

The following minutes are from the Historic Commission meeting on Tuesday, January 13, 2026, held in the Abita Springs Town Hall. The meeting convened at 6:00 P.M.

Commission Vice Chairman Monnot called the meeting to order. All stood for the Pledge of Allegiance led by Commissioner Whitney.

Commissioners Alissa Whitney, Andre Monnot, Paul Vogt, and Ron Blitch were present. Chairman Dinkelacker was absent. Staff member Kristin Tortorich was also present.

#### **AGENDA MODIFICATION**

**Commissioner Blitch motioned to allow time near the end of the meeting for discussion about the revision of the Historic Guidelines. Commissioner Whitney seconded the motion. The vote was unanimously in favor.**

#### **ACCEPTANCE OF MINUTES**

The Commissioners reviewed the minutes from the December 9, 2025, meeting.

**Commissioner Whitney motioned to approve the minutes of the December 9, 2025; meeting as submitted. Commissioner Blitch seconded the motion. All voted in favor.**

#### **CONSIDER CERTIFICATE OF APPROPRIATENESS 22358 Main Street**

The application was for an eight-foot wooden fence. Homeowner Jeff Mendow said he plans to replace an existing eight-foot fence (six-foot fence with a two-foot lattice topper) with an eight-foot fence. Commissioner Blitch said that the highest he could install would be a seven-foot fence unless he wanted to go back with the six-plus-two option for the total height of eight feet. Mr. Mendow then proposed a six-plus-two option that does not have traditional lattice, rather it has a horizontal component for the two-foot section like what was installed at 22260 Main Street. The fence is to be installed at the rear of the property in the east-west direction.

**Commissioner Blitch motioned to approve the application as modified. Commissioner Vogt seconded the motion. All voted in favor. Commissioner Vogt was assigned.**

#### **CONSIDER CERTIFICATE OF APPROPRIATENESS 13<sup>th</sup> Street**

The application was for a new single-family residence, carport, and four-foot wooden picket fence at the intersection of 13<sup>th</sup> Street and St. Joseph Street. The Commission reviewed the application and went through the checklist. Commissioner Blitch noted the difference in the slab height between the drawings and the application. The property owner, Mickey Quigley, asked if the Commission would allow a lower slab height. Vice Chairman Monnot said he did not remember a time the Commission deviated from that requirement. Commissioner Blitch agreed and explained the height allows for three concrete blocks and a one-foot section for the porch structure. He also said allowing a reduction in height would set a precedent that would then allow others the same option. The house and carport will have architectural shingles, but the porch roof, lower roof line, and connection to the carport will be metal. The front porch will be the full width of the house. Commissioner Blitch said the 9 ½" square Hardie columns are not evenly placed but are fine since they line up well with the windows and foundation. The windows will be 3'X6' single hung, three over one aluminum windows with transoms on the lower level, color to be determined. Commissioner Blitch advised Mr. Quigley that silver aluminum windows are not allowed, but the color could be determined and approved at a later time. Siding, trim, and window trim will be Hardie board. Commissioner Blitch said there are no shutters shown but noted there are requirements should they be added. The front door will be stained wood with glass and a transom. There will be brick steps and painted wood railings. There will be gas

lanterns and recessed lighting. The carport columns will match the house. The carport windows will be similar and colored aluminum. Siding and trim will be Hardie board. Again, no shutters are shown, but there will be raised panel doors as shown on the drawing. The exact placement of the four-foot wooden picket fence will be determined at a later time. Commissioner Blitch said the only issue he saw was the foundation height. Mr. Quigley said he may extend the width of the carport by five feet if the change is made to the side setbacks as part of the Comprehensive Zoning Plan. Kristin Tortorich explained that a change has been proposed to allow a combined total of forty feet of side setbacks in certain zoning districts. The current requirements would place the house at a minimum of twenty feet from each side property line. The proposed change would allow a home to be thirty feet from one side and ten feet from the other if they would like that flexibility.

**Commissioner Blitch motioned to approve the application subject to the thirty-six-inch slab height requirement and colors to be approved at a later date via email. Commissioner Whitney seconded the motion. All voted in favor. Commissioner Monnot was assigned.**

**DISCUSSION**

*Revision of the Historic Guidelines*

Commissioner Blitch said the Historic Guidelines are next in line for revision and asked Kristin Tortorich to help the Commission in the coming months to understand some of the conflicts that need to be clarified in order to make the necessary edits that will not only clean up the Guidelines but also make sure they are in line with the changes to the comprehensive zoning ordinance. He said that one item to be addressed is fencing on corner lots, as it is a concern due to line-of-sight issues.

**OPEN COMMENTS/ANNOUNCEMENTS**

There were no public comments or announcements.

**ADJOURNMENT**

**Commissioner Blitch motioned to adjourn the meeting. Commissioner Vogt seconded the motion. All voted in favor. The meeting was adjourned at 6:20 P.M.**

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Kristin Tortorich, Planning & Zoning Director

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Date