

The following minutes are from the Historic Commission meeting on Tuesday, November 14, 2023, in the Abita Springs Town Hall. The meeting convened at 6:01 P.M.

Commissioner Chairman Mancil called the meeting to order. Commissioner Vogt led the Pledge of Allegiance. Commissioners in attendance included Thad Mancil, Otto Dinkelacker, Paul Vogt, and Ron Blich arrived during the Level Street application review. Commissioner Andre Monnot was absent. Kristin Tortorich, Heather Hockman, and Attorney Adam Davis were also present.

CALL FOR AGENDA MODIFICATION

Commissioner Mancil asked for any agenda modifications. Kristin Tortorich explained that item number five for the sign at 22398 Hwy 435 needed to be removed from the agenda, as the sign company did not have the approval to move forward with Historic Approval by their potential client.

Commissioner Dinkelacker motioned to modify the agenda by removing the sign application. Commissioner Vogt seconded the motion. The vote was unanimous.

ACCEPTANCE OF MINUTES

The Commission reviewed the minutes.

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

CONSIDER CERTIFICATE OF APPROPRIATENESS

Certificate of Appropriateness 71240 Sanders Street

The application is for entrance improvements. The homeowner is proposing removal of the damaged lean-to style door overhang and widening the entrance by constructing an overhang with a peak. It will have 2 columns. The front door is to be replaced. The house is to be painted green with the door, trim and columns to be painted a cream color. Shingles to match the existing roof.

Commissioner Dinkelacker mentioned the house does not comply with Historic guidelines and raised the question of whether the 2/3 width porch guideline would apply. Commission Chairman Mancil stated the proposed project isn't a porch, but an overhang replacing an overhang, therefore the porch guideline didn't come into consideration.

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

Certificate of Appropriateness 71667 Leveson Street

The application is to add lattice between the piers and for the railings to be replaced and painted the same color. Commission Chairman Mancil noted any replacement of the railings must be in-kind.

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

Administrative Review

Certificate of Appropriateness 71140 Bryan Street

The application was to add a 6' privacy fence in the rear and a 4' picket fence in the front. This application was approved between meetings.

Administrative Review**Certificate of Appropriateness 22040 12th Street**

The application was to change a shed roof from shingles to metal to match the house roof. The application was approved between meetings.

Certificate of Appropriateness 22202 Level Street

The application is for the demolition of the single-family residence at the corner of Level and Laurel Streets and is continued from last month's meeting. Commission Chairman Mancil stated since that meeting, more information about the condition of the house has been received. The Commission has reviewed a formal assessment, photographs, and details on the condition of the property. Commissioner Mancil said the attorney had clarified the homeowner can move forward with the demolition with or without the commission's approval, just with a period of months before the demolition can take place. Kristin Tortorich said the homeowner would have to wait 4 months before demolition could occur if the Commission does not grant the Certificate of Appropriateness (COA). Commission Chairman Mancil asked for clarification on the timeline for demolition if the COA was granted.

Attorney Adam Davis said the 4-month waiting period only applies when a COA is not issued and a historic building is incapable of earning an economic value based on its value by an appraiser.

Commissioner Blitch arrived and was asked if he had anything to add. Commissioner Blitch said he had reviewed all of the information provided.

Commission Chairman Mancil said that it was unfortunate that the house was allowed to get in such disrepair that demolition is the next step and that he hopes in the future something can be done to prevent such occurrences. Commissioner Blitch said he hoped that any salvageable items would be reused. Commissioner Dinkelacker agreed it was unfortunate it got to the current condition.

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

Certificate of Appropriateness 22376 Main Street

The application is to turn the church into a residence. The owner explained the intent is to apply for a short-term rental permit once renovations are complete to make it a livable structure. Commissioner Vogt asked if there are any plans for the other building on the property. The owner stated he is waiting to see about zoning changes for that building. The owner also said the front stairs are in need of repair and he plans to make a southern style his and hers entrance for the main entrance on the east side of the building. There would be another egress added by adding a deck and French doors to the south side of the building. Commissioner Blitch shared the drawings for the church from 2014 when the church was rebuilt after the move from Nova Scotia. Commissioner Blitch stated the steeple was included in the plans, but it was never built. Commissioner Blitch stated the proposed steeple is a little smaller than the original approved plan and the Commissioners suggested the owners go with the larger scale steeple that was originally planned. Commission Chairman Mancil asked if the owners planned to add exterior lighting. The owner was unsure of the lighting plans. Commissioner Blitch stated they could get approval via email for minor changes like lighting.

Commissioner Blitch motioned to approve the church renovations with the strong suggestion to complete the steeple as originally designed. Commissioner Dinkelacker seconded the motion. All voted in favor. Commissioner Blitch is assigned.

Certificate of Appropriateness 71343 St. Joseph Street

The application is for plan revisions to a previously approved new home. Commission Chairman Mancil reviewed the project timeline. This project was reviewed by the Historic Commission in December 2020, the building permit application was submitted in July 2021, the permit was issued in August 2021. In

September 2022, the homeowner contacted the Town to get approval for a new roof plan and front steps. Commissioner Dinkelacker reviewed and approved the roof change. Commissioner Dinkelacker added there were drawings submitted with the request that he reviewed. On October 16, 2023, the homeowner stopped in the office to get a new porch rail design approved when he mentioned he had the plans redrawn. The Commission reviewed the different sets of plans and moved forward with a checklist for the house as built. Commissioner Blitch said the chimney did not meet the guidelines. Discussion ensued over how to revise the chimney. It was decided the homeowner is to add a foundation, extend the chimney down to the ground and finish with stucco. Discussion ensued over shutters and the front windows. The front windows will have a covering that somewhat resembles a closed Bermuda shutter. The Commission told the owner to seek approval of any fencing or paint changes to the property.

Commissioner Dinkelacker motioned to approve the application with the modification to the chimney flue to be stucco. Commissioner Blitch seconded the motion. All voted in favor. Commissioner Dinkelacker remains assigned.

DISCUSSION

None

PUBLIC COMMENTS

None

ANNOUNCEMENTS

Commissioner Blitch said he thinks we need to add chimneys and height measurements to the next agenda. Commissioner Blitch stated other jurisdictions measure height halfway up the slope of the roof, not to the top of the ridge, and suggested we make a change to the way we are determining the height or change the height allowed.

Kristin Tortorich stated the guidelines need to be revised and we can work on them over several months then submit one change to the Town Council for adoption.

ADJOURNMENT

Commissioner Blitch motioned to adjourn the meeting. Commissioner Dinkelacker seconded the motion. All voted in favor. The meeting was adjourned at 7:03 P.M.

Kristin M. Tortorich, Planning and Zoning

Date