

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: February 20, 2024

Location: City Hall, 1300 Perdido Street, 8th Floor Homeland Security Conference Room, New Orleans, LA, 70112.

Called to order: 12:30 p.m.

Members present: Tracie Ashe, Cynthia Dubberley, Beth Jacob, Daniel Zangara

Members arriving after beginning of the meeting:

Members absent: Amanda Rivera

I. AGENDA

1. Minutes of the January 23, 2024, meeting

Motion: Approve the minutes.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

2. 622 Pleasant St:

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

Motion: The ARC recommended conceptual approval of the massing with the details to be worked out at the ARC level. Overall, the ARC agreed that the changes made were an improvement of the design, but that the changes should go further to integrate the building with the neighborhood. The ARC requested 3D perspective views from St Thomas St towards Chippewa St and further detailing of the materials, balconies, and ADA ramp. The ARC recommended:

- Swapping the window sizes at the coffee shop and the ground floor residential unit, so that the commercial space is more open to the public.
- Adding more engagement to the street including a porch area for the ground floor residential and outdoor seating for the coffee shop.
- The coffee shop should have more windows that face the landscaping.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

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 the application for additional review. The ARC agreed that:

- Overall, the massing of the building could be modulated through reducing the programming for the site.
- Massing at the south elevation is antithetical to the Committee's previous comments and remains out of step with the HDLC guidelines. The three-story massing at this elevation should be reduced to better fit the one-story context of the surrounding residential buildings.
- Although the proposed roof terrace at the south elevation received push-back from neighbors, the massing at this elevation could be accomplished through reducing that corner to two stories. The resulting roof plane need not be utilized as a roof terrace: could just be a roof.
- The location of the dumpster enclosure remains unresolved. Attention should be given to relocating it on the site, as requested in previous reviews. Perhaps the enclosure could be incorporated into the design of the adjacent cabana. It is also likely undersized given the scale of both buildings. It could also be treated more architecturally with a roof instead of just corralled behind a fence or wall.
- The commercial storefront systems do not complement the surrounding historic district and appear much more suburban in scale and orientation. Awnings could be provided at openings which might help give them more visual interest.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

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 the application for additional review. The ARC agreed that:

- Overall, the massing of the building could be modulated through reducing the programming for the site.
- Massing at the south elevation is antithetical to the Committee's previous comments and remains out of step with the HDLC guidelines. The three-story massing at this elevation should be reduced to better fit the one-story context of the surrounding residential buildings.
- Although the proposed roof terrace at the south elevation received push-back from neighbors, the massing at this elevation could be accomplished through reducing that corner to two stories. The resulting roof plane need not be utilized as a roof terrace: could just be a roof.
- The location of the dumpster enclosure remains unresolved. Attention should be given to relocating it on the site, as requested in previous reviews. Perhaps the enclosure could be incorporated into the design of the adjacent cabana. It is also likely undersized given the scale of

both buildings. It could also be treated more architecturally with a roof instead of just corralled behind a fence or wall.

- The commercial storefront systems do not complement the surrounding historic district and appear much more suburban in scale and orientation. Awnings could be provided at openings which might help give them more visual interest.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

5. 1241 N Rampart St:

Application: New construction of a 6,750 SF three-story, multi-unit commercial building on a vacant lot.

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

- The 3rd floor should step back further to reduce visibility from the street.
The overhang over the 3rd floor is too heavy. Selective overhangs, where needed, placed in a more delicate way would better lend to the overall building massing.
- The carriage entryway is too out of set. It should not read as a tower, but as a regular carriageway opening in the building without wing walls to the sides. It should not be articulated separately from the rest of the building.
- It is unfortunate that the building is built on the property line, disallowing windows to be included on the left side elevation. Something to consider.
- The drawing set shows the windows with shutters in the open position. It would be helpful to be able to see the windows represented differently in the set to better understand their detailing.
- The windows look too short—the neighboring buildings' windows are more rectilinear. The windows should be larger and more rectangular. Look to windows in other buildings in the vicinity as examples.
- The context drawings should include the Colonial Furniture building.
- A perspective view from eyelevel on Barracks St. that includes the Creole cottage is needed to better understand the relationship of the new construction to the residential buildings nearby.
- The header height of the windows on both first and second floors needs to be raised.
- Show where the stucco joint lines will be located as they will have a visual impact on the overall design. This will also help break up some of the flatness of the exterior walls.

By: Beth Jacobs

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

6. 1324 Saint Bernard Ave:

Application: New construction of a previously approved 2,400 SF, three-story, multi-unit commercial building on a vacant lot.

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

- The porch depth at 4'3" isn't deep enough and should be at least 5' deep.
- The ARC would like to see a street rendering. It would be helpful for identifying how far set back the 3rd floor needs to be so as to not be too prominent.
- An eye-level perspective showing both context and massing is needed.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

7. 1401-1411 Jackson Ave, 2119-2125 Coliseum St:

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

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

The ARC stated that either option for the parapet was appropriate.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

8. 4810-4812 Saint Charles Ave:

Application: Modifications to previously approved plans, including changes to openings on rear and right-side elevations at a Contributing 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:

- To keep the renovation more consistent with the building's original design intent, the original openings at the rear side balcony should be replaced with French doors as opposed to windows.
- These French doors may be non-operable, fixed panels if desired, but must appear as French doors.

By: Cynthia Dubberley

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

9. 901-903 Louisiana Ave, 3341-3343 Laurel St:

Application: Detail review of the construction of new two-story addition at rear of a Contributing rated, one-story, commercial building.

Motion: The ARC recommended conceptual approval of the proposal with the details to be worked out at the staff level. The ARC recommended toning down the contrast of the new metal panels at the addition.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

10. 1921 Sophie Wright Pl:

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

Motion: The ARC voted to defer the application for further review. The applicant should meet with HDLC Staff to discuss the design prior to the next ARC.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

11. 509 Olivier St:

Application: Material review of Permalock metal shingle roofing with slate profile 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. For the slate and embossed slate finish only.

By: Tracie Ashe

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

12. 2203 S Carrollton Ave:

Application: Renovation of a Contributing rated, raised-basement, single-family residential building including changes in primary façade openings and raising of the building.

Motion: The ARC voted to defer the application for further review.

- The raised basement typology should be maintained.
- The stairs should be similar in width to the existing stairs.
- There should not be an entrance at the basement level on the primary façade.
- Berming could be used in order to further give the appearance of a raised basement.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

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 recommended conceptual approval of the proposal with the details to be worked out at the staff level. The ARC agreed that:

- The Juliet balcony project at the north elevation of the camelback should be removed to maintain the original form of the building.
- The ARC also agreed that header heights should be studied to be more in line and located away from the roof eave.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

14. 1752 Prytania St:

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

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

- The first floor should have 4 openings (2 doors, 2 windows).
- A set of fixed doors at the first floor is approvable.
- The exterior staircase should be a switchback staircase tucked behind the building.
- Exploratory demolition of the primary façade should be done to understand the original opening types (doors vs windows).
- Shutters should be added to all openings.

By: Cynthia Dubberly

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

15. 836 Toledano St:

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

Motion: The ARC voted to defer this application for additional review. The ARC stated that the roof of the addition should be simplified by removing the parapet and angling the roof towards the rear of the property. The ARC stated that the bay window configuration should be maintained, this could be accomplished by pushing the addition further back or creating an L-shaped addition. There should be further study of the left side balcony addition so that it does not compete with the existing side gallery of the historic house. The ARC requested 3D perspectives from Laurel St, as the rear of the building is very visible.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

16. 1800 Prytania St:

Application: Primary facade restoration and window opening changes to a Contributing rated, two-story, multi-family building.

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

- The exterior stairs at the rear accessory building should be inside the building in the form of an addition that matches the form of the existing building.
- The articulation of the primary façade should be elaborate in the Queen Anne style.

By: Tracie Ashe

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

17. 1808 Prytania St:

Application: Primary facade restoration and window opening changes to a Contributing rated, two-story, multi-family building.

Motion: Conceptual Approval with Details to be worked out at Staff level.

By: Beth Jacob

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

18. 525 Lizardi St:

Application: Modifications to previously approved renovation and construction of a camelback addition at a Contributing rated, one-story, single-family residential building.

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

- The window header height on the second floor should move up and the soffit should move down--there is currently too much wall above the windows.
- The overall height of the building needs to be lowered. This will likely solve the issue of the window header heights at the second floor. The height of the second floor should at least come down to 11'.
- The columns at the rear of the building should be simple 6X8" box columns (with the 8" side facing outward).
- The rear porch depth should be a minimum of 5'. A 6' depth would be fine.
- The gable roof of the first story is hitting the proposed window location at the camelback. The window will need to shift and will need to accommodate the roof, cornerboards, and flashing.

- Cornerboards should be added.

By: Beth Jacobs

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

19. 627-629 Lizardi St:

Application: Modifications to previously approved new construction of a 1,550 SF, one-story, single-family residential building on a vacant lot.

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

- The front façade and side elevation windows look a little short—they should be 3'x3' sashes (6' total height).
- Some flood vents are needed in the front chain wall.
- For the screening at the foundation, the wood slats should have a ½" gap between them so as to not appear as a continuation of the siding.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

20. 239 Atlantic Ave:

Application: New construction of 1,000 SF one-story addition at rear of a Contributing rated, one-story, two-family, residential building.

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

The ARC agreed that the front façade windows should be 6/9 arrangement and the rear gable could have a louvered vent or maintain the circular window.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

21. 1031 Clouet St:

Application: Detail review of changes to proposed siding material and parapet extension at previously approved addition to a Contributing rated, one-story, single-family residential building.

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

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

22. 4025 Saint Claude Ave:

Application: Demolition of 49% of roof at rear roof line and new construction of rear addition at Contributing rated, two-story, two-family residential building.

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

- The proposed exterior stair at the CMU addition at the right-side elevation should be moved to the interior of the building to maintain the façade of the CMU addition.
- Match the roof pitch of the rear addition with that of the main roof.
- Provide additional details for windows and doors at the rear addition.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

23. 1202 Camp St:

Application: Non-Contributing rear addition and new construction of new rear addition and accessory building.

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

- The addition of a rounded wrap around porch is not appropriate.
- The new garage building is antithetical to the historic nature of the building and neighborhood.
- A parking solution with a gate and covered parking is preferred but a garage with more design intent could be an option.
- The garage is too similar in scale and width to the neighboring shotgun building.
- The garage could be set further into the rear yard.
- The balcony at the Erato Street side should be removed.
- The Erato Street addition overwhelms the existing building.
- The hyphen that connects the Erato Street addition and the garage could be a two-story to gain lost program from other comments.
- The dormer with the door is not appropriate.
- The Thalia Street addition will be more visible because the porch won't be extended and should be more subservient to the existing building.
- Updated 3D renderings should have the eye level view to show the Thalia Street addition's visibility.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

24. 630 Newton St:

Application: Demolition of more than 25% of the primary facade for 1,120 SF addition and renovation at a Non-Contributing rated, one-story commercial building.

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

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

25. 2711-2713 Burgundy St:

Application: Renovation of a Contributing rated, one-story, two-family raised-basement residential building including restoration of primary façade, elevation of basement level, and installation of new front dormer and rear camelback addition.

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

- Façade Option 1 (with bracketed front overhang) is recommended for approval instead of Option 2 based on the historic photograph that confirms this was the original condition.
- The proposed trim surrounding the central entry door conflicts with the bracket locations and should be reduced slightly in width to correspond with the original entry dimensions.
- The elevation of the basement level a total of 18" (6" for additional slab topping and 12" inches of increased FTC height to meet code minimum 7'-6" head clearance) is considered appropriate because the overall increase is minimal, because the building's original type is not altered, and because it will continue to read visually as a raised basement residence from the exterior.
- The existing two-direction stair at the front façade is the original configuration, as per the historic photograph, so the proposed alteration to a single-direction stair is not considered appropriate, particularly to accommodate atypical new under-building parking. A two-direction stair should be maintained at this location.
- The ARC noted the proposed dormer may not be appropriate because the HDLC Guidelines discourage new dormers where there is no evidence they existed previously, so additional information and details should be provided for the next review. The ARC also recommended including some precedent examples of similar existing Center Hall cottages with historic dormers in the immediate area to demonstrate that the proposed dormers and windows are appropriate for the age, type, and style of this existing building.
- The ARC recommended the applicant instead consider a larger rear addition or camelback in lieu of the proposed dormer to provide the desired interior square footage while reducing the amount of alterations at the more prominent front elevation.
- Additional 3D perspective views taken at street level from Burgundy and Port Street should be provided for the next review so the ARC can better evaluate the massing and visibility of the rear addition, and to verify that it will read as subordinate to the existing historic building.

By: Cynthia Dubberly

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

26. 1500 Esplanade Ave:

Application: Installation of a 165 SF shipping container for use as an accessory structure at a Contributing rated, one-story commercial building.

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

The ARC agreed that:

- The shipping container accessory structure will be permissible as long as:
 - The existing picket fence is either modified with a solid, matte black panel behind the bars or a new 7' capped vertical board wood fence is used to obstruct visibility.
 - The shipping container is pushed back as far as possible on the property (to the 3' setback from the property line) to minimize visibility from the surrounding public rights-of-way.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

27. 1803 Gravier St:

Application: Renovation includes approximately 1,100 SF of enclosed building area, and 2,000 SF of raised wood covered decks at Landmark site.

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

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob, Daniel Zangara

Opposed:

Comments: Tracie Ashe recused herself from this application, as her firm is the architect of record.