

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: January 27, 2015

Location: City Hall, 1300 Perdido Street, 8th Floor New Orleans, Louisiana.

Called to order: 12:30 p.m.

Adjourned: 5:00 p.m.

Members present: Elliott Perkins, Beth Jacob, John Klingman

Members arriving after beginning of the meeting:

Members Absent: Crystal Mitchell, Wayne Troyer

I. AGENDA

1. Approval of the minutes of the December ARC Meeting

Motion: Approve the minutes.

By: John Klingman

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments:

2. 3925 Burgundy Street

Application: Renovation of existing vacant building including modifications to fenestration and rooftop addition.

Motion: The ARC agreed that the concept of reconfiguring this complex of buildings was appropriate. However, they were concerned that there were no remnants of the existing buildings remaining in the design proposed. They recommended expressing some of the existing architecture, perhaps keeping the exposed concrete structural elements of the corner building or windows of the white stucco building.

The ARC was concerned that the proposed elevations do not authentically speak to the industrial roots of the buildings. The proposal doesn't indicate an evolution of the building. Instead it alludes to a false history with a hybridization of styles and building elements. There should be a consistency of architectural vocabulary. For example, although the large windows do refer to older industrial styles, they would be more appropriately rendered with smaller, multiple division which would be more typical of this building type.

The ARC also recommended further study of the galleries. The galleries proposed are not appropriate for this type of industrial building. The cornices and overhangs should be simplified to a cleaner cantilevered element. White stucco would be an appropriate material for the proposed building.

Elliott Perkins made a motion to defer this application for additional review.

Seconded: Beth Jacobs

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments:

3. 901 Bartholomew Street

Application: Renovation of existing vacant office building including modifications to fenestration.

Motion: Elliott Perkins made a motion to recommended conceptual approval with the details to be worked out at the Staff level.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments:

4. 704 Piety Street

Application: Modifications to non-historic front elevation of a single family residential building.

Motion: The ARC agreed that the proposed new columns are appropriate. However, the beam at the perimeter of the front porch should be deepened by 6-9 inches and the existing dentil detailing at the fascia removed. The oval-lite transoms should be reconfigured as sashed, rectangular transoms. The proposed gas lamp is approvable. Elliott Perkins made a motion to recommended conceptual approval of the proposal with the details to be worked out at the Staff level.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments:

5. 822-24 1st Street

Application: Demolition of existing building and construction of two-family, camelback residence.

Motion: John Klingman made a motion to recommended conceptual approval of the proposal with the following recommendations and the details to be worked out at the Staff level:

- The casing of the front doors need further study. The trim between the doors should be as narrow as possible so the doors read as one.
- The column details need further study and should be simplified. See enclosed suggested box column detail.

- The header height of the windows on the front of the camelback should be raised to match the header height of the windows at the sides.
- The chainwall should be stuccoed (sand finish) to conceal the joints of the concrete block.
- The vents in the chainwall are too small and located too low.
- The window trim needs to be correctly detailed with a drip edge and no sill apron. See enclosed window detail for correct trim.
- The gable vent on the front should be trimmed out to match the windows and may need to be cased as a pair of vents if there is a firewall in the attic.
- The nature and details of the front windows (behind the shutters) needs to be provided. The elevation should be drawn with the shutters open.
- The front door size should be increased to 7'-0" and the height of the transom reduced.
- There should be a beam shown below the overhang at the front porch. See enclosed porch section detail for approximate relationship.
- The overhangs at the upper and lower roofs should be reduced to 6". The enclosed soffit detail is acceptable.
- The height of the handrails and guardrails should be reduced to 36".
- It is unclear from the drawings what the material of the handrails and guardrails is. They should be one or the other. See enclosed wood handrail and newel post details. If using wood, the front steps should be widened so the handrail meets the column.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments:

6. 1717 Coliseum Street

Application: Construct 1-story addition and a 2-story addition, and renovate existing structure.

Motion: Elliott Perkins made a motion to recommended conceptual approval of the proposal with the exception of the third floor addition. The ARC requested a site visit to help determine visibility of this portion of the work from the public right-of-way. Elliott Perkins made a motion to review this portion of the proposal separately and requested 3D representation of the proposal so that it can be better understood.

Second: John Klingman

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments:

7. 941 Pleasant Street

Application: General renovation, including construction of 792 sf camelback addition.

Motion: Elliott Perkins made a motion to recommended that the Commission grant conceptual approval of the proposal with the following recommendations and the details to be worked out at the Staff level:

- The proposed batten shutters are appropriate, but the existing turned columns should be

- wrapped or replaced to be 6"x8" box columns.
- The front steps should be widened so the handrails meet the columns or simple metal handrails and guardrails should be installed.
- The height of the windows should be increased.

By: Elliott Perkins

Second: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments

8. 2410 N. Rampart Street

Application: Construct new, three-story, single-family residence on existing vacant lot.

Motion: The ARC agreed the design of the building needs to more clearly reference a townhouse typology. The ARC suggested stepping the third floor back or articulating the third floor with smaller windows could be successful. The ARC agreed the roof pitch is low, but that it may increase in response to changes to the third floor or recommend it be concealed behind a parapet wall. The ARC also recommended stucco instead of weatherboards; relocating the windows on the right side elevation further away from the corners; garage doors that resemble carriage doors with a transom above; simple metal guardrails and handrails that visually recede; casing the recessed entry as a door opening with shutters.

The ARC agreed the configuration of doors and window at the stair on the front facade does not work with the plan and recommended reducing the width of the balcony, eliminating the nonfunctional door, and relocating the window to above the stair landing. The ARC noted that zoning may not require side yard setbacks, and with such a small site, the additional square footage gained from extending the side wall to the property line on one side may be more worthwhile than having a few windows on that side.

Elliott Perkins made a motion to defer further review of the project pending incorporation of the ARC recommendations and submission of a full block elevation.

By: Elliott Perkins

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments:

9. 3220 Laurel Street

Application: Demolition of existing building and construction of a new, 2500 sf, two-story, single-family residence.

Motion: The ARC agreed the amount of wall above the windows at the second floor on the front facade is awkward and recommended adding either a blind panel above or sloping the ceiling to

allow for an additional window above. The ARC also recommended adding fenestration to the "black" box element, and suggested a small window or high window could be appropriate.

The ARC agreed the detailing and materiality needs further study, particularly at the front porch. The thin columns supporting the large, overhanging pediment are not appropriate and the elements appear to be referencing both steel and wood construction. The dimensions of the elements should be more consistent and more typical of their materials.

Elliott Perkins made a motion to recommend the Commission grant conceptual approval of the proposal provided the proposal return to ARC for review of the details.

By: Elliott Perkins
Seconded: John Klingman
Result: Passed
In favor: Elliott Perkins, Beth Jacob, John Klingman
Opposed:
Comments:

10. 801-803 9th Street

Application: Remove existing addition and construct new, one-story addition facing Annunciation St.

Motion: The ARC agreed that the lowered roof is preferred. However, if the floor must be raised for building code, the roof should be raised in response. The ARC also recommended adding a transom above the front door.

Elliott Perkins made a motion to recommend the Commission grant conceptual approval of the proposal with the recommendations of the ARC and the details to be worked out at the Staff level.

Seconded: John Klingman
Result: Passed
In favor: Elliott Perkins, Beth Jacob, John Klingman
Opposed:
Comments:

11. 2617 Chippewa Street

Application: General renovation, including rear and 2nd floor addition and modification/removal of window openings.

Motion: The ARC agreed the concept of raising the roof line of the first floor to accommodate the stair is appropriate due to the reduced visibility of the roof at this location, but agreed that extending the existing second floor of the rear addition forward as a camelback is more appropriate. Regardless, the drawings were insufficient to determine if raising the roofline

would work and how much it would need to be raised or if the floor plan could be reconfigured to allow for an extension of the second floor.

Elliott Perkins made a motion to defer further review of the change to the roofline pending incorporation of the ARC recommendations and development of accurate drawings, and to recommend conceptual approval of the remainder of the proposal with the details to be worked out at the Staff level.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments:

12.2530 Chartres Street

Application: Demolish 740 sf at rear of existing building and construct a new, two-story addition.

Motion: The ARC agreed it cannot recommend enclosing a portion of the side gallery, which is an important architectural feature. The ARC also agreed that an enclosed mass at the second floor on the side of the building (i.e. Bedroom #1 and adjacent Bathroom) over a void at the first floor is not appropriate. The ARC recommended that the two-story addition should begin at the wall between the Library and Family Room, but certainly no further forward than the end of the existing side gallery. If the two-story addition begins at the end of the side gallery, the space below the second floor outside of the library should be enclosed. The ARC also recommended that the rear wall of the building align at the first and second floors.

Elliott Perkins made a motion to defer further review of the project pending incorporation of the ARC recommendations.

Seconded: John Klingman

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

13.827 Jourdan Avenue

Application: New construction of a 1,018 sq. ft, single family residential building. (Rebuild of previous that collapsed while under renovation)

Motion: The ARC agreed that the basic form of the proposed building appropriately resembles the historic building prior to its collapse. However, the front elevation should be reconfigured into four bays with three rectangular columns. The double windows should be separated with the addition of a third window at the front elevation. The stairs should be moved in front of the door. The double windows at the right side elevation should be changed to a single window. The gable vent should be rectangular and lowered to decrease the amount of blank wall similar to that of the original condition.

Elliott Perkins made a motion to recommended conceptual approval of the proposal with the details to be worked out at the Staff level.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:
Comments:

14. 1425 LaHarpe Street

Application: Extensive renovation of single family residential building.

Motion: The ARC agreed that the proposal to add a second story to the rear portion of the existing building was appropriate. This should be accommodated by "extruding" the form of the rear portion upward but with a relatively low ceiling. This would create a proportion that is in keeping with typical Art & Crafts residential buildings. The new gable should be detailed to match the existing gable. The existing horizontal beam element and engaged columns should be maintained at front elevation of the rear portion of the building. A bank of three windows should be added which would allude to an enclosed porch. You should verify the relationship of the building to existing property lines so that you can correctly determine if there are any issues of code compliance that must be accommodated. The existing metal columns at the front porch should be changed to wood columns similar to the existing engaged columns at the rear portion of the building.

Elliott Perkins made a motion to defer this application for additional review.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments:

15. 1203 Bartholomew Street

Application: New construction of a single family residential building.

Motion: This item was withdrawn.

16. 2322 St. Thomas Street

Application: Demolition of existing building and construction of new, two-story, 4267 sf, two-family residence.

Motion: The ARC agreed a double gallery design could be appropriate, but the floor to floor heights need to be increased to 12'-0". The heights of the floors should be at least the same, or taller on the first floor, but not taller on the second floor unless returning to the existing raised basement design. The ARC noted the building as drawn appears wider than the existing building; this width should be verified.

The ARC agreed the side gallery at the second floor above the enclosed space is strange and the gallery should be two-story. The ARC also recommended the setback rear portion should be more simple in detail than the front and the decorative entablature should be eliminated at this location; the guardrails and handrails should be plain, square picket, wood; and the windows at the side elevation should be moved further away from the front wall (at least a distance to allow for the potential future installation of shutters). The ARC also noted the historic fence needs to be restored.

Beth Jacob made a motion to defer further review of the project pending incorporation of the ARC recommendations.

Seconded: Elliott Perkins

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

17. 417 Tricou Street

Application: Demolition of existing building and construction of new, two-story, 4267 sf, two-family residence.

Motion: The ARC agreed that Option 1 is the most appropriate of the proposals. However, the window on the left side of the front elevation of the camelback should be made longer as in Option 2.

Elliott Perkins made a motion to recommend conceptual approval of the proposal with the details to be worked out at the Staff level.

Seconded: John Klingman

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

18. 602 Independence Street

Application: Two story addition to a single family residential building.

Motion: The ARC agreed that the arch over the first floor breezeway of the addition should be made rectangular and the top of the adjacent screen device facing Chartres Street should be raised to the same height. A single screening material should be used throughout including at the handrails. The roof of the third floor shelter structure should be made flat.

John Klingman made a motion to defer this application for additional review.

Seconded: Elliott Perkins

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

19. 1201 St. Andrew Street

Application: New construction of a two-story, single family residential building and accessory building.

Motion: The ARC agreed that the height of the proposed building should be raised to that of the adjacent buildings. This building type is traditionally rather grand in style and scale. As presented it appears more rural than appropriately urban. The height of the front porch ceiling should then match that of the adjacent buildings, as well. A parapet should be added at the front elevation. This does not need to be detailed as ornately as historic parapets. In fact, the ARC appreciates the clean simplicity of the adjacent new construction. This proposal should be detailed similarly.

The dormers on the front elevation are appropriate, although the weatherboards shown on the sides of the dormers should be changed to simple smooth panels or roofing material. The rear dormer should be made narrower. The width should be the width of the windows and trim without the panels of siding shown. The rear porch columns should be smaller and rectangular in shape.

Elliott Perkins made a motion to recommended conceptual approval of the proposed massing with the details to be reviewed further by the ARC.

Seconded: John Klingman

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

20. 1200 Louisa Street

Application: Construction of a single family residential building.

Motion: The ARC agreed that the basic massing of the proposed building is appropriate.

However, the transoms over the windows of the front elevation should be eliminated. These windows should either be 6/9, full height windows or smaller 6/6 windows with 36" sill heights. The fish scale shingles in the front gable are rendered too large the drawings. The ARC was explicit that, if this material is to be used, it should be sized to match historical dimensions. The brackets should extend to the front edge of the overhang.

Elliott Perkins made a motion to recommended conceptual approval of the proposal with the details to be worked out at the Staff level.

Seconded: John Klingman

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

21. 1202 Louisa Street

Application: Construction of a single family residential building.

Motion: The ARC agreed that the basic massing of the proposed building is appropriate.

However, the transoms over the windows of the front elevation should be eliminated. These windows should either be 6/9, full height windows or smaller 6/6 windows with 36" sill heights. The turned columns will need to be dimensioned based on historically accurate dimensions or they should be simplified into rectangular box columns. The fish scale shingles in the front gable are rendered too large the drawings. The ARC was explicit that, if this material is to be used, it should be sized to match historical dimensions.

Elliott Perkins made a motion to recommended conceptual approval of the proposal with the details to be worked out at the Staff level.

Seconded: John Klingman

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

22. 1818 Burgundy Street

Application: Demolition of existing commercial building and construction of two, two-story residential buildings.

Motion: The ARC expressed concern that the screen across the front of the building reads as a wall and does not provide a sufficient degree of transparency to allow for the front porch area to interact with the street in the manner that is characteristic of the historic district. The ARC recommended carefully studying this condition, particularly as site lines to the first and second floors are different from ground level. The ARC recommended integrating cut outs at the first

floor of the porch and across from the window at the second floor to reinforce the connection to the street.

Elliott Perkins made a motion to recommend the Commission grant conceptual approval of the proposal provided the proposal return to ARC for review of the details.

Seconded: John Klingman

Result: Passed

In favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed: