

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: June 8, 2015 (Rescheduled from May 26, 2015)

Location: City Hall, 1300 Perdido Street, 7<sup>th</sup> Floor New Orleans, Louisiana.

Called to order: 12:30 p.m.

Adjourned: 4:30 p.m.

Members present: Elliott Perkins, Beth Jacob, Wayne Troyer

Members arriving after beginning of the meeting:

Members Absent: Crystal Mitchell, John Klingman

**I. AGENDA**

1. Approval of the minutes of the April 28, 2015 ARC Meeting

Motion: Approve the minutes.

By: Elliott Perkins

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:

Comments:

2. 2223 Carondelet Street

Application: New construction of a 16 unit condominium.

Motion: The ARC agreed as proposed the project should reduce in volume to be more compatible with the surrounding historic district. A front entrance to the inhabited floors should be added. The screening system surrounding the parking should be less transparent, and cars should not be visible from the public right of way. The recessed section of the building should be studied and reworked. Elliott Perkins made a motion to defer this application for additional review.

Seconded: Wayne Troyer

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:

Comments: Scott Taranto, Steve Cross, Conrad Shelby and Alma Cross spoke regarding their concerns about the proposal.

3. 816 Alix Street

Application: New construction of a single family residential building.

Motion: The ARC recommended that the applicant pursue Alternate Two and that the overhang at the front elevation be shortened to 6" to match the sides. Elliott Perkins made a motion for conceptual approval with the details to be worked out at the staff level.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:

Comments:

4. 1421 Oretha Castle Haley Blvd

Application: Repair/renovation of front facade, including installation of two windows and new entrance door.

Motion: Due to a lack of quorum, the ARC was unable to vote on the proposal. However, the available ARC members agreed the information provided shows the proposal is appropriate response to historical evidence, although the details need further study, and agreed the review may proceed at the staff level.

5. 3220-3222 Laurel Street

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

Motion:

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

- The edges of the gutter enclosure should be notched for drip edges.
- The window at the 2nd floor of the front elevation of the rear portion of the building should match the style and align with the window below.
- The transom bar shown in the sections does not match the rendering. The transom bar should be recessed in the opening to receive shutters, even if no shutters are proposed. This will also allow for the elimination of the fins that have been applied at the transom bars to create depth. If the fins are not eliminated, they should be thin edges, not boxy frames.

Seconded: Wayne Troyer

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed: Mary White Huford, Daniel Campbell and Thomas Martin spoke in opposition to the approval of the demolition of the historic structure and the contemporary nature of the proposed design.

Comments:

6. 523 1<sup>st</sup> Street

Application: New Construction of a single family residence. Lot 2A of resubdivision of the Turnbull Bakery.

Motion: The ARC voted to defer this application for additional review. The building is out of scale for a high style, 3 bay townhouse should you wish to pursue a design in this style. The ceiling heights should be raised to 12'-0" on both the first and second floor and the window proportions will have to be changed accordingly. The window layout needs to be reworked and regularized along the side elevations. The entablature does not need to wrap around the building, and all other historic details need to be accurately reproduced. The ARC noted that it is also possible to change the style of the building to one more appropriate for a building of this scale. Elliott Perkins made a motion to defer and request redesign based on the recommendations of the ARC.

Seconded: Beth Jacob

Result: Passed

In favor: Wayne Troyer, Elliott Perkins, Beth Jacob

Opposed:

Comments:

7. 523 1<sup>st</sup> Street

Application: New Construction of a single family residence. Lot 3A of resubdivision of the Turnbull Bakery.

Motion: The window layout on the side elevations should be reworked; windows should be added toward the rear of the house. The cornice/entablature should not wrap around the building. All historic details need to be worked out and applied correctly. Elliott Perkins made a motion to recommend conceptual approval with the details to be worked out at the Staff level.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:

Comments:

8. 523 1<sup>st</sup> Street

Application: New construction of a single family residence. Lot 104A of resubdivision of the Turnbull Bakery.

Motion: The cast iron handrails should be a modern reinterpretation of a historic railing. The proposed Corinthian columns should be replaced with rectangular box columns. The ceiling heights should be raised to 12'-0" on both the first and second floor. The entablature does not need to wrap around the building. Window layout needs to be reworked along the side elevations, windows should be added toward the rear of the building. The rear elevation is too formal and needs to be simplified. All historic details need to be accurately reproduced. Beth Jacob made a motion to recommend conceptual approval with the details to be worked out at the Staff level.

Seconded: Elliott Perkins

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:  
Comments:

9. 2301, 2317, 2327, 2329 Burgundy St  
Application: This item was withdrawn.

10. 2414 St. Claude Avenue  
Application: This item was withdrawn

11. 3713 N. Rampart Street  
Application: Remove rear 250sf portion of building and add new camelback addition.  
Motion: The window placement on the floor plans presented should be modified to reflect true, as-built conditions. Wayne Troyer made a motion to recommend conceptual approval of the proposal with the details to be worked out at the Staff level.  
Seconded: Elliott Perkins  
Result: Passed  
In favor: Elliott Perkins, Beth Jacob, Wayne Troyer  
Opposed:  
Comments

12. 1018 Music Street  
Application: Construct 200 sq ft, 2nd floor screened porch at rear.  
Motion: Due to the limited visibility, Wayne Troyer made a motion to recommend conceptual approval of the proposal, with the details to be worked out at the Staff level, provided the area of the addition is reduced to 500 sf or less.  
Seconded: Elliott Perkins  
Result: Passed  
In favor: Elliott Perkins, Beth Jacob, Wayne Troyer  
Opposed:  
Comments:

13. 4220 N. Rampart Street  
Application: Construct camelback addition.  
Motion: At that time the ARC recommended working closely with the HDLC Staff to correctly detail a restoration of the front elevation of the building. The design should maintain the existing historic wood trim of the doors and windows while restoring the correct header heights. The soffit and fascia above the front porch should be reconfigured, as well. These should closely match those of the adjacent building. The existing inappropriate fence-like handrail at the front porch should be replaced with an appropriate metal handrail. The shed roof structure of the proposed side addition should be changed to a low-pitched hip roof. The porch on this portion of the building should be moved back and/or shortened so that it does not interfere with the existing window and shutter. The window on the left side of the front elevation of the camelback should be made larger. Elliott Perkins made a motion to recommend conceptual approval with these recommendations and the details to be worked out at the staff level.  
Seconded: Beth Jacob  
Result: Passed  
In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:  
Comments:

14. 709 Mazant Street

Application: This item was withdrawn

15. 2845 Annunciation Street

Application: Construct camelback addition.

Motion: The slanted roof adds complexity to the camelback addition that is not necessary. The ARC agreed that a typical front gable roof form with an eave line just above the proposed windows would be appropriate for the addition. The applicant should confirm if the proposed addition fulfills zoning and building code requirements, specifically as they relate to required yards and setbacks. Wayne Troyer made a motion to defer this application for additional review.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:

Comments:

16. 2350 Magazine Street

Application: Renovation and addition to rear.

Motion: The ARC noted that although cantilevered second floor plumbing additions can be found throughout the city, they are generally not successful. Compromising the integrity of the exterior in order to enlarge the unit is not appropriate. If additional square footage is needed a two story addition could be appropriate. The columns on the side are not appropriate for the first floor of a service wing; the applicant should find a way to step the porch to allow for no railings at the first floor or should consider the installation of a privacy fence. Elliott Perkins made a motion to recommend denial of the application.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:

Comments:

17. 1818 Burgundy Street

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

Motion: The ARC agreed the massing and siting of the buildings is appropriate. Although not under HDLC jurisdiction, the ARC noted that the size of the curb cuts seems unnecessarily wide and suggested reducing the size and adjusting the location of the cuts so as to preserve as much on street parking as possible.

The ARC agreed the proportion, design, and functionality of the windows and shutters needs further study. The shutters at the front doors should open inward, and the renderings do not show the shutters in an open position. One member commented that some of the openings are long and narrow, and the shutters to the ground and the door are unusual. The ARC recommended keeping the design clean and contemporary.

Wayne Troyer made a motion to recommend the Commission grant conceptual approval of the proposal provided the proposal return to ARC for review of the developed windows and shutters before being reviewed by Staff.

Seconded: Elliott Perkins

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:

Comments: Rebecca Robinson and Mike Edens spoke in opposition to the proposal.

18. 1356 Magazine Street

Application: Construct a 2492 sq ft 2-story single-family residential building.

Motion: The ARC recommended the addition of a window in the front elevation of the stairwell.

This window should be mounted at the landing height or at the second floor and should be of a different configuration than the other windows of the building, perhaps with a taller, more slender proportion. Elliott Perkins made a motion to recommend conceptual approval of the massing of the proposal.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:

Comments:

19. 1022 Philip Street

Application: Construction of addition.

Motion: The ARC agrees that the siding should run along the stairs, to create the look of a wall instead of handrail. Elliott Perkins made a motion to recommended conceptual approval with the details to be worked out at the Staff level.

Seconded: Wayne Troyer

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Wayne Troyer

Opposed:  
Comments:

At this time, there being no further business to attend to, the meeting was adjourned.