

The following minutes are from the Historic Commission meeting on Tuesday, June 11, 2024, in the Abita Springs Town Hall. The meeting convened at 6:00 P.M.

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

Commissioners Otto Dinkelacker, Ron Blitch and Andre Monnot were present. Paul Vogt was absent. The fifth seat was still 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 May 15, 2024, meeting.

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

CONSIDER CERTIFICATE OF APPROPRIATENESS 71463 St. Joseph Street

The application is to create a screened porch on part of the existing porch. The south end of the wrap around porch would be enclosed. The owner stated he would have exposed columns and the gingerbread detail would be in front of the screen to remain visible. Commission Vice Chair Monnot asked if the railing would remain. The owner said he would remove the railing in a few bays. Commissioner Blitch asked about the age of the house. The owner stated when he renovated the house, he found old newspapers from 1889, so while he isn't sure of the exact age, it is a historic home. Commissioner Blitch stated the railing did not look historic. The owner said it was added as a requirement of his insurance company in 1989, because there was no railing at the time he bought it. Commissioner Blitch mentioned the requirement of identifying the original columns has been done. Commission Chairman Dinkelacker stated his concern for the gap between the turned columns and the screening. Discussion ensued over framing options. Commissioner Blitch said if the owner built a header over the door, he wouldn't need to have the vertical board by the column on the right side of the door. Commissioner Blitch then suggested the easiest way to build the frame, would be to build an L shape behind the columns. Commission Chairman Dinkelacker added it would allow the columns to be freestanding and the screening would go on the backside. Commissioner Blitch stated the way the owner showed the middle vertical in the middle of the column bays is how it should be, rather than adjusting to the screen fabric. Commissioner Blitch said fiberglass fabrics are almost invisible now and if the dark green paint color like the house was to be applied to the framing shown in yellow on the drawings, it would blend in and disappear.

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

CONSIDER CERTIFICATE OF APPROPRIATENESS 72082 Live Oak Street

The application is for fencing to enclose the rear yard to accommodate a pool. The applicant stated three sections would need to be added, one on the left side of the house, one across the breezeway, and one behind the carport. The applicant said he wanted 6' privacy fencing on the sides but was unsure if he wanted metal or 6' privacy fencing in the middle, and asked what could be approved. Commissioner

Blitch clarified the fencing shown in the picture is existing fencing at the back property line, and the proposed fencing would be near the rocking chair in the picture, on the left side of the house, and behind the carport on the left side running to the back property line. Commissioner Blitch said either fence option would be acceptable. Commission Chairman Dinkelacker agreed, but said metal fence is vague, so he'd like to see the metal fence if chosen. Commissioner Blitch said the wood fencing could be approved now or the metal could be approved via emailed PDF of the product chosen if the owner decides to go with metal fencing for the breezeway portion.

Commissioner Blitch motioned to approve the proposed three fence sections in wood to match the existing fence or metal fencing with 6' pickets with acceptable submission via email. Commissioner Monnot seconded the motion. All voted in favor. Commissioner Monnot is assigned.

CONSIDER CERTIFICATE OF APPROPRIATENESS Longbranch Recovery & Wellness 21516 Hwy 36

The application is for a new building to be an addition to the existing campus. Commission Chairman Dinkelacker said the applicant clearly picked up on the comments from the Commission at the last meeting and incorporated them in the new plans. Matt DeCotiis said the elevation on the east side yard was to the benefit of the project and helped with the floor plan to move some egress closer to the driveway. Mr. DeCotiis said the one thing they weren't able to execute, after speaking with engineering, contractor, and geo tech people and considering their budget was the masonry foundation. The proposed solution is to wrap the timber piles with 1x6 screen painted black along with the timber piles to be painted black to help them fade to the background. Commission Chairman Dinkelacker asked for clarification on the foundation on one side of the building. Matt DeCotiis said there will be a poured concrete ramp on one side, but the foundation behind it will be the timber piles. Commission Chairman Dinkelacker said the addition of the screen across the piles is helpful. Commissioner Monnot pointed out the building is being built in a flood plain, so the building is subject to inundation. Commissioner Blitch agreed the screening is helpful, but cautioned about the pilings not being straight once driven and the need to adjust the pieces that attach the screens so that they are installed straight. Commissioners Blitch and Dinkelacker said with the piles being different sizes, the wraps and screens need to be as clean and uniform looking as possible. Commissioner Blitch said that a dark color would be fine but didn't necessarily need to be black. Commission Chairman Dinkelacker asked about landscaping around the building. Matt DeCotiis said the focus for landscaping was on the sides of the building visible from the campus, not the east or south sides due to the buffer of trees that is there. Commissioner Blitch suggested palmettos would work well with it being in a shady area and due to their size.

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

CONSIDER CERTIFICATE OF APPROPRIATENESS 22364 Main Street

(Address corrected, was on agenda as 22364 Magnolia Street)

The application is to replace the existing metal patio cover with a wood framed, metal top patio cover. Kristin Tortorich explained the existing foundation and metal frame is crumbling and the owner wants to replace the cover with different materials. Commissioner Blitch cautioned that treated lumber only lasts about seven years now. Commissioner Blitch said replacing the patio cover with a more rustic look on a simple house was acceptable. Commissioner Monnot clarified the house roof has shingles, but the patio

cover will be metal. Kristin Tortorich clarified the ledger board on the house will be painted white to match the house, but the other wood boards will be left natural, and the roof will be corrugated metal. Commissioner Blitch said the existing roof looks like an aluminum patio cover and the new cover would require more structural support. Kristin Tortorich said that the building inspector would be verifying all of that and the building permit application has details on how that would be constructed.

Commission Chairman Dinkelacker motioned to approve the application based on the verbal description presented at the meeting, but needed to see confirmation of other drawings that exist. Commissioner Blitch motioned to approve the application subject to review by a commissioner and detailed oversight of the construction process. Commission Chairman Dinkelacker seconded the motion. All voted in favor. Commissioner Blitch is assigned.

ADMINISTRATIVE REVIEW

Photo updates were provided for the following addresses:

72105 Pine Street	The new roof was shown.
72040 Maple Street- St. Jane de Chantal Barre Center	The new roof was shown.
72052 Hickory Street- St. Jane de Chantal Rectory	The new rood was shown.

Commissioner Blitch noted the connection between the rectory and the church is from the 1960’s. He said if the church wants to replace it, they cannot replace it with what is currently there. Commissioner Blitch also said the flat aluminum entrance cover falls under the same scenario as they don’t comply with the guidelines.

The Commissioners noted the rectory roof still has shingles over the porch, and only the top roof is metal. Kristin Tortorich said the insurance required replacement of the roof, and when they get the money to replace the lower porch roof, they intend to do so.

The following applications were approved via email between meetings:

71350 St. Charles Street	The application is for an in-kind roof replacement.
71601 St. Charles Street	The application is for an in-kind roof replacement.
71471 Keller Street	This application is for paint colors.

Commissioner Blitch mentioned the ladder railing on the Keller Street house is the same type as the original railing on the pavilion in the 1880’s. Commissioner Blitch also noted the lighter trim color of the columns not being listed, and said you really want to see the gingerbread and columns stand out, suggesting white for those features. Chairman Dinkelacker said the color palette is approved, but he’d like to see more details such as the window and door trim colors and requested the applicant update the Commission on the color choices. Commissioner Blitch said traditionally the trim and architectural details are the lightest of all the colors.

DISCUSSION

There were not any discussion items.

OPEN COMMENTS/ANNOUNCEMENTS

Commissioner Blicht said he was at a legislative luncheon and saw where the Town of Abita Springs was given \$150,000 by the state to replace the decks at the museum. He stated even if it is an in-kind replacement, the Town should seek Historic Commission approval for projects. Commissioner Blicht said public schools and the Post Office are not exempt, so the Town should not be either and should set an example.

ADJOURNMENT

Chairman Dinkelacker motioned to adjourn the meeting. Commissioner Monnot seconded the motion. All voted in favor. The meeting was adjourned at 6:37 P.M.

Kristin Tortorich, Planning & Zoning Director

Date