New Orleans Historic District Landmarks Commission

Architectural Review Committee

Meeting Minutes

Date: May 18, 2021

Location: Zoom Teleconference

Called to order: 12:30 p.m.

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

Members arriving after beginning of the meeting:

Members absent:

**I. AGENDA**

1. Minutes of the April 20, 2021 meeting

Motion: Approve the minutes.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

1. 3200 Chartres St

Application: Review of design changes since previous approval for new construction of six three-story, single-family residences.

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 changes were an improvement and that the view provided from Crescent Park was appropriate. The ARC also agreed that the vehicle access gate become a framed element rather than just a metal gate as shown and recommended detailing this similarly to the third-floor terrace structure on the river side units.

By: Tracie Ashe

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

1. 1138 St Anthony St

Application: Review of inappropriate CMU retaining wall and metal perimeter fencing (after-the-fact) installed in deviation of a Certificate of Appropriateness.

Motion: The ARC voted to defer your application for additional review. The ARC agreed that the non-vertical posts and horizontal cables are not appropriate for the building or the surrounding district and should be removed. The ARC also recommended:

* Utilizing an armature (such as a trellis or expanded metal mesh) that is more substantial than the current posts and wires and is capable of supporting plants and vines so that the fence functions more as a solid barrier. This armature can be located at the front face of the existing retaining wall to provide additional security for the plantings and to eliminate the “bench” condition along the public sidewalk.
* Dense plantings are key to the success of the fence and the ARC recommended considering a fast-growing species such as Confederate Jasmine.
* Install a capping stone at the top of the CMU retaining wall or parge coat with stucco such that the open CMU cells are not visible. If a capping stone is utilized, it may be possible to form a small bench along the interior side of the retaining wall for additional outdoor seating.
* Parge coat the lower portion of split-face CMU retaining wall to bring closer to the Guidelines and to aid with periodic removal of graffiti.

By: John Klingman

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

1. 3205 Chartres St

Application: Renovation and construction of new 520 SF rear addition to existing contributing 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 existing door and window on the Chartres Street façade should be retained with a new wall furred out at the interior.
* Existing window shutters on the left elevation should be reinstalled.
* Maintain the existing 6” to 12” bump-out at the side elevation to indicate the distinction between the new addition and the existing historic structure.
* The wood columns on the side porch roof should be rectangular in plan rather than square for a more modern appearance.
* The open end of the gable porch roof should have a lattice, an open weave membrane, slats or louvers to reduce the amount of potential wind-driven rain intrusion into this covered area.

By: Cynthia Dubberly

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

1. 627 Delaronde St

Application: Renovation to two-story, single-family residential building including porch and window modifications.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC recommended slightly reducing the column size. Additionally, the use of shake shingles in the front gable is not appropriate to the building style; the gable wall should remain as normal weatherboards.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

1. 1022 Mandeville St

Application: Review of design changes since previous approval of new construction of a 2,743 SF two-story, single-family residential building on a sub-standard size lot.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed the proposed changes at the front façade were an improvement. The ARC also noted that there are numerous window types proposed for the left side elevation and that the smallest of these should not have a horizontal division because this makes them appear too wide.

By: Beth Jacobs

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

1. 1320 Clouet St

Application: Detail review of proposed handrails and second-story porch since previous approval.

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 handrail looks too traditional and recommended the applicant lower the top horizontal bar down about 6” below the top of the pickets and to lower the bottom horizontal bar down to about 2” above the porch floor so that the verticality of the pickets is further emphasized.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

1. 1324 Clouet St

Application: Detail review of proposed handrails since previous approval.

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

* The proposed shade screen is reading like a stud wall with no finish and a railing behind it and the two elements should be more integrated.
* The previous rendering was more successful and that the shade screen should become the same size and profile of the battens beyond with a metal handrail integrated into the same plane as the screen rather than sitting behind the screen.
* The proposed handrail looks too traditional and the ARC recommended the applicant lower the top horizontal bar down about 6” below the top of the pickets and to lower the bottom horizontal bar down to about 2” above the porch floor so that the verticality of the pickets is further emphasized.

By: John Klingman

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

1. 630 Mandeville St, 2330 Royal St

Application: Final detail review of previously approved new construction of two (2) two-story residential buildings within the footprint of two (2) existing connected non-contributing one-story warehouse buildings.

Motion: The ARC voted to recommend conceptual approval of the proposed roof access stair location and massing as per Sheet 11 with all other details to return to the ARC for additional review. The ARC agreed the proposed massing depicted on Sheet 11 is appropriate, but also recommended the applicant consider a hatch rather than a full stair. The ARC also agreed that the rooftop AC units should be relocated such that they are not visible from the street.

By: John Klingman

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

1. 3820 St Charles Ave

Application: Installation of four (4) new balconies and replacement of four (4) existing windows with new French doors at the facade of existing contributing 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 the proposed operable wood casement and double-hung windows and wood doors were an improvement over the current altered façade. The ARC also agreed that the width of the balconies should be wider to correspond with the overall door and window openings they serve.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

1. 1030 Kentucky St

Application: New construction of a 6,100 SF three-story, two-family residential building.

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

* The proposal does not meet the HDLC Guidelines for new infill construction because it does not appear to relate to its specific site and is out of scale with the adjacent related one-story new construction and the surrounding historic context which is primarily one-story Craftsman-style shotgun residences.
* The proposal is too large and boxy without sufficient relief of the massing, particularly the rear portion of the building as shown in the perspective view on Sheet A.6.
* The bilateral symmetry should be reconsidered and the left (south-facing) elevation should be utilized more for covered outdoor space.
* The bridge connection is interesting and the way it’s used to break up the massing is successful.
* The applicant should consider revising the proposal such that the front portion of the building relates more closely to the Bywater historic district and the immediate street context, while the rear portion of the structure that’s less visible has a differing style or approach.
* The project should return for additional review of the siting and massing and the ARC recommended that multiple massing options should be presented at the next meeting.

By: Cynthia Dubberly

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

1. 3120-3122 Royal St

Application: Renovation of existing contributing one-story, two-family residential building including construction of camelback addition and modification of facade door and window openings.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed the new window and building trim should match the adjacent sister building at 3116-18 Royal Street and that the gas lanterns appear too high on the wall and should be lowered about 12“.

By: Beth Jacobs

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

1. 2610 Dauphine St

Application: Renovation of existing contributing one-story, two-family residential building including construction of new 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 proposed roofline works well and that the addition is subtle and will only be very minimally visible from the surrounding public rights of way.

By: Beth Jacobs

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

1. 5718 St Charles Ave

Application: New construction of a two-story side addition and new rear porch on an existing significant rated two-story, single-family residential building.

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

* The proposed addition is too faithful to the detailing of the original building and appears to portray a false history that it was always part of the original design rather than a new and distinct addition.
* The setback from the front building wall is successful but the proposed addition appears like a two-story addition rather than a simple port cochere and is too heavy and will alter the massing and character of the original historic structure.
* The new addition should be subservient to, differentiated from, and deferential to the existing main building.
* The applicant should further study the port cochere of the adjacent “Pink Lady” at 5726 St. Charles Avenue including how the upper floor is treated like an enclosed porch to further differentiate it from the main structure.
* While the overall size of the addition can be reduced to mitigate its impact on the main building, the applicant should also consider eliminating the double-roof condition and the tall hipped roof form that connects the addition with the existing main roof. The ARC also recommended utilizing less decorative trim at the addition to further distinguish it.
* The applicant should consider increasing the amount of fenestration on the addition so that it feels lighter and appears more like a semi-outdoor space rather than just an extension of the mass of the original building.
* The height of the roof over the extension should be reduced by approximately half and the applicant should consider other roof conditions such as a lower sloped roof or metal roofing.

By: Beth Jacobs

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

1. 1230 Washington Ave

Application: New construction of a 3,300 SF 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 agreed that:

* The front porch depth should be increased so that it is larger and more comfortable and recommended the iron posts be extended past the first-floor window and shutters shown in elevation on Sheet 7.
* The roof pitch of the gable end on the Washington Avenue elevation is very steep and the ARC recommended keeping the ridge line location but raising the side walls up to reduce the overall slope of these roofs.
* The main front entry door should be differentiated from the adjacent paired openings and the ARC recommended utilizing a door like the one shown at the left-hand secondary entry.
* Paneled shutters are more appropriate for this building than the proposed batten shutters.

By: John Klingman

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

1. 3419 Annunciation St

Application: Detail review of a contemporary one-story addition to a single-family residential building.

Motion: Recommend conceptual approval with the details to be worked out at Staff level.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

1. 2356 Rousseau St

Application: New construction of a two-story, single-family residential building.

Motion: Recommend conceptual approval with the details to be worked out at Staff level.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

* The ARC recommended that the windows at the second floor should be spaced further apart and can be offset to achieve the spacing.

1. 725 Seventh St

Application: Renovation and two-story addition at rear of one-story, single-family residential building.

Motion: Recommend conceptual approval with the details to be worked out at Staff level.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

1. 2321 Laurel St

Application: Renovation and camelback addition at a one-story, two-family residential building.

Motion: Recommend conceptual approval with the details to be worked out at Staff level.

By: Amanda Rivera

Second: John Klingman

Result: Passed

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

Opposed:

Comments:

1. 1232 St Bernard Ave

Application: New construction of a two-story, single-family residential building with a third-floor roof deck.

Motion: Defer the application to allow for further review of the recommended changes.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

* The ARC requested that a detailed block face elevation be provided.
* The new construction buildings at 1232 and 1238 should relate to each other more closely while maintaining the different owners’ requirements.
* The floor-to-ceiling height should be increased to 11’ or 12’ on both the first and second floors. The parapet at the front façade should be moved back so that it aligns with the third-floor roof, this will allow the front porch roof to be more similar to the adjacent building at 1238, except with a metal roof.
* The ARC recommended verifying the setback at the front property line with Zoning.

1. 1238 St Bernard Ave

Application: New construction of a two-story, single-family residential building.

Motion: Defer the application to allow for further review of the recommended changes.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

* The ARC requested that a detailed block face elevation be provided.
* The new construction buildings at 1232 and 1238 should relate to each other more closely while maintaining the different owners’ requirements.
* The ARC recommended verifying the setback at the front property line with Zoning.

1. 338 Opelousas Ave

Application: Renovation of existing one-story commercial building.

Motion: The ARC recommended conceptual approval with their recommendations and the final details to return to the ARC for additional review. The ARC noted that it would be preferable to use more contemporary, operable garage doors in the original canopy openings rather than fixed storefront. This would maintain the indoor/outdoor character of the original gas station use and provide more flexibility to future tenants.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

1. 227 Belleville St

Application: New construction of a one-story, single-family residential building.

Motion: The ARC recommended conceptual approval with their recommendations and the final details to be worked out at the staff level. The ARC agreed that the lack of windows at the driveway “L” was not ideal and the design would be better if the window over the kitchen sink were larger. Additionally, the style of the front door seems odd and could be improved.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

1. 2836 Lasalle St

Application: Renovation of two-story commercial building. Individually-designated landmark.

Motion: The ARC voted to grant conceptual approval with their recommendations and the final details to be worked out at the staff level. The ARC recommended using solid bar stock for the horizontal railings instead of cable rails.

By: John Klingman

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

1. 619 St Roch Ave

Application: Renovation of existing non-contributing one-story commercial building including installation of new storefront.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that the 4’-0” awning may not be deep enough to provide adequate sun and rain protection for outdoor guests, and recommended it become deeper if street conditions allow. The ARC also agreed that operable windows should be utilized at the proposed new aluminum storefront and that there should not be applied exterior muntins on those windows.

By: Amanda Rivera

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments: