

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: December 19, 2023

Location: 7<sup>th</sup> Floor Conference Room A, 1300 Perdido Street

Called to order: 12:30 p.m.

Members present: Amanda Rivera, Cynthia Dubberley, Daniel Zangara, Tracie Ashe

Members arriving after beginning of the meeting:

Members absent: Beth Jacob

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## I. AGENDA

1. Minutes of the November 14, 2023

Motion: Approve the minutes.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

2. 622 Pleasant St.

Application: New construction of a 27,500 SF three-story commercial building and demolition of existing warehouses.

Motion: The ARC voted to defer this application for additional review. The ARC requested 3D perspective views from eye level to better understand the proposed massing within the context. The ARC stated that the massing and program was overall too large for the context and made the following recommendations:

- The floor-to-ceiling heights should be lowered, especially at the ground floor.
- The massing should step back closer to the smaller residential buildings to create a buffer between the larger massing and the neighborhood.
- The coffee shop would better address the neighborhood and create an amenity if it were on the Chippewa and Pleasant street corners.
- While creating adequate parking is good for the neighborhood, currently the proposal does not engage with the neighborhood due to the amount of parking on the ground floor. Some of the parking should be eliminated for more opportunities to engage the neighborhood in the way of porches, balconies, entry doors, etc. This can also be achieved by bringing some of the units to the ground floor.

- The first floor also needs to mesh with the rest of the design more in materiality. This could be achieved by pushing and pulling the materials down to the ground floor at certain areas of the massing. This would also achieve in breaking up the horizontal banding.
- The main entrance is reading too commercial and should be brought down to a more pedestrian scale.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

3. 405 Red Allen Way

Application: New construction of 15,850 SF three-story mixed use building on a vacant lot.

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

- The massing of the proposed hotel and mixed-use building is not appropriate for the historic district.
- The overall size of the building is much larger than the surrounding residential context. Size and massing could be improved by pushing and/or pulling the buildings where they interact with smaller existing residential buildings.
- The mixed use building reads as too horizontal, and the massing should be broken up with vertical elements and/or different roof forms.
- The large storefront spaces at the ground floor are out of step with the historic district. Reconfigure these commercial units without creating large expanses of storefront systems.
- Fenestration and openings should be more proportional to the surrounding wall area. Glazing should be increased to align with the size of the building.
- Exterior stairways should be incorporated at the interior program of the building.
- The buildings could potentially respond to the U-shaped lot in a way that produces more appropriate massing and siting.
- The dumpster enclosure should be moved away from the sidewalk and street.

Eye-level perspective renderings should be provided for the next meeting.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

4. 820 Teche St.

Application: New construction of a 6,465 SF three-story hotel building on a vacant lot.

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

- The massing of the proposed hotel and mixed-use building is not appropriate for the historic district.
- The overall size of the building is much larger than the surrounding residential context. Size and massing could be improved by pushing and/or pulling the buildings where they interact with smaller existing residential buildings.

- The mixed use building reads as too horizontal, and the massing should be broken up with vertical elements and/or different roof forms.
- The large storefront spaces at the ground floor are out of step with the historic district. Reconfigure these commercial units without creating large expanses of storefront systems.
- Fenestration and openings should be more proportional to the surrounding wall area. Glazing should be increased to align with the size of the building.
- Exterior stairways should be incorporated at the interior program of the building.
- The buildings could potentially respond to the U-shaped lot in a way that produces more appropriate massing and siting.
- The dumpster enclosure should be moved away from the sidewalk and street.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

5. 631 Clouet St.

Application: Demolition of 62% of existing roof structure for 780 SF camelback addition at a contributing 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:

- Second-floor galleries are not appropriate at side elevations and the scope of work at the camelback addition should be a balcony with awning rather than a gallery.
- The overall depth of the balcony should be 3-4' to reduce the amount of cantilevered structure at that side elevation.
- The balcony should be pulled back from the front wall of the camelback to the first door at the second floor.
- Second story "W-2" full height windows should have 2/2 or 4/4 lite configuration.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

6. 3643 Camp St.

Application: Detail review of the construction of a two-story addition and renovation of Landmark, two-story, residential building.

Motion: The ARC recommended conceptual approval of the pergola structure with the details of the glass hyphen to return to the ARC. The ARC stated that the landscaping in front of the new addition, hyphen, and paving should be enhanced to further obscure the new work from the public right-of-way.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

7. 1401 Jackson Ave.

Application: Renovation and new addition at a Landmark, school building.

Motion: The ARC voted to defer this application for additional review. The ARC made the following recommendations:

- The roof of the addition should appear to be flat and have a parapet to regularize the number of rooflines on the site.
- A relief, pattern or other architectural feature could be implemented at the street facing side of the addition to bring more visual interest.
- Further detailing of the materials should be provided at the next meeting.
- The brick foundation should come up higher to give the addition a more solid foundation.
- At the carriage house, the steps should be setback even further into the recess, so they do not align with the front wall.
- The projecting canopy should be minimized, and handrails should be detailed out.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

8. 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 conceptually approve the application with details to be worked out at the Staff level. The ARC agreed that:

- The garage door applique would not be successful and that an alternate AC condenser location may allow for inswing doors.
- The scoring lines should correlate with the fenestration.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

9. 1921 Sophie Wright Pl.

Application: Retention of the construction of a pergola without a Certificate of Appropriateness.

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

-A letter from the state Fire Marshal after a life safety review is required ensuring there is proper egress and validating the occupancy.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

10. 2242 Saint Claude Ave.

Application: New construction of a 4,880 SF two-story commercial building with occupied roof terrace on a vacant lot.

Motion: Conceptual approval of the massing with the final details, including the articulation of the St. Claude elevation, to return for additional ARC review once all other necessary waivers and variances have been obtained. The ARC agreed the revisions made to the foundation elevation height and floor-to-ceiling heights has substantially improved the overall scale of the building, and it is now more contextual with the surrounding historic context. The ARC also agreed that:

- The window openings proposed in the parapet/railing are not successful and the applicant should instead consider forming these in relief as articulated recesses in the stucco, or another strategy, such as metal handrails, or a combination of the two.
- The applicant should consider introducing some asymmetry to the overall design for additional visual interest at the front elevation. For example, the taller massing toward the right side could be increased in width.
- The central stucco area should be articulated with a deeper reveal or shadow line at the edges, so the area is further differentiated from the adjacent portions.
- The storefront windows at the left and right sides appear too close to full height windows in their proportions, so the sill height should be increased slightly. The storefront windows at the central area should have a small, raised curb at the base.
- The 2nd floor window closest to St. Claude at the right-side elevation should be shifted back slightly and away from the corner to better align with the edge of the window opening below.
- The applicant should consider shifting the location of the interior stair at the right side of the building to potentially allow for additional windows at the right-side elevation.
- The rear wall of the building will be visible from Marigny Street, so the applicant should bring more visual interest to the area. This could be accomplished through the material palate, fenestration, or by stepping the roof down toward the rear (such as by using a hipped roof). Stepping the roof down toward the rear may also help the overall massing relate better to the adjacent single shotgun building.
- Either the more contemporary horizontal or more traditional angled awning types (or a combination of both) could be appropriate for the building. Air rights may need to be leased from the City for the proposed awning encroachments.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

11. 520-522-Fourth 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.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

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

- The configuration of the enclosed balcony facing Bayou Road should be option 1B with simplified columns and trim.
- The shutters at this area should be full height and the proposed transoms should be removed. Glazing can be provided behind the shutters.
- This reconfiguration might alter the shutter style, making them more vertical.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed (3-1 vote)

In favor: Amanda Rivera, Cynthia Dubberley, Daniel Zangara

Opposed: Tracie Ashe

13. 2417 Rousseau St.

Application: Renovation and camelback addition of 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 recommended replacing the front porch columns with new columns that are more proportional to the building.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

14. 1230 Constance St.

Application: Construction of a 749 SF side addition at a Contributing rated, single-family residential building.

Motion: The ARC voted to conceptually approve the application with details to be worked out at the Staff level.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

15. 2614 Laurel St.

Application: New construction of a 1,264 SF two-story, single family residential building on a vacant lot.

Motion: The ARC recommended conceptual approval of option B with the details to be worked out at the staff level. The ARC stated that the first-floor ceiling height should be brought down to the minimum height for code requirements.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

16. 616 First St.

Application: New construction of a two-story, single-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 stated that the setback of the house should be verified with the neighboring properties so that it aligns. The windows on the camelback are too wide and should be more rectangular. There should be more windows on the right elevation and the windows on the side elevations should be 3'x6'. The header heights of the openings on the front façade should be at 9'-0". The stair window should move so it can be used at the stair landing and could be an interesting shape like a hexagon or diamond.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

17. 2917 Burgundy St.

Application: New construction of a 1,100 SF 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.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

18. 2470-2472 Royal St.

Application: Construction of new 1,200 SF camelback addition at rear of existing Contributing rated one-story, two-family residential building.

Motion: Defer the application for additional review. The ARC noted the setbacks indicated on the proposed site plan on Sheet 1.10 are incorrect and do not match the site survey provided on Sheet 1.2. A setback of less than 3'-0" at the left and right sides will likely impact the overall building massing and the amount of fenestration possible at the side elevations. The ARC also agreed that:

- The applicant should update the site plan and adjust the proposal, as necessary, to comply with the setback requirement or obtain the necessary waivers, so the ARC can better understand the proposed exterior massing and window sizes and locations.
- The shutters at the front camelback windows are too wide and should be revised or eliminated.

- The camelback windows should be adjusted to be slightly taller and more vertical in proportion.
- The 2nd floor window closest to the rear of the building on the left side should be shifted forward slightly and away from the building corner.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

19. 1940 Saint Claude Ave.

Application: Renovation of an existing Non-Contributing rated one-story commercial building including minor change of rear roof form and installation of new exterior pick-up window and visually prominent roof hood vents.

Motion: Conceptual approval with the final details to be worked out at the Staff level, and for the revised roof vent and platform to return for additional ARC review if Staff feels it is necessary after submission of revised materials. The ARC also agreed that:

- The proposed walk-up pizza drawer location and detailing are appropriate as presented; however, the applicant could also consider relocating the drawer to the Touro Street wall, or to a new entry vestibule located at the interior of the building.
- The applicant should consider if a simple awning covering is desired to provide additional rain protection for guest using the proposed walk-up pizza drawer.
- The proposed roof changes at the rear of the building are appropriate.
- The proposed location of the roof vent and platform are reasonable at the rear area of roof, on the non-street facing roof slope, and located below the line of the ridge. However, the applicant should consider alternative options which may reduce the overall size and visibility, or which may eliminate the need for the surrounding platform and railings.
  - Installing screening to obscure the view of the equipment would not be considered appropriate as this generally makes the equipment appear larger and more visually prominent from the street.
  - The applicant could consider an inset or cut-out area at the rear roof as a strategy to reduce the overall height and visibility of the vent and platform.
  - Alternatively, the applicant can investigate other mechanical systems or strategies which may reduce the overall size/height of the vent or eliminate the need for a surrounding platform. For example, if the vent can be reduced to a single exhaust, like a traditional chimney, that may be preferred. However, the exhaust should not be detailed to replicate the appearance of a traditional chimney and should be as simple as possible, such as clad with metal panels.
- The site plan should be updated to more clearly indicate any proposed changes at the side and rear parking areas and its intended use.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:



20. 218 Pelican Ave.

Application: New construction of 3,000 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 agreed that:

- The front porch should be increased in area to contextually fit the surrounding residential buildings. This increase could be accomplished by reducing the overall depth of the front porch and incorporating the interior pantry area at left. Shutters at these portions of the porch should not be fixed.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

21. 5330 Burgundy St.

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

Motion: The ARC voted to defer due to lack of applicant attendance.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

22. 2601 Esplanade Ave.

Application: Renovation of a Non-Contributing rated, commercial building including a new facade design and parapet wall modifications.

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

- The proposed checkered flag mural would be okay, but the proposed words are considered advertisement/signage and would not be appropriate.
- The downspouts that are currently on the building but not represented in the drawings should remain on the building.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

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