

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: July 20, 2021

Location: Zoom Teleconference

Called to order: 12:30 p.m.

Members present: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Members arriving after beginning of the meeting:

Members absent: John Klingman, Tracie Ashe

I. AGENDA

1. Minutes of the June 15, 2021 meeting

Motion: Approve the minutes.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

2. 3149 Royal St

Application: Detail review of proposed balcony decking on previously approved new construction.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC also agreed that the contemporary balcony deck detailing is appropriate as proposed.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

3. 5721 St Charles Ave

Application: Structural renovation of existing non-contributing single-family residential building to include second floor additions and facade modifications.

Motion: The ARC voted to defer the application for additional review. The ARC agreed that proposed addition still appears to overwhelm the original structure. The ARC also recommended that:

- The overall height of the addition at the corner should be lowered to bring it more in line with the horizontal nature of the existing building. This can be achieved by reducing the floor-to-ceiling height of the addition from 10'-0" to 9'-0" and the applicant should also consider alternative floor and ceiling systems to reduce their overall height. The applicant should also consider lowering the surrounding parapet wall at the roof.
- The addition should be pushed farther back so that it is less dominant at the front elevation.
- The applicant should consider aligning the top of the door opening at the addition with the underside of the adjacent existing building's top plate.

By: Beth Jacobs

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

4. 1003 Spain St

Application: Renovation of existing contributing two-story, multi-family residential building including removal of garage door and installation of carriage gate, removal of windows and replacement with doors and installation of awning at rear.

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

By: Amanda Rivera

Second: Beth Jacobs

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

5. 1137 St Charles Ave

Application: Renovation of Landmark building including window replacement and construction of new addition at rear.

Motion: The ARC recommended conceptual approval with final details to be worked out at the staff level.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

6. 1934 Marengo St

Application: Renovation of two-story Landmark building including enclosure of rear porch, extension of rear addition, and new deck. New construction of 900 SF accessory building.

Motion: The ARC recommended conceptual approval of the new garage and brick patio with their recommendations and the final details to be worked out at the staff level. The ARC recommended denial of the infill and additions to the existing rear porch. The ARC noted that the first level of the rear porch appears to be original, and as such they would not recommend infill of or addition to the porch as it would not meet the guidelines. Replacement of the existing aluminum windows at the second floor with wood windows to match those on the rest of the building would be appropriate. Regarding the garage, the ARC suggested that the height of the parapet be reduced. As proposed it is too tall and throws the proportion of solid wall to openings. In addition, the façade should be reconfigured so that it is symmetrical.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

7. 1464 Camp St

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

Motion: The ARC voted to defer this application for additional review. The ARC expressed concerns about how the new building fits in with the existing context. The picture collage of the streetscape is not to-scale or accurate enough to compare the relationship of different building elements on the new construction and the neighboring buildings. It would also be helpful to have more site plan information to determine how the setback relates to the adjacent buildings. In addition, the ARC made the following recommendations:

- The windows on both side elevations need to be more consistent in terms of window size and orientation.
- Half-round gutters should be used for this type of building.
- Locations of foundation and flood vents should be indicated on the elevations.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

8. 1232 St Bernard Ave

Application: Massing changes to a previous ARC approved new construction of a two-story, single-family residential building with a third-floor roof deck.

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

- The third-floor massing setback of Option C was the most successful, along with the vertical window and roofline of Option B.
- Aligning the tall vertical window with the adjacent roof eave or with the other windows.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

9. 1359-1361 Columbus St

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

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

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

10. 2127 Esplanade Ave

Application: Raise existing one-story, single-family residential building approximately 6'-6" to allow conditioned space on the ground floor.

Motion: The ARC voted to defer the application for further study. The ARC recommended:

- Maintaining the look of a raised-basement at the proposed ground floor, including materials and fenestrations.
- That the applicant verify the BFE and lower the proposal as much as possible while maintaining livable space on the ground floor.
- The picture window in the bay at the front of the house should be replaced with a more appropriate historic condition.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

11. 3149 St Thomas St

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

Motion: The ARC voted to defer the application for further study. The ARC recommended:

- The style, massing, and scale of the proposed building were not appropriate to the immediate context or the neighborhood.
- The ARC did agree that Option B was more successful. However, the massing was too grand. The ARC suggested breaking up the massing by proposing a two-story, 4-bay front façade with a 1-bay setback or a two-story, 3-bay with a 2-bay setback.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

12. 1351 Governor Nicholls St

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

Motion: The ARC voted to defer the application for further study. The ARC recommended:

- That the new addition and a hyphen massing be set further back from the street.
- Using more glazing to make the hyphen massing more open.
- That the visible exterior stair was not appropriate.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

13. 833-835 Jourdan Ave

Application: New construction of a 2,100 SF two-story, two-family residential building.

Motion: The ARC voted to defer this application for additional review. The ARC also agreed that:

- A context drawing must be submitted so the ARC can evaluate the proposed new construction at-scale with the surrounding historic context.
- The applicant should clarify how the proposed building setback relates to the existing setbacks of the other adjacent buildings on the block face.
- Additional windows should be added to the left and right-side elevations toward the front of the building.
- The drawings should include additional information on the proposed building cladding, trim and details in terms of their sizes and materiality.
- The drawings should include additional information on the type of proposed windows.
- The applicant should consider increasing the depth of the front porch overhang and expanding the two proposed entry stoops across the building to use as a covered porch (or) leave the two smaller front entry stoops as-presented and eliminate the overhang above.
- The applicant should further study the unusual spacing of the bays as the outermost windows and doors are too close to the building edges creating the appearance that the building is wider than it should be.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

14. 825 St Roch Ave

Application: New construction of a 2,500 SF two-story, single-family residential building on a vacant lot.

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

- Steps should be added to the front porch for access.
- The floor-to-ceiling height of the second floor should be reduced with the window header heights remaining as-is so that the overall building is more in context with the adjacent buildings and for better proportions at the front façade.
- There are some minor inconsistencies between the style of some of the exterior elements and details and the applicant should work with staff to make these more consistent.

By: Beth Jacobs

Second: Cynthia Dubberly

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

15. 4210 St Claude Ave

Application: Renovation and rooftop addition of dormers to a contributing, two-story commercial building.

Motion: The ARC voted to defer this application for additional review. The ARC also agreed that:

- A 3-D streetscape of 4210 St. Claude Avenue and the surrounding buildings be submitted to better understand the relationship and visibility of the proposed dormers relative to new construction and existing buildings.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

16. 803 Slidell St

Application: Renovation and addition at a one and a half-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 Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

17. 1209 Feliciana St

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

Motion: The ARC voted to defer this application for additional review. The ARC also agreed that:

- The existing bay window at the right side of the residence is an important original element and should be preserved.
- Relocate the side entry behind the existing bay and begin the side porch and rear addition from that point rather than incorporating the existing bay under a new roof line and enclosing it.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

18. 515 Third St

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

Motion: The ARC voted to defer the application for further study. The ARC recommended:

- That the applicant verifies the BFE and if possible lower the proposed residence as much as possible.
- Lowering the floor to floor heights to lower the overall massing of the building.
- The third-floor attic space massing needs further study and the ARC suggested lowering the eave of the second floor so that the attic space is contained within the roof.
- More windows need to be added to the north elevation.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

19. 424 Eighth St, Lot 7

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

Motion: The ARC recommended conceptual approval of the massing with details to be worked out at the ARC level. The ARC recommended:

- That the siding material be further studied, and a detail be included at the next meeting if vertical siding or a rain screen is used.
- That the pergola at the front façade align with the inset balcony above.
- The vertical skirting detail at the front stair should continue across the front stoop.
- Windows should be added to the right elevation, especially near the front wall of the building and that more contemporary doors should be used at the front façade.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

20. 424 Eighth St, Lot 8

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

Motion: The ARC recommended conceptual approval of the massing with details to be worked out at the ARC level. The ARC recommended:

- That the siding material be further studied, and a detail be included at the next meeting if vertical siding or a rain screen is used.
- That the pergola at the front façade align with the inset balcony above.
- The vertical skirting detail at the front stair should continue across the front stoop.
- Windows should be added to the right elevation, especially near the front wall of the building and that more contemporary doors should be used at the front façade.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

21. 1502 St Bernard Ave

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

Motion: The ARC voted to defer the application for further study. The ARC recommended

- That straight on elevations and a streetscape from N Robertson with the proposal, be included at the next meeting.
- Materials of the addition be further studied and included at the next meeting.
- Openings at the first floor, St Bernard façade be storefront windows rather than double-hung. The bump out at the second-floor of the historic building was not appropriate.
- That the applicant begins the conversation with SHPO prior to the next meeting.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

22. 826-828 N Robertson St

Application: Renovate existing two-family, cottage and construct new two-story addition at rear.

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

The ARC recommended that the new addition be inset 6" on either side from the existing walls.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

23. 940-942 Washington St, 2808 Constance St

Application: Renovation and addition of an existing one-story, two-family residential building.

Motion: The ARC recommended conceptual approval with the details to be worked out at Staff level. The ARC agreed that it was appropriate to install 6-over-6 windows in the existing portion of the building and install 2-over-2 windows at the addition.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

24. 548 Fourth St

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

Motion: The ARC voted to defer the application to allow the applicant time to meet with the staff. The ARC recommended:

- That exploratory demolition and/or Sanborn research be conducted to determine what the original openings on the front façade were.
- That existing elevations be added to the updated drawing set for the next meeting.
- Changes to the existing roofline at the front façade were not appropriate and suggested using dormers instead.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

25. 1512 Marais St

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

Motion: The ARC recommended conceptual approval with the details to be worked out at Staff level. The ARC stated that the new windows needed to be recess-mounted.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Amanda Rivera

Opposed:

Comments:

26. 2610 Dauphine St

Application: Request to install Sure-Weld TPO Contour Rib Profile roofing on previously approved new construction.

Motion: A motion for this application was not made due to the fact that the proposed roofing material will not be visible from a public right of way on the new rear addition and as such it is not under the jurisdiction of the HDLC.

By:

Second:

Result:

In favor:

Opposed:

Comments:

27. 4557 N Rampart St

Application: New construction of one-story building using elements salvaged from 701 S Carrollton Ave schoolhouse building.

Motion: This application was deferred as the applicant was not in attendance.

By:

Second:

Result:

In favor:

Opposed:

Comments: The ARC expressed concerns about the concept of reconstructing a replica of a historic building on a different site that has no relationship to its original location, as well as whether this specific building is appropriate to the existing character of the Music Box Village. They also requested additional information on which specific building elements were salvaged to be re-used.