

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: July 19, 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: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Members arriving after beginning of the meeting:

Members absent: John Klingman, Amanda Rivera

I. AGENDA

1. Minutes of the June 6, 2022 meeting

Motion: Approve the minutes.

By: Tracie Ashe

Second: Beth Jacobs

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

2. 502 Frenchmen St

Application: Renovation of an existing significant rated three-story, mixed use structure including construction of a new rooftop penthouse and rear addition and restoration of gallery.

Motion: The ARC voted to recommend denial of the application. The ARC agreed the design revisions presented were an improvement over the previous iteration. The additional setback of the penthouse helps to decrease its overall visibility, but it remains a highly visible addition from various points in the surrounding public right of way. The ARC also noted that the existing roof form is directly related to the historic use and typology of the building and that the proposed addition would eliminate this historic condition. The ARC also agreed the proposed penthouse addition does not retain the character-defining feature of the roof form, would negatively impact the significance and visual integrity of the existing building. The ARC noted they cannot recommend approval for the penthouse because it does not meet the HDLC Guidelines which specifically prohibits rooftop additions on Significant rated buildings.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments: Perry Dolce and Allen Johnson spoke in opposition to the Proposal.

3. 1021 Felicity St

Application: New construction of a 15,000 SF three-story, mixed-use building (demolition of existing building already approved).

Motion: The ARC voted to recommend deferral of the application. The ARC agreed that: The project needed to introduce more verticality at the center of the Richard St. elevation to reduce the overall horizontality of the composition and massing. This could potentially be achieved by stepping back the third story and have the building read as two stories from Richard Street. Overall, move the building style in the industrial direction. Make the materiality fit within this industrial context and take cues from the warehouse buildings nearby. Materials, window type, and openings should reflect this direction. Guardrails at balconies and other features should be lightened by layering to break up the solid masses in areas. Review the HDLC Design Guidelines for New Construction to ensure that the proposed design follows the principals within to ensure that it reflects the existing historic context and is harmonious with its surroundings.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

4. 621 Celeste St, 1717 Religious St

Application: Detail review of the renovation of a designated Landmark, three-story, multi-family building and construction of an adjoining three-story multi-family addition.

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

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

5. 3145 Urquhart St

Application: Detail review of the new construction of a 2,050 SF two-story, single-family residential building on a vacant lot.

Motion: The ARC voted to recommend approval with details to be worked out at the Staff level. The ARC agreed that: The door at the second story should be centered in the opening, and the second story front façade window should move left to align with the distance from the corner.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

6. 1620 Dumaine St

Application: New construction of a 7,072 SF, two-story, commercial building on a vacant lot.

Motion: The ARC recommended conceptual approval with the details to be worked out at staff level. The ARC made following recommendations:

- The left massing should be moved closer to the property line so that the bottom of the stair aligns with the right massing's porch.
- The stucco on the main left and right massing's should wrap the corner 18" and the horizontal stucco lines should align with the window headers.
- As the main massing's are stucco, the hyphen in the middle should be clad in weatherboards.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

7. 5250 St Charles Ave

Application: Detail review of the renovation of a Contributing rated, two-story, single-family residential building including details of new side porch.

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

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

8. 2501 Constance St, 1004 Second St

Application: Renovation and re-structuring of support joists at existing balcony of a Contributing rated, two-story, single-family residential building.

Motion: The ARC recommended 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, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

9. 3240 Laurel St

Application: Facade modifications to a Contributing rated, one-story single-family residential building.

Motion: The ARC recommended conceptual approval with the details to be worked out at staff level. The ARC stated that the 4-bay option submitted was the more appropriate façade restoration. However, the header heights need to be further studied so that they are not in conflict with the existing brackets and

the new windows should be 6/9. The ARC also stated that the triple-paired windows on the side elevations were not appropriate and that the existing openings should remain.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

10. 2372 Rousseau St

Application: New construction of a 2,100 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 made the following recommendations:

- The right-side elevation should have more windows.
- The proposed windows on the right-side need further study. The ARC recommended that the large single-pane window be more rectilinear and operable, and the transom window be 2-lite.
- The board and batten in the gable is not an appropriate material.
- The hip on gable roof at the front façade should be deeper or changed to a hipped roof.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

11. 710-12 Belleville St

Application: Installation of decorative iron fencing at front of a Contributing rated, two-story, single-family residential building.

Motion: The ARC voted to recommend deferral of the application. The ARC agreed that: The design should reflect the ornamental elements existing on the house including the metal columns so that the proposed new ornamental fencing elements better reflect the design and style of the house. The ARC also requested that additional renderings/drawings including details of the fence post locations, gate locations and sizes, chain wall, and overall height be provided for review.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

12. 1240 Seventh St

Application: Request to install Miratec Smooth Select composite building trim at full control new construction projects.

Motion: The ARC voted to defer the application for additional review. The ARC agreed they are supportive of material alternatives to wood, particularly for their potential advantages against termites

and moisture. However, the ARC noted they would need additional product information to make a recommendation. The ARC members were not able to distinguish what elements in the example buildings presented were made of Miratec and which were Hardie, so they requested the applicant prepare a more specific case study to present at the next meeting. The additional materials should include a local project or two (particularly one that has been built and exposed to the elements for more than 4 years), and additional information on how the material holds up in the local climate.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

13. 639 Desire St

Application: Renovation of Contributing rated, one-story, single-family residential building.

Motion: The ARC voted to recommend approval of the application with the details to be worked out at the Staff level. The ARC agreed that: The proposed dormers facing Royal Street be eliminated from the design. Proposed dormers on the interior right-side roof slope should be simplistic in detailing and not replicate the existing historic dormers.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

14. 5725-27 Royal St:

Application: Renovation of existing Contributing rated one-story, two-family residential building including change of window types and sizes at left side elevation and façade and new 400 SF rear addition.

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

- The existing front elevation windows are likely the original size, type, and location so their removal for replacement with new floor-to-ceiling windows is not appropriate. The existing historic windows and openings should be retained unless additional documentation/evidence can be submitted that shows this was a previously existing condition. This can be historic photographs, framing evidence from limited interior demolition, etc.
- A piece of vertical trim (such as a corner board) should be added to the left and right sides of the building where the existing historic structure and proposed new addition meet so that the old and new portions are visually distinguishable at the exterior.
- The proposed window modifications at the left side are approved based on the limited visibility down the side alley, however, the windows on the right side of the building should remain at their historic locations and should not be relocated to accommodate a new interior layout.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

15. 836 Desire St

Application: New construction of one-story hyphen between an existing two-story building and a one-story addition.

Motion: The ARC voted to recommend approval of the application with the details to be worked out at the Staff level. The ARC agreed that: The window at the hyphen should not replicate the existing historic windows but should instead be a more modern window. The ARC also noted that the siding material of the hyphen should differentiate it from the existing buildings.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments:

16. 418 Evelina St

Application: New construction of a 2,600 SF two-story, single-family residential building on a vacant lot.

Motion: The ARC voted to recommend deferral of the application. The ARC agreed that: The style of the building given the location and parameters of the lot, should either be contemporary or transitional but not a combination of contemporary and traditional. Overall, the design should be more harmonious with the architectural design reflecting the site. Traditional elements could be incorporated into the design.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments: Jim Goodwin Spoke regarding the proposal.

17. 4200 Burgundy St

Application: New construction of a one-story accessory building at the rear lot of a Contributing rated, one-story, single-family residential building.

Motion: The ARC voted to recommend deferral of the application. The ARC agreed that: Reconfiguring the clearstory loft component to not be as prominent would make it more subservient to the existing building.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Beth Jacob

Opposed:

Comments: Tracie Ashe recused herself.

18. 1014 St Anthony St

Application: Renovation and rear modifications of existing Significant rated 1-1/2 story, single family residential building including change of rear roof form.

Motion: The ARC voted to defer the application for additional review. The ARC agreed the proposed new rear roof form obscures the original roof line of the existing Significant rated building and recommended the applicant consider alternatives that may be less intrusive or require fewer exterior modifications. The ARC also requested additional 3D perspective or aerial views to better understand the existing and proposed roof forms and recommended including some of the other previous iterations for additional context on the preferred proposal.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob

Opposed:

Comments: Tracie Ashe recused herself.