

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: May 14, 2024

Location: Homeland Security Conference Room located on the 8th Floor of City Hall, 1300 Perdido Street, New Orleans, 70112.

Called to order: 12:30 p.m.

Members present: Cynthia Dubberley, Daniel Zangara, Beth Jacob

Members arriving after beginning of the meeting: Tracie Ashe, Amanda Rivera

Members absent:

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## I. AGENDA

1. Minutes of the April 16, 2024, meeting

Motion: Approve the meeting minutes.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Beth Jacob

Opposed:

Comments:

2. 420-450 Celeste St, 1770 Tchoupitoulas St, 441 Nuns St:

Application: New construction of a 75, 515 SF four-story, multi-family commercial building at a Landmark.

Motion: The ARC recommended conceptual approval of the massing with the details to be worked out at the ARC level. The ARC requested a detail section of how the new building relates to the existing wall and further study of the materials to be used. The ARC agreed that the rounded openings on the ground floor of the Water St side of the building should better relate to those of the flood wall in proportion and shape. The ground floor of the Tchoupitoulas St side needs further study. The ARC suggested creating a colonnade with arches detailed more like the Water St side. The first floor of the building should further relate to the upper floor, this could be achieved by aligning some of the openings or bring materials down. The Nuns St side of the building needs larger windows that could match the Water St side. The trellis at the Celeste St side should be metal.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

3. 1622 Toledano St:

Application: New construction of a 10,300 SF three-story, multi-family residential building including demolition of a Contributing rated, one-story, single-family residential building to grade.

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

- The 3-story massing could be considered appropriate here based on the existing adjacent context; however, the overall details need to be further studied and refined.
- The building's overall proportions appear a bit too squatty, and the applicant should increase the first-floor floor-to-ceiling height.
- The prominence of the garage doors at the front elevation is too suburban in character, is not considered appropriate for St. Charles Avenue or the Garden District and will likely require a variance for multiple curb cuts.
  - The applicant should investigate alternative ways to accommodate parking on the site, such as utilizing a single garage door that can provide access for all units.
- The recessed front entry door condition may cause the garage doors to appear more visually prominent at the first floor and should be reconsidered to enhance the pedestrian experience.
- The side elevations appear too flat and commercial in character, and the openings should utilize operable windows that are installed recessed into the wall depth.
- The proposed material palette and details should be further developed and refined.
  - For example, stucco control joints should be indicated on the elevation drawings to demonstrate their relationship to the window openings.
- The applicant should provide additional 3D perspective views taken at street level, including the view from St. Charles Avenue, to better demonstrate the building's scale, massing, and context.
- The applicant should refamiliarize themselves with the HDLC Design Guidelines for new construction and should meet with Staff to refine the drawings prior to the next ARC meeting.

By: Beth Jacobs

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

4. 424 Eighth St:

Application: Massing changes to previously approved new construction of a two-story, single-family residential building on a vacant lot.

Motion: The ARC voted to defer this application for additional review and recommended meeting with staff in the interim. The ARC stated that the more historic typology of the massing and rooflines were competing with the contemporary style of the building and suggested using more modern shapes. The overhang at the parking with a single column coming down to the ground needs further study as it is acontextual. If the massing remains similar, the ARC agreed that the two openings at the front elevation were better, but that a stair needs to be added to the front porch. There should be more and larger windows at the front of the second story.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

5. 428 Eighth St:

Application: Massing changes to previously approved new construction of a two-story, single-family residential building on a vacant lot.

Motion: The ARC voted to defer this application for additional review and recommended meeting with staff in the interim. The ARC stated that the more historic typology of the massing and rooflines were competing with the contemporary style of the building and suggested using more modern shapes. The overhang at the parking with a single column coming down to the ground needs further study as it is acontextual. If the massing remains similar, the ARC agreed that the two openings at the front elevation were better, but that a stair needs to be added to the front porch. There should be more and larger windows at the front of the second story.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

6. 613-615 Elmira Ave:

Application: Massing review for a 2,100 SF garage/residential building, 866 SF accessory building, and camelback addition at a Contributing rated, two-story, residential building.

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

- The overall massing of the garage/residential building should be simplified and read as subordinate to the main building. This simplification in massing could be accomplished through changes to the roofline and incorporating a more transitional/contemporary style rather than repeating the massing of the existing residential building. Details such as floor to floor heights, opening sizes, and removing the front balcony could further distinguish the new from the existing.
- The third story portion at the existing building is acceptable to explore but the current massing is disjointed and could be made clearer through exploring a different orientation and roofline as well as incorporating more of the desired program at the interior i.e. the exterior stair.
- Providing a detailed front façade elevation of the proposed and other more detailed elevations might be helpful for the next ARC meeting.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

7. 814 Poland Ave:

Application: Demolition of rear addition and new construction of 700 SF one-story rear and right-side elevation 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 front wall of the right-side addition must be pushed back 2-3' to correspond to the required two-room depth setback of the existing building. This revision should be based on aligning the wall with the second window on the left-side elevation in the existing floorplan (bathroom).
- Remove one wall sconce on the front façade of the addition.
- Parking space to be parking strips or permeable pavers if visible from the public right of way.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

8. 1600 Magazine St:

Application: New Construction of a 1,342 SF commercial building on a vacant lot.

Motion: The ARC voted to conceptually approve the building massing with material details to come back for ARC approved. The ARC agreed that:

- The overall building design is pedestrian friendly.
- Planters should be wider in order to eliminate the glass.
- Columns are a good thickness but roofline above them should be higher.
- The central upper massing should be more prominent.
- Mechanical screening should be incorporated in the overall design.
- Columns should be stucco.
- Pilasters should be added to main building mass to match rhythm of the outer columns.
- If the budget allows, a texture or brick should be added to the main portion of the building.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

9. 1359 Annunciation St:

Application: New construction of a 3,035 SF education building on a vacant lot.

Motion: The ARC voted to conceptually approve the building massing with details to be worked out at the Staff level. The ARC agreed that:

- More windows could be added to the buildings facing the playgrounds.
- If budget allows the overhangs could be larger.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

10. 1365 Annunciation St:

Application: New construction of a 1,468 SF education building on a vacant lot.

Motion: The ARC voted to conceptually approve the building massing with details to be worked out at the Staff level. The ARC agreed that:

- More windows could be added to the buildings facing the playgrounds.
- If budget allows the overhangs could be larger.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

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