

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: August 20th, 2024

Location: City Hall, 1300 Perdido Street, 8th Floor Homeland Security Conference Room, New Orleans, LA, 70112.

Called to order: 12:30 p.m.

Members present: Daniel Zangara, Tracie Ashe, Amanda Rivera

Members arriving after beginning of the meeting:

Members absent: Cynthia Dubberley, Jonathan Tate

I. AGENDA

1. Minutes of the July 23rd, 2024 meeting

Motion: Approve the revised minutes.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

2. 1137 Saint Charles Ave

Application: New HVAC units and screening at the rear of a Landmark, commercial building.

Motion: Defer this application for additional review. The ARC requested views from the interstate for visibility of the roof. The ARC stated that acoustic design options and quieter HVAC equipment be studied, to allow the HVAC units to remain on top of the new addition. The HVAC equipment and screening could also be integrated back into the addition with some minor adjustments of openings.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

3. 613-615 Elmira Ave

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

Motion: The ARC recommended conceptual approval of the massing, of the alternative proposal with the elevator lowered to two stories, with the details to be worked out at the ARC level. The ARC agreed that the massing of the proposal was still overwhelming the existing building but felt that the alternative proposal that lowered the elevator shaft was more successful. The ARC stated that the hyphen piece should have more glazing at the second-floor with either a window or sidelite next to the door. The cladding material at the hyphen should be further studied for the detail review.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

4. 137 Delaronde St

Application: New construction of a 4,864 SF three-story, restaurant with rooftop bar on a vacant lot.

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

The balcony as proposed is not appropriate. The balcony depth can either be reduced or gallery posts need to be reintroduced for support. The ARC stated that the third-floor felt a bit heavy at the Delaronde St side and recommended pulling back the roof to be in line with the stair massing. The uncovered portion of the third floor could have a canopy of metal covering for weatherization. The third floor could also be opened up at the front façade with the use of handrails in lieu of the rain screen.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

5. 1320 N Broad St

Application: Renovation of an existing 6,500SF commercial building.

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

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

6. 623 Frenchmen St, 621 Frenchmen St

Application: Review of proposed roof-mounted HVAC equipment locations as part of previously approved renovation of an existing Contributing rated two-story, commercial building including demolition of non-original rear addition and construction of new side and rear additions.

Motion: The ARC agreed that:

- Option D is preferred (with smaller Daikon units located at the left-side of the building ridge), because the amount of roof removal is more limited, and because this area has less overall visibility from Frenchmen Street.
- The applicant should extend the lower roof slope up further, as much as feasible, to provide additional obscuration of the 42" safety railing and new equipment beyond.

By: Tracie Ashe

Second: Daniel Zangara

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

7. 2223 Carondelet St

Application: New construction of a 5,300 SF two-story, two-family residential building on a vacant lot.

Motion: The ARC agreed the changes implemented since the previous review were successful and the current iteration is much improved and more contextual with the surroundings. The ARC also agreed that:

- Stair Option 2 at the left side is preferred, however, the area of sloped roof is still too visible. The applicant should investigate additional options to further integrate this stair with the overall massing and to obscure its visibility from the street.
 - o For example, the 2nd floor bedroom overhang could be extended further out to help reduce visibility to this area, or the stair can be pushed further back so that the first-floor massing is simplified. A simple awning could be installed above the door, if desired.
- Full-height windows shown at the front porch should extend fully down to the porch floor without the half-high sill height shown.
- The gallery entablature size and details should be further studied and developed (including how the main roof enters the entablature and porch roof) and provided for the next ARC review.
- The pitch of the main building roof should be increased.
- The long run of narrow clerestory windows at the left side of the building close to the street should be removed and replaced with windows that are more consistent across the elevation.
- The overall building type/style appears to be a traditional townhouse at the front and a Craftsman bungalow at the sides, and the building details should be further studied and refined so the elevations are more compatible.
 - o The divided light configurations of windows should be further studied, and the side elevation windows could be simplified to 1-over-1.
 - o The proposed overhanging roof eaves should be eliminated.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

8. 3912 Saint Claude Ave

Application: Installation of new visible exterior stair and construction of new 336 SF one-story accessory outdoor kitchen structure at the rear of an existing Contributing rated two-story, two-family residential building.

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

The ARC agreed that:

- The ideal solution would be to integrate the required egress stair at the building interior; however, this may not meet SHPO/NPS approval requirements. If this is not feasible, the applicant should explore alternative options and strategies that reduce the overall size and visibility of the stairs and provide more of a sense of visual enclosure.
- The current proposed stair appears too consistent with the existing building and may potentially be confused as a historic element rather than a modern addition. The design and materials should be further refined so it reads more as a new and contemporary element.
 - o The applicant should consider reducing the depth of the 2nd floor landing and roof covering and utilizing a cantilever condition rather than post-supported.
 - o The applicant should consider some permanent screening strategies, and is encouraged to provide a few options for the next ARC review.
 - o The architectural expression and treatment of the new stair (and screening) should be simpler and more contemporary, and the applicant should consider utilizing similar materials and punched openings as the adjacent proposed new cabana accessory.
 - o The applicant could consider shifting the stair on the rear elevation so that it is not symmetrically aligned with the main building to further emphasize it is a new and distinct element.
 - o The applicant should contact the SFM to confirm if the stair width can be reduced from 4'-0" to 3'-0" to decrease the overall depth/size of the staircase.
- The applicant should continue to work with SHPO/NPS and should provide them with several options for additional review and feedback before the next ARC review meeting so the two reviews can be more closely coordinated.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

9. 830 Desire St

Application: Renovation and exterior changes including new contemporary fencing at an existing Contributing rated one-story, single-family residential building.

Motion: The ARC voted to grant conceptual approval of Screen Option 1 (rectangular opening) with the final details to return for additional ARC review once further developed.

The ARC also agreed that:

- Screen Option 1 (with rectangular opening) is preferred because it relates better to the existing historic building and because Option 2 appears to compete with the addition itself and would expose the smooth Hardie paneling behind.
 - o If the applicant wants to further investigate an alternative Option 2, they can consider installing an arched window above the door opening to correspond with the arched metal façade screen for the next review, however, Option 1 was preferred.
- The size and location of the existing first and third window at the left side should be retained, however, the windows can be replaced with appropriate new windows. Some additional new transom style windows can be added at this side, if desired.
- Additional details should be included for the next ARC review, such as information on façade screen construction, how the proposed screen meets the side elevation Hardie panels, and additional details on the proposed roof and gutter.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

10. 2375 Tchoupitoulas St

Application: Renovation and new addition at a Non-Contributing rated, one-story, commercial building.

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

The ARC stated that the new windows facing Tchoupitoulas St should be less residential and should be taller with the sills lowered.

By: Tracie Ashe

Second: Daniel Zangara

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

11. 921 Elmira Ave

Application: New construction of a 2,100 SF one-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 parking should be changed to parking strips rather than solid paving.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

12. 7457 Saint Charles Ave

Application: Installation of highly visible mechanical equipment at a Contributing rated (but altered), one-story, commercial building.

Motion: The ARC voted to defer this application for additional review. The ARC requested 3D perspective views from St. Charles Ave and Cherokee St to see the visibility of the new HVAC equipment. The ARC stated that a roof well to set the HVAC in would be a preferable option.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

13. 821-823 Fourth St

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

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level.
The ARC stated that the overhangs at the new addition should be removed.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

14. 1019 First St

Application: Renovation and two-story addition at a Contributing rated, two-story, single-family residential building.

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

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In favor: Daniel Zangara, Tracie Ashe, Amanda Rivera

Opposed:

Comments: