

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: May 16th, 2023

Location: Economic Development Conference Room, 1340 Poydras Street, Suite 1800

Called to order: 12:30 p.m.

Members present: John Klingman, Amanda Rivera, Cynthia Dubberley

Members arriving after beginning of the meeting:

Members absent: Tracie Ashe, Beth Jacob

I. AGENDA

1. Minutes of the May 16th, 2023, meeting

Motion: Approve the minutes.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

2. 502 Frenchmen St.

Application: Demolition of more than 50% of the roof structure to accommodate new third-floor roof forms and construction of new rear addition at a Significant rated, three-story, mixed-use building.

Motion: The ARC voted to recommend denial of the application. The ARC agreed that the proposal has improved substantially since the initial review and they appreciate the time and effort the applicant has committed to modify the design, reduce its overall visibility, and to be more compliant with the HDLC Guidelines. However, the current proposal to convert the existing attic space into usable square footage still includes substantial removal and modification of the existing historic roof form and building fabric and this is not considered appropriate based on the Significant rating of the building and the visibility of the proposed changes from Esplanade Avenue. Additionally, the overall amount of roof demolition and encapsulation to create the proposed interior connection at the 3rd floor may be slightly more than shown on the current roof demolition plan.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments: Nathan Lott spoke on this application; Jefferey Seymour, Allen Johnson, and Perry Dolce spoke against it.

3. 621 Elysian Fields Ave.

Application: New construction of an 84,000 SF five-story hotel building fronting Elysian Fields, Royal and Chartres Streets on a vacant lot.

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

- The bulk and massing of the proposed new construction may not be appropriate for the site and how it keys into Chartres and Royal Streets, which are lower-scale and more residential in character than the Elysian Fields side and the applicant should further refine the proposed massing and overall site arrangement.
- Most of the adjacent existing context is only one or two-stories tall and the applicant should consider alternative proposals which set the massing further back as the height increases to better integrate with the adjacent heights and scale.
- The proposed floor-to-ceiling heights and proportions should be reconsidered so they better relate to the existing surrounding historic context.
- There appears to be too much emphasis on car access in terms of the proposed elevations and first-floor layout. For example, the applicant should consider relocating the main lobby from the center of the building closer to Elysian Fields Avenue to provide more activity at the sidewalk and to better relate the building and its program to the surrounding context. The current planning is inappropriately suburban in nature for this important, dense historic, predominantly residential context.
- The Royal and Chartres Street elevations do not appear to have a pedestrian connection or access and should be reconsidered. The ARC recommended the applicant study the unique character of each block face, including its roof forms, building heights, materials, and textures, to assist with redesigning these elevations.
- There should be more public exterior space and the applicant could consider creating two or three independent buildings with a courtyard or other exterior space provided between.
- The ARC recommended including several alternative massing studies of the proposal for the next review and requested that additional 3-D perspective views be included and taken closer to street-level and include views at the existing adjacent 1-story structures.

Although the architectural design was not discussed at this meeting, we highly recommend that the applicant schedule a meeting with staff to discuss the appropriateness of historicist elements such as fan lights, balconies, brackets, etc. on this type of commercial contemporary building prior to your next submittal.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments: Rick Fifield and Rob Lynch spoke on this application; Thomas Douglas, Jefferey Seymour, Barbara LaFleur, Lisa Fatland, Allen Johnson, and Cindy Flannery spoke against it.

4. 940 Frenchmen St.

Application: Final detail review of previously approved renovation of Contributing and Non-Contributing rated commercial buildings including alteration of door/window openings and installation of new storefronts.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC agreed the proposed final details, including the proposed changes at the upper roof area, are appropriate for the existing buildings.

By: Cynthia Dubberley

Second: John Klingman

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments: Allen Johnson spoke on this application.

5. 2525 St Charles Ave., 1601 Third St.

Application: New construction of an 11,545 SF three-story, single-family residential building.

Motion: The ARC was pleased with the applicant's revisions, and voted to recommend conceptual approval of the plan, massing, and site design with further review of details to occur at Staff-level.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments: Dana Farley spoke on this application.

6. 601 Eighth St.

Application: Addition of ADA ramp at a previously approved renovation of a Contributing rated, two-story, mixed-use building.

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

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

7. 2820 St Thomas St.

Application: New construction of a 2,552 SF two-story, two-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 openings at the front elevation should have a 9'-0" header height and the windows should be full height windows.
- Windows on the side elevations should be a more typical 3'x6'.
- Header heights of all openings should align across all elevations.
- The parking slab should be changed to parking strips or a walkway to the door.

By: Amanda Rivera

Second: John Klingman

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

8. 3101 Esplanade Ave.

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

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

- The fence design at front planters seems aggressive and greenery should be added as part of design.
- The physical separation caused by parking in front of patio should be remedied by exploring patio/green space layouts. Extending the patio toward Esplanade and removing some of the patio on the N. Lopez side was the preferred solution.
- Fencing should be placed as required on Ponce de Leon side of the building to conceal any mechanical equipment.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

9. 1632-1694 Esplanade Ave.

Application: New construction of a two-story, multi-family and commercial building on a vacant lot.

Motion: The ARC voted to defer the application to allow for revisions. The ARC recommended that:

- For the revised design brought to the next meeting, they would like to see new perspective drawings (from eye-level) and context drawings that accurately depict adjacent structures.
- It was requested that the colors in the renderings be simplified and used to reflect changes in finish materials (i.e., all metal should be one color, all stucco should be one color, etc.)
- The design and its materials currently read as suburban-industrial. Attention should be given to making the design and materials more sensitive to context.
- The corrugated metal is inappropriate, although the use of metal of a different finish could be okay.
- The proportions of the windows are a bit extreme. A happy medium between the previous design's windows and the current design's windows might work best. The windows shown in Option 2 are more successful than those shown in both Option 1 and the previous design.
- Wood as an exterior finish does not weather well in New Orleans. Wood used in the recessed areas is okay, however. The condition of the wood in the recessed area could be repeated in the rear for uniformity and cohesion.
- There is currently no resolution at the top of the wall at the corner. Flashing or a parapet could be helpful. A cover over the gallery was suggested to address this issue. A metal band, 3' in depth, that curves around the wall was suggested, which could also add coverage for windows and doors.
- It was noted that attention should be paid to the joints in the stucco and their alignment with apertures. It was suggested that joints should be aligned with soffit openings on the second floor.

By: Amanda Rivera

Second: John Klingman

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

10. 2710 Constance St.

Application: This application was withdrawn.

11. 2614 Laurel St.

Application: New construction of a 1,264 SF two-story, single family residential building on a vacant lot.

Motion: The ARC recommended denial of the application. The ARC stated that the enclosed garage at the front elevation of the house was atypical to New Orleans architecture and not appropriate. The façade should have a stronger pedestrian presence on the street and the ARC recommended making the garage a detached building closer to the rear of the new construction.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

12. 725 Ninth St.

Application: New construction of a 2,106 SF two-story, single-family residential building on a vacant lot.

Motion: The ARC voted to defer this application for additional review. The ARC made the following recommendations:

- The parking needs to be 18'-0" from the front porch of the house towards the rear.
- A front porch with a typical depth of 4'-5' should be added to the front elevation with stairs and either faux shuttered openings or a fixed door and window.
- The header height of all openings should be at 9'-0".
- Openings at the side elevations should be taller.
- The wide horizontal windows should be replaced with paired or triple paired square windows.
- The horizontal windows at the front of the camelback should be narrower.
- The board and batten siding should be removed from the middle massing and replaced with typical horizontal weatherboards.
- The front hip roof needs an overhang with at least 2'-6" depth.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

13. 1627 Philip St.

Application: New construction of a 4,750 SF three-story, single-family, residential building including demolition of a Non-Contributing rated building.

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

- Additional window openings should be added to the left side of the building, particularly toward the front elevation of the building.
- The arrangement of window openings on the right side of the building should be reconsidered so that there is a more regular alignment between openings on different floors.
- The proposed third floor adds too much massing to the building and should be eliminated or reconsidered so that it is better integrated into the overall massing. For example, the applicant could consider installing dormer windows at the roof to bring daylight to the interior, in lieu of the proposed transom-style windows creating a 1/2 story upper floor condition instead of a full third story.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

14. 1227 S Carrollton Ave.

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

Motion:

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

15. 2029 S Carrollton Ave.

Application: Addition of a 516 SF enclosed side porch at a Contributing rated, two-story, single-family residential building.

Motion: The ARC voted to recommend the application for conceptual approval with details to be worked out at Staff-level. The ARC was in favor of the overall design but commented that the proposed pillars would be inappropriate, as they were too large and stylistically grand for a side porch. They explained that simpler columns of smaller proportion should be used instead.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

16. 2710 Chestnut St.

Application: New construction of a 1,875 SF two-story, single-family residential building including demolition of a Non-Contributing rated, one-story, single-family residential building to grade.

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 design, detailing, and proportions of the proposed new construction are appropriate for the surrounding historic context.

- The ARC discussed the possibility extending the 2nd floor porch so that it wraps around to the front elevation so there could be more of connection between the sidewalk and the building. They concluded that while this could add more of an indication of habitation from Chestnut Street and provide additional rain protection to the entry stoop and door, this strategy may make the building appear too much like a historic rear dependency rather than a contemporary new single-family residence.

- The proposed building setback and fencing plan are appropriate strategies for the site.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

17. 5220 Burgundy St.

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

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

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

18. 1735 Louisa St.

Application: This application was withdrawn.

19. 1031 Clouet St.

Application: Demolition of existing rear addition and new construction of 940 SF rear addition at a Contributing rated, one-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 agreed that:

- The treatment of the rear addition as shown in option two (2) is more successful.
- The proposed screening at the right-side elevation should be reduced to 7' in height to comply with the maximum allowable height of fencing.
- The perforated metal screen parapet height should be reduced and launch from the eave of the roof.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

20. 607 Bartholomew St.

Application: Demolition of existing rear shed addition and new construction of a 1,000 SF camelback with garage and the installation of two (2) dormers at right-side roof slope of a Contributing rated, one-story, single family residential building.

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

- The proposed dormers at the right-side roof slope are not appropriate and skylights should be considered for that area.
- The exterior rear stair at the camelback is not appropriate and should be removed.
- Because camelbacks are typically not approved with garage doors, the camelback could be reduced to one bay in width and the garage could become a detached accessory structure at the rear property line.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

21. 322 Newton St.

Application: New construction of a 2,764 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:

- Box beams should be added at the front façade double gallery.
- The overall floor to floor height should be 12'0" at the first floor and 10'0" at the second.
- First floor opening header heights should be increased to be at 9'0".
- Window "A" at the second floor of the recessed entry should be made smaller and more vertical.
- The standard metal balustrade for the front façade gallery is preferential to the proposed alternative.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments: Arden M. Jones spoke on this application.

22. 3153-3155 Royal St.

Application: Demolition of Non-Contributing rated, shed additions and new construction of rear one-story side gabled addition at a Contributing rated, one-story, two-family residential building.

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

- Option 2 for the rear addition was more successful in its approach, and the project should move in this direction.
- The overall massing of the addition is too large and should be toned down.
- Reducing the massing could be accomplished through exploring different roof options including but not limited to removing the parapet and creating a single pitch roof that runs front to back.
- The right-side elevation addition massing is too tall.
- Discussions with Zoning regarding the allowances for building at the property line should be had as soon as possible as findings could impact the design approach for that area of the addition.

By: John Klingman

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Cynthia Dubberley

Opposed:

23. 501 Pelican Ave.

Application: Demolition of second story rear roof deck and renovation of a Contributing rated, two-story, multi-family residential building.

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

- No new window types should be introduced at the building. Proposed "D" windows at the left-side elevation could match the size and type of the existing horizontal windows at that elevation, but maintaining the existing windows is preferential. The triple paired "F" window at the rear façade should be reduced to two (2) windows. Single 6/2 windows at the right-side elevation should be maintained where possible and the proposed "B" ganged windows could be installed over the right-side entry.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: John Klingman, Amanda Rivera, Tracie Ashe

Opposed:

24. ACRE Building Trim, Siding & Decking Product Review

Application: This application was withdrawn.

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