

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: September 19<sup>th</sup>, 2023

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

Called to order: 12:30 p.m.

Members present: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Members arriving after beginning of the meeting:

Members absent: Beth Jacob

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I. AGENDA

1. Minutes of the August 15<sup>th</sup>, 2023, meeting

Motion: Approve the minutes.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

2. 502 Frenchmen St.

Application: 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 and revised elevator overrun location to return for additional ARC review once further developed. The ARC agreed that:

- The proposal has improved considerably from the previous review, the amount of overall roof demolition has been substantially reduced, and the ARC appreciated that the current iteration preserves more of the existing view of the historic gable roof forms at the rear.
- The applicant should confirm the type of elevator equipment necessary to ensure the overrun at the roof is reduced in height as much as possible. The ARC also recommended the applicant consider relocating the elevator, so the overrun is less visually prominent, such as by moving it to the opposite side of the 3rd floor hallway or to the area of new infill construction.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

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

- Although the new massing of the sixth-floor roof-top portion of the building does read as more aggressive, it is successful in incorporating the previous exterior stair. The easterly-facing elevation at this area needs additional fenestration rather than the proposed blind openings.
- This condition could potentially be achieved through matching the condition shown at the westerly-facing elevation.
- The bulk of the bathroom facing Chartres Street at the roof-top could be reduced by lowering the ceilings as much as possible.
- The metal canopy entrance structure at the easterly-facing elevation should match the two-story height of the same structure at the westerly-facing elevation.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments: Allen Johnson spoke on this application.

4. 1313-1333 Jackson Ave.

Application: Installation of new heat pumps at rear loading dock of a Landmark, religious building.

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

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments: Tina Scott spoke in favor of this application.

5. 8 Palm Ter

Application: Remove existing planter bed at front property line and install new stucco chain wall with metal picket fencing at Landmark, 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 stated that the new chain wall should be level across the top and should have a parge coat finish.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

6. 1100 Elysian Fields Ave.

Application: New construction of a 350 SF one-story accessory trash storage structure at the Frenchmen Street side parking lot of a Non-Contributing rated, one-story, commercial building.

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

- Option 2 with a single-pitch roof is the preferred option because it is simple, innocuous, and does not draw too much attention to itself.
- The accessory can utilize the proposed Quik-Brick masonry product, or a parge-coated CMU.
- A standing seam metal roof is an appropriate material option, but the previously proposed corrugated metal decking is not approved.
- The area of concrete to the left of the proposed accessory should be removed and replaced with an additional planted landscape area to match that located between the fence and accessory.
- Painting the exterior walls (for new mural or otherwise) is acceptable, but if that is the strategy then the ARC recommends simple parge-coated CMU walls rather than Quik-Brick.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

7. 239 Atlantic Ave.

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

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

- The exterior stairway should be incorporated at the interior of the building rather than being exposed at rear of the building.
- The hipped roof option should be used for the camelback.
- Windows closest to the rear wall of the camelback should be shifted away from the corner board.
- Windows at the front façade of the camelback should be smaller and moved toward the corner boards.
- All other recommendations from the August ARC meeting should be incorporated into the revised design.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

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 massing with the details to be worked out at the ARC level. The ARC requested a sample and/or a mock-up of the hexagonal shake shingles and a detail of how the shake shingles meet the steel framed windows/edge conditions.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

9. 2839 Annunciation St.

Application: Renovation and new rear addition at 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.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

10. 501 Philip St.

Application: Rereview of the new construction of a two-story addition to a Non-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 stated that the front porch should have a 5'-0" depth and that the stairs should be moved to the right side of the porch to allow breathing room between the fence and steps. The transoms above the doors should be a minimum of 12" in height and crawl space vents should be added to the front porch.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

11. 637 Independence St.

Application: Renovation and new construction of 60 SF side addition at rear of 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 existing shed addition roof should be extruded to incorporate the side addition under the same roof slope rather than adding a new roof form.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

12. 3031 N Rampart St.

Application: Demolition of existing rear shed addition and new construction of 1,000 SF addition and porch including a new chimney at rear of 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 new chimney should be masonry at the exterior.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

13. 240 Elmira Ave.

Application: New construction of a 2,100 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 first story of the front façade should consist of two openings (one door and one window) that align with the openings at the second story and include three columns.
- A hexagonal window should be incorporated at the right-side elevation where a square shape window is shown at the interior stair.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

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, Tracie Ashe

Opposed:

15. 3620 Royal St.

Application: New construction of two-story, two-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 façade of the building should address the street by including a door with stoop or porch. This condition could be accomplished by moving the building back on the lot. A full height window should be at the front façade to balance the door.
- The front façade wall of the building should be plaster/stucco rather than the proposed wood weatherboard.

By: Tracie Ashe  
Second: Amanda Rivera  
Result: Passed  
In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe  
Opposed:

16. 1236 Seventh St.

Application: New construction of a 530 SF one-story accessory pool structure at the rear of a Non-Contributing rated, two-story, single-family residential building.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC agreed the proposed accessory structure design, location, and detailing are appropriate for the corner lot and the new construction primary building it will serve.

By: Cynthia Dubberley  
Second: Tracie Ashe  
Result: Passed  
In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe  
Opposed:

17. 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 the application for additional review. The ARC agreed that:

- Head height at openings should relate to neighboring buildings.
- The side elevation is highly visible and the materiality should be explored.
- The building is too high.
- The design discounts the nature of the surrounding smaller buildings.
- Recessed garage with no door or gate poses a safety risk.
- The point could become recessed entry.
- The design does not fit into the context of the neighborhood.
- The ceiling height at the first floor is too high.

By: Cynthia Dubberley  
Second: Tracie Ashe  
Result: Passed  
In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe  
Opposed:  
Comments: Benjamin Lee spoke against this application.

18. 2917 Burgundy St.

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

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

- The building should have a visible entry at the front façade rather than the proposed carport.
- The adjacent lot could be utilized as a driveway with an area for vehicles at the left-side of the building.

This portion could be incorporated by stepping the building back beyond this point. It is not appropriate to incorporate parking under the front of the building.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

19. 5330 Burgundy St.

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

Motion: This application was not heard by the Committee to give the applicant an opportunity to speak on it.

By:

Second:

Result:

In favor:

Opposed:

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