

The following minutes are from the Historic Commission meeting on Tuesday, September 12, 2023, in the Abita Springs Town Hall. The meeting convened at 6:00 P.M.

Commissioner Chairman Mancil called the meeting to order. All stood for the Pledge of Allegiance. Commissioners in attendance included Thad Mancil, Otto Dinkelacker, Paul Vogt and Ron Blich. Commissioner Andre Monnot arrived during the Minkler Street application review. Kristin Tortorich and Heather Hockman were also present.

Call for Agenda Modification

None.

Acceptance of Minutes

The Commission reviewed the minutes.

Commissioner Dinkelacker motioned to approve the minutes as submitted. Commissioner Blich seconded the motion. All voted in favor.

Certificate of Appropriateness 71130 Bryan Street

The application is for a 4' metal fence around a new pool. Commissioner Blich noted the fence meets the guidelines.

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

Certificate of Appropriateness 100 Abita Oaks Blvd

The application is for a 7' wooden privacy fence addition to a new home under construction, however the owner stated he would reduce it to a 6' fence to match the neighbor's existing fence.

Kristin Tortorich asked for clarification on the requirement for the set back of the fence, as there was a question over whether the measurement began at the front wall of the house or the front of the porch. Commissioner Blich confirmed that the measurement has been done from the front of the porch. Commissioner Dinkelacker asked if the measurement presented for the fence set back was measured from the front wall or the front porch. Kristin Tortorich stated that it was originally measured from the front wall, so it would need to be adjusted to the front porch.

Commissioner Dinkelacker motioned to approve the application with the adjustments to the 6-foot fence height and the one-third depth of the house measurement adjusted to the front porch.

Commissioner Blich seconded the motion. All voted in favor. Commissioner Mancil remains assigned to this address.

Certificate of Appropriateness 71180 Minkler Street

The application is for a house addition with an attached garage and a new mother-in-law structure in the back of the property. Kristin Tortorich confirmed the setbacks have been met. Commissioner Blich asked when the house was originally built. The owner stated that he believed in the late 1990s.

Commissioner Blich stated at that time, it would not have been required to meet the three-foot height guideline. The owner stated the addition to the house would have a sloped roof and a breezeway.

Commissioner Blich noted there is 2 level garage with stairs going up to the upper level with dormers. Commissioner Dinkelacker asked if the mother-in-law house was going to have a separate driveway to the street behind Minkler. The owner confirmed. Commissioner Blich then asked Kristin Tortorich if it is a separate lot of record where the mother-in-law structure would be built. Ms. Tortorich stated that in order for the structure to be an ancillary, or livable structure, the lots would all have to be combined.

She also stated currently it is a separate lot, but prior to issuance of a building permit, the lots would be required to be combined. Discussion then ensued over the possible requirement of raising the ancillary structure due to the access from Caroline Street and the current status of the separate lot. The checklist was then reviewed for both structures. The mother-in-law house will have vinyl siding and a metal roof to match the existing house. Vinyl windows will have vertical muntins, creating 2 over 2 design. There will be wood columns with fascia, wood doors, no shutters, and no fencing. For the main house addition, the Commissioners noted concerns over the roof slope shown in the elevations. The Commissioners said they'd prefer the ridges to be even. Commissioner Dinkelacker suggested one option of reducing the slope to 8/12 over the garage to lower the ridge. The roof is said to be a 5V crimp, but Commissioner Blitch expressed concern over the 1/12 slope with the dormers from a water intrusion standpoint. A roofing contractor in the audience stated that R panel could be used for that slope, but not the 5V crimp shown. A suggestion was made to address the slope for the dormers.

Commissioner Blitch motioned to approve the application for the addition to the main house with a 5V crimp roof to match the existing house and windows to match the elevations. Commissioner Dinkelacker seconded the motion. All voted in favor. Commissioner Blitch is assigned.

Discussion ensued over how to handle the mother-in-law house due to the Commissioners' concerns that the house might be sold at a later date as a standalone home. Kristin Tortorich explained that due to the mother-in-law house not meeting setbacks as a standalone home, it would not be able to be re-subdivided and sold alone, and that the lot size is smaller, which makes it fall under the contiguous lot law.

Commissioner Dinkelacker motioned to defer the approval of the mother-in-law house until the lots are combined. Commissioner Monnot seconded the motion. All voted in favor.

The owners then asked if they would have to attend another meeting for the approval of the mother-in-law house. The Commission agreed that they had enough information that they could handle it without the owners being in attendance.

Certificate of Appropriateness 71361 St. Joseph Street

The application is for an in-kind roof replacement. The contractor showed a sample and said the shingle color will closely match the existing color.

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

Certificate of Appropriateness 22200 10th Street

The application is for a 6-foot privacy fence for a new pool. Commissioner Blitch asked if the owner was going to have a grass alley between the pool fence and the property line or if she was going to put the fence on the property line. The owner said she would move the fence location to the property line.

Commissioner Blitch motioned to approve the application with the modification to the fence moving to the west property line. Commissioner Monnot seconded the motion. All voted in favor. Assigned to Commissioner Dinkelacker.

Certificate of Appropriateness 22107 Hwy 36 Unit A

The application is for a metal roof replacement. Kristin Tortorich explained that the owner's tenant had the roof painted without the owner's permission or Historic Commission approval, and that the owner is

seeking approval for a new roof. Ms. Tortorich stated the owner preferred a pearl gray color that would closely match the Attic to Awesome roof but is open to suggestions.

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

Certificate of Appropriateness 22139 Level Street

The application is for a copper downspout for Trinity Lutheran Church. Commission Chairman Mancil recused himself to present the application. Commissioner Mancil explained that after the exterior repairs, the church is still having a water issue near the bell tower. An imprint was found during the siding work that showed where there was a previous downspout, so the church would like to install a copper downspout near the bell tower to collect and direct the flow of the water on the north side of the tower.

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

Certificate of Appropriateness 22266 Level Street

The application is for window replacement. Commissioner Monnot recused himself to present the application. Commissioner Monnot explained the existing original, double paned, aluminum windows have failed and are in need of replacement. Commissioner Monnot said he plans to replace them with white vinyl windows with 2 over 2 design and the existing trim will remain.

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

Certificate of Appropriateness 22045 Hwy 59

The application is for the "Pumpkin House" sign. Commission Chairman Mancil stated this application was being reviewed after the sign was installed, but that had they come to a meeting first, it would have been approved.

Commissioner Blitch motioned to approve the application. Commissioner Dinkelacker seconded the motion. All voted in favor.

Certificate of Appropriateness 22027 7th Street

The application is for a roof replacement. Commission Chairman Mancil noted the applicant is wanting to replace existing shingles with charcoal colored shingles.

Commissioner Blitch motioned to approve. Commissioner Dinkelacker seconded the motion. All voted in favor. This property remains assigned to Commissioner Mancil.

DISCUSSION/PUBLIC COMMENTS/ANNOUNCEMENTS

Public Awareness Campaign

Commission Chairman Mancil said there have been a lot of instances of work being done without Historic Commission approval and in some cases without permits. Kristin Tortorich stated that had permits been applied for, the Town could have told the applicants that Historic approval was required. Commission Chairman Mancil suggested posting the reminder on the town electronic sign. Commissioner Blitch mentioned running the information in the Live Oak Journal and on the back of the utility bills. Ms. Tortorich confirmed the information would be in the next Live Oak Journal, but it is

difficult to print on the back of the postcard bills. She said that when the full-page bills begin with the new software in the coming months, we will be able to easily add that information. Commissioner Blitch also recommended posting on the home page of the website with a link to the map to see who is in the Historic District.

Commissioner Blitch requested a minimum of 3 business days, up to 7 days, to be able to complete a Historic Review upon completion of a project, as many requests have needed a quick turnaround time. Commissioner Dinkelacker asked if the building inspections are done prior to the Historic Review. Kristin Tortorich stated that sometimes the office doesn't know that a final inspection request is coming, because we won't hear from contractors for weeks or months, then they are suddenly ready. With the building and drainage inspectors able to respond usually on the next business day, inspections are often complete, and the project is pending Historic Review. Ms. Tortorich stated that staff can start monitoring the projects more closely and try to give more notice to the Commissioners for the Historic Review, but that also sometimes changes must be made after the inspections. Commissioner Dinkelacker agreed a 3-business day turnaround would be helpful.

Commissioner Vogt asked for clarification on the Historic District boundaries. Kristin Tortorich said she would show him the map.

Commissioner Blitch asked about the business across from Abita Lumber that has so many cars. Kristin Tortorich stated that Code Enforcement was already addressing the issue.

ADJOURNMENT

Commissioner Dinkelacker motioned to adjourn the meeting. Commissioner Vogt seconded the motion. All voted in favor. The meeting was adjourned at 7:04 P.M.

Kristin M. Tortorich, Planning and Zoning

Date