

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: October 19, 2021

Location: Zoom Teleconference

Called to order: 12:30 p.m.

Members present: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Members arriving after beginning of the meeting:

Members absent: John Klingman

I. AGENDA

1. Minutes of the September 21, 2021 meeting

Motion: Approve the minutes.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

2. 502 Frenchman St

Application: Renovation of an existing significant rated three-story, mixed use structure including construction of a new rooftop penthouse and rear addition and restoration of gallery.

Motion: Defer the application for additional review. The ARC agreed that the proposal had been improved by setting the penthouse addition further back on the existing historic structure. The ARC also recommended:

- The mechanical equipment indicated at the roof of the penthouse may be visible from the surrounding streets and should be relocated to the lower roof such that they are not visible.
- Wind-driven rain could pose a problem for the penthouse door and window openings and the ARC recommended considering simple awnings or an overhang for cover.
- Reducing the 11'-9" overall height of the penthouse addition so that it is less visible from the surrounding streets.
- The applicant should include some additional analysis of the view from Chartres Street for the next design review.

- The ARC reiterated that they cannot make a recommendation for approval for the proposed work because the HDLC Design Guidelines prohibit the installation of rooftop additions on Significant rated structures and this application will require additional review and approval from the full Commission.

By: Amanda Rivera

Second: Beth Jacobs

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

3. 1531 Governor Nicholls St

Application: Renovation and two-story addition at a two-story, two-family residential building.

Motion: Defer the application for further study. The ARC recommended setting the proposed addition further into the lot so that the second-floor of the addition aligns with the main massing of the building. The ARC suggested carrying the metal mesh screening element across the first-floor of the addition for a more cohesive design. The ARC also suggested adding landscaping in front of the metal mesh screening to reduce the visual impact.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

4. 2601 Dauphine St

Application: Renovation of existing contributing two-story mixed-use buildings including demolition of a non-contributing one-story building and new construction of two-story infill replacement structure. Work includes restoring original first-floor height and reconfiguring first and second-floor openings, restructuring of balconies and installation of awning over existing second-floor balcony.

Motion: Conceptual approval with the details to be worked out at the staff level. The ARC agreed that the 6-over-2 windows proposed at the new construction infill are more of a Craftsman style and are too suggestive of an early 20th century design. The ARC recommended the applicant consider either a 1-over-1 or 2-over-2 window at these locations instead. The ARC also noted that the 1950s photo documentation for replacing the bracket-supported awning over the second-floor balcony with a post-supported system was not necessarily definitive. The ARC agreed that the overall look of the post-supported balcony appears more like a rear dependency rather than a main structure at a prominent corner and recommended the applicant consider the bracket-supported approach instead.

By: Beth Jacobs

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

5. 624 Spain St

Application: Renovation of existing non-contributing detached garage accessory structure including reconfiguration of footprint, installation of parapet at facade and new window openings on right side elevation.

Motion: Conceptual approval with the details to be worked out at the staff level.

By: Cynthia Dubberley

Second: Beth Jacobs

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

6. 1502 St Bernard Ave

Application: Renovation and three-story addition at an existing two-story commercial building.

Motion: Conceptual approval of Option 1 with the details to be worked out at staff level. The ARC recommended using a vertical trim piece at the addition to the historic building portion to delineate the addition from the existing. The ARC also stated that the decorative ridge tiles should be retained.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

7. 1401 Delachaise St

Application: Renovation of 2-1/2 story, individually designated Landmark building, including demolition of existing non-original rear addition and construction of new rear addition.

Motion: Defer the application for further review. The ARC noted that while the addition was clearly differentiated from the original building, which is recommended in the Secretary of the Interior standards, it still needs to take some cues from the historic structure so that the two are compatible and have more of a visual relationship. The massing, composition, and detailing of the addition give it an austere, institutional character that seems to relate to the adjacent contemporary parking garage more than this highly decorative, historic residential building. As the HDLC typically does not approve exterior stairs, which are a prominent element on the proposed addition, the stairs should either be incorporated into the interior or have a screening element to conceal them from the street. The ARC also expressed concerns about the visibility of the glass railing at the roof deck; this should be further studied to see if it can be set further back.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: Marsha Wally spoke in opposition of the application.

8. 2921 Chippewa St

Application: New construction of a two-story, single-family residence.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC recommended that the second-floor floor-to-ceiling height be lowered, and the roof eave be lowered so that the overall height of the building more aligns with the neighboring buildings.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

9. 1601-1603 Ursulines Ave

Application: Installation of a deck on rear roof of upstairs unit (after the fact).

Motion: Conceptual approval with the details to be worked out at staff level, provided that the handrails be removed and a parapet condition with siding to match the existing building be constructed on all three elevations.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

10. 1025 Bartholomew St

Application: New construction of a camelback addition to a one-story single-family residential building.

Motion: Conceptual approval with comments made about windows and transoms and details to be worked out at the staff level. The ARC included the following recommendations:

- Ensure that the required two room set back is achieved where the camelback addition begins.
- Align the existing first-story windows and the new second-story windows at side elevations nearest the front wall of the building.
- Maintain existing transoms.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Amanda Rivera, Cynthia Dubberley, and Tracie Ashe

Opposed:

Comments:

11. 1501 Tchoupitoulas St

Application: Renovation of individually-Landmarked commercial building including new wraparound gallery, window replacement, and new courtyard gate.

Motion: Conceptual approval with the final details to be worked out at the staff level, provided that the locations of the existing utilities are investigated prior to construction and do not affect the proposed placement of the posts. It is advisable that locations of underground utilities or other obstructions be determined prior to preparation of construction documents so that field conditions do not require alterations after the project has been permitted.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

12. 1335 Magazine St

Application: Storefront and glazing modifications to a previously approved three-story, 55,000 SF commercial building.

Motion: Approve the proposed design changes, with the exception that the storefront should be added back to the second bay on the Melpomene side of the building to maintain the previous openness at the corner. The glazing at that bay can be frosted so there is still privacy at the back of house area.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

13. 1320 N Broad St

Application: Renovation of an existing 6,500SF commercial building.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC recommended wrapping the canopy around the corner to the Broad St elevation.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

14. 4019 Dauphine St

Application: New construction of a two-story 2,565 SF single-family residence.

Motion: Conceptual approval with the details to be worked out at the staff level. The ARC also included the following recommendations:

- The glazing at the garage entrance gates needs to be removed and replaced with a louvered screen that extends the entire height of the gates and includes details of the second-story screen.

By: Amanda Rivera
Second: Cynthia Dubberley
Result: Passed
In favor: Beth Jacob, Amanda Rivera, Cynthia Dubberley, and Tracie Ashe
Opposed:
Comments:

15. 1850-52 Burgundy St

Application: Demolition of non-original rear additions and construction of new two-story rear addition at existing contributing one-story, two-family residential building.

Motion: Conceptual approval with the details to be worked out at the staff level. The ARC agreed that the new rear addition should be inset a minimum of 6" to 12" in from the plane of the existing original historic Creole Cottage walls to further distinguish it as new construction. The ARC also agreed that relocating the front entry stoops to the two central façade openings is an atypical condition and is not recommended.

By: Beth Jacobs
Second: Cynthia Dubberley
Result: Passed
In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera
Opposed:
Comments:

16. 919 N Villere St

Application: New construction of a 1,606SF one-story, single-family residential building.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC recommended raising the eave height so that it aligns with the neighboring porches. The ARC stated that the header height of the opening cutout at the front porch should be lowered to align with the windows or remove the cutout portion of the wall and use a column at the wraparound porch. The ARC stated that the parking should be 18'-0" from the front wall of the house, that a solid chain wall should be added at the front porch, and the roof should be either 5-V crimp or standing seam.

By: Cynthia Dubberley
Second: Amanda Rivera
Result: Passed
In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera
Opposed:
Comments:

17. 1317-1319 Columbus St

Application: Renovation and addition of new second-story balcony on the right side of a Significant rated, two-family, residential building.

Motion: Defer the application for further study. The ARC suggested that the applicant further research the building to find any evidence of larger openings on the second-floor, including photos of the interior framing prior to the new doors being installed.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

18. 801 First St

Application: New construction of a one-story, single-family residential building.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC stated that there should be a chain wall at the front of the building and that the stoops should be 3'-0" deep and lengthened so that they are closer to the edges of the building. The ARC stated that the proposed dormers are not proportional to the building and suggested looking at historic Creole cottages with original dormers. HDLC staff can also provide standard historical details for this type of dormer.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

19. 1133 N Villere

Application: Renovation and two-story addition at a one-story, single-family residential building.

Motion: Conceptual approval with the details to be worked out at staff level.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

20. 915 Jackson Ave

Application: Construction of a one-story connection between 911 and 915 Jackson Ave to create a single residence.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC agreed that the front wall of the new connector addition should be in line with the existing building wall, so that the existing entry porch can be carried straight across between the two buildings.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

21. 3013 Chartres St

Application: New construction of a three-story 1,213 SF single-family residential building.

Motion: Defer the application for further review. The ARC agreed that:

- The overall massing and programmatic needs of the owners should be revisited to better address the site and surrounding context.
- A two-story street presence with a setback for the third floor might be a more appropriate approach.
- Proposal needs to consider the Montegut Street viewpoints as well.
- The vehicular and pedestrian gates be separate and that the vehicular gate be as narrow as possible.
- A context drawing should be included in your presentation showing how this proposal relates to the entire Chartres St block face
- The committee recommended reviewing the guidelines regarding massing for new construction.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

22. 920 Congress St

Application: Renovation of existing one-story single-family residential building and new construction of two-story rear addition.

Motion: Conceptual approval with details to be resubmitted to the ARC. The ARC included the following recommendations:

- The north elevation should include a piece of vertical trim to demarcate the existing residence and the addition.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Beth Jacob, Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

23. 1125 St Mary St

Application: Construction of new gallery and accessory structure at rear courtyard.

Motion: Conceptual approval with final details to return to the ARC for additional review. The ARC had no objection to the design approach from a conceptual standpoint but requested additional information on the plans for the existing signage, the locations of existing utilities, and the approach to the courtyard cover. In addition to identifying the location of the utilities, the applicant should verify with Zoning whether the existing signage can remain as a legal non-conforming condition and whether the proposed courtyard cover meets open space requirements.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:
Comments:

24. 902 Louisa St

Application: Installation of a wood deck area with guardrail and canopy at second story of a two-story two-family residential building.

Motion: Conceptual approval of the guardrails only with the details of the removal and replacement of the existing awning to be worked out at the Staff level. The ARC included the following recommendations:

- The depth and slope of the proposed canopy/awning are not compatible with the existing building.
- The overall size of the proposed canopy/awning should be reduced.
- Another material should be utilized for the proposed canopy/awning rather than weatherboards.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Beth Jacob, Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

25. 2118 N Rampart St

Application: New construction of a minimally visible 1,000 SF two-story (second) primary structure at rear of existing contributing one-story, single-family residential building.

Motion: Conceptual approval with the details to be worked out at the staff level. The ARC agreed that the location and direction of the proposed access stair would be minimally visible from the street and that this condition is generally not permitted as per the Design Guidelines. The ARC recommended rotating the stair so that it is parallel with the porch (or with a switchback, for example) such that it is not on axis with the alley and thus less visible or not visible from a surrounding street. The ARC also noted that the proposed building typology of a rear servitude building has many examples of different stair configurations and access options, and recommended the applicant consider historic precedents so that the stairs are protected from the elements and more integrated with the overall design.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

26. 1237 State St

Application: Construction of a new rear porch on an individually designated Landmark building.

Motion: Conceptual approval with final details to be worked out at the staff level. The applicant should consider adding a small gutter at the leading edge of the porch.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

27. 427 Alabo St

Application: New construction of a 1,750 SF two-story, single-family residential building on a vacant lot.

Motion: Defer the application for additional review due to the applicant not attending the meeting.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

28. 5139 Burgundy St

Application: ARC review of rear building wall condition of existing contributing two-story, two-family residential building for recommendations to bring into compliance with HDLC Guidelines.

Motion: Conceptual approval with the details to be worked out at the staff level. The ARC noted that the lap-siding option would be consistent with what is currently existing at that corner of the building, but recommended the applicant stucco this area instead as it is masonry construction and would better reflect the original condition. The ARC also agreed that the installation of a small balcony at the second floor would be appropriate, but not as a wrap-around and with a simple, square wood picket guardrail rather than the more decorative turned-wood handrail show in the proposed watercolor drawing.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

29. 1549 Philip St

Application: Renovation of existing non-contributing one-story, single-family raised basement residential building including change in size/location of window openings at facade and installation of new balcony and dormer.

Motion: Defer the application for additional review. The ARC agreed that:

- The proposed eyebrow dormer may not be appropriate for this building, and the applicant should consider a shed or gable dormer instead.
- The first-floor entry door to the garage should be relocated to a less prominent location such as to the right side of the building.
- The first-floor front elevation should include more of a traditional street presence with a recognizable front entry door condition.

- More of an understanding of the history of the building (its original age, style, etc.) may be helpful for the applicant to explore to better understanding potential design options, window locations and configurations, etc.
- The drawings should be organized more clearly with all plans being oriented in the same direction to allow for easier comparison and review for the ARC members at the next review.

By: Beth Jacobs

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: