

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: November 15th, 2022

Location: City Hall, 1300 Perdido Street, 8th Floor Homeland Security Conference Room, New Orleans, LA, 70112.

Called to order: 12:30 p.m.

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

Members arriving after beginning of the meeting:

Members absent:

I. AGENDA

1. Minutes of the October 18th, 2022, meeting

Motion: Approve the minutes.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

2. 1400 Royal:

Application: This application was withdrawn

3. 1423-1425 Jackson Ave:

Application: This application was withdrawn.

3. 2121 Chartres St:

Application: Additional review of updated arch-top opening details of a previously approved renovation of an existing Contributing and Non-Contributing rated commercial buildings for conversion to hotel use.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC noted the additional information provided regarding the building's original use and typology was useful in better evaluating the appropriateness of the proposed "open" arch-top bays. The ARC reiterated that while the NPS may have approved the approach for tax credit purposes, there is still concern that the opening treatment may not be appropriate for the new construction portion of the building where the arch-top openings are being replicated rather than an existing historic condition. The

ARC also noted that the frameless doors proposed will have small support frames which will be more apparent after installation than shown in the review drawings.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed.

In favor: Beth Jacob, Cynthia Dubberley, Tracie Ashe

Opposed: Amanda Rivera, John Klingman

Comments:

4. 1313-1329 Jackson Ave:

Application: Installation of new mechanical equipment on street facing elevation of a designated Landmark.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the backflow box and electrical box should be moved further back on the property away from Jackson and closer to the neighboring building on Coliseum St. If that is not possible, they should be moved to the left side of the side entrance door.

By: John Klingman

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

5. 210 State St:

Application: Review of previously approved construction of an ADA ramp at a designated Landmark, commercial building (previous approval expired).

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC recommended using a metal mesh handrail similar to the material on the existing fire stair.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

6. 1502 St Bernard Ave:

Application: Renovation and second-story addition at a Contributing rated, two-story, commercial building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated they preferred the lower sill height at the storefront windows and to verify the width of the storefront door for egress.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

7. 623 Orange St:

Application: Renovation and new addition at a Landmark, two-story, commercial building.

Motion: The ARC voted to defer this application for until the applicant receives comments from SHPO. The ARC stated that the new addition should be more modest, simple, and should better reflect the interior use.

By: Amanda Rivera

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

8. 2515-2517 Rousseau St:

Application: Renovation and new rear addition at a Contributing rated, 1-1/2 story, single-family residential building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the columns at the front should be rectangular 10x8.

By: Beth Jacob

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

9. 2508-10 Laurel St:

Application: New construction of a 2,800 SF two-story, single-family residential building on a vacant lot.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the first floor should be lowered to 11' floor-to-ceiling height and the handrails should be 36".

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

10. 730 St Ferdinand St:

Application: New construction of a 2,750 SF two-story, single-family residential building on a vacant lot.

Motion: The ARC voted to recommend conceptual approval with the final details to return for additional ARC review once further developed. The ARC agreed that

- The materiality of the recessed area at the 2nd floor balcony and front entry door could be further simplified, for example, by replacing the proposed stucco with wood.
- The proposed wood roof soffit appears materially too busy and may be problematic for long-term maintenance and the applicant should consider alternative material such as metal to relate better with the other proposed cladding materials.
- The slope of the larger portion of roof should be increased to create more vertical emphasis and so the pitch and roof form are more sympathetic to the surrounding historic context. This can be achieved by increasing the height at the left side and/or by reducing the height at the right side.
- The column at the left side of the entry stair should be removed as it appears unnecessary and would provide additional clearance for parking in the driveway.
- The applicant should consider extending the 1st floor columns up to the 2nd floor, so they become the newel posts of the 2nd floor balcony.

By: John Klingman

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

11. 3801-03 Dauphine St:

Application: Renovation and new construction of a camelback addition at a Contributing two-story, two-family residential building.

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

- Reducing the overall massing of the proposed camelback addition would prevent it from overwhelming the existing Creole cottage building.
- This reduction could be accomplished by continuing the ridge of the existing building past the left-side elevation entrance and beginning the camelback portion from that location. Delineating the two portions could be accomplished using a continuous corner board.
- The doors at the left-side elevation balcony should be reduced in width and be French doors.

The proposed dormers at the front façade are acceptable but detailing should be provided.

By: John Klingman

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

12. 1216-18 Columbus St:

Application: New construction of a 4,131 SF two-story, two-family residential building on a vacant lot.

Motion: The ARC voted to approve this application. The ARC agreed that

- The first and second floor ceiling heights should be raised to 11' & 9' respectively or 10' & 10' respectively.
- Windows on all elevations other than the front of the building should be 2 over 2, not 9 over 9. The doors at the left-side elevation balcony should be reduced in width and be French doors.

- The front rail of the building should be 36", not 42" as noted on the drawings.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

13. 637-639 Lizardi St:

Application: New construction of a 2710 SF two-story, two-family residential building on a vacant lot.

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

- A context drawing is needed to understand how the massing of the new construction interacts with the existing building. Due to the corner condition, there should be a drawing of both Lizardi and Royal Street that bound the property.
- The paved driveway should be changed to two parking strips.
- The first and second floor ceiling heights should be raised to 11' & 9' respectively or 10' & 10' respectively.
- Two windows should be added on the first and second floor at the front of the building.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

14. 506 Jackson St:

Application: New construction of a 3,577 SF two-story, single-family, residential building on a vacant lot.

Motion: The ARC voted to defer this application for additional review. The ARC requested that the context drawing be verified and that all the neighboring buildings be drawn rather than using photos. The ARC recommended

- Header heights of windows and doors to align.
- Soffit and interior walls of porch should be wood to pull together the wood slats at the foundation.
- Continuing the front stair handrail around the left side and creating an opening above.

Bring metal panel further down on the right wing at front porch.

By: John Klingman

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

15. 1549 Philip St:

Application: Request to install new decorative ornamental ironwork handrail at a Non-Contributing rated, two-story, single-family residential building.

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 simplified diamond motif proposed for the rear accessory building guardrail was appropriate, but only at the new front balcony, and should not be installed at the existing side stair.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

16. 2005 Magazine St:

Application: Construction of new rear gallery at a Contributing rated, two-story, commercial building.

Motion: The ARC voted to approve this application. The ARC agreed that additional details for existing scupper and drainage would be worked out at staff level.

By: John Klingman

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

17. 725 Mandeville St:

Application: Review of previously approved installation of two (2) new dormers at front street-facing roof slope and installation of new rear gable at an existing Contributing rated 1½-story, two-family residential building.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC agreed that the proposed front dormers are appropriate, and that Option 2 was the preferred rear dormer option. The ARC also agreed that the ridge line of the new rear dormer should be lowered to align with the ridge line of the front dormers. This may require the proposed rear doors be replaced with smaller windows to accommodate the lower ridge height

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

18. 2000 Magazine St:

Application: Renovation of Non-Contributing rated, one-story commercial building.

Motion: The ARC voted to approve this application. The ARC agreed that

- All glazing at storefront windows and doors to be clear/transparent.
- The existing angled awning detail should remain.
- The underside of the awning should be a metal panel in lieu of beadboard.

- The use of Elastomeric coatings is not approved per the HDLC Guidelines.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

19. 2430 N Rampart St:

Application: Renovation of a Contributing rated, one-story, two-family residential building including change of front roofline for new covered porch, alteration of windows and construction of new 2,000 SF two-story rear addition.

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

- The proposed new rear addition appears to be sufficiently set back from the front of the building to be considered minimally visible from the street.
- The existing covered porch is a building amenity that should be maintained, even though the work requires an alteration of the building's front roof form.
- The porch column, handrail and other details should be more subdued and simplified so that they do not give the false impression of a specific period or style. The ARC also recommended the porch columns shown in Option 2 (closer to the Greek Revival style) are the most appropriate for this building.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

20. 1133 N Villere St:

Application: Renovation and three-story addition at a Contributing rated, one-story, single-family residential building.

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

- The massing of the three-story addition is not appropriate contextually with respect to the existing 1 story shotgun.
- The camelback should be at least 2 rooms back at the existing building.
- Three stories may not be appropriate for the size of the lot.
- A 3D model with street views will help show design and intent.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

21. 1463 Henriette Delille St:

Application: New construction of a 2122 SF, two-story, two-family residential building on a vacant lot.

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

- A closer examination of the survey and setbacks should be done to verify lot usage.
- The massing of the building should be altered, and less boxy.
- Exploration of having two addresses, one on Henriette Delille and one on Columbus, may be a solution to rectifying the massing issue.
- A 3 bay front elevation with a setback may be more appropriate.
- An 11ft first floor height.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

22. 2105 Chartres St:

Application: Request to install Rhino Shield Protective Finish Coat (PFC) and Self Priming Coat (SPC) elastomeric acrylic waterproofing ceramic coating at existing Contributing rated two-story, single-family residential building.

Motion: The ARC voted to recommend denial of the request to install the Rhino Shield products. The ARC noted they cannot recommend approval for installation of encapsulating type paints as these are specifically prohibited by the HDLC Guidelines. While the ARC understands the purported benefits of the products and reviewed the information provided by the applicant regarding their breathability, the ARC still has concern that the products will trap water and moisture within the building wall which can lead to damage and deterioration of the historic building fabric. The ARC noted that if the applicant would like to pursue a Commission appeal of their recommendation for denial, they should provide additional local case study examples where the short to long-term effectiveness of the specific coatings can be better evaluated. The ARC also recommended the applicant contact the NPS National Center for Preservation Technology & Training to begin a conversation with them about the product's technical qualities, breathability, and appropriateness for installation on historic structures in our local climate.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

There being no further business to discuss, the meeting was adjourned.