

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: December 14, 2021

Location: Zoom Teleconference

Called to order: 12:30 p.m.

Members present: John Klingman, Beth Jacob, Amanda Rivera

Members arriving after beginning of the meeting: Tracie Ashe

Members absent: Cynthia Dubberley

I. AGENDA

1. Minutes of the November 11, 2021 meeting

Motion: Approve the minutes.

By: Amanda Rivera

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

2. 1600 Magazine St

Application: New construction of a three-story mixed-use commercial building.

Motion: The ARC recommended conceptual approval with their recommendations and final details to be worked out at the staff level. The ARC agreed that the design modifications were an improvement, and made the following additional recommendations:

- The canopy section over the entryway could be differentiated by shifting it higher than the canopies on either side, to further emphasize the front entry. The higher section could overlap the adjacent canopies.
- The openings on the penthouse seem flat compared to the rest of the building. The doors and windows at the penthouse should be recessed to create additional depth and shadow lines.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

3. 3500 St Charles Ave

Application: Final detail and elevation review of previously approved new construction of a 30,000SF five-story hotel building on a vacant lot.

Motion: The ARC voted to recommend conceptual approval of elevation Option #3 with the final details to return for additional ARC review. The ARC agreed that:

- Façade elevation Option #3 was the most successful. The ARC noted that the wider openings at the corner in Options #1 and #2 read more as institutional use rather than the proposed residential use of hotel and that Option #3 allowed for the main entry to be distinguished with a wider opening and for the colonnade to partially continue along Aline Street.
- The secondary east and west elevations as presented were substantially improved from the previous review and are coherent with the proposed front elevation.
- Additional information is required on the proposed material treatment of the exterior arches including the proposed metal wrapper and a further study of the typical and ground floor treatments and how the two work together. The ARC noted that this was not a request for a re-design but for more clarity on the material specificity.

By: John Klingman

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

4. 2270 St Claude Ave

Application: New construction of a 10,000SF two-story commercial restaurant building on a vacant lot.

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

- The revised mullion details of the proposed roll-up garage doors on the second floor are acceptable as presented as this area will likely be only minimally visible from the street.
- The height of the wall above the first-floor openings appears too tall. The ARC recommended lowering this to a 36" tall parapet with a single handrail behind so that there is less blank wall at the façade and so the building appears more at-scale with the adjacent context.
- The applicant could also consider a masonry treatment rather than the proposed stucco and noted that the color of some of the building elements (such as the window mullions and the second-floor roof) could contrast with the color of the final wall treatment to further differentiate them and to add visual interest to the elevations.

By: John Klingman

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

5. 3434 Magazine

Application: Renovation and camelback addition at a one-story, commercial building.

Motion: Defer the application for further study. If the Commission allows the demolition of the front façade, the ARC made the following recommendations:

- The new porch should be wood to match the existing
- All salvageable materials at the front façade should be retained to rebuild the new façade
- Any new terra cotta ridge tiles at the new front roof to match existing

The ARC made the following recommendations regarding the camelback addition.

- The fixed glass windows at the camelback are not appropriate to the style of house and should be changed to 1-over-1 double-hung windows
- The windows at the front of the camelback should be similar to those used throughout the rest of the addition in window type and muntin pattern
- The location of the garbage corral is not appropriate and should be further explored. ARC suggested having a cutout at the top of the ADA ramp to accommodate the trash bin.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

6. 1317-19 Columbus St

Application: Detail review of the renovation and addition of new second-story balcony on the right side of a Significant rated, two-family, residential building.

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

By: John Klingman

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

7. 520 First St

Application: New construction of a 3,600SF one-story, single-family residential building.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC agreed that the proportions of the dormer need further study and suggested using taller windows and adding trim to the bottom. The ARC also stated that the columns at the front porch were too small for the style of building and suggested using 10"x12" rectangular columns.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

8. 2640 Canal St

Application: Renovation of four-story commercial Landmark building, including conversion of the first-floor level office space into parking.

Motion: The ARC voted to defer this item for additional review and requested more information on the plan for the curtain wall system and the perforated metal panels at the ground floor, a rendering showing the painting limited to the front corner of the building as discussed, and a historic photograph of the building. The ARC noted that the treatment of the existing curtain wall is a priority, as it is the dominant architectural feature of the building. If the curtain wall must be replaced, the new system must be carefully detailed to match the existing sightlines, color, and operability of the existing system. Also, although they voiced a preference to leave the existing brick unpainted, there may be an opportunity to paint only a section of the brick towards the front, where it works with the natural composition of the elevation, to provide the additional presence that the applicant is seeking.

By: John Klingman

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

9. 1125 St Mary St

Application: Detail review of new gallery and accessory structure at rear courtyard.

Motion: The ARC voted to defer this item for additional review. The ARC agreed that the proposed canopy was not subservient to the existing building and recommended reducing the height instead of aligning it with the new gallery. Setting the canopy further back from the street would also help. They also felt that the style of the canopy was too industrial and did not enhance the architecture of the building. The canopy should be more architecturally articulated taking cues from the architecture of the building. The effect could be further softened through landscaping and the overall finishing of the space. If you would like to discuss prior to the next ARC meeting please reach out so we can schedule a meeting.

By: John Klingman

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

10. 1401 Delachaise St

Application: Renovation of 2-1/2 story, individually-designated Landmark building, including demolition of existing non-original rear addition and construction of new rear addition.

Motion: The ARC recommended conceptual approval with their recommendations and final details to be worked out at the staff level. The ARC preferred option "A"; however, they felt that the shutters could be detailed in a more contemporary way. For example, a sliding wood slat shutter instead of traditional

hinged louvered shutters would recall the historic element found on the existing building but also help relate the addition to the new screening system at the exterior stair.

By: John Klingman

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

11. 8025 St Charles Ave

Application: Renovation of existing contributing one-story, single family residential building including construction of new second-floor camelback and rear addition.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed the overall proposal had improved based on the previously recommended changes. The ARC also agreed that:

- Changing the roof to a hip at the front and pushing the camelback 3'-0" further back helps to mitigate the appearance that it was overwhelming the existing historic building. However, they also noted that it was structurally odd that the front camelback wall be located over the window and recommended pushing the camelback further back (or) adjusting the location of the right-side elevation windows in this area, so the appearance of a two-room historic setback is maintained from the public right of way.
- The windows at the front of the camelback are too close to the building corners and both should be shifted inward. It may be necessary that these windows become more of a square shape to provide for the necessary distance from the lower roof for flashing purposes.
- A wood fascia should be included on the front elevation of the new camelback.

By: Amanda Rivera

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

12. 302 Olivier St

Application: Renovation of a two-story residential building including window modifications and addition of new side porch.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The following requirements were made: The right-side elevation gallery to be moved back one bay to retain the existing double-hung windows closest to the front wall of the building at the first and second floors. The columns at the right-side gallery to be subordinate to the front façade columns in size and detailing, specifically at the capitals.

By: Beth Jacobs

Second: Amanda Rivera

Result: Passed

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

Opposed:
Comments:

13. 1619 Prytania St

Application: Renovation of two-story residential building, including modifications to rear addition and expansion of footprint of rear dependency wing.

Motion: The ARC voted to defer this item for additional review. The ARC did not feel that the proposed alterations to the rear addition and dependency wing were appropriate, as they would include removal of a substantial amount of historic building fabric, as well as an interesting architectural element. In addition, narrow service wings are a specific architectural typology and an important piece of the architectural heritage of the city. Widening the footprint of the wing would be a major intervention for a small increase in square footage. The ARC agreed they need additional information in order to make a determination and requested that the applicant submit more photographs of the rear area so they could better tell what is original and what is a later addition or alteration.

By: Beth Jacob

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

14. 1434 Louisa St

Application: New construction of 600SF addition at rear of one-story two-family residential building.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level with the proviso that the addition roof ridge align with the existing roof ridge as stated.

By: John Klingman

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

15. 1531 Governor Nicholls

Application: Re-review of renovation and two-story addition at a two-story, two-family residential building, per Commission.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC agreed that the updated drawing set with new materials and without the roof deck was a more successful version of the addition. The ARC suggested pitching the roof away from the street rather than having the flat roof to further contextualize the addition within the neighborhood.

By: John Klingman

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

16. 5453 Chartres St

Application: New construction of a 1,550SF two-story, single-family residential building on a vacant lot.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that the left elevation should have an additional window or two added and that the large window shown on the right elevation does not match the proportions of the building and other windows and should be replaced with a different window type, such as a paired window.

By: Amanda Rivera

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

17. 2324 Laurel St

Application: Renovation and camelback addition at existing one-story, two-family residential building.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC agreed that three columns on the front porch is more appropriate than five and that adding an entablature where it did not exist was not appropriate. The ARC suggested that the windows on the second-floor rear elevation should align vertically.

By: John Klingman

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

18. 1500 Dumaine St

Application: New construction of a 1,297SF one-story, single-family residential building.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC agreed that the example photo, as-built design was more successful than the proposal including the horizontal siding used throughout, the proportions of the windows on the front façade, and the inset front door without the overhang. The ARC stated that the overall design would be more contextual if the new house was situated at the corner property lines rather than pushed to the interior.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

19. 526 Philip St

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

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

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

In favor:

Opposed:

Comments:

20. 1613 St Ann St

Application: New construction of a 2,276SF two-story, two-family residential building on a vacant lot.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC stated that the header height of the windows should be moved up to 9' and that the window configuration on the right elevation should be more typical. The ARC also recommended further articulating trim and details throughout the proposal to make sure they are true to the style of the proposed building.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

21. 525 Lizardi St

Application: New construction of a 1,150SF one-story, single-family residential building including demolition of the existing contributing one-story, single-family residential building to grade.

Motion: The ARC voted to recommend conceptual approval of the proposed new construction with the final details to be worked out at the Staff level. The ARC agreed that the left side elevation has too many different window types and sizes and these should be reduced to (2) two types rather than the (4) four shown. The window shown at the front of the left side elevation appears too close to the front building corner and should be shifted back slightly. An additional double-hung window should be added to the right-side elevation toward the front of the building.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

22. 436 Seventh St

Application: Modification of existing addition to Landmark building.

Motion: The ARC voted to defer this item for additional review. The ARC agreed that the existing conditions, with the various non-original additions and alterations, presented some unusual difficulties; however, they did not feel that any one particular option was a full resolution. The options presented all had positive and negative aspects. The two-story extrusion of the existing second floor bathroom helped bring together all of the different elements with a single clear and simple form; however, the overall

mass was too large. The massing on the single-story gabled addition was more subordinate to the original building, but the roof overtook too much of the kitchen building. Ideally, the second floor bathroom would be removed entirely as it seems to be the element that is causing the most complications; the ARC suggested looking into the historic precedent of cabinets to see if there is a more sympathetic way to introduce a bathroom at the second floor.

The ARC also noted that the material palette of the addition needs further exploration, as the insertion of a steel and glass component is too incongruous with the existing structures. While the addition can be contemporary, the ARC suggested materials that have less contrast with the existing building. Adding louvered or slatted elements could help to soften the transition and build a visual relationship to the existing louvered elements on the rear gallery. They suggested studying any precedents of additions to similar types of building to see what has been successful in other cases.

By: Amanda Rivera

Second: John Klingman

Result: Passed

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

Opposed:

Comments: