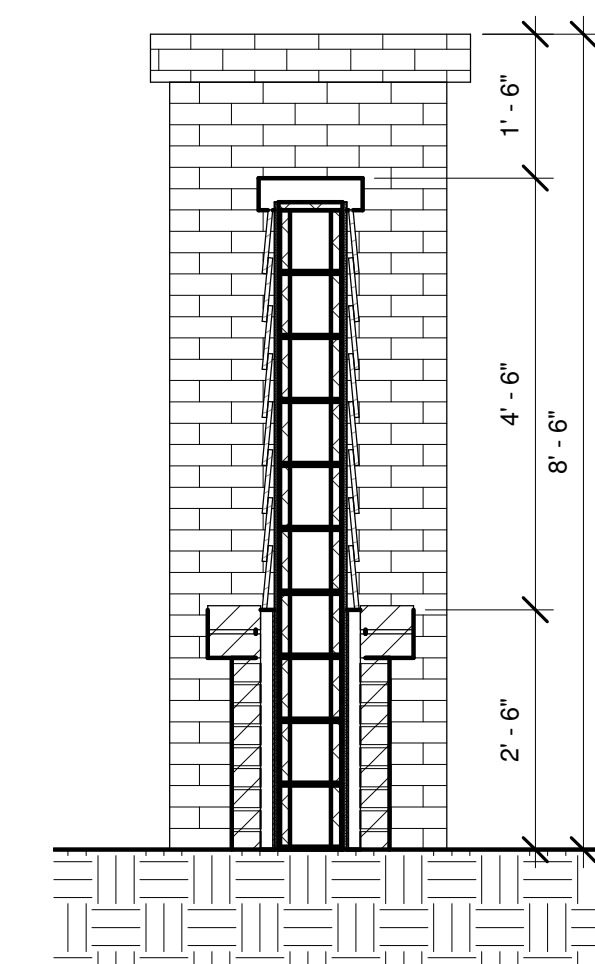
PROPOSED MATERIALS	
1	SIDING - OFF-WHITE
2	STUCCO BANDING - WHITE
3	SIDING - GREEN
4	BRICK - NATURAL
5	HVAC SCREENING
6	GOOSENECK LIGHTING - BRONZE



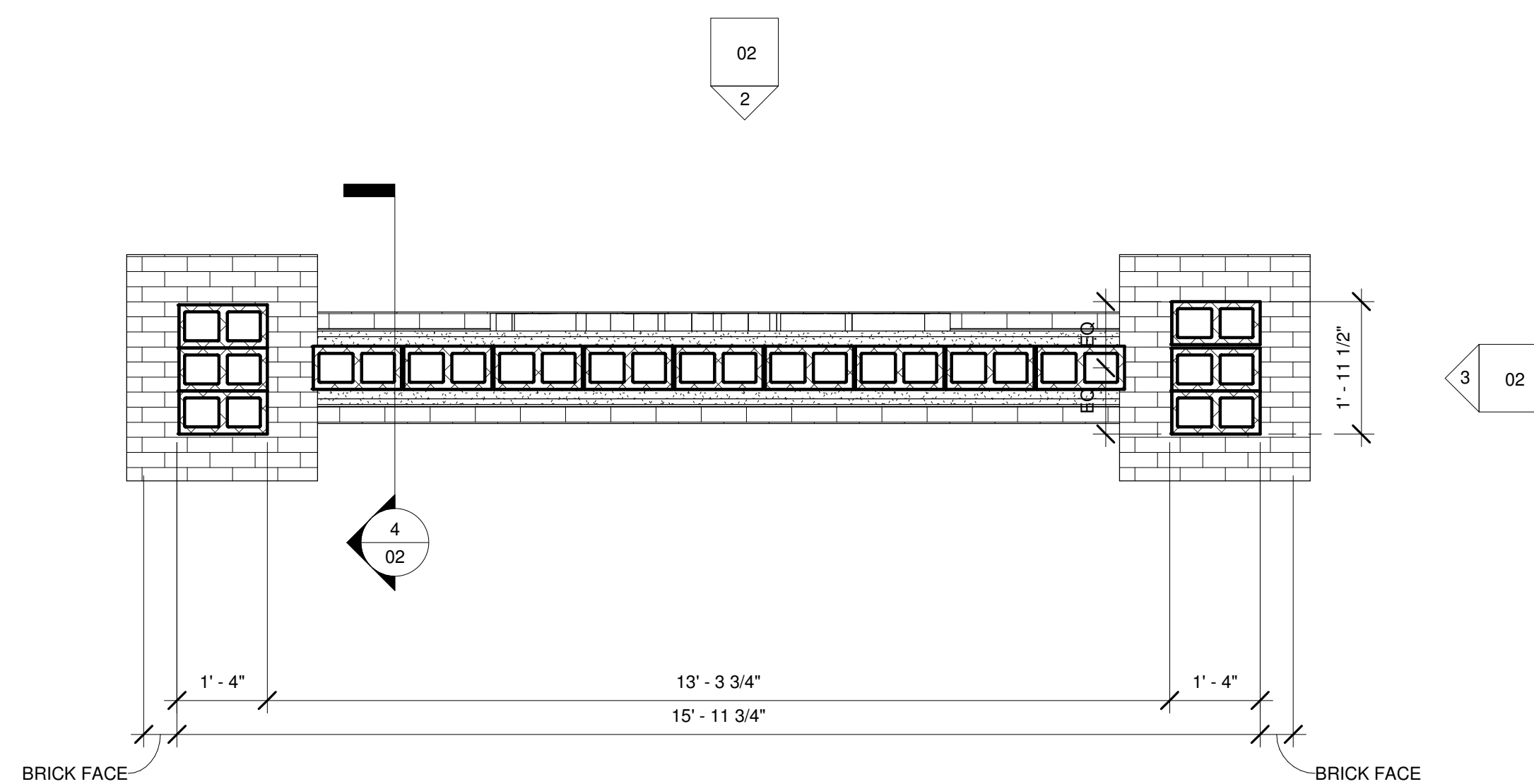
2 MONUMENT SIGN - ELEVATION 1
1/2" = 1'-0"



3 MONUMENT SIGN - ELEVATION 2
1/2" = 1'-0"



4 MONUMENT - SECTION
1/2" = 1'-0"



1 MONUMENT SIGN - PLAN
1/2" = 1'-0"



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No.	Description	Date
2	DG REVIEW	2022.04.01

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

**MONUMENT
SIGN**

2022.09

02

The following minutes are from the Historic Commission meeting on Tuesday, April 12, 2022 in the Abita Springs Town Hall. The meeting convened at 6:01 p.m.

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

The Commission reviewed the draft minutes from the March 15, 2022 meeting. Commissioner Vogt motioned to accept the minutes of the March 15, 2022 meeting as presented. Commissioner Mancil seconded the motion. All commissioners were in favor.

Certificate of Appropriateness 22190 Level Street

The request is to rebuild the rear wall of the Montessori School. The applicant presented two different options for the wall. Option A has a brick base with hardie plank siding and new windows. Option B has hardie plank siding only and different spacing for the windows. The applicant would prefer Option B as that is more cost-effective and would prefer to include a different window spacing. Commissioners Blitch and Mancil expressed preference for Option B. Commissioner Mancil said that either window spacing presented was acceptable.

Commissioner Monnot motioned to approve Option B with window spacing to be provided to the Commission. Commissioner Mancil seconded the motion. All commissioners were in favor. Commissioner Blitch is assigned to the application.

Certificate of Appropriateness 71484 Warren Street

The request is to add a door and window at the rear of the building and construct a pergola. A new window would be installed in the hayloft window on the rear of the house. The applicant provided a revised drawing of the freestanding pergola.

Commissioner Mancil motioned to approve the request with the revised pergola design. Commissioner Monnot seconded the motion. All commissioners were in favor. Commissioner Mancil is assigned to the application.

Certificate of Appropriateness Hickory Street and Andrews Street

The request is to construct a new residence with an accessory building. Commissioner Monnot reviewed the construction checklist.

Stewart Eastman said the property borders the Tammany Trace which is a corridor into town and the Commission is not considering how the rear of the building looks from the Trace. Commissioner Blitch responded that the rear of the building looks like the front of the building with no windows. He said the commission considers the design appropriate.

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

Certificate of Appropriateness 22364 Level Street

The request is to renovate an accessory building as an ancillary residence. Renovation includes removal of several doors and windows and construction of a new entrance. Commissioner Mancil reviewed the construction checklist. The applicant suggested changing the direction of the exterior board and batten siding from horizontal to vertical. Commissioner Blitch said the change would emphasize the vertical design of the building. Commissioner Mancil motioned to approve the request subject to the change in the board and batten

siding. Commissioner Monnot seconded the request. All commissioners were in favor. Commissioner Blitch is assigned to the application.

Certificate of Appropriateness 22139 Level Street

The request is to replace the roof on Trinity Lutheran Church. The applicant said the existing shingled roof would be replaced with metal roofing designed to resemble shingles. The shingles would be charcoal grey. Commissioner Blitch said he has seen satisfactory results using this product.

Commissioner Blitch asked if the curved feature to the roof would be retained and shingled. The applicant replied that it would be retained. Commissioner Blitch asked the applicant to submit a catalog copy of the selected roofing material.

Commissioner Mancil motioned to approve the request subject to submitting information on the roofing product selection. Commissioner Monnot seconded the request. All commissioners were in favor.

Certificate of Appropriateness 22315 Main Street

The request is to change the height of an existing bay window at the front of the house and install a flowerbox beneath the window. The window height would be lowered from 58 inches to 50 inches. No final design drawings were provided.

Commissioner Mancil motioned to approve the request as submitted with final approval pending submittal of the final design. Commissioner Monnot seconded the request. All commissioners were in favor. Commissioner Vogt is assigned to the application.

Certificate of Appropriateness Hwy 59 between Millar Street and Southwind Subdivision

The request is to review additional changes to the building design approved at the March 15, 2022 meeting and review the proposed monument sign. Changes to the original design include an updated color scheme for the building, an addition to the parapet on the south side of the building, relocating the ice machine to make it less visible, adding hurricane shutters, adding landscape islands in the parking lot, and adding gooseneck lighting on the building.

Commissioner Blitch asked if a lean-to awning could be constructed to cover the ice machine. Commissioner Mancil suggested the monument sign be reconfigured with brick extending around the sign rather than large brick columns on either side. Commissioner Blitch said the sign area needs to be limited to 40 square feet and needs to be adjusted.

Commissioner Mancil motioned to approve the request subject to the construction of a lean-to awning for the outdoor equipment and the changes to the design and size of the monument sign. Commissioner Vogt seconded the motion. All commissioners were in favor. Commissioner Mancil is assigned to the application.

DISCUSSION

Public Comment

Robert Fos said he is concerned about setbacks on the south side of the building and stormwater impacts from the Dollar General development. Commissioner Blitch said the determination regarding building placement is for the Planning and Zoning Commission.

Cindy Sale said she has recently moved to Abita Springs and described the Dollar General design as “lipstick on a pig”. She said the building is a big-box store and does not fit with the Abita Springs philosophy.

Adrian Juttner said the Dollar General is not appropriate and provided a handout concerning the impact of Dollar General stores on small towns.

Terry Sipas said she is “grossly disappointed” in the Commission. She said people can’t build their dream home because of the Historic Commission requirements.

Scott Sirgo said the Dollar General store belongs on the portion of Hwy 59 south of Dog Pound Road. He said the Commission is supposed to look out for the town. He described the Dollar General design as a monstrosity.

Catherine Barbieri said she lives across the street from the proposed Dollar General store and said she will never be able to have a dog or fire pit in her back yard. She asked how far back the building would sit from Hwy 59. Commissioner Blitch responded that the questions is a Planning and Zoning issue.

Mary Battaglia provided pictures of the Dollar General store on Hwy 36 showing items for sale and an ice machine in the front of the building. Commissioner Mancil said the Commissioner never reviewed the store design on Hwy 36 and the Commission’s authority is limited to exterior building design only. He noted that for the proposed building under review the Commission required that the ice machine and propane sales area be moved to the side of the building and covered with a lean-to awning.

Commissioner Mancil said the Historic Commission is responsible for reviewing building designs not deciding which businesses locate in town. He said the building designers approached the Commission about how to make the building meet the design requirements. He said this is a fine design and not typical of a Dollar General store.

Commissioner Mancil also addressed the contention that the Commission had rejected residential designs. He said he could not recall a single instance where the Commission had rejected a housing design. Commissioner Blitch said the commission has rejected ranch-style home designs using stucco or brick. He said no decisions of the Historic Commission have been appealed to the Town Council. He said he can’t believe the amount of junk in front of stores however these are violations of commercial codes. He suggested taking this issue to the Planning and Zoning Commission.

Jonathan Schaeffer presented a copy of the Design Review Guidelines and said the Dollar General building design does not meet the requirements for new commercial construction from the Design Guidelines. He noted the façade and entry guidelines and said the flat roof design is not historic and the building design should have been rejected. Commissioner Mancil responded that the location of the building as a stand-alone structure calls for a different design treatment with a corner-entry design.

An unidentified speaker said that Dollar General has constructed 80 stores “higher-class” stores that have a better design. He said the proposed building does not look historic.

Gail Ledet said this is a big-box store and should have been publicized. She has written may letters to various representatives this week. She said Hwy 59 is a two-lane road and trucks are constantly in the ditch.

Jonathan Taglia said the Historic Commission does not seem to be hearing residents.

Mary Battaglia expressed concerns over the building design. She said she had recently traveled to Maine to a and saw a residential district where the homes had been converted to businesses. She suggested elevating the design review standards.

Lynne Congemi said she served on the Historic Commission for six years. She said the Dollar General building size is disproportionate in any area of residential dwellings. She said the store will generate truck traffic and the Department of Transportation and Development is not helping residents.

Jeanne Thibodeux asked if there will be stormwater detention. Commissioner Blitch responded that rules have changed in recent years and developments are required to provide stormwater detention. He noted the nearby Walgreen’s was constructed prior to the rules change.

Terry Sipos asked if it was possible to redesign the building to look like a residential structure. Commissioner Blitch said the commission doesn’t redesign buildings. Commissioner Mancil said some downtown commercial building designs are not appropriate for a stand-alone commercial building. He said creating a fake façade that looks like a series of residential structures is something that belongs in an amusement park.

EJ Boudreaux said the building should be designed to look like Abita Lumber.

Stewart Eastman said ordinary people can see the design for the Dollar General store is not historic. He asked if the company should consider coming into a town with so much opposition.

Melissa Copeland said she is grateful to live here and appreciates the hometown feel and wholesome values. She said the approval of the design for the Dollar General building feels like this organization is recognizing the value of greed.

Monica Gomez said that this would be the third Dollar General store within 2.75 miles. She said there is no need for so many stores within a 4-mile radius.

John Preble said the building design looks like a Walgreen’s store. He likes seeing nothing along the highway as he drives into town.

Patricia Templet said the traffic on Highway 59 is horrendous. She said she has taken photos of Dollar General stores in other locations, such as Bay St Louis, and the designs are more compatible with the local community. This design is not appropriate for a residential area. She said the property developers should host a public meeting to hear local concerns.

Commissioner Monnot motioned to adjourn the meeting. Commissioner Vogt seconded the motion. All commissioners were in favor. The meeting adjourned at 7:53 p.m.

Kristin M. Tortorich, Planning and Zoning

Date

REVISED SIGN SUBMITTED VIA EMAIL TO ASSIGNED COMMISSIONER MANCIL

Vacant Land on Hwy. 59 between Millar
and Southwind- Dollar General

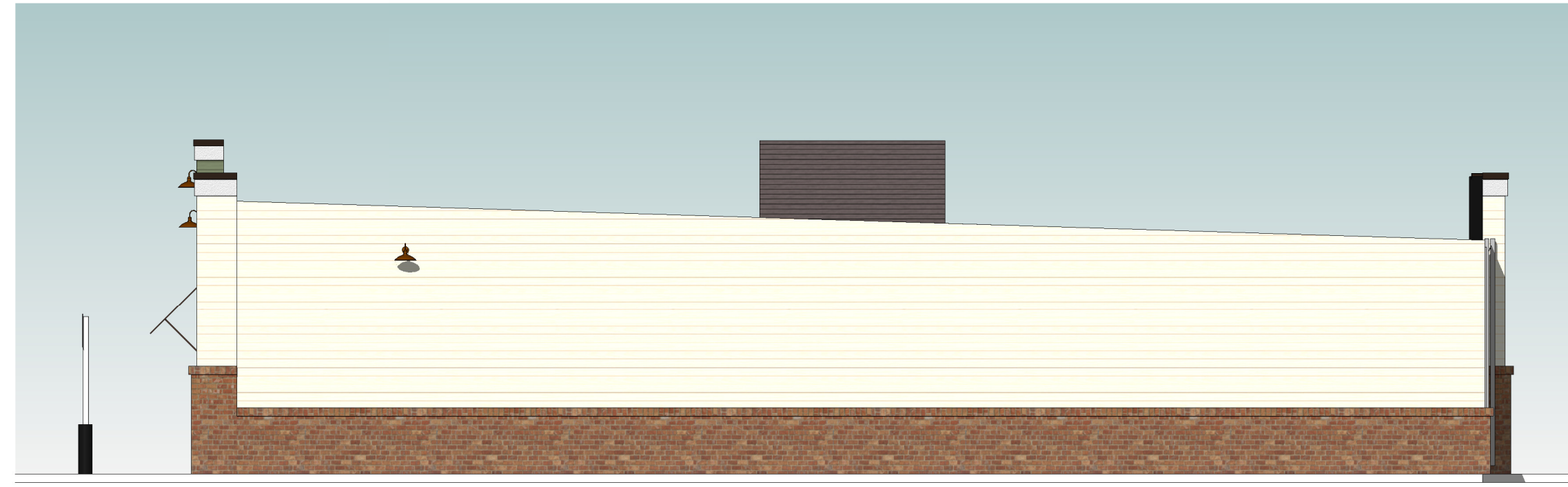
Objective: To get the sign changes
approved and show an update on the
building awning.

Included Documents

1. Revisions



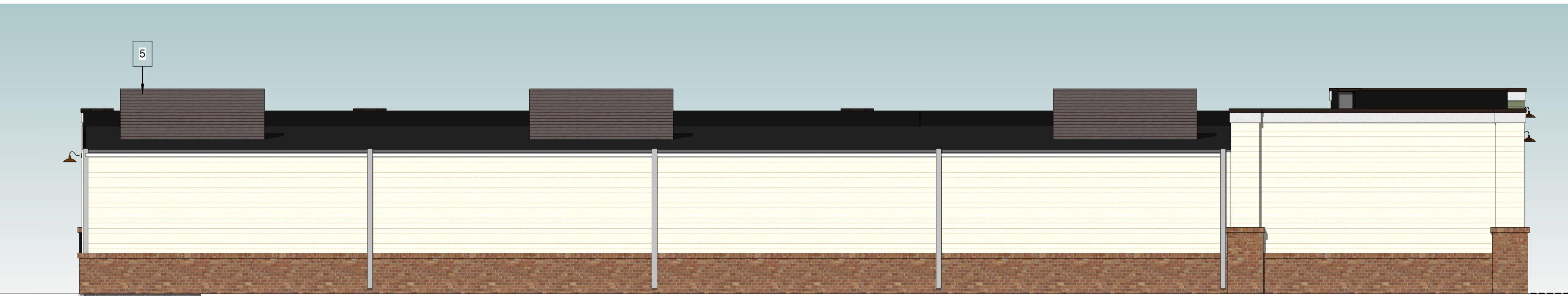
① 00 FRONT ELEVATION
1/8" = 1'-0"



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 - WHITE
3	SIDING - GREEN
4	BRICK - NATURAL
5	HVAC SCREENING
6	GOOSENECK LIGHTING - BRONZE



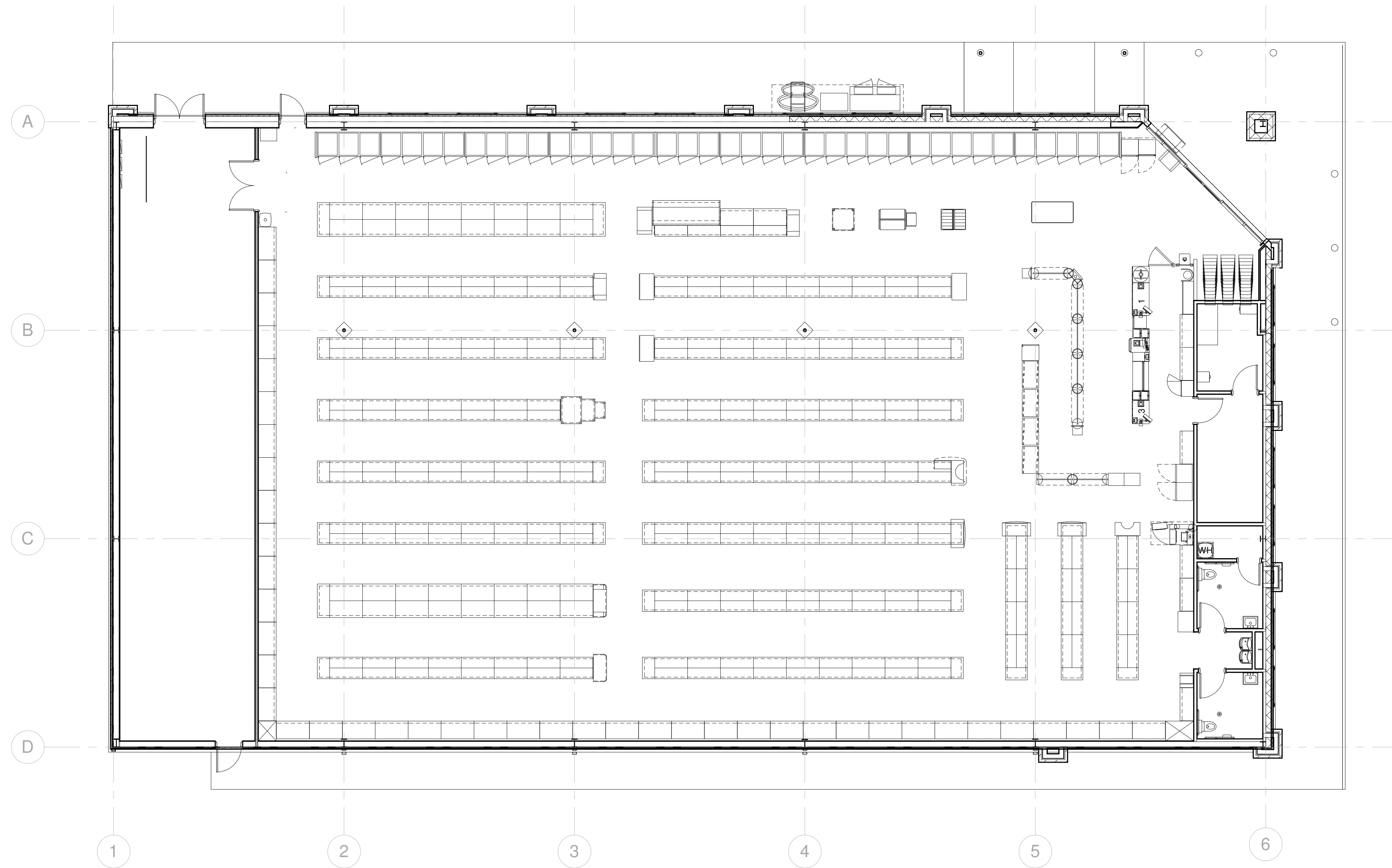
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No.	Description	Date
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2	DG REVIEW	2022.04.01
3	Historic Committee Rev 2	2022.04.21

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

**EXTERIOR
ELEVATIONS**
2022.09

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

4/21/2022 1:09:02 PM



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

FLOOR PLAN

2022.09

01

HISTORIC GUIDELINES

- **Chapter 7 - New Commercial Construction Guidelines**
- **Chapter 8 - Guidelines for Signage**

Terminology in the Guidelines

Throughout the Abita Springs Design Review Guidelines a number of terms are frequently used to reflect the design principles that the Commission will consider when making decisions. These terms and their interpretation are as follows:

Appropriate

Where a feature, action or design choice relates to a new structure is stated to be “appropriate,” by choosing the design approach referred to as “appropriate,” the project will be in compliance with the guidelines.

Beyond Repair and Beyond Reasonable Repair

The terms “beyond repair” and “beyond reasonable repair” means deterioration has progressed to the point where repair is no longer an option for the building or feature. The burden of proof to demonstrate “beyond repair” will be the responsibility of the applicant.

Character

The term “character” means the attributes, qualities, and features that make up and distinguish a particular place or development and give such a place a sense of definition, and uniqueness.

Compatible and Compatibility

The terms “compatible” and “compatibility” mean “appropriate.” Compatibility also means the characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

Inappropriate

In some cases, a stated feature, action, or design choice is stated to be “inappropriate.” In such cases, by choosing the design approach referred to as “inappropriate,” the project would not be in compliance with the guidelines.

In-Kind and Like-Kind

The terms “in-kind” and “like-kind” when describing repairs or replacements mean that the new feature and element match the existing, original, or historic in material, size, detail, profile, finish, texture, and appearance as closely as possible, and when installed will not be easily distinguishable from the original upon close inspection.

Recommended

The term “recommended” means suggested, but not mandatory actions outlined in the guidelines.

Shall or Should

Where the terms “shall” or “should” are used, compliance is specifically required.

Visible or Readily Visible

The terms “visible” or “readily visible” means easily visible from public streets and rights-of-way, including through parking lots and other open spaces.

CHAPTER 7—NEW COMMERCIAL CONSTRUCTION GUIDELINES

1.0 ADDITIONS

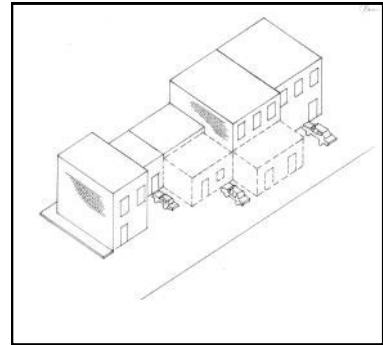
Policy:

When making additions to a historic building, select design, materials, and placement that minimize their impact on the historic appearance and character of the building and district. Ensure additions are compatible in size, scale, and design with the historic building.

DESIGN GUIDELINES FOR ADDITIONS

1.1 Construct additions that are compatible with the original building in scale, proportion, rhythm, and materials.

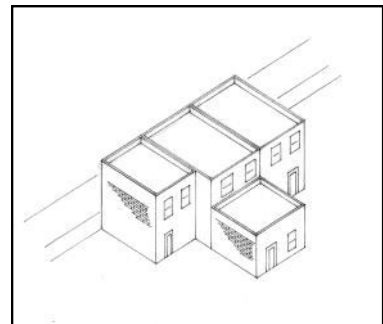
The design of the addition shall be in keeping with, and not detract from, the historic character of the building. Ensure elements such as roof pitch, materials, window design, window placement and rhythm, ratio of solids to voids, and general form of the addition are compatible with those of the original building. Make sure the addition does not disrupt successful drainage patterns to keep water away from historic materials.



Shown is appropriate placement for ground level additions. Rear elevations are best for additions to commercial buildings.

1.2 Construct rear additions that are smaller and simpler in design than the historic building.

An addition shall never match or overwhelm the historic building in size. Ensure its size and design complement the original building. Ensure rear additions are not readily visible from the street. The addition needs to be visually compatible but also distinguishable from the historic building. Subtle differences in materials or styles can help clarify new from original portions of the structure.



The location, scale, proportion, rhythm, materials, and size of this addition are all appropriate.

1.3 Construct rear additions that do not obscure or damage significant architectural features.

Protect cornices, architectural details, and other important features from loss of damage. Ensure additions cause minimal damage and do not cause removal of historic walls or roofs. Locate addition where existing openings can connect it to the original building.

2.0 NEW COMMERCIAL CONSTRUCTION GUIDELINES

Policy:

New construction in Abita Springs's commercial area shall be compatible with adjacent buildings primarily in scale, mass, and height, and secondarily in materials, orientation, shape, placement, and rhythm and proportion of openings. There are many historic photographs of the commercial area of Abita Springs and reconstruction of former buildings is encouraged. These earlier buildings should serve as templates for the type of vernacular commercial buildings associated with spring resorts of the late 19th and early 20th centuries. New primary commercial buildings must follow setbacks and lot sizes outlined in the Zoning Code.

DESIGN GUIDELINES FOR PRIMARY BUILDINGS

2.1 New primary buildings shall respect the traditional building forms of the commercial area.

The traditional commercial building forms for the downtown area include a maximum building height of 35 feet and rectangular plans. New storefront and façade designs should be sympathetic to the lines and character of the adjacent buildings. A proposed storefront or façade can be contemporary as long as it respects the lines and scale of surrounding buildings and storefronts. Exterior wall materials may include both wood or brick, although wood is recommended. Alternative materials which simulate wood siding may also be considered. Exterior materials such as vinyl and Exterior Insulation and Finishing Systems (EIFIS) are not approvable.

2.2 Galleries and balconies may be appropriate for new commercial buildings.

Several of Abita Springs historic commercial buildings were designed with galleries on the main façade or with a second story balcony. New buildings may utilize these design elements. Galleries shall have a slightly sloping roof and on the sidewalk by thin wooden posts. The roofing material shall be standing seam metal. Balconies at the upper story of the typical two story building shall be permitted. A building may also be constructed with a combination of a gallery on the first floor and second floor balcony.

2.0 NEW COMMERCIAL CONSTRUCTION GUIDELINES



Historic photographs of Abita Springs commercial buildings provide templates for new construction including first floor galleries and second story balconies (Photos courtesy <http://tammanyfamily.blogspot.com/2016/06/old-photographs-of-abita-springs.html>).

NEW COMMERCIAL CONSTRUCTION GUIDELINES, continued...

2.3 New storefronts shall be in traditional designs.

Abita Springs storefronts dating from the turn of the 20th century usually exhibited recessed entries. Recessed entries are encouraged, and the following proportions are suggested:

a) Façade Type A: The façade at storefront level is characterized by a center doorway, flanked by two obliquely placed display windows which create a recessed entrance. Large display windows appear at either side of the entry area, and are positioned parallel to the street. (Refer to Rauch's Grocery, built 1903.)



Rauch Grocery storefront.

b) Façade Type B: On buildings that face an intersection of two streets, the entry door is positioned at an oblique angle to the 90-degree angle of the intersection. (Refer to the historic photographs of the ABC Grocery Store.)

2.4 Use traditional materials for storefronts.

Traditional materials such as clear glass, brick, and wood shall be utilized for new commercial storefronts.



This new storefront was designed based on a traditional storefront plan of the turn of the 20th century. This storefront is similar to that recommended for Abita Springs as Façade Type A.

NEW COMMERCIAL CONSTRUCTION GUIDELINES, continued...

2.5 Orient new construction toward the major street.

2.5 Orient new construction toward the major street.

Traditionally primary entrances are oriented to the street, which encourages pedestrian traffic. Orient new buildings toward the street to be consistent with the character of the streetscape.

2.6 New construction shall have parking at the rear or side.

New commercial buildings shall be constructed with the main façade close to the street or sidewalk in keeping with traditional streetscapes. Parking shall be placed at side or rear elevations.



This new commercial building was designed based on a traditional plan and the storefront is similar to that recommended for Abita Springs as Façade Type A.



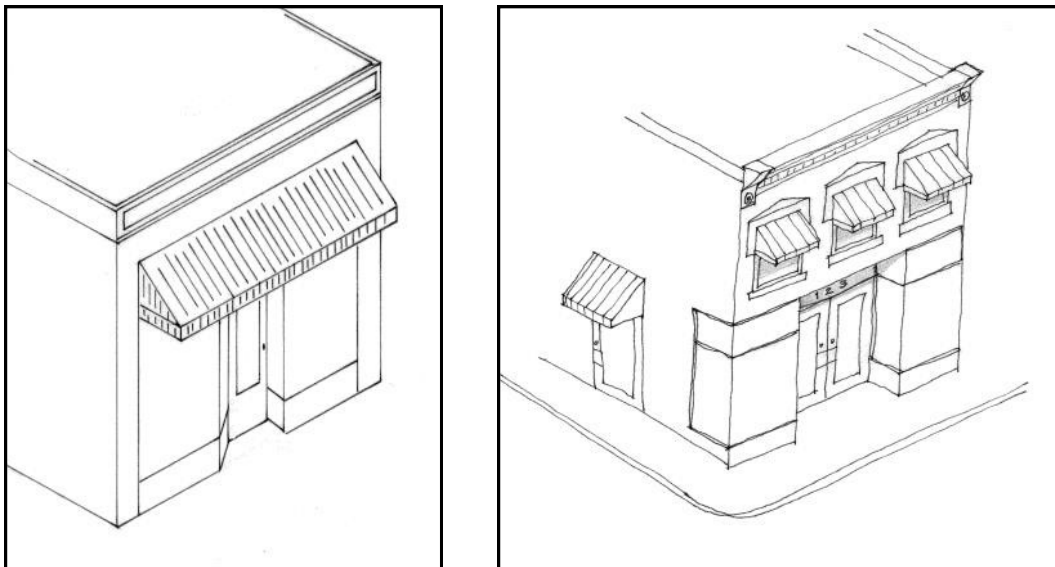
This new commercial building was designed based on a traditional plan and the storefront is similar to that recommended for Abita Springs as Façade Type B.

NEW COMMERCIAL CONSTRUCTION GUIDELINES, continued...

2.7 Awnings and overhangs on new commercial buildings shall be in traditional designs and materials.

Awnings on new commercial buildings in the downtown area should reflect traditional designs and placement. This includes the following:

- **Scale:** The awning shall be in scale with the building. When placed over the storefront, the awning shall not exceed the width of the building façade.
- **Placement:** So as not to obscure design elements of the upper stories, the awning shall not extend over one foot above the top of the storefront and shall hang no lower than seven and one half feet over the sidewalk.
- **Types:** Awnings placed over storefronts may be supported by metal or wood framing, or a gallery of wood or brick columns.
- **Materials:** Natural materials such as canvas type (nylon, acrylic) shall be encouraged. Curved metal awnings shall be permitted. Box style awnings shall NOT be permitted. Back-lit awnings are NOT allowed.
- **Overhangs:** Flat solid material overhangs held by a metal chain or bar support shall be permitted. These overhangs shall be wood or simulate appearance of wood.



Appropriate awning designs and locations for new commercial buildings.

NEW COMMERCIAL CONSTRUCTION GUIDELINES, continued...

2.8 Mechanical system and utilities shall be placed at rear, or non-readily visible side elevations.

All functional appurtenances, such as air conditioner and heater window units, solar collectors, gutters, down spouts, plumbing and power lines, and garbage containers shall be located on the rear (or other non-public side) of the building, or on roof surfaces not visible from adjacent public spaces. Central heating and air conditioning units, other energy devices not attached to the building, and garbage containers shall be located in areas not visible from public spaces.

2.9 Lighting shall be compatible and appropriate for the surrounding area.

Install light designs that complements the building while not detracting from the historic setting. For commercial buildings in residential neighborhood, lighting must have a minimal impact on surrounding residences.

2.10 Install datestones or cornerstones to identify new construction.

In order to help distinguish new construction from historic buildings, the addition of datestones or cornerstones displaying the building's date of construction is encouraged .



Parking lots for new commercial buildings should be screened with landscaping.

CHAPTER 8—GUIDELINES FOR SIGNAGE

Policy:

Retain and maintain existing historic signs if possible. Install new signs in such a manner that no damage occurs to historic materials. Individual building signage shall be placed under such restrictions as will allow for design unity in the overall district. Individual and creative expression is encouraged, but will be made more efficient and meaningful when the signs of the area complement each other and the design of the building to which they are attached. No fluorescent signs are allowed in the district.

1.1 Size of Primary Signs

Historic District signs shall appeal primarily to pedestrians, but must also effectively reach customers traveling by automobile.

- **Single-Faced Signs** attached flat against the wall shall be 32 square feet maximum or less.
- **Double-Faced Signs** suspended by brackets or arms perpendicular from the wall of a building shall be allowed one square foot of sign per linear front of lot frontage. The area of such a double-faced sign shall be taken to find the sum of the area of each face. (In no case shall the sign exceed 32 square feet per face). Ovals and other shapes for signs are encouraged.



The sign for the Abita Springs Café uses traditional materials and design.

1.2 Placement of Primary Signs

The primary sign for a building shall complement the lines of the building upon which it is placed. Signs flush with the façade are preferred. The major sign may also appear on a cloth awning. Large, automotive-scale signs that project over the roof line, or are hung from poles not attached to the building, are prohibited.



Appropriate projecting sign at 71667 Leveson Street.

1.3 Projection of Primary Signs

Any primary sign projecting out from the building shall clear the sidewalk by seven feet, and project no more than five feet. However, each sign shall be considered according to their particular circumstances. They shall be hung at least six inches from the vertical face of the wall. Hardware used in hanging the signs shall be inconspicuous.

DESIGN GUIDELINES FOR SIGNS, continued...

1.4 Sign Materials

The preferred material for primary signs is wood, which may be painted an appropriate color. Graphics may appear in the style seen during the original time of construction as long as it is kept with the architectural style of the building. While wood is preferred, various materials can be used for signage, but internally illuminated plastic faced fluorescent signs are not allowed.



Examples of an appropriate hanging sign at 72066 Maple Street.

1.5 Signs Painted Directly on Building Walls

The sign shall be located so as to respect any architectural detail of the wall surface, and are encouraged subject to Commission approval. Mural and wall murals are also permitted, subject to Commission approval.

1.6 Secondary Signs

Secondary signs are permitted are permitted subject to Commission approval.

1.7 Signs on Awnings

Signs may be painted directly on each side of an awning.

1.8 Memorial Signs

Memorial signs shall have a maximum height of ten feet, subject to other sign requirements. Memorial signs shall be compatible with the main structure in materials and design. Memorial signs must be approved individually by the Commission.



An appropriate free-standing or "post" sign at 72090 Maple Street.

1.9 Addresses

Street addresses are encouraged on homes and business and should be in a lettering type appropriate to the style and design of the structure.

1.10 Banners

Banners on buildings and/or eaves shall be allowed for special advertisement or special events. These are to be displayed for no longer than 45 days. Size is limited to 32 square feet. Banners shall be kept in good repair (no fan operated advertising figures are allowed).



Metal or neon signs based on historic examples may also be appropriate for the commercial area.

DESIGN GUIDELINES FOR SIGNS, continued...

1.11 Lighting of Signs

Lighting of signs shall be subdued and indirect. If possible, the lighting source shall be hidden from view or designed so as to blend in with the lines of the building. Backlit, fluorescent, strobe, and flashing-light signs are prohibited. Backlit coke machines are considered signage and are not permitted on exterior of buildings or shall not be visible from the street. Such machines shall only be used if back light is not used. No fluorescent lighting is permitted. All other exterior lighting fixtures must be approved. Gooseneck type lighting is encouraged as well as historically appropriate neon and metal signs.



Example of an appropriate wall sign on the Abita Springs Market.

1.12 Temporary Signs

Temporary signs play an important part in contributing to the day-to-day vitality of a commercial area and should be encouraged.

- Definition of "Temporary:" Temporary signs shall be displayed no longer than six months.
- Materials: The signs shall be made of materials that reflect their temporary nature.
- Placement: All temporary signs shall conform to zoning ordinances and not be on public right-of-ways.
- Content: Content of such signs shall be limited to the advertisement of products sold within the business premises and civic and cultural events that will benefit the community. Signs displaying credit card companies such as Visa and MasterCard shall be displayed inside the business premises.



Signs painted on windows are appropriate.

GLOSSARY

A. Procedural Definitions

Certificate of Appropriateness: A certificate issued by the Historic District Commission (HDC) to indicate approval of an application to alter the exterior appearance of a property located within a locally-designated historic district.

Process: The established procedures by which the various actions that may be taken by the HDC are carried out.

Public notice: Notice provided to interested parties before a commission takes action.

B. Technical Definitions

Adaptive Use: The reuse of a building or structure, usually for purposes different from the original use such as residence converted into offices.

Addition: New construction added to an existing building or structure.

Alteration: Work that effects the exterior appearance of a property including construction, reconstruction, repair, or removal of any building element.

Building: A structure with a roof, intended for shelter or enclosure such as a dwelling or garage.

Character: The qualities and attributes of a building, structure, site, street or district.

Configuration: The arrangement of elements and details on a building, structure or site which help to define its character.

Compatible: In harmony with surroundings generally in mass, scale, and height, and secondarily in materials, orientation, placement, and rhythm and proportion of openings.

Cultural Landscape: A geographic area that conveys a diverse representation of how human activity has changed and shaped the natural environment. Dominant features are topography, plant cover, buildings, or other structures and their patterns.

Context: The setting in which a historic element, site, building, structure, street, or district exists.

Demolition: Any act which destroys in whole or in part a building or structure.

Demolition by Neglect: The destruction of a building or structure through abandonment or lack of maintenance.

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Design Guidelines: Design review criteria and methodology identified for the purposes of achieving alterations or development that is sensitive to and compatible with the building and/or context.

Element: A material part or detail of a site, structure, street, or district.

Elevation: A drawing of any one of the external vertical planes as in a facade of a building.

Fabric: The physical material of a building, structure, site or community, conveying an interweaving of component parts.

Facade: Any exterior side of a building or structure, especially the front or principal face that is typically given special architectural treatment.

Historic District: A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

Historic Imitation: New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

Historic District Commission: The Town's governmental entity responsible for administering the criteria set forth in this document and the Abita Springs Zoning Ordinance as applies to locally-designated and historic districts.

Infill: New construction in historic districts on vacant lots or to replace existing buildings.

Maintain: To keep in an existing state of preservation or repair.

New construction: Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.

Preservation: Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

Proportion: Harmonious relation of parts to one another or to the whole.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as is appeared at a specific period of time.

Rehabilitation: The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.

Restoration: The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain: To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Re-use: To use again. An element, detail, or structure might be reused in historic districts.

Rhythm: Movement or fluctuation marked by the regular occurrence or natural flow of related elements.

Scale: Proportional elements that demonstrate the size, materials, and style of buildings.

Setting: The sum of attributes of a locality, neighborhood, or property that defines its character.

Significant: Having particularly important associations within the context of architecture, history, and relative culture.

Stabilization: The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Streetscape: The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

Style: A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

C. GLOSSARY OF TERMS

Apron: A decorative, horizontal trim piece on the lower portion of an architectural element.

Arch: A construction which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch).

Attic: The upper level of a building, not of full ceiling height, directly beneath the roof.

Baluster: One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade.

Balustrade: An entire rail system with top rail and balusters.

Bargeboard: A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.

Bay: The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay window: A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.

Belt course: A horizontal band usually marking the floor levels on the exterior facade of a building.

Board and batten: Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond: A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond" or "Flemish bond."

Bracket: A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

Bulkhead: The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. 19th century bulkheads are often of wood construction with rectangular raised panels. 20th century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.

Carrara Glass: Tinted glass widely used for storefront remodeling during the 1930s and 1940s. Carrara glass usually came in black, tan, or dark red colors.

Capital: The head of a column or pilaster.

Casement window: A window with one or two sashes which are hinged at the sides and usually open outward.

Clapboards: Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.

Classical order: Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian, or Composite.

Clipped gable: A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Column: A cylindrical or square vertical structural or ornamental member.

Common bond: A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposes, to structurally tie the wall together.

Corbel: In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian order: Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice: The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

Cresting: A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable: A secondary gable roof which meets the primary roof at right angles.

Dentils: A row of small tooth-like blocks in a classical cornice.

Doric order: A classical order with simple, unadorned capitals, and with no base.

Dormer window: A window that projects from a roof.

Double-hung window: A window with two sashes, one sliding vertically over the other.

Eave: The edge of a roof that projects beyond the face of a wall.

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Ell: The rear wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged column: A pillar that is in direct contact with a wall; at least half of the pillar extends beyond the plane of the wall to which it is attached.

Entablature: A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.

Fanlight: A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia: A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Fenestration: The arrangement of windows and other exterior openings on a building.

Finial: A projecting decorative element at the top of a roof turret or gable.

Fishscale shingles: A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing: Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat arch: An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

Flemish bond: A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting: Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

Foundation: The lowest exposed portion of the building wall, which supports the structure above.

Frieze: The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable: The triangular section of a wall to carry a pitched roof.

Gable roof: A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel roof: A ridged roof with two slopes on either side.

Ghosts: Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's façade or side elevation.

Guardrail: A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibilities of a fall from the walking surface to a lower level.

Handrail: A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Hipped roof: A roof with uniform slopes on all sides.

Hood molding: A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

Ionic order: One of the five classical orders used to describe decorative scroll capitals.

Jack arch: (see Flat arch)

Keystone: The wedge-shaped top or center member of an arch.

Knee brace: An oversize bracket supporting a cantilevered or projecting element.

Lattice: An openwork grill of interlacing wood strips used as screening.

Lintel: The horizontal top member of a window, door, or other opening.

Luxfer glass: A glass panel made up of small leaded glass lights either clear or tinted purple. These panels were widely used for storefront transoms during the early 20th century.

Mansard roof: A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry: Work using brick, stone, concrete block, tile, adobe or similar materials.

Massing: The three-dimensional form of a building.

Metal standing seam roof: A roof composes of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof are named.

Modillion: A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mortar: A mixture of sand, lime, (and in more modern structures, cement), and water used as a binding agent in masonry construction.

Mullion: A heavy vertical divider between windows or doors.

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Multi-light window: A window sash composed of more than one pane of glass.

Muntin: A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Oriel window: A bay window which emerges above the ground floor level.

Paired columns: Two columns supported by one pier, as on a porch.

Palladian window: A window with three openings, the central one arched and wider than the flanking ones.

Paneled door: A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet: A low horizontal wall at the edge of a roof.

Pediment: A crowning element, generally triangular, forming the gable of a roof; any similar element used over windows, doors, etc.

Pier: A vertical structural element, square or rectangular in cross-section.

Pilaster: A rectangular pillar attached, but projecting from a wall, resembling a classical column.

Pitch: The degree of the slope of a roof.

Portico: A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement: A strong, inflexible hydraulic cement used to bind mortar.

Pressed tin: Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.

Pyramidal roof: A roof with four identical sides rising to a central peak.

Quoins: A series of stone, bricks, or wood panels ornamenting the outside of a wall.

Restoration: Returning a building to the exact form and detail as it appeared at a certain point in history.

Ridge: The top horizontal member of a roof where the sloping surfaces meet.

Rusticated: Roughening of stonework or concrete blocks to give greater articulation to each block.

Sash: The moveable framework containing the glass in a window.

Segmental arch: An arch whose profile or radius is less than a semicircle.

Semi-circular arch: An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

Sheathing: An exterior covering of boards of other surface applied to the frame of the structure. (see Siding)

Shed roof: A gently-pitched, almost flat roof with only one slope.

Sidelight: a vertical area of fixed glass on either side of a door or window.

Siding: the exterior wall covering or sheathing of a structure.

Sill: The bottom crosspiece of a window frame.

Spindles: Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stretcher bond: A brickwork pattern where courses are laid flat with the long "stretcher" edge exposed.

Surround: An encircling border or decorative frame, usually at windows or doors.

Swag: Carved ornament on the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

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Terra cotta: Decorative building material of baked clay. Terra cotta was often glazed in various colors and textures. Terra cotta was widely used for cornices, inset panels, and other decorative façade elements from ca. 1880 to 1930.

Transom: A horizontal opening (or bar) over a door or window.

Trim: The decorative framing of openings and other features on a facade.

Turret: A small slender tower.

Veranda: A covered porch or balcony on a building's exterior.

Vergeboard: The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.

Vernacular: A regional form or adaptation of an architectural style.

Wall dormer: Dormer created by the upward extension of a wall and a breaking of the roofline.

Water table: A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard: Wood siding consisting of overlapping boards usually thicker at one edge than the other.