

The following minutes are from the Historic Commission meeting on Wednesday, May 15, 2024, in the Abita Springs Town Hall. The meeting convened at 6:01 P.M.

Commission Chairman Otto Dinkelacker called the meeting to order. Commissioner Monnot led the Pledge of Allegiance.

Commissioners Paul Vogt, Otto Dinkelacker, Ron Blitch and Andre Monnot were present. The fifth seat is currently vacant. Kristin Tortorich and Heather Hockman were also present.

AGENDA MODIFICATION

There were no modifications to the agenda.

ACCEPTANCE OF MINUTES

The Commissioners were provided with the minutes from the April 9, 2024, meeting.

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

CONSIDER CERTIFICATE OF APPROPRIATENESS 71434 St. Joseph Street

The application is for a privacy screen wall for a hot tub that will be by the rear deck to the right side of the house. Commissioner Blitch said the corners needed to be neater. Commission Chairman Dinkelacker said the Hardie board siding and fish scales to match the house are appropriate, but trim boards are needed to clean up the edges by the posts. Commissioner Blitch showed the applicant the location of the required trim boards along the posts pictured. Chairman Dinkelacker said because the applicant is building more of a wall than a fence, then wall details of the house should be matched, thus the addition of the trim boards.

Commissioner Monnot motioned to approve the application with the addition of trim boards to mask the ends of the siding. Commissioner Vogt seconded the motion. All voted in favor. Chairman Dinkelacker is assigned.

CONSIDER CERTIFICATE OF APPROPRIATENESS 72269 Gordon Avenue

The application is for a new lean-to prefab shed to be placed behind the carport of the main house. Commissioner Blitch asked if the color details would match the house. The applicant stated the color would be driftwood.

Commissioner Blitch motioned to approve the application as submitted. Chairman Dinkelacker seconded the motion. All voted in favor. Commissioner Blitch is assigned.

CONSIDER CERTIFICATE OF APPROPRIATENESS 21464 Clear Creek Drive, Brighthouse Learning Academy

The application is for a new fence. Commissioner Blitch asked about the orientation of the building on the property. Kristin Tortorich said the building faces Highway 59 with the entrance on Clear Creek Drive. Commissioner Blitch said the Commission doesn't love seeing such a large section of six-foot fencing along the street. Chairman Dinkelacker stated the application is for standard six-foot pickets. Commissioner Blitch asked if any trees would be removed to add the fence. The applicant said no. Chairman Dinkelacker said the fence and placement are appropriate and the concern is that it is a lot of fence on a very large property. Chairman Dinkelacker said he appreciates the applicant not putting the fence directly on the property line and having as much green landscaping as possible along the Clear

Creek side of the fence. Commissioner Monnot said this is a very large example of the corner lot problem. The applicant stated there is a tree line between the street and the fence. The applicant explained that there used to be a fence there, so they will be clearing out the overgrowth and brush that has formed and using the same fence line as the old fence which will be pretty well hidden by the trees and connect to the existing fence.

Commissioner Blitch motioned to approve the application as submitted. Commissioner Vogt seconded the motion. All voted in favor. Chairman Dinkelacker is assigned.

CONSIDER CERTIFICATE OF APPROPRIATENESS 22190 6th Street

The application is for a carport. Chairman Dinkelacker and Commissioner Monnot stated concerns about the setback, as the requirement is one-third the length of the house. The applicant stated the updated plans show a setback of 60'. Commissioner Blitch asked why the storage is not at the back of the carport. The applicant stated the homeowner wants to be able to have vehicle access to the back yard, and placing the storage at the back of the carport would block access to the back yard, as there isn't much space to work with on that side of the house. Chairman Dinkelacker said the applicant would need to verify the carport begins at one-third the length of the house. Kristin Tortorich stated that the setback would be verified as part of the building permit application process. Commissioners Dinkelacker and Blitch asked the applicant to have the architect provide the remaining dimensions from the property line to the front of the house, the length of the house, and the distance from the front of the house to the front of the carport before submitting the building permit application.

Commissioner Blitch motioned to approve the application subject to submitting the additional dimensions to verify the setback requirement. Commissioner Monnot seconded the motion.

Chairman Dinkelacker stated the carport would match the house. The applicant said the material will be Hardie board and the shingles will match the house. Commissioner Blitch confirmed the colors will also match the house.

All voted in favor. Commissioner Blitch is assigned.

CONSIDER CERTIFICATE OF APPROPRIATENESS 100 Abita Oaks Boulevard

The application is for a patio cover at the rear of the house. Chairman Dinkelacker said the application is straightforward with a lean-to patio cover connecting under the eaves of the house. Chairman Dinkelacker confirmed the posts and joists are to be made of wood and the roof will be metal. The applicant said there will be white vinyl under it to match the house. Commissioner Blitch confirmed there will be a fascia board around it to match the house. The applicant stated there are trees on the Highway 36 side, but he also has planted bamboo along the property line which will shield the backyard from view along Highway 36 in the coming months.

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

CONSIDER CERTIFICATE OF APPROPRIATENESS 22110 8th Street

Chairman Dinkelacker recused himself to present this application. The application is for a new house with a detached garage. Commissioner Blitch said the roof pitch looked greater than 8/12. Chairman Dinkelacker said he believes the main roof is a 10/12 pitch and then comes down to a 4/12 pitch which Commissioner Blitch said is common with Boston Gable and this house has more of a modified Boston Gable. Commissioner Blitch noted the house is three feet above grade, but the porch is not. Chairman

Dinkelacker said the applicants are requesting to have a single step on the porch which would make the porch about 30" above grade with a 6" step up to the threshold of the front door. Chairman Dinkelacker stated it is designed to building code. Chairman Dinkelacker said one of the other items that it not typical of a Historic submission is the porch scenario. He explained the three bays to the left of the door are enclosed. Chairman Dinkelacker said the applicants would like to enclose it in such a way it looks like an enclosed porch keeping the column details proud of the infill and the infill would be detailed as shutters. The idea is to maintain the appearance of the full-length front porch, but the clients would like to use the needed space. The open part of the porch does not meet the 2/3 rule. Chairman Dinkelacker is asking for a variance for the porch to accommodate the clients' needs. Commissioner Blitch said he thinks the issues are the 30" porch and the 2/3 porch. Commissioner Blitch said the application included a precedent photo. Chairman Dinkelacker said the photo in the top left-hand corner is the inspiration for the shutters. Commissioner Blitch said they are 5' wide openings, so maybe add a center muntin. Chairman Dinkelacker said he'd be happy to make a subsequent submission that details the porch enclosure shutters. He stated the back porch, and the rest of the house would be higher than the front porch. The most important aspect for the clients is the front porch enclosure. Kristin Tortorich added that a handrail for the stairs will need to be added. Chairman Dinkelacker confirmed there would be a handrail added, but not porch railings if the 30" porch is allowed. Chairman Dinkelacker noted there will be a band board around the perimeter at thirty-six inches, so the rest of the house will be at the thirty-six inches. Chairman Monnot asked if the purpose was to avoid railings. Chairman Dinkelacker said it would be ideal to not have the railings. Commissioner Monnot reviewed the checklist. The foundation is to be brick piers with 24" clearance under the house. There will be a wood front porch with 7'7" depth. 2/3 width issue discussed. There will not be a chimney. There will be brick steps. Railing to be made of wood with four inch spacing. Commissioner Blitch asked if there is a fireplace. Chairman Dinkelacker confirmed a ventless fireplace. Commissioner Monnot continued the checklist. The building's height will be under thirty-five feet. There will be Hardie trim around the windows and the building. Wood columns, doors, and shutters will be installed. Chairman Dinkelacker clarified the shutters are only the shutters for the porch enclosure on the left side of the porch. Commissioner Blitch pointed out the Bahama shutter in the bathroom. Commissioner Blitch asked if there would be exposed rafter tips. Chairman Dinkelacker confirmed. Chairman Dinkelacker said there will be a garage with a breezeway to be built with the same details as the house: Hardie, windows, roof. There are currently no plans for a fence, signs, or unapproved lighting options. Commissioner Blitch stated his concern about setting a precedent for the 30" porch. Commissioner Monnot said he could not support the porch height.

Commissioner Blitch motioned to approve the application subject to final development of the shutter details and by raising the porch to start at thirty-six inches with a slope out to the edge. Chairman Dinkelacker said he'd raise the porch. Commissioner Monnot seconded the motion. All voted in favor. Assigned to Commissioner Blitch.

ADMINISTRATIVE REVIEW

The following applications were approved via email between meetings:

72105 Pine Street

The application was for a shingle roof replacement on a house and garage.

72040 Maple Street St. Jane de Chantal Barre Center

The application was for a shingle roof replacement.

72052 Hickory Street- St. Jane de Chantal Rectory

The application was for a metal roof replacement of the rectory and an accessory building.

DISCUSSION

21516 Hwy 36- Longbranch Recovery & Wellness

Matt DeCotiis and Dyani Robarge from Cicada, the architecture firm, presented the application for a new building at the Longbranch campus. Matt DeCotiis explained that they were hired to look at options for expansion and found parking, building setback, and the historic character of the main building to be the main focus of the design. Mr. DeCotiis explained they came up with a plan to place the building in the back left corner of the lot with part of the building as a 2-story building with the wings at a lower scale as to not overpower the existing structure. He also explained a courtyard would be added to allow for space between the buildings and pathways for access between the buildings. Dyani Robarge said most of the tree buffer would be maintained. Commissioner Blitch asked about the pier design due to the river height and the proximity of the property to the river. Matt DeCotiis said there would be exposed timber piles. Commissioner Blitch asked if they had entertained the idea of block piers, so they are more substantial looking under the building. Matt DeCotiis said that the engineers are currently looking at those options. Commissioner Blitch asked about the potential for clearing on the east side of the property. Matt DeCotiis said that there is still an additional twenty feet or so between the parking lot and the edge of the property and said they'd be open to adding additional screening on the east side of the property. Commissioner Blitch asked about the setbacks on the south side of the property and if the building could be moved further south. Matt DeCotiis said the building is as far back as the design team which includes structural engineers are comfortable with. Commissioner Blitch recommended reversing the design 180 degrees or moving the porch that is near the group room. Matt DeCotiis explained the complications of the Master Plan requirements and the existing unknown concrete structure in the space. Commissioner Dinkelacker suggested outer edge masonry or poured concrete piers. Commissioner Blitch recommended looking into spread footings due to the nature of the soil in the area. Commissioner Blitch said the railings are not an issue, but the example on the left is the one that would be preferred. Matt DeCotiis said there would be metal on the lower roof and shingles on the upper roof. Dyani Robarge said there would be Hardie board with a board and batten design.

OPEN COMMENTS/ANNOUNCEMENTS

None.

ADJOURNMENT

Commissioner Blitch motioned to adjourn the meeting. Commissioner Monnot seconded the motion. All voted in favor. The meeting was adjourned at 7:07 P.M.

Kristin Tortorich, Planning & Zoning Director

Date