

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: January 18, 2022

Location: Zoom Teleconference

Called to order: 12:30 p.m.

Members present: John Klingman, Cynthia Dubberley, Amanda Rivera

Members arriving after beginning of the meeting:

Members absent: Tracie Ashe, Beth Jacob

I. AGENDA

1. Minutes of the December 14, 2021 meeting

Motion: Approve the minutes.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed:

Comments:

2. 4016 St Claude Ave

Application: Renovation and new construction of addition at one-story commercial building.

Motion: Conceptual approval with the removal of the planters at front façade as an architectural element and retention of the existing parapet and details to be worked out at the Staff level.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed: NA

Comments:

3. 436 Seventh St

Application: Modification of existing addition to Landmark building.

Motion: The ARC recommended conceptual approval with their recommendations and final details to be worked out at the staff level. The ARC noted that the massing changes to the proposed addition were an

improvement over the previous iterations and the removal of the second-floor bathroom addition was very successful. With the reduction in scale, the use of the metal and glass material palette for the addition also feels more appropriate. The ARC made the following additional recommendations:

- The roof monitor should be reduced in length (pulled in from both sides) to make it less obtrusive.
- A small parapet should be added at both sides of the solarium. This parapet could align with either the top or bottom edge of the gallery fascia.
- The solarium walls should be set at the inner edge of the gallery columns instead of the outer edge.
- The louvered infill of the gallery should continue the pattern of the existing louvers.

By: Cynthia Dubberley

Second: John Klingman

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed:

Comments:

4. 1549 Philip St

Application: Renovation of existing non-contributing one-story, single-family raised basement residential building including change in size/location of window openings and installation of new balcony at façade.

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

- The proposed solar panel array should be relocated to the rear side of the gable roof such that it is not visually prominent from the street.
- The proposed fenestration changes look appropriate for this age/type building.
- The proposed curved balcony and horizontally oriented handrail are not appropriate for this building and should be modified such that the balcony has right-angle corners with a vertically oriented handrail design to be more in relation to the existing building and the other proposed window modifications. Wood or metal handrails are appropriate.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed:

Comments:

5. 5215 Burgundy St

Application: Renovation of existing non-contributing one-story, single-family raised basement residential building including change in size/location of window openings and installation of new balcony at façade.

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

- A minimum of 3" roof overhands should be added to all sides of the building to help reduce the potential for water intrusion at the walls and openings.

- The proposed metal paneling is an appropriate siding material for the structure and a change to wood or Hardie lap siding at the front elevation is not recommended.
- The proposed metal panel siding is also appropriate in combination with the proposed wood or Hardie window trim. The metal panels should be detailed such that they die into the door and window trim.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed:

Comments:

6. 427 Alabo St

Application: New construction of a 2,300 SF two-story, two-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 proposed side-entry access to the front unit should be eliminated and re-oriented to the front street-facing elevation. This could be achieved by replacing one of the proposed front windows with a door opening and a simple stair for access. If a front porch is desired instead, it should have a minimum depth of 5 to 6 feet.
- The street-facing window at the second floor appears to be too close to the right building edge and should be slightly reduced in size and centered over the door opening below.
- Both side elevations should have a minimum of 3 window openings, and these should be located toward the front of the building where they are more visible from the street.
- Increase the first-floor floor-to-ceiling height from 9'-0" such that the eave of the first floor aligns with the existing eave height of the adjacent one-story structure.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed:

Comments:

7. 1619 Prytania St

Application: New construction of a 2,300 SF two-story, two-family residential building on a vacant lot.

Motion: The ARC stated that the revisions to the proposal made it more sensitive to the historic building.

The ARC recommended conceptual approval with the final details to be worked out at the staff level.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed:

Comments:

8. 1119-21 Bartholomew St

Application: New construction of a 2,210 SF one-story two-family residential building on a vacant lot.

Motion: Conceptual approval with details to be worked out at the Staff level and the verification that eave height matches the existing building or those within the block.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed: NA

Comments:

9. 3416-18 Dauphine St

Application: New construction of a 2,210 SF one-story two-family residential building on a vacant lot.

Motion: Deferral with comments to be incorporated and returned to the ARC for additional review. The ARC agreed that:

- horizontal banding not appropriate between floors
- more windows on right and left elevations closest to front facades
- louvered shutters much more useful
- double doors at recessed area are an odd configuration
- removal of side gallery/carport area and inclusion of balcony at front elevation

By: Cynthia Dubberley

Second: John Klingman

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed: NA

Comments:

10. 3125-27 N Robertson St

Application: New construction of a one-story, 1,600 SF, two-family residential building on a vacant lot.

Motion: Conceptual approval with door and sidelites (to the floor) with transom included or not and front posts should be bigger 10x8 to bring out craftsman detailing, with details to be worked out at the Staff level.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed: NA

Comments:

11. 2830 Annunciation St

Application: Renovation and new camelback addition at one-story, single-family residential building, including removal of existing camelback.

Motion: Conceptual approval with the details to be worked out at staff level. The ARC agreed that the bump out at the front of the camelback for the stair is inappropriate and should be removed.

By: Cynthia Dubberley
Second: John Klingman
Result: Passed
In favor: John Klingman, Cynthia Dubberley, Amanda Rivera
Opposed:
Comments:

12. 1240 Seventh St

Application: New construction of a 3,300 SF two-story, single-family residential building with off-street parking including demolition of an existing non-contributing two-story, single-family residential building to grade.

Motion: The ARC voted to defer this application for additional review. The ARC agreed the proposed massing is not consistent or contextual with similar historic 2-story double-gallery buildings in the Garden District. The ARC also agreed the proposed Greek-Revival detailing references existing historic buildings but is not fully developed and is inconsistent with nearby historic examples of similar elements and details. As presented, the proposal is not consistent with the HDLC Guidelines for new infill construction at this location. The ARC also agreed that:

- The proposed off-street parking space on such a narrow lot forces the building massing to step back creating a non-historic condition where the more prominent front portion of the building is too narrow to proportionally support a 3-bay configuration. The ARC recommended the applicant reconsider the design and detailing of the front elevation or consider eliminating the off-street parking space so the building massing can be adjusted such that the overall front elevation width is wider and more compatible with a 3 or 4-bay configuration.
- The applicant should provide additional information on the proposed façade windows. These would traditionally be a wood floor-to-ceiling or slip-head type window to allow for passage from the interior to the exterior porch/gallery space.
- The applicant should carefully study the massing, proportions and detailing of existing historic double-gallery Greek-Revival townhouses in the immediate area, such as on Chestnut and Sixth Streets. The proposed drawings should be revised to more accurately reflect these historic details, materials and proportions, particularly in terms of the overall building massing, entablature, fenestration and double-gallery columns, etc.
- The applicant should meet with Staff to review these issues more thoroughly before the drawings are revised for the next ARC review.

By: John Klingman
Second: Cynthia Dubberly
Result: Passed
In favor: John Klingman, Cynthia Dubberley, Amanda Rivera
Opposed:
Comments:

13. 1244 Seventh St

Application: New construction of a 3,300 SF two-story, single-family residential building with off-street parking including demolition of an existing non-contributing two-story, single-family residential building to grade.

Motion: The ARC voted to defer this application for additional review. The ARC agreed that:

- The proposed massing is more typical than 1240 Seventh in terms of the façade width and the 4-bay strategy appears to be appropriate for the site. However, the overall building detailing and proportions do not adequately replicate the historic details and proportions typically found on similar historic double-gallery Greek-Revival style buildings in the area and should be further studied and developed.
- The rear and side elevations will be highly visible from the street due to the corner lot and these sides should be more thoroughly considered and should relate more to the front elevation and overall building style. Additionally, the fenestration on the right (street-facing) elevation should be further studied.
- The applicant should carefully study the massing, proportions and detailing of existing historic double-gallery Greek-Revival style townhouse precedents in the immediate area, such as on Chestnut and Sixth Streets. The proposed drawings should be revised to more accurately reflect these historic details, materials, sizes and proportions, particularly in terms of the entablature, fenestration and double-gallery columns, etc.
- The applicant should meet with Staff to review these issues more thoroughly before the drawings are revised for the next ARC review.

By: John Klingman

Second: Cynthia Dubberly

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed:

Comments:

14. 719 Tricou St

Application: New construction of a 3,300 SF two-story, single-family residential building with off-street parking including demolition of an existing non-contributing two-story, single-family residential building to grade.

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

- The proposed addition is appropriate for the existing historic structure.
- The existing security bars at the front entry door sidelights should be removed and appropriate new wood sidelights should be installed into the existing openings to match the previous historic condition.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Cynthia Dubberley, Amanda Rivera

Opposed:

Comments: