

The following minutes are from the Historic Commission meeting on Tuesday, December 12, 2023, in the Abita Springs Town Hall. The meeting convened at 6:03 P.M.

Commission Vice Chairman Dinkelacker called the meeting to order. Commissioner Blitch led the Pledge of Allegiance. Commissioners in attendance included Thad Mancil (who arrived during the 71665 Keller Street application), Otto Dinkelacker, Ron Blitch and Andre Monnot. Commissioner Paul Vogt was absent. Kristin Tortorich and Heather Hockman were also present.

CALL FOR AGENDA MODIFICATION

Commission Vice Chair Dinkelacker asked for any agenda modifications. Kristin Tortorich explained the application for 72022 Hickory Street needed to be moved to the Administrative Review section of the agenda.

Commissioner Blitch motioned to modify the agenda. Commissioner Monnot seconded the motion. The vote was unanimous.

ACCEPTANCE OF MINUTES

The Commission reviewed the minutes.

Commissioner Blitch motioned to approve the minutes as submitted. Commissioner Monnot seconded the motion. All voted in favor.

CONSIDER CERTIFICATE OF APPROPRIATENESS

Certificate of Appropriateness 71665 Keller Street

The application is for a roof replacement. The cement asbestos shingle roof would be replaced with 26 gauge galvanized, silver, low profile metal roof. Commissioner Blitch suggested a checklist for the application since there have been so many roof replacements. The application should include the existing roof with photo, proposed roof, specifications, actual product, etc. so applicants can simply choose the items that apply to provide all the information needed to review an application.

Commissioner Monnot motioned to approve the application. Commissioner Dinkelacker seconded the motion. All voted in favor. Commissioner Dinkelacker is assigned.

Certificate of Appropriateness 100 Abita Oaks Drive

The application is to add a shed to the property. Commissioner Mancil asked if the shed would be a custom build and the applicant confirmed. The color shall match the home. Commissioner Blitch said the siding is a pressed reverse board and batten, which is not typically approved. Commissioner Blitch said the roof pitch should match the house. The applicant confirmed there will be a 5V crimp roof. Commissioner Dinkelacker explained board and batten design and said the precedent is the raised seam, not a pressed or recessed groove. The applicant said it will be on blocks and skids. Commissioner Blitch said that the trim should match the trim on the house. Commissioner Dinkelacker said the siding product chosen is acceptable for a shed. Commission Chairman Mancil agreed the material is acceptable for a shed.

Commissioner Blitch motioned to approve the application subject to the shed matching the trim details to the house as closely as possible. Commissioner Dinkelacker seconded the motion. All voted in favor. Commissioner Mancil is assigned.

Administrative Review

Certificate of Appropriateness 72022 Hickory Street

The application is for a roof replacement. Commission Chairman Mancil received the clarified application details between meetings and approved the roof replacement.

Certificate of Appropriateness 71661 Keller Street

The application is for a sign by Dave Kelsey for the short-term rental. There will be no lighting. Commissioner Monnot brought up the fact the sign looks to be close to the right-of-way in the photo presented. Kristin Tortorich confirmed that will be discussed with the applicant. The sign may be on a single post or single sided with two posts.

Commissioner Dinkelacker motioned to approve the application based on confirmation of the final placement and mounting. Commissioner Monnot seconded the motion. All voted in favor. Assigned to Commissioner Dinkelacker.

Administrative Review

Certificate of Appropriateness 71434 St. Mary Street

This application is for shingle roof replacement. Commissioners Mancil and Blich approved the replacement in-kind between meetings.

Administrative Review

Certificate of Appropriateness 72167 Gum Street

The application is for a roof replacement. Commissioners Mancil and Blich reviewed and approved the application between meetings.

DISCUSSION

2024 Meeting Dates: The Commission reviewed the proposed meeting dates for 2024, and no issues were found with the dates.

Guideline Changes:

Commissioner Blich brought a form from Mandeville showing how they measure the building height from halfway up the slope of the roof. Commissioner Blich stated that New Orleans also uses the same method to determine the building height and recommended we change the guidelines to use the same method.

Kristin Tortorich said her goal was to take a section or chapter at a time to be reviewed at each meeting, and that Chapter 5 is what will be discussed at this meeting.

She also stated the guidelines currently have nothing about shutters, so that section will need to be added. Ms. Tortorich increased the porch depth to 8' with the detail that the porch should be 2/3 width of the house. She also said the Table of Contents would need to be reorganized and have a section that applies to new construction that can be easier for the builders and property owners to understand and find what they are looking for.

Kristin Tortorich asked the commission for help with drawings of chimneys. Commissioner Blich stated that drawings of what is not allowable may also be helpful.

Accessory, ancillary, and appurtenant structure verbiage was discussed. Kristin Tortorich said she prefers for those specific words to be used due to the way the Town ordinances are written and the fact that is how she discusses matters with builders and property owners. Commissioner Blich thought accessory building or structure was the only necessary term. Commission Chairman Mancil stated that from a Historic Commission standpoint, the distinction shouldn't matter due to the exterior being considered

and not the use of a structure. Kristin Tortorich said she could add the words and definitions to the glossary. More discussion is necessary for a determination on the selected verbiage.

Commissioner Blitch asked if height review is even necessary and suggested it is basically a setback which would fall under Planning and Zoning. The consensus seemed to be for height to be removed from the guidelines.

Kristin Tortorich asked for commission to review the guidelines and give suggestions for proposed changes either before or at the next meeting.

Kristin Tortorich asked if the building setback section found on page 43 should be taken out. Commissioner Dinkelacker clarified the setback in which that section refers to is based on the surrounding houses, and conflicts with the actual zoning setback rules, so it should be removed.

Commissioner Blitch stated roofs should not necessarily be 8/12 slope, but rather they should match the main building. He said page 42 should read "Roof pitch shall be 8/12 minimum, unless an approved historic style."

Kristin Tortorich asked if there should be examples of shingles and slate roofs and Commission Chairman Mancil said no.

The Commission confirmed the roof types are fine with the exception of renaming the "Boston Hip" to "Boston Gable."

Commissioner Dinkelacker clarified the West Indies roof has two different pitches, like Pizza Hut roofs, and suggested basing the pitch off the primary roof.

Discussion ensued about reverse board and batten siding. More discussion is needed to clarify whether to leave it in or take it out of the siding options.

Commissioner Blitch said chimneys should have the option of stovepipe, masonry, or stucco. There shall be no siding on the chimney. Commissioner Dinkelacker said if the flue is on the outside of the building which creates an offset in the wall, it must be masonry or stucco and would continue all the way up from the ground.

Commission Chairman Mancil recommended linking the table of contents on the website to jump straight to the section needed.

Kristin Tortorich confirmed once all the changes are made, the revisions will go to the Town Council for adoption.

PUBLIC COMMENTS

None

ANNOUNCEMENTS

Kristin Tortorich announced the Master Plan meetings will be January 24th and 25th, and then there will be a presentation at the Planning & Zoning Commission Meeting at 6:00PM January 25, 2024.

ADJOURNMENT

Commissioner Dinkelacker motioned to adjourn the meeting. Commissioner Monnot seconded the motion. All voted in favor. The meeting was adjourned at 6:55 P.M.

Kristin M. Tortorich, Planning and Zoning

Date