

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: April 20, 2021

Location: Zoom Teleconference

Called to order: 12:30 p.m.

Members present: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Members arriving after beginning of the meeting:

Members absent:

I. AGENDA

1. Minutes of the March 16, 2021 meeting

Motion: Approve the minutes.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

2. 3200 Chartres St

Application: Review of design changes since previous approval for new construction of eight three-story, single-family residences and a three-story commercial building.

Motion: Recommend conceptual approval of the 2 and 3-story massing only with all other details to return to the ARC for additional review.

By: John Klingman

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC agreed that:

- Because the first-floor corner unit will now be residential rather than commercial, the storefront-type glazing is less appropriate and the residential pattern of fenestration at the first floor should be maintained at the corner.

- The continuous canopy shown on the north side of the building should be modified so that it is only present over the entry door alcoves. The ARC also agreed that the entry alcoves should be enlarged such that they are more like small entry porches with space for a chair or two and the canopy above to provide a sense of shelter.
- The two-story wall element above the garage looks disjointed and may be unnecessary, and the applicant should consider detailing this more as a screening element rather than treating it like a wall with punched openings.
- The entry to the interior drive court should be a gate rather than an opaque garage door so that it appears as a visually accessible courtyard from the street and becomes the front-door for the river-facing units.
- The articulation of the recesses in the metal cladding on the third floor is not as successful as it is in the brick material at the lower portions of the building.
- The change of material from brick to metal at the third floor makes the overall elevation appear squat and too horizontally oriented and should be further studied in renderings at the next meeting to determine if it is an appropriate material. The applicant should consider cladding the three-story corner building in brick to add more verticality at the corner with the other less-visible recessed portions of the third floors clad in metal.

3. 1138 St Anthony St

Application: Review of inappropriate CMU retaining wall and metal perimeter fencing (after-the-fact) installed in deviation of a Certificate of Appropriateness.

Motion: Defer the application for additional review due to a lack applicant representation.

By: John Klingman

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

4. 3350 Dauphine St

Application: Request to change a previous ARC reviewed siding material approved during a detail review of this project.

Motion: 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, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC agreed that the vertical battens at the second floor should be thinner, around 1" x 2", rather than how they appear in the rendering. The ARC also noted that the vertical batten spacing should be adjusted so that they consistently align with the window edges. The ARC requested the applicant provide updated elevations to Staff that accurately depict where the battens will be located as well as the estimate for Hardie battens to confirm the correct dimension has been specified.

5. 7107 St Charles Ave

Application: Design change to previously approved structural renovation to include a new stair enclosure and dormer.

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

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

6. 835 Clouet St

Application: Design alteration to a previous conceptually approved structural renovation of an existing one-story, single family residential building to include removal of an existing rear addition and the construction of a new 930 SF rear addition.

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

By: Cynthia Dubberley

Second: John Klingman

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC recommended the applicant consider raising the roof height at the rear from 4" to 8", if feasible, to facilitate the installation of flashing more easily.

7. 3419 Annunciation St

Application: Renovation and addition to a one-story, single-family residential building.

Motion: Conceptual approval of massing with the details to be worked out at ARC level.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC requested detailed elevations, sections that show how the addition and parapet attach to the existing house, and further details of the garage doors and materials. The ARC recommended that the roof scuppers at the new addition be moved so that they are not above the window openings and that the parapet detail should be simplified. The garage doors should not be louvered, but rather use similar wood slats that are proposed for the window recesses.

8. 1309-1311 Montegut St

Application: New Construction of a 2,800 SF single family residence.

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

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC noted that the proposal was much improved over previous iterations. The ARC agreed that the window arrangement on the N. Villere Street side was more organized than the other elevations and that the overall ratio of window to wall was too low. The ARC recommended rearranging the window locations, so they are less orderly, increasing the height of these windows or adding an additional row of windows to the elevation.

9. 1314 Clouet St

Application: New construction of a 2,000 SF two-story, single family residential building.

Motion: Recommend conceptual approval of the proposal with the final details to be worked out at the staff level.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC recommended that the "eyebrow" overhang wrap around the facade at the back of the driveway to provide cover to the side entry door.

10. 1320 Clouet St

Application: New construction of a 2,000 SF two-story, single family residential building.

Motion: Recommend conceptual approval of the proposal with the final details on the railing and second story porch to return to the ARC for review.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC recommended that the side entry be treated in a similar manner to the design for 1324 Clouet, with a second story porch above to provide cover for the door. They also suggested that the same railing that was used on 1324 be used on 1320, to provide additional architectural interest and further connect the buildings visually.

11. 1324 Clouet St

Application: New construction of a 2,000 SF two-story, single family residential building.

Motion: Recommend conceptual approval of the proposal with the final details on the railings to return to the ARC for review.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

12. 2114 Decatur St

Application: Renovation and additions to existing contributing two-story commercial building and non-contributing one-story rear structure including installation of decking to redevelop the site for hotel use.
Motion: Recommend conceptual approval with the details to be worked out at the Staff level.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC agreed that the proposed new construction in the revised proposal is sufficiently differentiated from the existing historic structure and that "Elevation A" with two roll-up doors is the preferred option. The ARC also recommended there be more horizontal alignment with the existing historic structure, such as a cantilevered canopy or 3'-0" overhang that aligns with the adjacent balcony. The ARC also agreed that the vertical bands of stucco should be adjusted to be more symmetrical across the façade.

13. 2425 Decatur St

Application: Renovation of existing contributing one-story, two-family residential building including construction of a 500 SF rear addition and removal of stucco at facade.

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

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC agreed that:

- The existing windows can be replaced but the locations and sizes of window openings should remain the same.
- Clapboard siding at the front façade is appropriate rather than something more elaborate.
- If evidence of the previous façade weatherboard condition is revealed once the stucco is removed, then the replacement material should match that condition.
- A vertical corner board should be installed between the existing building and new addition as a visual indicator to differentiate what is historic and what is new.

14. 5504 St Charles Ave

Application: New construction of a 580 SF garage accessory structure and installation of new metal perimeter fencing.

Motion: The ARC voted to recommend conceptual approval of the proposed new garage structure with the details to be worked out at the Staff level and that the fence details should return to ARC for additional review once they are further developed.

By: John Klingman

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC agreed that:

- The garage structure should be pushed back from the street such that the front face aligns with the projecting bay window of the main building so that it is less visually obtrusive.
- The right-side wall of the garage structure should be extended back to the edge of the concrete access path to ensure the vehicles will not be visible from the street.
- The proposed new fence should be a maximum of 6'-0" tall, the masonry fence base should be retained at the front, and the new fence details should match the historic fence, including reusing physical elements of the previous fence in the new design.

15. 3801 Dauphine St

Application: Renovation of existing one-story, two-family residential building including changes of window size and installation of dormers.

Motion: Recommend conceptual approval of the proposal without the Pauline St. side dormer.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC noted that the two dormers proposed on the front elevation are typical for this type of building and the left-side shed dormer would be minimally-visible; however, the shed dormer on the right-side of the building would be highly visible and does not meet the guidelines. The ARC agreed that a dormer on that side of the building would not be appropriate, regardless of style. A camelback addition may be an option, depending on the design. Additionally, they noted that if there is no existing evidence of quoins, only a wide cornerboard should be used on the front facade.

16. 1137 St Charles Ave

Application: Renovation of Landmark building including window replacement and construction of new addition at rear.

Motion: Defer this application for additional review.

By: Beth Jacob

Second: John Klingman

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC made the following recommendations:

- The windows should be installed further back within the opening, in the same plane as the existing windows.
- The profile of the selected windows should be modified to have a thicker "sash" to better match the existing windows and better replicate the look of a wood window.
- The rear addition looks disorganized with all the different elements present. The ARC recommended raising the height of the brick wall to the height of the platform railing to create a parapet around the perimeter of the addition and conceal some of those elements. The elevator shaft should be centered on the building's centerline.

17. 2356 Rousseau St

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

Motion: Defer to allow applicant to meet with staff.

By: John Klingman

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC stated that the parking needed to be updated to allow 18'-0" from the front porch. The ARC recommended that the windows at the front of the second floor be evenly spaced and that more windows be added to the left elevation. The updated drawings need to include porch railings and piers at the side elevations.

18. 2359 Chippewa St

Application: Renovation and addition to a one-story, single-family residential building.

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

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC recommended raising the sill height of the windows at the front of the camelback addition and adding a flood vent to the new front porch.

19. 925 Third St

Application: Renovation and addition to a two-story, single-family residential building.

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

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

20. 1024 Pleasant St

Application: Renovation and addition to a one-story, single-family residential building.

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

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC stated that the header heights of the front windows could be modified to be 9'-0". The ARC recommended adding a window to the front façade of the camelback in the bathroom; the opening can be a faux-shuttered opening.

21. 630 Mandeville St/2330 Royal St

Application: Renovation of two connected non-contributing one-story warehouse structures including new construction of two one-story rooftop additions.

Motion: The ARC voted to recommend conceptual approval with the details to return for additional ARC review.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC agreed that the proposal should not be considered a rooftop addition. The ARC also recommended that:

- The overall height of the Mandeville Street addition should be reduced slightly.
- The massing of the Mandeville Street addition should be set back from the front building wall approximately 8'-0" to allow for accessible exterior tenant space.
- The stair tower at the Mandeville Street is too prominent and should either be rotated or pushed back into the site.

22. 814 Franklin Ave

Application: Review of design changes since previous approval including demolition of more than 50% of the roof structure of the existing contributing one-story, two-family residential building for a new 600 SF second-floor rear addition.

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

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

23. 3231 St Claude Ave

Application: New construction of a 3,000 SF two-story, two-family residential building.

Motion: Recommend conceptual approval of the proposal with the final details to be worked out at the Staff level.

By: Beth Jacob

Second: John Klingman

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC noted that the style of the building is too grand for the context of the neighborhood. The detailing of the building should be simplified by replacing the second-story gallery with a balcony. Droplap siding could be used on the front façade, provided it is a narrower exposure, since large drop-lap siding is typically found only on highly decorative building styles such as Italianate or Queen Anne. Regular lap siding would also be appropriate. Additionally, the ARC found the proportions of the building to be a

little squat. Eliminating the second-floor columns and slightly reducing the column size will improve the proportions.

24. 1000 Poland Ave

Application: Review of front entry and fencing on N Rampart Street side since previous ARC approval.

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

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

25. 933 Terpsichore St

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

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

By: Tracie Ashe

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC recommended that the spacing of the rafter tails be wider for a more contemporary look.

26. 1229 Annunciation St

Application: Renovation and addition to a two-story, two-family residential building.

Motion: Conceptual approval with the details to be worked out staff level.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

27. 2460 Burgundy St

Application: Detail review of proposed new side addition screening since previous ARC approval.

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

By: Tracie Ashe

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: The ARC agreed the screens should not be raw Corten steel but should be painted a dark bronze, black, earth tone or similar color.