

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: October 18, 2022

Location: City Hall, 1300 Perdido Street, 8<sup>th</sup> Floor Homeland Security Conference Room, New Orleans, LA, 70112.

Called to order: 12:30 p.m.

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

Members arriving after beginning of the meeting:

Members absent:

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## I. AGENDA

1. Minutes of the September 20, 2022, meeting

Motion: Approve the minutes.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

2. 3401 St Charles Avenue:

Application: Change of massing and final detail review of previously approved new construction of a 114-unit mixed-use development with ground-floor commercial space fronting St. Charles and Louisiana Avenues.

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

- The overall design and detailing is improving and the two proposed new constructions are becoming more compatible with the surrounding historic context.
- Additional façade details and elevations (with street trees removed) should be included with the re-submitted materials for the next review.

*St. Charles & Louisiana Avenue Building:*

- The roof-mounted HVAC equipment and elevator/stair overruns appear to be potentially visible from the surrounding public right of way. Additional 3-D perspective views should be included for the next review specifically demonstrating the visibility of these elements from various surrounding locations. The overall height of the elevator/stair overruns should also be reduced as much as possible.

- The doubled and tripled windows used throughout the building are successful, and the applicant should consider replacing the proposed single window openings at the recessed portion along Louisiana Avenue with paired windows to better integrate this area with the rest of the building and to increase the overall ratio of window to wall.
- The applicant should consider alternative cladding materials for the recessed portion along Louisiana Avenue, such as metal panels instead of the proposed stucco and this area should be more clearly included in the 3-D perspective views submitted for the next review.
- The applicant should consider treating the central first-floor massing along Louisiana Avenue similarly to the recessed exterior wall beyond to better integrate it with the overall building detailing and material selections.
- The applicant should consider paired entry doors at the first-floor retail spaces along Louisiana Avenue to create more connectivity with the streetscape.

*Delachaise & Carondelet Street Building:*

- While the proposed change from masonry to timber construction and detailing does reduce the perception of the site being a single complex or campus, the overall detailing appears too busy. This district has many successful examples nearby of masonry and stucco buildings, and the applicant should consider a more appropriate exterior material, such as stucco as an alternative.
- The applicant should consider simplifying or reducing the overall amount of exterior ornamental elements, for example:
  - The extended eave is not successful and should be pulled back closer to the building wall such that it is a more restrained element of the façade.
  - The additional wood trim on the building fascia should be removed.
  - The awning directly below the extended eave is unnecessary and the applicant should consider removing it or redesigning it as a covered balcony if additional weather and shade protection is desired at this area.
  - The width of the first-floor columns should be reduced by about 4" to 6".
  - The double columns and double newel posts at the second and third floors should be eliminated.
  - The proposed change in siding directions at the second and third floors is successful, but the trim boards between these areas appears too thick and should be reduced.
  - The proposed lintel-type window trim is not appropriate as this is not a masonry building and should be removed.
  - The proposed Dutch-gable roof form is not successful and should be reconsidered.
- The use of Hardie and Miratec exterior building trim can be problematic from an installation and long-term durability perspective and is only permitted on new construction projects provided they are installed with strict adherence to the manufacturer's instructions. Window drip edges and sills, as well as column and beam wraps must be wood. The use of Hardie or Miratec trim at these specific locations cannot be approved by Staff and will require additional ARC or Commission approval.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

2. 1000 Bartholomew Street:

Application: Construction of camelback addition at a Contributing rated, one-story, single-family, residential building.

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

- Reducing the full width of the rear balcony to bring it in on either side would better fit that elevation.
- The “E” windows at the front façade should be rectilinear and consider flashing.
- The differentiation in siding at the addition works as a transition between the new and existing/original.
- The camelback as proposed, existing over the existing utility shed roof addition, does work for the massing of the camelback.

By: Cynthia Dubberley

Second: John Klingman

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Amanda Rivera, and Beth Jacob

Opposed: Tracie Ashe

Comments:

3. 816 Eliza Street:

Application: New construction of a 2,510 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 agreed that:

- The exterior steps at the front porch are too steep and should be adjusted accordingly.
- Parking strips are to be installed rather than the proposed parking pad.
- Transoms above windows are not allowed. Windows at the front porch should be full height and run to the floor with header heights matching the door.
- Flood vents are to be introduced at the foundation wall of the porch.
- Sill heights of the windows are to be more typical and moved up.
- Window casings, frame, and sills are to be more traditional rather than the proposed picture frame casings.
- Provide more uniformity for windows across elevations. Proposed smaller windows are typically half the size of a traditionally sized window.
- A square post balustrade at 36” to be added at the front façade porch.
- Simple column bases and capitals to be added to front façade porch columns.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

4. 1249 N Claiborne Avenue:

Application: New construction of an 1,800 SF one-story, gas station and the demolition of existing non-contributing gas station.

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

- The placement of the building closer to Esplanade Avenue is appropriate for the lot.
- The brick bases at elevations should be extended up where a plaster finish is currently proposed.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passes

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

Opposed: John Klingman

Comments:

5. 940 Frenchmen Street & 2028-30 N Rampart Street:

Application: Renovation of existing Contributing and Non-Contributing rated commercial buildings including alteration of door/window openings and introduction of new storefronts and rooftop access stair overrun.

Motion: The ARC voted to recommend conceptual approval with the details to return for additional ARC review once further developed. The ARC also agreed that:

- The iron brackets at the corner entry do not appear to be original and can be removed.
- The interplay of interior space and exterior courtyards could be further augmented to allow for more “in-between” space and for additional connectivity of the interior program to the exterior. For example, a courtyard could be added to Exhibit area 2.
- A shade and weather covering could be added to the exterior exhibit area at the roll-up doors, such as an extension of the proposed awning to create a more architectural covering.
- NPS will likely not approve the painting of previously unpainted masonry so the applicant should consider other alternatives, such as removing the green paint where it is currently installed.
- The proposed use of decorative/ornamental fencing may be appropriate for this building and program, and the ARC encouraged the presentation of further developed metal fencing details.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, John Klingman, Amanda Rivera

Opposed:

Comments: Tracie Ashe recused herself from this application review.

6. 2121 Chartres Street:

Application: Review of updated arch-top opening details of previously approved renovation of a Contributing rated, 1-1/2 story, commercial building, and Non-Contributing rated, two-story, commercial building for conversion to hotel use.

Motion: The ARC voted to recommend denial of the requested window detail changes. The ARC also agreed that:

- Door and window glazing should be clear and transparent without tint or coloring.

- The overall façade is very minimal, and the previous detail iteration was preferred because the vertical mullions added depth and detail.
- The large expanses of glass appear to give the false impression that these openings were originally intended to be open and without doors.
- A small curb approximately 6" high should be installed at the base of the window openings.
- The proposed frameless entry doors are appropriate as shown.
- While they do not recommend approval of the current window details as presented, the ARC is still in favor and continues to recommend approval for the previous detail iteration.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

7. 2340 Chartres Street:

Application: Request to install new lattice screens at left and right sides of rear balcony at a Significant rated, two-story, single-family, residential building.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed the rear porch is not an original element of the historic building and so the installation of balcony screens is appropriate. The ARC also agreed that louvered screens are more typical, but the property already has lattice fencing installed and the louvers may appear too heavy from the street. The ARC also recommended the applicant alternatively consider replacing the existing handrails at the street side with three full-height lattice screens to provide additional privacy.

By: Beth Jacobs

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

8. 2601 Dauphine Street, 805-11 Franklin Avenue:

Application: Review of design revisions since previous approval of renovation of existing Contributing and Non-Contributing rated one and two-story mixed-use buildings.

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 height of the transom at the one-story portion is too tall and the transom bar should be raised to align with the adjacent two-story door transoms. The height of the windowsills at this location can also be raised slightly to relate more to the adjacent door openings and to maintain the current window opening proportions.
- An architecturally integrated shade structure (attached or free-standing) setback from the street can be installed at the second-floor terrace to make this area more functional and so visually the three structures read more as programmatically connected from the exterior.

By: Beth Jacobs

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

9. 820 Toledano Street:

Application: Renovation and new construction of a camelback addition at a Contributing rated, one-story, single-family residential building.

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

The ARC stated that the new side stair should be the full width of the new porch and that the windows in the addition should be simplified to a 1/1 or 2/2 lite pattern.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

10. 634 Independence Street:

Application: New construction of a two-story, single-family residential building, and a two-story, two-family residential building on the same lot.

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

- The shallow pitch of the proposed roofs is an awkward condition. The roofs should either have a steeper pitch, be flat, or a combination of the two to break up the roof form.
- The buildings are neither contemporary nor traditional. Given the site and location, a more contemporary approach should be utilized.
- Roof overhangs should be specific to solar orientation.
- The proposed single-family building could be moved closer to Royal Stret and stepped back from that location.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

11. 1613 St Ann Street:

Application: Massing changes to previously approved new construction of a 2,276SF two-story, two-family, residential building on a vacant lot.

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

The ARC stated that the bump-out over the walkway on Building 2 should be removed and an awning installed for weather protection.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

12. 818 S Carrollton Avenue:

Application: Construction of new rear addition at a Contributing rated, two-story, single-family residential building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the four new windows at the side elevations of the addition should match the existing historic windows in size. The eaveline at the new rear porch should match the roofline of the addition so it is continuous.

By: Amanda Rivera

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

13. 2508-10 Laurel Street:

Application: New construction of a 2,800 SF two-story, single-family residential building on a vacant lot.

Motion: The ARC voted to defer this application for additional review. The ARC requested that the context drawing be updated to match the elevation drawings and that the two-story building across the street be added for reference. There should be further study of the neighboring buildings proportions to incorporate into the new construction. The ARC stated that the parking pad should be changed to parking strips.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

14. 729 Ninth Street:

Application: Renovation and new rear addition at a Contributing rated, one-story, residential building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that while the L-shaped portion of the building is being removed, trim and roof shape should be used to show where the L-shape existed.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

15. 2515-17 Rousseau Street:

Application: Renovation and new rear addition at a Contributing rated, 1-1/2 story, single-family residential building.

Motion: The ARC voted to defer this application for further review and to allow time for the applicant to receive comments from SHPO. The ARC requested further study of the column placement on the front façade, as there may be evidence of their previous location. The ARC stated that five columns was preferable to the proposed four at the front porch.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

16. 3301 Chippewa Street, 712 Toledano Street:

Application: Renovation and addition to a Contributing rated, 1-1/2 story, commercial building.

Motion: The ARC recommended conceptual approval of the massing with the details to be worked out at the ARC level and after SHPO comments have been received. The ARC requested evidence of the pre-existing gable window opening, more details of the new windows, and further study of the cladding at the addition. The ARC stated that there needed to be more definition between the historic building and the new addition and suggested inseting the addition to align with the interior of the new concrete wall.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

17. 1635 First Street:

Application: Review of updated entablature design details at previously approved new construction of a 2,850 SF two-story, single-family residential building.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that reducing the overall height of the existing entablature was preferred over the request to reduce the height of the second-floor balcony columns.

By: John Klingman

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

18. 730 St Ferdinand Street:



Application: New construction of a 2,750 SF two-story, single-family residential building on a vacant lot.

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

- The formal moves may be competing with the material selection and the overall design appears busy and seems to lack a visual hierarchy. The ARC recommended the applicant should consider refining the material selection. For example, the side elevations could have a single material palette with a change only at recessed areas. The applicant could also consider utilizing a single dominant material, so the overall design is more compatible with the existing historic context.
- The strong horizontal orientation of the massing is successful but could further benefit from additional verticality. For example, the three-bay portion can be further developed to have more vertical emphasis and the second-floor porch can be extended across the façade.
- The pitch of the single-sloped roof could be increased by raising the wall height at the left or right side of the building to further help counter the dominance of the horizontal proportions.
- The proposed off-street parking space appears too car-oriented, and the applicant should consider additional screening or enclosure for this area, such as side walls or a semi-opaque gate so this area appears more like flexible/occupiable space from the street.
- Additional 3-D perspective views taken from street level should be included with the updated materials for the next review.

By: Amanda Rivera

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

19. 1232-34 Louisa Street:

Application: New construction of a 2,600 SF two-story, two-family, residential building on a vacant lot.

Motion: The ARC voted to recommend conceptual approval of the retention of the building. The ARC also agreed that:

- Add “C” windows closer to the front of the building. Four (4) windows, two on each side elevation.
- Add “C” window at recessed right-side elevation as per the proposed drawing.
- Remove “pork chop” eave condition to create a non-boxed-in appearance.
- Detailing and trim at front gallery cornice and gable to be as per the proposed drawings.
- A square post balustrade to be installed at the front gallery rather than the proposed iron.
- Capitals and bases at front gallery columns to be detailed as per the proposed drawings. Add trim to match.
- Windows at front façade gallery to be full height and match the header height of the doors.
- Parking strips to be used for driveway rather than the proposed parking pad.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

20. 1216-18 Columbus Street:

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

Motion: The ARC agreed to defer this application for additional review due to the applicant not being present.

By: By All

Second: By All

Result: Deferred

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

Opposed: None

Comments:

- A context drawing is needed of the block where the property is located.
- Gutters and downspouts need to be noted on elevations.
- Railing heights at porches seemed to high.
- Window details need revision, ie. sills, trim, mullion pattern.
- A 4-bay front elevation would be more appropriate in lieu of the 3 bay.
- Skirtboard needs to be shown on the Marais street side elevation.

21. 841 Teche Street:

Application: Remove existing street-facing windows and shutters and enclose wall at a Contributing one-story church building.

Motion: The ARC voted to defer this application for additional review. The ARC agreed that additional drawings be provided for review.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

22. 819 Teche Street:

Application: New construction of 3 buildings on the lot.

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

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments: