

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: July 18th, 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, Tracie Ashe, Beth Jacob

Members arriving after beginning of the meeting:

Members absent:

I. AGENDA

1. Minutes of the June 20th, 2023, meeting

Motion: Approve the minutes.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

2. 3643 Camp St.

Application: Construction of a two-story addition and renovation of Landmark, two-story, residential building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the new proposed addition was too large in scale and massing, was too far forward on the lot and should be behind the front wall of the house, and that the style of the addition should not mimic the existing building. The ARC recommended studying the garage as a secondary accessory building and the ancillary space as a single-story addition subordinate to the main structure. The ARC also stated that the proposed deck on the right side was not appropriate and did not meet the Guidelines. The changes and additions of window openings on the left and right side were not appropriate and that the existing openings should be maintained.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

3. 1313-1333 Jackson Ave.

Application: Changes to previously approved installation of new mechanical equipment on a street facing elevation of a designated Landmark.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC agreed that moving the electrical box to the far left of the window was not possible, due to the location of the existing stair. The ARC stated that plantings should be kept in front of the new electrical box.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments: Beth Jacob recused herself from this item.

4. 4238 Saint Charles Ave.

Application: Renovation and addition of two new windows on General Pershing St elevation to a Significant rated, religious building.

Motion: The ARC recommended conceptual approval of the massing with the details to be worked out at the ARC level. The ARC stated that the new windows should match the header height of the existing windows to the right and that the glass should be clear and plain to match the existing.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

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

Opposed:

5. 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:

-Multiple doors and operable windows are important to illicit the pavilion quality of the building.

By: John Klingman

Second: Beth Jacob

Result: Passed

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

Opposed:

6. 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: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

7. 725 Ninth St.

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

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

- Header height of all first-floor openings to be 9'-0"
- Porch to be 5'-0" in depth
- Doors should be a typical 3'-0" wide
- Brackets should be added at the front porch
- 18'-0" from the porch to the stair is needed for parking
- The overhang at the front of the camelback should be removed

By: Beth Jacob

Second: John Klingman

Result: Passed

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

Opposed:

8. 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 recommend conceptual approval with the final details to be worked out at the Staff level. The ARC agreed the design had improved since the previous review and the overall scale is appropriate for the corner site. The ARC noted the front and rear porch roofs should be reduced in pitch to at least 4:12 so that the overall roofs appear smaller, less visible from the street, and easier to flash

during construction. The ARC also noted these porch roofs could utilize standing seam metal roofing. The ARC requested the applicant continue to reconsider the rhythm and placement of window openings on the Philip Street side so there is more regularity and alignment between floors. The ARC also noted that the proposed dormers are unusual and are not considered appropriate. They recommend the applicant consider skylights at the roof as an alternative to the proposed dormer windows.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

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

Opposed:

9. 1227 S Carrollton Ave.

Application: Renovation and construction of a camelback 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:

-A trim board should be placed at the sides of the addition to delineate the existing building and the new addition.

-The three windows at left elevation should be redistributed for structural and aesthetic reasons.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

10. 1735 Louisa St.

Application: New construction of an 830 SF one-story, single-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 siting of the building should be such that the front wall is in line with the neighboring buildings.
- The roof overhang at the left side elevation should meet where it is on the floor plan.

By: Amanda Rivera

Second: John Klingman

Result: Passed

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

Opposed:

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

- The columns at the camelback addition side porch should be 4"x4".

- A corner board should be added at the location where the existing shotgun meets the new addition to delineate the existing from the new.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

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

- The window at the right-side elevation nearest to the addition should be a more vertical type of window to bring it off the corner where the exterior walls meet.
- No cornices should be added to the windows at the side elevations, and new windows should be two over two arrangement.
- Side addition roofs should be pulled down 6-8" from the existing roofing condition to allow for a fascia board and gutter to be installed.
- The same language of the slat screen at the right-side elevation addition should be used at the left-side elevation addition.
- A new opening for a door at the right-side elevation should be incorporated rather than replacing an existing window.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

13. 2710 Constance St.

Application: Renovation of Significant rated, 1-1/2 story raised basement, residential building including change in rear roof pitch.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the change in roof pitch at the rear should be set in 2'-0" on either side, as a shed dormer and should spring out lower than the existing ridge.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

14. 1022 Erato St.

Application: New construction of a 3,005 SF three-story, single-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:

- There should be a redistribution of windows at the primary elevation.
- Further exploration of the recessed language should be done.
- The AC units cannot be roof mounted.
- The roof leaders should be consolidated.
- Screening should be applied to the area underneath the stairs at the exterior of the building.

By: Beth Jacob

Second: John Klingman

Result: Passed

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

Opposed:

15. 1206 Magazine St.

Application: New construction of 3890 SF two-story, single-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:

- A cantilever is not appropriate within a historic district.
- There should be more windows close to front of building both sides.
- Verification of the front window alignment in reference to the neighboring property.
- The roof should align all the way to the rear of the property.
- Add window at bump removal.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

16. 548 Fourth St.

Application: New construction to reconstruct previously existing Creole cottage that was demolished in deviation of renovation permits.

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

Opposed:

17. 514 Jackson Ave.

Application: Renovation of a Contributing rated, two-story, commercial building including construction of a CMU block wall at rear.

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

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

18. 2040 Saint Charles Ave.

Application: Installation of new decorative fencing at a Non-Contributing rated, commercial building.

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

- A translucent sign is preferred over the steel plate replacement.
- Low lighting is preferred and should be submitted for HDLC review.
- Solid bar stock punched metal fences to be installed.
- The double bar is preferred with a subtle rhythm at the posts.
- The logo above main gate should be more delicate in nature.

By: John Klingman

Second: Tracie Ashe

Result: Passed

In favor: John Klingman, Tracie Ashe, Beth Jacob

Opposed:

Comments: Cynthia Dubberley and Amanda Rivera recused themselves.

19. 1407 Feliciana St.

Application: New construction of a 1,800 SF, one-story, single-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 stoop/landing at the front façade could be increased in depth to 5'-6'.
- A chain wall should be used in lieu of where Hardie Plank is shown at the porch foundations.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

20. 525 Lizardi St.

Application: Renovation and construction of a camelback 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 requested that:

- ☐ The roof slope of the camelback addition seems very low. It should not be lower than the slope on the existing shotgun—it should have the same pitch.
- ☐ The pitch of the existing roof is drawn inaccurately—should be steeper. Please update drawings to reflect accurate pitch existing shotgun roof and match the slope of the roof on the addition to that of the existing.
- ☐ The overhangs at the sides and rear of the camelback need to be removed.
- ☐ The columns are currently drawn as being rounded but should be rectangular.

☐ The two rear-most windows on the Douglas St. elevation should be aligned vertically.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

21. 829 Independence St.

Application: New construction of a camelback addition at a Contributing rated, one-story, two-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 casement windows should have an eight lite configuration rather than the proposed twelve lite and that the camelback gable not have decorative molding to match the existing building.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments: John Klingman excused himself before this final item.

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