

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: November 14th, 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, Daniel Zangara, Tracie Ashe

Members arriving after beginning of the meeting:

Members absent:

I. AGENDA

1. Minutes of the October 17th, 2023, meeting

Motion: Approve the minutes.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

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

Opposed:

2. 3643 Camp St.

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

Motion: The ARC recommended conceptual approval of the massing with the details to be worked out at the ARC level. The ARC requested further detailing of the covered parking, pergola, glass hyphen, and the cornice at the addition at the next ARC meeting. The ARC made the following recommendations:

Addition:

- The proposed change to the window opening in the gable is not appropriate and the existing opening should be retained.
- The windows in the addition should match the sill height of the existing windows on the Amelia St side of the house.
- New windows should be 2/2 with even sashes.
- Windows can be used on the first floor of the addition with the shutters.
- Weatherboards, trim, etc. should be maintained on the interior of the glass hyphen.

Pergola:

- The roof of the pergola should be lowered so that it aligns with the bottom of the existing horizontal banding on the house.

The columns closest to the house should be pulled back and the pergola roof should cantilever to give more breathing room.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

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

Opposed:

3. 1825 Sophie Wright Pl.

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

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

- The CMU past the vehicular gates should be coated in stucco.
- A hardie board system should be used in lieu of board and batten with attention to detail in the spacing.
- Similar multi-use buildings do not have significant material changes based on interior programming.
- Stucco is preferred on the upper level.
- The second story should read as more contemporary.
- The visual language of the first-floor fenestration should correlate to the upper floors.
- The second-floor overhang should be simpler more like the first-floor overhang.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

4. 2917 Burgundy St.

Application: New construction of a 1,100 SF two-story, single-family residential building on a vacant lot.

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

- The spacing between the vertical board and batten siding should be increased.
- Front façade second-floor windows should relate better to the spacing of the board and batten and its profile. This relation could be accomplished through narrowing these openings.
- Door and window openings at the first-floor front façade entry should be increased in size to occupy more wall area where the batten terminates into smooth finish siding.
- Gutters and downspouts should be added to the building.
- Have the “freestanding” larger wood trim at corner and foundation read more as a design element of the building and integrate that detail where it meets the vertical board and batten to define the corners of the building.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments: Jed Weinberg spoke against this application.

5. 1921 Sophie Wright Pl.

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

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

- The overall height of the pergola is too tall.
- The zoning and life safety requirements should be verified in writing or documentation per the CZO and IBC.
- There should be a reduction in the over footprint and coverage of the pergola.
- A design professional should be retained to properly detail the full scope of the project.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

6. 2242 Saint Claude Ave.

Application: New construction of a 5,200 SF two-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 overall scale and massing of the building is still too large and there is too much vertical emphasis for it to be compatible with the scale, heights, and proportions of the existing adjacent historic context.
- The current strategy of visually breaking the building into three distinct and alternating volumes is less successful than the previous iteration because the taller masses are positioned at the edges of the site where their scale and verticality are read in direct relation to the existing adjacent building's scale and proportions.

o For example, the previous one-story massing along the street related better to the adjacent context and the setback at the second floor helped to reduce the visual appearance of its scale and massing from the street.

- The ARC recommended the applicant investigate reducing the first-floor FTC height from 12'-0" to 11'-0" and to explore other modifications and details at the front elevation to help bring the door and window openings, canopies, and balconies, etc. into better alignment with the scale and proportion of the adjacent surrounding context.

o For example, the detailing of window heights, widths, muntins, awnings, and materials can all affect the perception of the building's scale and massing.

- The 2'-0" zone between the first-floor ceiling and second floor could be reduced slightly to help lower the overall scale of the building. For example, necessary interior components such as ductwork can be surface mounted directly to the ceiling.
- The applicant should reduce the number of exterior materials and consider how the material palette can be used to help further reduce the scale and verticality of the building.
- It may be helpful for the next review to provide a few options or iterations for the ARC to consider which may also help to better illustrate the design process and thinking.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments: JoAnn Guidol spoke on this application.

7. 520-522 Fourth St.

Application: Renovation and addition to a Contributing rated, one-story, two-family residential building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the addition to the right should be minimized in width, such that it is one-bay of the historic building wide (1/4 of the width of the historic building). The existing window openings on the front façade should be retained, without cornices. The brackets should not be added without further evidence that they had previously existed. The ARC stated that windows should be added to the right-side elevation and that new windows in the addition should be 2/2.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

8. 1914 Esplanade Ave.

Application: Renovation of enclosed porches at left side and rear elevations at a Significant rated, two-story, single-family residential building.

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

- The proposed full lite doors at the service wing were too modern and that the proposed pane over panel French doors were more appropriate for the building.
- The two-story balcony at the left-side elevation closest to Esplanade Avenue should attempt to work within the original footprint of the balcony to accomplish the desired program.
- In lieu of the roof at the Esplanade Avenue balcony, carry the language of the flat paneling at the first floor up to this portion. In addition, replicate the original column bases at the first floor to better integrate the paneling. The slope of the porch floor should be maintained.
- The attempt to create an infilled porch condition with jalousie wall at the Bayou Road facing façade was not appropriate. As such the second floor at this area should include more regularized window openings that are centered on the bays below.
- The ARC requested that future drawing sets include side-by-side existing and proposed elevations to better understand the alterations.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

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

Opposed:

9. 2417 Rousseau St.

Application: Renovation and addition to 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 confirmed that the intention for the front façade windows are to retain the existing and remove the infill, they will not be replaced with 1/1 windows.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

10. 2421 Rousseau St.

Application: Renovation and addition to 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 corrugated roofing at the addition was not appropriate, but 5-V crimp or standing seam can be used.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

11. Armorite Exterior Trim

Application: Review of Armorite brand composite building trim products for consideration of Staff-level approval at new construction projects.

Motion:

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

12. 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 conceptually approve the project with details to be worked out at Staff level.

The ARC agreed that:

- The setback at the far left of the front elevation should be mirrored on the right side of the tripartite window with the far-right corner set back removed.
- The triple gable condition should be simplified to two gables.
- The detailing of the storefront windows and entry doors should have more true craftsman detailing
- The front entry should be centered on the right side inset with the stairs centered on the entry.
- Weatherboards should be used on entire façade and the stucco removed.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

13. 200 Pelican Ave.

Application: New construction of canopy structure at right-side of a Contributing rated, one-story, commercial building.

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

- Option C (detached pavilion and separate awning) is the selected option of the three.
- Add gutters and downspouts.
- The depth of the attached awning should be increased to cover the stoop at that entrance.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

14. 831 Belleville St.

Application: New construction of 250 SF addition at left side of a Contributing rated, one-story, single-family residential building, and the construction of a 480 SF accessory garage structure at left side yard.

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

- The header height of the front façade door at the addition should be increased to match the height of the window.
- Either of two options could be selected for the roof and wall construction for the addition. The first option includes maintaining the proposed faceted wall arrangement with a hipped roof. The second option includes non-faceted walls with the side gable roof and corner boards.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

15. 3142-3144 Marais St.

Application: Restructuring of existing roof structure to include exposed rafter tails at a 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. Please provide a stamped set of drawings for the proposed work including the required demolition of the fire-damaged roof structure.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

16. 719-721 Mandeville St.

Application: Construction of new 1,300 SF rear addition at a Contributing rated, two-story, two-family residential building.

Motion: The ARC agreed the proposed addition is appropriate for the existing historic building and will likely only 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, Daniel Zangara, Tracie Ashe

Opposed:

17. 1230 Constance St.

Application: Rear 950 SF addition at a Contributing rated, single-family residential building.

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

- The massing should be shifted further to the rear of the building.
- Aluminum windows, while present at the rear, may not be appropriate at the front of the addition.
- Floor to floor heights should be explored with a possible 10ft first-floor ceiling height and a 9ft second-floor ceiling height.
- The submission of multiple iterations of massing changes should be explored prior to the next meeting.
- A mockup, 3D rendering or dimensional lumber with flags, should be completed to understand visibility.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

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

Opposed:

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