

New Orleans Historic District Landmarks Commission

Architectural Review Committee

Meeting Minutes

Date: Tuesday October 22, 2024

Location: Conference Room A, located on the 7th Floor of City Hall, 1300 Perdido Street

Called to order: 12:30 p.m.

Members Present: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Members arriving after beginning of the meeting:

Members absent: Tracie Ashe

AGENDA

I. Roll Call

II. Minutes of the previous September 17th, 2024 meeting

Motion: Approve the meeting minutes.

By:

Second:

Result: Passed

In favor:

Opposed:

Comments:

III. Agenda

1. 3500 Saint Claude Ave

Application: Review of new screening proposal at a Landmark, commercial building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the landscape mesh was not appropriate for screening due to the longevity of the material and recommended a more permanent solution such as wood or metal louvered screening angled in such a way as to mask the equipment from view at grade.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

2. 1141 Esplanade Ave

Application: New Construction of a four-story 48,000 SQFT, multi-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 smaller building facing Henriette Delille could be taller in order to better step the massing down to a more residential scale and the materiality could have a similar language to the larger multi-family building.
- In order to break up the massing of the larger building facing Esplanade the fourth floor could have an alternative material.
- A plinth or banding at the base of the larger building would give the material changes a more cohesion.
- The overall massing was well thought out.
- The HVAC units should sit further back on the rooftop.
- The retail corner at Henriette Delille and Esplanade may need a little more resolution as far as reading as commercial instead of residential.
- A security study should be completed in order ensure the public areas do not retroactively need security gates and equipment.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments: Verina Walker

3. 1469 Magazine Street

Application: Exterior changes to side elevation and accessory building of a Contributing rated, single-family building.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that Option A is the preferred alteration to the accessory building.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

4. 229-231 Pacific Ave

Application: New construction of a 2,155 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 front porch should have a depth of 6'-0" and all the columns should be 8"x6". Additional windows should be added to the front bedroom on the left and right elevations and a window at the stair should be added.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

5. 233-235 Pacific Ave

Application: New construction of a 2,155 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 front porch floor should have a depth of 6'-0" and all the columns should be 8"x6". Additional windows should be added to the front bedroom on the left and right elevations and a window at the stair should be added.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

6. 3039-47 Saint Claude

Application: New construction of a 5,150 SF one-story commercial motel building on a vacant lot.

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

The ARC agreed that:

- ☐ The proposed building appears to depart from the immediate historic context of predominantly vernacular residential architecture and the typical scale, massing, layering, siting, fenestration patterns, materials, and roof forms that are common along the St. Claude Avenue corridor.

- o While new construction is not required to be historicist or to replicate historic buildings, it must relate to and be compatible with its immediate context.

- o The proposed roll-up garage doors at the bar/lobby building fronting St. Claude Avenue appear to be successful.

- ☐ The applicant should further study and refine the proposed building scale and massing so that it is more compatible with the rhythm, spacing, scale, and massing characteristics of St. Claude Avenue.

- o The stair opening on the Feliciana Street side could be treated similarly to the St. Claude Avenue side where the lobby and rooms are distinguished as two separate structures with differing heights and roof forms and a canopy between.

- ☐ This could help to further modulate the massing along this elevation and help to make the overall building feel more cohesive around the corner and with less of a hierarchy between the front-and-back.

- o The rhythm and massing of the main bar/lobby building could be further broken down and refined, such as through a subtle change in massing, adding an element such as a canopy, or by further emphasize the two garage door bays.

- o The primary entry sequence should be further coordinated for code requirements such as the landing and door swings, and these changes may also help to further break down its overall massing.

- ☐ The quantity and pattern of window fenestration at the rooms on the right side of the St. Claude Avenue elevation appears disconnected from the rest of the building and surrounding context, and a more appropriate fenestration should be considered at this area.

- ☐ The context drawings and renderings should be further developed to include more details (such as dimensions) and to more accurately depict the adjacent structure's massing, fenestration, roof forms, eave heights, etc. so the proposal can be better evaluated relative to the existing context.

- ☐ The elevation drawings for the next review should include more specific information on the proposed materials, including stucco control joints, panel seams, etc.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

7. 2223 Carondelet St

Application: Final detail review of previously approved new construction of a 5,345 SF two-story, two-family residential building on a vacant lot.

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

☐ The 2nd floor floor-to-ceiling height should be increased slightly so that the overall building has more of a vertical proportion, and so the 2nd floor eave better aligns with the adjacent building to the left, even if this requires slightly reducing the overall roof pitch.

o The amount of detailing at the eave and gallery floor should be increased to better reflect (but not necessarily replicate) the detailing of the precedent example building at 4605 St. Charles Avenue.

☐ The massing and the manner in which the proposed new bay window at the left side is integrated into the main building and roof is causing the overall roofline and massing to appear too wide at the front elevation.

o The applicant should explore alternative strategies for this massing and roofline so that it reads more as an additive element, separate from the main building massing, in the same way the other bays are detailed, and similar to the precedent example building.

☐ For example, the location of the 2nd floor wall could be shifted back to correspond with the 1st floor wall below so that the bay becomes more of a true projecting element that is distinct from the building and roof line. Alternatively, it may be possible to break the bay roof from the main building roof, and extend a lower shed roof toward the rear so the overall main building roof corresponds more with the footprint as perceived at the front elevation.

☐ The proposed lean-to type roof of the right-side awning does not appear to be consistent with the main building and should be revised to have a shallower roof pitch and so it appears more as a horizontal cantilevered element.

By: Jonathan Tate

Second: Amanda Rivera

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

8. 3128 Annunciation St

Application: Installation of a canopy at rear of a Contributing rated, one-story, single-family residential building.

Motion: The ARC recommended conceptual approval of the proposal with the details to be worked out at the staff level. The ARC stated that Option B was the most appropriate, but that the brackets should be shorter.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

9. 3912 Saint Claude Ave

Application: Renovation of an existing Contributing rated, two-story, two-family residential building including installation of new visible exterior rear stair.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level along with the following:

- Rear stair Option 1 is preferred because it visually encloses the stair and is distinguished from the main historic building through its own architectural language.
- If an opening is desired on the Bartholomew Street side of the stair enclosure, it should match the opening developed on the rear side.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

10. 631 Montegut St

Application: Demolition of an existing non-original rear lean-to for construction of a new 678 SF one-story rear addition at an existing Contributing rated one-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 proposed addition appears to meet the HDLC Design Guidelines, is located very far back on the site, and appears to be compatible with the existing Craftsman style building.
- ☐ The roof ridge of the addition should be lowered to align with the existing roof ridge height.
- ☐ The proposed 2/2 window at the left side can remain, but the proposed sidelight at the right side should be eliminated.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

11. Erie Home

Application: Materials review for metal roofing shingles

Motion: The ARC deferred the application for the Erie metal roofing shingles to allow time for photos of installed applications of the material to be submitted. It would also be helpful if there are any installations that we could take a look at in person. The ARC did note that it is not likely we will approve the Shake or Spanish Tile versions of the metal shingle for approval in the HDLC. The ARC also stated their concern of the pronounced horizontality of the metal shingles, the colors are too varying in some of the examples, and the pressed metal creates a certain amount of patterning that is not appropriate in historic districts.

By:

Second:

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

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