

The following minutes are from the Historic Commission meeting on Tuesday, April 9, 2024, in the Abita Springs Town Hall. The meeting convened at 6:00 P.M.

Commission Vice Chairman Otto Dinkelacker called the meeting to order at 6:00 pm. The Pledge of Allegiance was led by Commissioner Ron Blitch.

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 March 12, 2024, meeting.

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

2024 ELECTION OF COMMISSION CHAIR AND VICE CHAIR

Commissioner Ron Blitch nominated Otto Dinkelacker for Chair and Andre Monnot for Vice Chair. Commissioner Vogt seconded the motion. All voted in favor.

CONSIDER CERTIFICATE OF APPROPRIATENESS 72126 Gum Street

The application is to enclose the attached garage and replace the doors with faux carriage style doors. Only the windows would be operational. Commissioner Blitch said he thought the concept looked fine.

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

The homeowner stated that he'd also like to relocate the existing side door closer to the front of the north side of the home and enclose the existing side door location.

Commissioner Blitch modified his motion to approve the replacement of the current garage door with fixed panel doors and the relocation of the exit door on the north side of the house. Commissioner Monnot seconded the motion. All voted in favor. Commissioner Monnot is assigned.

ADMINISTRATIVE REVIEW

22155 Level Street- The application was to repaint the building and porch. Commissioner Blitch approved the application.

22184 Level Street- The application was to repaint and replace siding as part of maintenance. Commissioners Monnot and Dinkelacker approved the application.

22306 Level Street- The application was for shoring and pier replacement. This was approved by Commissioner Dinkelacker.

72088 Live Oak Street- The application was for a fence replacement to change the chain link fence to pickets. Commissioners Dinkelacker and Monnot approved the application.

Discussion ensued over the pros and cons of the administrative approval process.

DISCUSSION

Historic Guideline Changes

Kristin Tortorich presented an edited chapter five of the guidelines for the Commission's review. Ms. Tortorich noted the biggest change is the order of the structures addressed in the chapter. Other changes included removal of setbacks, building height measurements to include graphics for different roof types, column details and more pictures to make the guidelines clearer to homeowners.

Commissioner Blitch said to change the West Indies style roof to Boston Gable. Commissioner Dinkelacker pointed out the house on the top left corner of the Compatible Infill Construction page is an example of a Boston gable roof, as well as 72059 Cypress Street. Commissioner Dinkelacker said the house at 22017 2nd Street has two Boston gables on the side. Kristin Tortorich said she'd make the changes.

Commissioner Blitch suggested to change the foundation height to "3' minimum to the floor slab." Kristin Tortorich clarified the floor you stand on is at three feet.

Commissioner Blitch said 2' minimum **width** piers and 2' minimum **high** crawlspace should be written in the foundation section to clarify height and width requirements.

Commissioner Blitch suggested combining the porch and house foundations since they are worded the same.

Commissioner Dinkelacker said he'd like to include the potential for lower than 8/12 pitch. Commissioner Blitch said a lower pitch is allowed for matching existing historical styles such as Bungalows.

Commissioner Blitch said for Roof Types, section 5.1.5, it should read "shall be Boston gable" and take out "West Indies."

Commissioner Monnot said an edit is needed for 5.1.4 (a). Pitched roof with multiple roof planes. Commissioner Monnot said the calculations need to change from 50 and 20 to 40 and 30.

Kristin Tortorich noted to make sure that architects are including the building height on the plans. Ms. Tortorich also said she will try to find chimney examples.

Commissioner Blitch said he was glad to see the change to eight feet depth on the porches.

Kristin Tortorich asked about rectangular columns. The Commission said that they are common. Commissioner Blitch said to remove the picture from section 5.1.a and to use Jay Hawkins' or Otto Dinkelacker's house as an example instead.

Commissioner Blitch said the fluted columns are more for governmental use and they should be removed from the guidelines. Commissioner Blitch said the column option missing is the traditional column that starts at 6x6 or 8x8 that goes up about three feet then are chamfered all the way up then comes back up to a capital, which are common in 1890's houses.

Commissioner Dinkelacker said to search chamfered square or chamfered rectangular column to try to find an image. Commissioner Dinkelacker said a turned column should be added.

Kristin Tortorich asked the Commission about “frieze board” in the siding section. Commissioner Dinkelacker said that not everyone uses a frieze board. Commissioner Dinkelacker then said a band board with drip cap option should be added.

Commissioner Blitch suggested using the Louisiana Pattern Book that was put out by FEMA after Hurricane Katrina as a resource for the guidelines. The Louisiana State Historic Preservation Office should also have information about it.

Commissioner Blitch stated in the siding section, the picture on the right side is correct, but other images need to be removed.

Shutters section images need to be removed and Commissioner Blitch suggested the Patterns Book to find appropriate images.

Commissioner Monnot suggested stating that ancillary and accessory buildings are both types of appurtenant structures for clarification.

Commissioner Blitch said in section 5.2.2 Compatible Materials, if screen landscaping is only recommended, it should be removed. Commissioner Blitch suggested using “Similar Materials” instead of “Compatible Materials” due to compatible being more subjective than similar. Commissioner Dinkelacker agreed that similar is the better wording for most cases.

Discussion ensued over Historic Rehabilitation versus additions to homes in the Historic District. Commissioner Blitch strongly suggested defining a Historic structure.

Commissioner Monnot suggested getting rid of “Policy Note” or the word “policy.”

Kristin Tortorich said there are some sections that are missing, but she will be adding them. One example is lighting. Commissioner Dinkelacker suggested using the application checklist to verify the contents in the guidelines.

Commissioner Blitch suggested adding a link to the Pattern Book on the website, so homeowners can have a point of reference.

OPEN COMMENTS/ANNOUNCEMENTS

Commissioner Blitch mentioned that there are currently six fabric banners near the traffic circle and the tobacco shop often has signs that are not allowed in the Historic District. Commissioner Blitch reminded the public that there is a process for sign approval in the Historic District. Kristin Tortorich stated the signs are being dealt with through Code Enforcement.

ADJOURNMENT

Commissioner Blitch motioned to adjourn the meeting. Commissioner Vogt seconded the motion. All voted in favor. The meeting was adjourned at 6:47 P.M.

Kristin Tortorich, Planning & Zoning Director

Date