

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: September 21, 2021

Location: Zoom Teleconference

Called to order: 12:30 p.m.

Members present: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Members arriving after beginning of the meeting:

Members absent: Beth Jacob, John Klingman

I. AGENDA

1. Minutes of the August 17, 2021 meeting

Motion: Approve the minutes.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

2. 2127 Esplanade Ave

Application: Raise existing one-story, single-family residential building approximately 6'-6" to allow conditioned space on the ground floor.

Motion: Conceptual approval with the details to be worked out at Staff level. The ARC recommended that the existing picture window in the front bay should be updated to be a more historic condition.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

3. 3149 St Thomas St

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

Motion: Conceptual approval with the details to be worked out at Staff level, with the following recommendations:

- The current Greek key detail is not successful in that the entry is not currently a grand enough condition to warrant this embellishment. However, the committee agreed that you should work with staff to potentially create a grander entryway by using a vestibule, if possible, or other detailing.
- Pull back windows from corner trim on side elevations closest to front wall.
- Simplify the front door.
- Add skirt board.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

4. 833-835 Jourdan Ave

Application: New construction of a 2,100 SF two-story, two-family residential building.

Motion: The ARC agreed that:

- The first and second-floor windows on the right elevation are too close to the front building wall and the first-floor window should shift back toward the rear and the second-floor window should be shifted back or removed.
- The applicant should consider a gable-on-hip (Dutch gable) roof form to overhang the second-floor balcony.
- The large glass lights of the proposed 1-over-1 windows are somewhat contemporary, and the applicant should consider a smaller divided light such as a 2-over-2 configuration. Divided lights must utilize either true or simulated divided light (SDL) with interior and exterior muntins and spacer bar between the glass panels.
- The newel posts at the front porch and balcony appear too insubstantial and should be enhanced so that they have more depth, weight, and dimension. An HDLC approved typical newel post and handrail detail will be provided.
- The depth of the front porch and balcony should be increased from 4'-0" to a minimum of 5'-0" or 6'-0" so that they are more functional for the occupants.

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

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments: Leslie Robinson spoke out in opposition to the proposal.

5. 1934 Marengo St

Application: Renovation of two-story Landmark building including extension of existing rear porch and second floor addition.

Motion: Conceptual approval with their recommendations and the final details to be worked out at the staff level. The ARC made the following recommendations:

- The corners of the second-floor addition and the areas between the windows should be detailed with a solid wood trim piece instead of siding (to match the existing condition).
- The simpler garage doors on the Marengo St. side of the accessory structure with the diagonal slats are preferable to the carriage doors shown in the rendering.
- The cornice trim on the garage should be simplified.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

6. 2377 Rousseau St

Application: Change in massing of previously approved new construction of a three-story, single-family residential building.

Motion: Conceptual approval with the details to be worked out at Staff level. The ARC recommended that the first-floor façade have three, evenly spaced openings and that all header heights should align.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

7. 1013 Sixth St

Application: Renovation and dormer addition to an existing two-story, multi-family residential building.

Motion: Conceptual approval with the details to be worked out at Staff level. The ARC recommended setting the new guardrail/planter behind the existing parapet on the rear right side of the house.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

8. 1501 Tchoupitoulas St

Application: Renovation of Landmark commercial building including new wraparound gallery, window replacement, and new courtyard gate.

Motion: Defer the application so the applicant may attend the meeting.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

9. 4019 Dauphine St

Application: New construction of a 2,565 SF two-story single-family residence.

Motion: Deferral to next ARC meeting.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, and Tracie Ashe

Opposed:

Comments: first floor ceiling height too tall (12'), 3' base flood elevation to match the residences around it, sizes and configuration of the windows and doors – add more harmony with the overall composition of those elements, three bay arrangement with adding a second column on the second-floor level, open one left side entry (louvered shutters) and have the screen at the second floor only, garage door – gates rather than a solid garage door more like a carriage door – hinged like a gate and open to either side – openings, work from a consistent module, consistency in different elevation planes

10. 911 Jackson Ave

Application: Renovation of one-story residential building including new two-story addition.

Motion: Defer the application for further review. The ARC agreed that eye-level, three-dimensional renderings and an updated context elevation are necessary to evaluate the massing of the proposed addition and the visibility of the connecting element between the two structures; however, they were not comfortable with the approach of detailing the addition to look like a separate house. The ARC did not feel it was appropriate to set a precedent of additions to historic buildings that have the dimensions and appearance of a primary building. The massing, sightlines, and setbacks of the addition make it as significant, if not more so, than the original historic structure. Setting the addition further back and adjusting the massing may help de-emphasize the addition, but it may not be possible to accommodate the desired square footage without overwhelming the original building. The ARC suggested studying ways to break the massing up into separate parts, such as a camelback addition to the rear of the building and a one-story side addition.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

11. 4135 Royal St

Application: Renovation of one-story commercial building with alterations to roof form and storefront.

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

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Amanda Rivera, Cynthia Dubberley, and Tracie Ashe

Opposed:

Comments: Pay attention to the use gutters and downspouts on the elevations and maybe a stepped condition and flashing from where CMU starts and new metal roofing begins.

12. 1320 N Broad St, 2558-2562 Esplanade Ave

Application: Renovation of an existing 6,500SF commercial building.

Motion: Defer the application for further review. The ARC recommended further exploring the fenestrations on the Esplanade and Broad St sides including wrapping the storefront windows around to the Esplanade elevation and adding an entrance door and canopy to the Broad St elevation. The ARC also stated that the changes to the parapet height should be reflected in the drawings.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

13. 722 Washington Ave

Application: Addition and new construction of a two-story accessory and one-story shed at a two-story, two-family residential building.

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

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

14. 424 Eighth St, Lot 7

Application: Detail review of conceptually approved new construction of a two-story, single-family residential building.

Motion: Conceptual approval with the details to be worked out at Staff level, with the following recommendations:

- The front porch should be at least 4' deep.
- Door hardware and light fixtures should be simple and appropriate for the style.
- The front door should be centered on the landing.

- Explore material condition of left balcony wall, as the siding will only be 6" across and will be difficult to articulate.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

15. 424 Eighth St, Lot 8

Application: Detail review of conceptually approved new construction of a two-story, single-family residential building.

Motion: Conceptual approval with the details to be worked out at Staff level, with the following recommendations:

- The front porch should be at least 4' deep.
- Door hardware and light fixtures should be simple and appropriate for the style.
- The front door should be centered on the landing.
- Explore material condition of left balcony wall, as the siding will only be 6" across and will be difficult to articulate.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

16. 515 Third St

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

Motion: Conceptual approval with the details to be worked out at Staff level. The ARC recommended that the proportions of the proposed windows be further studied so that they are more typical in proportion. The ARC stated that the window to wall ratio was not appropriate and suggested removing some windows on the west elevation, using operable transom windows paired with larger windows on the west and south elevations, or using the vertical banding to connect openings to break up the wall area. The ARC also recommended that the windows on the front façade align vertically and could also use the vertical banding to connect windows on the first and second floors. The roof pitch should be further studied to determine what direction the seams should run.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Tracie Ashe, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments: