

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: May 17, 2022

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

Called to order: 12:30 p.m.

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

Members arriving after beginning of the meeting:

Members absent: Beth Jacob

I. AGENDA

1. Minutes of the April 19, 2022 meeting

Motion: Approve the minutes.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

2. 830 Piety St

Application: New construction of a two-story, multi-unit 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 left side wall nearest to the front façade of the building should extend back to where the gable ends at that elevation. Past the first window at that location.
- Add more windows at the right-side elevation.
- Change the slope of the hyphen roof to be shallower and make the roof metal.
- Add a slot window or other narrow, limited detail window at the front façade of the hyphen to provide natural light into the space. If not achievable, add a skylight for this area.
- Arched opening at the carriage way is the best option.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

3. 2850 Annunciation St

Application: Renovate and construct new second-floor addition at existing 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, with the proviso that the front entry stairs be indicated in the plans.

By: Cynthia Dubberley

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

4. 1129-31 Montegut St

Application: New construction of two-story addition at right-side elevation of an existing two-story, single-family residential building.

Motion: The ARC voted to recommend conceptual approval with the details to return to the ARC for review and approval. The ARC agreed that:

- Elevation study number two (2) was the most successful option.
- The proposed lap siding for this area should extend down past the fence line, and trim should be utilized between the siding and metal screening.

By: Cynthia Dubberley

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

5. 3145 Urquhart St

Application: New construction of a 2,050 SF two-story, single-family residential building on a vacant lot.

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

- The concrete plinth is successful and should be maintained.
- Move the building up by 4' to meet the front wall of the building to the left. Would put the building at a 12' setback instead of the proposed 16'.
- The concrete planter at the front façade should be pulled to the edge of the concrete plinth to create more depth at the front porch area.
- Push stairs forward at the front façade to accommodate the change of the planter location.
- Replace the first-floor front façade window with a floor to ceiling window aligning with the Juliet balcony above.
- Reintroduce the Juliet balcony at the second story front façade.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:
Comments:

6. 1620 Dumaine St

Application: New construction of a 6,981SF, two-story, commercial building on a vacant lot.

Motion: The ARC voted to defer the application to allow the applicant to meet with staff. The ARC requested that a full block face context drawing be submitted for the next meeting. The ARC stated that breaking the massing and rooflines to appear more like two separate buildings connected by a breezeway would be more successful. The ARC also stated that control joints in the stucco should be shown and that the window and doors sizes needed further study in proportion to the neighboring building.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

7. 2022 Magazine St

Application: Facade renovations to an existing two-story commercial building.

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

- The vertical scale of the front windows is too tall; a transom bar and door transom should be added to lower header height across the front façade.
- The existing tile entryway should be retained on the interior of the building if the front wall is extended outward.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

8. 328-30 Newton St

Application: New construction of a 2,500 SF two-story, two-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 front porch depth should be changed to 6' rather than the proposed 4'.
- Add more windows at the right and left side elevations, closer to the front of the building.
- Remove the rear stair and add a balcony for that location. If needed for egress, add an interior stair.
- Extend the roof line at rear balcony area for coverage.
- Provide details for location and interaction of front façade trim and brackets.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:
Comments:

9. 1006-08 Mazant St

Application: Construction of new dormer and porches at an existing two-family camelback 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 the left side porch screening should be a louvered wall rather than lattice, and that the base have solid panels rather than lattice screening.

By: John Klingman

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

10. 2340 Chartres St

Application: Request to modify existing first-floor wood doors at 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 noted the proposed door modification could potentially alter the appearance of the type of building from what was likely a first-floor storehouse to something more residential in character and recommended the applicant continue to consider alternatives to the proposed modifications. However, based on the age of the existing doors likely being late 20th century and non-original, the ARC agreed the top two panels of the door could be modified to glazing, but the modification of four panels, as shown, was not appropriate for the existing doors or the significant rated building.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Amanda Rivera

Opposed: John Klingman

Comments:

11. 727-29 Jackson Ave

Application: Renovation and camelback addition at a one-story, two-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:

- The camelback should be situated two rooms deep. Camelback should begin at the rear wall of bedroom two.
- Windows should be 1/1 recessed mounted.
- Siding transition should be indicated with vertical trim.
- The windows at the front of the camelback should be pulled away from the roof to accommodate flashing.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Amanda Rivera

Opposed:

Comments:

12. 1100 N Broad St

Application: Public appeal of staff review and issuance of Certificate of Review for the renovation of a two-story, mixed-use building.

Motion: The ARC voted to ratify the Staff actions and the issuance of the Certificate of Review, with the proviso that the repair/replacement of the fish scales to match is clarified that the new fish scales will be wood to match the existing shape and profile.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Amanda Rivera

Opposed:

Comments:

There being no further business to discuss, the meeting was adjourned.