

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: March 16, 2021

Location: Zoom Teleconference

Called to order: 12:30 p.m.

Members present: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Members arriving after beginning of the meeting:

Members absent:

I. AGENDA

1. Minutes of the February 23, 2021 meeting

Motion: Approve the minutes.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

2. 3019 Chippewa St

Application: Renovation and camelback addition to a one-story, single-family residential building.

Motion: The ARC recommends 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, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

3. 933 Terpsichore St

Application: New construction of a two-story residential building on a vacant lot.

Motion: The ARC voted to defer the application for further review and to allow the applicant to include all pertinent drawings including 3D perspectives, all elevations, and a full block face elevation.

By: Cynthia Dubberley

Second: John Klingman

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments: The ARC recommended that the updated drawing set also include more detailed information regarding the details of the screening at the left side elevation, the rafter tails, and the materials used throughout the building. Other recommendations were to change the garage gate to wooden slats and that the openings at the front porch should be evenly spaced.

4. 430 Eighth St

Application: New construction of a two-story addition at the rear of an existing two-story, single-family residential building.

Motion: The ARC recommends conceptual approval with the details to be worked out at the Staff level.

By: Beth Jacobs

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments: The ARC made the following recommendations:

- The gable vent at the front façade should be retained.
- Windows should be added at the side elevations of the new addition.
- Downspouts should be painted to match the siding.

5. 4219 Royal St

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

Motion: Recommend approval of the application with the details to be worked out at the staff level.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments: The ARC agreed that the option where the panels are limited to the front porch entablature is more successful. The ARC also made the following comments:

- The metal material should be limited to the façade. The east elevation appears disjointed with the material change as proposed.
- The side elevation overhangs on the sloped roof are excessive. The overhang should be removed and the roof should end at the side wall.
- The building still appears too tall for the context. The first floor is appropriately scaled, whereas the second floor, with the entablature, is out of scale. The second floor ceiling height should be further reduced.

6. 3420 Burgundy St

Application: Structural renovation to an existing single family residential building to include removal of over 50% of the existing roof structure and a camelback addition.

Motion: Recommend approval of the application with the details to be worked out at the staff level.

By: Beth Jacobs

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

- Reduce the overall height of the side entry structure.
- HVAC unit should not be visible from the public right of way.

7. 1314 Clouet St

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

Motion: Defer this application for additional review.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

- Reverse the slope of the single pitched roof to maintain a consistent eave line.
- A change in materiality above the strong horizontal element is problematic. The materiality should not change at this location.
- Add windows under the horizontal element.
- The smooth flat panel above the transom on the secondary entry is successful and should reflect what is shown in the rendering.
- The header heights on the façade should be raised to reflect the context. The door should not be a traditionally styled door on this contemporary style of building.
- Parking strips should be a minimum length of 18'-0" starting from the front of the building.
- Submit window details for ARC review.

8. 1320 Clouet St

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

Motion: Defer this application for additional review.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

- Parking strips should be a minimum length of 18'-0" starting from the front of the building.
- Submit window details for ARC review.
- The cutout for the car parking space creates a massing which is not contextually appropriate and should be removed from the proposal.

- There should be a gradual setback over the 3 lot development. This middle building should be setback further from the street than 1314 Clouet, but not as far as 1324 Clouet.
- The sill height of the façade window is too high. Bring the sill height down to be more appropriate in the context.
- The massing of 1320 Clouet should be closer to the proposal for 1324 Clouet.

9. 1324 Clouet St

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

Motion: Defer this application for additional review.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments

- Parking strips should be a minimum length of 18'-0" starting from the front of the building.
- Submit window details for ARC review.
- The board and batten wall treatment should be utilized at the side walls of the front and setback porches as an open element.

10. 829 Vallette St

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

Motion: The ARC recommended conceptual approval with their recommendations and the final details to be worked out at the Staff level. The ARC agreed that more windows were needed on the side elevations of the building, particularly on the right side towards the front of the house. Staff has confirmed with Zoning that the required parking spot can be measured from the front of a covered porch and no change is needed. The wood slat chainwall is acceptable, although a solid chainwall would be more typical for the neighborhood.

By: John Klingman

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

11. 229 Lavergne St

Application: Construction of a new camelback addition.

Motion: The ARC recommended conceptual approval with their recommendations and the final details to be worked out at the Staff level. The ARC noted that the window on the left side of the camelback looks very close to the roof below. The sill height of both of the windows on the front of the camelback should be raised to avoid interfering with the flashing.

By: Beth Jacob

Second: John Klingman

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

12. 446 Pelican Ave

Application: Installation of a contemporary wood picket fence.

Motion: The ARC voted to recommend conceptual approval with final details to be worked out at the staff level. The ARC agreed that the fence was appropriate and more cohesive with the design of the new accessory structure.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

13. 244 Elmira Ave

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

Motion: The ARC recommended conceptual approval with their recommendations and the final details to be worked out at the Staff level. The ARC agreed that the front porch should be accessible instead of closed off from the street, so front steps should be added, either from the front or the side. In addition, the bump-out at the front of the camelback should be eliminated so a second window can be added at the left side. A gable vent or window could also be added to reduce the amount of blank wall on the front of the camelback.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

14. 8012 Oak St

Application: New construction of a permanent shade structure at rear of school.

Motion: The ARC recommends conceptual approval with the details to be worked out at the Staff level.

By: John Klingman

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

15. 6126 St. Charles Ave

Application: Request to replace existing full-height aluminum sliding door units with new aluminum-clad casement window units with raised sill heights at two openings on the northeast corner of the fourth-floor.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level.

By: Cynthia Dubberly

Second: John Klingman

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments: The ARC agreed the proposed window type was appropriate and that the change was subtle and will improve the operability of the windows and interior porch space.

16. 432 Delery St

Application: Renovation of existing contributing two-story, multi-family residential building including installation of rear balcony and exterior access stair.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level.

By: Beth Jacobs

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments: The ARC agreed that:

- The proposed larger window proportions are an improvement over the existing opening sizes.
- The proposed horizontal bathroom windows are appropriate because while this is not new construction, the current building has no recognizable historic detailing remaining.
- The vertical siding option was preferred over the horizontal siding option because it is more contemporary and better relates to the scale of the building.
- The design of the exterior access stair is appreciated, however, it is not approved because exterior access stairs are not permitted per the HDLC Design Guidelines. This element should be incorporated into the building envelope.

17. 2114 Decatur St

Application: Renovation and addition to existing contributing two-story commercial building and non-contributing one-story rear building including the installation of decking and balconies to redevelop the site for hotel use.

Motion: The ARC voted to defer your application for additional review.

By: Beth Jacobs

Second: Cynthia Dubberly

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments: The ARC agreed that the overall proposal is too imitative of the existing historic building, portrays a false-history of the site and that some of the historical references should be removed or further refined. The ARC also agreed that:

- Based on the interior program of the proposed new rear left structure, a contemporary design would be more appropriate.
- Instead of the proposed guardrail at the balcony above the new front left building, the applicant should consider a 36" tall parapet wall with a simple metal handrail extension to 42" to better relate to the existing condition and the adjacent historic structure.
- The articulation of a historic façade with unglazed window openings at the new front left structure is not appropriate. The applicant should consider the existing garage opening as a starting point and further refine this elevation such that it appears as a screening element and from the exterior reads as an outdoor breezeway and not conditioned interior space. The ARC also recommended considering a more contemporary approach, for example, utilizing sliding walls or panels to achieve this.

18. 928 Clouet St

Application: New construction of a Pool Cabana with attached workshop in the rear yard.

Motion: Recommend approval of the application with the details to be worked out at the staff level.

By: Cynthia Dubberly

Second: Beth Jacobs

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments:

19. 1311 Montegut St

Application: New construction of a single family residential building..

Motion: Defer the application for additional review.

By: Tracie Ashe

Second: John Klingman

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments: The ARC agreed that the original proposal was more successful. The original proposal was dynamic whereas the new proposal is over-simplified and flat. The ARC also made the following comments:

- The new proposal is too simple and the massing appears too heavy.
- The façade is too flat. Push and pull the different elements to generate visual interest.
- Consider a break in the roof form to add complexity to the design.
- Add a clearstory to the high side of the building.
- The left side elevation is too bleak. Add windows or other design elements.
- Add architectural elements which utilize natural light to the design in order to relate the residential building to the warehouse context.

- The large vertical window on the façade is too close to the door and should be moved to create a more balanced organization of the façade.

20. 900 St. Ferdinand St

Application: New construction of a 3,000 SF 1.5-story, single-family residential building.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level.

By: Beth Jacobs

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe

Opposed:

Comments: The ARC agreed that:

- The header height of the façade windows appears low relative to the porch beam and should be raised from 9'-0" to approximately 9'-3" to 9'-6".
- Foundation flood vents should be centered between the porch column bays and not located directly below the columns.
- The proposed 7'-0" iron gate at the front porch stair entrance is not appropriate and does not relate to the entry conditions of other historic buildings on the block and should be lowered or removed.

21. 730 St. Ferdinand St

Application: New construction of 2 story 3,000 sf new single family residential building with off-street parking.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level.

By: Beth Jacobs

Second: Cynthia Dubberly

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe

Opposed:

Comments: The ARC agreed that:

- The proportion of window to wall on the façade is too low and it appears there is too much space between the window openings. The installation of shutters could improve this condition.
- The trim surrounding the entry door should be enhanced.
- The entablature appears too short and the details and proportions should be further studied. The ARC recommended the entablature be wider and taller, and recommended the applicant look at the entablature across the street at 721 St. Ferdinand for reference.
- The drawings should be updated to indicate the proposed size and material for all building cladding, trim, fascia, etc.
- At the driveway on the north elevation, the CMU chain wall should not be continuous and should end at the front porch with typical piers beyond.

22. 734 St. Ferdinand St

Application: New construction of 2 story 3,000 sf new single family residential building with off-street parking.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level.

By: Beth Jacobs

Second: Cynthia Dubberly

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe

Opposed:

Comments: The ARC agreed that:

- The proportion of window to wall on the façade is too low and it appears there is too much space between the window openings. The installation of shutters could improve this condition.
- The trim surrounding the entry door should be enhanced.
- The entablature appears too short and the details and proportions should be further studied. The ARC recommended the entablature be wider and taller, and recommended the applicant look at the entablature across the street at 721 St. Ferdinand for reference.
- The drawings should be updated to indicate the proposed size and material for all building cladding, trim, fascia, etc.
- At the driveway on the north elevation, the CMU chain wall should not be continuous and should end at the front porch with typical piers beyond.

23. 1238 Baronne St

Application: Replacement of existing window with a new door and infill of an existing door opening on a Landmark building.

Motion: The ARC recommended conceptual approval with their recommendations and the final details to be worked out at the Staff level. The ARC found the proposed changes to be acceptable. They recommended that the existing header height at the new door be retained, with either a taller door or the addition of a transom.

By: Beth Jacobs

Second: Cynthia Dubberly

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Tracie Ashe

Opposed:

Comments: