

TIMELINE

DECEMBER 2020

Mr. Broussard came to the Historic meeting to get a Certificate of Appropriateness for House Plans. The Doucet Brothers Company was the contractor of record.

JULY 2021

Mr. Danna Doucet of Doucet Brothers submitted the permit application to the Town. He was aware he was building to approved plans with COA permit in the Historic District.

AUGUST 2021

Permit issued and building process began.

FEBRUARY 22, 2022

Foundation Inspection called

SEPTEMBER 2022

Mr. Broussard contacted our office to make changes to his roof plan. He had new roof plans drawn. Mr. Broussard assured the Historic Commissioner (Mr. Dinkelacker) that the rest of the plans would remain the same except the roof and porch steps.

OCTOBER 16 2023

Drew Doucet stopped in the office to get a new porch rail design approved. In the conversation he mentioned that he had the plans redrawn because his contractors were having issues reading the hand drawn plans. He also mentioned they had to make several changes to the plans due to pricing and availability. He stopped working on the project until we could get him on the agenda for the November meeting.

1ST COA APPLICATION

DECEMBER 2020

Town of Abita Springs

Historic Meeting Date: 12/8/20 @ 6pm

SUBJECT PROPERTY

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

Date: 11/30/20

- Owner
 Applicant

Type of Approval

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

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

Build new house on wooded lot.
A previous house was destroyed on lot by fallen trees. No remaining evidence of original house on site. (see attached pictures of original house)

Owner/
APPLICANT NAME: Aaron F. Broussard
Email: aaronbrew1@gmail.com Phone: (504) 559-1962
Address: 80 Monterey Dr., Kenner, La. 70065

OWNER (IF DIFFERENT FROM APPLICANT):

Email: _____ Phone: _____
Address: _____

CONTRACTOR NAME & COMPANY: Doucet Bros. Construction Co., LLC

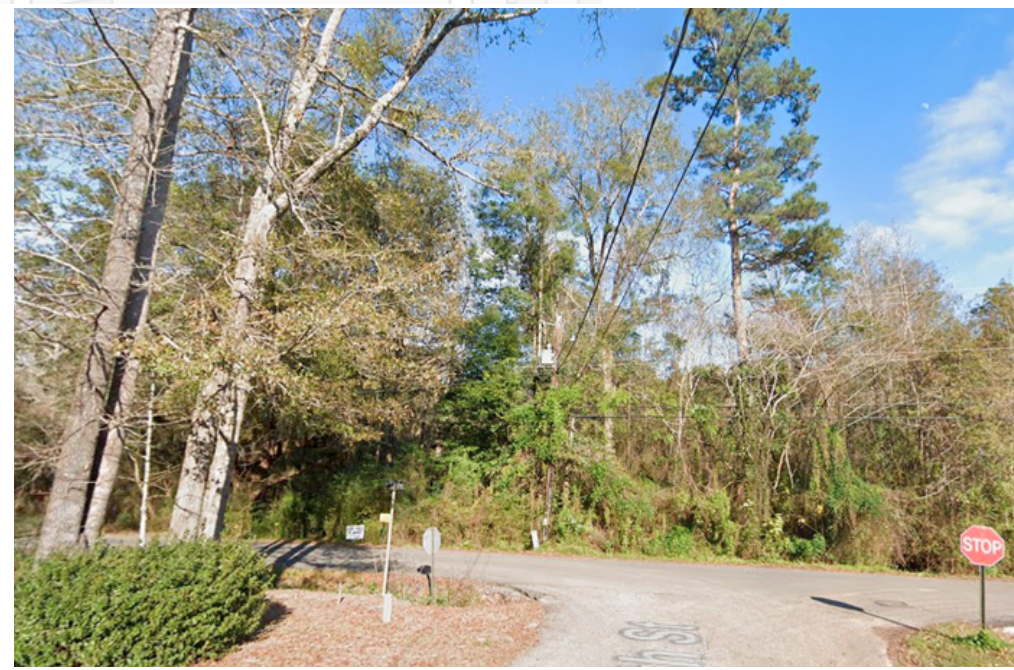
Email: drewdoucet77@gmail.com Phone: (504) 738-8032 Exp. 04/20/21
Address: 3 Berkley Ave, Harahan, La. 70123

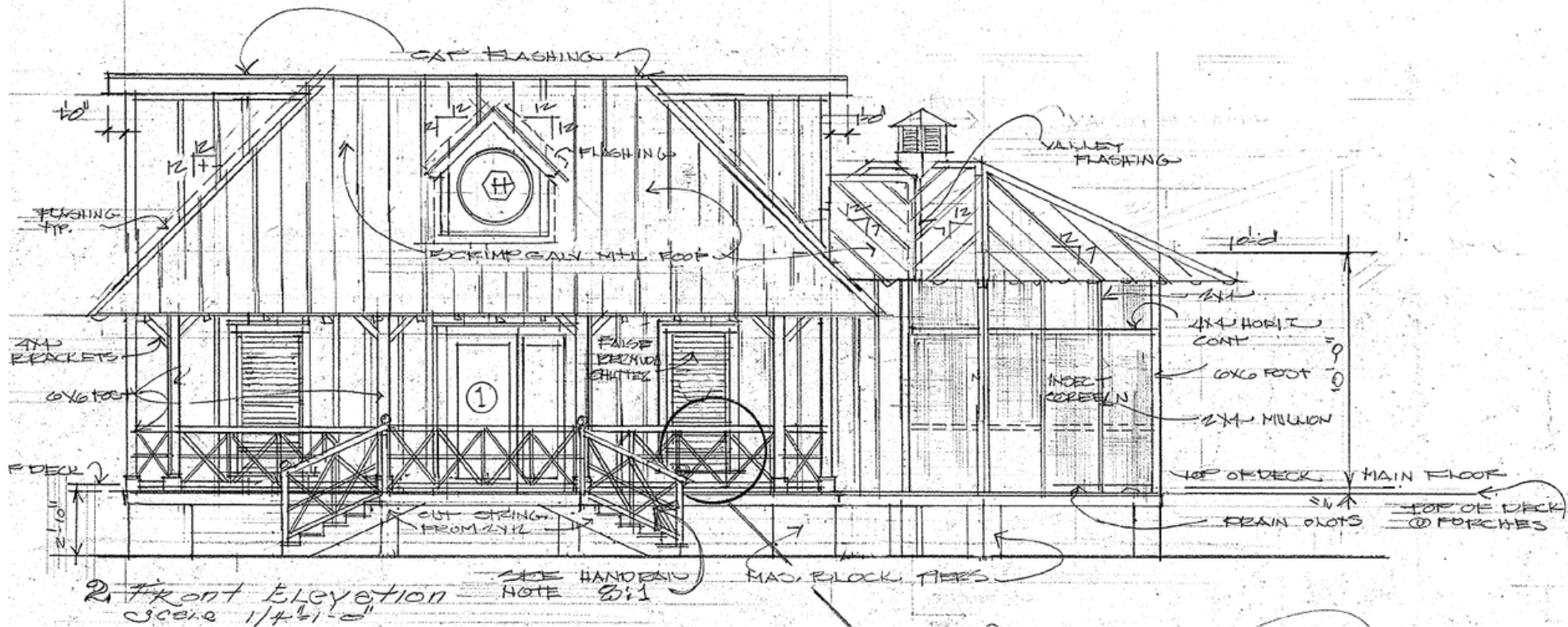
Ron Broussard 11/30/20 Ron Broussard 11/30/20
Signature of Owner Date Signature of Applicant Date

Street Address or Legal Description: two lots of record on St. Joseph at intersection w/9th
Nearest Cross Streets: St. Joseph & Ninth Street Lot Dimensions: 90' x 120'
Work Begins: when permitted by city Estimated Completion Date: April/May 2021

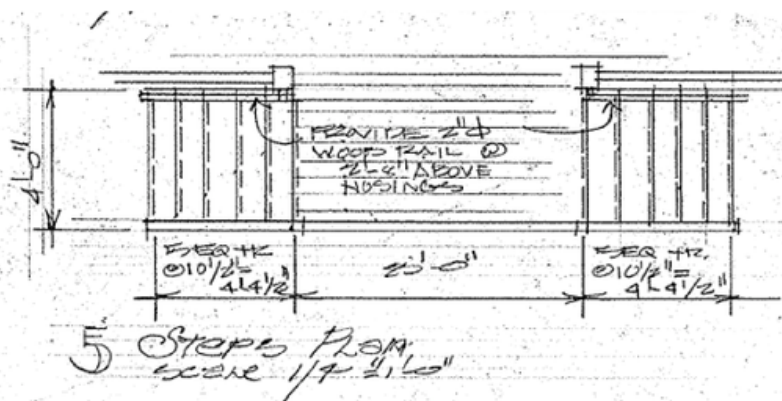
RESIDENTIAL HISTORIC CHECK LIST

- FOUNDATION Concrete Block Brick ^{with facade} Continuous Chain Wall Raised Slab (36" above ground)
- CRAWLSPACE 24" Clear (3' clear)
- SIDING Vinyl Wood Hardie Plank
- ROOF Metal Fiberglass Shingles Slope: 8/12 Minimum (Full width)
- 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 (or less see plans)
- 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 Bermud
- SHUTTERS Vinyl Wood Hardie Plank Must be 1/2 Width of Windows Yes No
- ACCESSORY BUILDINGS Garage Shed Other existing on rear of property
- FENCES ^(none as yet planned) Wood Type: 4' Picket 7' Privacy 6' Privacy with 2' Lattice
- LIGHTING No Fluorescent Strip Lighting or Fixtures
- SIGNS Permanent Temporary

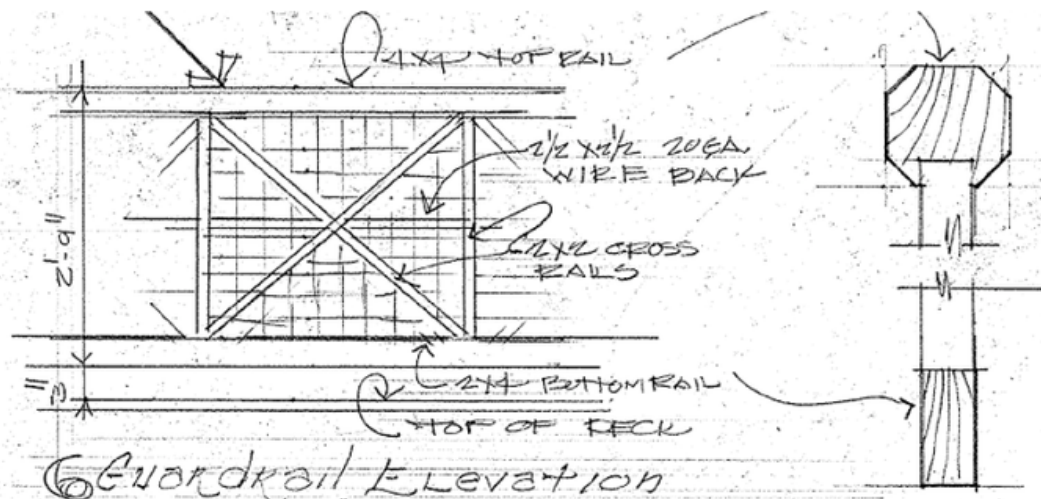




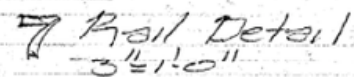
2 FRONT ELEVATION

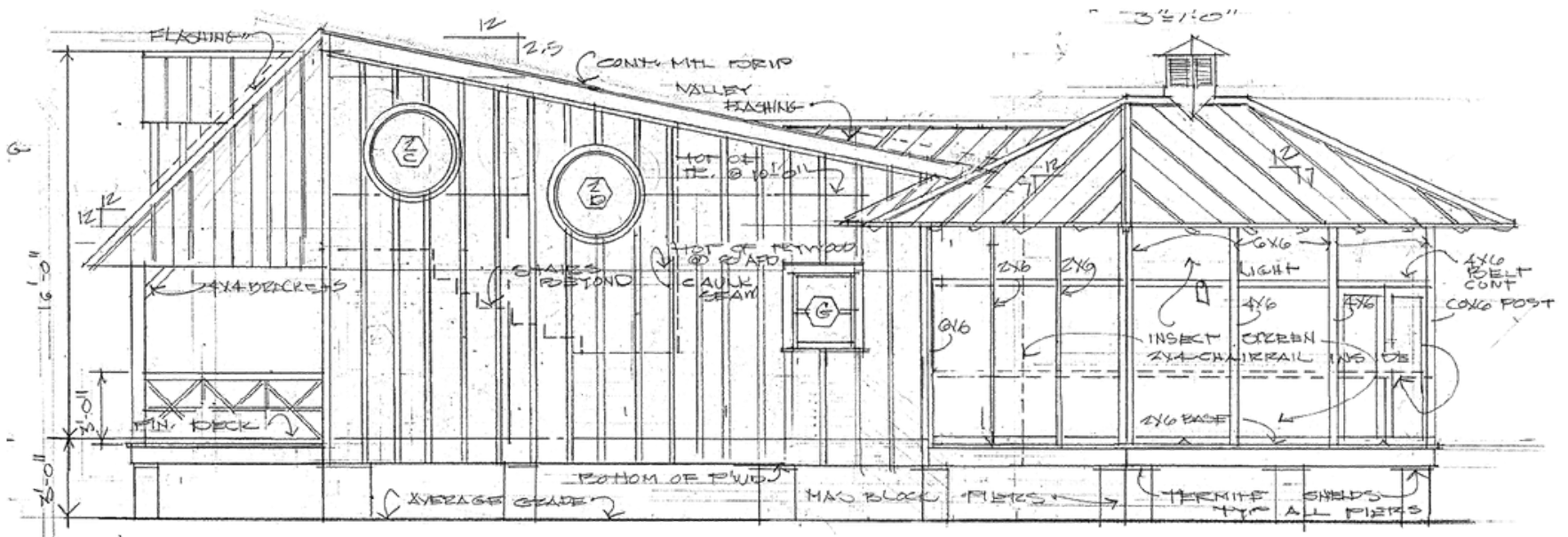


5 STEPS PLAN



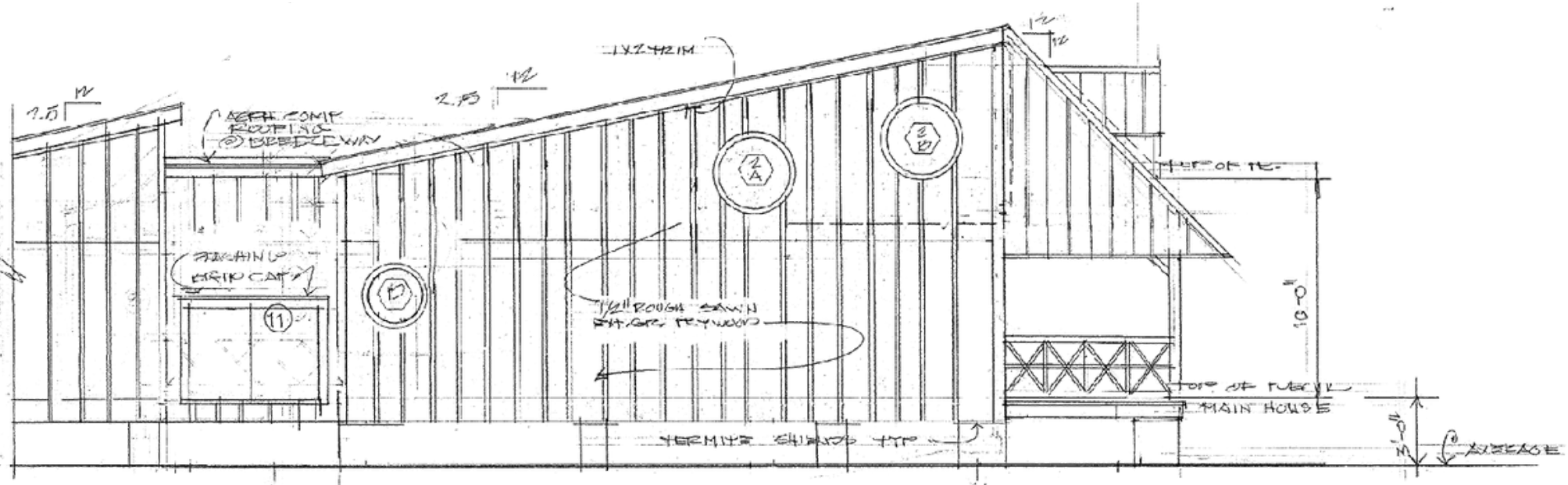
6 GUARDRAIL ELEVATION





1. Right Side Elevation

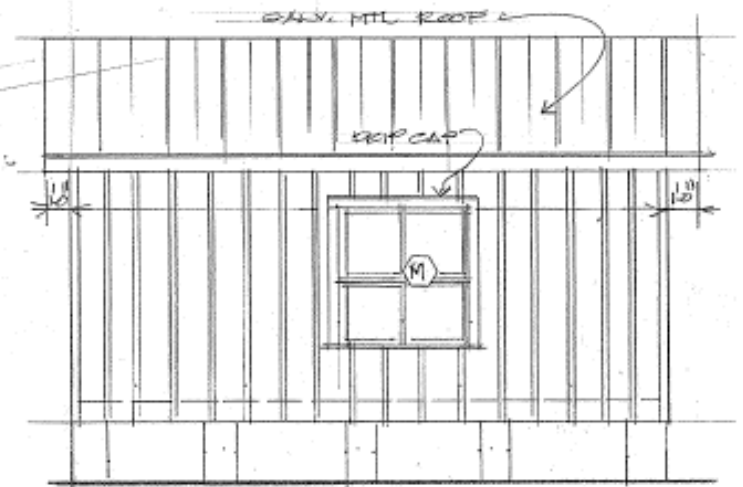
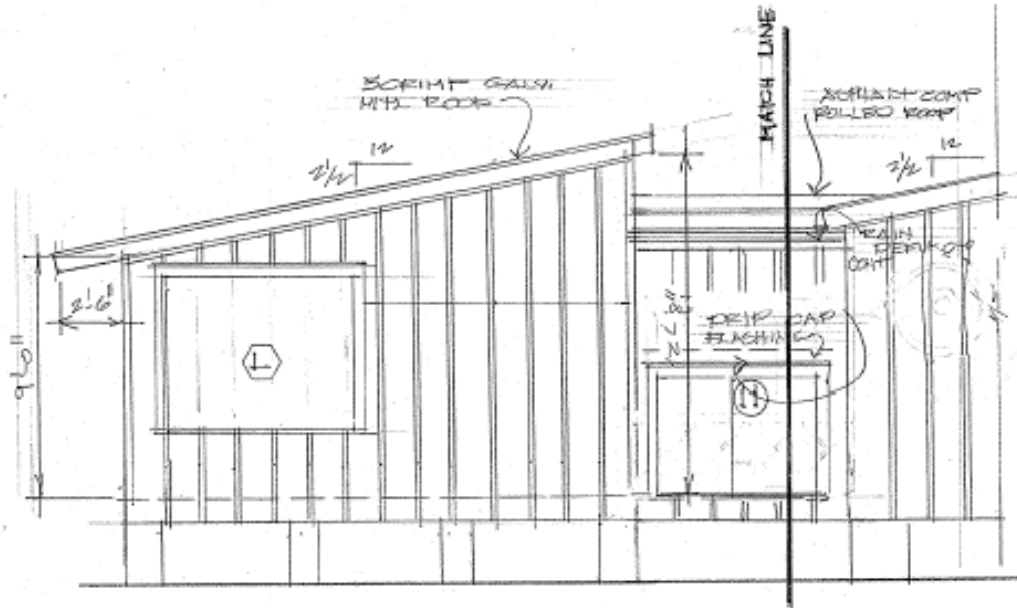
4 RIGHT SIDE



1. Left Side Elevation
above 11' 10"

1 LEFT SIDE

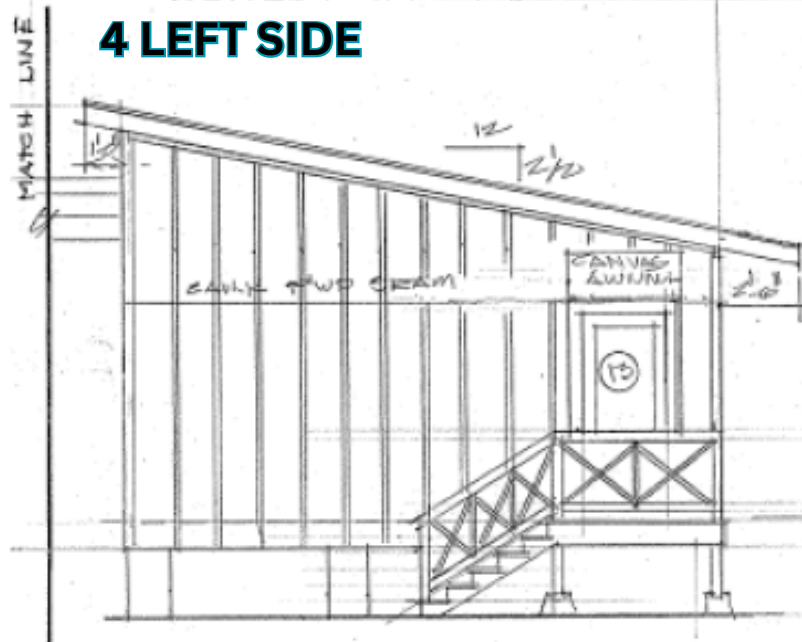
Guest House



LEFT SIDE ELEVATION, CONTINUED (PARTIAL)
SCALE: 1/4" = 1'-0"

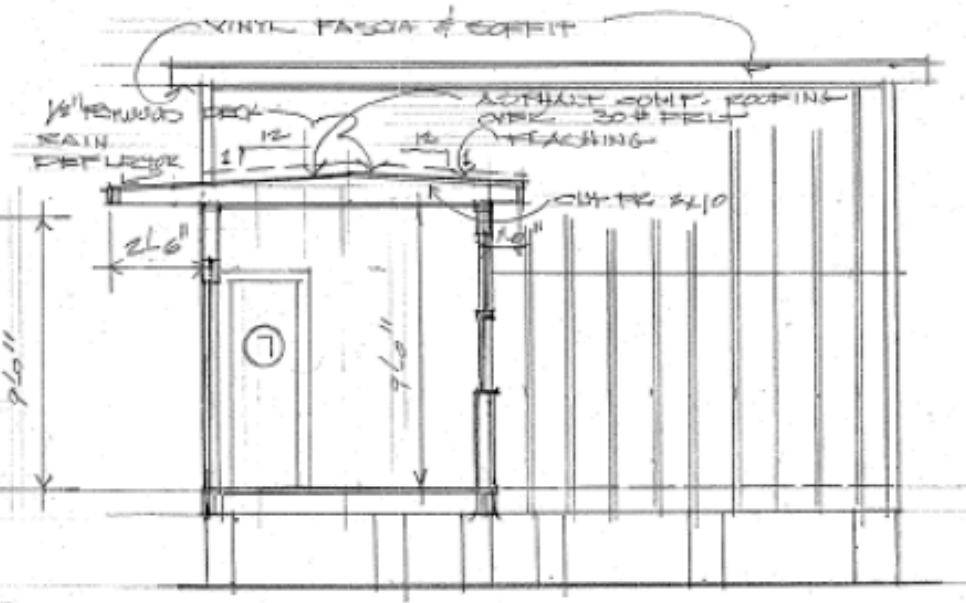
REAR ELEVATION
SCALE: 1/4" = 1'-0" **REAR ELEVATION**

4 LEFT SIDE



RIGHT SIDE ELEVATION, GUEST
SCALE: 1/4" = 1'-0"

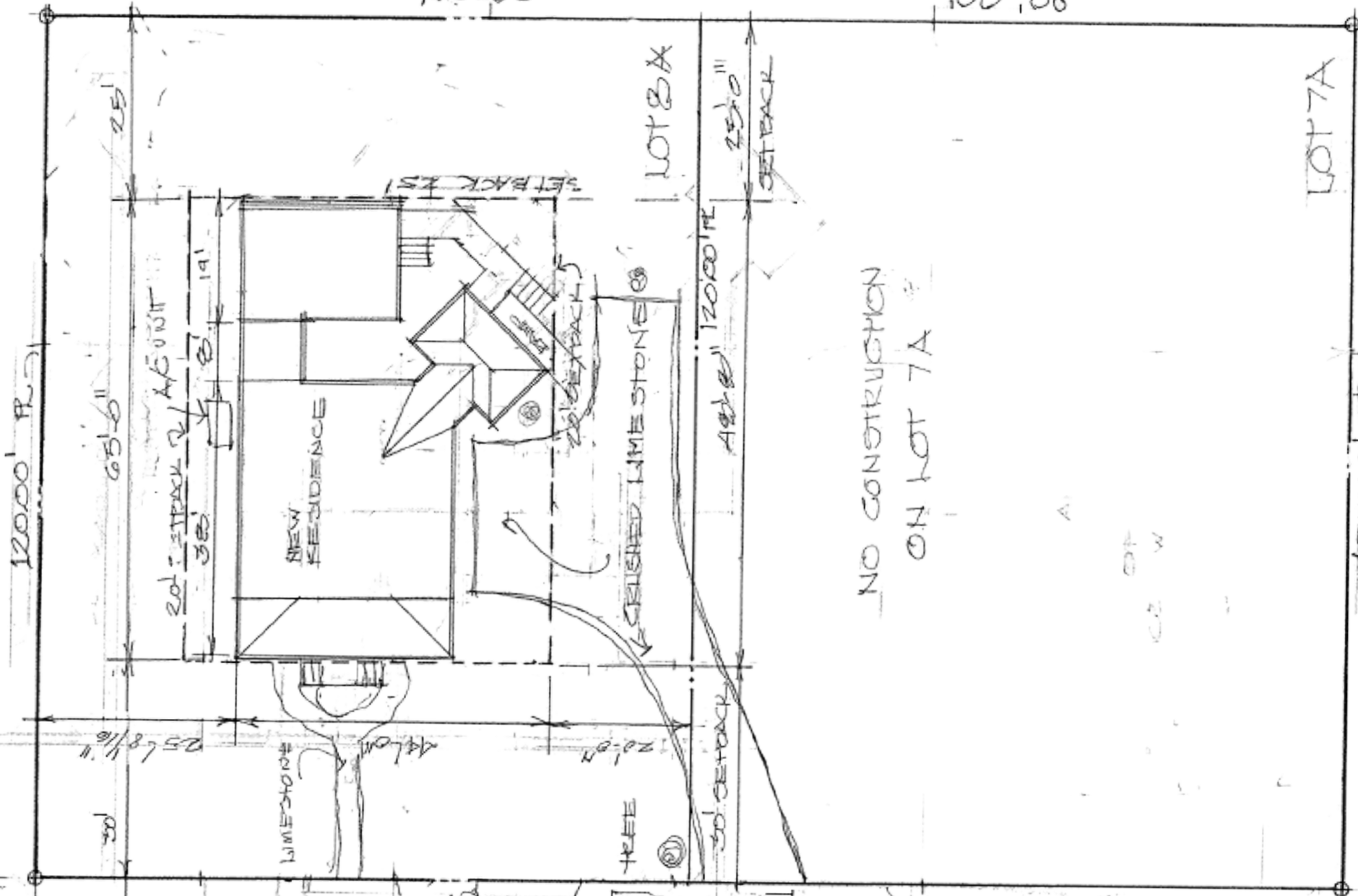
RIGHT SIDE ELEVATION



COURTYARD ELEVATION, GUEST

COURTYARD ELEVATION

12000' PL



300

25' 8 1/2"

65' 6"

20' SETBACK OF AC UNIT

38'

19'

LIMESTONE

NEW RESIDENCE

44' 0"

SETBACK 25'

ST JOSEPH ST

89.67'

179.67' TOTAL

TREE

CRUSHED LIMESTONE

LOT 2A

12000' PL

50' SETBACK

25' 0" SETBACK

NO CONSTRUCTION ON LOT 7A

90.00'

90.00'

179.60' TOTAL

89.60'

LOT 7A

12000' PL

NINTH ST (UNCONSTRUCTED)

4

SEPTEMBER 2022

Mr. Broussard contacted our office to make changes to his roof plan. He had new roof plans drawn. Mr. Broussard assured the Historic Commissioner (Mr. Dinkelacker) that the rest of the plans would remain the same except the roof and porch steps.

Town of Abita Springs

Historic Meeting Date: _____

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

Date: 8/25/22

Type of Approval

- Owner
- Applicant

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

Other: approval of change in roofing elevation

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

In order to secure framing on house the roofing elevation required changing replacing a convoluted original design. Secondly, the roofing material change is requested from metal roof to shingle roof due to the expense of metal roof.

APPLICANT NAME: Danna Doucet

Email: dannadoucet@att.net Phone: (504) 738-8032

Address: 3 Berkeley, Harahan, La. 70123

OWNER (IF DIFFERENT FROM APPLICANT):

Email: _____ Phone: _____

Address: _____

CONTRACTOR NAME & COMPANY: Doucet Properties 3, LLC

Email: Same as above Phone: Same as above

Address: same as above

Danna A Doucet Signature of Owner Date 8/25/22 Signature of Applicant Date

Note: Mr. Aaron Broussard will represent Danna Doucet at Historic Meeting, if necessary.

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 _____

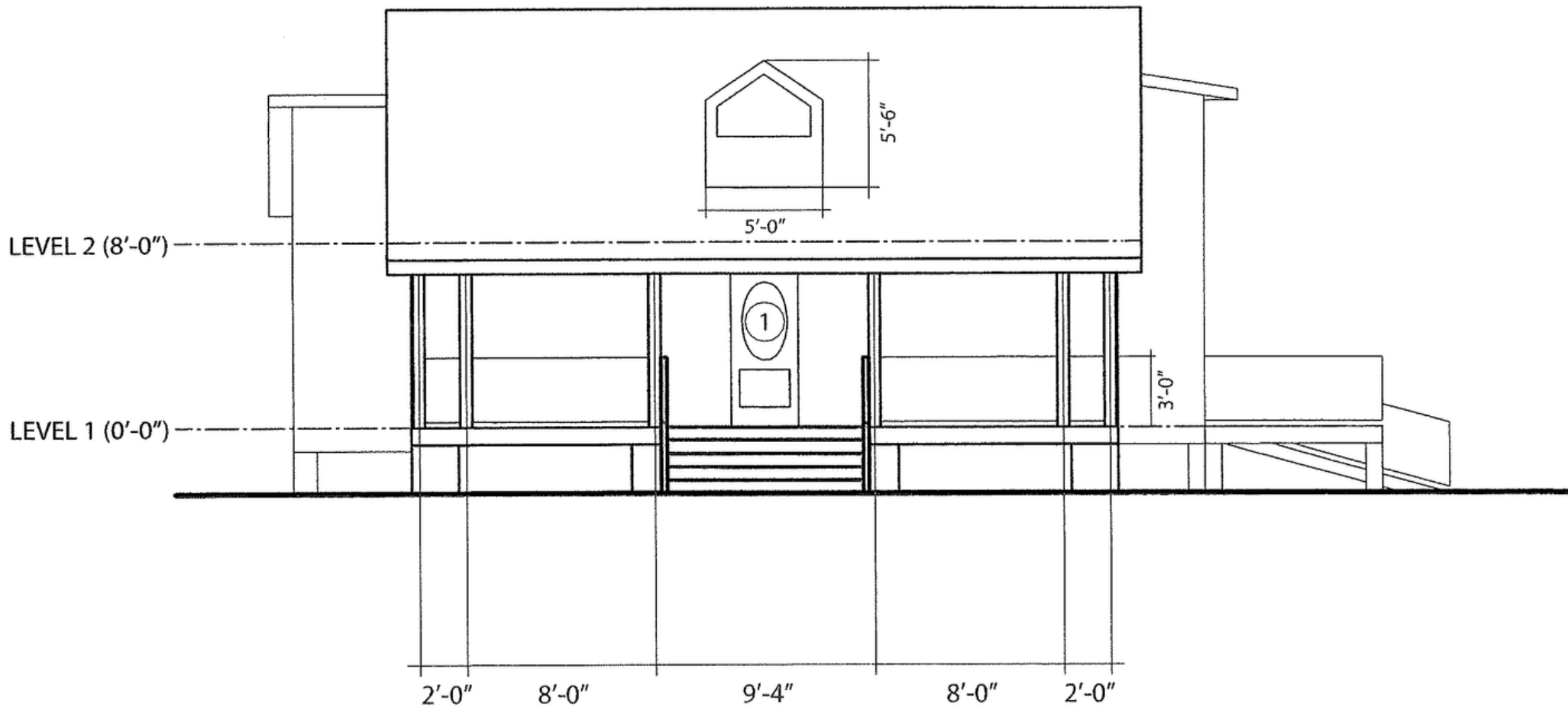
Andre Monnot _____ Commissioner Assigned: _____

Paul Vogt _____ Work Completed as Presented: _____

Inspected on Date: _____



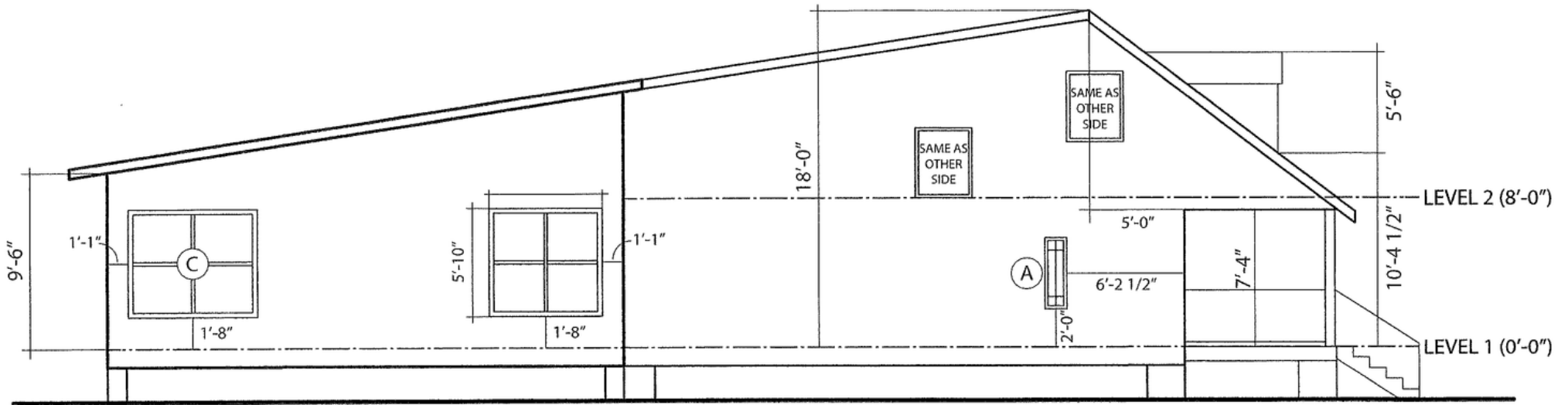
New Roof Plan



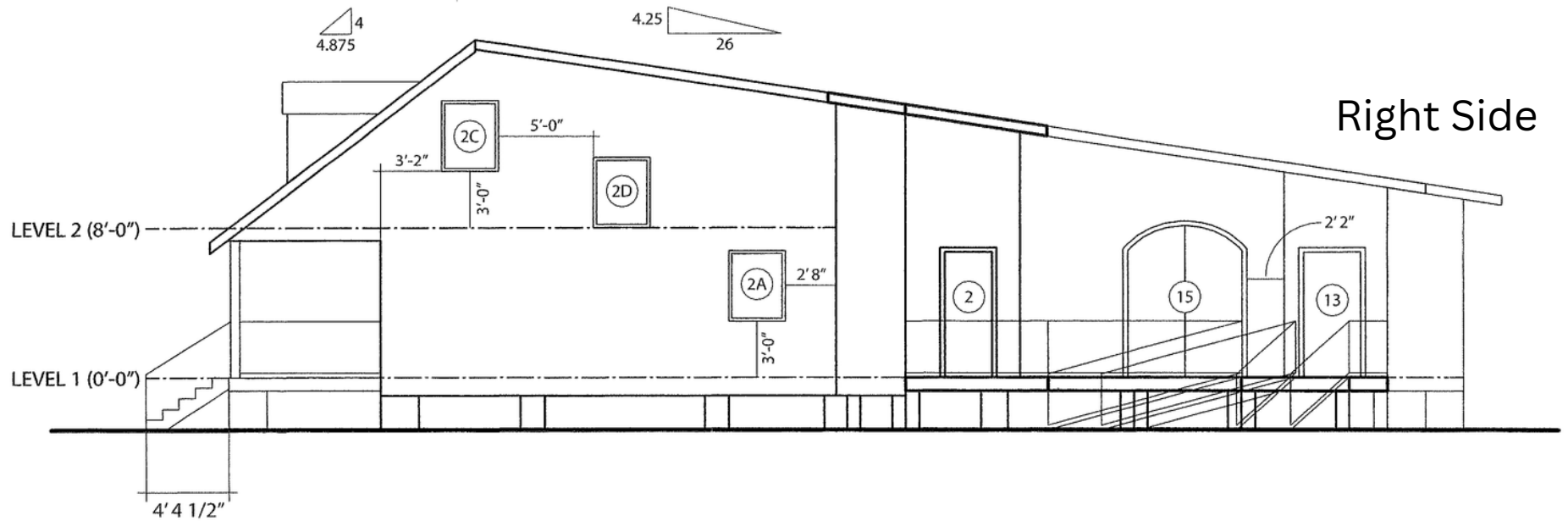
Excerpt from email to Kristin from Aaron Broussard:

***“Kristin, all of the original detail of plans submitted to ABITA Historical Commission and subsequently to your department remain the same with the exception that my original front porch stairway was to be a double stairway and my contractor said that it would be better to have the standard straight forward stairway descending from the front porch directly forward towards St. Joseph Street as is the typical front porch descending stairway design throughout the Historic District.*”**

Mr. Blich sketched his preference for a Bermuda shutter for the dormer window and I have instructed my contractor to make that change to match the Bermuda shutters on the front porch.”



Left Side



Right Side

Permission to move forward granted.

Fast forward to October 2023

REQUESTED PORCH CHANGES

OCTOBER 16, 2023

Mr. Drew Doucet stopped by to get permission to change the front porch railing.



NEW APPLICATION

NOVEMBER 2023



Meeting Date: 11/14/23

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

DATE: 11/2/23

TYPE OF APPROVAL

- Owner
 Applicant
 New Construction
 Renovation
 Other: _____
 Accessory Building (not livable)
 Ancillary Building (livable structure)

APPLICATION FOR PERMIT TO: (DESCRIBE PROJECT)

changing plans for house approved in 2020.

APPLICANT NAME: Danna A. Doucet, Sr. "Drew"

Email: drewdoucet77@gmail.com Phone: 504-303-1712

Address: 800 Gordon Ave. Herahan, La. 70123

OWNER (IF DIFFERENT FROM APPLICANT): Danna A. Doucet

Email: danna.doucet@gmail.com Phone: 504-616-4900

Address: 3 Berkeley Ave. Herahan, La. 70123

CONTRACTOR NAME & COMPANY: Doucet Bros. Construction, CO. LLC

Email: drewdoucet77@gmail.com Phone: 504-303-1712

Address: 3 Berkeley Ave. Herahan, La. 70123

Signature of Owner _____ Date _____ Signature of Applicant _____ Date 11/2/23

----- 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 Blich _____ Review Date: _____
 Otto Dinklacker _____ Approved: _____
 Thad Mancil _____ Commissioner Assigned: _____
 Andre Monnot _____ Work Completed: _____
 Paul Vogt _____ Inspected on Date: _____



Meeting Date: 11/14/23

APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

SUBJECT PROPERTY

Street Address or Legal Description: 71434 St. Joseph St.

Nearest Cross Streets: St. Joseph & 9th St. Lot Dimensions: 180 x 120

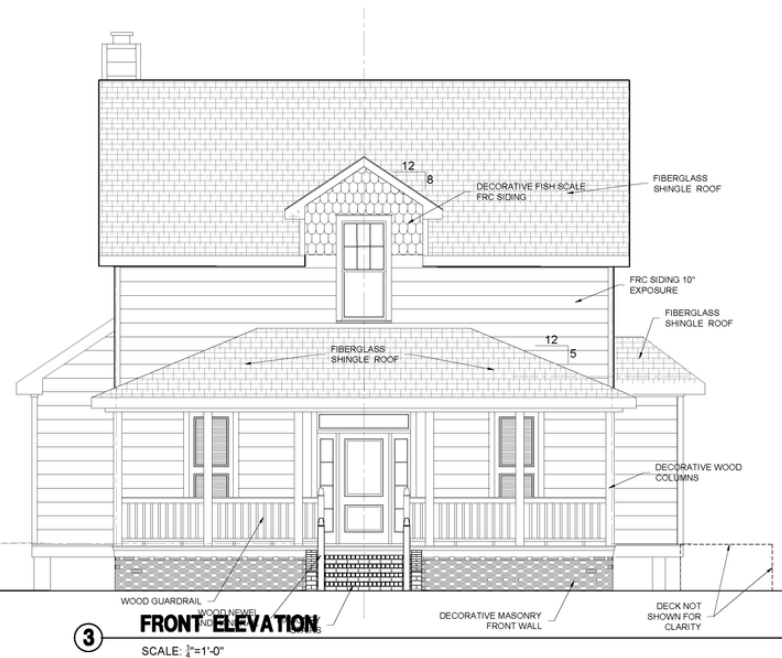
Work Begins: _____ Estimated Completion Date: _____

RESIDENTIAL HISTORIC CHECK LIST

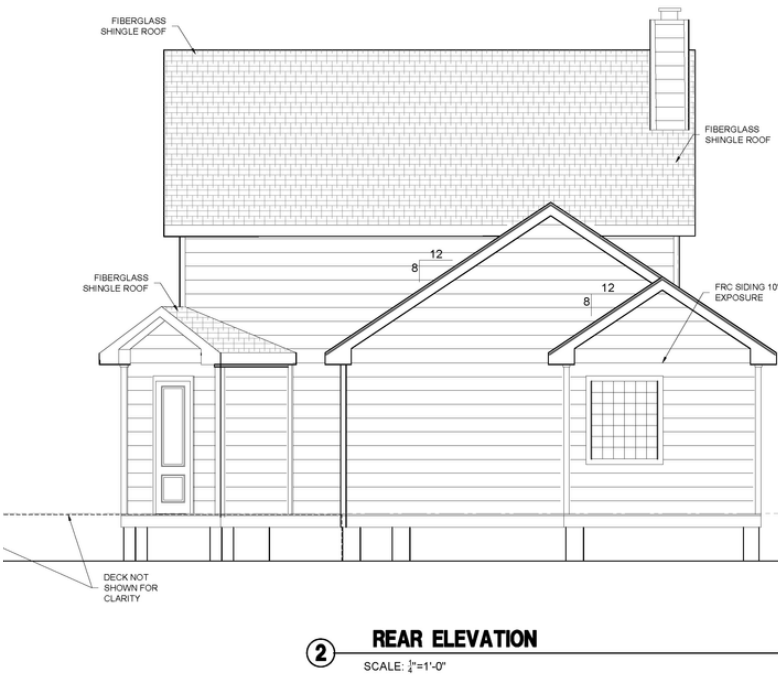
- FOUNDATION** Concrete Block Brick Continuous Chain Wall Raised Slab (36" above ground)
CRAWLSPACE 24" Clear
SIDING Vinyl Wood Hardie Plank
ROOF Metal Fiberglass Shingles Slope: 8/12 Minimum
FRONT PORCH Wood 7' Minimum Depth 2/3 Minimum Front Width of House: Yes No
CHIMNEY Stovepipe Brick None
STEPS 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 shed existing on rear of property
FENCES Wood Type: 4' Picket 7' Privacy 6' Privacy with 2' Lattice none
LIGHTING No Fluorescent Strip Lighting or Fixtures recessed lighting.
SIGNS Permanent Temporary



4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



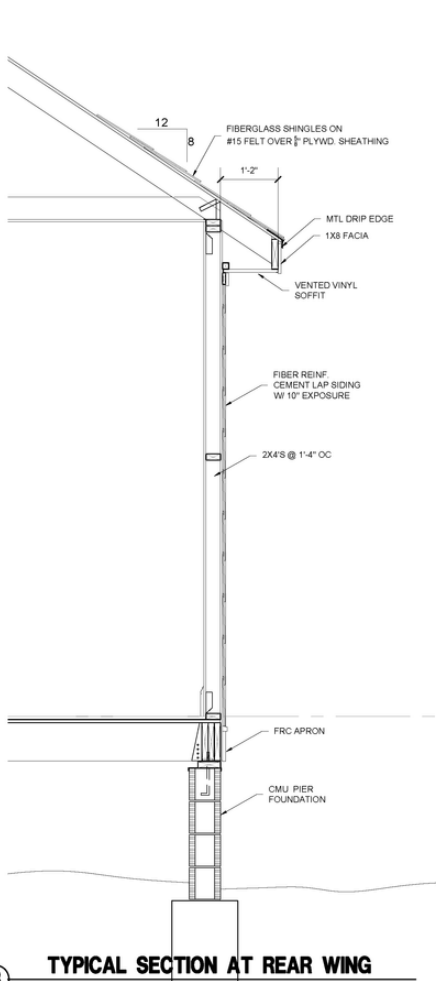
3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 REAR ELEVATION
SCALE: 1/4"=1'-0"

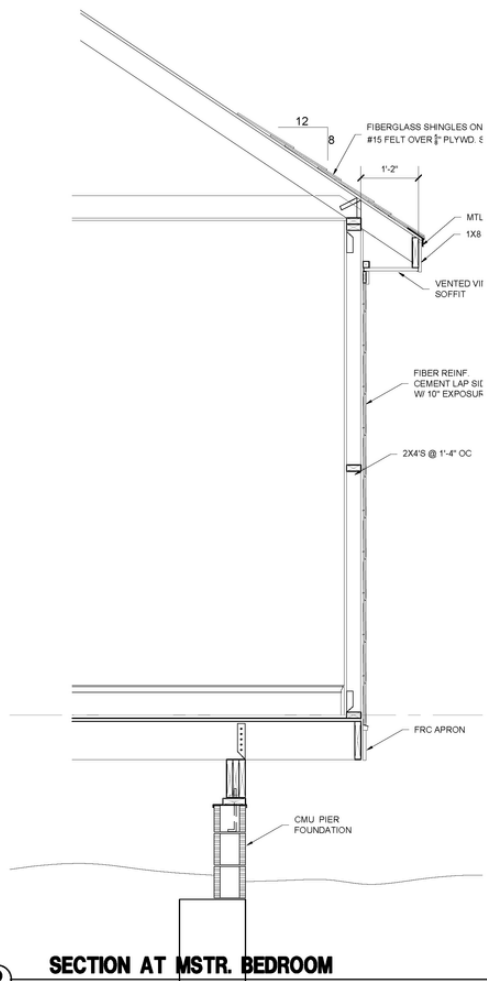


1 RIGHT SIDE ELEVATION LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



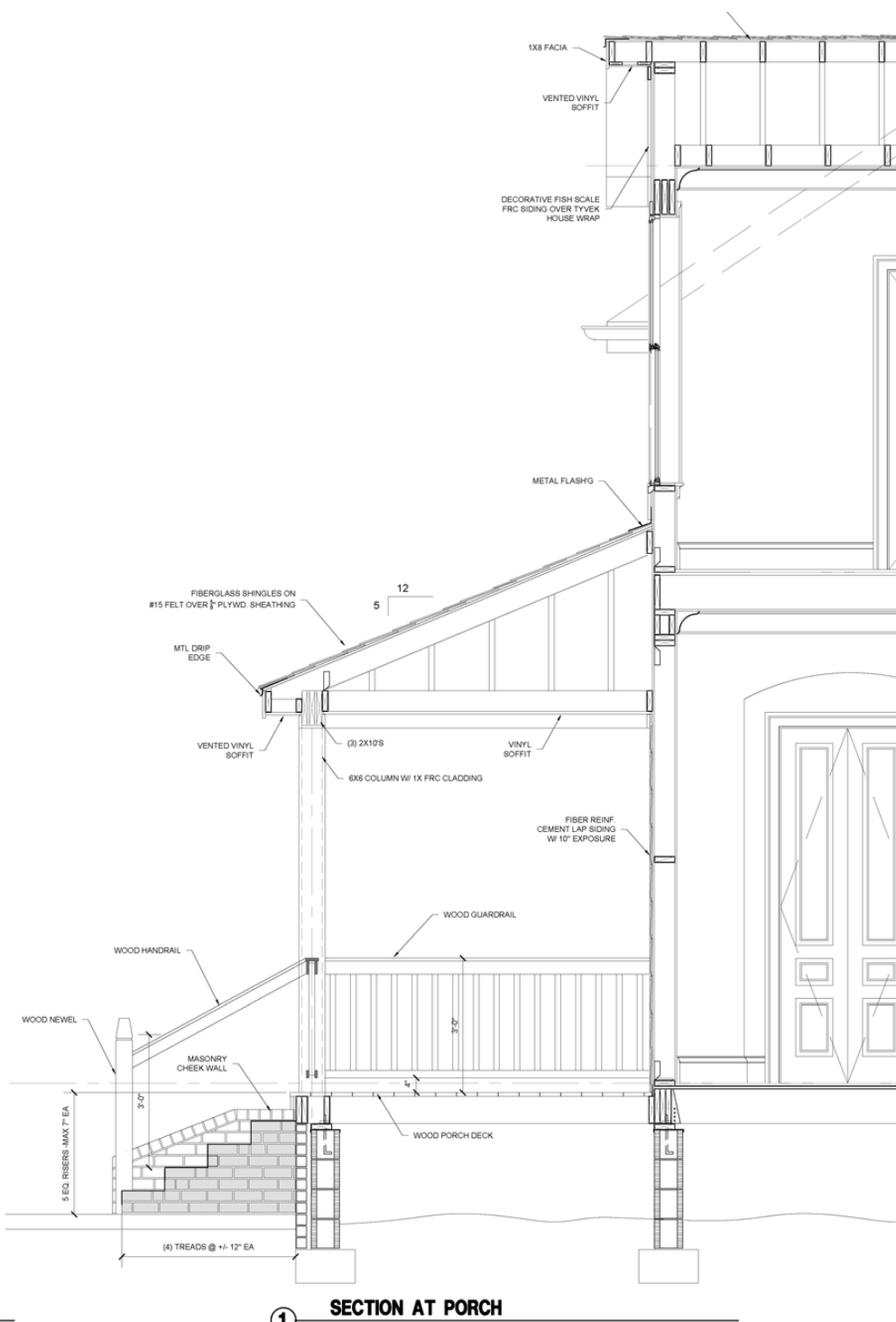
TYPICAL SECTION AT REAR WING

SCALE: 3/8"=1'-0"



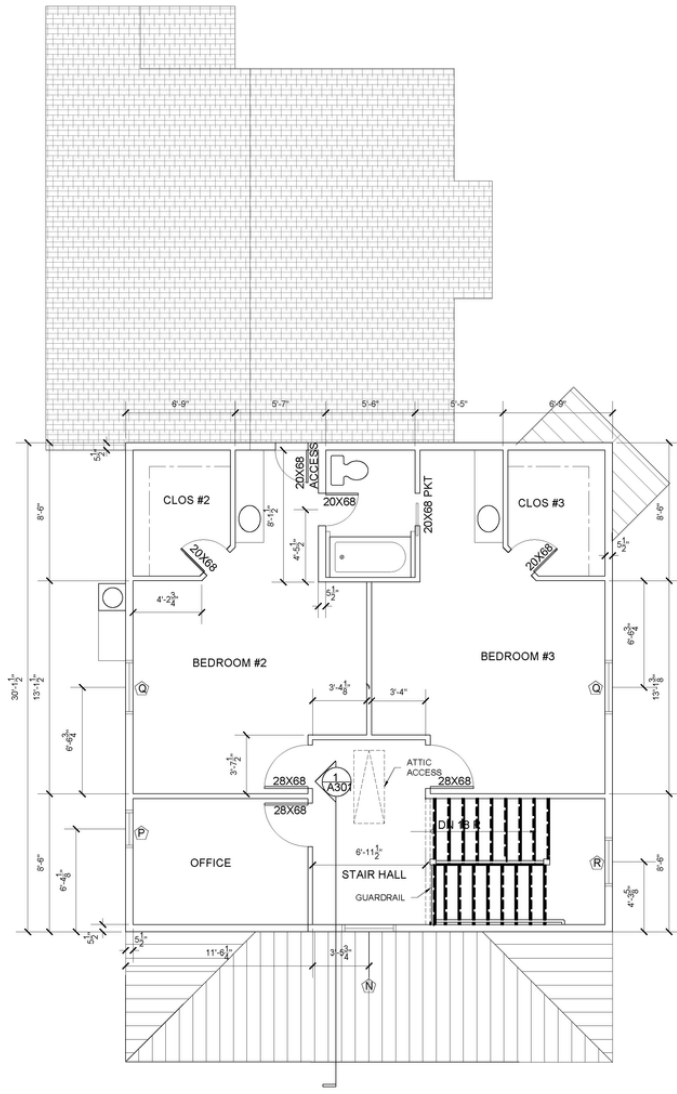
SECTION AT MSTR. BEDROOM

SCALE: 3/8"=1'-0"



SECTION AT PORCH

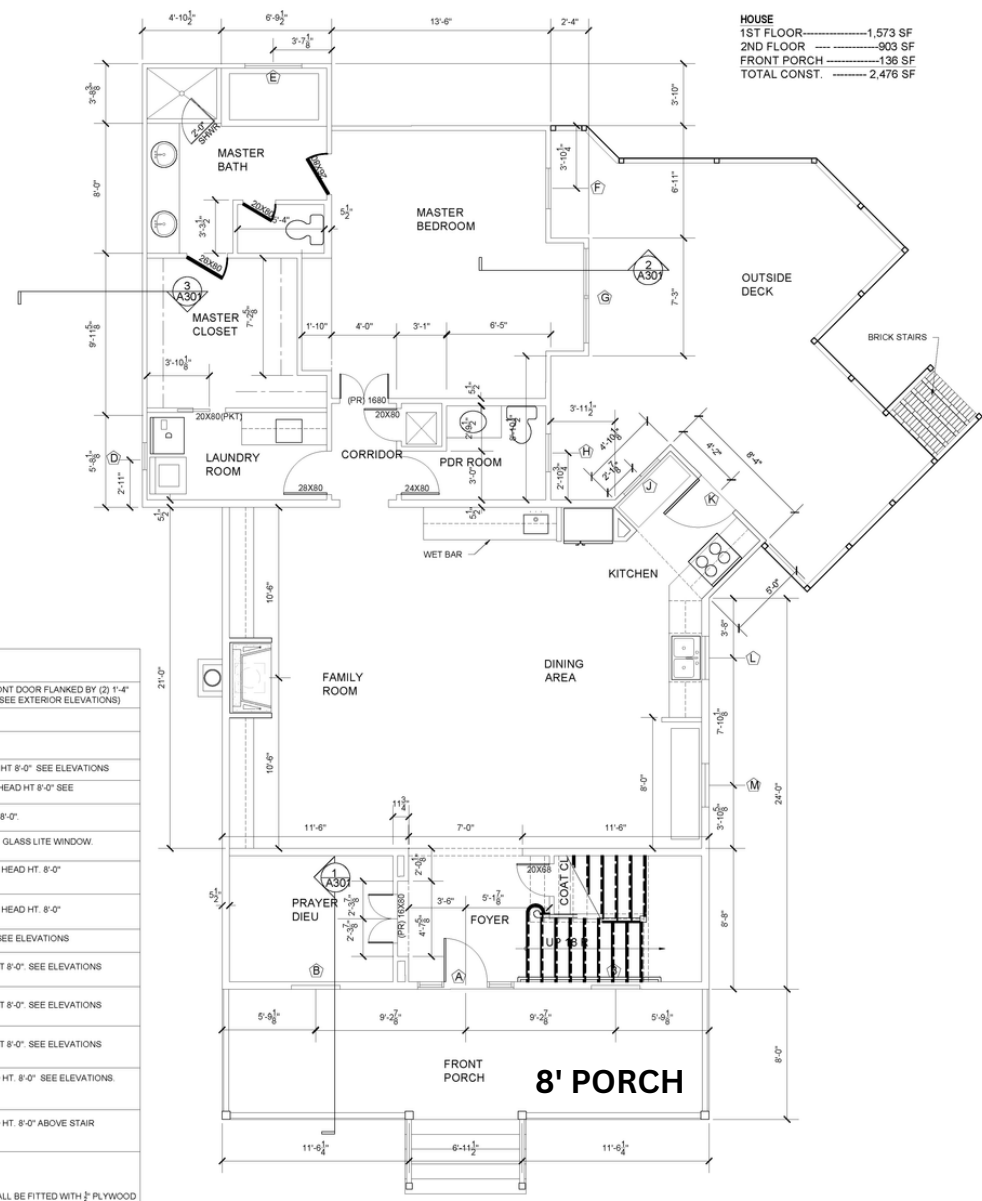
SCALE: 3/8"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

EXTERIOR OPENING SCHEDULE		
A	3'-0" x 6'-6" X 1 3/4"	1/2 GLASS PANEL OVER WOOD PANEL FRONT DOOR FLANKED BY (2) 1'-4" WIDE 5 LITE SIDELITES W/ TRANSOM. (SEE EXTERIOR ELEVATIONS)
B	3'-0" x 6'-0"	FAUX SHUTTERS IN FRAME
C	NOT USED	
D	2'-4" x 4'-0"	DOUBLE HUNG 1/1 LITE WINDOW. HEAD HT 8'-0" SEE ELEVATIONS
E	4'-0" x 4'-0"	ACRYLIC FAUX GLASS BLOCK WINDOW. HEAD HT 8'-0" SEE ELEVATIONS.
F	3'-0" x 5'-6"	1/1 DOUBLE HUNG WINDOW. HEAD HT AT 8'-0"
G	(PR) 3'-0" X 5'-6"	(PR) FACTORY FUSED DOUBLE HUNG 1/1 GLASS LITE WINDOW. HEAD HT. 8'-0"
H	2'-4" x 5'-0"	DOUBLE HUNG 1/1 GLASS LITE WINDOW. HEAD HT. 8'-0" BOTTOM SASH OBSCURED
J	3'-0" x 4'-6"	DOUBLE HUNG 1/1 GLASS LITE WINDOW. HEAD HT. 8'-0"
K	3'-0" X 8'-0"	IN-SWING 3/4 GLASS LITE OVER PANEL. SEE ELEVATIONS
L	2'-8" x 4'-6"	DOUBLE HUNG 1/1 LITE WINDOW. HEAD HT 8'-0". SEE ELEVATIONS
M	3'-0" x 5'-6"	DOUBLE HUNG 1/1 LITE WINDOW. HEAD HT 8'-0". SEE ELEVATIONS
N	3'-0" x 6'-0"	DOUBLE HUNG 1/1 LITE WINDOW. HEAD HT 8'-0". SEE ELEVATIONS
P	2'-0" x 4'-6"	DOUBLE HUNG 1/1 LITE WINDOW. HEAD HT. 8'-0" SEE ELEVATIONS.
Q	2'-0" x 5'-0"	DOUBLE HUNG 1/1 LITE WINDOW. HEAD HT. 8'-0" ABOVE STAIR LANDINGS. SEE ELEVATIONS.

NOTES:
 1) ALL WINDOWS SHALL BE LOW "E" COATED, DOUBLE GLAZED.
 2) ALL WINDOWS THAT ARE NOT FITTED WITH OPERABLE SHUTTERS SHALL BE FITTED WITH 1/2" PLYWOOD PANELS
 3) TO RESIST FLYING DEBRIS IN HIGH WIND CONDITIONS AS PER CODE.



HOUSE
 1ST FLOOR ----- 1,573 SF
 2ND FLOOR ----- 903 SF
 FRONT PORCH ----- 196 SF
 TOTAL CONST. ----- 2,476 SF

1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"





