

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: August 3, 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: Beth Jacob, Amanda Rivera, Cynthia Dubberley, John Klingman

Members arriving after beginning of the meeting:

Members absent: Tracie Ashe

I. AGENDA

1. Minutes of the July 19, 2022, meeting

Motion: Approve the minutes.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

2. 1021 Felicity Street:

Application: New construction of a 15,000 SF three-story, mixed-use building (demolition of existing building already approved).

Motion: The ARC voted to defer this application for additional review. The ARC agreed that: The roof line facing Felicity Street should be softened by pulling it to be parallel with the street rather than the stepped condition. Could be potentially accomplished with a trellis. Windows at the second and third stories should not replicate the industrial divided lite configuration of the first story windows. Provide patterned brick at side elevations.

By: John Klingman

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

3. 436 Seventh Street:

Application: Changes to previously approved modifications to designated Landmark, residential building.
Motion: The ARC voted to defer this application for additional review. The ARC stated the foundation repairs, and the raising of the kitchen building could move forward with conceptual approval to be worked out at the staff level. The ARC was not in support of retaining the 2-story massing at the rear of the historic building and suggested further study of the roof form and materials or moving the bathroom above the kitchen and eliminating the second-story. The ARC stated the outdoor stair was not appropriate and that the previous iteration that had the stair contained within the screened in porch was more successful.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

4. 8437 Apple Street:

Application: Renovation to designated Landmark, theater building including new openings at front facade and ADA ramp.

Motion: The ARC voted to defer this application for further study of the storefront. The ARC stated that the front entrance should have more character and suggested using more glazing between the doors or finding reclaimed storefront doors more in the style of the building. The ARC recommended up-lighting at the marquee, close to the wall, to put more focus on the decorative nature of the upper portion of the building.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

5. 710-12 Belleville Street:

Application: Build new decorative iron fence

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

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

6. 1244 Seventh Street:

Application: Installation of dormers at previously approved new construction of a 3,850 SF two-story, 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. The ARC also agreed the vertical proportions of the dormers are correct and its simple detailing is appropriate, but an additional trim piece should be added for a shadow line.

By: Beth Jacobs

Second: Cynthia Dubberly

Result: Passes

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

Opposed:

Comments:

7. Material Review

Application: Review of Miratec Smooth Select composite building trim for Staff-level approval at new construction projects.

Motion: The ARC voted to recommend conceptual approval of Miratec Smooth Select composite building trim as a staff-approvable alternative to wood trim with the proviso that it only be approved for installation at new construction projects where Hardie trim would otherwise be permitted. The ARC also agreed that:

- The major issues seen in the example photographs appeared to be related to improper contractor installation where the manufacturer's specific instructions were not followed. However, comparable wood elements may experience similar issues, especially those related to water and proximity with other porous materials such as masonry and concrete.
- The product appears to have a good density and dimensional stability and may be less averse to water penetration than traditional kiln-fired wood.
- Similar Hardie trim products are currently only staff-approvable on new construction projects and in limited locations where the dimensional qualities match the required wood equivalent and where cut and ripped edges are not visible. The ARC agreed that Miratec trim should only be installed where Hardie trim would otherwise be acceptable.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

8. 3500 St Claude Avenue

Application: Installation of a green wall to provide additional screening of cooling tower.

Motion: The ARC voted to grant conceptual approval with the details to be worked out at the Staff level. The ARC agreed that: The fig, jasmine, and rose are appropriate types of vegetation to use. Irrigation systems as stated to be installed throughout to ensure the continuation of the fast-growing plants. An additional horizontal panel at the right side of the screen should be added. Overall, the height of the screen should be increased to 10' to better hide the equipment. One year will be provided to achieve the green wall growth at which time it will be reviewed for compliance.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

9. 4200 Burgundy Street

Application: New construction of a one-story accessory building at the rear lot of a Contributing rated, one-story, single-family residential building.

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

The ARC agreed that: The proposed vertical fascia at the front façade should be horizontal like the side elevations. The left-most metal curtain wall at the front façade should be oriented horizontally and not vertically.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

10. 1014 St. Anthony Street

Application: Renovation and rear modifications of existing Significant rated 1-1/2 story, single family residential building including change of rear roof form.

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

- The atypical and elongated rear roof form appears to be inappropriate for the Significant rated building and should not spring from the existing historic roof ridge as shown, despite its limited visibility from the public right of way.
- The HVAC equipment location appears to be visible from the street and should be relocated.
- The applicant should consider a full-floor addition at the far rear as an alternative such that the massing and detailing appear more subordinate to the existing historic building and so less of the original building roof is removed or obscured.
- The applicant should reevaluate the feasibility of locating the proposed new second-floor access stair within the original historic building footprint.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

11. 5504 St. Charles Avenue

Application: Renovation and new rear porch at Contributing rated, two-story, single-family residential building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that an 8' deep porch with a balcony would be more appropriate than the proposed double-gallery at the rear elevation. Removing the secondary set of stairs closer to the garage and simplifying the porch details would further

improve the design. The columns and newel posts should be simplified with the proportions more closely resembling the front porch. The ARC suggested using an awning or canopy to cover the door on the second-floor.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

12. 1139-41 Ursulines Avenue

Application: Renovation of Contributing rated, one-story, two-family residential building including change of openings and addition of dormers

Motion: This item was not heard at the request of the applicant.

By:

Second:

Result:

In favor:

Opposed:

Comments:

13. 1801 Henriette Delille

Application: New construction of a 2,277 SF three-story, single-family residential building on a vacant lot.

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

- The residential character of the proposed new construction may not be appropriate for the highly commercial corridor where it's located.
- The building appears to be a collage of historic elements but lacks the balance and proportions typically found in similar historic buildings.
- The applicant should consider flipping the building massing, so the setback rear ell portion is on the right side rather than the left side.
- More window openings should be added to the left and right-side walls and the overall composition of openings on these elevations should be reconsidered.
- More information should be provided on the proposed pile foundation screening strategy as structural piles are not permitted to be visible from the public right of way.
- The context drawing provided is not accurate or useful and a new context drawing should be provided for review at the next meeting.

By: Cynthia Dubberly

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

14. 1807 Henriette Delille Street

Application: New construction of a 1,947 SF two-story, single-family residential building on a vacant lot.

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

- The residential character of the proposed new construction may not be appropriate for the highly commercial corridor where it's located.
- The building appears to be a collage of historic elements but lacks the balance and proportions typically found in similar historic buildings.
- The rear two-story massing is proportionally too wide relative to the one-story massing closer to the street and the overall façade proportions should be reconsidered.
- More window openings should be added to the left and right-side walls and the overall composition of openings on these elevations should be reconsidered.
- More information should be provided on the proposed pile foundation screening strategy as structural piles are not permitted to be visible from the public right of way.
- The context drawing provided is not accurate or useful and a new context drawing should be provided for review at the next meeting.

By: Cynthia Dubberly

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

15. 1015 Franklin Avenue

Application: Renovation and camelback addition to existing Contributing rated one-story, three-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 proposed camelback appears too tall, and the floor-to-ceiling height should be reduced slightly from 10'-0" (or) the camelback roof should be hipped rather than gabled at the front.
- The front-facing camelback windows should be closer to a traditional window size and should be taller and less horizontally oriented.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

16. 827 Marigny Street

Application: Construction of new 90 SF bathroom and porch addition at front of existing Contributing rated one-story, single-family residential building.

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

- The proposed addition may be inappropriate because it obscures the original chamfered-corner ell addition and because replicating historic details at this area may create a false sense that this is an original element rather than a new modification.
- The applicant should consider relocating the proposed addition to the rear side of the ell, if space on the site allows, so that it would not obscure the existing historic building.
- The addition would require substantial changes to the existing buildings roof form and the way the new addition roof pitches into the existing building could be problematic for water intrusion or long-term maintenance.
- The applicant could consider a reconfiguration of the interior layout as an alternative that would allow for more of the existing historic building to remain at the exterior.
- A more detailed floor plan and site plan should be provided for the next review so the ARC can better evaluate alternative options.

By: Cynthia Dubberly

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

17. 3304 St. Claude Avenue

Application: New construction of a rear yard canopy at a Contributing two-story commercial building.

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

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

18. 1000 Frenchmen 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 of Option 2 (with the wrap-around double-gallery) with the details to be worked out at the Staff level with the proviso that proposed revisions, or a smaller gallery return for additional ARC review. The ARC also agreed that:

- Option 2 shown with the wrap-around double-gallery was preferred, and the generous gallery would be a good addition to neighborhood.
- If the gallery is only to be built on the front elevation (as shown in Option 1) then the gallery columns should be a four-bay configuration to better correspond with the façade openings. Otherwise, if the balcony wraps around the corner (as shown in Option 2) then the proposed gallery post locations look appropriate as presented.
- A detailed sidewalk plan verifying the location of all subsurface utilities must be submitted to confirm the proposed gallery post locations do not conflict with any existing conditions.
- The second floor of the gallery does not need to be covered with a roof and this element could be eliminated as a cost-reduction measure.

- The gable vent opening at the front elevation appears too large and should be reduced in size or reconsidered as a glazed opening instead, depending on the attic ventilation strategy.
- The proposed rear stairs are adequately within the footprint of the building and located such that they will be minimally visible from the street.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

19. 631 -33 St. Ferdinand Street

Application: Renovation and camelback addition to existing Contributing rated 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 also agreed the configuration and arrangement of windows at the left and right-side elevations is appropriate and that these areas will be minimally visible from the street. The ARC also agreed that a simple vertical trim board should be installed at the left and right sides to note the junction between the original historic building and the new rear addition.

By: John Klingman

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

20. 1914 Esplanade Avenue

Application: Renovation of Contributing two-story, single-family residential building including the construction of a side porch with new openings, new stair construction, and enclosing rear stairway.

Motion: The ARC voted to defer this application for additional review. The ARC agreed that: Create a condition at the front façade office bump out that resembles an enclosed porch space, replicating its original use. This condition could be achieved through reducing the window size. The garden shed at the right-side elevation should not be attached to the projecting bay and should be a standalone non-permanent structure. The rear gallery should not be enclosed, and stair circulation should be incorporated into the existing massing.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

21. 418 Evelina Street

Application: New construction of a 2,600 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: Moving the stair circulation "box" at the flat third story roof deck to be within the roof massing would better connect the adjacent types of roofing. Overall, the harsh angles of how the buildings are currently connected distracts from the overall design. Perhaps using a hyphen piece could achieve how the buildings intersect. Remove fixed windows from the front façade of the more traditional piece and add or enlarge windows throughout. Remove multi-lite door at front façade. Utilize vertical slats rather than horizontal sunshade at rear façade of contemporary building. Be more consistent with use of pipe railing. Use of pipe railing at second story is not appropriate.

By: John Klingman

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

22. 1214 St. Mary Street

Application: Renovation and new construction of rear addition at a Contributing two-story, single-family residential building.

Motion: The ARC voted to grant conceptual approval with the details to be worked out at the Staff level. The ARC agreed that: Overall, the rear addition needs to be differentiated from the original building through the simplification of detailing. Rather than copying original window configuration, utilize one-over-one or two-over-two windows. Provide a vertical break line to delineate between existing and new. Remove trim and fascia at addition and screened porch to reduce overall detailing.

By: John Klingman

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments: