

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: October 17th, 2023

Location: Economic Development Conference Room, 1340 Poydras Street, Suite 1800

Called to order: 12:30 p.m.

Members present: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Members arriving after beginning of the meeting:

Members absent: Tracie Ashe

I. AGENDA

1. Minutes of the September 19th, 2023, meeting

Motion: Approve the minutes.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

2. 502 Frenchmen St.

Application: Final detail review of previously approved renovation of an existing Significant rated three-story, mixed-use building including partial roof demolition and construction of a new rear addition.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC agreed the elevator overrun relocation is successful because it substantially decreases the overall visibility at the rear of the building. The ARC also agreed the proposed roof-mounted HVAC equipment locations are appropriate because they will be minimally visible from the rear of the building. The ARC also agreed the strategy to increase the rear parapet height to further reduce equipment visibility was preferred over new mechanical screening at this area.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

3. 500 Piety St.

Application: New construction of a six-story, mixed-use building on a vacant lot. Massing and design changes to previously approved five-story mixed-use commercial building proposal.

Motion:

By: Beth Jacob

Second: Cynthia Dubberley

Result: At that time the ARC was unable to reach a majority decision, resulting in no action being taken on this application. The ARC's lack of action will require the review of the HDLC NO Commission. The ARC agreed that the reduction in height and massing of the fifth and sixth floor were successful but could not come to a consensus on the inclusion of the three-story framed metal entry at the left-side elevation.

In favor: Cynthia Dubberley, Beth Jacob

Opposed: Amanda Rivera

4. 1137 Saint Charles Ave.

Application: Changes to previously approved elevator addition at rear of Landmark religious building.

Motion: The ARC recommended conceptual approval of the proposal with the details to be worked out at the staff level. The ARC stated that the guardrail at the new ADA ramp at the front should be removed, if approvable by all other departments, or the ADA ramp with a guardrail should be moved to a less prominent location.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

5. 3643 Camp St.

Application: Construction of a two-story addition and renovation of Landmark, two-story, residential building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the massing was too wide relative to the existing house and too far forward on the site. The ARC stated that exploring options for a smaller addition with more design intent would be more successful and recommended studying carriage houses at similar historic buildings. Overall, an addition should be complimentary in style without mimicking the existing historic house and subordinate to the existing massing. The ARC also stated that the addition may be more appropriate as an accessory building rather than an addition. The ARC recommended exploring landscaping that could further conceal the proposed addition. The HVAC, as presented, does not meet the Guidelines and should be relocated to be minimally visible from the public right-of-way.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

6. 1825 Sophie Wright Pl.

Application: New construction of a 5,279 SF three-story, mixed-use building on a vacant lot.

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

- Due to the site organization the placement of the AC units must be considered for the next ARC meeting.
- Due to the visibility of the side gable, detailing is required for further review.
- The addition of the garage door diminishes the other entry ways on Camp Street. A gate/carriage way may be more appropriate.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

7. 329 Olivier St.

Application: Demolition of 470 SF rear addition and construction of 860 SF rear addition for kitchen and porch at rear of 1-1/2 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 that windows at the front façade of the accessory building should be centered within the bays.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

8. 747 Louisiana Ave.

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

Motion: The ARC recommended conceptual approval of the proposal with the details to be worked out at the staff level. The ARC preferred the elongated version of the shake shingles shown in the mock-up rather than the more square version in the drawings. The ARC requested that the applicant be mindful of the cutting and installation of the Hardie shake shingles, as a professional install will be key to its success.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

9. 730 Saint Ferdinand St.

Application: Final detail review including minor design changes since previous approval of new construction of a 2,100 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 slope of the larger portion of roof should be increased further to a minimum pitch of 3:12 to better relate the building to the surrounding historic context. The lower portion of roof should remain at the same pitch.

- The brick porch chain wall should have a smooth parge coating of stucco to reduce the overall number of materials and to relate better to the surrounding historic context.
- The applicant should revise the cladding on the left side of the building from metal siding to a smooth-finish stucco to better unify the overall composition. The stucco should also wrap around the corner wall expressed at the left-side balcony, with the proposed wood cladding in this slightly recessed area to remain. Alternatively, the 1st floor column below could be shifted back slightly so the wall plane extension above is removed, and the corner is a simple a 90-degree turn. In this instance, the left-side wall and balcony face currently shown as wood should be revised to a smooth-finish stucco.
- Because of the contemporary nature of the design, additional building details should be provided with the updated drawings, including how the joints between the proposed Hardie roof soffit panels and continuous soffit vents will be detailed, etc.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

10. 1921 Sophie Wright Pl.

Application: New construction of pergola structure, after-the-fact.

Motion:

By: The ARC voted to defer the application for additional review due to lack of attendance by the applicant.

Second:

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

11. 1746 Prytania St.

Application: Facade restoration of a Contributing rated, two-story, commercial building.

Motion: The ARC voted to Conceptually Approve the application with details to be worked out at the Staff level. The ARC agreed that:

- The detailing where the railing meets the columns needs further exploration.
- If planters are used a railing may not be needed at front porch.
- Slip head windows should be 1 over 1 or 2 over 2.
- The second floor railing should be 36" with an extension to reach 42".
- The picket spacing should be very deliberate to make sure it does not look too big or too narrow.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

12. 2242 Saint Claude Ave.

Application: New construction of a 4,125 SF one-story commercial building with occupied roof terrace on a vacant lot.

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

- The building footprint at the rear should either be located on the property line or set back a minimum of 3'-0" from the property line.
- The use of an oversized or faux-rusticated brick cladding is not considered appropriate for the proposed building based on its contemporary design.
- The right-side window should be shifted back on the wall such that the proposed Hardie siding that wraps the corner can terminate to align with the massing at the 2nd floor above.
- The applicant should reconsider the proposed planters and awnings, so that they better relate to each other and the overall building, such as by making both a metal material for consistency. The planters and canopies should also be adjusted so that they are contained within the width of the window openings rather than extending further out at the left and right sides.
- The applicant should consider installing a parapet wall or other screening at the proposed rear 2nd floor mechanical enclosure as this area may be visible from along Marigny Street.
- The overall scale and proportions of the building should be reconsidered and reduced so that it relates better to the heights, datums, and proportions of the immediate surrounding historic context. For example, the applicant should consider extending the door transom horizontally across the façade windows so that their overall scale and height is reduced and so they relate better to the surrounding context.
- The context drawing should be reviewed to ensure the existing context and proposed new construction are accurately depicted at-scale in relationship to each other. The applicant should strike datum lines from the existing surrounding context to better relate the overall height of the building, window openings, etc. to its surroundings.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

Comments: JoAnn Guidos spoke on this application.

13. 1359 Magazine St.

Application: Application to apply a smooth 5/8" plaster wainscot to the front and left side of a Contributing rated, three-story, residential building.

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

- Adding stucco may exacerbate the deterioration.
- A mason should be consulted to confirm the makeup/formula of the existing mortar.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

14. 1476 Magazine St.

Application: Installation of a new security gate at a Non-Contributing rated hotel 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 most transparent option is preferred.
- There should be a gap between the storefront brake metal and the post.

The relief and layering are appropriate.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

15. 910 Clouet St.

Application: Product review for installation of Aeratis louvered shutters at side elevation windows 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 the operable and fixed louvered Aeratis shutters were appropriate for locations as per the existing HDLC shutter guidelines.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

16. 1412 S Carrollton Ave.

Application: New construction of a 2,454 SF, one-story, commercial building on a vacant lot.

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

- The building doesn't read as a commercial building and could better accommodate the program by revisions to make the building seem more commercial in style.
- The applicant should explore the historic of commercial buildings on the S Carrollton, Magazine and Oak Street corridors for inspiration.
- The applicant should meet with Staff prior to the next ARC meeting.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

17. 1139-1141 Ursulines Ave.

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

Motion: The ARC voted to Conceptually Approve the application with details to be worked out at the Staff level. The ARC agreed that:

- The full height French doors are more historically accurate.

- Skylights are approved as long as they are SHPO approved.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Beth Jacob

Opposed:

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