

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: June 18, 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: Tracie Ashe, Cynthia Dubberley, Beth Jacob, Amanda Rivera

Members arriving after beginning of the meeting:

Members absent: Daniel Zangara

I. AGENDA

1. Minutes of the May 14, 2024, meeting

Motion: Approve the meeting minutes.

By: Amanda Rivera

Second: Beth Jacobs

Result: Passed

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

Opposed:

Comments:

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

Application: Detail review of the new construction of a 75,515 SF four-story, multi-family commercial building at a Landmark.

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

The ARC stated that the smaller windows on the first floor of the Water St elevation should be narrower to match those on the Tchoupitoulas St elevation. The driveway arch on the Tchoupitoulas St elevation should be simplified to match the Water St elevation.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Tracie Ashe, Cynthia Dubberley, Beth Jacob, 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 building's overall massing, architectural detailing, presence on the street, and ground floor treatment (including proposed garage doors) are still too suburban in character and do not appear to be compatible with the existing historic context.
 - The building is also prominently visible from St. Charles Avenue, not just Toledano Street, and so it must relate to all its surrounding contexts.
- The ground floor treatment should be reconsidered and revised to mitigate the impact of the proposed garage doors and to better relate the building massing and detailing to the pedestrian experience. For example:
 - The building massing could be pulled forward and closer to the front property line, with the garage doors recessed further back to reduce their visibility.
 - The front entry doors could be shifted forward in plane so that they have increased visual prominence over the garage doors.
 - The garage doors could be replaced with simple metal gates, so the area reads more as an open-air carport than as a typical enclosed garage.
 - A small entry porch or increased prominence of the entry doors (such as a simple metal awning covering) would be more contextual and provide additional visual interest.
- The overall building massing and the dynamic nature of the bold, colorful, articulated-stucco shapes of the design are quite aggressive and appear too distinct and incompatible with the types and styles of buildings commonly seen in the surrounding historic districts.
 - The applicant should reconsider and refine the massing and architectural expression of the building so that overall, it is more subtle and subdued.
 - The multiple stepping at the roof line is too busy and fussy and should be simplified.
- The applicant should look at other successful new construction projects in the area for reference and should document some precedent examples of similar nearby buildings that feature contemporary designs and visually prominent garage doors to better clarify how the proposal is compatible with the surrounding context.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

4. 3643 Camp St:

Application: Detail review of the construction of a two-story addition at a Landmark, two-story, 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 the horizontal mullion at the rear of the glass hyphen should align with the interior floor plate, to close the gap between them. The new chain wall at the perimeter fencing should have a stucco finish, rather than exposed brick.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

5. Aeratis Siding:

Application: Review of Aeratis brand composite siding products for consideration of Staff-level approval.

Motion: The ARC recommended approval of the product with the proviso that it is only approved where other composite materials are allowed by the Guidelines.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

6. 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 recommended conceptual approval of Option 2, with the details to be worked out at the staff level. The ARC stated that the front porch should have a 5' clear depth and that the secondary porch should have a closed foundation.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

7. 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 recommended conceptual approval of Option 2, with the details to be worked out at the staff level. The ARC stated that the front porch should have a 5' clear depth and that the secondary porch should have a closed foundation.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

8. 1333 Saint Philip, 1012-1014 Marais St:

Application: Renovation and camelback addition at a Contributing rated, two-story, single-family residential building and renovation of a Contributing rated one-story, single-family residential building on the same lot of record.

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

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

9. 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:

- Previous notes for reducing the massing still stand. A combination of reducing the massing and program changes might be key to making the site not feel overbuilt.
- The crow's nest at the rear addition is too visible from Evelina Street. Perhaps the vaulted ceiling of the master bedroom could be reduced to pull the height down and have the exterior portion be less visible.
- The exterior stair to the apartment at the courtyard should be incorporated at the interior of the building.
- The front wall of the third story addition should be pulled back to further reduce visibility from the public right of way and eliminate demolition of original roof material.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

10. 501 Philip St:

Application: Changes to the new construction of a two-story addition to a Non-Contributing rated, two-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 a sidelite should be added to the door at the hyphen on the front and rear, for more transparency. The eave height should come down to align with the banding at the corner property and the door header height should come down to align with the header height of the corner property.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

11. 5824 Saint Charles Ave:

Application: Modification to rear porch and an addition at a Significant rated, two-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.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

12. 137 Delaronde St:

Application: New construction of a restaurant with rooftop bar on a vacant lot.

Motion: The ARC voted to defer this application for additional review. The ARC requested larger versions of the building elevations for easier detail review. The ARC stated that the proposed roof massing was conflicting with the contemporary nature of the building and recommended a low slope single-pitch roofline. The ARC also stated that the roof deck stepping should be simplified, and that the exterior stair was inappropriate. The stair should be internalized to meet the Guidelines.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

13. 513 Opelousas Ave:

Application: Renovation and new construction of 800 SF garage accessory building with exterior stair and 350 SF roof deck at main building at a Contributing rated, two-story, commercial building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the addition should be simplified, as it was a bit overcomplicated for such a modest historic building. The exterior stair was drawing too much attention and should be interiorized. The ARC also recommended raising the parapet height of the new addition and eliminating the guardrails, to further streamline the design.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

14. 139 Pelican Ave:

Application: Renovation and construction of 900 SF camelback addition at a Contributing rated, one-story, single-family, residential building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that a vertical trim board should be added between the historic building and the new addition.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

15. 6118 Douglas St:

Application: Construction of new 520 SF rear addition at a Non-Contributing rated, one-story, single-family residential building.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC also agreed the proposed addition is appropriate for the existing building.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

16. 1728-1730 Louisa St:

Application: New construction of 3,500 SF two-story, two-family residential building on a vacant lot.

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

- The first and second floor floor-to-ceiling heights should be increased slightly to 11' and 10'.
- A transom should be added above the first and second floor doors at the front elevation.
- Windows at the front gallery should be 3' x 6' in dimension (as per the window schedule).
- Front gallery columns should be rectangular, with the long dimension parallel to the street.
- The awning covering over the right-side entry should be reduced in width, so it does not extend past the side of the building.
- An additional 1-2 windows should be added to the first and second floor at the left side elevation at the area closest to the street.

By: Beth Jacobs

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

17. 3330 Saint Claude Ave:

Application: Renovation of a Non-Contributing rated, two-story, commercial building including installation of new egress door openings at primary façade and construction of new 1,940 SF rooftop extension.

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

- The proposed roof extension is appropriate for the existing Non-Contributing rated building.
- The proposed garage door should be reduced slightly in width such that the existing wall dimension at the left and right windows is replicated between the windows and garage door. The garage door should also be centered to align with the 2nd floor window mullion above.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

18. 1803 S Carrollton Ave:

Application: Installation of a decorative fence at a Contributing rated, two-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 chain wall at the base of the iron picket fence was to be no higher than 18”.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

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

Opposed:

Comments:

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