

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: September 20, 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

Members arriving after beginning of the meeting:

Members absent: John Klingman, Amanda Rivera

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I. AGENDA

1. Minutes of the August 16, 2022, meeting

Motion: Approve the minutes.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

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

- The proposed redesign of the Felicity Street parapet did not enhance that portion of the building, and the previously proposed design is acceptable.
- Brick at the second story massing on Felicity Street should extend up, eliminating the section of railing at the balconies.
- Revise the proportions of the individual lites at the first story windows to be more vertical.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

2. 8437 Apple Street:

Application: Detail review of renovation to designated Landmark, theater building including new openings at front facade and ADA ramp.

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

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

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

- The proposed roof-mounted HVAC unit should be relocated at/near grade in the side yard to reduce its visibility from the surrounding public rights of way.
- The new right side stair wall should be stepped in from the plane of the existing exterior building wall by approximately 12 inches and the proposed roof overhang should be eliminated such that there is more visual relief between the existing historic building wall and the new stair wall. The ARC also noted that a change of material alone was not sufficient to create this relief.

By: Tracie Ashe

Second: Beth Jacobs

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

4. 1139-41 Ursulines Avenue:

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

Motion: The ARC voted to defer this application for additional review. The ARC requested more information on the history of the building in the form of historic photos, Sanborn maps, and interior framing at the walls and attic that may give an indication on where openings were located. The ARC agreed that street facing dormers are not appropriate with the low pitch of the roof. If a dormer is proposed, it should be at the rear only.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passes

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

5. 5504 St Charles Avenue:

Application: Renovation and new rear porch at 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 agreed that the columns and newel posts at the new rear porch should be minimized, to match the proposed newel post in the middle of the porch.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

6. 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 your application for additional review. The ARC also agreed that:

- Option 3 requires substantial changes of materials and alterations to the building's roof structure and is not considered appropriate as it appears to obscure the ell side addition, creates a false sense of history, and fundamentally alters the building's historic proportions.
- The other presented options with proposed new additions located at the rear of the building are preferred as they effect less of the building as it is seen from the public right of way. The ARC again noted that an interior layout reconfiguration should be considered as an alternative so that less of the exterior is affected by the proposed changes.
- The applicant could consider revising Option 2 such that the addition is lowered and height with a flat or very low-sloped roof springing from the existing ell addition roof eave line and such that the chamfered corner remains visible from the street. The addition does not need to appear contemporary in its detailing, however, it should be simple, minimal, compatible, and deferential to the existing historic structure.
- The applicant could also consider additional screening strategies to reduce the overall visibility of the proposed addition, such as the installation of new opaque fencing or other landscaping.
- The ARC also recommended the applicant provide additional perspective views from the street of the proposed new addition for the next review.

By: Beth Jacobs

Second: Cynthia Dubberly

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

7. 1914 Esplanade Avenue:

Application: Renovation of Significant-rated, 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 recommend conceptual approval with the details to be worked out at the Staff level. The ARC also agreed that:

- The rightmost window "K" at the front façade office bump out should be eliminated with the left window shifting to the corner.
- The correct configurations of all windows should be delineated on all elevations.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

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

- The HVAC condenser units should be removed from the proposed location on the garage roof to a less visible area.
- The roof slope of the garage should be reduced, and the location from where it springs from the adjacent wall should be moved down to become flatter.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

9. 1502 St Bernard Avenue:

Application: Renovation and second-story addition at a Contributing rated, two-story, commercial building.

Motion: The ARC voted to defer this application for additional review. The ARC requested that eyelevel perspectives and existing elevations be included in the next drawing set. The ARC agreed that as this building has had several renovations, it would be more appropriate to keep the storefront at the first-floor of the historic residential building, rather than trying to replicate its original form. The ARC suggested the applicant look into exploratory demolition of the storefront to reveal any covered evidence of awnings, openings, etc. The ARC also suggested moving the lobby to the existing storefront so that the main entrance to the building is clearer from the public right-of-way. The ARC agreed that the parapet stepping should not be replicated at the new addition and that the courtyard trellis should be continuous.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

~~10. 4424 St Claude Avenue:~~ APPLICATION WITHDRAWN AND NOT HEARD

~~Application: Modifications to previously approved new construction including the relocation of the garage and change in massing.~~

11. 3067 St Claude Avenue:

Application: New construction of a 400 SF one-story, commercial building at rear.

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 front façade transoms above the blind openings should be single lite and the individual shutters at that area should be removed.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

12. 1239 St Thomas Street:

Application: Modifications to siding at previously approved new construction mixed use building.

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

Opposed:

Comments:

13. 1404 Erato Street:

Application: Replace existing asbestos shingle roof with diamond-shaped shingle roofing at a two-story, commercial building.

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

Opposed:

Comments:

~~14. 801 Jackson Avenue:~~ APPLICATION WITHDRAWN AND NOT HEARD

~~Application: Construction of new deck at a Contributing two-story, single-family residential building.~~

~~Second:~~

~~Result: Passed~~

15. ~~816 Eliza Street:~~ APPLICATION WITHDRAWN AND NOT HEARD

Application: ~~New construction of a 2,510 SF two-story, single-family residential building on a vacant lot.~~

~~Motion:~~

16. 2338-40 Chippewa Street:

Application: Renovation of Contributing rated, one-story, single-family residential building including new balcony and patio structure.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC agreed that the handrails at the new balcony should be metal and that wall sconces would be more appropriate than recessed can lights.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

17. 2365-67 Rousseau Street:

Application: New construction of a 2,924 SF 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 agreed that the handrails at the balconies should be consistent in their termination point and that the termination point should be the vertical, rather than continuing to the wall. The ARC suggested using heat-treated ash for the soffit and interior sides of the recess at the front façade.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

18. 3000 S Carrollton Avenue, 8113 Fig Street:

Application: After-the-fact construction of new canopy structure at a Contributing rated, one-story, commercial building.

Motion: The ARC recommended conceptual approval of the canopy structure on the right side of the building. The ARC agreed that the faux greenery is to be removed but new landscaping can be added around the CMU wall, if the space allows. The ARC recommended using a screening element at the front of the new canopy structure to differentiate from the existing fabric awning.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

19. 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 also agreed that:

- Overall, the length of the camelback should be reduced by eliminating one (1) bay and maintaining the existing shed roof addition.
- Reduce the full width of the rear balcony by bringing it in on either side.
- Make the "E" windows at the front façade of the camelback more rectilinear.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

20. 1464 Camp Street:

Application: New construction of a one and a half story garage building.

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 roof overhang at the left-side elevation should be eliminated.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

21. 1504-06 Esplanade Avenue:

Application: Renovation of a Non-Contributing rated, one-story, single-family residential building including a new addition at the front elevation.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC agreed that the roof option on page 5 was the most successful, but that the stairs at the front porch should be narrower.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

22. 2827-31 Chippewa Street:

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

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC agreed that the windows at the front of the camelback should be moved up and outward, so they can be more rectangular without causing flashing issues with the roof. The windows do not have to match the header height of the other windows on the second-floor.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

23. 2508-10 Laurel Street:

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

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

24. 3124 N Claiborne Avenue:

Application: Renovation at front facade and construction of rear 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.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

25. 601 Eighth Street, 3031-33 St Thomas Street:

Application: Renovation of a Contributing rated, two-story, commercial building including new openings.

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

The ARC agreed that the option with the gallery and the transoms was more successful. The location of underground utilities should be verified to make sure that the gallery posts can be evenly spaced. The ARC recommended that the slats be removed from the lower pitch roof and the parapet height should be increased. The second-floor awning and header heights of openings should be raised as much as possible.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:



26. 1440 Henriette Delille Street:

Application: Renovation of Contributing rated, two-story, two-family residential building including a roof deck.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the new parapet railing should be attached to the interior of the parapet wall rather than on the top.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments: