

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: January 23, 2024

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: Cynthia Dubberley, Beth Jacob, Amanda Rivera, Daniel Zangara

Members arriving after beginning of the meeting: Tracie Ashe

Members absent:

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## I. AGENDA

1. Minutes of the December 19, 2023, meeting

Motion: Approve the minutes.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

2. 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 your application for additional review. The ARC agreed that:

- The overall massing of the 405 Red Allen Way building should better relate to the surrounding one- and two-story residential buildings within the immediate context.
- In particular, the south elevation remains unresolved in its approach to accomplishing this massing change. The stairwell at the corner of the southern elevation should be reduced in height and design elements at this elevation should be more cohesive.
- The location of the dumpster enclosure should be relocated on the site.
- Provide a roof plan and larger site plan for the next meeting.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

3. 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 your application for additional review. The ARC agreed that:

- The overall massing of the 405 Red Allen Way building should better relate to the surrounding one- and two-story residential buildings within the immediate context.
- In particular, the south elevation remains unresolved in its approach to accomplishing this massing change. The stairwell at the corner of the southern elevation should be reduced in height and design elements at this elevation should be more cohesive.
- The location of the dumpster enclosure should be relocated on the site.
- Provide a roof plan and larger site plan for the next meeting.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

4. 1519 Robert C. Blakes, SR Dr.

Application: Renovation of a Landmark, two-story, single-family residential building including infill of a rear porch.

Motion: The ARC recommended denial of the application, as it does not meet the HDLC Guidelines. The ARC stated that the stair should be worked into the interior, rather than infilling the existing porch.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

5. 1921 Sophie Wright Pl.

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

Motion: The ARC recommended deferral of the application. The ARC agreed that:

- A letter from the State Fire Marshal is still required.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

6. 3101 Esplanade Ave.

Application: Review of cladding changes of previously approved design of a Non-contributing, single-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:

- The changes to the building materiality is aligned with the previously approved design.
- The underside of the gables and exterior dining should be plaster.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

7. 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: The ARC voted to recommend conceptual approval of the Preferred Option (without inset camelback walls) with the provisos noted above and with the final details to be worked out at the Staff level. The ARC agreed the Preferred Option is recommended for approval because it is more appropriate than the Alternate Option shown with inset camelback walls. The Alternate option is not recommended for approval. The ARC also agreed that:

- The Preferred Option must include standard (non-fire rated windows) at the two front camelback openings.
- The proposed fire-rated windows may be acceptable at the left and right-side camelback elevations because they are not highly visible and only seen obliquely. However, all new fire-rated windows must be detailed to be properly recess mounted with standard exterior wood trim to ensure minimal visibility of the window units.
- A 1-over-1 window configuration is acceptable at the new camelback window openings only, given the proposed window units do not have an approvable simulated divided light option.

By: Cynthia Dubberly

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

8. 730 Saint Ferdinand St.

Application: New construction of a 2,100 SF two-story, single-family residential building and a 540 SF one-story rear accessory structure on a vacant lot.

Motion: The ARC voted to recommend conceptual approval for the proposed new primary building and new rear accessory structure with the final details to be worked out at the Staff level. The ARC also agreed that:

- Option 2 (Eastlake inspired design) is more compatible and contextual with the existing surrounding historic context.

- The narrow “turned” portion of the porch columns should be lowered in height to better align with the handrail datum and to better reflect a more typical historic condition. The portion at the top can also remain if the detail is replicated lower on the column.
- One additional window should be added at the 2nd floor of the Royal Street side toward the front of the building.
- The proposed rear accessory structure will only be very minimally visible from the street.

By: Cynthia Dubberly

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

9. 805-811 Franklin Ave., 2601 Dauphine St.

Application: Renovation of two (2) Contributing rated two-story mixed-use buildings including demolition of a connected Non-Contributing rated one-story accessory for new construction of a one-story infill structure. Work includes installation of visually prominent roof-mounted vent and platform.

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 exterior tile material selection and façade composition are interesting and appropriate for the infill portion of new construction between the existing historic buildings. The ARC also agreed the proposed roof-mounted vent and platform are sized as minimally as possible to meet the updated mechanical code requirements, and the proposed location is preferred over it being located on the opposite side of the roof ridge.

By: Amanda Rivera

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

10. 1914 Esplanade Ave.

Application: Renovation of enclosed porches at left side and rear elevations at a Significant-rated two-story, single-family residential building. Review of appeal of ARC recommendation deferred by the HDLC NO Commission back to the ARC for review.

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: Cynthia Dubberley, Beth Jacob, Amanda Rivera, Daniel Zangara

Opposed:

Comments:

11. 509 Olivier St.

Application: Material review of Permalock metal shingle roofing with slate profile at a Contributing one-story, single-family residential building.

Motion: The ARC voted to defer your application for additional review. The ARC agreed that they would prefer to see the roofing material in person, on site. Please provide the address of the building where the product has been installed. The ARC also requested a mock up of the four different textures to better understand how the roofing material reads from the roof.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

12. 2203 S Carrollton Ave.

Application: Primary facade alterations and demolition by raising the building.

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

- The building should read as a raised basement with a consistent building material to be used at the first level.
- The secondary entrance should be on the side elevation.
- There should be a staircase to the upper level porch.
- The windows should be smaller in proportions and mimic the width of the windows on the upper level.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

13. 1016-1018 France St.

Application: New construction of 390 SF camelback addition at a Contributing one-story two-family residential building.

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

- The overall massing of the contemporary camelback addition should align with the original form of the building. The massing could also be altered by extending the right-side elevation cantilever down to the first story.
- The directionality of the roofline used at the west elevation could be utilized at the east elevation to break up the overall horizontality of the camelback.
- Fenestration patterns and location could be reworked to move them slightly away from the corners.
- Materiality should be simplified.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

14. 1746 Prytania St.

Application: Side and rear elevation restorations at a Contributing rated, two-story, residential building.

Motion: Grant conceptual approval with details to be worked out at Staff level.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

15. 1748 Prytania St.

Application: Front, side and rear elevation restorations at a Contributing rated, two-story, residential building.

Motion: Grant conceptual approval with details to be worked out at Staff level.

By: Cynthia Dubberly

Second: Amand Rivera

Result: Passed

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

Opposed:

Comments:

16. 1752 Prytania St.

Application: Front, side and rear elevation restorations at a Contributing rated, two-story, residential building.

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

- The parapet at the primary façade should be higher to allow for a cricket to prevent water intrusion.
- A cornice detail should be added to the parapet at the primary facades.
- A visibility study should be completed to document whether the rear exterior egress staircase is visible from the public right of way.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

17. 2000-2002 Esplanade Ave.

Application: Renovation of a Contributing rated, two-story commercial building including modifications to entry way and new highly visible HVAC condenser location.

Motion: Conceptual approval with details to be worked out at Staff level.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments: HVAC condenser may be placed in proposed location or at lower shed roof with other existing condensers. Enlargement of opening and proposed inset stair on Esplanade are fine, and addition of proposed transom is okay. Existing shutters should remain over door.